

10.0%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front	Depth
000-08-28-303-007-00	1160 HERBERT	10/31/23	\$230,000	PTA	03-ARM'S LE	\$230,000	\$93,300	40.57	\$181,930	\$66,704	\$18,634	\$23,000	100.2	202.7
000-08-28-303-023-00	1100 HERBERT	01/05/24	\$225,000	PTA	08-ESTATE	\$225,000	\$115,800	51.47	\$225,940	\$24,402	\$25,342	\$22,500	136.2	202.7
000-08-28-328-042-00	1117 WINIFRED	06/14/24	\$91,100	PTA	03-ARM'S LE	\$91,100	\$48,050	52.74	\$97,878	\$4,350	\$11,128	\$9,110	50.1	144.7
000-08-28-332-004-00	1051 WAYNE	12/22/23	\$108,000	PTA	08-ESTATE	\$108,000	\$40,800	37.78	\$100,369	\$18,735	\$11,104	\$10,800	52.1	144.7
000-08-28-332-016-00	923 WAYNE	10/30/24	\$178,000	PTA	03-ARM'S LE	\$178,000	\$60,100	33.76	\$131,639	\$57,465	\$11,104	\$17,800	52.1	144.7
000-08-28-332-022-01	1054 N BROWN	08/25/23	\$194,000	PTA	03-ARM'S LE	\$194,000	\$53,500	27.58	\$142,670	\$73,922	\$22,592	\$19,400	101.8	144.8
000-08-28-333-001-00	1729 W NORTH	01/31/25	\$145,000	PTA	03-ARM'S LE	\$145,000	\$75,250	51.90	\$157,560	(\$1,118)	\$11,442	\$14,500	53.7	150.4
000-08-28-333-004-00	849 WINIFRED	11/27/23	\$176,000	PTA	03-ARM'S LE	\$176,000	\$66,200	37.61	\$158,082	\$51,226	\$33,308	\$17,600	156.4	150.4
000-08-28-333-015-00	862 WAYNE	05/24/23	\$115,000	PTA	03-ARM'S LE	\$115,000	\$33,300	28.96	\$84,487	\$38,525	\$8,012	\$11,500	36.1	144.7
000-08-28-334-006-00	WAYNE	07/23/24	\$7,678	PTA	03-ARM'S LE	\$7,678	\$4,600	59.91	\$11,351	\$7,678	\$11,351	\$7,678	51.1	144.7
000-08-28-334-018-00	838 N BROWN	06/20/24	\$143,000	PTA	03-ARM'S LE	\$143,000	\$67,350	47.10	\$139,733	\$25,048	\$21,781	\$14,300	102.3	144.7
000-08-28-335-001-00	713 WINIFRED	11/21/23	\$142,000	PTA	03-ARM'S LE	\$142,000	\$68,600	48.31	\$161,094	\$2,756	\$21,850	\$14,200	102.6	154.6
000-08-28-335-006-00	633 WINIFRED	08/13/24	\$119,000	PTA	03-ARM'S LE	\$119,000	\$39,050	32.82	\$81,482	\$49,020	\$11,502	\$11,900	51.8	154.6
000-08-32-228-012-01	935 CONCORD	03/26/24	\$157,000	PTA	03-ARM'S LE	\$157,000	\$84,700	53.95	\$168,809	\$7,477	\$19,286	\$15,700	86.9	120.5
000-08-32-231-029-00	802 CONCORD	09/28/23	\$105,000	WD	08-ESTATE	\$105,000	\$41,100	39.14	\$97,603	\$20,128	\$12,731	\$10,500	57.3	120.5
000-08-32-232-007-00	851 CONCORD	09/09/24	\$190,000	PTA	03-ARM'S LE	\$190,000	\$79,750	41.97	\$163,524	\$41,797	\$15,321	\$19,000	69.0	120.5
000-08-32-234-010-00	720 BELLEVUE	10/11/24	\$220,000	WD	03-ARM'S LE	\$220,000	\$72,500	32.95	\$145,238	\$86,156	\$11,394	\$22,000	51.3	127.5
000-08-32-235-008-00	623 BELLEVUE	08/01/23	\$139,000	PTA	08-ESTATE	\$139,000	\$50,600	36.40	\$131,362	\$30,426	\$22,788	\$13,900	102.7	255.0
000-08-32-235-012-00	CONCORD	07/31/23	\$7,000	WD	03-ARM'S LE	\$7,000	\$6,400	91.43	\$11,394	\$7,000	\$11,394	\$7,000	51.3	127.5
000-08-32-236-011-01	2505 LORAIN	05/28/24	\$199,900	PTA	03-ARM'S LE	\$199,900	\$95,600	47.82	\$193,446	\$32,422	\$25,968	\$19,990	110.5	138.1
000-08-33-103-001-00	2317 CHESNIN	10/04/23	\$192,000	PTA	03-ARM'S LE	\$192,000	\$75,700	39.43	\$162,904	\$47,210	\$18,114	\$19,200	81.6	150.0
000-08-33-103-003-00	2309 CHESNIN	07/26/24	\$165,000	PTA	03-ARM'S LE	\$165,000	\$64,450	39.06	\$129,442	\$53,672	\$18,114	\$16,500	81.6	150.0
000-08-33-104-003-00	2309 W NORTH	05/17/24	\$160,000	PTA	08-ESTATE	\$160,000	\$84,600	52.88	\$171,464	\$6,660	\$18,124	\$16,000	77.1	134.0
000-08-33-105-005-00	933 VARDEN	11/20/24	\$160,000	PTA	03-ARM'S LE	\$160,000	\$60,800	38.00	\$122,987	\$54,743	\$17,730	\$16,000	79.9	149.5
000-08-33-106-001-00	2297 W NORTH	12/06/24	\$155,000	PTA	03-ARM'S LE	\$155,000	\$59,100	38.13	\$121,091	\$49,830	\$15,921	\$15,500	71.7	134.0
000-08-33-110-003-00	2309 OXFORD	06/18/24	\$200,000	PTA	08-ESTATE	\$200,000	\$82,750	41.38	\$167,688	\$54,124	\$21,812	\$20,000	88.6	140.0
000-08-33-110-005-00	2301 OXFORD	01/22/25	\$177,085	PTA	08-ESTATE	\$177,085	\$62,550	35.32	\$131,446	\$63,139	\$17,500	\$17,709	78.8	140.0
000-08-33-111-001-00	819 VARDEN	10/10/24	\$105,000	CD	03-ARM'S LE	\$105,000	\$66,950	63.76	\$133,773	(\$11,024)	\$17,749	\$10,500	79.9	149.8
000-08-33-112-001-00	719 VARDEN	05/03/24	\$172,000	PTA	03-ARM'S LE	\$172,000	\$69,650	40.49	\$141,188	\$49,611	\$18,799	\$17,200	80.0	150.0
000-08-33-112-003-00	711 VARDEN	03/18/24	\$153,000	PTA	03-ARM'S LE	\$153,000	\$76,000	49.67	\$163,872	\$6,890	\$17,762	\$15,300	80.0	150.0

000-08-33-112-005-00	705 VARDEN	12/04/23	\$170,000	PTA	03-ARM'S LE	\$170,000	\$65,300	38.41	\$143,446	\$44,320	\$17,766	\$17,000	80.0	150.1
000-08-33-113-026-00	922 BRYANT	08/20/24	\$180,000	PTA	03-ARM'S LE	\$180,000	\$79,050	43.92	\$168,086	\$27,267	\$15,353	\$18,000	69.2	120.0
000-08-33-117-004-01	881 BRYANT	06/24/24	\$134,900	PTA	03-ARM'S LE	\$134,900	\$65,200	48.33	\$131,204	\$17,050	\$13,354	\$13,490	60.2	120.0
000-08-33-129-001-01	1049 LOWELL	02/10/25	\$135,000	PTA	03-ARM'S LE	\$135,000	\$64,050	47.44	\$130,957	\$23,369	\$19,326	\$13,500	87.1	120.0
000-08-33-129-011-01	917 LOWELL	01/21/25	\$122,500	PTA	03-ARM'S LE	\$122,500	\$64,100	52.33	\$131,216	\$10,610	\$19,326	\$12,250	87.1	120.0
000-08-33-129-019-00	1040 LONGFELI	08/12/24	\$135,000	PTA	03-ARM'S LE	\$135,000	\$69,100	51.19	\$139,226	\$18,624	\$22,850	\$13,500	100.0	240.0
000-08-33-129-019-01	1040 LONGFELI	08/12/24	\$135,000	PTA	03-ARM'S LE	\$135,000	\$69,100	51.19	\$139,226	\$18,624	\$22,850	\$13,500	100.0	240.0
000-08-33-131-027-00	1910 W GANSO	12/13/24	\$190,000	PTA	03-ARM'S LE	\$190,000	\$5,900	3.11	\$11,100	\$190,000	\$11,100	\$19,000	50.0	120.0
000-08-33-133-002-00	881 LONGFELL	02/16/24	\$175,000	PTA	03-ARM'S LE	\$175,000	\$61,800	35.31	\$136,600	\$62,813	\$24,413	\$17,500	110.0	249.5
000-08-33-133-010-00	709 LONGFELL	06/02/23	\$125,000	PTA	03-ARM'S LE	\$125,000	\$52,500	42.00	\$109,219	\$38,157	\$22,376	\$12,500	100.8	243.8
000-08-33-137-005-00	1044 WINIFRED	07/21/23	\$130,000	PTA	03-ARM'S LE	\$130,000	\$48,200	37.08	\$105,674	\$43,157	\$13,245	\$13,000	59.7	137.0
000-08-28-328-042-00	1117 WINIFRED	06/14/24	\$91,100	PTA	03-ARM'S LE	\$91,100	\$48,050	52.74	\$97,878	\$4,257	\$11,128	\$9,110	50.1	144.7
000-08-28-332-016-00	923 WAYNE	10/30/24	\$178,000	PTA	03-ARM'S LE	\$178,000	\$60,100	33.76	\$131,639	\$91,157	\$11,104	\$17,800	52.1	144.7
000-08-28-332-022-01	1054 N BROWN	08/25/23	\$194,000	PTA	03-ARM'S LE	\$194,000	\$53,500	27.58	\$142,670	\$107,157	\$22,592	\$19,400	101.8	144.8
000-08-28-333-001-00	1729 W NORTH	01/31/25	\$145,000	PTA	03-ARM'S LE	\$145,000	\$75,250	51.90	\$157,560	\$58,157	\$11,442	\$14,500	53.7	150.4
000-08-28-333-004-00	849 WINIFRED	11/27/23	\$176,000	PTA	03-ARM'S LE	\$176,000	\$66,200	37.61	\$158,082	\$89,157	\$33,308	\$17,600	156.4	150.4
000-08-28-333-015-00	862 WAYNE	05/24/23	\$115,000	PTA	03-ARM'S LE	\$115,000	\$33,300	28.96	\$84,487	\$28,157	\$8,012	\$11,500	36.1	144.7
000-08-28-334-006-00	WAYNE	07/23/24	\$7,678	PTA	03-ARM'S LE	\$7,678	\$4,600	59.91	\$11,351	(\$79,165)	\$11,351	\$7,678	51.1	144.7
000-08-28-334-018-00	838 N BROWN	06/20/24	\$143,000	PTA	03-ARM'S LE	\$143,000	\$67,350	47.10	\$139,733	\$56,157	\$21,781	\$14,300	102.3	144.7
000-08-28-335-006-00	633 WINIFRED	08/13/24	\$119,000	PTA	03-ARM'S LE	\$119,000	\$39,050	32.82	\$81,482	\$32,157	\$11,502	\$11,900	51.8	154.6
Totals:			\$7,331,941			\$7,331,941	\$2,990,800		\$6,382,282	\$1,900,156	\$863,836	\$753,315	3,934.1	
								Sale. Ratio =>	40.79	Average		Average	191.5	
								Std. Dev. =>	12.57	per FF=>		per FF=>	\$483	
												Use:	\$198	

ECF	School	Actual Front Depth Ave	Eff FF	Price per EFI Net SF	Net Acres	Sale Price	Time Adj Sale		Sale Date	diff. in time from		Street Adre	Parcel No.
							Price			3/31/2023			
Drexel Pl	JPS	51	144.7	51.10	\$149	7,405.20	0.17	\$7,678	\$7,628	7/23/2024	-1.31	Wayne	000-08-28-334-006-00
Sec 33	JPS	100	243.8	100.80			0.19	\$15,046	\$125,000	06/23/23	-0.23	709 Longfell	000-08-33-133-010-00
									12.04%				
Drexel Pl	JPS	51	144.7	51.10	\$149	7,405.20	0.17	\$7,678	\$7,628	7/23/2024	-1.31	Wayne	000-08-28-334-006-00
Sec 33	JPS	74.88	149.5	79.90			0.23	\$11,927	\$160,000	11/20/24	-1.64	933 Varden	000-08-33-105-005-00
									7.45%				
Drexel Pl	JPS	51	144.7	51.10	\$149	7,405.20	0.17	\$7,678	\$7,628	7/23/2024	-1.31	Wayne	000-08-28-334-006-00
Sec 33	JPS	100	240	100.00			0.28	\$14,927	\$135,000	08/12/24	-1.36	1040 LONGF	000-08-33-129-019-01
									11.06%				
Drexel Pl	JPS	51	144.7	51.10	\$149	7,405.20	0.17	\$7,678	\$7,628	7/23/2024	-1.31	Wayne	000-08-28-334-006-00
	15	JPS	154.6	102.60			0.350	\$15,315	\$142,000	11/21/23	-0.64	713 Winifred	000-08-28-335-001-00
									10.79%				
									10.33%				
							Aggregate:	\$57,215	\$562,000		10.18%		
			Say		\$50		Use	10.0% for allocation					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
000-08-10-4825	QUEE	03/18/24	\$38,000	PTA	03-ARM'S L	\$38,000	\$14,900	39.21	\$30,992	\$38,000	\$30,992	114.8	164.5	0.51	
000-08-10-JACOBSON		10/11/23	\$30,000	PTA	03-ARM'S L	\$30,000	\$13,500	45.00	\$28,800	\$30,000	\$28,800	100.0	150.0	0.34	
000-08-10-5300	GRAN	09/04/24	\$15,000	WD	03-ARM'S L	\$23,000	\$17,000	73.91	\$34,500	\$23,000	\$34,500	140.6	412.2	2.06	
000-08-10-5282	GRAN	11/19/24	\$15,000	PTA	03-ARM'S L	\$23,000	\$17,000	73.91	\$34,500	\$23,000	\$34,500	136.3	568.5	1.81	
000-08-10-5097	RUBY	06/08/23	\$25,000	PTA	03-ARM'S L	\$25,000	\$16,500	66.00	\$309,833	\$25,000	\$37,755	122.6	277.4	0.57	
Totals:			\$123,000			\$139,000	\$78,900		\$438,625	\$139,000	\$166,547	614.3		5.30	
								Sale. Ratio	56.76				Average		Average
								Std. Dev. =	16.43				per FF=>	\$226	per Net Aci

	Sale Price	Site Prep
000-08-10-481-024-00	\$15,000	\$8,000
000-08-10-481-025-00	\$15,000	\$8,000

09 Birch Havn, 046 North Valley, 047 North Meadow

10.0%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front	Depth	Net Acres
000-08-05-102-015-00	6754 OLD WAGON	06/23/23	\$237,500	WD	03-ARM'S LEN	\$237,500	\$111,600	46.99	\$264,888	\$2,972	\$30,360	\$23,750	103.6	148.8	0.36
000-08-05-103-005-00	3783 NORTHMEAL	11/08/23	\$256,000	PTA	03-ARM'S LEN	\$256,000	\$90,400	35.31	\$211,160	\$74,140	\$29,300	\$25,600	100.0	150.0	0.34
000-08-06-426-005-19	6208 MOUNTIE	12/05/24	\$305,000	PTA	03-ARM'S LEN	\$305,000	\$129,700	42.52	\$268,259	\$68,040	\$31,299	\$30,500	106.8	146.9	0.42
000-08-06-426-005-22	6220 MOUNTIE	12/15/23	\$275,500	PTA	03-ARM'S LEN	\$275,500	\$126,400	45.88	\$285,390	\$19,770	\$29,660	\$27,550	101.2	163.8	0.38
000-08-08-427-002-00	2985 WOLHAVN	10/30/24	\$253,000	PTA	03-ARM'S LEN	\$253,000	\$120,000	47.43	\$239,284	\$32,633	\$18,917	\$25,300	80.5	120.0	0.25
000-08-09-301-009-00	4732 BIRCH HAVE	12/20/23	\$340,000	PTA	03-ARM'S LEN	\$340,000	\$125,600	36.94	\$323,708	\$46,704	\$30,412	\$34,000	129.4	235.0	0.56
000-08-09-301-012-00	2948 WOLHAVN	05/08/24	\$226,500	PTA	03-ARM'S LEN	\$226,500	\$108,100	47.73	\$218,749	\$35,251	\$27,500	\$22,650	100.0	150.0	0.34
000-08-09-304-003-00	2945 WOLHAVN	04/30/24	\$305,000	PTA	03-ARM'S LEN	\$305,000	\$113,250	37.13	\$229,289	\$104,290	\$28,579	\$30,500	127.0	200.0	0.51
000-08-16-230-044-01	4189 ASPEN	11/03/23	\$335,000	PTA	03-ARM'S LEN	\$335,000	\$204,900	61.16	\$387,351	(\$25,474)	\$26,877	\$33,500	91.7	200.0	0.34
Totals:			\$2,533,500			\$2,533,500	\$1,129,950		\$2,428,078	\$358,326	\$252,904	\$253,350	940.3		3.50
								Sale. Ratio =>	44.60	Average		269.4	Average		
								Std. Dev. =>	7.94	per FF=>		\$381	per Net Acr 102,379		

Allocation

Birch Havn, North Meadow & Valley, Kenzie AC, Hunters

ECF	School	Actual Fro	Depth Ave	Eff FF	Price per EFF	Net SF	Net Acres	Time Adj Sale		Sale Date	4/1/2024	Street Address	Parcel No.
								Sale Price	Price		diff. in time from 3/31/2024		
29	NW	100	195	100.00	\$249	19,514.88	0.448	\$24,500	\$24,853	5/13/2021	2.88	Burning Tree Ln	000-08-06-403-010-00
29	NW	100	150	100.00			0.34	\$24,853	\$256,000	11/08/23	0.40	6341 Burning	000-08-06-403-013-00
									9.71%				
29	NW	100	195	100.00	\$249	19,514.88	0.448	\$24,500	\$24,853	5/13/2021	2.88	Burning Tree Ln	000-08-06-403-010-00
29	NW	100	200	100.00			0.46	\$24,853	\$275,963	11/01/19	4.42	6341 Burning	000-08-06-403-013-00
									9.01%				
29	NW	73.19	138.205	73.00	\$347	16,422.12	0.377	\$25,000	\$25,352	6/8/2021	2.81	Aspen Way	000-08-16-230-043-00
29	NW	100	146.9	106.80			0.42	\$37,090	\$305,000	12/05/24	-0.68	6270 Burning	000-08-06-404-009-00
									12.16%				
29	NW	103	177	112.50	\$177	18,295.20	0.420	\$19,900	\$19,900	10/18/2023	0.45	Ida Blvd	000-08-16-228-001-14
33				96.02			0.304	\$16,985	\$236,600	01/14/22	2.21	4148 Kenzie	000-08-16-226-001-00
									7.18%				
								\$103,781	\$1,073,563		9.67%		
								Use	10% for allocation				

CHARMINE HIGHLANDS

Land Allocation 11.00%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front	Depth	Net Acres	
000-08-28-128-001-00	1703 POOLE	09/16/24	\$260,000	PTA	03-ARM'S LE	\$260,000	\$112,650	43.33	\$240,298	\$49,996	\$30,294	\$0	139.6	188.6	0.65	
000-08-28-129-005-00	2087 CAMPBELL	10/29/24	\$167,000	PTA	03-ARM'S LE	\$167,000	\$81,500	48.80	\$168,122	\$18,253	\$19,375	\$0	91.0	180.0	0.37	
000-08-28-130-003-00	2073 CAMPBELL	11/22/23	\$265,000	PTA	03-ARM'S LE	\$265,000	\$86,500	32.64	\$219,766	\$64,696	\$19,462	\$0	89.7	175.0	0.36	
000-08-28-132-003-00	1691 POOLE	09/15/23	\$265,000	PTA	03-ARM'S LE	\$265,000	\$106,000	40.00	\$241,366	\$43,956	\$20,322	\$0	93.7	175.0	0.38	
000-08-28-133-002-01	1695 SPRINGPORT	12/22/23	\$272,000	PTA	03-ARM'S LE	\$272,000	\$0	0.00	\$232,717	\$63,485	\$24,202	\$0	111.5	180.0	0.48	
000-08-29-203-005-00	2372 SPENCER	10/30/23	\$140,000	WD	03-ARM'S LE	\$140,000	\$74,400	53.14	\$175,233	(\$12,868)	\$22,365	\$0	105.0	132.0	0.32	
000-08-29-206-001-00	2383 WINDEMERE	01/17/25	\$225,000	PTA	03-ARM'S LE	\$225,000	\$77,450	34.42	\$159,778	\$89,108	\$23,886	\$0	112.1	132.0	0.35	
000-08-29-206-006-00	2363 WINDEMERE	11/22/24	\$235,000	PTA	03-ARM'S LE	\$235,000	\$85,450	36.36	\$203,967	\$54,919	\$23,886	\$0	112.1	132.0	0.35	
000-08-29-251-004-00	2701 LONGVIEW	11/03/23	\$217,000	PTA	03-ARM'S LE	\$217,000	\$81,800	37.70	\$192,453	\$57,206	\$32,659	\$0	153.3	200.0	0.60	
Totals:			\$2,046,000			\$2,046,000	\$705,750		\$1,833,700	\$428,751	\$216,451	\$0	1,008.0		3.85	
								Sale. Ratio =>	34.49	Average			0.0	Average		
								Std. Dev. =>	15.16	per FF=>			\$425	per Net Acre		
											Use:	\$221				

Surburban, Charmine Highlands

4/1/2023

ECF	School	Actual Front Depth Ave	Eff FF	Price per EF	Net SF	Net Acres	Sale Price	Time Adj Sale Price	Sale Date	diff. in time from 3/31/2023	Street Address	Parcel No.	
	90300	LV	103	177 #####	\$67	18,295.20	0.42	\$19,900	\$7,582	10/18/2023	-123.80	Ida Blvd	000-08-16-228-001-14
				#####		0.75	\$9,321	\$93,542	02/28/25	-125.17	3037 Fawn L	000-08-08-459-008-00	
								9.96%					
					Price per ac								
#1Surburban		LV	201.80	269.2 #####	\$37,481	29,054.52	0.667	\$25,000	\$9,820	6/8/2021	-121.44	4193 Aspen Way	000-08-16-230-043-00
				99.80		0.5	\$18,741	\$65,751	09/21/21	-121.73	3065 Fawn L	000-08-08-459-002-00	
								28.50%					
	90300	LV	103	177 #####	\$68	18,295.20	0.42	\$19,900	\$7,582	10/18/2023	-123.80	Ida Blvd	000-08-16-228-001-14

91.00

0.37 \$6,160 \$62,766 10/29/24 -124.83 2087 Camp 000-08-28-129-005-00

9.81%

\$64,800 \$222,059 29.18%

Use Allocation 11.00%

CHARMINE HIGHLANDS is similar to Surban

North Meadow, Valley

9.25%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front
000-08-05-6754	OLD \	06/23/23	\$237,500	WD	03-ARM'S L	\$237,500	\$111,600	46.99	\$264,888	\$2,972	\$30,360	\$21,969	103.6
000-08-05-3783	NORT	11/08/23	\$256,000	PTA	03-ARM'S L	\$256,000	\$90,400	35.31	\$211,160	\$74,140	\$29,300	\$23,680	100.0
000-08-06-6366	PEPP	11/27/24	\$305,000	PTA	03-ARM'S L	\$305,000	\$123,650	40.54	\$255,454	\$76,602	\$27,056	\$28,213	92.3
000-08-06-6208	MOU	12/05/24	\$305,000	PTA	03-ARM'S L	\$305,000	\$129,700	42.52	\$268,259	\$68,040	\$31,299	\$28,213	106.8
000-08-06-6220	MOU	12/15/23	\$275,500	PTA	03-ARM'S L	\$275,500	\$126,400	45.88	\$285,390	\$19,770	\$29,660	\$25,484	101.2
000-08-16-4189	ASPE	11/03/23	\$335,000	PTA	03-ARM'S L	\$335,000	\$204,900	61.16	\$387,351	(\$25,474)	\$26,877	\$30,988	91.7
Totals:			\$1,714,000			\$1,714,000	\$786,650		\$1,672,502	\$216,050	\$174,552	\$158,545	595.7
								Sale. Ratio	45.90			Average	266.1
								Std. Dev. =	8.77			per FF=>	\$363
											Use:	\$267	

Northwest Hills, Timmerman Hill, Windy Hill

2.0%

/year diff

4/1/2023 3/31/2025

ECF	School	Actual	For	Depth	Ave	Eff FF	Price per EI	Net SF	Net Acres	Sale Price	Sale Price	Sale Date	4/1/2023	Street Addr	Parcel No.
029 Hunter	NW	100	195	100.00	\$254	19,602.00	0.45	\$24,500	\$25,423	5/13/2021	1.88	Burning Tree	000-08-06-403-010-00		
17 NW Hill:	NW	105.08	150	103.60			0.36	\$26,338	\$237,500	06/23/23	-0.23	6754 Old V	000-08-05-12-015-00		
											11.09%				
029 Hunter	NW	100	195	100.00	\$254	19,602.00	0.45	\$24,500	\$25,423	5/13/2021	1.88	Burning Tree	000-08-06-403-010-00		
17 NW Hill:	NW	100.7	163.8	101.20			0.38	\$25,728	\$275,000	12/15/23	-0.71	6220 Moun	000-08-06-426-005-22		
											9.36%				
029 Hunter	NW	100	195	100.00	\$254	19,602.00	0.45	\$24,500	\$25,423	5/13/2021	1.88	Burning Tree	000-08-06-403-010-00		
17 NW Hill:	NW	100	160.3	92.30			0.53	\$23,465	\$305,000	11/27/24	-1.66	6366 Pepp	000-08-06-403-017-00		
											7.69%				
									\$75,531	\$817,500	9.24%	123.25			
									AVG Ratio	9.38%					
									Aggragate	\$75,531	\$817,500	9.24%			
									Use:	9.25%					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj . Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front	Depth	Net Acres	
000-08-16-253-003	1331 CUNNINGHAM	04/12/24	\$265,000	PTA	03-ARM'S L	\$265,000	\$116,950	44.13	\$233,833	\$66,427	\$35,260	\$27,083	164.0	350.0	0.68	
000-08-16-254-003	1335 WUNDEF	06/16/23	\$228,500	PTA	19-MULTI F	\$228,500	\$98,100	42.93	\$232,779	\$22,208	\$26,487	\$23,353	145.9	325.2	0.89	
000-08-16-256-001	3509 BALMARS	07/20/23	\$267,000	PTA	03-ARM'S L	\$267,000	\$106,900	40.04	\$245,721	\$50,932	\$29,653	\$27,287	152.1	165.2	1.16	
000-08-16-278-017	3732 LUELLA	12/12/23	\$210,000	PTA	03-ARM'S L	\$210,000	\$76,500	36.43	\$179,273	\$51,585	\$20,858	\$21,462	97.0	160.0	0.37	
000-08-16-278-022-3714	LUELLA	11/11/24	\$200,000	PTA	03-ARM'S L	\$200,000	\$101,400	50.70	\$203,567	\$17,291	\$20,858	\$20,440	97.0	160.0	0.37	
000-08-16-280-003	3771 ST ANNE	08/09/23	\$197,500	PTA	03-ARM'S L	\$197,500	\$100,500	50.89	\$231,755	(\$14,059)	\$20,196	\$20,185	93.9	150.0	0.34	
000-08-16-402-006-3466	BALMARS	12/10/24	\$229,000	PTA	03-ARM'S L	\$229,000	\$85,000	37.12	\$170,646	\$80,539	\$22,185	\$23,404	103.2	140.0	0.33	
000-08-16-407-006	3443 BALMARS	10/18/24	\$250,000	PTA	03-ARM'S L	\$250,000	\$93,550	37.42	\$188,168	\$83,332	\$21,500	\$25,550	100.0	140.0	0.32	
000-08-16-407-014	3444 NORTH	03/14/25	\$250,000	PTA	03-ARM'S L	\$250,000	\$103,000	41.20	\$206,494	\$65,006	\$21,500	\$25,550	100.0	140.0	0.32	
Totals:			\$2,097,000			\$2,097,000	\$881,900		\$1,892,236	\$423,261	\$218,497	\$214,313	1,053.1		4.78	
						Median	\$229,000	Sale. Ratio	42.06	Average		203.5	Average			
							Std. Dev. =	5.47	per FF=>		\$402	per Net Ac		#####		
											Use:	\$204				

Not Used

000-08-16-257-002	LORETTA	05/10/23	\$1,500	WD	03-ARM'S L	\$1,500	\$2,700	180.00	\$5,349	\$1,500	\$5,349	\$1,500	33.2	149.1	0.33
000-08-16-402-006	3466 BALMARS	10/27/23	\$141,000	PTA	03-ARM'S L	\$141,000	\$75,800	53.76	\$171,242	(\$8,057)	\$22,185	\$14,410	103.2	140.0	0.33
000-08-16-253-010	BALMARS	04/12/24	\$265,000	PTA	03-ARM'S L	\$265,000	\$116,950	44.13	\$233,833	\$66,427	\$35,260	\$27,083	164.0	350.0	0.68
000-08-16-253-003	1331 CUNNINGHAM	04/12/24	\$265,000	PTA	03-ARM'S L	\$265,000	\$116,950	44.13	\$233,833	\$66,427	\$35,260	\$27,083	164.0	350.0	0.68
000-08-16-253-010	BALMARS	04/12/24	\$265,000	PTA	03-ARM'S L	\$265,000	\$116,950	44.13	\$233,833	\$66,427	\$35,260	\$27,083	164.0	350.0	0.68
000-08-16-254-003	1335 WUNDEF	06/16/23	\$228,500	PTA	19-MULTI F	\$228,500	\$98,100	42.93	\$232,779	\$22,208	\$26,487	\$23,353	145.9	325.2	0.89
000-08-16-256-001	3509 BALMARS	07/20/23	\$267,000	PTA	03-ARM'S L	\$267,000	\$106,900	40.04	\$245,721	\$50,932	\$29,653	\$27,287	152.1	165.2	1.16

Northlands, Kenzie AC, Hunters

Allocation

3/31/2024

ECF	School	Actual Fron	Depth Ave	Eff FF	Price per EI	Net SF	Net Acres	Sale Pric	Sale Price	Sale Date	3/31/2024		Street Addr	Parcel No.
											diff. in time	from		
29	NW	100	195	100.00	\$96	19,514.88	0.448	\$24,500	\$9,632	5/13/2021	-121.37	Burning Tree Ln	000-08-06-403-010-00	
49	NW	100	200	145.00			0.46	\$13,967	\$228,500	06/16/23	-123.46	Wunders	000-08-06-404-009-00	
									6.11%					
29	NW	100	195	100.00	\$96	19,514.88	0.448	\$24,500	\$9,632	5/13/2021	-121.37	Burning Tree Ln	000-08-06-403-010-00	
49	NW	100	197	97.00			0.37	\$9,343	\$200,000	11/11/24	-124.86	3714 Leuel	000-08-16-278-022-00	
									4.67%					
29	NW	73.19	138.205	73.00	\$135	16,422.12	0.377	\$25,000	\$9,820	6/8/2021	-121.44	Aspen Way	000-08-16-230-043-00	
49	NW	100	140	100.00			0.32	\$13,452	\$250,000	03/14/25	-125.21	3444 North	000-08-16-407-014-00	
									5.38%					
29	NW	103	177	112.50	\$177	18,295.20	0.420	\$19,900	\$19,900	#####	-123.80	Ida Blvd	000-08-16-228-001-14	
49				103.00			0.330	\$18,220	\$229,000	12/10/24	-124.94	3466 Balm:	000-08-16-402-006-00	
									7.96%		0.00			
								\$69,400	\$679,000		10.22%			
				Say	\$50		Use		10.22%					

10.1%

Res 22 & Sec 27	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valust.	Land Valu	Effec. Fron	Depth	Net Acres
000-08-22-126-007-00	1313 W PARNAL	09/03/24	\$127,500	PTA	03-ARM'S LEN	\$127,500	\$79,050	62.00	\$161,349	(\$18,380)	\$15,469	\$12,878	84.1	133.3	0.26
000-08-22-177-010-00	3006 LANSING	03/29/24	\$145,000	PTA	03-ARM'S LEN	\$145,000	\$59,400	40.97	\$135,266	\$24,762	\$15,028	\$14,645	140.2	220.0	0.50
000-08-22-251-003-00	3045 LANSING	02/25/25	\$199,900	PTA	03-ARM'S LEN	\$199,900	\$91,750	45.90	\$182,516	\$27,303	\$9,919	\$20,190	103.9	160.0	0.33
000-08-22-301-013-00	2716 CLARK	04/18/24	\$210,000	WD	03-ARM'S LEN	\$210,000	\$94,500	45.00	\$194,044	\$54,366	\$38,410	\$21,210	208.7	396.0	1.20
000-08-22-301-024-00	2548 CLARK	01/14/25	\$160,903	WD	03-ARM'S LEN	\$160,903	\$81,750	50.81	\$163,553	\$25,816	\$28,466	\$16,251	154.7	275.0	0.72
000-08-22-302-013-00	2633 CLARK	10/03/24	\$207,000	PTA	03-ARM'S LEN	\$207,000	\$68,750	33.21	\$144,670	\$79,912	\$17,582	\$20,907	151.7	634.0	0.96
000-08-22-302-018-00	2557 CLARK	12/10/24	\$199,900	PTA	03-ARM'S LEN	\$199,900	\$79,200	39.62	\$160,055	\$88,445	\$48,600	\$20,190	264.1	634.0	1.92
000-08-22-302-034-00	2353 CLARK	10/14/24	\$181,613	PTA	03-ARM'S LEN	\$181,613	\$86,700	47.74	\$177,814	\$53,574	\$49,775	\$18,343	270.5	634.0	1.98
000-08-22-378-013-00	520 NEWELL	04/30/25	\$189,900	PTA	03-ARM'S LEN	\$189,900	\$80,050	42.15	\$160,084	\$43,616	\$13,800	\$19,180	75.0	120.0	0.21
000-08-22-379-005-00	537 NEWELL	12/13/23	\$174,900	PTA	03-ARM'S LEN	\$174,900	\$56,100	32.08	\$151,555	\$41,745	\$18,400	\$17,665	100.0	120.0	0.28
000-08-22-427-011-00	RIVER	12/11/23	\$120,000	PTA	03-ARM'S LEN	\$120,000	\$6,900	5.75	\$14,901	\$120,000	\$14,901	\$12,120	173.3	210.0	0.80
000-08-22-429-012-00	CONNABLE	09/05/24	\$10,400	PTA	03-ARM'S LEN	\$10,400	\$5,300	50.96	\$11,352	\$10,400	\$11,352	\$10,400	132.0	264.0	0.40
000-08-22-451-009-00	2347 LANSING	11/26/24	\$60,000	PTA	03-ARM'S LEN	\$60,000	\$36,400	60.67	\$73,290	(\$1,236)	\$12,054	\$6,060	71.0	604.0	0.98
000-08-27-127-009-00	540 SHIRLEY	08/02/24	\$70,500	PTA	03-ARM'S LEN	\$70,500	\$40,100	56.88	\$84,639	(\$2,129)	\$12,010	\$7,121	80.1	332.6	0.50
000-08-27-127-014-00	2228 LANSING	06/21/24	\$145,000	WD	03-ARM'S LEN	\$145,000	\$50,200	34.62	\$127,894	\$29,226	\$12,120	\$14,645	80.8	338.7	0.51
000-08-27-128-012-00	SHIRLEY	09/19/24	\$168,000	PTA	19-MULTI PAR	\$168,000	\$84,200	50.12	\$172,808	\$19,492	\$24,300	\$16,968	148.3	470.5	0.62
000-08-27-128-014-00	555 SHIRLEY	09/19/24	\$168,000	PTA	19-MULTI PAR	\$168,000	\$84,200	50.12	\$172,808	\$19,492	\$24,300	\$16,968	148.3	470.5	0.62
000-08-27-128-018-00	SHIRLEY	09/26/23	\$109,000	PTA	03-ARM'S LEN	\$109,000	\$49,800	45.69	\$112,767	\$13,581	\$17,348	\$11,009	115.7	347.0	0.53
000-08-27-128-019-00	537 SHIRLEY	09/26/23	\$109,000	PTA	03-ARM'S LEN	\$109,000	\$49,800	45.69	\$112,767	\$13,581	\$17,348	\$11,009	115.7	347.0	0.53
000-08-27-151-010-00	2016 MORRIS	12/29/23	\$148,000	PTA	03-ARM'S LEN	\$148,000	\$58,200	39.32	\$124,518	\$36,380	\$12,898	\$14,948	69.7	109.4	0.23
000-08-27-153-014-00	608 ROYAL	11/20/24	\$145,000	PTA	03-ARM'S LEN	\$145,000	\$55,000	37.93	\$116,368	\$37,025	\$8,393	\$14,645	45.4	175.0	0.16
000-08-27-154-001-01	598 ROYAL	03/22/24	\$225,900	WD	03-ARM'S LEN	\$225,900	\$79,800	35.33	\$185,526	\$59,866	\$19,492	\$22,816	105.4	175.0	0.46
000-08-27-155-019-01	800 ANDREW	12/20/24	\$255,900	PTA	03-ARM'S LEN	\$255,900	\$129,700	50.68	\$267,759	\$28,516	\$40,375	\$25,846	218.2	350.0	0.96
000-08-27-155-020-00	ANDREW	12/20/24	\$255,900	PTA	03-ARM'S LEN	\$255,900	\$129,700	50.68	\$267,759	\$28,516	\$40,375	\$25,846	218.2	350.0	0.96
000-08-27-155-026-00	726 ANDREW	06/21/24	\$105,000	PTA	03-ARM'S LEN	\$105,000	\$67,650	64.43	\$137,132	(\$18,998)	\$13,134	\$10,605	71.0	175.0	0.24
000-08-27-155-027-00	724 ANDREW	06/19/23	\$135,000	PTA	03-ARM'S LEN	\$135,000	\$55,900	41.41	\$118,254	\$28,355	\$11,609	\$13,635	62.7	175.0	0.24
000-08-27-156-005-00	591 ROYAL	06/02/23	\$160,000	PTA	03-ARM'S LEN	\$160,000	\$61,800	38.63	\$136,230	\$43,982	\$20,212	\$16,160	109.3	175.0	0.48
000-08-27-156-009-00	545 ROYAL	06/22/23	\$200,000	PTA	03-ARM'S LEN	\$200,000	\$73,800	36.90	\$154,016	\$69,202	\$23,218	\$20,200	125.5	350.0	0.48
000-08-27-156-009-01	545 ROYAL	06/22/23	\$200,000	PTA	03-ARM'S LEN	\$200,000	\$0	0.00	\$158,645	\$61,567	\$20,212	\$20,200	109.3	175.0	0.48
000-08-27-156-029-00	520 ANDREW	11/22/23	\$150,000	PTA	03-ARM'S LEN	\$150,000	\$60,300	40.20	\$123,174	\$38,435	\$11,609	\$15,150	62.7	175.0	0.24

000-08-27-156-030-00	516 ANDREW	04/26/23	\$115,000	PTA	03-ARM'S LEN	\$115,000	\$53,700	46.70	\$113,662	\$12,947	\$11,609	\$11,615	62.7	175.0	0.24
000-08-27-157-005-00	729 ANDREW	03/10/25	\$190,000	PTA	03-ARM'S LEN	\$190,000	\$70,550	37.13	\$149,373	\$52,236	\$11,609	\$19,190	62.7	175.0	0.24
000-08-27-157-009-00	631 ANDREW	08/24/23	\$129,900	PTA	03-ARM'S LEN	\$129,900	\$61,600	47.42	\$132,673	\$8,836	\$11,609	\$13,120	62.7	175.0	0.24
000-08-27-158-009-00	547 ANDREW	02/06/24	\$165,000	PTA	03-ARM'S LEN	\$165,000	\$61,100	37.03	\$150,003	\$26,606	\$11,609	\$16,665	62.7	175.0	0.24
000-08-28-279-008-00	739 ROYAL	08/01/24	\$205,000	PTA	03-ARM'S LEN	\$205,000	\$97,800	47.71	\$202,054	\$17,380	\$14,434	\$20,705	92.1	161.0	0.44

Totals:	\$5,542,116		\$5,542,116	\$2,300,750		\$5,051,278	\$1,174,417	\$683,579	\$569,103	4,158.6		20.19
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Sale. Ratio =>	41.51	Average	136.9	Average	
Std. Dev. =>	12.77	per FF=>	\$282	per Net Acre	58,159.61

Use:	\$141
Riverside & Hills Garden	USE: \$95

Residential 22 & Sec 27 100-300

4/1/2023 3/31/2025

ECF	School	Actual Froi	Depth Ave	Eff FF	Price per EFF	Net SF	Net Acres	Time Adj		Sale Date	diff. in time from 3/31/2024	Street Addr	Parcel No.
								Sale Price	Sale Price				
Res 22	JPS	132	264	#####	\$104	17,424.00	0.4	\$10,400	\$10,400	9/5/2024	0.00	Connable	000-08-22-429-012-00
Res 22	JPS	100	220	#####			0.5	\$14,581	\$145,000	03/29/24	0.00	3006 Lansii	000-08-22-177-010-00
									10.06%				
Res 22	JPS	132	264	#####	\$104	17,424.00	0.4	\$10,400	\$10,400	9/5/2024	0.00	Connable	000-08-22-429-012-00
Sec 27	JPS	100	275	#####			0.72	\$16,089	\$160,903	01/14/25	0.00	2548 Clark	000-08-22-301-024-00
									10.00%				
Res 22	JPS	132	264	#####	\$250	17,424.00	0.4	\$25,000	\$25,000	9/5/2024	0.00	Connable	000-08-22-429-012-00
Sec 27	JPS	100	338.7	80.10			0.51	\$20,025	\$145,000	06/21/24	0.00	2228 Shirle	000-08-27-127-014-00
									13.81%				
Res 22	JPS	103	264	#####	\$104	17,424.00	0.400	\$10,400	\$10,400	9/5/2024	0.00	Connable	000-08-16-228-001-14
Sec 27	JPS		175	#####			0.480	\$11,367	\$160,000	06/02/23	0.00	598 Royal	000-08-27-156-005-00
									7.10%		0.00		
									10.24%				
Res 22	JPS	103	264	#####	\$104	17,424.00	0.400	\$10,400	\$10,400	9/5/2024	0.00	Connable	000-08-16-228-001-14
													000-08-22-428-
Sec 27	JPS		175	68.00			0.480	\$7,072	\$62,000	06/02/23	0.00	River St	002-00
									11.41%		0.00		
									\$29,000				
							Aggregate:	\$69,134	\$672,903		10.27%		
							Use		10.1% for allocation				

Residential 22 & Sec 27 100-300 For River St

1%/yr diff 4/1/2023 3/31/2025

ECF	School	Actual Fro	Depth Ave	Eff FF	Price per EFF Net SF	Net Acres	Time Adj		Sale Date	diff. in time from 3/31/2024	Street Addr	Parcel No.
							Sale Price	Sale Price				
Res 22	JPS	132	165	73.80	\$865	10,890.00	0.25	\$62,000	\$63,858	4/2/2020	3.00	2221 River St 000-08-22-428-002-00
Res 22	JPS	100	120	75.00			0.21	#####	\$112,420	01/19/21	2.20	546 Newell 000-08-22-378-003-00
									56.80%			
Res 22	JPS	132	165	73.80	\$865	10,890.00	0.25	\$62,000	\$63,858	4/2/2020	3.00	2221 River St 000-08-22-428-002-00
Sec 27	JPS	100	275	#####			0.72	\$70,000	\$71,499	02/10/21	2.14	2727 Clark 000-08-22-302-003-02
									89.31%			
Res 22	JPS	132	165	73.80	\$853	10,890.00	0.25	\$62,000	\$62,929	4/2/2020	3.00	2221 River St 000-08-22-428-002-00
Sec 27	JPS	100	338.7	80.10			0.51	#####	\$109,000	09/26/23	0.00	537 Shirley 000-08-27-128-019-00
									57.73%			
Res 22	JPS	132	165	73.80	\$853	10,890.00	0.25	\$62,000	\$62,929	4/2/2020	3.00	2221 River St 000-08-22-428-002-00
Sec 27	JPS		175	#####			0.530	\$94,900	\$96,693	05/11/21	1.89	593 Royal C 000-08-27-156-005-00
									65.08%		0.00	
								Average	67.23%			
Res 22	JPS	132	165	73.80	\$853	10,890.00	0.25	\$62,000	\$62,929	4/2/2020	3.00	2221 River St 000-08-22-428-002-00
												000-08-
												22-428-
Sec 27	JPS		175	68.00			0.480	\$85,000	\$85,641	09/28/21	1.51	526 Newell 002-00
									73.48%		0.00	
									\$49,524			
							Aggregate:	#####	\$475,253		66.60%	
							Use		70.0%	of Land Rate	Res 22 & Sec 27 for Riverside & Hills Garden	

SE 1/4 SEC 36 EJ

5.50%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front
000-08-36-402517	E GANS	02/24/25	\$100,000	PTA	03-ARM'S LEN	\$100,000	\$29,550	29.55	\$61,490	\$44,285	\$5,775	\$5,500	33.0
000-08-36-402513	E GANS	06/23/23	\$95,745	PTA	03-ARM'S LEN	\$95,745	\$45,600	47.63	\$100,377	\$1,139	\$5,771	\$5,266	33.0
000-08-36-40223	HENRIET	02/05/25	\$134,000	PTA	03-ARM'S LEN	\$134,000	\$63,150	47.13	\$124,731	\$22,412	\$13,143	\$7,370	82.1
000-08-36-41	HENRIETTA	05/10/23	\$4,000	OTH	03-ARM'S LEN	\$4,000	\$1,900	47.50	\$3,750	\$4,000	\$3,750	\$4,000	50.0
000-08-36-41307	WATTS	03/04/24	\$66,000	PTA	03-ARM'S LEN	\$66,000	\$32,100	48.64	\$77,455	\$1,575	\$13,030	\$3,630	81.4
000-08-36-41	WATTS	03/04/24	\$66,000	PTA	03-ARM'S LEN	\$66,000	\$32,100	48.64	\$77,455	\$1,575	\$13,030	\$3,630	81.4
000-08-36-412608	CHAPIN	04/06/23	\$118,000	PTA	03-ARM'S LEN	\$118,000	\$44,400	37.63	\$125,891	\$960	\$8,851	\$6,490	55.3
000-08-36-41116	HENRIET	09/12/23	\$144,900	PTA	08-ESTATE	\$144,900	\$54,400	37.54	\$147,148	\$5,740	\$7,988	\$7,970	49.9
000-08-36-41116	HENRIET	06/07/24	\$175,000	PTA	03-ARM'S LEN	\$175,000	\$61,650	35.23	\$126,137	\$56,851	\$7,988	\$9,625	49.9
000-08-36-412607	E MICH	12/15/23	\$75,000	PTA	03-ARM'S LEN	\$75,000	\$43,800	58.40	\$101,869	(\$10,166)	\$16,703	\$4,125	66.8
000-08-36-41126	WATTS	08/21/24	\$87,500	PTA	03-ARM'S LEN	\$87,500	\$52,650	60.17	\$111,016	(\$15,773)	\$7,743	\$4,813	48.4
000-08-36-41230	AMOS	08/19/24	\$119,000	PTA	03-ARM'S LEN	\$119,000	\$39,950	33.57	\$93,806	\$32,753	\$7,559	\$6,545	47.2
Totals:			\$1,185,145			\$1,185,145	\$501,250		\$1,151,125	\$145,351	\$111,331	\$68,963	678.6
Median			\$97,873				Sale. Ratio =>	42.29			Average	101.6	
							Std. Dev. =>	9.64			per FF=>	\$214	
											USE:	\$125	

School	Actual Front	Depth Ave	Eff FF	Price per EFF	Net SF	Net Acres	Sale Price	Time Adj Sale Price	Sale Date	diff. in time from 3/31/2023	Street Address	Parcel No.
EJ	50	132	50.00	\$80	6,534.00	0.15	\$4,000	\$4,000	5/10/2023	0.00	Henrietta	000-08-36-414-007-00
EJ	93	132	82.10			0.28	\$6,568	\$134,000	02/05/25	0.00	155 Amos	000-08-36-426-009-00
								4.90%				
EJ	50	132	50.00	\$80	6,534.00	0.15	\$4,000	\$4,000	5/10/2023	0.00	Henrietta	000-08-36-414-007-00
EJ	44.00	132	48.40			0.15	\$3,872	\$87,500	8/21/2024	0.00	126 Watts	000-08-36-418-016-00
								4.43%				
EJ	50	132	50.00	\$80	6,534.00	0.15	\$4,000	\$4,000	5/10/2023	0.00	Henrietta	000-08-36-414-007-00
EJ	100.00	118	66.80			0.24	\$5,344	\$75,000	12/15/2023	0.00	2607 E Michigan	000-08-36-418-011-01
								7.13%				
							\$15,784	\$296,500	5.32%			
		Say		\$50		Use		5.5% for allocation				

SECTION 32-300 &400 WSTRN

Land Allocat 7.4%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front	Depth	Net Acres
000-08-32-251	ROBIN	03/12/24	\$232,000	CD	03-ARM'S L	\$232,000	\$66,400	28.62	\$161,699	\$93,762	\$23,461	\$17,168	128.9	165.0	0.56
000-08-32-239	EVELY	12/30/24	\$164,500	PTA	03-ARM'S L	\$164,500	\$51,650	31.40	\$120,771	\$73,098	\$29,369	\$12,173	161.4	132.0	0.57
000-08-32-241	KENNE	11/27/23	\$85,000	PTA	03-ARM'S L	\$85,000	\$32,500	38.24	\$81,167	\$14,343	\$10,510	\$6,290	57.7	132.0	0.19
000-08-32-245	KENNE	07/06/23	\$152,000	PTA	03-ARM'S L	\$152,000	\$53,000	34.87	\$115,308	\$54,991	\$18,299	\$11,248	100.5	132.0	0.38
000-08-32-320	EVELY	09/21/23	\$122,500	PTA	03-ARM'S L	\$122,500	\$52,200	42.61	\$120,653	\$24,416	\$22,569	\$9,065	124.0	132.0	0.37
000-08-32-308	KENNE	02/13/24	\$150,000	PTA	03-ARM'S L	\$150,000	\$54,900	36.60	\$114,464	\$46,820	\$11,284	\$11,100	62.0	132.0	0.19
000-08-32-326	KENNE	09/13/23	\$99,000	PTA	03-ARM'S L	\$99,000	\$37,400	37.78	\$80,720	\$29,564	\$11,284	\$7,326	62.0	132.0	0.19
000-08-32-OAK GROV		11/20/23	\$3,000	PTA	03-ARM'S L	\$3,000	\$5,500	183.33	\$11,137	\$3,000	\$11,137	\$3,000	61.2	128.6	0.18
000-08-32-334	OAK G	11/13/23	\$77,000	PTA	03-ARM'S L	\$77,000	\$26,800	34.81	\$56,919	\$30,337	\$10,256	\$5,698	56.4	128.4	0.18
000-08-32-526	BARRE	05/24/24	\$125,000	PTA	03-ARM'S L	\$125,000	\$35,450	28.36	\$73,886	\$63,594	\$12,480	\$9,250	80.0	130.0	0.24
000-08-32-531	BARRE	11/15/23	\$131,000	PTA	03-ARM'S L	\$131,000	\$28,400	21.68	\$81,017	\$57,263	\$7,280	\$9,694	40.0	130.0	0.12
000-08-32-440	COND.	05/05/23	\$149,900	PTA	03-ARM'S L	\$149,900	\$32,000	21.35	\$101,214	\$64,481	\$15,795	\$11,093	64.5	130.0	0.27
000-08-32-444	PATTIE	01/30/25	\$120,000	PTA	03-ARM'S L	\$120,000	\$41,600	34.67	\$100,185	\$27,028	\$7,213	\$8,880	39.6	107.0	0.10
000-08-32-416	PATTIE	03/01/24	\$200,000	PTA	03-ARM'S L	\$200,000	\$43,700	21.85	\$112,378	\$100,180	\$12,558	\$14,800	69.0	107.0	0.20
000-08-32-528	FERN	05/21/24	\$95,000	PTA	03-ARM'S L	\$95,000	\$30,650	32.26	\$62,207	\$41,564	\$8,771	\$7,030	54.8	107.0	0.15
000-08-32-2804	ALDE	12/09/24	\$110,000	PTA	03-ARM'S L	\$110,000	\$56,550	51.41	\$126,137	\$2,471	\$18,608	\$8,140	102.2	120.0	0.42
Totals:			\$2,015,900			\$2,015,900	\$648,700		\$1,519,862	\$726,912	\$230,874	\$151,955	1,264.3		4.29
			\$123,750				Sale. Ratio =:	32.18			Average	120.2		Average	
							Std. Dev. =>	38.38			per FF=>	\$575		per Net Ac	169,324.95

USE: \$119

Not Used

000-08-32-AIRPORT		12/20/24	\$395,000	PTA	03-ARM'S L	\$395,000	\$15,150	3.84	\$35,792	\$379,647	\$20,439	\$29,230	51.9	132.0	0.17
000-08-32-853	AIRPO	12/20/24	\$395,000	PTA	03-ARM'S L	\$395,000	\$15,150	3.84	\$35,792	\$379,647	\$20,439	\$29,230	51.9	132.0	0.17
000-08-32-523	PATTIE	05/02/23	\$30,000	PTA	03-ARM'S L	\$30,000	\$21,100	70.33	\$44,774	(\$7,561)	\$7,213	\$2,220	39.6	107.0	0.10

2-300&400 Western

4/1/2023

ECF	School	Actual Fror	Depth Ave	Eff FF	Price per EI	Net SF	Net Acres	Time Adj Sale		Sale Date	diff. in time	Street Adre: Parcel No.
								Sale Price	Price		from	
32	NW	51.1	225	83.00	\$62	8,276.40	0.19	\$5,000	\$5,141	8/17/2017	5.62	Argyle 000-08-32-202-041-00
				161.40			0.57	\$9,996	\$164,500	05/21/24	0.00	2230 Saines 000-08-32-358-011-00
								6.08%				
								Price per ac				
32	NW	66.00	150	109.66	\$100	24,524.28	0.563	\$11,000	\$11,000	6/24/2024	0.00	3901 Catheri 000-08-31-476-004-01
			132	161.40			0.57	\$16,190	\$164,500	12/30/24	0.00	239 Evelyn 000-08-32-353-006-00
								9.84%				
32	NW	51.1	225	83.00	\$62	22,651.20	0.52	\$5,000	\$5,141	8/17/2017	5.62	Argyle 000-08-32-202-041-00
				102.20			0.32	\$6,330	\$110,000	12/09/24	0.00	2804 Adler 000-08-32-453-012-00
								5.75%				
								\$32,516	\$439,000	7.41% Aggregate		
								Use	7.4% for allocation			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Est. Land Value	Effec. Front	Depth	Net Acres
000-08-36-3020	CHIP	12/02/24	\$156,500	PTA	03-ARM'S L	\$156,500	\$48,200	30.80	\$91,854	\$80,226	\$15,580	\$10,173	82.0	120.0	0.28
000-08-36-2920	KEY	07/22/24	\$100,000	WD	03-ARM'S I	\$100,000	\$65,900	65.90	\$133,881	(\$7,505)	\$26,376	\$6,500	114.4	157.0	0.36
000-08-36-336	SEMIN	11/03/23	\$185,000	PTA	03-ARM'S L	\$185,000	\$73,600	39.78	\$177,856	\$27,304	\$20,160	\$12,025	100.0	120.0	0.28
000-08-36-316	SEMIN	10/23/24	\$170,000	WD	03-ARM'S I	\$170,000	\$68,950	40.56	\$143,706	\$48,470	\$22,176	\$11,050	110.0	120.0	0.30
000-08-36-447	CHERC	04/21/23	\$172,200	WD	03-ARM'S L	\$172,200	\$79,900	46.40	\$180,605	\$15,535	\$23,940	\$11,193	133.5	95.0	0.33
000-08-36-314	N DETI	04/04/25	\$185,000	PTA	03-ARM'S L	\$185,000	\$72,800	39.35	\$143,295	\$58,805	\$17,100	\$12,025	90.0	120.0	0.25
000-08-36-138	WILLO	04/05/24	\$110,000	PTA	03-ARM'S L	\$110,000	\$30,750	27.95	\$60,417	\$59,166	\$9,583	\$7,150	46.1	132.0	0.13
000-08-36-134	WILLO	05/26/23	\$67,500	PTA	03-ARM'S L	\$67,500	\$33,400	49.48	\$74,741	\$2,516	\$9,757	\$4,388	46.1	132.0	0.13
000-08-36-126	WILLO	12/18/24	\$67,500	PTA	03-ARM'S L	\$67,500	\$33,000	48.89	\$63,807	\$13,450	\$9,757	\$4,388	46.1	132.0	0.13
000-08-36-131	WILLO	08/31/23	\$93,500	PTA	03-ARM'S L	\$93,500	\$29,500	31.55	\$81,921	\$17,677	\$6,098	\$6,078	36.5	82.5	0.08
000-08-36-113	WILLO	01/16/25	\$120,000	PTA	03-ARM'S L	\$120,000	\$50,600	42.17	\$97,201	\$30,117	\$7,318	\$7,800	34.6	132.0	0.10
000-08-36-142	PEACH	06/28/24	\$135,000	PTA	03-ARM'S I	\$135,000	\$50,250	37.22	\$102,113	\$41,702	\$8,815	\$8,775	54.0	99.0	0.12
000-08-36-3015	CHAF	08/13/24	\$155,000	PTA	03-ARM'S L	\$155,000	\$57,450	37.06	\$118,567	\$50,737	\$14,304	\$10,075	68.4	129.0	0.20
000-08-36-156	N DETI	08/15/23	\$136,012	PTA	03-ARM'S I	\$136,012	\$54,400	40.00	\$123,402	\$32,790	\$20,180	\$8,841	96.5	264.0	0.28
Totals:			\$1,853,212			\$1,853,212	\$748,700		\$1,593,366	\$470,990	\$211,144	\$120,459	1,058.3		2.96
								Sale. Ratio =	40.40		Average	113.8		Average	40,695.53
			\$145,506					Std. Dev. =>	9.54		per FF=>	\$445		per Net Ac	159,118.24
											USE:	\$119		Price/Sf:	\$0.93

SE 1/4 SEC 36 EJ

EJ

3/31/2024

ECF	School	Actual Fror	Depth Ave	Eff FF	Price per EI Net SF	Net Acres	Sale Price	Time Adj Sale Price	Sale Date	diff. in time from 3/31/2024	Street Address	Parcel No.
1	EJ	50	132	50.00	\$80	6,534.00	\$4,000	\$4,000	5/10/2023	0.89	Henrietta	000-08-36-414-007-00
36	EJ	44	157	114.00			\$9,120	\$100,000	07/22/24	-0.31	2920 Key	000-08-36-228-012-00

1	EJ	50	132	50.00	\$80	6,534.00	0.15	\$4,000	\$4,000	5/10/2023	0.89	Henrietta	000-08-36-414-007-00
36	EJ	100	120	110.00			0.3	\$8,800	\$170,000	10/23/24	-0.56	316 Seminole	000-08-36-230-012-00
									5.18%				
1	EJ	50	132	50.00	\$80	6,534.00	0.15	\$4,000	\$4,000	5/10/2023	0.89	Henrietta	000-08-36-414-007-00
36			264	96.50			0.280	\$7,720	\$136,012	08/15/23	0.63	4148 Kenzie	000-08-16-279-008-00
									5.68%		0.00		
								\$25,640	\$406,012		6.32%		
			Say		\$50			Use	6.5% for allocation				



WESTERN SCH DIST

Allocation 9.2%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Std. when Sold	Adj. Sale	Cur. Appraisal	Land Residual	St. Land Value	St. Land Value	Effec. Front	Depth	Net Acres
000-08-31-148	WOOD	01/30/25	\$178,000	PTA	03-ARM'S L	\$178,000	\$63,800	35.84	\$134,597	\$55,292	\$11,889	\$16,376	76.2	305.0	0.46
000-08-31-244	WOOD	04/03/24	\$193,900	PTA	03-ARM'S L	\$193,900	\$64,300	33.16	\$126,550	\$84,665	\$17,315	\$17,839	133.2	305.0	0.92
000-08-31-404	WOOD	06/27/24	\$76,000	PTA	03-ARM'S L	\$76,000	\$51,000	67.11	\$105,957	(\$11,710)	\$18,247	\$6,992	133.2	305.0	0.92
000-08-31-426	WOOD	01/09/25	\$20,000	PTA	03-ARM'S L	\$20,000	\$23,900	119.50	\$51,275	(\$17,610)	\$13,665	\$1,840	87.6	305.0	0.55
000-08-31-430	WOOD	12/18/24	\$145,000	PTA	03-ARM'S L	\$145,000	\$35,900	24.76	\$79,702	\$78,955	\$13,657	\$13,340	87.5	305.0	0.55
000-08-31-433	WOOD	11/22/23	\$50,000	PTA	03-ARM'S L	\$50,000	\$43,400	86.80	\$103,606	(\$41,717)	\$11,889	\$4,600	76.2	305.0	0.46
000-08-31-314	PERSH	09/30/24	\$162,500	PTA	03-ARM'S L	\$162,500	\$75,850	46.68	\$156,594	\$29,684	\$23,778	\$14,950	152.4	610.0	0.92
000-08-31-547	PERSH	06/30/25	\$120,000	PTA	03-ARM'S L	\$120,000	\$41,550	34.63	\$90,391	\$47,814	\$18,205	\$11,040	132.9	319.5	0.93
000-08-31-3800	CATH	11/15/23	\$275,000	PTA	03-ARM'S L	\$275,000	\$81,700	29.71	\$206,108	\$92,663	\$23,771	\$25,300	173.5	396.0	1.50
000-08-31-3803	CATH	05/09/25	\$290,000	PTA	03-ARM'S L	\$290,000	\$80,500	27.76	\$162,087	\$152,851	\$24,938	\$26,680	182.0	346.0	1.59

Totals:	\$1,510,400		\$1,510,400	\$561,900		\$1,216,867	\$470,887	\$177,354	\$138,957	1,234.8	8.81
				Sale. Ratio = 37.20				Average	\$112.5	Average	
				Std. Dev. => 31.18				per FF=>	\$381	per Net Ac	53,430.95
								USE:	\$115		

Western

3/31/2024

ECF	School	Actual Front	Depth Ave	Eff FF	Price per EI	Net SF	Net Acres	Sale Price	Price	Sale Date	diff. in time from 3/31/2024	Street Address	Parcel No.
32	NW	51.1	225	83.00	\$62	22,651.20	0.52	\$5,000	5165.55556	8/17/2017	6.62	Argyle	000-08-32-202-041-00
	EJ	124.9	264	132.00			0.4	\$8,215	\$85,000	01/23/23	1.19	155 Amos	000-08-36-426-009-00
									9.66%				
32	NW	66.00	150	109.66	\$100	24,524.28	0.563	\$11,000	\$11,000	6/24/2024	-0.23	3901 Catheri	000-08-31-476-004-01
	EJ	44	82.5	36.50			0.46	\$3,661	\$93,773	08/31/23	0.58	6341 Burning	000-08-06-403-013-00
									3.90%				
29	EJ	73.19	138.205	73.00	\$347	16,422.12	0.377	\$25,000	\$25,352	6/8/2021	2.81	Aspen Way	000-08-16-230-043-00
	EJ	100	200	100.00			0.46	\$34,728	\$275,963	11/01/19	4.42	6341 Burning	000-08-06-403-013-00
									12.58%				
29	NW	103	177	112.50	\$177	18,295.20	0.420	\$19,900	\$19,900	10/18/2023	0.45	Ida Blvd	000-08-16-228-001-14
				96.02			0.304	\$16,985	\$236,600	01/14/22	2.21	4148 Kenzie	000-08-16-226-001-00
									7.18%		124.25		
								\$63,590	\$691,335	Aggregate	9.20%		
				Say	\$50			Use	9.2% for allocation				