

# ECFs for 2025 Database

2 Year Sale Window: April 1st 2022 through March 31st, 2024.

ZEELAND TWP

| Class | ECF Table | Name / Description                                            | Parcels in ECF Area | # of Sales | Old ECF | Indicated ECF | New ECF | 2024 Total Assessment | Total Adjustment | % Change | Notes:                                                                  |
|-------|-----------|---------------------------------------------------------------|---------------------|------------|---------|---------------|---------|-----------------------|------------------|----------|-------------------------------------------------------------------------|
| 101   | AG        | Agricultural                                                  | 429                 | 5          | 1.090   | 1.180         | 1.18    | \$85,136,900          | \$11,414,900     | 13.41%   | Considered sales in other similar areas as well.                        |
| 201   | COM       | Commercial                                                    | 195                 | 4          | 1.062   | 1.284         | 1.284   | \$112,752,000         | \$16,636,900     | 14.76%   | Considered sales in other similar areas as well.                        |
| 301   | IND       | Industrial                                                    | 85                  |            | 1.038   | 1.126         | 1.126   | \$51,234,200          | \$7,681,100      | 14.99%   | Considered sales in other similar areas as well.                        |
| 401   | RES01     | Metes & Bounds                                                | 1,562               | 37         | 1.167   | 1.260         | 1.260   | \$222,771,600         | \$14,108,700     | 6.33%    | Use sale-indicated ECF.                                                 |
| 401   | RES02     | Metes & Bounds - 2015 & Newer                                 | 138                 | 5          | -       | 1.101         | 1.101   | \$39,525,500          | \$738,600        | 1.87%    | NEW NBHD ADDED TO 2025 ROLL. Expanded sale window back per sample size. |
| 401   | RES03     | Airport                                                       | 26                  | 2          | 1.100   | 1.197         | 1.197   | \$7,481,700           | \$945,700        | 12.64%   | Use sale-indicated ECF.                                                 |
| 401   | RES04     | Black Creek                                                   | 122                 | 18         | 1.111   | 1.137         | 1.137   | \$21,392,700          | \$194,600        | 0.91%    | Use sale-indicated ECF.                                                 |
| 401   | RES05     | Bluff Lake                                                    | 200                 | 13         | 0.997   | 1.070         | 1.07    | \$43,647,500          | \$1,673,700      | 3.83%    | Use sale-indicated ECF.                                                 |
| 401   | RES06     | Boerman/Fairview                                              | 73                  | 4          | 1.141   | 1.279         | 1.279   | \$10,539,600          | \$1,213,600      | 11.51%   | Use sale-indicated ECF.                                                 |
| 401   | RES07     | Copper Fields & Prairie Winds & Aero Estates & Harvest Fields | 189                 | 31         | 0.988   | 1.072         | 1.072   | \$32,902,800          | \$2,637,500      | 8.02%    | Use sale-indicated ECF.                                                 |
| 401   | RES08     | Esker Creek                                                   | 90                  | 9          | 1.015   | 1.072         | 1.072   | \$21,927,000          | \$1,470,200      | 6.70%    | Use sale-indicated ECF.                                                 |
| 401   | RES09     | Garden View & Grand Ridge                                     | 101                 | 4          | 1.170   | 1.177         | 1.177   | \$20,287,500          | \$878,900        | 4.33%    | Use sale-indicated ECF.                                                 |
| 401   | RES11     | Highland View & Sundance                                      | 166                 | 9          | 1.134   | 1.216         | 1.216   | \$33,847,200          | \$4,066,100      | 12.01%   | Use sale-indicated ECF.                                                 |
| 401   | RES12     | Maple Subs                                                    | 289                 | 14         | 1.311   | 1.311         | 1.311   | \$43,329,000          | \$686,600        | 1.58%    | Use sale-indicated ECF.                                                 |
| 401   | RES14     | Rustling Winds & Townline                                     | 164                 | 15         | 1.275   | 1.427         | 1.427   | \$24,834,400          | \$2,453,600      | 9.88%    | Use sale-indicated ECF.                                                 |
| 401   | RES15     | Settlers Grove                                                | 69                  | 2          | 1.036   | 1.113         | 1.113   | \$15,582,500          | \$1,457,100      | 9.35%    | Use sale-indicated ECF.                                                 |
| 401   | RES19     | Walnut Creek & Sierra Ridge West & Trailside                  | 95                  | 12         | 1.049   | 1.120         | 1.12    | \$20,746,200          | \$837,700        | 4.04%    | Use sale-indicated ECF.                                                 |
| 401   | RES20     | Zeeland Meadows & Village View                                | 83                  | 9          | 1.016   | 1.175         | 1.175   | \$11,725,500          | \$1,701,700      | 14.51%   | Use sale-indicated ECF.                                                 |
| 401   | RES21     | Condos Copper Ridge                                           | 44                  | 6          | 0.936   | 0.966         | 0.966   | \$4,281,600           | \$212,500        | 4.96%    | Use sale-indicated ECF.                                                 |
| 401   | RES22     | Condos Fairview                                               | 123                 | 8          | 1.381   | 1.501         | 1.501   | \$20,451,800          | \$1,660,500      | 8.12%    | Use sale-indicated ECF.                                                 |
| 401   | RES23     | Condos Maple Lake                                             | 156                 | 13         | 1.354   | 1.442         | 1.442   | \$21,118,700          | \$1,334,700      | 6.32%    | Use sale-indicated ECF.                                                 |
| 401   | RES24     | Condos Trillium                                               | 48                  | 4          | 1.166   | 1.289         | 1.289   | \$7,898,300           | \$543,900        | 6.89%    | Use sale-indicated ECF.                                                 |

## AGRICULTURAL ECF

| Parcel Number        | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard    | Bldg. Residual | Cost Man. \$ | E.C.F. |       |
|----------------------|----------------|-----------|------------|--------|-----------------|--------------|-------------|----------------|----------------|----------------|----------------|--------------|--------|-------|
| 70-17-31-100-0049380 | ADAMS ST       | 07/13/22  | \$975,000  | WD     | 03-ARM'S LENGTH | \$975,000    | \$912,900   | 93.63          | \$1,825,759    | \$367,830      | \$607,170      | \$1,337,550  | 0.454  |       |
| 70-17-34-200-0456730 | ADAMS ST       | 03/05/24  | \$624,000  | WD     | 03-ARM'S LENGTH | \$624,000    | \$248,500   | 39.82          | \$496,912      | \$398,410      | \$225,590      | \$90,369     | 2.496  |       |
| 70-17-35-100-0326094 | ADAMS ST       | 04/30/22  | \$625,000  | WD     | 03-ARM'S LENGTH | \$625,000    | \$285,200   | 45.63          | \$570,437      | \$516,427      | \$108,573      | \$49,550     | 2.191  |       |
| Totals:              |                |           | ###        |        |                 | ###          | \$1,446,600 |                | \$2,893,108    |                | \$941,333      | \$1,477,469  |        |       |
|                      |                |           |            |        |                 |              |             | Sale. Ratio => | 65.04          | E.C.F. =>      |                |              |        | 0.637 |
|                      |                |           |            |        |                 |              |             | Std. Dev. =>   | 29.53          | Ave. E.C.F. => |                |              |        | 1.714 |

\*Results unreliable per variance.

## COMMERCIAL ECF

| Parcel Number    | Street Address    | Sale Date | Sale Price   | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. |
|------------------|-------------------|-----------|--------------|--------|-----------------|--------------|-------------|----------------|----------------|-------------|----------------|----------------|--------|
| 70-17-07-399-008 | 9581 RILEY ST     | 03/17/22  | \$1,125,000  | WD     | 03-ARM'S LENGTH | \$1,125,000  | \$947,400   | 84.21          | \$1,894,792    | \$248,237   | \$876,763      | \$1,550,428    | 0.565  |
| 70-17-07-399-012 | 9433 RILEY ST     | 12/22/22  | \$1,607,143  | WD     | 03-ARM'S LENGTH | \$1,607,143  | \$648,200   | 40.33          | \$1,296,497    | \$229,995   | \$1,377,148    | \$1,004,239    | 1.371  |
| 70-17-17-400-042 | 8300 LOGISTIC DR  | 11/14/22  | \$795,000    | WD     | 03-ARM'S LENGTH | \$795,000    | \$889,100   | 111.84         | \$1,778,206    | \$287,865   | \$507,135      | \$1,403,334    | 0.361  |
| 70-17-20-200-026 | 8225 WESTPARK WAY | 12/07/23  | \$7,500,000  | WD     | 03-ARM'S LENGTH | \$7,500,000  | \$2,218,600 | 29.58          | \$4,437,128    | \$870,967   | \$6,629,033    | \$3,357,967    | 1.974  |
| Totals:          |                   |           | \$11,027,143 |        |                 | \$11,027,143 | \$4,703,300 |                | \$9,406,623    |             | \$9,390,079    | \$7,315,969    |        |
|                  |                   |           |              |        |                 |              |             | Sale. Ratio => | 42.65          |             |                | E.C.F. =>      | 1.284  |
|                  |                   |           |              |        |                 |              |             | Std. Dev. =>   | 38.37          |             |                | Ave. E.C.F. => | 1.068  |

## OUTLIERS

|                  |               |          |             |    |                 |             |           |        |             |           |             |             |         |
|------------------|---------------|----------|-------------|----|-----------------|-------------|-----------|--------|-------------|-----------|-------------|-------------|---------|
| 70-17-09-300-024 | 7664 BOHL RD  | 01/17/23 | \$100,000   | WD | 03-ARM'S LENGTH | \$100,000   | \$323,200 | 323.20 | \$646,341   | \$123,120 | (\$23,120)  | \$492,675   | (0.047) |
| 70-17-08-300-033 | 3440 88TH AVE | 07/17/23 | \$6,387,500 | WD | 03-ARM'S LENGTH | \$6,387,500 | \$64,300  | 1.01   | \$3,024,239 | \$344,062 | \$6,043,438 | \$2,523,707 | 2.395   |

## INDUSTRIAL ECF

1/15/2025

*Considered sales from neighboring cities and townships (not enough sales activity locally)*

BSA Val / Sale Val

| <u>Parcel #</u>  | <u>Sale Date</u> | <u>Bldg Sale Residual</u> | <u>BS&amp;A Cost Manual</u> | <u>ECF</u>   | <u>Unit</u>    | <u>Note</u>     |
|------------------|------------------|---------------------------|-----------------------------|--------------|----------------|-----------------|
| 70-17-31-120-005 | 8/15/2023        | \$994,245                 | \$994,389                   | 1.000        | Zeeland Twp    | over 15,000 sf  |
| 70-17-08-499-003 | 9/29/2023        | \$3,119,391               | \$2,417,670                 | 1.290        | Zeeland Twp    | over 15,000 sf  |
| 70-17-08-499-010 | 12/7/2023        | \$1,547,809               | \$1,283,544                 | 1.206        | Zeeland Twp    | under 15,000 sf |
| 70-14-21-441-003 | 1/11/2024        | \$911,722                 | \$776,041                   | 1.175        | Georgetown Twp | over 15,000 sf  |
| 70-14-22-349-008 | 12/29/2023       | \$2,391,935               | \$2,418,936                 | 0.989        | Georgetown Twp | over 15,000 sf  |
| 70-16-31-401-008 | 11/30/2022       | \$2,090,651               | \$1,906,175                 | 1.097        | Holland City   | over 15,000 sf  |
|                  |                  | \$11,055,753              | \$9,796,755                 | 1.129        | Avg            |                 |
|                  |                  |                           |                             | <b>1.126</b> | Avg of ECF's   |                 |

## RES01 - Metes & Bounds

| Parcel Number        | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal      | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|----------------------|----------------|-----------|------------|--------------|--------------------|--------------------------|---------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-31-200-0549050 | ADAMS ST       | 09/01/23  | \$360,000  | \$360,000    | \$151,900          | 42.19                    | \$303,861           | \$98,401    | \$261,599          | \$163,583                | 1.599        |
| 70-17-28-300-0247895 | ADAMS ST       | 04/04/23  | \$315,000  | \$315,000    | \$133,300          | 42.32                    | \$266,558           | \$86,670    | \$228,330          | \$143,223                | 1.594        |
| 70-17-28-300-0457665 | ADAMS ST       | 04/21/22  | \$335,000  | \$335,000    | \$135,500          | 40.45                    | \$271,057           | \$33,300    | \$301,700          | \$189,297                | 1.594        |
| 70-17-26-300-0366011 | ADAMS ST       | 04/29/22  | \$246,000  | \$246,000    | \$102,800          | 41.79                    | \$205,521           | \$36,000    | \$210,000          | \$134,969                | 1.556        |
| 70-17-13-200-0152899 | 48TH AVE       | 12/09/22  | \$455,000  | \$455,000    | \$195,800          | 43.03                    | \$391,500           | \$110,469   | \$344,531          | \$223,751                | 1.540        |
| 70-17-14-300-0382532 | 64TH AVE       | 07/15/22  | \$340,000  | \$340,000    | \$147,000          | 43.24                    | \$293,991           | \$78,767    | \$261,233          | \$171,357                | 1.524        |
| 70-17-27-400-056833  | 64TH AVE       | 04/01/22  | \$353,000  | \$353,000    | \$158,700          | 44.96                    | \$317,424           | \$120,772   | \$232,228          | \$156,570                | 1.483        |
| 70-17-08-100-05C3910 | 88TH AVE       | 08/26/22  | \$525,000  | \$525,000    | \$235,000          | 44.76                    | \$470,043           | \$142,233   | \$382,767          | \$260,995                | 1.467        |
| 70-17-10-400-03C3347 | 64TH AVE       | 10/23/23  | \$460,000  | \$460,000    | \$192,300          | 41.80                    | \$415,121           | \$138,214   | \$321,786          | \$220,467                | 1.460        |
| 70-17-29-300-0458495 | ADAMS ST       | 05/26/22  | \$261,000  | \$261,000    | \$115,800          | 44.37                    | \$231,589           | \$35,190    | \$225,810          | \$156,369                | 1.444        |
| 70-17-21-200-0047358 | BYRON RD       | 05/16/22  | \$338,000  | \$338,000    | \$151,900          | 44.94                    | \$318,896           | \$104,956   | \$233,044          | \$170,334                | 1.368        |
| 70-17-32-400-015157  | 80TH AVE       | 01/23/23  | \$480,000  | \$480,000    | \$228,700          | 47.65                    | \$457,343           | \$186,529   | \$293,471          | \$215,616                | 1.361        |
| 70-17-15-100-0452844 | 72ND AVE       | 12/05/23  | \$350,000  | \$350,000    | \$169,300          | 48.37                    | \$338,697           | \$185,987   | \$164,013          | \$121,584                | 1.349        |
| 70-17-15-400-0346675 | BYRON RD       | 05/12/23  | \$285,000  | \$285,000    | \$138,600          | 48.63                    | \$277,132           | \$115,117   | \$169,883          | \$128,993                | 1.317        |
| 70-17-04-300-0477756 | RANSOM ST      | 10/24/23  | \$350,000  | \$350,000    | \$171,400          | 48.97                    | \$342,716           | \$136,329   | \$213,671          | \$164,321                | 1.300        |
| 70-17-31-300-013372  | 96TH AVE       | 04/07/22  | \$302,000  | \$302,000    | \$148,600          | 49.21                    | \$297,144           | \$95,665    | \$206,335          | \$160,413                | 1.286        |
| 70-17-21-200-0037380 | BYRON RD       | 01/19/24  | \$304,900  | \$304,900    | \$150,600          | 49.39                    | \$301,244           | \$54,000    | \$250,900          | \$196,850                | 1.275        |
| 70-17-27-400-007885  | 64TH AVE       | 10/06/23  | \$310,000  | \$310,000    | \$153,600          | 49.55                    | \$307,250           | \$90,000    | \$220,000          | \$172,970                | 1.272        |
| 70-17-05-300-0338689 | QUINCY ST      | 05/08/23  | \$665,000  | \$665,000    | \$329,400          | 49.53                    | \$658,727           | \$104,300   | \$560,700          | \$441,423                | 1.270        |
| 70-17-11-100-0156216 | CHICAGO DR     | 11/16/22  | \$240,000  | \$240,000    | \$121,200          | 50.50                    | \$242,435           | \$74,819    | \$165,181          | \$133,452                | 1.238        |
| 70-17-27-400-0116503 | ADAMS ST       | 07/21/23  | \$316,000  | \$316,000    | \$159,600          | 50.51                    | \$319,275           | \$115,009   | \$200,991          | \$162,632                | 1.236        |
| 70-17-32-400-023221  | 80TH AVE       | 09/21/22  | \$579,000  | \$579,000    | \$299,800          | 51.78                    | \$599,542           | \$81,000    | \$498,000          | \$412,852                | 1.206        |
| 70-17-01-300-0474136 | 56TH AVE       | 09/20/22  | \$735,000  | \$735,000    | \$381,100          | 51.85                    | \$762,181           | \$219,304   | \$515,696          | \$432,227                | 1.193        |
| 70-17-28-300-037855  | 78TH AVE       | 12/21/23  | \$400,000  | \$400,000    | \$212,900          | 53.23                    | \$425,768           | \$27,000    | \$373,000          | \$317,490                | 1.175        |
| 70-17-26-400-0145911 | ADAMS ST       | 12/19/22  | \$249,900  | \$249,900    | \$131,800          | 52.74                    | \$263,520           | \$54,000    | \$195,900          | \$166,815                | 1.174        |
| 70-17-34-200-026623  | 64TH AVE       | 07/18/23  | \$310,000  | \$310,000    | \$162,000          | 52.26                    | \$323,939           | \$117,470   | \$192,530          | \$164,386                | 1.171        |
| 70-17-26-300-1111010 | 64TH AVE       | 06/14/22  | \$600,000  | \$600,000    | \$317,100          | 52.85                    | \$634,125           | \$149,565   | \$450,435          | \$385,796                | 1.168        |
| 70-17-34-200-0346438 | ADAMS ST       | 04/19/22  | \$256,500  | \$256,500    | \$138,600          | 54.04                    | \$277,275           | \$27,748    | \$228,752          | \$198,668                | 1.151        |
| 70-17-04-400-0074305 | 72ND AVE       | 12/28/23  | \$165,000  | \$165,000    | \$88,400           | 53.58                    | \$176,891           | \$39,330    | \$125,670          | \$109,523                | 1.147        |
| 70-17-35-100-041590  | 64TH AVE       | 09/29/23  | \$291,000  | \$291,000    | \$155,900          | 53.57                    | \$311,839           | \$108,593   | \$182,407          | \$161,820                | 1.127        |
| 70-17-03-200-0226788 | NEW HOLLAND S  | 07/27/22  | \$485,000  | \$485,000    | \$262,400          | 54.10                    | \$524,830           | \$212,845   | \$272,155          | \$248,396                | 1.096        |
| 70-17-12-200-0114984 | QUINCY ST      | 09/05/23  | \$635,000  | \$635,000    | \$344,900          | 54.31                    | \$689,829           | \$278,019   | \$356,981          | \$327,874                | 1.089        |
| 70-17-15-100-0082954 | 72ND AVE       | 11/22/22  | \$230,000  | \$230,000    | \$127,900          | 55.61                    | \$255,747           | \$85,487    | \$144,513          | \$135,557                | 1.066        |
| 70-17-15-100-03C6980 | RILEY ST       | 03/01/24  | \$500,000  | \$500,000    | \$280,500          | 56.10                    | \$560,994           | \$194,680   | \$305,320          | \$291,651                | 1.047        |
| 70-17-05-400-0264340 | 84TH AVE       | 11/30/22  | \$585,000  | \$585,000    | \$327,900          | 56.05                    | \$655,887           | \$357,049   | \$227,951          | \$237,928                | 0.958        |
| 70-17-21-100-0252345 | 76TH AVE       | 07/22/22  | \$230,900  | \$230,900    | \$134,500          | 58.25                    | \$269,083           | \$125,940   | \$104,960          | \$113,967                | 0.921        |
| 70-17-06-200-0954745 | 88TH AVE       | 07/18/22  | \$315,000  | \$315,000    | \$185,300          | 58.83                    | \$370,571           | \$166,463   | \$148,537          | \$162,506                | 0.914        |
| <b>Totals:</b>       |                |           | <b>###</b> | <b>###</b>   | <b>\$7,042,000</b> |                          | <b>\$14,129,545</b> |             | <b>\$9,770,980</b> | <b>\$7,756,628</b>       |              |
|                      |                |           |            |              |                    | <b>Sale. Ratio =&gt;</b> | <b>49.74</b>        |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.260</b> |
|                      |                |           |            |              |                    | <b>Std. Dev. =&gt;</b>   | <b>5.07</b>         |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.274</b> |

### OUTLIERS

|                      |           |          |             |             |           |        |             |           |             |           |         |
|----------------------|-----------|----------|-------------|-------------|-----------|--------|-------------|-----------|-------------|-----------|---------|
| 70-17-11-400-0185883 | RILEY ST  | 11/28/22 | \$200,000   | \$200,000   | \$218,600 | 109.30 | \$437,198   | \$331,988 | (\$131,988) | \$83,766  | (1.576) |
| 70-17-04-200-0034671 | 72ND AVE  | 06/10/22 | \$400,000   | \$400,000   | \$237,500 | 59.38  | \$475,039   | \$333,100 | \$66,900    | \$113,009 | 0.592   |
| 70-17-01-400-0245031 | QUINCY ST | 10/21/22 | \$774,200   | \$774,200   | \$507,500 | 65.55  | \$1,015,040 | \$432,578 | \$341,622   | \$463,744 | 0.737   |
| 70-17-24-200-01C2162 | 52ND AVE  | 10/31/22 | \$505,000   | \$505,000   | \$346,100 | 68.53  | \$692,244   | \$198,199 | \$306,801   | \$393,348 | 0.780   |
| 70-17-10-100-0427014 | QUINCY ST | 12/28/22 | \$1,150,000 | \$1,150,000 | \$215,400 | 18.73  | \$430,788   | \$147,491 | \$1,002,509 | \$225,555 | 4.445   |
| 70-17-31-200-0049168 | ADAMS ST  | 03/16/23 | \$208,000   | \$208,000   | \$64,400  | 30.96  | \$128,803   | \$36,000  | \$172,000   | \$73,888  | 2.328   |

|                               |          |           |           |           |       |           |           |           |           |       |
|-------------------------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|
| 70-17-07-200-0253947 88TH AVE | 11/30/23 | \$382,000 | \$382,000 | \$141,300 | 36.99 | \$282,583 | \$70,878  | \$311,122 | \$168,555 | 1.846 |
| 70-17-26-300-0956239 ADAMS ST | 07/21/23 | \$180,000 | \$180,000 | \$70,900  | 39.39 | \$141,858 | \$45,000  | \$135,000 | \$77,116  | 1.751 |
| 70-17-15-400-0262449 64TH AVE | 10/23/23 | \$320,000 | \$320,000 | \$124,200 | 38.81 | \$248,385 | \$56,898  | \$263,102 | \$152,458 | 1.726 |
| 70-17-07-300-0143444 96TH AVE | 06/29/23 | \$235,000 | \$235,000 | \$94,800  | 40.34 | \$189,512 | \$57,421  | \$177,579 | \$105,168 | 1.689 |
| 70-17-04-400-0264075 72ND AVE | 08/10/22 | \$279,900 | \$279,900 | \$109,100 | 38.98 | \$218,235 | \$34,110  | \$245,790 | \$146,596 | 1.677 |
| 70-17-06-200-0054641 88TH AVE | 05/31/23 | \$392,000 | \$392,000 | \$166,200 | 42.40 | \$332,399 | \$145,707 | \$246,293 | \$148,640 | 1.657 |
| 70-17-28-300-0477635 ADAMS ST | 08/30/22 | \$339,000 | \$339,000 | \$133,300 | 39.32 | \$266,655 | \$33,300  | \$305,700 | \$185,792 | 1.645 |

## RES02 Metes & Bounds - 2015 & Newer

| Parcel Number        | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|----------------------|----------------|-----------|------------|--------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-15-100-0497030 | RILEY ST       | 03/01/24  | \$800,000  | \$800,000    | \$391,900          | 48.99                    | \$783,833          | \$117,640   | \$682,360          | \$570,371                | 1.196        |
| 70-17-16-400-0422433 | 72ND AVE       | 11/12/21  | \$510,000  | \$510,000    | \$281,800          | 55.25                    | \$563,577          | \$93,875    | \$416,125          | \$402,142                | 1.035        |
| 70-17-28-300-058925  | 78TH AVE       | 09/02/21  | \$410,000  | \$410,000    | \$236,600          | 57.71                    | \$473,206          | \$77,040    | \$332,960          | \$339,183                | 0.982        |
| 70-17-30-100-0749303 | WOODBIDGE S    | 05/19/22  | \$485,000  | \$485,000    | \$253,300          | 52.23                    | \$506,582          | \$98,408    | \$386,592          | \$349,464                | 1.106        |
| 70-17-31-200-0328900 | ADAMS ST       | 12/31/24  | \$645,000  | \$645,000    | \$333,700          | 51.74                    | \$667,324          | \$83,868    | \$561,132          | \$499,534                | 1.123        |
| <b>Totals:</b>       |                |           | <b>###</b> | <b>###</b>   | <b>\$1,497,300</b> |                          | <b>\$2,994,522</b> |             | <b>\$2,379,169</b> | <b>\$2,160,694</b>       |              |
|                      |                |           |            |              |                    | <b>Sale. Ratio =&gt;</b> | <b>52.54</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.101</b> |
|                      |                |           |            |              |                    | <b>Std. Dev. =&gt;</b>   | <b>3.37</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.088</b> |

### OUTLIER - TN Buyer

|                      |          |          |           |           |           |       |           |           |           |           |       |
|----------------------|----------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|
| 70-17-16-400-0442575 | 72ND AVE | 08/29/23 | \$700,000 | \$700,000 | \$306,800 | 43.83 | \$613,614 | \$152,228 | \$547,772 | \$395,022 | 1.387 |
|----------------------|----------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|

## RES03 - Airport

| Parcel Number    | Street Address   | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.               |
|------------------|------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------------|
| 70-17-14-402-023 | 2574 AIR PARK DR | 02/15/24  | \$615,000   | \$615,000    | \$281,400   | 45.76          | \$562,846      | \$80,600    | \$534,400      | \$438,405    | 1.219                |
| 70-17-14-402-024 | 2552 AIR PARK DR | 05/17/23  | \$690,000   | \$690,000    | \$325,300   | 47.14          | \$650,544      | \$90,219    | \$599,781      | \$509,386    | 1.177                |
| Totals:          |                  |           | \$1,305,000 | \$1,305,000  | \$606,700   |                | \$1,213,390    |             | \$1,134,181    | \$947,792    |                      |
|                  |                  |           |             |              |             | Sale. Ratio => | 46.49          |             |                |              | E.C.F. => 1.197      |
|                  |                  |           |             |              |             | Std. Dev. =>   | 0.98           |             |                |              | Ave. E.C.F. => 1.198 |



## RES04 - Black Creek

| Parcel Number    | Street Address      | Sale Date | Sale Price         | Adj. Sale \$       | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|------------------|---------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-16-476-001 | 7393 BROWN FOX ST   | 03/13/23  | \$399,900          | \$399,900          | \$228,900          | 57.24                    | \$457,778          | \$74,000    | \$325,900          | \$345,435                | 0.943        |
| 70-17-16-476-001 | 7393 BROWN FOX ST   | 02/14/24  | \$420,000          | \$420,000          | \$228,900          | 54.50                    | \$457,778          | \$74,000    | \$346,000          | \$345,435                | 1.002        |
| 70-17-16-476-006 | 7343 BROWN FOX ST   | 11/14/22  | \$379,900          | \$379,900          | \$208,800          | 54.96                    | \$417,511          | \$74,000    | \$305,900          | \$309,191                | 0.989        |
| 70-17-16-476-025 | 2468 WILD GLOW DR   | 06/06/23  | \$349,000          | \$349,000          | \$173,500          | 49.71                    | \$347,027          | \$74,000    | \$275,000          | \$245,749                | 1.119        |
| 70-17-16-476-029 | 2418 WILD GLOW DR   | 04/21/22  | \$390,000          | \$390,000          | \$202,900          | 52.03                    | \$405,748          | \$74,000    | \$316,000          | \$298,603                | 1.058        |
| 70-17-16-476-031 | 2502 GREEN RUSH LN  | 12/23/22  | \$400,000          | \$400,000          | \$208,100          | 52.03                    | \$416,270          | \$74,000    | \$326,000          | \$308,074                | 1.058        |
| 70-17-16-477-021 | 2431 GREEN RUSH LN  | 09/22/23  | \$399,900          | \$399,900          | \$187,400          | 46.86                    | \$374,863          | \$74,000    | \$325,900          | \$270,804                | 1.203        |
| 70-17-16-477-029 | 2433 WILD GLOW DR   | 04/06/23  | \$372,500          | \$372,500          | \$216,200          | 58.04                    | \$432,497          | \$74,000    | \$298,500          | \$322,680                | 0.925        |
| 70-17-16-490-007 | 2493 BLACK BROOK DR | 07/06/22  | \$380,000          | \$380,000          | \$169,100          | 44.50                    | \$338,202          | \$74,000    | \$306,000          | \$237,806                | 1.287        |
| 70-17-16-490-014 | 2581 BLACK BROOK DR | 04/11/22  | \$350,000          | \$350,000          | \$154,100          | 44.03                    | \$308,210          | \$74,000    | \$276,000          | \$210,810                | 1.309        |
| 70-17-16-490-017 | 2615 BLACK BROOK DR | 08/17/22  | \$419,500          | \$419,500          | \$181,000          | 43.15                    | \$362,075          | \$74,000    | \$345,500          | \$259,293                | 1.332        |
| 70-17-16-490-019 | 7442 BROWN FOX ST   | 03/06/23  | \$246,610          | \$246,610          | \$133,600          | 54.17                    | \$267,198          | \$74,000    | \$172,610          | \$173,896                | 0.993        |
| 70-17-16-490-021 | 7452 BROWN FOX ST   | 08/18/23  | \$300,000          | \$300,000          | \$158,300          | 52.77                    | \$316,684          | \$74,000    | \$226,000          | \$218,437                | 1.035        |
| 70-17-16-490-023 | 7462 BROWN FOX ST   | 09/15/23  | \$345,000          | \$345,000          | \$160,900          | 46.64                    | \$321,834          | \$74,000    | \$271,000          | \$223,073                | 1.215        |
| 70-17-16-490-049 | 2570 BLACK BROOK DR | 02/28/23  | \$400,000          | \$400,000          | \$155,400          | 38.85                    | \$310,869          | \$74,000    | \$326,000          | \$213,203                | 1.529        |
| 70-17-16-490-050 | 2560 BLACK BROOK DR | 02/16/24  | \$345,000          | \$345,000          | \$166,900          | 48.38                    | \$333,896          | \$74,000    | \$271,000          | \$233,930                | 1.158        |
| 70-17-16-490-055 | 2494 BLACK BROOK DR | 06/06/22  | \$370,000          | \$370,000          | \$153,800          | 41.57                    | \$307,659          | \$74,000    | \$296,000          | \$210,314                | 1.407        |
| 70-17-16-490-059 | 2446 BLACK BROOK DR | 06/02/22  | \$342,500          | \$342,500          | \$155,500          | 45.40                    | \$310,984          | \$74,000    | \$268,500          | \$213,307                | 1.259        |
| <b>Totals:</b>   |                     |           | <b>\$6,609,810</b> | <b>\$6,609,810</b> | <b>\$3,243,300</b> |                          | <b>\$6,487,083</b> |             | <b>\$5,277,810</b> | <b>\$4,640,039</b>       |              |
|                  |                     |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>49.07</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.137</b> |
|                  |                     |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>5.61</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.157</b> |

## RES05 - Bluff Lake

| Parcel Number    | Street Address     | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. |
|------------------|--------------------|-----------|-------------|--------------|-------------|---------------|----------------|-------------|----------------|----------------|--------|
| 70-17-30-462-006 | 844 BLUFF LAKE DR  | 11/22/22  | \$429,900   | \$429,900    | \$222,800   | 51.83         | \$445,572      | \$132,908   | \$296,992      | \$313,605      | 0.947  |
| 70-17-30-425-006 | 9137 BLUFF LAKE ST | 04/07/22  | \$410,000   | \$410,000    | \$207,700   | 50.66         | \$415,332      | \$125,000   | \$285,000      | \$291,206      | 0.979  |
| 70-17-30-452-011 | 896 SAND LAKE DR   | 05/22/23  | \$649,000   | \$649,000    | \$312,200   | 48.10         | \$624,325      | \$150,000   | \$499,000      | \$475,752      | 1.049  |
| 70-17-30-330-007 | 1119 MID BLUFF DR  | 06/23/23  | \$450,000   | \$450,000    | \$215,200   | 47.82         | \$430,355      | \$125,000   | \$325,000      | \$306,274      | 1.061  |
| 70-17-30-452-006 | 972 SAND LAKE DR   | 07/21/23  | \$495,000   | \$495,000    | \$236,700   | 47.82         | \$473,391      | \$150,000   | \$345,000      | \$324,364      | 1.064  |
| 70-17-30-453-001 | 9128 BLUFF LAKE ST | 08/29/23  | \$450,000   | \$450,000    | \$214,900   | 47.76         | \$429,737      | \$150,000   | \$300,000      | \$280,579      | 1.069  |
| 70-17-30-452-001 | 9156 BLUFF LAKE ST | 03/08/24  | \$452,500   | \$452,500    | \$215,700   | 47.67         | \$431,462      | \$150,000   | \$302,500      | \$282,309      | 1.072  |
| 70-17-30-314-007 | 9426 BLUFF LAKE ST | 08/01/22  | \$500,000   | \$500,000    | \$237,700   | 47.54         | \$475,461      | \$150,000   | \$350,000      | \$326,440      | 1.072  |
| 70-17-30-312-004 | 9543 BLUFF LAKE ST | 02/10/23  | \$425,000   | \$425,000    | \$201,000   | 47.29         | \$401,953      | \$125,000   | \$300,000      | \$277,786      | 1.080  |
| 70-17-30-461-009 | 1014 EAST BLUFF CT | 01/30/23  | \$555,000   | \$555,000    | \$260,100   | 46.86         | \$520,217      | \$125,000   | \$430,000      | \$396,406      | 1.085  |
| 70-17-30-453-006 | 975 BLUFF LAKE DR  | 05/10/22  | \$500,000   | \$500,000    | \$235,800   | 47.16         | \$471,508      | \$150,000   | \$350,000      | \$322,475      | 1.085  |
| 70-17-30-333-012 | 952 MID BLUFF DR   | 05/19/22  | \$590,000   | \$590,000    | \$272,900   | 46.25         | \$545,867      | \$150,000   | \$440,000      | \$397,058      | 1.108  |
| 70-17-30-385-005 | 878 MID BLUFF DR   | 05/05/22  | \$575,000   | \$575,000    | \$248,400   | 43.20         | \$496,867      | \$125,000   | \$450,000      | \$372,986      | 1.206  |
| Totals:          |                    |           | \$6,481,400 | \$6,481,400  | \$3,081,100 |               | \$6,162,047    |             | \$4,673,492    | \$4,367,241    |        |
| Sale. Ratio =>   |                    |           |             |              |             | 47.54         |                |             |                | E.C.F. =>      | 1.070  |
| Std. Dev. =>     |                    |           |             |              |             | 2.03          |                |             |                | Ave. E.C.F. => | 1.067  |

## Outliers

|                  |                    |          |           |           |           |       |           |           |           |           |       |
|------------------|--------------------|----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-------|
| 70-17-30-330-009 | 9353 BLUFF LAKE ST | 10/11/22 | \$280,000 | \$280,000 | \$261,200 | 93.29 | \$522,423 | \$125,000 | \$155,000 | \$398,619 | 0.389 |
| 70-17-30-330-009 | 9353 BLUFF LAKE ST | 10/11/22 | \$430,000 | \$430,000 | \$261,200 | 60.74 | \$522,423 | \$125,000 | \$305,000 | \$398,619 | 0.765 |

## RES06 - Boerman/Fairview

| Parcel Number    | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Cur. Asmnt.      | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual   | Cost Man. \$             | E.C.F.       |
|------------------|----------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|------------------|--------------------------|--------------|
| 70-17-29-325-002 | 8764 SUMMIT CT | 08/18/22  | \$200,000          | \$200,000          | \$120,100        | 60.05                    | \$240,149          | \$75,000    | \$125,000        | \$144,741                | 0.864        |
| 70-17-29-323-011 | 8663 SUMMIT CT | 04/12/22  | \$375,000          | \$375,000          | \$166,500        | 44.40                    | \$333,003          | \$75,000    | \$300,000        | \$226,120                | 1.327        |
| 70-17-29-325-003 | 1058 88TH AVE  | 08/22/22  | \$270,500          | \$270,500          | \$118,900        | 43.96                    | \$237,765          | \$75,000    | \$195,500        | \$142,651                | 1.370        |
| 70-17-29-323-007 | 8721 SUMMIT CT | 07/07/23  | \$360,000          | \$360,000          | \$148,600        | 41.28                    | \$297,126          | \$75,000    | \$285,000        | \$194,677                | 1.464        |
| <b>Totals:</b>   |                |           | <b>\$1,205,500</b> | <b>\$1,205,500</b> | <b>\$554,100</b> |                          | <b>\$1,108,043</b> |             | <b>\$905,500</b> | <b>\$708,188</b>         |              |
|                  |                |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>45.96</b>       |             |                  | <b>E.C.F. =&gt;</b>      | <b>1.279</b> |
|                  |                |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>8.53</b>        |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.256</b> |

## RES07 - Copper Fields, Prairie Winds , Aero Estates & Harvest Fields

| Parcel Number    | Street Address     | Sale Date | Sale Price   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|--------------------|-----------|--------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-15-352-005 | 7129 COPPER OAK DR | 12/22/22  | \$390,000    | \$390,000    | \$200,600   | 51.44          | \$401,115      | \$85,000    | \$305,000      | \$319,954    | 0.953          |       |
| 70-17-15-435-011 | 2713 BLUE STEM DR  | 09/18/23  | \$299,900    | \$299,900    | \$152,300   | 50.78          | \$304,686      | \$85,000    | \$214,900      | \$222,354    | 0.966          |       |
| 70-17-15-353-001 | 7130 COPPER OAK DR | 10/21/22  | \$335,000    | \$335,000    | \$167,000   | 49.85          | \$333,986      | \$85,000    | \$250,000      | \$252,010    | 0.992          |       |
| 70-17-15-436-006 | 2663 BLUE STEM DR  | 09/23/22  | \$422,720    | \$422,720    | \$210,700   | 49.84          | \$421,324      | \$85,000    | \$337,720      | \$340,409    | 0.992          |       |
| 70-17-07-163-017 | 3664 GARNER DR     | 05/22/23  | \$489,000    | \$489,000    | \$242,300   | 49.55          | \$484,692      | \$85,000    | \$404,000      | \$404,547    | 0.999          |       |
| 70-17-07-163-004 | 9549 FIELDS DR     | 10/24/22  | \$399,900    | \$399,900    | \$198,000   | 49.51          | \$396,017      | \$85,000    | \$314,900      | \$314,795    | 1.000          |       |
| 70-17-07-163-011 | 9465 FIELDS DR     | 09/06/23  | \$470,150    | \$470,150    | \$230,300   | 48.98          | \$460,552      | \$85,000    | \$385,150      | \$380,113    | 1.013          |       |
| 70-17-07-163-006 | 9525 FIELDS DR     | 01/03/24  | \$409,900    | \$409,900    | \$200,900   | 49.01          | \$401,753      | \$85,000    | \$324,900      | \$320,600    | 1.013          |       |
| 70-17-07-163-005 | 9537 FIELDS DR     | 12/28/22  | \$468,075    | \$468,075    | \$229,000   | 48.92          | \$458,026      | \$85,000    | \$383,075      | \$377,557    | 1.015          |       |
| 70-17-07-164-014 | 9428 FIELDS DR     | 12/19/22  | \$447,902    | \$447,902    | \$218,800   | 48.85          | \$437,546      | \$85,000    | \$362,902      | \$356,828    | 1.017          |       |
| 70-17-07-163-018 | 3652 GARNER DR     | 10/06/23  | \$486,350    | \$486,350    | \$237,300   | 48.79          | \$474,600      | \$85,000    | \$401,350      | \$394,332    | 1.018          |       |
| 70-17-07-164-009 | 9488 FIELDS DR     | 03/17/23  | \$434,900    | \$434,900    | \$210,300   | 48.36          | \$420,604      | \$85,000    | \$349,900      | \$339,680    | 1.030          |       |
| 70-17-07-163-003 | 9561 FIELDS DR     | 07/27/23  | \$417,000    | \$417,000    | \$201,400   | 48.30          | \$402,729      | \$85,000    | \$332,000      | \$321,588    | 1.032          |       |
| 70-17-15-436-002 | 2675 BLUE STEM DR  | 03/28/23  | \$410,432    | \$410,432    | \$197,400   | 48.10          | \$394,855      | \$85,000    | \$325,432      | \$313,618    | 1.038          |       |
| 70-17-07-164-004 | 9548 FIELDS DR     | 09/29/23  | \$449,900    | \$449,900    | \$212,000   | 47.12          | \$423,927      | \$85,000    | \$364,900      | \$343,044    | 1.064          |       |
| 70-17-07-164-008 | 9498 FIELDS DR     | 09/29/23  | \$484,900    | \$484,900    | \$228,000   | 47.02          | \$456,089      | \$85,000    | \$399,900      | \$375,596    | 1.065          |       |
| 70-17-15-448-015 | 6466 GREEN ASH DR  | 01/26/24  | \$367,383    | \$367,383    | \$172,200   | 46.87          | \$344,331      | \$85,000    | \$282,383      | \$262,481    | 1.076          |       |
| 70-17-15-436-001 | 2671 BLUE STEM DR  | 10/31/23  | \$439,475    | \$439,475    | \$203,700   | 46.35          | \$407,414      | \$85,000    | \$354,475      | \$326,330    | 1.086          |       |
| 70-17-07-164-003 | 9560 FIELDS DR     | 05/05/23  | \$484,900    | \$484,900    | \$223,700   | 46.13          | \$447,465      | \$85,000    | \$399,900      | \$366,867    | 1.090          |       |
| 70-17-15-438-020 | 2650 BLUE STEM DR  | 07/25/23  | \$400,000    | \$400,000    | \$185,200   | 46.30          | \$370,389      | \$85,000    | \$315,000      | \$288,855    | 1.091          |       |
| 70-17-15-448-006 | 6485 GREEN ASH DR  | 03/22/24  | \$369,900    | \$369,900    | \$169,600   | 45.85          | \$339,259      | \$85,000    | \$284,900      | \$257,347    | 1.107          |       |
| 70-17-07-163-010 | 9477 FIELDS DR     | 03/28/24  | \$448,000    | \$448,000    | \$203,700   | 45.47          | \$407,377      | \$85,000    | \$363,000      | \$326,293    | 1.112          |       |
| 70-17-15-299-014 | 2841 RED BUD DR    | 09/26/22  | \$400,000    | \$400,000    | \$180,600   | 45.15          | \$361,266      | \$85,000    | \$315,000      | \$279,621    | 1.127          |       |
| 70-17-15-299-010 | 2799 RED BUD DR    | 10/06/22  | \$396,000    | \$396,000    | \$178,300   | 45.03          | \$356,554      | \$85,000    | \$311,000      | \$274,852    | 1.132          |       |
| 70-17-14-350-002 | 2699 AIR PARK DR   | 07/15/22  | \$460,000    | \$460,000    | \$206,000   | 44.78          | \$412,095      | \$85,000    | \$375,000      | \$331,068    | 1.133          |       |
| 70-17-14-350-001 | 2719 AIR PARK DR   | 08/04/23  | \$435,000    | \$435,000    | \$195,000   | 44.83          | \$390,089      | \$85,000    | \$350,000      | \$308,795    | 1.133          |       |
| 70-17-15-437-009 | 2785 BLUE STEM DR  | 01/30/24  | \$562,320    | \$562,320    | \$249,600   | 44.39          | \$499,115      | \$85,000    | \$477,320      | \$419,145    | 1.139          |       |
| 70-17-15-448-014 | 6470 GREEN ASH DR  | 10/12/23  | \$415,000    | \$415,000    | \$184,900   | 44.55          | \$369,876      | \$85,000    | \$330,000      | \$288,336    | 1.144          |       |
| 70-17-14-362-001 | 2793 AIR PARK DR   | 02/23/24  | \$541,750    | \$541,750    | \$229,100   | 42.29          | \$458,182      | \$85,000    | \$456,750      | \$377,715    | 1.209          |       |
| 70-17-15-354-002 | 7112 KOPER CIR     | 02/03/23  | \$370,000    | \$370,000    | \$154,800   | 41.84          | \$309,560      | \$85,000    | \$285,000      | \$227,287    | 1.254          |       |
| 70-17-14-350-007 | 2613 AIR PARK DR   | 07/05/23  | \$430,000    | \$430,000    | \$174,400   | 40.56          | \$348,709      | \$85,000    | \$345,000      | \$266,912    | 1.293          |       |
| Totals:          |                    |           | \$13,335,757 | \$13,335,757 | \$6,247,100 |                | \$12,494,182   |             | \$10,700,757   | \$9,978,929  |                |       |
|                  |                    |           |              |              |             | Sale. Ratio => | 46.84          |             |                |              | E.C.F. =>      | 1.072 |
|                  |                    |           |              |              |             | Std. Dev. =>   | 2.65           |             |                |              | Ave. E.C.F. => | 1.075 |

## RES08 - Esker Creek

| Parcel Number    | Street Address | Sale Date | Sale Price         | Adj. Sale \$       | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|------------------|----------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-33-103-021 | 7680 CREEK RUN | 11/14/23  | \$535,000          | \$535,000          | \$280,900          | 52.50                    | \$561,899          | \$110,000   | \$425,000          | \$445,221                | 0.955        |
| 70-17-33-103-005 | 729 78TH AVE   | 08/17/22  | \$445,000          | \$445,000          | \$225,800          | 50.74                    | \$451,685          | \$110,000   | \$335,000          | \$336,635                | 0.995        |
| 70-17-33-104-004 | 748 78TH AVE   | 08/18/22  | \$395,000          | \$395,000          | \$200,100          | 50.66                    | \$400,264          | \$110,000   | \$285,000          | \$285,974                | 0.997        |
| 70-17-27-326-018 | 1091 ESKER DR  | 02/03/23  | \$462,000          | \$462,000          | \$229,700          | 49.72                    | \$459,366          | \$110,000   | \$352,000          | \$344,203                | 1.023        |
| 70-17-33-103-025 | 7640 CREEK RUN | 09/07/23  | \$555,000          | \$555,000          | \$263,200          | 47.42                    | \$526,443          | \$110,000   | \$445,000          | \$410,289                | 1.085        |
| 70-17-27-328-007 | 890 ESKER DR   | 07/29/22  | \$690,000          | \$690,000          | \$326,100          | 47.26                    | \$652,126          | \$151,499   | \$538,501          | \$493,229                | 1.092        |
| 70-17-33-104-010 | 759 WALNUT TR  | 04/29/22  | \$390,000          | \$390,000          | \$181,000          | 46.41                    | \$361,983          | \$110,000   | \$280,000          | \$248,259                | 1.128        |
| 70-17-33-103-019 | 7710 CREEK RUN | 06/09/23  | \$535,000          | \$535,000          | \$244,800          | 45.76                    | \$489,547          | \$110,000   | \$425,000          | \$373,938                | 1.137        |
| 70-17-33-103-008 | 681 78TH AVE   | 07/07/22  | \$840,000          | \$840,000          | \$371,000          | 44.17                    | \$741,914          | \$137,332   | \$702,668          | \$595,647                | 1.180        |
| <b>Totals:</b>   |                |           | <b>\$4,847,000</b> | <b>\$4,847,000</b> | <b>\$2,322,600</b> |                          | <b>\$4,645,227</b> |             | <b>\$3,788,169</b> | <b>\$3,533,395</b>       |              |
|                  |                |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>47.92</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.072</b> |
|                  |                |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>2.74</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.065</b> |

## RES09 - Garden View & Grand Ridge

| Parcel Number    | Street Address      | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|---------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-30-101-004 | 1537 RIDGECREST DR  | 12/05/22  | \$347,000   | \$347,000    | \$176,800   | 50.95          | \$353,602      | \$90,000    | \$257,000      | \$225,301    | 1.141          |       |
| 70-17-30-102-002 | 9532 PERRY ST       | 01/05/24  | \$389,900   | \$389,900    | \$195,500   | 50.14          | \$390,926      | \$90,000    | \$299,900      | \$257,202    | 1.166          |       |
| 70-17-30-107-008 | 9329 GRAND RIDGE DR | 10/17/23  | \$441,000   | \$441,000    | \$218,200   | 49.48          | \$436,467      | \$90,000    | \$351,000      | \$296,126    | 1.185          |       |
| 70-17-30-103-009 | 9535 RIDGECREST DR  | 10/20/23  | \$592,000   | \$592,000    | \$290,100   | 49.00          | \$580,200      | \$103,639   | \$488,361      | \$407,317    | 1.199          |       |
| Totals:          |                     |           | \$1,769,900 | \$1,769,900  | \$880,600   |                | \$1,761,195    |             | \$1,396,261    | \$1,185,945  |                |       |
|                  |                     |           |             |              |             | Sale. Ratio => | 49.75          |             |                |              | E.C.F. =>      | 1.177 |
|                  |                     |           |             |              |             | Std. Dev. =>   | 0.85           |             |                |              | Ave. E.C.F. => | 1.173 |

## RES11 Highland View & Sundance

| Parcel Number    | Street Address    | Sale Date | Sale Price         | Adj. Sale \$       | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|------------------|-------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-30-239-024 | 1382 FLUORITE AVE | 02/29/24  | \$430,000          | \$430,000          | \$227,800          | 52.98                    | \$455,683          | \$99,090    | \$330,910          | \$314,456                | 1.052        |
| 70-17-30-236-006 | 8895 MICA DR      | 07/01/22  | \$600,000          | \$600,000          | \$297,000          | 49.50                    | \$594,091          | \$128,196   | \$471,804          | \$410,842                | 1.148        |
| 70-17-20-305-014 | 1911 SUNBURST DR  | 07/05/22  | \$410,000          | \$410,000          | \$202,700          | 49.44                    | \$405,366          | \$95,000    | \$315,000          | \$273,691                | 1.151        |
| 70-17-20-305-013 | 1921 SUNBURST DR  | 09/29/23  | \$490,000          | \$490,000          | \$240,600          | 49.10                    | \$481,110          | \$97,220    | \$392,780          | \$338,527                | 1.160        |
| 70-17-20-309-009 | 8619 SUNTREE DR   | 07/13/23  | \$492,500          | \$492,500          | \$241,100          | 48.95                    | \$482,117          | \$95,000    | \$397,500          | \$341,373                | 1.164        |
| 70-17-30-239-014 | 8877 AMETHYST DR  | 07/15/22  | \$330,000          | \$330,000          | \$160,600          | 48.67                    | \$321,191          | \$98,988    | \$231,012          | \$195,946                | 1.179        |
| 70-17-20-305-018 | 8771 SUNBURST LN  | 09/07/23  | \$415,000          | \$415,000          | \$181,900          | 43.83                    | \$363,850          | \$95,000    | \$320,000          | \$237,081                | 1.350        |
| 70-17-20-306-006 | 8696 SUNBURST DR  | 08/23/23  | \$485,000          | \$485,000          | \$204,900          | 42.25                    | \$409,736          | \$95,000    | \$390,000          | \$277,545                | 1.405        |
| 70-17-20-305-004 | 1944 SUNBURST CT  | 07/12/23  | \$433,000          | \$433,000          | \$179,300          | 41.41                    | \$358,653          | \$95,000    | \$338,000          | \$232,498                | 1.454        |
| <b>Totals:</b>   |                   |           | <b>\$4,085,500</b> | <b>\$4,085,500</b> | <b>\$1,935,900</b> |                          | <b>\$3,871,797</b> |             | <b>\$3,187,006</b> | <b>\$2,621,960</b>       |              |
|                  |                   |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>47.38</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.216</b> |
|                  |                   |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>3.90</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.229</b> |

## RES12 - Maple Subs

| Parcel Number    | Street Address      | Sale Date      | Sale Price         | Adj. Sale \$       | Cur. Asmnt.              | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|------------------|---------------------|----------------|--------------------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-19-300-018 | 1874 96TH AVE       | 07/31/23       | \$265,000          | \$265,000          | \$129,600                | 48.91         | \$332,515          | \$113,000   | \$152,000          | \$167,441                | 0.908        |
| 70-17-19-365-004 | 1624 CEDAR CREEK DR | 12/15/22       | \$405,000          | \$405,000          | \$239,900                | 59.23         | \$479,738          | \$75,000    | \$330,000          | \$308,725                | 1.069        |
| 70-17-20-175-027 | 8410 SOUTH MAPLE CT | 05/27/22       | \$315,000          | \$315,000          | \$169,100                | 53.68         | \$338,299          | \$75,000    | \$240,000          | \$200,838                | 1.195        |
| 70-17-19-460-002 | 1738 92ND AVE       | 01/31/23       | \$185,000          | \$185,000          | \$100,100                | 54.11         | \$200,114          | \$27,000    | \$158,000          | \$132,047                | 1.197        |
| 70-17-20-161-008 | 8628 MAPLE LN       | 07/06/23       | \$231,000          | \$231,000          | \$120,500                | 52.16         | \$240,939          | \$90,000    | \$141,000          | \$115,133                | 1.225        |
| 70-17-20-255-012 | 8208 NORTH MAPLE CT | 06/08/23       | \$367,000          | \$367,000          | \$185,600                | 50.57         | \$371,183          | \$78,355    | \$288,645          | \$223,362                | 1.292        |
| 70-17-19-365-008 | 1652 CEDAR CREEK DR | 11/01/22       | \$325,000          | \$325,000          | \$163,600                | 50.34         | \$327,172          | \$75,000    | \$250,000          | \$192,351                | 1.300        |
| 70-17-19-300-022 | 1772 96TH AVE       | 11/29/23       | \$280,000          | \$280,000          | \$139,100                | 49.68         | \$278,218          | \$81,000    | \$199,000          | \$150,433                | 1.323        |
| 70-17-19-400-070 | 1780 92ND AVE       | 02/03/23       | \$352,000          | \$352,000          | \$172,700                | 49.06         | \$345,305          | \$63,000    | \$289,000          | \$215,336                | 1.342        |
| 70-17-19-400-087 | 1948 92ND AVE       | 09/30/22       | \$278,000          | \$278,000          | \$135,000                | 48.56         | \$269,983          | \$54,000    | \$224,000          | \$164,747                | 1.360        |
| 70-17-19-365-021 | 9586 CEDAR CT       | 07/05/22       | \$350,000          | \$350,000          | \$169,300                | 48.37         | \$338,561          | \$75,000    | \$275,000          | \$201,038                | 1.368        |
| 70-17-20-161-007 | 8646 MAPLE LN       | 08/31/22       | \$469,900          | \$469,900          | \$226,800                | 48.27         | \$453,598          | \$90,000    | \$379,900          | \$277,344                | 1.370        |
| 70-17-19-300-109 | 9293 PERRY ST       | 09/01/22       | \$745,000          | \$745,000          | \$320,700                | 43.05         | \$641,486          | \$130,875   | \$614,125          | \$389,482                | 1.577        |
| 70-17-20-256-011 | 8311 BENNIGAN LN    | 11/08/22       | \$332,000          | \$332,000          | \$140,700                | 42.38         | \$281,446          | \$78,124    | \$253,876          | \$155,089                | 1.637        |
|                  |                     | <b>Totals:</b> | <b>\$4,899,900</b> | <b>\$4,899,900</b> | <b>\$2,412,700</b>       |               | <b>\$4,898,557</b> |             | <b>\$3,794,546</b> | <b>\$2,893,366</b>       |              |
|                  |                     |                |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>49.24</b>  |                    |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.311</b> |
|                  |                     |                |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>4.27</b>   |                    |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.297</b> |

### Outliers

|                  |               |          |           |           |           |       |           |          |           |           |       |
|------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|
| 70-17-20-198-020 | 2059 84TH AVE | 01/24/23 | \$520,000 | \$520,000 | \$197,400 | 37.96 | \$394,741 | \$95,958 | \$424,042 | \$227,905 | 1.861 |
|------------------|---------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|



## RES14 - Rustling Winds & Townline

| Parcel Number    | Street Address     | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|--------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-07-313-006 | 3435 SOUTH WIND DR | 04/26/23  | \$250,000   | \$250,000    | \$134,400   | 53.76          | \$268,731      | \$72,000    | \$178,000      | \$154,299    | 1.154          |       |
| 70-17-07-112-016 | 3760 SUSSEX CT     | 09/02/22  | \$350,000   | \$350,000    | \$173,400   | 49.54          | \$346,714      | \$72,000    | \$278,000      | \$215,462    | 1.290          |       |
| 70-17-07-314-006 | 9452 NORTH WIND DR | 04/25/22  | \$351,500   | \$351,500    | \$166,300   | 47.31          | \$332,659      | \$80,458    | \$271,042      | \$197,805    | 1.370          |       |
| 70-17-07-314-004 | 9476 NORTH WIND DR | 08/09/22  | \$345,000   | \$345,000    | \$161,800   | 46.90          | \$323,683      | \$79,535    | \$265,465      | \$191,489    | 1.386          |       |
| 70-17-07-312-016 | 9391 NORTH WIND DR | 10/31/22  | \$314,900   | \$314,900    | \$147,400   | 46.81          | \$294,810      | \$74,419    | \$240,481      | \$172,856    | 1.391          |       |
| 70-17-07-114-021 | 3772 BANTAM DR     | 07/01/22  | \$342,500   | \$342,500    | \$160,000   | 46.72          | \$319,937      | \$75,568    | \$266,932      | \$191,662    | 1.393          |       |
| 70-17-07-315-014 | 3431 EAST WIND TR  | 07/12/22  | \$315,000   | \$315,000    | \$145,300   | 46.13          | \$290,601      | \$76,298    | \$238,702      | \$168,081    | 1.420          |       |
| 70-17-07-317-020 | 9270 SOUTH WIND DR | 01/19/23  | \$327,500   | \$327,500    | \$150,300   | 45.89          | \$300,666      | \$79,660    | \$247,840      | \$173,338    | 1.430          |       |
| 70-17-07-312-009 | 9481 NORTH WIND DR | 02/02/24  | \$329,900   | \$329,900    | \$150,100   | 45.50          | \$300,164      | \$75,024    | \$254,876      | \$176,580    | 1.443          |       |
| 70-17-07-315-009 | 9295 SOUTH WIND DR | 11/16/23  | \$339,000   | \$339,000    | \$153,000   | 45.13          | \$306,011      | \$77,433    | \$261,567      | \$179,277    | 1.459          |       |
| 70-17-07-317-001 | 9498 SOUTH WIND DR | 05/11/23  | \$338,000   | \$338,000    | \$150,100   | 44.41          | \$300,167      | \$75,501    | \$262,499      | \$176,209    | 1.490          |       |
| 70-17-07-114-002 | 9458 TOWNLINE CT   | 01/25/23  | \$314,900   | \$314,900    | \$138,100   | 43.86          | \$276,149      | \$72,000    | \$242,900      | \$160,117    | 1.517          |       |
| 70-17-07-313-002 | 9570 NORTH WIND DR | 04/07/23  | \$290,000   | \$290,000    | \$126,600   | 43.66          | \$253,112      | \$74,669    | \$215,331      | \$139,955    | 1.539          |       |
| 70-17-07-115-003 | 3747 BANTAM DR     | 05/16/22  | \$315,000   | \$315,000    | \$134,000   | 42.54          | \$268,003      | \$74,549    | \$240,451      | \$151,729    | 1.585          |       |
| 70-17-07-314-002 | 9500 NORTH WIND DR | 09/15/22  | \$334,900   | \$334,900    | \$139,500   | 41.65          | \$278,961      | \$74,581    | \$260,319      | \$160,298    | 1.624          |       |
| Totals:          |                    |           | \$4,858,100 | \$4,858,100  | \$2,230,300 |                | \$4,460,368    |             | \$3,724,405    | \$2,609,155  |                |       |
|                  |                    |           |             |              |             | Sale. Ratio => | 45.91          |             |                |              | E.C.F. =>      | 1.427 |
|                  |                    |           |             |              |             | Std. Dev. =>   | 2.94           |             |                |              | Ave. E.C.F. => | 1.433 |

## RES15 - Settlers Grove

| Parcel Number    | Street Address    | Sale Date | Sale Price         | Adj. Sale \$       | Cur. Asmnt.      | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual   | Cost Man. \$             | E.C.F.       |
|------------------|-------------------|-----------|--------------------|--------------------|------------------|--------------------------|--------------------|-------------|------------------|--------------------------|--------------|
| 70-17-34-136-012 | 6903 COMMUNITY LN | 02/27/23  | \$475,000          | \$475,000          | \$211,500        | 44.53                    | \$423,039          | \$119,838   | \$355,162        | \$292,665                | 1.214        |
| 70-17-34-176-009 | 487 MIDGROVE DR   | 10/20/23  | \$600,000          | \$600,000          | \$296,900        | 49.48                    | \$593,730          | \$110,000   | \$490,000        | \$466,921                | 1.049        |
| <b>Totals:</b>   |                   |           | <b>\$1,075,000</b> | <b>\$1,075,000</b> | <b>\$508,400</b> |                          | <b>\$1,016,769</b> |             | <b>\$845,162</b> | <b>\$759,586</b>         |              |
|                  |                   |           |                    |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>47.29</b>       |             |                  | <b>E.C.F. =&gt;</b>      | <b>1.113</b> |
|                  |                   |           |                    |                    |                  | <b>Std. Dev. =&gt;</b>   | <b>3.51</b>        |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.131</b> |

## RES19 - Walnut Creek & Sierra Ridge West & Trailside

| Parcel Number    | Street Address        | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|-----------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-21-212-012 | 7504 RIVERTRAIL CT    | 06/26/23  | \$475,000   | \$475,000    | \$207,800   | 43.75          | \$415,562      | \$90,000    | \$385,000      | \$310,355    | 1.241          |       |
| 70-17-21-213-017 | 2248 RIDGELINE CT     | 07/15/22  | \$543,900   | \$543,900    | \$238,000   | 43.76          | \$475,956      | \$90,000    | \$453,900      | \$367,928    | 1.234          |       |
| 70-17-21-212-012 | 7504 RIVERTRAIL CT    | 05/06/22  | \$469,190   | \$469,190    | \$207,800   | 44.29          | \$415,562      | \$90,000    | \$379,190      | \$310,355    | 1.222          |       |
| 70-17-21-212-016 | 7568 RIVERTRAIL CT    | 04/28/23  | \$498,985   | \$498,985    | \$223,700   | 44.83          | \$447,439      | \$90,000    | \$408,985      | \$340,743    | 1.200          |       |
| 70-17-33-237-007 | 730 WINDRIDGE CT      | 03/20/23  | \$400,000   | \$400,000    | \$183,600   | 45.90          | \$367,153      | \$56,340    | \$343,660      | \$296,295    | 1.160          |       |
| 70-17-21-213-002 | 7574 RIDGELINE DR     | 09/15/22  | \$519,090   | \$519,090    | \$240,900   | 46.41          | \$481,861      | \$90,000    | \$429,090      | \$373,557    | 1.149          |       |
| 70-17-21-201-004 | 2355 TRAILSIDE DR     | 03/19/24  | \$415,000   | \$415,000    | \$198,500   | 47.83          | \$396,964      | \$90,000    | \$325,000      | \$292,625    | 1.111          |       |
| 70-17-21-212-023 | 7471 RIDGELINE DR     | 09/15/22  | \$429,900   | \$429,900    | \$210,400   | 48.94          | \$420,841      | \$90,000    | \$339,900      | \$315,387    | 1.078          |       |
| 70-17-21-213-001 | 7584 RIDGELINE DR     | 03/08/23  | \$374,900   | \$374,900    | \$186,200   | 49.67          | \$372,395      | \$90,000    | \$284,900      | \$269,204    | 1.058          |       |
| 70-17-21-212-018 | 7539 RIDGELINE DR     | 08/24/23  | \$499,900   | \$499,900    | \$253,600   | 50.73          | \$507,201      | \$90,000    | \$409,900      | \$397,713    | 1.031          |       |
| 70-17-21-206-002 | 7525 MACVIEW DR       | 04/08/22  | \$384,000   | \$384,000    | \$199,400   | 51.93          | \$398,787      | \$90,000    | \$294,000      | \$294,363    | 0.999          |       |
| 70-17-21-212-001 | 7575 RIVERTRAIL COURT | 02/06/23  | \$509,000   | \$509,000    | \$266,900   | 52.44          | \$533,794      | \$90,000    | \$419,000      | \$423,064    | 0.990          |       |
| Totals:          |                       |           | \$5,518,865 | \$5,518,865  | \$2,616,800 |                | \$5,233,515    |             | \$4,472,525    | \$3,991,587  |                |       |
|                  |                       |           |             |              |             | Sale. Ratio => | 47.42          |             |                |              | E.C.F. =>      | 1.120 |
|                  |                       |           |             |              |             | Std. Dev. =>   | 3.17           |             |                |              | Ave. E.C.F. => | 1.123 |

### Outliers

|                  |                  |          |           |           |           |       |           |          |           |           |       |
|------------------|------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|
| 70-17-33-237-001 | 777 WINDRIDGE CT | 05/23/23 | \$365,000 | \$365,000 | \$133,000 | 36.44 | \$265,916 | \$33,930 | \$331,070 | \$221,150 | 1.497 |
|------------------|------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|

## RES20 - Zeeland Meadows & Village View

| Parcel Number    | Street Address     | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|--------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-23-303-017 | 1910 GREEN VIEW CT | 07/11/22  | \$329,000   | \$329,000    | \$166,100   | 50.49          | \$332,265      | \$65,000    | \$264,000      | \$263,056    | 1.004          |       |
| 70-17-35-104-010 | 6302 VILLAGE LN    | 06/24/22  | \$240,000   | \$240,000    | \$116,500   | 48.54          | \$232,916      | \$68,398    | \$171,602      | \$161,927    | 1.060          |       |
| 70-17-23-303-015 | 1926 GREEN VIEW CT | 09/21/22  | \$352,100   | \$352,100    | \$165,400   | 46.98          | \$330,846      | \$65,000    | \$287,100      | \$261,659    | 1.097          |       |
| 70-17-23-302-006 | 6311 MESA VIEW DR  | 09/23/22  | \$344,500   | \$344,500    | \$155,600   | 45.17          | \$311,105      | \$65,000    | \$279,500      | \$242,229    | 1.154          |       |
| 70-17-23-303-030 | 1830 GREEN VIEW CT | 11/01/23  | \$335,000   | \$335,000    | \$149,700   | 44.69          | \$299,355      | \$65,000    | \$270,000      | \$230,664    | 1.171          |       |
| 70-17-23-303-023 | 1856 GREEN VIEW CT | 11/08/22  | \$283,000   | \$283,000    | \$125,500   | 44.35          | \$251,079      | \$65,000    | \$218,000      | \$183,149    | 1.190          |       |
| 70-17-23-303-041 | 6276 GREEN VIEW DR | 07/28/23  | \$385,000   | \$385,000    | \$164,500   | 42.73          | \$329,095      | \$65,000    | \$320,000      | \$259,936    | 1.231          |       |
| 70-17-23-303-047 | 6344 MESA VIEW DR  | 10/25/23  | \$315,000   | \$315,000    | \$127,000   | 40.32          | \$254,012      | \$65,000    | \$250,000      | \$186,035    | 1.344          |       |
| 70-17-23-303-024 | 1850 GREEN VIEW CT | 03/14/24  | \$325,000   | \$325,000    | \$126,900   | 39.05          | \$253,852      | \$65,000    | \$260,000      | \$185,878    | 1.399          |       |
| Totals:          |                    |           | \$2,908,600 | \$2,908,600  | \$1,297,200 |                | \$2,594,525    |             | \$2,320,202    | \$1,974,534  |                |       |
|                  |                    |           |             |              |             | Sale. Ratio => | 44.60          |             |                |              | E.C.F. =>      | 1.175 |
|                  |                    |           |             |              |             | Std. Dev. =>   | 3.69           |             |                |              | Ave. E.C.F. => | 1.183 |

### Outliers

|                  |                    |          |           |           |           |       |           |          |           |           |       |
|------------------|--------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|
| 70-17-23-303-024 | 1850 GREEN VIEW CT | 01/16/24 | \$195,000 | \$195,000 | \$126,900 | 65.08 | \$253,852 | \$65,000 | \$130,000 | \$185,878 | 0.699 |
| 70-17-35-104-004 | 663 COUNTRY LN     | 05/02/23 | \$345,000 | \$345,000 | \$123,000 | 35.65 | \$246,010 | \$68,355 | \$276,645 | \$174,857 | 1.582 |

## RES21 Condos Copper Ridge

| Parcel Number        | Street Address        | Sale Date | Sale Price | Adj. Sale \$ | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|----------------------|-----------------------|-----------|------------|--------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-15-363-0137110 | COPPER RIDGE CT       | 10/31/24  | \$390,000  | \$390,000    | \$222,100          | 56.95                    | \$444,287          | \$78,000    | \$312,000          | \$322,152                | 0.968        |
| 70-17-15-363-0197160 | COPPER RIDGE CT       | 07/09/24  | \$390,000  | \$390,000    | \$240,700          | 61.72                    | \$481,377          | \$82,577    | \$307,423          | \$350,748                | 0.876        |
| 70-17-15-463-0016789 | VRIESLAND CROSSING PV | 03/22/24  | \$445,500  | \$445,500    | \$259,200          | 58.18                    | \$518,309          | \$94,000    | \$351,500          | \$373,183                | 0.942        |
| 70-17-15-463-0026781 | VRIESLAND CROSSING PV | 06/18/24  | \$480,000  | \$480,000    | \$260,500          | 54.27                    | \$521,091          | \$94,000    | \$386,000          | \$375,630                | 1.028        |
| 70-17-15-463-0056755 | VRIESLAND CROSSING PV | 12/19/24  | \$453,000  | \$453,000    | \$264,400          | 58.37                    | \$528,863          | \$94,000    | \$359,000          | \$382,465                | 0.939        |
| 70-17-15-463-0226756 | VRIESLAND CROSSING PV | 09/04/24  | \$485,000  | \$485,000    | \$261,300          | 53.88                    | \$522,565          | \$94,000    | \$391,000          | \$376,926                | 1.037        |
| <b>Totals:</b>       |                       |           | <b>###</b> | <b>###</b>   | <b>\$1,508,200</b> |                          | <b>\$3,016,492</b> |             | <b>\$2,106,923</b> | <b>\$2,181,104</b>       |              |
|                      |                       |           |            |              |                    | <b>Sale. Ratio =&gt;</b> | <b>57.05</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>0.966</b> |
|                      |                       |           |            |              |                    | <b>Std. Dev. =&gt;</b>   | <b>2.91</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.965</b> |

## RES22 - Condos Fairview

| Parcel Number    | Street Address           | Sale Date | Sale Price         | Adj. Sale \$       | Cur. Asmnt.        | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       |
|------------------|--------------------------|-----------|--------------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------------|--------------|
| 70-17-19-499-091 | 1799 WEST CLEARWATER DR  | 11/13/23  | \$305,000          | \$305,000          | \$157,300          | 51.57                    | \$314,555          | \$55,000    | \$250,000          | \$187,947                | 1.330        |
| 70-17-19-499-074 | 1676 WEST CLEARWATER DR  | 05/13/22  | \$305,000          | \$305,000          | \$145,800          | 47.80                    | \$291,565          | \$70,000    | \$235,000          | \$160,438                | 1.465        |
| 70-17-19-499-033 | 8904 SOUTH CLEARWATER DR | 06/21/23  | \$343,500          | \$343,500          | \$162,800          | 47.39                    | \$325,573          | \$70,000    | \$273,500          | \$185,064                | 1.478        |
| 70-17-19-499-079 | 1689 WEST CLEARWATER DR  | 05/11/22  | \$300,000          | \$300,000          | \$141,400          | 47.13                    | \$282,721          | \$60,000    | \$240,000          | \$161,275                | 1.488        |
| 70-17-19-499-016 | 8878 PENINSULA CT        | 06/28/22  | \$335,000          | \$335,000          | \$157,400          | 46.99                    | \$314,806          | \$70,000    | \$265,000          | \$177,267                | 1.495        |
| 70-17-19-499-028 | 8921 SOUTH CLEARWATER DR | 05/13/22  | \$380,000          | \$380,000          | \$176,900          | 46.55                    | \$353,860          | \$75,000    | \$305,000          | \$201,926                | 1.510        |
| 70-17-19-499-020 | 8871 PENINSULA CT        | 05/11/23  | \$350,000          | \$350,000          | \$156,900          | 44.83                    | \$313,887          | \$70,000    | \$280,000          | \$176,602                | 1.585        |
| 70-17-19-499-016 | 8878 PENINSULA CT        | 10/04/23  | \$365,000          | \$365,000          | \$157,400          | 43.12                    | \$314,806          | \$70,000    | \$295,000          | \$177,267                | 1.664        |
| <b>Totals:</b>   |                          |           | <b>\$2,683,500</b> | <b>\$2,683,500</b> | <b>\$1,255,900</b> |                          | <b>\$2,511,773</b> |             | <b>\$2,143,500</b> | <b>\$1,427,786</b>       |              |
|                  |                          |           |                    |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>46.80</b>       |             |                    | <b>E.C.F. =&gt;</b>      | <b>1.501</b> |
|                  |                          |           |                    |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>2.44</b>        |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.502</b> |

## RES23 - Condos Maple Lake

| Parcel Number    | Street Address           | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|--------------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-19-470-125 | 1895 LAKEVIEW DR         | 08/30/22  | \$265,000   | \$265,000    | \$141,500   | 53.40          | \$283,058      | \$60,000    | \$205,000      | \$164,740    | 1.244          |       |
| 70-17-19-470-065 | 1866 LAKEVIEW DR         | 06/29/22  | \$290,000   | \$290,000    | \$151,400   | 52.21          | \$302,832      | \$75,000    | \$215,000      | \$168,266    | 1.278          |       |
| 70-17-19-470-080 | 1630 LAKEVIEW DR         | 07/05/23  | \$274,900   | \$274,900    | \$143,500   | 52.20          | \$287,060      | \$60,000    | \$214,900      | \$167,696    | 1.281          |       |
| 70-17-19-470-083 | 2073 LAKEVIEW DR         | 10/13/23  | \$255,000   | \$255,000    | \$130,800   | 51.29          | \$261,528      | \$55,000    | \$200,000      | \$152,532    | 1.311          |       |
| 70-17-19-470-074 | 9161 SOUTH MAPLE LAKE DR | 09/07/22  | \$260,000   | \$260,000    | \$128,200   | 49.31          | \$256,360      | \$55,000    | \$205,000      | \$148,715    | 1.378          |       |
| 70-17-19-470-088 | 2070 LAKEVIEW DR         | 10/05/23  | \$325,000   | \$325,000    | \$152,400   | 46.89          | \$304,722      | \$75,000    | \$250,000      | \$169,662    | 1.474          |       |
| 70-17-19-470-115 | 9059 LAKEVIEW CT         | 09/27/23  | \$278,500   | \$278,500    | \$130,700   | 46.93          | \$261,362      | \$70,000    | \$208,500      | \$141,331    | 1.475          |       |
| 70-17-19-470-064 | 1831 LAKEVIEW DR         | 04/14/23  | \$299,900   | \$299,900    | \$139,600   | 46.55          | \$279,153      | \$60,000    | \$239,900      | \$161,856    | 1.482          |       |
| 70-17-19-470-006 | 1731 LAKEVIEW DR         | 06/08/23  | \$242,500   | \$242,500    | \$112,600   | 46.43          | \$225,286      | \$55,000    | \$187,500      | \$125,765    | 1.491          |       |
| 70-17-19-470-116 | 9057 LAKEVIEW CT         | 05/04/23  | \$334,500   | \$334,500    | \$149,600   | 44.72          | \$299,178      | \$75,000    | \$259,500      | \$165,567    | 1.567          |       |
| 70-17-19-470-066 | 1868 LAKEVIEW DR         | 08/28/23  | \$295,000   | \$295,000    | \$131,200   | 44.47          | \$262,491      | \$70,000    | \$225,000      | \$142,165    | 1.583          |       |
| 70-17-19-470-108 | 9064 LAKEVIEW CT         | 08/16/23  | \$341,000   | \$341,000    | \$150,300   | 44.08          | \$300,522      | \$75,000    | \$266,000      | \$166,560    | 1.597          |       |
| 70-17-19-470-026 | 1644 LAKEVIEW DR         | 07/21/23  | \$299,900   | \$299,900    | \$130,100   | 43.38          | \$260,142      | \$70,000    | \$229,900      | \$140,430    | 1.637          |       |
|                  |                          | Totals:   | \$3,761,200 | \$3,761,200  | \$1,791,900 |                | \$3,583,694    |             | \$2,906,200    | \$2,015,284  |                |       |
|                  |                          |           |             |              |             | Sale. Ratio => | 47.64          |             |                |              | E.C.F. =>      | 1.442 |
|                  |                          |           |             |              |             | Std. Dev. =>   | 3.46           |             |                |              | Ave. E.C.F. => | 1.446 |

## RES24 - Condos Trillium

| Parcel Number    | Street Address          | Sale Date | Sale Price  | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale  | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         |       |
|------------------|-------------------------|-----------|-------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|----------------|-------|
| 70-17-19-351-002 | 9569 TRILLIUM LAKE DR   | 08/19/22  | \$270,000   | \$270,000    | \$134,200   | 49.70          | \$268,349      | \$58,000    | \$212,000      | \$180,402    | 1.175          |       |
| 70-17-19-351-003 | 9571 TRILLIUM LAKE DR   | 07/27/22  | \$372,000   | \$372,000    | \$170,900   | 45.94          | \$341,814      | \$58,000    | \$314,000      | \$243,408    | 1.290          |       |
| 70-17-19-351-008 | 9545 TRILLIUM LAKE DR   | 06/28/22  | \$396,000   | \$396,000    | \$180,500   | 45.58          | \$360,951      | \$65,000    | \$331,000      | \$253,817    | 1.304          |       |
| 70-17-19-351-022 | 1740 NORTH TRILLIUM CIR | 12/15/22  | \$395,000   | \$395,000    | \$174,300   | 44.13          | \$348,640      | \$65,000    | \$330,000      | \$243,259    | 1.357          |       |
| Totals:          |                         |           | \$1,433,000 | \$1,433,000  | \$659,900   |                | \$1,319,754    |             | \$1,187,000    | \$920,887    |                |       |
|                  |                         |           |             |              |             | Sale. Ratio => | 46.05          |             |                |              | E.C.F. =>      | 1.289 |
|                  |                         |           |             |              |             | Std. Dev. =>   | 2.38           |             |                |              | Ave. E.C.F. => | 1.281 |

## Outlier

|                  |                         |          |           |           |           |       |           |          |           |           |       |
|------------------|-------------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|
| 70-17-19-351-016 | 1794 NORTH TRILLIUM CIR | 12/20/22 | \$225,000 | \$225,000 | \$128,400 | 57.07 | \$256,896 | \$58,000 | \$167,000 | \$170,580 | 0.979 |
|------------------|-------------------------|----------|-----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|