

2026 MACOMB TOWNSHIP - RESIDENTIAL SINGLE FAMILY ECONOMIC CONDITION FACTOR ANALYSIS

401 CLASSIFICATION - RESIDENTIAL IMPROVED

407 CLASSIFICATION - RESIDENTIAL CONDOMINIUMS (SITE)

00001 01 SCH16 CV BC 1-STY BULT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/sq.Ft.	Building Style
20-08-15-428-004	21705 PINE CONE	10/9/2024	WD	03-ARM'S LENGTH	\$542,000	\$261,600	48.27	\$96,898	\$445,102	\$470,555	0.946	2,257	\$197.21	Ranch
20-08-19-251-030	16455 MOORE PARK	11/7/2023	WD	03-ARM'S LENGTH	\$458,900	\$218,000	47.50	\$96,962	\$361,938	\$436,544	0.829	2,074	\$174.51	Ranch
20-08-19-251-032	16499 MOORE PARK	8/30/2024	WD	03-ARM'S LENGTH	\$502,000	\$244,700	48.75	\$91,000	\$411,000	\$442,730	0.928	2,158	\$190.45	Ranch
20-08-19-252-007	16092 MOORE PARK	4/19/2024	WD	03-ARM'S LENGTH	\$498,900	\$257,500	51.61	\$96,310	\$402,590	\$461,982	0.871	2,209	\$182.25	Ranch
20-08-19-276-009	16532 MOORE PARK	7/15/2024	WD	03-ARM'S LENGTH	\$465,000	\$205,100	44.11	\$95,412	\$369,588	\$381,273	0.969	1,626	\$227.30	Ranch
20-08-20-351-002	49037 MONARCH	8/17/2023	WD	03-ARM'S LENGTH	\$644,000	\$248,900	38.65	\$111,133	\$532,867	\$519,246	1.026	2,308	\$230.88	Ranch
20-08-20-351-078	49690 MONARCH	2/19/2025	WD	03-ARM'S LENGTH	\$690,000	\$278,200	40.32	\$95,773	\$594,227	\$521,330	1.140	2,287	\$259.83	Ranch
20-08-20-351-088	49953 SPLIT ROCK	11/25/2024	WD	03-ARM'S LENGTH	\$674,000	\$297,300	44.11	\$91,000	\$583,000	\$557,581	1.046	2,406	\$242.31	Ranch
20-08-20-351-104	49840 SPLIT ROCK	10/23/2023	WD	03-ARM'S LENGTH	\$508,000	\$228,500	44.98	\$101,192	\$406,808	\$474,256	0.858	2,023	\$201.09	Ranch
20-08-20-351-110	49917 BINGHAM	4/21/2023	WD	03-ARM'S LENGTH	\$475,000	\$225,300	47.43	\$96,116	\$378,884	\$464,097	0.816	1,963	\$193.01	Ranch
20-08-22-152-007	50163 CHELTENHAM	12/17/2024	WD	03-ARM'S LENGTH	\$525,000	\$264,100	50.30	\$94,846	\$430,154	\$520,488	0.826	2,291	\$187.76	Ranch
20-08-23-125-015	22120 TAHQUAMENON	4/15/2024	WD	03-ARM'S LENGTH	\$575,000	\$267,600	46.54	\$96,851	\$478,149	\$484,106	0.988	2,020	\$236.71	Ranch
20-08-33-330-012	45627 PENTWATER	6/15/2023	WD	03-ARM'S LENGTH	\$464,100	\$210,800	45.42	\$98,070	\$366,030	\$423,469	0.864	1,919	\$190.74	Ranch

Totals: \$7,021,900 \$3,207,600 \$5,760,337 \$6,157,655 \$208.77

DETERMINATION: 0.935 Used as indicated Sale. Ratio => 45.67 E.C.F. => 0.935

Statement of Concluded Rates

Building Style	Rate	Rate	Rate	Rate	Rate	Rate
Ranch	0.935	0.935	0.935	0.935	0.935	0.935
Ranch BC	0.935	0.935	0.935	0.935	0.935	0.935

2025 ECF: 0.932

00002. 02 SCH16 CV BC MULTI-STY BLT 2011-2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/sq.Ft.	Building Style
20-08-16-199-021	52382 PEARLWOOD	9/22/2023	WD	03-ARM'S LENGTH	\$603,900	\$257,000	42.56	\$114,462	\$489,438	\$559,043	0.875	2,806	174.43	Two Story
20-08-19-252-006	16070 MOORE PARK	8/8/2024	WD	03-ARM'S LENGTH	\$600,000	\$267,100	44.52	\$96,599	\$503,401	\$538,084	0.936	2,930	171.81	Two Story
20-08-20-351-038	49601 SPLIT ROCK	6/21/2023	WD	03-ARM'S LENGTH	\$625,300	\$255,600	40.88	\$91,000	\$534,300	\$605,319	0.883	3,133	170.54	Two Story
20-08-20-351-050	49322 MONARCH	10/31/2023	WD	03-ARM'S LENGTH	\$638,000	\$240,200	37.65	\$99,168	\$538,832	\$570,023	0.945	3,028	177.95	Two Story
20-08-20-351-113	49821 BINGHAM	9/27/2024	WD	03-ARM'S LENGTH	\$510,000	\$242,100	47.47	\$92,426	\$417,574	\$489,671	0.853	2,481	168.31	Two Story
20-08-21-331-023	49677 E BECHER	6/4/2024	WD	03-ARM'S LENGTH	\$585,400	\$259,500	44.33	\$95,117	\$490,283	\$521,353	0.940	2,895	169.36	Two Story
20-08-21-331-040	49793 W BECHER	2/26/2024	WD	03-ARM'S LENGTH	\$546,500	\$231,300	42.32	\$99,650	\$446,850	\$519,264	0.861	2,871	155.64	Two Story
20-08-22-104-005	20798 STALYBRIDGE	6/7/2024	WD	03-ARM'S LENGTH	\$593,700	\$247,800	41.74	\$99,227	\$494,473	\$485,244	1.019	2,454	201.50	Two Story
20-08-22-104-005	20798 STALYBRIDGE	5/30/2023	WD	03-ARM'S LENGTH	\$519,400	\$220,000	42.36	\$99,227	\$420,173	\$485,244	0.866	2,454	171.22	Two Story
20-08-22-104-006	20820 STALYBRIDGE	9/9/2024	WD	03-ARM'S LENGTH	\$598,900	\$253,700	42.36	\$95,979	\$502,921	\$535,146	0.940	2,631	191.15	Two Story
20-08-22-153-014	20727 VESPER	9/22/2023	WD	03-ARM'S LENGTH	\$633,900	\$260,900	41.16	\$107,377	\$526,523	\$586,968	0.897	3,069	171.56	Two Story
20-08-22-155-003	50384 ASHPERTON	8/10/2023	WD	03-ARM'S LENGTH	\$442,500	\$179,200	40.50	\$94,905	\$347,595	\$372,251	0.934	2,548	136.42	Two Story
20-08-23-125-010	50645 SUMMIT VIEW	6/25/2024	WD	03-ARM'S LENGTH	\$579,900	\$274,100	47.27	\$98,857	\$481,043	\$563,398	0.854	2,828	170.10	Two Story
20-08-23-125-011	50619 SUMMIT VIEW	8/2/2024	WD	03-ARM'S LENGTH	\$575,000	\$276,100	48.02	\$98,380	\$476,620	\$563,398	0.846	2,828	168.54	Two Story
20-08-23-176-002	50476 SUMMIT VIEW	11/25/2024	WD	03-ARM'S LENGTH	\$580,000	\$276,100	47.60	\$91,000	\$489,000	\$563,398	0.868	2,828	172.91	Two Story
20-08-23-351-008	21965 RIO GRANDE	5/28/2024	WD	03-ARM'S LENGTH	\$613,900	\$273,700	44.58	\$91,000	\$522,900	\$567,990	0.921	3,036	172.23	Two Story
20-08-23-351-035	49426 EUPHRATES	8/2/2025	WD	03-ARM'S LENGTH	\$614,400	\$288,300	46.92	\$97,212	\$517,188	\$592,585	0.873	3,044	169.90	Two Story
20-08-23-351-053	21884 RIO GRANDE	12/23/2024	WD	03-ARM'S LENGTH	\$635,000	\$289,100	45.53	\$97,588	\$537,412	\$591,688	0.908	3,044	176.55	Two Story
20-08-23-352-002	21941 RUSTIC	4/14/2023	WD	03-ARM'S LENGTH	\$569,900	\$247,300	43.39	\$98,591	\$471,309	\$579,105	0.814	2,877	163.82	Two Story
20-08-23-352-020	21930 HIGHLANDS	6/30/2023	WD	03-ARM'S LENGTH	\$575,000	\$247,300	43.01	\$91,000	\$484,000	\$589,207	0.821	2,877	168.23	Two Story
20-08-26-302-012	47845 HIDDEN MEADOWS	12/27/2023	WD	03-ARM'S LENGTH	\$738,900	\$303,700	41.10	\$116,541	\$622,359	\$717,281	0.868	3,866	160.98	Two Story

20-08-26-302-019	47712 HIDDEN MEADOWS	9/6/2024	WD	03-ARM'S LENGTH	\$563,900	\$243,800	43.23	\$111,739	\$452,161	\$451,722	1.001	2,255	200.51	Two Story
20-08-26-351-006	47318 CARD	4/24/2024	WD	03-ARM'S LENGTH	\$748,000	\$329,600	44.06	\$70,000	\$678,000	\$736,084	0.921	3,074	220.56	Two Story
20-08-27-277-038	48133 ELLINGTON	9/22/2023	WD	03-ARM'S LENGTH	\$480,000	\$226,900	47.27	\$92,760	\$387,240	\$505,545	0.766	2,902	133.44	Two Story
20-08-27-400-023	47745 CARD	5/19/2023	WD	03-ARM'S LENGTH	\$550,900	\$249,000	45.20	\$70,000	\$480,900	\$627,632	0.766	3,016	159.45	Two Story BC
20-08-27-400-025	47705 CARD	2/19/2025	WD	03-ARM'S LENGTH	\$603,900	\$294,600	48.78	\$70,000	\$533,900	\$647,273	0.825	3,021	176.73	Two Story BC
20-08-33-179-004	19360 ELKHOUND	8/30/2023	WD	03-ARM'S LENGTH	\$510,000	\$232,300	45.55	\$97,408	\$412,592	\$540,782	0.763	2,871	143.71	Two Story
20-08-33-329-013	19317 GOLD RIVER	6/28/2024	WD	03-ARM'S LENGTH	\$575,000	\$259,100	45.06	\$96,839	\$478,161	\$554,791	0.862	2,968	161.11	Two Story
20-08-33-379-010	45250 PENTWATER	7/12/2024	WD	03-ARM'S LENGTH	\$675,000	\$295,100	43.72	\$110,495	\$564,505	\$584,236	0.966	3,207	176.02	Two Story
20-08-35-301-009	45921 ANDREW	11/9/2023	WD	03-ARM'S LENGTH	\$458,900	\$230,200	50.16	\$97,758	\$361,142	\$553,902	0.652	2,805	128.75	Two Story

Totals: \$17,545,100 \$7,750,700 \$14,662,795 \$16,797,628 169.44

DETERMINATION: 0.873 Used as Indicated Sale. Ratio => 44.17 E.C.F. => 0.873

Statement of Concluded Rates

Two Story	0.873	0.873	0.873	0.873	0.873	0.873
Two Story BC	0.873	0.873	0.873	0.873	0.873	0.873

2025 ECF: 0.855

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-22-151-037	50242 BILLINGSLEY	9/27/2023	WD	03-ARM'S LENGTH	\$553,500	\$227,600	41.12	\$110,376	\$443,124	\$517,979	0.855	2,512	176.40	Split Level
20-08-26-353-009	47376 HIDDEN MEADOWS	7/23/2024	WD	03-ARM'S LENGTH	\$558,900	\$250,900	44.89	\$117,940	\$440,960	\$477,982	0.923	2,417	182.44	Split Level
20-08-28-396-012	47405 ROCKWOOD	10/31/2024	WD	03-ARM'S LENGTH	\$634,000	\$320,700	50.58	\$101,215	\$532,785	\$673,019	0.792	2,896	183.97	Split Level
20-08-33-330-045	19477 SPRINGBROOK	11/7/2024	WD	03-ARM'S LENGTH	\$684,400	\$322,500	47.12	\$95,753	\$588,647	\$672,696	0.875	2,958	199.00	Split Level

Totals: \$2,430,800 \$1,121,700 \$2,005,516 \$2,341,676 185.45

Sale. Ratio => 46.14 E.C.F. => 0.856

DETERMINATION: 0.856 Used as Indicated

Statement of Concluded Rates

Split Leve C+15	0.856	0.856	0.856	0.856	0.856	0.856
Split Level	0.856	0.856	0.856	0.856	0.856	0.856

2025 ECF: 0.852

00003. 03 SCH16 CV BC 1-STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-15-405-039	21494 PINE CONE	6/30/2023	WD	03-ARM'S LENGTH	\$448,900	\$195,200	43.48	\$91,000	\$357,900	\$407,720	0.878	1,835	195.04	Ranch
20-08-15-407-016	51163 HOOK	9/12/2024	WD	03-ARM'S LENGTH	\$508,900	\$215,200	42.29	\$93,994	\$414,906	\$445,358	0.932	2,214	187.40	Ranch
20-08-15-407-032	21298 FLAG	8/2/2023	WD	03-ARM'S LENGTH	\$448,900	\$195,000	43.44	\$94,483	\$354,417	\$421,621	0.841	2,114	167.65	Ranch
20-08-15-443-006	21645 PINNACLE	12/22/2023	WD	03-ARM'S LENGTH	\$420,000	\$189,600	45.14	\$91,000	\$329,000	\$394,422	0.834	1,832	179.59	Ranch
20-08-15-473-015	51031 HOOK	11/1/2024	WD	03-ARM'S LENGTH	\$455,000	\$208,100	45.74	\$94,308	\$360,692	\$440,319	0.819	2,118	170.30	Ranch
20-08-15-473-016	21437 COURSE	12/21/2023	WD	03-ARM'S LENGTH	\$413,900	\$194,900	47.09	\$94,802	\$319,098	\$402,776	0.792	2,156	148.00	Ranch
20-08-16-328-015	51488 BLUE SPRUCE	9/20/2024	WD	03-ARM'S LENGTH	\$418,000	\$211,900	50.69	\$91,000	\$327,000	\$409,797	0.798	2,105	155.34	Ranch
20-08-16-333-011	51570 WILLOW SPRINGS	8/28/2023	WD	03-ARM'S LENGTH	\$408,900	\$169,300	41.40	\$97,604	\$311,296	\$331,035	0.940	1,804	172.56	Ranch
20-08-16-474-008	51033 SIOUX	4/14/2023	WD	03-ARM'S LENGTH	\$356,500	\$175,200	49.14	\$95,139	\$261,361	\$348,156	0.751	1,735	150.64	Ranch
20-08-19-251-027	16389 MOORE PARK	6/23/2023	WD	03-ARM'S LENGTH	\$450,000	\$194,300	43.18	\$96,818	\$353,182	\$404,470	0.873	1,893	186.57	Ranch
20-08-19-252-019	16129 BISHOPSGATE	2/23/2024	WD	03-ARM'S LENGTH	\$437,000	\$182,800	41.83	\$91,000	\$346,000	\$374,199	0.925	1,622	213.32	Ranch
20-08-21-205-012	50296 ALDEN	1/17/2025	WD	03-ARM'S LENGTH	\$300,000	\$174,100	58.03	\$91,000	\$209,000	\$315,515	0.662	1,713	122.01	Ranch
20-08-21-205-016	50427 AUGUST	9/28/2023	WD	03-ARM'S LENGTH	\$360,000	\$164,600	45.72	\$91,000	\$269,000	\$324,818	0.828	1,628	165.23	Ranch
20-08-21-205-019	50361 AUGUST	5/1/2023	WD	03-ARM'S LENGTH	\$450,900	\$194,800	43.20	\$91,000	\$359,900	\$460,356	0.782	2,200	163.59	Ranch
20-08-21-278-014	50323 KNIGHTSBRIDGE	6/5/2023	WD	03-ARM'S LENGTH	\$445,000	\$198,600	44.63	\$95,872	\$349,128	\$427,775	0.816	2,120	164.68	Ranch
20-08-21-353-001	19031 MIDWAY	1/31/2025	WD	03-ARM'S LENGTH	\$449,000	\$210,900	46.97	\$91,000	\$358,000	\$401,675	0.891	2,042	175.32	Ranch
20-08-21-404-024	19896 KEATS	4/12/2024	WD	03-ARM'S LENGTH	\$415,000	\$197,100	47.49	\$96,920	\$318,080	\$393,108	0.809	1,991	159.76	Ranch
20-08-21-427-016	49400 DUNHILL	6/1/2023	WD	03-ARM'S LENGTH	\$430,300	\$189,000	43.92	\$93,722	\$336,578	\$381,913	0.881	1,977	170.25	Ranch

20-08-22-129-014	50700 SHENANDOAH	5/10/2024	WD	03-ARM'S LENGTH	\$524,900	\$219,300	41.78	\$102,742	\$422,158	\$461,769	0.914	2,398	176.05	Ranch
20-08-22-156-002	20650 VESPER	10/31/2024	WD	03-ARM'S LENGTH	\$444,000	\$198,300	44.66	\$91,000	\$353,000	\$376,113	0.939	1,901	185.69	Ranch
20-08-22-202-007	21351 PATTERSON	6/7/2023	WD	03-ARM'S LENGTH	\$407,000	\$171,500	42.14	\$95,367	\$311,633	\$345,858	0.901	1,896	164.36	Ranch
20-08-22-203-008	21412 PATTERSON	1/12/2024	WD	03-ARM'S LENGTH	\$473,900	\$195,500	41.25	\$103,462	\$370,438	\$386,260	0.959	2,021	183.29	Ranch
20-08-22-203-019	21257 ANDERSON	12/5/2023	WD	03-ARM'S LENGTH	\$455,000	\$191,100	42.00	\$91,000	\$364,000	\$400,623	0.909	2,237	162.72	Ranch
20-08-22-205-005	21432 MACKENZIE	12/12/2024	WD	03-ARM'S LENGTH	\$439,000	\$208,600	47.52	\$94,181	\$344,819	\$396,554	0.870	2,202	156.59	Ranch
20-08-22-206-005	21397 SABRINA	11/13/2023	WD	03-ARM'S LENGTH	\$375,000	\$176,700	47.12	\$91,000	\$284,000	\$353,409	0.804	1,880	151.06	Ranch
20-08-22-230-002	21537 MACKENZIE	10/4/2024	WD	03-ARM'S LENGTH	\$479,900	\$198,200	41.30	\$97,660	\$382,240	\$399,315	0.957	2,005	190.64	Ranch
20-08-22-230-009	21599 MARINA	10/20/2023	WD	03-ARM'S LENGTH	\$448,900	\$180,600	40.23	\$94,431	\$354,469	\$379,913	0.933	1,939	182.81	Ranch
20-08-22-233-004	21550 SABRINA	7/24/2023	WD	03-ARM'S LENGTH	\$410,000	\$179,800	43.85	\$94,684	\$315,316	\$361,808	0.872	2,018	156.25	Ranch
20-08-22-251-013	21367 VENICE	12/13/2024	WD	03-ARM'S LENGTH	\$449,300	\$196,300	43.69	\$94,716	\$354,584	\$373,268	0.950	2,072	171.13	Ranch
20-08-22-252-003	50381 MURRAY	6/27/2024	WD	03-ARM'S LENGTH	\$425,000	\$191,100	44.96	\$93,018	\$331,982	\$359,288	0.924	1,991	166.74	Ranch
20-08-22-252-007	50253 MURRAY	8/15/2023	WD	03-ARM'S LENGTH	\$469,300	\$181,600	38.70	\$93,235	\$376,065	\$395,309	0.951	1,940	193.85	Ranch
20-08-22-255-015	21385 VESPER	8/27/2024	WD	03-ARM'S LENGTH	\$413,900	\$199,700	48.25	\$93,900	\$320,000	\$369,479	0.866	1,892	169.13	Ranch
20-08-22-401-010	21297 JOHN	11/30/2023	WD	03-ARM'S LENGTH	\$460,000	\$192,800	41.91	\$94,043	\$365,957	\$398,400	0.919	2,118	172.78	Ranch
20-08-22-426-007	49841 GOLDEN GATE	9/27/2024	WD	03-ARM'S LENGTH	\$547,000	\$233,900	42.76	\$100,630	\$446,370	\$491,504	0.908	2,253	198.12	Ranch
20-08-22-426-018	49586 LONDON BRIDGE	7/7/2023	WD	03-ARM'S LENGTH	\$428,900	\$207,100	48.29	\$97,310	\$331,590	\$459,708	0.721	2,142	154.80	Ranch
20-08-23-124-005	21878 JURICNY	12/13/2024	WD	03-ARM'S LENGTH	\$418,900	\$233,800	55.81	\$110,395	\$308,505	\$473,996	0.651	2,276	135.55	Ranch
20-08-27-131-024	21103 STRAWBERRY HILLS	3/20/2024	WD	03-ARM'S LENGTH	\$449,197	\$197,600	43.99	\$97,539	\$351,658	\$426,271	0.825	2,223	158.19	Ranch
20-08-27-172-002	48034 DAISY	10/10/2023	WD	03-ARM'S LENGTH	\$429,400	\$197,300	45.95	\$93,367	\$336,033	\$406,871	0.826	2,244	149.75	Ranch
20-08-27-173-016	47992 THISTLE	3/12/2024	WD	03-ARM'S LENGTH	\$398,900	\$170,500	42.74	\$97,488	\$301,412	\$342,209	0.881	1,827	164.98	Ranch
20-08-27-199-012	48158 BUELL	4/12/2023	WD	03-ARM'S LENGTH	\$419,400	\$185,000	44.11	\$95,528	\$323,872	\$412,667	0.785	2,028	159.70	Ranch
20-08-27-277-028	21683 TREVOR	8/23/2023	WD	03-ARM'S LENGTH	\$440,000	\$198,200	45.05	\$96,110	\$343,890	\$452,030	0.761	2,164	158.91	Ranch
20-08-27-277-046	21621 KENDYL	2/25/2025	WD	03-ARM'S LENGTH	\$420,000	\$212,100	50.50	\$95,626	\$324,374	\$396,650	0.818	2,029	159.87	Ranch
20-08-27-404-010	47852 RACEWOOD	12/6/2024	WD	03-ARM'S LENGTH	\$410,000	\$187,000	45.61	\$91,000	\$319,000	\$343,448	0.929	1,764	180.84	Ranch
20-08-27-404-022	47878 LAVENDER	9/29/2023	WD	03-ARM'S LENGTH	\$429,400	\$175,600	40.87	\$93,471	\$335,929	\$381,977	0.879	1,890	177.74	Ranch
20-08-27-443-004	21623 SUMMERFIELD	8/26/2024	WD	03-ARM'S LENGTH	\$450,000	\$208,400	46.31	\$91,000	\$359,000	\$400,184	0.897	2,048	175.29	Ranch
20-08-27-447-008	47614 DENNIS BAERT	8/9/2024	WD	03-ARM'S LENGTH	\$399,000	\$208,300	52.21	\$100,964	\$298,036	\$399,723	0.746	2,190	136.09	Ranch
20-08-27-449-011	21629 CARLETON PLACE	12/3/2024	WD	03-ARM'S LENGTH	\$416,500	\$208,600	50.08	\$94,707	\$321,793	\$403,077	0.798	2,222	144.82	Ranch
20-08-28-128-007	48754 BEACON SQUARE	7/26/2024	WD	03-ARM'S LENGTH	\$462,900	\$210,100	45.39	\$99,566	\$363,334	\$431,370	0.842	2,274	159.78	Ranch
20-08-28-131-009	48522 PIN OAK	7/3/2024	WD	03-ARM'S LENGTH	\$448,400	\$206,600	46.07	\$94,488	\$353,912	\$387,002	0.914	2,098	168.69	Ranch
20-08-28-133-005	48594 BEACON SQUARE	11/8/2023	WD	03-ARM'S LENGTH	\$417,400	\$192,500	46.12	\$100,701	\$316,699	\$397,662	0.796	2,129	148.75	Ranch
20-08-28-202-001	48972 CHELSEA PARK	11/3/2023	WD	03-ARM'S LENGTH	\$418,900	\$194,300	46.38	\$97,964	\$320,936	\$399,075	0.804	2,134	150.39	Ranch
20-08-28-232-002	20148 EDINBERG	4/23/2024	WD	03-ARM'S LENGTH	\$430,000	\$199,800	46.47	\$94,232	\$335,768	\$375,070	0.895	2,074	161.89	Ranch
20-08-28-251-003	19999 CHESTERBROOK	6/21/2023	WD	03-ARM'S LENGTH	\$390,000	\$185,700	47.62	\$93,418	\$296,582	\$382,331	0.776	2,143	138.40	Ranch
20-08-28-251-017	48435 MARION	10/26/2023	WD	03-ARM'S LENGTH	\$452,900	\$196,400	43.36	\$108,098	\$344,802	\$423,915	0.813	2,143	160.90	Ranch
20-08-28-252-005	48352 MARION	9/3/2024	WD	03-ARM'S LENGTH	\$419,300	\$191,300	45.62	\$93,133	\$326,167	\$371,616	0.878	1,890	172.58	Ranch
20-08-28-253-002	19855 VINE	6/13/2024	WD	03-ARM'S LENGTH	\$425,000	\$208,300	49.01	\$94,794	\$330,206	\$394,278	0.837	2,142	154.16	Ranch
20-08-28-276-009	48287 PRESTWYCK	11/27/2023	WD	03-ARM'S LENGTH	\$418,900	\$184,600	44.07	\$93,258	\$325,642	\$374,741	0.869	2,130	152.88	Ranch
20-08-28-277-011	48130 PRESTWYCK	5/9/2023	WD	03-ARM'S LENGTH	\$425,900	\$184,800	43.39	\$96,361	\$329,539	\$412,976	0.798	2,150	153.27	Ranch
20-08-28-277-020	48235 JESTER	6/27/2024	WD	03-ARM'S LENGTH	\$445,900	\$212,300	47.61	\$94,061	\$351,839	\$409,811	0.859	2,299	153.04	Ranch
20-08-28-278-016	48097 SHERRINGHAM	6/25/2024	WD	03-ARM'S LENGTH	\$438,900	\$218,100	49.69	\$104,359	\$334,541	\$401,982	0.832	2,228	150.15	Ranch
20-08-28-279-026	48058 KINGS	12/7/2023	WD	03-ARM'S LENGTH	\$398,900	\$186,600	46.78	\$93,620	\$305,280	\$424,052	0.720	2,132	143.19	Ranch
20-08-28-398-019	47030 ROCKWOOD	8/2/2024	WD	03-ARM'S LENGTH	\$469,400	\$209,800	44.70	\$91,000	\$378,400	\$440,765	0.859	2,144	176.49	Ranch
20-08-28-404-001	47966 JAMESTOWN	4/28/2023	WD	03-ARM'S LENGTH	\$428,000	\$195,700	45.72	\$100,335	\$327,665	\$392,981	0.834	2,088	156.93	Ranch
20-08-33-127-039	19269 RIVER VALLEY	6/17/2024	WD	03-ARM'S LENGTH	\$453,900	\$227,900	50.21	\$129,128	\$324,772	\$420,190	0.773	2,215	146.62	Ranch
20-08-33-326-009	19559 POTOMAC	6/18/2024	WD	03-ARM'S LENGTH	\$498,900	\$224,700	45.04	\$96,634	\$402,266	\$470,068	0.856	2,140	187.97	Ranch

20-08-33-378-004	19392 YUKON RIVER	11/10/2023	WD	03-ARM'S LENGTH	\$453,500	\$190,700	42.05	\$104,738	\$348,762	\$397,861	0.877	1,933	180.43	Ranch
20-08-33-406-003	45554 YORKSHIRE	8/23/2023	WD	03-ARM'S LENGTH	\$435,000	\$190,000	43.68	\$98,402	\$336,598	\$384,914	0.874	2,188	153.84	Ranch
20-08-35-152-014	21855 TOWN GATE	7/6/2023	PTA	03-ARM'S LENGTH	\$374,400	\$170,900	45.65	\$91,000	\$283,400	\$336,108	0.843	1,724	164.39	Ranch

Totals: \$29,454,297 \$13,346,100 \$22,923,771 \$27,061,484 165.00

DETERMINATION: 0.847 Used as indicated Sale. Ratio => 45.31 E.C.F. => 0.847

Statement of Concluded Rates

Ranch	0.847	0.847	0.847	0.847	0.847	0.847
Ranch BC	0.847	0.847	0.847	0.847	0.847	0.847

2025 ECF: 0.839

00004.04 SCH 16 CV BC MULTI-STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-15-404-001	51539 ACE	4/12/2024	WD	03-ARM'S LENGTH	\$568,900	\$250,300	44.00	\$110,744	\$458,156	\$542,426	0.845	3,094	148.08	Two Story
20-08-15-405-008	51416 CART	2/10/2025	WD	03-ARM'S LENGTH	\$435,000	\$192,700	44.30	\$94,031	\$340,969	\$365,658	0.932	2,123	160.61	Two Story
20-08-15-473-018	21393 COURSE	5/5/2023	WD	03-ARM'S LENGTH	\$533,000	\$234,000	43.90	\$96,981	\$436,019	\$531,011	0.821	3,018	144.47	Two Story
20-08-15-474-006	51033 ACE	3/7/2025	WD	03-ARM'S LENGTH	\$546,000	\$241,600	44.25	\$108,563	\$437,437	\$468,239	0.934	2,611	167.54	Two Story
20-08-16-176-010	52129 MONACO	12/21/2023	WD	03-ARM'S LENGTH	\$485,000	\$189,700	39.11	\$93,958	\$391,042	\$399,293	0.979	2,481	157.61	Two Story
20-08-16-353-009	51407 MIDLAND	10/18/2024	WD	03-ARM'S LENGTH	\$503,900	\$224,000	44.45	\$95,987	\$407,913	\$443,820	0.919	2,758	147.90	Two Story
20-08-16-403-027	19884 PINE CONE	5/17/2024	WD	03-ARM'S LENGTH	\$457,900	\$222,200	48.53	\$93,371	\$364,529	\$441,241	0.826	2,643	137.92	Two Story
20-08-19-176-009	50249 ALDWYCH	3/28/2025	WD	03-ARM'S LENGTH	\$599,400	\$254,100	42.39	\$99,451	\$499,949	\$510,917	0.979	2,930	170.63	Two Story
20-08-19-176-043	15921 KINGSWAY	8/2/2024	WD	03-ARM'S LENGTH	\$523,900	\$252,200	48.14	\$95,561	\$428,339	\$510,727	0.839	2,829	151.41	Two Story
20-08-21-227-014	50504 LANCELOT	9/20/2024	WD	03-ARM'S LENGTH	\$398,900	\$196,100	49.16	\$91,000	\$307,900	\$362,261	0.850	2,163	142.35	Two Story
20-08-21-279-014	20490 ST MARTINS	10/4/2024	WD	03-ARM'S LENGTH	\$500,000	\$219,700	43.94	\$94,504	\$405,496	\$457,193	0.887	2,743	147.83	Two Story
20-08-21-307-006	18916 NEWBRIDGE	9/15/2023	WD	03-ARM'S LENGTH	\$625,000	\$244,700	39.15	\$94,315	\$530,685	\$566,504	0.937	3,028	175.26	Two Story
20-08-21-308-020	49492 EVANSTON	7/14/2023	WD	03-ARM'S LENGTH	\$628,900	\$255,700	40.66	\$91,000	\$537,900	\$632,295	0.851	3,445	156.14	Two Story
20-08-21-377-026	49459 YALE	4/18/2024	WD	03-ARM'S LENGTH	\$490,000	\$247,800	50.57	\$91,000	\$399,000	\$504,933	0.790	3,162	126.19	Two Story
20-08-21-377-027	49431 YALE	11/26/2024	WD	03-ARM'S LENGTH	\$513,900	\$264,300	51.43	\$91,000	\$422,900	\$545,053	0.776	3,097	136.55	Two Story
20-08-21-378-007	49220 YALE	8/28/2023	WD	03-ARM'S LENGTH	\$518,800	\$243,500	46.94	\$100,128	\$418,672	\$592,891	0.706	3,743	111.85	Two Story
20-08-21-378-031	49446 FLINT	8/20/2024	WD	03-ARM'S LENGTH	\$543,900	\$244,300	44.92	\$93,738	\$450,162	\$521,324	0.863	3,163	142.32	Two Story
20-08-21-401-003	19769 GALLAHAD	6/21/2024	WD	03-ARM'S LENGTH	\$436,900	\$195,900	44.84	\$91,000	\$345,900	\$380,077	0.910	2,163	159.92	Two Story
20-08-21-402-015	49435 LEHR	10/26/2023	WD	03-ARM'S LENGTH	\$525,000	\$225,000	42.86	\$91,000	\$434,000	\$508,954	0.853	3,018	143.80	Two Story
20-08-21-403-020	49615 HELMSLEY	6/18/2024	WD	03-ARM'S LENGTH	\$567,000	\$244,000	43.03	\$92,869	\$474,131	\$507,248	0.935	3,044	155.76	Two Story
20-08-21-404-057	19870 LIVERPOOL	7/2/2024	WD	03-ARM'S LENGTH	\$536,400	\$242,800	45.26	\$91,000	\$445,400	\$467,462	0.953	3,061	145.51	Two Story
20-08-22-195-013	50396 STEEH	11/18/2024	WD	03-ARM'S LENGTH	\$493,900	\$215,000	43.53	\$95,290	\$398,610	\$446,770	0.892	2,709	147.14	Two Story
20-08-22-205-007	21400 MACKENZIE	4/25/2024	WD	03-ARM'S LENGTH	\$508,900	\$204,200	40.13	\$94,414	\$414,486	\$419,531	0.988	2,567	161.47	Two Story
20-08-22-402-017	21421 SIENNA	10/7/2024	WD	03-ARM'S LENGTH	\$568,900	\$244,200	42.92	\$95,235	\$473,665	\$493,001	0.961	2,826	167.61	Two Story
20-08-22-427-008	21646 PHOENIX	6/18/2024	WD	03-ARM'S LENGTH	\$550,000	\$255,100	46.38	\$97,832	\$452,168	\$557,163	0.812	3,053	148.11	Two Story
20-08-22-428-011	21781 SANDRA THERESA	10/18/2024	WD	03-ARM'S LENGTH	\$576,000	\$266,700	46.30	\$91,000	\$485,000	\$555,943	0.872	3,450	140.58	Two Story
20-08-23-123-028	22070 STURGEON RIVER	8/31/2023	WD	03-ARM'S LENGTH	\$600,000	\$245,400	40.90	\$112,335	\$487,665	\$575,622	0.847	3,084	158.13	Two Story
20-08-26-102-020	48767 MICHAYWE	9/1/2023	WD	03-ARM'S LENGTH	\$465,000	\$196,400	42.24	\$99,578	\$365,422	\$433,139	0.844	2,629	139.00	Two Story
20-08-26-103-015	48554 MICHAYWE	11/27/2023	WD	03-ARM'S LENGTH	\$580,000	\$247,000	42.59	\$103,912	\$476,088	\$559,011	0.852	3,349	142.16	Two Story
20-08-26-105-002	22048 BEDFORD VALLEY	6/7/2023	WD	03-ARM'S LENGTH	\$546,900	\$229,700	42.00	\$95,785	\$451,115	\$529,266	0.852	3,361	134.22	Two Story
20-08-26-122-016	22018 GAILLES	9/18/2024	WD	03-ARM'S LENGTH	\$559,400	\$257,300	46.00	\$91,000	\$468,400	\$529,597	0.884	3,376	138.74	Two Story
20-08-27-152-005	20871 ADDISON	7/28/2023	WD	03-ARM'S LENGTH	\$468,900	\$190,400	40.61	\$94,266	\$374,634	\$425,559	0.880	2,475	151.37	Two Story
20-08-27-154-001	48201 THISTLE	5/31/2023	WD	03-ARM'S LENGTH	\$499,300	\$208,600	41.78	\$97,373	\$401,927	\$489,160	0.822	2,972	135.24	Two Story
20-08-27-171-002	48033 DAISY	5/31/2024	WD	03-ARM'S LENGTH	\$483,900	\$216,300	44.70	\$97,873	\$386,027	\$426,173	0.906	2,602	148.36	Two Story
20-08-27-197-028	21048 STRAWBERRY HILLS	11/9/2023	WD	03-ARM'S LENGTH	\$498,900	\$166,600	33.39	\$94,363	\$404,537	\$488,292	0.828	2,848	142.04	Two Story
20-08-27-206-008	21406 CARLTON	2/12/2024	WD	03-ARM'S LENGTH	\$430,000	\$181,100	42.12	\$96,414	\$333,586	\$367,791	0.907	2,151	155.08	Two Story
20-08-27-208-014	48434 STONEACRE	5/6/2024	WD	03-ARM'S LENGTH	\$579,400	\$248,000	42.80	\$91,000	\$488,400	\$536,781	0.910	3,124	156.34	Two Story
20-08-27-208-016	48478 STONEACRE	5/31/2024	WD	03-ARM'S LENGTH	\$550,900	\$243,100	44.13	\$91,000	\$459,900	\$492,506	0.934	2,961	155.32	Two Story
20-08-27-209-003	21273 GENTRY	11/22/2023	WD	03-ARM'S LENGTH	\$459,500	\$209,800	45.66	\$95,923	\$363,577	\$463,333	0.785	2,796	130.03	Two Story

20-08-27-209-013	48553 WATERFORD	8/30/2023	WD	03-ARM'S LENGTH	\$435,000	\$202,000	46.44	\$100,007	\$334,993	\$444,074	0.754	2,617	128.01	Two Story
20-08-27-276-009	48564 WATERFORD	4/24/2023	WD	03-ARM'S LENGTH	\$540,000	\$217,400	40.26	\$96,616	\$443,384	\$484,574	0.915	3,036	146.04	Two Story
20-08-27-279-001	21796 CARRINGTON	7/17/2023	WD	03-ARM'S LENGTH	\$470,000	\$208,300	44.32	\$101,160	\$368,840	\$472,142	0.781	2,752	134.03	Two Story
20-08-28-131-010	48548 PIN OAK	9/18/2024	WD	03-ARM'S LENGTH	\$498,800	\$232,200	46.55	\$94,310	\$404,490	\$499,669	0.810	2,978	135.83	Two Story
20-08-28-201-001	48983 CHELSEA PARK	2/21/2024	WD	03-ARM'S LENGTH	\$539,400	\$226,300	41.95	\$97,717	\$441,683	\$519,315	0.851	3,315	133.24	Two Story
20-08-28-201-011	48581 VINTAGE	12/2/2024	WD	03-ARM'S LENGTH	\$528,800	\$241,400	45.65	\$94,097	\$434,703	\$488,447	0.890	3,060	142.06	Two Story
20-08-28-274-017	19813 NOB HILL	5/14/2024	WD	03-ARM'S LENGTH	\$506,500	\$220,200	43.47	\$96,383	\$410,117	\$431,343	0.951	2,881	142.35	Two Story
20-08-33-129-014	46490 MARINER	3/7/2025	WD	03-ARM'S LENGTH	\$540,000	\$237,000	43.89	\$105,226	\$434,774	\$458,930	0.947	2,777	156.56	Two Story
20-08-33-178-029	45950 RAPIDS	10/16/2023	WD	03-ARM'S LENGTH	\$625,000	\$273,700	43.79	\$115,760	\$509,240	\$626,164	0.813	3,357	151.69	Two Story
20-08-33-405-041	45098 RIVERWOODS	8/1/2024	WD	03-ARM'S LENGTH	\$482,000	\$205,100	42.55	\$94,477	\$387,523	\$426,312	0.909	2,495	155.32	Two Story
20-08-33-406-030	45697 RIVERWOODS	5/24/2023	WD	03-ARM'S LENGTH	\$553,900	\$226,300	40.86	\$107,334	\$446,566	\$527,316	0.847	3,119	143.18	Two Story
20-08-33-455-023	45371 THORN TREE	5/1/2024	WD	03-ARM'S LENGTH	\$573,900	\$245,700	42.81	\$95,299	\$478,601	\$529,513	0.904	3,106	154.09	Two Story

Totals: \$26,650,800 \$11,645,100 \$21,716,620 \$24,955,960 147.12

DETERMINATION: 0.870 Used as Indicated Sale. Ratio => 43.70 E.C.F. => 0.870

Statement of Concluded Rates

Two Story	0.870	0.870	0.870	0.870	0.870	0.870
Two Story BC	0.870	0.870	0.870	0.870	0.870	0.870

2025 ECF: 0.852

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-15-403-004	51808 FLYER	10/6/2023	WD	03-ARM'S LENGTH	\$525,000	\$241,700	46.04	\$102,272	\$422,728	\$546,186	0.774	3,051	138.55	Split Level
20-08-15-404-007	51407 ACE	4/23/2024	WD	03-ARM'S LENGTH	\$560,000	\$252,200	45.04	\$101,529	\$458,471	\$514,051	0.892	3,024	151.61	Split Level
20-08-15-405-030	21384 PINE CONE	12/20/2023	WD	03-ARM'S LENGTH	\$428,000	\$197,600	46.17	\$94,338	\$333,662	\$460,678	0.724	2,381	140.14	Split Level
20-08-15-406-023	21300 BUICK OPEN	7/15/2024	WD	03-ARM'S LENGTH	\$590,000	\$242,100	41.03	\$105,598	\$484,402	\$511,103	0.948	2,685	180.41	Split Level
20-08-15-474-009	51099 ACE	10/25/2024	WD	03-ARM'S LENGTH	\$489,900	\$218,900	44.68	\$98,256	\$391,644	\$426,729	0.918	2,687	145.76	Split Level
20-08-16-333-002	51828 SHADYWOOD	5/14/2024	WD	03-ARM'S LENGTH	\$466,500	\$221,200	47.42	\$92,991	\$373,509	\$435,727	0.857	2,803	133.25	Split Level
20-08-16-403-026	19902 PINE CONE	10/27/2023	WD	03-ARM'S LENGTH	\$464,300	\$184,900	39.82	\$94,207	\$370,093	\$389,738	0.950	2,417	153.12	Split Level
20-08-19-176-023	15729 TRAFALGAR	3/31/2025	WD	03-ARM'S LENGTH	\$650,000	\$279,700	43.03	\$94,886	\$555,114	\$587,309	0.945	3,317	167.35	Split Level
20-08-19-177-001	15698 TRAFALGAR	10/23/2023	WD	03-ARM'S LENGTH	\$553,900	\$254,400	45.93	\$99,091	\$454,809	\$582,076	0.781	2,918	155.86	Split Level
20-08-19-402-046	16020 KINGSWAY	5/10/2024	WD	03-ARM'S LENGTH	\$610,000	\$256,500	42.05	\$100,321	\$509,679	\$529,779	0.962	2,884	176.73	Split Level
20-08-21-153-023	18962 PROVENCIAL	8/12/2024	WD	03-ARM'S LENGTH	\$506,900	\$217,200	42.85	\$92,724	\$414,176	\$469,576	0.882	2,776	149.20	Split Level
20-08-21-202-019	50119 JOSEPHINE	2/9/2024	WD	03-ARM'S LENGTH	\$560,000	\$204,000	36.43	\$92,877	\$467,123	\$481,635	0.970	2,737	170.67	Split Level
20-08-21-204-012	50493 AUGUST	9/30/2024	WD	03-ARM'S LENGTH	\$500,000	\$235,600	47.12	\$98,706	\$401,294	\$466,126	0.861	2,845	141.05	Split Level
20-08-21-208-009	50578 KOSS	9/18/2023	WD	03-ARM'S LENGTH	\$458,800	\$211,000	45.99	\$97,309	\$361,491	\$478,721	0.755	2,962	122.04	Split Level
20-08-21-229-045	20317 GLORIA	1/31/2025	WD	03-ARM'S LENGTH	\$455,000	\$219,000	48.13	\$91,000	\$364,000	\$435,191	0.836	2,595	140.27	Split Level
20-08-21-378-016	49472 YALE	4/11/2024	WD	03-ARM'S LENGTH	\$538,900	\$254,100	47.15	\$101,071	\$437,829	\$504,729	0.867	3,009	145.51	Split Level
20-08-21-378-020	49377 FLINT	3/4/2025	WD	03-ARM'S LENGTH	\$513,900	\$241,500	46.99	\$97,190	\$416,710	\$478,996	0.870	2,948	141.35	Split Level
20-08-21-378-027	49334 FLINT	7/18/2024	WD	03-ARM'S LENGTH	\$511,000	\$212,800	41.64	\$95,073	\$415,927	\$440,793	0.944	2,600	159.97	Split Level
20-08-21-477-010	49246 DUNHILL	6/26/2023	WD	03-ARM'S LENGTH	\$461,901	\$189,400	41.00	\$93,803	\$368,098	\$453,633	0.811	2,645	139.17	Split Level
20-08-22-127-012	50878 NESTING RIDGE	7/27/2023	WD	03-ARM'S LENGTH	\$494,400	\$210,700	42.62	\$93,648	\$400,752	\$468,258	0.856	2,785	143.90	Split Level
20-08-22-128-004	50762 NAGY	7/13/2023	WD	03-ARM'S LENGTH	\$500,000	\$198,600	39.72	\$113,698	\$386,302	\$403,694	0.957	2,547	151.67	Split Level
20-08-22-130-007	50942 BREDENBURY	9/9/2024	WD	03-ARM'S LENGTH	\$473,900	\$240,300	50.71	\$91,000	\$382,900	\$525,922	0.728	2,865	133.65	Split Level
20-08-22-149-017	50680 NESTING RIDGE	3/28/2025	WD	03-ARM'S LENGTH	\$578,900	\$266,500	46.04	\$91,000	\$487,900	\$549,554	0.888	3,215	151.76	Split Level
20-08-22-151-009	50493 NESTING RIDGE	11/14/2024	WD	03-ARM'S LENGTH	\$560,000	\$252,900	45.16	\$100,349	\$459,651	\$508,326	0.904	2,884	159.38	Split Level
20-08-22-151-021	50690 BREDENBURY	6/30/2023	WD	03-ARM'S LENGTH	\$523,900	\$222,900	42.55	\$93,482	\$430,418	\$500,282	0.860	2,880	149.45	Split Level
20-08-22-152-001	50331 CHELTENHAM	1/4/2024	WD	03-ARM'S LENGTH	\$478,000	\$203,700	42.62	\$94,635	\$383,365	\$442,930	0.866	2,498	153.47	Split Level
20-08-22-232-023	21505 SABRINA	2/21/2025	WD	03-ARM'S LENGTH	\$525,000	\$230,500	43.90	\$96,628	\$428,372	\$457,017	0.937	2,836	151.05	Split Level
20-08-22-253-001	21268 VENICE	9/30/2024	WD	03-ARM'S LENGTH	\$529,400	\$225,900	42.67	\$96,006	\$433,394	\$487,006	0.890	2,804	154.56	Split Level
20-08-22-403-013	21305 BROOKLYN BRIDGE	4/5/2024	WD	03-ARM'S LENGTH	\$535,000	\$234,900	43.91	\$95,787	\$439,213	\$471,260	0.932	2,654	165.49	Split Level
20-08-22-426-002	49762 LONDON BRIDGE	7/24/2024	WD	03-ARM'S LENGTH	\$530,000	\$240,900	45.45	\$102,728	\$427,272	\$497,832	0.858	2,780	153.69	Split Level

20-08-22-452-004	49391 BRIAR POINTE	9/10/2024	WD	03-ARM'S LENGTH	\$503,900	\$232,400	46.12	\$96,859	\$407,041	\$460,464	0.884	2,789	145.95	Split Level
20-08-27-152-009	48359 BRITTANY PARC	4/27/2023	WD	03-ARM'S LENGTH	\$504,400	\$222,000	44.01	\$99,534	\$404,866	\$489,122	0.828	3,117	129.89	Split Level
20-08-27-154-008	20725 SHELTON	7/22/2024	WD	03-ARM'S LENGTH	\$497,900	\$228,200	45.83	\$91,000	\$406,900	\$499,763	0.814	2,864	142.07	Split Level
20-08-27-203-016	21485 WAVERLY	10/21/2024	WD	03-ARM'S LENGTH	\$472,900	\$234,400	49.57	\$96,451	\$376,449	\$477,665	0.788	2,813	133.82	Split Level
20-08-27-204-003	48781 VILLAGE	10/16/2023	WD	03-ARM'S LENGTH	\$445,000	\$186,200	41.84	\$95,297	\$349,703	\$401,883	0.870	2,499	139.94	Split Level
20-08-27-205-025	21381 CARLTON	6/28/2023	WD	03-ARM'S LENGTH	\$470,000	\$202,000	42.98	\$94,535	\$375,465	\$442,830	0.848	2,556	146.90	Split Level
20-08-27-226-008	48697 BRADFORD	10/8/2024	WD	03-ARM'S LENGTH	\$513,900	\$233,100	45.36	\$100,125	\$413,775	\$455,539	0.908	2,813	147.09	Split Level
20-08-27-251-013	48427 STONEACRE	9/20/2024	WD	03-ARM'S LENGTH	\$520,000	\$230,100	44.25	\$98,877	\$421,123	\$458,551	0.918	2,829	148.86	Split Level
20-08-27-277-031	21646 TREVOR	10/11/2023	WD	03-ARM'S LENGTH	\$501,900	\$220,900	44.01	\$95,490	\$406,410	\$516,999	0.786	2,954	137.58	Split Level
20-08-27-279-008	48166 ELLINGTON	7/18/2023	WD	03-ARM'S LENGTH	\$508,900	\$214,900	42.23	\$94,160	\$414,740	\$525,461	0.789	2,853	145.37	Split Level
20-08-27-402-009	21355 SUMMERFIELD	3/21/2024	WD	03-ARM'S LENGTH	\$479,000	\$203,000	42.38	\$95,070	\$383,930	\$441,794	0.869	2,643	145.26	Split Level
20-08-28-125-006	48441 AMERICAN ELM	12/22/2023	WD	03-ARM'S LENGTH	\$495,400	\$194,200	39.20	\$91,000	\$404,400	\$444,210	0.910	2,338	172.97	Split Level
20-08-28-251-011	19807 CHESTERBROOK	1/24/2025	WD	03-ARM'S LENGTH	\$433,900	\$218,000	50.24	\$93,772	\$340,128	\$428,515	0.794	2,421	140.49	Split Level
20-08-28-277-008	48202 PRESTWYCK	7/10/2023	WD	03-ARM'S LENGTH	\$458,000	\$188,200	41.09	\$104,281	\$353,719	\$390,186	0.907	2,474	142.97	Split Level
20-08-28-277-013	48082 PRESTWYCK	2/8/2024	WD	03-ARM'S LENGTH	\$507,500	\$203,100	40.02	\$93,079	\$414,421	\$452,122	0.917	2,970	139.54	Split Level
20-08-29-231-003	48654 HENNINGS	10/11/2023	WD	03-ARM'S LENGTH	\$491,300	\$199,800	40.67	\$92,774	\$398,526	\$484,162	0.823	2,904	137.23	Split Level
20-08-33-176-004	46292 SHOAL	9/18/2023	WD	03-ARM'S LENGTH	\$635,000	\$289,900	45.65	\$98,524	\$536,476	\$687,430	0.780	3,580	149.85	Split Level
20-08-33-327-002	19382 POTOMAC	10/4/2023	WD	03-ARM'S LENGTH	\$538,900	\$228,900	42.48	\$94,546	\$444,354	\$516,055	0.861	2,712	163.85	Split Level
20-08-33-329-012	19345 GOLD RIVER	12/10/2024	WD	03-ARM'S LENGTH	\$590,000	\$248,800	42.17	\$93,172	\$496,828	\$553,130	0.898	2,780	178.72	Split Level
20-08-33-378-014	19427 HUDSON RIVER	2/19/2025	WD	03-ARM'S LENGTH	\$566,900	\$251,700	44.40	\$96,050	\$470,850	\$512,542	0.919	2,770	169.98	Split Level
20-08-33-403-021	19811 MAPLETON	5/10/2024	WD	03-ARM'S LENGTH	\$536,000	\$252,500	47.11	\$93,601	\$442,399	\$506,782	0.873	3,327	132.97	Split Level
20-08-33-455-016	45165 THORN TREE	5/8/2023	WD	03-ARM'S LENGTH	\$515,000	\$226,500	43.98	\$98,184	\$416,816	\$516,570	0.807	3,352	124.35	Split Level
20-08-33-455-029	45563 THORN TREE	2/20/2025	WD	03-ARM'S LENGTH	\$382,000	\$213,000	55.76	\$96,197	\$285,803	\$414,111	0.690	2,520	113.41	Split Level
20-08-35-153-008	46301 TURNBUCKLE	7/26/2024	WD	03-ARM'S LENGTH	\$525,000	\$248,500	47.33	\$113,686	\$411,314	\$474,252	0.867	2,864	143.62	Split Level
20-08-35-155-004	21876 CHROME BOLT	8/30/2023	WD	03-ARM'S LENGTH	\$428,900	\$195,800	45.65	\$93,749	\$335,151	\$429,947	0.780	2,739	122.36	Split Level

Totals: \$28,094,101 \$12,427,700 \$22,771,885 \$26,484,941 147.55

DETERMINATION: 0.860 Used as indicated Sale. Ratio => 44.24 E.C.F. => 0.860

Statement of Concluded Rates

Split Leve C+15	0.860	0.860	0.860	0.860	0.860	0.860
Split Level	0.860	0.860	0.860	0.860	0.860	0.860

2025 ECF: 0.841

00005. 05 SCH 16 CV BC 1-STY BLT 1990/1999

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-16-301-010	19239 PINE CONE	9/28/2023	WD	03-ARM'S LENGTH	\$438,900	\$177,700	40.49	\$91,000	\$347,900	\$380,729	0.914	2,010	173.08	Ranch
20-08-16-301-013	18797 PINE CONE	3/8/2024	WD	03-ARM'S LENGTH	\$400,000	\$201,700	50.43	\$100,296	\$299,704	\$403,743	0.742	2,302	130.19	Ranch
20-08-16-304-011	51525 PINWOOD	10/25/2024	WD	03-ARM'S LENGTH	\$475,000	\$215,500	45.37	\$104,286	\$370,714	\$389,825	0.951	2,293	161.67	Ranch
20-08-16-304-011	51525 PINWOOD	4/3/2023	WD	03-ARM'S LENGTH	\$488,000	\$194,100	39.77	\$104,286	\$383,714	\$389,825	0.984	2,293	167.34	Ranch
20-08-16-306-013	51741 EVA	8/13/2024	WD	03-ARM'S LENGTH	\$408,900	\$194,100	47.47	\$91,000	\$317,900	\$342,776	0.927	1,950	163.03	Ranch
20-08-16-328-004	51796 BLUE SPRUCE	6/28/2023	WD	03-ARM'S LENGTH	\$414,900	\$167,500	40.37	\$94,149	\$320,751	\$359,331	0.893	1,813	176.92	Ranch
20-08-16-329-003	51441 BLUE SPRUCE	9/20/2024	WD	03-ARM'S LENGTH	\$413,900	\$188,000	45.42	\$97,881	\$316,019	\$326,269	0.969	1,875	168.54	Ranch
20-08-16-332-005	51556 SHADYWOOD	3/22/2024	WD	03-ARM'S LENGTH	\$411,400	\$171,000	41.57	\$96,569	\$314,831	\$327,621	0.961	1,804	174.52	Ranch
20-08-16-333-006	51716 WILLOW SPRINGS	11/15/2023	WD	03-ARM'S LENGTH	\$429,300	\$186,700	43.49	\$94,602	\$334,698	\$364,545	0.918	1,808	185.12	Ranch
20-08-16-333-012	51542 WILLOW SPRINGS	8/29/2024	WD	03-ARM'S LENGTH	\$393,800	\$186,000	47.23	\$91,000	\$302,800	\$326,023	0.929	1,804	167.85	Ranch
20-08-16-377-001	51242 WESTWOOD	10/27/2023	WD	03-ARM'S LENGTH	\$390,000	\$174,700	44.79	\$102,377	\$287,623	\$324,042	0.888	1,818	158.21	Ranch
20-08-16-428-019	51763 IROQUOIS TRAIL	3/11/2025	WD	03-ARM'S LENGTH	\$390,000	\$179,400	46.00	\$95,465	\$294,535	\$300,663	0.980	1,624	181.36	Ranch
20-08-16-452-001	19926 COYOTE TRAIL	11/15/2023	WD	03-ARM'S LENGTH	\$473,900	\$181,100	38.21	\$99,626	\$374,274	\$392,704	0.953	1,942	192.73	Ranch
20-08-16-452-002	19944 COYOTE TRAIL	8/22/2024	WD	03-ARM'S LENGTH	\$473,900	\$199,600	42.12	\$108,027	\$365,873	\$365,134	1.002	1,865	196.18	Ranch
20-08-16-453-010	19872 COYOTE TRAIL	7/20/2023	WD	03-ARM'S LENGTH	\$450,000	\$179,700	39.93	\$93,472	\$356,528	\$356,375	1.000	1,890	188.64	Ranch
20-08-16-478-012	51197 INDIAN POINTE	10/19/2023	WD	03-ARM'S LENGTH	\$428,900	\$178,800	41.69	\$96,959	\$331,941	\$386,294	0.859	2,010	165.14	Ranch
20-08-20-378-007	17517 SILVER MAPLE	9/15/2023	WD	03-ARM'S LENGTH	\$365,000	\$172,900	47.37	\$91,000	\$274,000	\$338,458	0.810	1,972	138.95	Ranch
20-08-20-452-026	49200 WALNUT CREEK	4/10/2023	WD	03-ARM'S LENGTH	\$380,000	\$171,400	45.11	\$94,462	\$285,538	\$357,252	0.799	1,785	159.97	Ranch

20-08-20-453-015	49140 FRANCES	8/22/2023	WD	03-ARM'S LENGTH	\$445,000	\$183,200	41.17	\$92,620	\$352,380	\$358,518	0.983	2,083	169.17	Ranch
20-08-21-125-007	50916 JUSTIN	12/12/2024	WD	03-ARM'S LENGTH	\$435,000	\$192,700	44.30	\$91,000	\$344,000	\$341,965	1.006	1,877	183.27	Ranch
20-08-21-129-035	19634 E CAMBRIDGE	10/13/2023	WD	03-ARM'S LENGTH	\$333,900	\$154,500	46.27	\$92,416	\$241,484	\$287,627	0.840	1,636	147.61	Ranch
20-08-21-153-024	18930 PROVENCIAL	7/17/2023	WD	03-ARM'S LENGTH	\$363,900	\$170,600	46.88	\$95,588	\$268,312	\$328,191	0.818	1,822	147.26	Ranch
20-08-21-154-016	50144 RIVERSIDE	10/19/2023	WD	03-ARM'S LENGTH	\$386,500	\$152,000	39.33	\$91,000	\$295,500	\$304,856	0.969	1,627	181.62	Ranch
20-08-21-179-017	50180 HILLSIDE	5/25/2023	WD	03-ARM'S LENGTH	\$401,500	\$166,700	41.52	\$93,393	\$308,107	\$350,930	0.878	1,826	168.73	Ranch
20-08-21-179-052	19510 STRATFORD	5/26/2023	WD	03-ARM'S LENGTH	\$378,900	\$185,700	49.01	\$96,166	\$282,734	\$366,987	0.770	2,062	137.12	Ranch
20-08-21-179-053	50531 PRINCETON	11/1/2024	WD	03-ARM'S LENGTH	\$448,000	\$203,500	45.42	\$91,000	\$357,000	\$361,050	0.989	2,064	172.97	Ranch
20-08-21-180-016	50131 MADISON	1/5/2024	WD	03-ARM'S LENGTH	\$435,000	\$181,100	41.63	\$100,623	\$334,377	\$347,215	0.963	1,893	176.64	Ranch
20-08-21-180-019	50215 MADISON	2/12/2024	WD	03-ARM'S LENGTH	\$430,000	\$177,900	41.37	\$93,223	\$336,777	\$376,161	0.895	2,024	166.39	Ranch
20-08-21-201-005	50847 ALDEN	4/1/2024	WD	03-ARM'S LENGTH	\$328,900	\$179,800	54.67	\$92,464	\$236,436	\$311,251	0.760	1,713	138.02	Ranch
20-08-21-304-007	19040 ELMER	10/31/2023	WD	03-ARM'S LENGTH	\$365,000	\$174,200	47.73	\$92,608	\$272,392	\$339,436	0.802	1,958	139.12	Ranch
20-08-21-304-010	18885 ALSIE	8/20/2024	WD	03-ARM'S LENGTH	\$400,000	\$190,200	47.55	\$96,926	\$303,074	\$337,045	0.899	1,970	153.84	Ranch
20-08-21-304-014	18997 ALSIE	7/21/2023	WD	03-ARM'S LENGTH	\$383,900	\$155,100	40.40	\$92,947	\$290,953	\$313,505	0.928	1,627	178.83	Ranch
20-08-22-195-003	21205 YOUNG	4/30/2024	WD	03-ARM'S LENGTH	\$449,900	\$212,900	47.32	\$95,533	\$354,367	\$411,571	0.861	2,102	168.59	Ranch
20-08-22-195-006	21157 YOUNG	6/14/2024	WD	03-ARM'S LENGTH	\$445,000	\$199,900	44.92	\$94,441	\$350,559	\$385,339	0.910	2,054	170.67	Ranch
20-08-22-198-003	21094 VESPER	3/14/2025	WD	03-ARM'S LENGTH	\$398,900	\$194,000	48.63	\$102,453	\$296,447	\$331,258	0.895	1,810	163.78	Ranch
20-08-22-379-019	49513 SHENANDOAH	9/27/2024	WD	03-ARM'S LENGTH	\$419,400	\$190,200	45.35	\$92,847	\$326,553	\$367,296	0.889	1,882	173.51	Ranch
20-08-22-379-034	49664 CUMBERLAND	5/26/2023	WD	03-ARM'S LENGTH	\$408,900	\$171,400	41.92	\$92,936	\$315,964	\$367,511	0.860	1,888	167.35	Ranch
20-08-22-380-015	21030 PROUST	11/13/2023	WD	03-ARM'S LENGTH	\$455,000	\$198,900	43.71	\$99,549	\$355,451	\$389,857	0.912	2,343	151.71	Ranch
20-08-22-380-016	21048 PROUST	3/15/2024	WD	03-ARM'S LENGTH	\$458,400	\$178,500	38.94	\$97,112	\$361,288	\$371,908	0.971	2,017	179.12	Ranch
20-08-28-226-001	20451 SHERWOOD	4/28/2023	WD	03-ARM'S LENGTH	\$225,000	\$185,400	82.40	\$94,294	\$130,706	\$407,250	0.321	2,096	62.36	Ranch
20-08-28-231-002	20564 EDINBERG	10/19/2023	WD	03-ARM'S LENGTH	\$450,000	\$196,900	43.76	\$92,872	\$357,128	\$396,009	0.902	2,163	165.11	Ranch
20-08-28-327-023	19452 LAMPLIGHTER TRAIL	1/31/2025	WD	03-ARM'S LENGTH	\$445,000	\$206,800	46.47	\$91,000	\$354,000	\$373,167	0.949	2,134	165.89	Ranch
20-08-28-329-009	19486 WILLOWAY	10/17/2024	WD	03-ARM'S LENGTH	\$469,000	\$223,900	47.74	\$100,458	\$368,542	\$396,468	0.930	2,015	182.90	Ranch
20-08-28-330-020	19563 LAMPLIGHTER TRAIL	1/29/2025	WD	03-ARM'S LENGTH	\$415,000	\$206,900	49.86	\$95,771	\$319,229	\$363,516	0.878	2,063	154.74	Ranch
20-08-28-332-009	47722 BEACON SQUARE	10/7/2024	WD	03-ARM'S LENGTH	\$449,400	\$197,500	43.95	\$92,595	\$356,805	\$382,041	0.934	1,940	183.92	Ranch
20-08-28-425-003	20026 RAMBLEWOOD	4/21/2023	WD	03-ARM'S LENGTH	\$475,000	\$211,200	44.46	\$95,405	\$379,595	\$429,721	0.883	2,434	155.96	Ranch
20-08-28-450-009	20525 BALMORAL	9/20/2024	WD	03-ARM'S LENGTH	\$404,000	\$189,600	46.93	\$92,963	\$311,037	\$327,871	0.949	1,836	169.41	Ranch
20-08-28-450-016	20384 BALLANTRAE	1/24/2025	WD	03-ARM'S LENGTH	\$455,000	\$205,400	45.14	\$100,359	\$354,641	\$359,779	0.986	2,032	174.53	Ranch
20-08-28-451-004	19881 BALMORAL	2/26/2025	WD	03-ARM'S LENGTH	\$454,400	\$206,000	45.33	\$91,000	\$363,400	\$366,735	0.991	2,146	169.34	Ranch
20-08-28-452-004	20063 BALMORAL	7/12/2023	WD	03-ARM'S LENGTH	\$409,400	\$177,900	43.45	\$98,120	\$311,280	\$377,468	0.825	2,062	150.96	Ranch
20-08-28-478-019	47318 WHIPPOORWILL	6/28/2024	WD	03-ARM'S LENGTH	\$450,000	\$203,400	45.20	\$93,097	\$356,903	\$358,795	0.995	2,072	172.25	Ranch
20-08-28-481-001	20266 HUMMINGBIRD	5/24/2023	WD	03-ARM'S LENGTH	\$383,900	\$164,900	42.95	\$93,541	\$290,359	\$313,509	0.926	1,828	158.84	Ranch
20-08-29-101-008	16869 ROSE POINTE	6/22/2023	WD	03-ARM'S LENGTH	\$390,000	\$168,400	43.18	\$92,851	\$297,149	\$324,184	0.917	1,928	154.12	Ranch
20-08-29-152-021	48654 ARNOLD	10/23/2023	WD	03-ARM'S LENGTH	\$394,900	\$193,900	49.10	\$98,251	\$296,649	\$378,246	0.784	2,130	139.27	Ranch
20-08-29-152-030	48605 LORENZO	10/31/2023	WD	03-ARM'S LENGTH	\$441,300	\$173,900	39.41	\$91,000	\$350,300	\$365,024	0.960	1,945	180.10	Ranch
20-08-29-179-007	48137 TONAWONDA	8/11/2023	WD	03-ARM'S LENGTH	\$423,900	\$195,100	46.03	\$102,445	\$321,455	\$376,523	0.854	2,151	149.44	Ranch
20-08-29-179-009	48075 TONAWONDA	12/13/2024	WD	03-ARM'S LENGTH	\$436,500	\$201,700	46.21	\$93,453	\$343,047	\$353,973	0.969	1,974	173.78	Ranch
20-08-29-203-001	48933 VALLEY FORGE	12/13/2024	WD	03-ARM'S LENGTH	\$387,000	\$176,900	45.71	\$96,099	\$290,901	\$304,188	0.956	1,878	154.90	Ranch
20-08-29-206-012	17727 CLOVER HILL	6/10/2024	WD	03-ARM'S LENGTH	\$378,900	\$172,900	45.63	\$91,000	\$287,900	\$295,374	0.975	1,732	166.22	Ranch
20-08-29-207-007	48696 ELMHURST	6/23/2023	WD	03-ARM'S LENGTH	\$410,000	\$168,700	41.15	\$94,832	\$315,168	\$341,369	0.923	1,890	166.76	Ranch
20-08-29-208-015	17782 BRIARWOOD	8/15/2023	WD	03-ARM'S LENGTH	\$413,900	\$164,400	39.72	\$95,392	\$318,508	\$337,118	0.945	1,878	169.60	Ranch
20-08-29-208-019	17694 BRIARWOOD	1/23/2024	WD	03-ARM'S LENGTH	\$364,000	\$159,300	43.76	\$92,670	\$271,330	\$316,803	0.856	1,746	155.40	Ranch
20-08-33-251-014	46216 APPLETON	8/18/2023	WD	03-ARM'S LENGTH	\$388,900	\$178,600	45.92	\$92,384	\$296,516	\$353,867	0.838	1,877	157.97	Ranch
20-08-33-303-006	45785 DELTA	4/26/2023	WD	03-ARM'S LENGTH	\$365,000	\$173,900	47.64	\$91,000	\$274,000	\$342,282	0.801	1,965	139.44	Ranch

Totals:

\$26,476,200 \$11,836,400

\$20,380,046 \$22,722,364

163.41

DETERMINATION: 0.897 Use as Indicated Sale. Ratio => 44.71 E.C.F. => 0.897

Statement of Concluded Rates

Ranch	0.897	0.897	0.897	0.897	0.897	0.897
Ranch BC	0.897	0.897	0.897	0.897	0.897	0.897

2025 ECF: 0.888

00006. 06 SCH16 CV BC MULTI-STY BLT 1990/1999

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-20-405-018	49859 WILLOWOOD	5/12/2023	WD	03-ARM'S LENGTH	\$431,000	\$173,200	40.19	\$93,436	\$337,564	\$342,209	0.986	2,258	149.50	Two Story
20-08-20-406-010	49772 RED PINE	12/11/2024	WD	03-ARM'S LENGTH	\$445,000	\$188,300	42.31	\$91,000	\$354,000	\$363,569	0.974	2,272	155.81	Two Story
20-08-20-406-017	49566 RED PINE	12/20/2023	WD	03-ARM'S LENGTH	\$412,400	\$169,200	41.03	\$95,531	\$316,869	\$353,228	0.897	2,272	139.47	Two Story
20-08-20-452-011	49193 FRANCES	8/16/2024	WD	03-ARM'S LENGTH	\$440,000	\$191,700	43.57	\$94,278	\$345,722	\$355,142	0.973	2,410	143.45	Two Story
20-08-20-453-025	49415 WILLOWOOD	10/5/2023	WD	03-ARM'S LENGTH	\$400,000	\$172,500	43.13	\$92,579	\$307,421	\$343,472	0.895	2,178	141.15	Two Story
20-08-21-201-006	50819 ALDEN	1/24/2025	WD	03-ARM'S LENGTH	\$435,000	\$194,700	44.76	\$91,000	\$344,000	\$356,166	0.966	2,379	144.60	Two Story
20-08-21-204-001	50940 ALDEN	3/29/2024	WD	03-ARM'S LENGTH	\$418,900	\$194,500	46.43	\$91,000	\$327,900	\$397,560	0.825	2,379	137.83	Two Story
20-08-22-377-005	49470 PARKSIDE	11/16/2023	WD	03-ARM'S LENGTH	\$494,400	\$203,000	41.06	\$102,782	\$391,618	\$424,997	0.921	2,696	145.26	Two Story
20-08-22-377-005	49470 PARKSIDE	6/12/2023	WD	03-ARM'S LENGTH	\$506,000	\$203,000	40.12	\$102,782	\$403,218	\$424,997	0.949	2,696	149.56	Two Story
20-08-22-454-003	49390 TOURAINE	6/27/2023	WD	03-ARM'S LENGTH	\$445,000	\$186,300	41.87	\$91,000	\$354,000	\$381,805	0.927	2,538	139.48	Two Story
20-08-27-102-010	48586 TREMONT	2/28/2024	WD	03-ARM'S LENGTH	\$413,900	\$204,900	49.50	\$97,126	\$316,774	\$448,908	0.706	2,822	112.25	Two Story
20-08-27-107-005	48642 BRITTANY PARC	4/30/2024	WD	03-ARM'S LENGTH	\$465,000	\$205,500	44.19	\$93,313	\$371,687	\$401,709	0.925	2,515	147.79	Two Story
20-08-27-130-034	48483 DUNN	7/17/2023	WD	03-ARM'S LENGTH	\$490,000	\$210,600	42.98	\$91,500	\$398,500	\$441,131	0.903	2,763	144.23	Two Story
20-08-27-132-005	48726 SOUTHWAY	4/12/2023	WD	03-ARM'S LENGTH	\$475,000	\$197,600	41.60	\$95,860	\$379,140	\$438,179	0.865	2,746	138.07	Two Story
20-08-27-329-002	21074 SUMMERFIELD	12/9/2024	WD	03-ARM'S LENGTH	\$450,000	\$198,700	44.16	\$103,003	\$346,997	\$354,360	0.979	2,456	141.29	Two Story
20-08-28-329-001	47898 LAMPLIGHTER TRAIL	10/22/2024	LC	03-ARM'S LENGTH	\$400,000	\$232,500	58.13	\$96,584	\$303,416	\$432,873	0.701	2,630	115.37	Two Story
20-08-28-330-017	47615 BEACON SQUARE	5/21/2024	WD	03-ARM'S LENGTH	\$496,500	\$243,200	48.98	\$98,814	\$397,686	\$455,398	0.873	2,676	148.61	Two Story
20-08-28-332-008	47748 BEACON SQUARE	3/21/2024	WD	03-ARM'S LENGTH	\$410,000	\$208,700	50.90	\$93,056	\$316,944	\$434,670	0.729	2,898	109.37	Two Story
20-08-29-127-012	17344 BEACHAM	7/27/2023	WD	03-ARM'S LENGTH	\$471,400	\$188,900	40.07	\$106,394	\$365,006	\$366,445	0.996	2,438	149.72	Two Story
20-08-29-155-003	48396 FRANK	4/24/2023	WD	03-ARM'S LENGTH	\$350,000	\$178,300	50.94	\$91,832	\$258,168	\$357,535	0.722	2,790	92.53	Two Story
20-08-29-155-021	16845 TOWER	11/1/2023	WD	03-ARM'S LENGTH	\$425,000	\$182,000	42.82	\$93,464	\$331,536	\$365,147	0.908	2,464	134.55	Two Story
20-08-29-156-002	16970 TOWER	2/7/2025	WD	03-ARM'S LENGTH	\$435,000	\$196,400	45.15	\$92,347	\$342,653	\$352,783	0.971	2,385	143.67	Two Story
20-08-29-207-036	17763 BRIARWOOD	10/11/2024	WD	03-ARM'S LENGTH	\$455,000	\$215,400	47.34	\$91,000	\$364,000	\$404,029	0.901	2,813	129.40	Two Story
20-08-33-206-003	19712 MIDDLE BROOK	2/10/2025	WD	03-ARM'S LENGTH	\$443,900	\$204,500	46.07	\$91,000	\$352,900	\$379,724	0.929	2,400	147.04	Two Story
20-08-33-229-019	46681 COVINGTON	2/21/2025	WD	03-ARM'S LENGTH	\$471,900	\$225,300	47.74	\$93,332	\$378,568	\$425,681	0.889	2,755	137.41	Two Story
20-08-33-252-003	20162 WINDHAM	7/1/2024	WD	03-ARM'S LENGTH	\$560,000	\$225,100	40.20	\$93,886	\$466,114	\$421,379	1.106	2,955	157.74	Two Story
20-08-33-281-014	20652 BREEZEWAY	11/18/2024	WD	03-ARM'S LENGTH	\$538,900	\$240,400	44.61	\$115,766	\$423,134	\$458,351	0.923	2,753	153.70	Two Story

Totals: \$12,179,200 \$5,434,400 Sale. Ratio => 44.62 \$9,595,535 \$10,681,443 E.C.F. => 0.898 138.85 0.890

DETERMINATION: 0.898 Use as indicated

Statement of Concluded Rates

Two Story	0.898	0.898	0.898	0.898	0.898	0.898
Two Story BC	0.898	0.898	0.898	0.898	0.898	0.898

2025 ECF: 0.890

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-16-329-001	51497 BLUE SPRUCE	5/17/2024	WD	03-ARM'S LENGTH	\$566,400	\$249,000	43.96	\$91,000	\$475,400	\$530,202	0.897	2,583	184.05	Split Level
20-08-16-425-004	51800 KACHINA	9/27/2024	WD	03-ARM'S LENGTH	\$476,100	\$220,900	46.40	\$91,000	\$385,100	\$415,658	0.926	2,694	142.95	Split Level
20-08-16-451-004	20026 COMANCHE	2/7/2025	WD	03-ARM'S LENGTH	\$480,000	\$228,700	47.65	\$98,669	\$381,331	\$423,359	0.901	2,836	134.46	Split Level
20-08-20-326-019	49637 BUFFLEHEAD	5/19/2023	WD	03-ARM'S LENGTH	\$425,000	\$186,000	43.76	\$96,779	\$328,221	\$379,374	0.865	2,405	136.47	Split Level
20-08-20-328-015	49649 RED PINE	7/28/2023	WD	03-ARM'S LENGTH	\$405,000	\$203,300	50.20	\$91,000	\$314,000	\$425,166	0.739	2,489	126.16	Split Level
20-08-20-406-016	49594 RED PINE	9/7/2023	WD	03-ARM'S LENGTH	\$443,900	\$184,100	41.47	\$94,418	\$349,482	\$395,713	0.883	2,405	145.31	Split Level
20-08-20-452-023	49284 WALNUT CREEK	7/17/2023	WD	03-ARM'S LENGTH	\$498,900	\$198,600	39.81	\$97,847	\$401,053	\$414,138	0.968	2,756	145.52	Split Level
20-08-20-453-017	49207 VALLEY FORGE	6/30/2023	WD	03-ARM'S LENGTH	\$468,900	\$188,700	40.24	\$100,534	\$368,366	\$411,735	0.895	2,442	150.85	Split Level
20-08-21-124-024	50889 JUSTIN	7/31/2023	WD	03-ARM'S LENGTH	\$490,000	\$199,800	40.78	\$91,000	\$399,000	\$441,301	0.904	2,751	145.04	Split Level
20-08-21-129-019	50452 MADISON	3/20/2025	WD	03-ARM'S LENGTH	\$418,800	\$201,300	48.07	\$91,000	\$327,800	\$371,252	0.883	2,431	134.84	Split Level
20-08-21-177-001	19226 CALYPSO	7/3/2024	WD	03-ARM'S LENGTH	\$493,900	\$214,000	43.33	\$97,290	\$396,610	\$424,933	0.933	2,629	150.86	Split Level
20-08-21-305-004	49876 LABAERE	9/5/2023	WD	03-ARM'S LENGTH	\$425,000	\$196,900	46.33	\$91,000	\$334,000	\$407,637	0.819	2,735	122.12	Split Level
20-08-22-196-024	50217 WANDA	6/25/2024	WD	03-ARM'S LENGTH	\$548,900	\$234,800	42.78	\$108,211	\$440,689	\$461,715	0.954	2,832	155.61	Split Level

20-08-22-197-002	50412 SHENANDOAH	6/26/2024	WD	03-ARM'S LENGTH	\$498,900	\$223,200	44.74	\$103,147	\$395,753	\$440,155	0.899	2,588	152.92	Split Level
20-08-22-378-012	21098 CERVANTES	8/9/2023	WD	03-ARM'S LENGTH	\$528,900	\$233,400	44.13	\$104,652	\$424,248	\$515,320	0.823	3,137	135.24	Split Level
20-08-22-475-015	49008 MORNING GLORY	8/25/2023	WD	03-ARM'S LENGTH	\$420,000	\$196,900	46.88	\$91,000	\$329,000	\$409,392	0.804	2,476	132.88	Split Level
20-08-27-106-014	48607 BRITTANY PARC	5/29/2024	WD	03-ARM'S LENGTH	\$459,400	\$232,600	50.63	\$100,993	\$358,407	\$446,788	0.802	3,132	114.43	Split Level
20-08-27-130-035	48452 DUNN	8/31/2023	WD	03-ARM'S LENGTH	\$426,700	\$184,400	43.22	\$97,631	\$329,069	\$390,603	0.842	2,254	145.99	Split Level
20-08-27-306-015	20930 SUMMERFIELD	10/16/2024	WD	03-ARM'S LENGTH	\$522,000	\$229,500	43.97	\$96,420	\$425,580	\$464,560	0.916	2,884	147.57	Split Level
20-08-27-326-003	47820 BRIAR ROSE	11/21/2023	WD	03-ARM'S LENGTH	\$408,900	\$171,100	41.84	\$99,123	\$309,777	\$323,188	0.959	1,924	161.01	Split Level
20-08-28-332-010	47696 BEACON SQUARE	6/6/2023	WD	03-ARM'S LENGTH	\$533,900	\$217,800	40.79	\$97,211	\$436,689	\$493,626	0.885	2,795	156.24	Split Level
20-08-28-449-005	20283 BALMORAL	5/24/2023	WD	03-ARM'S LENGTH	\$443,900	\$217,700	49.04	\$105,059	\$338,841	\$445,063	0.761	2,462	137.63	Split Level
20-08-28-452-003	20037 BALMORAL	9/13/2024	WD	03-ARM'S LENGTH	\$490,000	\$215,600	44.00	\$93,590	\$396,410	\$402,765	0.984	2,634	150.50	Split Level
20-08-29-208-013	17826 BRIARWOOD	4/5/2024	WD	03-ARM'S LENGTH	\$510,900	\$230,800	45.18	\$93,539	\$417,361	\$438,087	0.953	3,183	131.12	Split Level
20-08-29-232-007	18459 CHERYL	3/18/2024	WD	03-ARM'S LENGTH	\$450,000	\$189,100	42.02	\$91,000	\$359,000	\$386,991	0.928	2,332	153.95	Split Level
20-08-33-229-006	46710 WEST RIDGE	11/21/2024	WD	03-ARM'S LENGTH	\$535,000	\$239,100	44.69	\$108,466	\$426,534	\$498,287	0.856	2,871	148.57	Split Level
20-08-33-230-015	46651 SPRINGWOOD	8/9/2024	WD	03-ARM'S LENGTH	\$506,000	\$237,100	46.86	\$97,555	\$408,445	\$443,284	0.921	2,984	136.88	Split Level
20-08-33-278-033	20268 WINDHAM	4/29/2024	WD	03-ARM'S LENGTH	\$518,900	\$228,700	44.07	\$94,361	\$424,539	\$450,415	0.943	2,843	149.33	Split Level
20-08-33-302-002	18739 RIVERSIDE GLEN	11/5/2024	WD	03-ARM'S LENGTH	\$433,900	\$207,400	47.80	\$99,686	\$334,214	\$404,382	0.826	2,509	133.21	Split Level
20-08-33-304-003	18832 RIVERSIDE GLEN	9/28/2023	WD	03-ARM'S LENGTH	\$440,000	\$189,500	43.07	\$99,508	\$340,492	\$371,423	0.917	2,509	135.71	Split Level
Totals:					\$14,268,100	\$6,350,000			\$11,355,411	\$12,826,508			143.25	

Sale. Ratio => 44.50

E.C.F. => 0.885

DETERMINATION: 0.885 Use as indicated

Statement of Concluded Rates

Split Leve C+15	0.885	0.885	0.885	0.885	0.885	0.885
Split Level	0.885	0.885	0.885	0.885	0.885	0.885

2025 ECF: 0.879

00007. 07 SCH16 CV C+15 1 STY BLT 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-27-427-008	47416 DALLAS	10/25/2024	WD	03-ARM'S LENGTH	\$358,900	\$149,800	41.74	\$91,000	\$267,900	\$245,795	1.090	1,301	205.92	Ranch
20-08-27-428-014	21589 CLIFFORD	10/6/2023	WD	03-ARM'S LENGTH	\$348,900	\$137,100	39.29	\$93,006	\$255,894	\$237,969	1.075	1,285	199.14	Ranch
20-08-27-451-002	47037 PAMELA	10/24/2024	WD	03-ARM'S LENGTH	\$362,000	\$175,100	48.37	\$91,000	\$271,000	\$273,827	0.990	1,701	159.32	Ranch
20-08-27-451-003	47071 PAMELA	3/17/2025	WD	03-ARM'S LENGTH	\$390,000	\$161,000	41.28	\$93,134	\$296,866	\$242,499	1.224	1,550	191.53	Ranch
20-08-27-453-025	47326 SOUTHERN CROSS	9/6/2024	WD	03-ARM'S LENGTH	\$384,400	\$167,600	43.60	\$93,790	\$290,610	\$255,517	1.137	1,595	182.20	Ranch
20-08-35-101-003	21837 E SUNSET	6/23/2023	WD	03-ARM'S LENGTH	\$386,000	\$157,100	40.70	\$93,453	\$292,547	\$258,603	1.131	1,701	171.99	Ranch
20-08-35-101-006	21885 E SUNSET	5/12/2023	WD	03-ARM'S LENGTH	\$338,900	\$131,900	38.92	\$92,859	\$246,041	\$206,051	1.194	1,276	192.82	Ranch
20-08-35-101-031	46942 MORNINGSIDE	11/3/2023	WD	03-ARM'S LENGTH	\$330,000	\$158,900	48.15	\$91,000	\$239,000	\$276,359	0.865	1,701	140.51	Ranch
20-08-35-101-042	46656 MORNINGSIDE	5/23/2023	WD	03-ARM'S LENGTH	\$323,900	\$134,700	41.59	\$91,000	\$232,900	\$210,677	1.105	1,290	180.54	Ranch
20-08-35-101-043	46630 MORNINGSIDE	10/13/2023	WD	03-ARM'S LENGTH	\$370,000	\$150,500	40.68	\$91,000	\$279,000	\$243,921	1.144	1,597	174.70	Ranch
20-08-35-101-070	21878 E SUNSET	11/25/2024	WD	03-ARM'S LENGTH	\$337,400	\$177,100	52.49	\$93,253	\$244,147	\$261,789	0.933	1,597	152.88	Ranch
20-08-35-101-071	21892 E SUNSET	12/5/2024	WD	03-ARM'S LENGTH	\$330,000	\$157,000	47.58	\$93,523	\$236,477	\$220,747	1.071	1,290	183.32	Ranch

Totals: \$4,260,400 \$1,857,800

\$3,152,382 \$2,933,754

177.90

Sale. Ratio => 43.61

E.C.F. => 1.075

DETERMINATION: 1.075 Use as indicated

Statement of Concluded Rates

Ranch	1.075	1.075	1.075	1.075	1.075	1.075
Ranch BC	1.075	1.075	1.075	1.075	1.075	1.075
Ranch C+15	1.075	1.075	1.075	1.075	1.075	1.075

2025 ECF: 1.076

00008. 08 SCH16 CV C+ MULTI-STY BLT 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-29-254-009	48103 GREENBRIAR	4/18/2023	WD	03-ARM'S LENGTH	\$390,000	\$161,900	41.51	\$103,422	\$286,578	\$268,113	1.069	2,219	129.15	Two Story
20-08-29-255-004	17781 JULIANA	6/30/2023	WD	03-ARM'S LENGTH	\$455,000	\$168,700	37.08	\$91,000	\$364,000	\$334,196	1.089	2,860	127.27	Two Story
20-08-29-405-008	17768 THOMAS	5/18/2023	WD	03-ARM'S LENGTH	\$359,400	\$153,900	42.82	\$95,294	\$264,106	\$260,107	1.015	1,991	132.65	Two Story
20-08-30-428-033	47787 GLOEDE	12/6/2023	WD	03-ARM'S LENGTH	\$405,000	\$156,500	38.64	\$94,895	\$310,105	\$303,831	1.021	2,172	142.77	Two Story
20-08-35-129-024	46831 FERGUSON	9/29/2023	WD	03-ARM'S LENGTH	\$403,000	\$172,200	42.73	\$93,274	\$309,726	\$288,717	1.073	2,104	147.21	Two Story C+15
20-08-35-176-010	22304 ALLIS	9/16/2024	WD	03-ARM'S LENGTH	\$360,000	\$184,800	51.33	\$97,527	\$262,473	\$290,891	0.902	2,134	123.00	Two Story C+15
20-08-35-176-010	22304 ALLIS	11/27/2024	WD	03-ARM'S LENGTH	\$416,000	\$184,800	44.42	\$97,527	\$318,473	\$290,891	1.095	2,134	149.24	Two Story C+15
20-08-35-204-009	22649 EDDY	1/18/2024	WD	03-ARM'S LENGTH	\$370,000	\$164,100	44.35	\$91,000	\$279,000	\$291,016	0.959	2,106	132.48	Two Story C+15
20-08-35-253-010	22548 RAMBLING	5/1/2023	WD	03-ARM'S LENGTH	\$400,000	\$169,700	42.43	\$96,509	\$303,491	\$286,957	1.058	2,124	142.89	Two Story C+15

Totals: \$3,558,400 \$1,516,600 \$2,697,952 \$2,614,718 136.29
 Sale. Ratio => 42.62 E.C.F. => 1.032

DETERMINATION: 1.032 Use as indicated

Statement of Concluded Rates

Two Story	1.032	1.032	1.032	1.032	1.032	1.032
Two Story BC	1.032	1.032	1.032	1.032	1.032	1.032
Two Story C+15	1.032	1.032	1.032	1.032	1.032	1.032

2025 ECF: 1.039

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-29-405-015	18006 THOMAS	2/5/2024	WD	03-ARM'S LENGTH	\$393,900	\$194,400	49.35	\$93,050	\$300,850	\$387,670	0.776	2,372	126.83	Split Level
20-08-26-375-210	22373 ERMINGTON	3/21/2024	WD	03-ARM'S LENGTH	\$561,000	\$197,500	35.20	\$102,011	\$458,989	\$470,955	0.975	2,734	167.88	Split Level
20-08-26-460-006	21491 BAY HILLS	5/13/2024	WD	03-ARM'S LENGTH	\$525,000	\$209,000	39.81	\$97,178	\$427,822	\$428,673	0.998	2,647	161.63	Split Level
20-08-26-460-017	21464 BAY HILLS	3/31/2025	WD	03-ARM'S LENGTH	\$517,900	\$194,500	37.56	\$95,662	\$422,238	\$367,269	1.150	2,304	183.26	Split Level
20-08-27-128-009	48878 PARK PLACE	9/3/2024	WD	03-ARM'S LENGTH	\$473,900	\$203,900	43.03	\$93,308	\$380,592	\$378,480	1.006	2,491	152.79	Split Level
20-08-27-197-019	21192 STRAWBERRY HILLS	9/15/2023	WD	03-ARM'S LENGTH	\$527,000	\$201,600	38.25	\$109,221	\$417,779	\$421,708	0.991	2,643	158.07	Split Level
20-08-27-206-012	21478 CARLTON	12/12/2024	WD	03-ARM'S LENGTH	\$610,400	\$224,900	36.84	\$96,840	\$513,560	\$485,996	1.057	2,837	181.02	Split Level
20-08-27-306-020	21010 SUMMERFIELD	6/13/2023	WD	03-ARM'S LENGTH	\$453,900	\$177,800	39.17	\$96,105	\$357,795	\$350,398	1.021	2,131	167.90	Split Level

Totals: \$4,063,000 \$1,603,600 \$3,279,625 \$3,291,147 162.42
 Sale. Ratio => 38.41 E.C.F. => 1.027

DETERMINATION: 1.027 Use as indicated

Statement of Concluded Rates

Split Level C+15	1.027	1.027	1.027	1.027	1.027	1.027
Split Level	1.027	1.027	1.027	1.027	1.027	1.027

2025 ECF: 1.027

00009. 09 SCH16 CV C+15 1-STY BLT 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-29-304-004	16774 WHITE PLAINS	6/28/2024	WD	03-ARM'S LENGTH	\$316,000	\$146,700	46.42	\$71,276	\$244,724	\$186,341	1.313	1,431	171.02	Ranch
20-08-29-304-009	16894 WHITE PLAINS	9/10/2024	WD	03-ARM'S LENGTH	\$330,900	\$150,900	45.60	\$70,000	\$260,900	\$195,307	1.336	1,507	173.13	Ranch
20-08-29-304-063	47665 NOLA	10/18/2024	WD	03-ARM'S LENGTH	\$325,000	\$151,100	46.49	\$70,000	\$255,000	\$208,342	1.224	1,505	169.44	Ranch
20-08-29-305-008	47714 NOLA	2/14/2025	WD	03-ARM'S LENGTH	\$323,900	\$146,300	45.17	\$70,000	\$253,900	\$186,618	1.361	1,418	179.06	Ranch
20-08-29-351-018	47244 SANBORN	8/24/2023	WD	03-ARM'S LENGTH	\$317,087	\$144,500	45.57	\$71,663	\$245,424	\$199,804	1.228	1,498	163.83	Ranch

20-08-29-351-020	47192 SANBORN	5/1/2024	WD	03-ARM'S LENGTH	\$375,900	\$187,400	49.85	\$74,378	\$301,522	\$250,651	1.203	1,784	169.01	Ranch
20-08-29-403-006	17904 RIVER HILL	12/23/2024	WD	03-ARM'S LENGTH	\$330,000	\$151,400	45.88	\$70,000	\$260,000	\$194,653	1.336	1,608	161.69	Ranch
20-08-29-404-003	17830 RED OAKS	11/12/2024	WD	03-ARM'S LENGTH	\$318,500	\$144,700	45.43	\$70,000	\$248,500	\$196,609	1.264	1,356	183.26	Ranch
20-08-29-404-017	18166 RED OAKS	9/12/2023	WD	03-ARM'S LENGTH	\$283,000	\$139,900	49.43	\$71,101	\$211,899	\$190,868	1.110	1,654	128.11	Ranch
20-08-29-404-031	18069 AUTUMN	11/28/2023	WD	03-ARM'S LENGTH	\$290,000	\$141,100	48.66	\$70,000	\$220,000	\$207,877	1.058	1,436	153.20	Ranch
20-08-29-452-034	47292 MEADOWBROOK	4/11/2024	WD	03-ARM'S LENGTH	\$230,000	\$133,800	58.17	\$70,000	\$160,000	\$167,349	0.956	1,275	125.49	Ranch
20-08-29-453-010	17996 AUTUMN	9/5/2023	WD	03-ARM'S LENGTH	\$330,000	\$141,000	42.73	\$70,000	\$260,000	\$193,952	1.341	1,448	179.56	Ranch
20-08-29-453-025	47268 BLOSSOM	11/3/2023	WD	03-ARM'S LENGTH	\$318,900	\$127,900	40.11	\$70,860	\$248,040	\$180,498	1.374	1,275	194.54	Ranch
20-08-29-480-019	47072 BLOSSOM	6/29/2023	WD	03-ARM'S LENGTH	\$345,900	\$156,100	45.13	\$71,260	\$274,640	\$220,262	1.247	1,551	177.07	Ranch
20-08-31-127-001	15593 FRISCO	4/6/2023	WD	03-ARM'S LENGTH	\$308,900	\$137,600	44.55	\$70,000	\$238,900	\$189,361	1.262	1,424	167.77	Ranch
20-08-31-128-027	46763 ARAPAHOE	2/12/2025	WD	03-ARM'S LENGTH	\$330,000	\$148,800	45.09	\$71,621	\$258,379	\$189,820	1.361	1,442	179.18	Ranch
20-08-31-131-007	15872 SUMMIT	4/1/2024	WD	03-ARM'S LENGTH	\$355,000	\$152,700	43.01	\$70,000	\$285,000	\$197,885	1.440	1,505	189.37	Ranch
20-08-31-176-013	15616 PEAK	7/8/2024	WD	03-ARM'S LENGTH	\$343,900	\$155,200	45.13	\$70,000	\$273,900	\$202,794	1.351	1,507	181.75	Ranch
20-08-31-176-038	15592 HEMLOCK	9/12/2024	WD	03-ARM'S LENGTH	\$329,400	\$155,400	47.18	\$73,952	\$255,448	\$195,172	1.309	1,608	158.86	Ranch
20-08-31-177-011	15819 BOREAS	6/21/2023	WD	03-ARM'S LENGTH	\$325,900	\$148,000	45.41	\$71,334	\$254,566	\$205,706	1.238	1,590	160.10	Ranch
20-08-31-179-005	15694 GOLDEN	4/28/2023	WD	03-ARM'S LENGTH	\$329,900	\$147,200	44.62	\$70,000	\$259,900	\$206,334	1.260	1,538	168.99	Ranch
20-08-31-303-014	15323 OLYMPIC	5/2/2023	WD	03-ARM'S LENGTH	\$325,000	\$156,100	48.03	\$70,919	\$254,081	\$218,685	1.162	1,740	146.02	Ranch
20-08-31-327-002	45850 BERTHOUD	5/9/2023	WD	03-ARM'S LENGTH	\$328,900	\$141,200	42.93	\$71,084	\$257,816	\$207,561	1.242	1,468	175.62	Ranch
20-08-32-126-006	46843 FOXTAIL	3/15/2024	WD	03-ARM'S LENGTH	\$335,000	\$164,700	49.16	\$70,000	\$265,000	\$237,130	1.118	1,625	163.08	Ranch
20-08-32-126-011	46946 FOXTAIL	10/23/2023	WD	03-ARM'S LENGTH	\$338,900	\$159,700	47.12	\$71,225	\$267,675	\$227,673	1.176	1,564	171.15	Ranch
20-08-32-126-022	46865 FOX RUN	8/14/2023	WD	03-ARM'S LENGTH	\$343,900	\$165,500	48.12	\$72,632	\$271,268	\$238,540	1.137	1,647	164.70	Ranch
20-08-32-202-013	46433 PLUM GROVE	5/21/2024	WD	03-ARM'S LENGTH	\$301,400	\$135,800	45.06	\$70,817	\$230,583	\$169,175	1.363	1,427	161.59	Ranch
20-08-32-202-014	46409 PLUM GROVE	7/10/2023	WD	03-ARM'S LENGTH	\$289,000	\$141,200	48.86	\$70,000	\$219,000	\$194,449	1.126	1,646	133.05	Ranch
20-08-32-202-017	46333 PLUM GROVE	6/5/2024	WD	03-ARM'S LENGTH	\$340,900	\$155,800	45.70	\$70,673	\$270,227	\$225,203	1.200	1,758	153.71	Ranch
20-08-32-202-030	46440 PEACH GROVE	12/8/2023	WD	03-ARM'S LENGTH	\$326,400	\$140,900	43.17	\$70,000	\$256,400	\$193,394	1.326	1,519	168.80	Ranch
20-08-32-202-035	46330 PEACH GROVE	9/9/2024	WD	03-ARM'S LENGTH	\$380,000	\$163,700	43.08	\$72,931	\$307,069	\$214,639	1.431	1,370	224.14	Ranch
20-08-32-227-001	46826 PLUM GROVE	2/16/2024	WD	03-ARM'S LENGTH	\$320,000	\$143,400	44.81	\$72,686	\$247,314	\$200,063	1.236	1,354	182.65	Ranch
20-08-32-227-026	46416 DONAHUE	4/8/2024	WD	03-ARM'S LENGTH	\$306,800	\$155,200	50.59	\$72,601	\$234,199	\$203,570	1.150	1,362	171.95	Ranch
20-08-32-252-018	46166 PEACH GROVE	5/31/2024	WD	03-ARM'S LENGTH	\$347,900	\$166,000	47.71	\$70,989	\$276,911	\$236,334	1.172	1,598	173.29	Ranch
20-08-32-253-040	17879 MILLSTONE	9/25/2024	WD	03-ARM'S LENGTH	\$348,900	\$142,400	40.81	\$70,800	\$278,100	\$191,929	1.449	1,519	183.08	Ranch
20-08-32-278-003	46204 APPLE	5/24/2024	WD	03-ARM'S LENGTH	\$350,000	\$158,100	45.17	\$81,252	\$268,748	\$197,848	1.358	1,646	163.27	Ranch
20-08-32-280-013	18275 ELM	7/19/2024	WD	03-ARM'S LENGTH	\$363,900	\$162,400	44.63	\$71,003	\$292,897	\$214,008	1.369	1,675	174.86	Ranch
20-08-32-282-005	18210 CIDER MILL	7/8/2024	WD	03-ARM'S LENGTH	\$270,400	\$129,400	47.86	\$70,000	\$200,400	\$158,315	1.266	1,149	174.41	Ranch
20-08-32-377-020	45471 RONNEN	6/30/2023	WD	03-ARM'S LENGTH	\$245,900	\$114,500	46.56	\$70,000	\$175,900	\$149,414	1.177	1,242	141.63	Ranch
20-08-32-404-016	45522 HEATHERWOODE	7/14/2023	WD	03-ARM'S LENGTH	\$250,000	\$127,000	50.80	\$70,000	\$180,000	\$167,952	1.072	1,155	155.84	Ranch
Totals:					\$12,871,287	\$5,930,700			\$10,024,230	\$8,012,086			167.93	

DETERMINATION: 1.251 Used as indicated Sale Ratio => 46.08 E.C.F. => 1.251

Statement of Concluded Rates

Ranch	1.251	1.251	1.251	1.251	1.251	1.251
Ranch BC	1.251	1.251	1.251	1.251	1.251	1.251
Ranch C+15	1.251	1.251	1.251	1.251	1.251	1.251

2025 ECF: 1.273

00010, 10 SCH 16 CV C+15 MULTI-STY BLT 1975/1989

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-29-327-020	47834 STEPHANIE	5/31/2023	WD	03-ARM'S LENGTH	\$304,300	\$133,500	43.87	\$74,984	\$229,316	\$186,373	1.230	1,681	136.42	Two Story
20-08-29-329-028	47250 VALLEY FORGE	3/29/2024	WD	03-ARM'S LENGTH	\$400,000	\$158,100	39.53	\$78,440	\$321,560	\$232,954	1.380	2,326	138.25	Two Story
20-08-29-354-030	47064 SARNUS	10/4/2023	WD	03-ARM'S LENGTH	\$305,000	\$169,900	55.70	\$75,074	\$229,926	\$249,795	0.920	2,536	90.66	Two Story
20-08-29-401-004	17833 RIVER HILL	12/12/2023	WD	03-ARM'S LENGTH	\$325,000	\$136,400	41.97	\$73,589	\$251,411	\$189,588	1.326	1,906	131.91	Two Story
20-08-29-402-011	47363 MEADOWBROOK	12/10/2024	WD	03-ARM'S LENGTH	\$402,000	\$185,200	46.07	\$70,000	\$332,000	\$256,851	1.293	2,211	150.16	Two Story
20-08-29-427-001	18121 PINE HILL	4/16/2024	WD	03-ARM'S LENGTH	\$365,000	\$166,900	45.73	\$71,517	\$293,483	\$218,468	1.343	2,185	134.32	Two Story

20-08-29-427-018	47412 OLD ORCHARD	9/19/2023	WD	03-ARM'S LENGTH	\$318,900	\$132,500	41.55	\$70,000	\$248,900	\$188,064	1.323	1,523	163.43	Two Story
20-08-29-452-020	47259 BLUERIDGE	9/6/2024	WD	03-ARM'S LENGTH	\$365,000	\$155,800	42.68	\$70,000	\$295,000	\$207,843	1.419	1,953	151.05	Two Story
20-08-29-453-013	18068 AUTUMN	6/28/2024	WD	03-ARM'S LENGTH	\$328,900	\$145,800	44.33	\$70,000	\$258,900	\$185,657	1.395	1,523	169.99	Two Story
20-08-29-455-001	47060 WILLOW	8/31/2023	WD	03-ARM'S LENGTH	\$348,900	\$139,600	40.01	\$73,990	\$274,910	\$199,429	1.378	1,777	154.70	Two Story
20-08-29-456-010	47183 MEADOWBROOK	5/20/2024	WD	03-ARM'S LENGTH	\$368,900	\$170,500	46.22	\$73,627	\$295,273	\$224,226	1.317	2,144	137.72	Two Story
20-08-29-480-017	47100 BLOSSOM	6/20/2024	WD	03-ARM'S LENGTH	\$315,000	\$142,800	45.33	\$70,000	\$245,000	\$180,499	1.357	1,523	160.87	Two Story
20-08-31-176-030	46219 LOVELAND	9/6/2024	WD	03-ARM'S LENGTH	\$365,000	\$185,900	50.93	\$70,000	\$295,000	\$251,709	1.172	2,130	138.50	Two Story
20-08-32-202-026	46528 PEACH GROVE	5/30/2023	WD	03-ARM'S LENGTH	\$340,000	\$144,300	42.44	\$71,501	\$268,499	\$203,379	1.320	2,025	132.59	Two Story
20-08-32-281-010	18592 ELM	8/27/2024	WD	03-ARM'S LENGTH	\$377,000	\$156,000	41.38	\$71,166	\$305,834	\$210,614	1.452	2,166	141.20	Two Story
20-08-32-281-012	18259 CIDER MILL	12/13/2024	WD	03-ARM'S LENGTH	\$375,000	\$191,500	51.07	\$73,210	\$301,790	\$259,086	1.165	2,166	139.33	Two Story
20-08-32-376-025	17504 DOLEEN	8/15/2023	WD	03-ARM'S LENGTH	\$384,500	\$151,500	39.40	\$70,000	\$314,500	\$222,111	1.416	2,254	139.53	Two Story
20-08-32-378-019	45298 RONNEN	1/15/2025	WD	03-ARM'S LENGTH	\$355,000	\$160,000	45.07	\$70,000	\$285,000	\$207,732	1.372	1,977	144.16	Two Story
20-08-32-402-005	45717 PLUM GROVE	7/15/2024	WD	03-ARM'S LENGTH	\$373,900	\$159,500	42.66	\$71,125	\$302,775	\$213,208	1.420	2,095	144.52	Two Story
20-08-32-403-014	45769 HEATHERWOODE	7/14/2023	WD	03-ARM'S LENGTH	\$272,500	\$120,500	44.22	\$70,000	\$202,500	\$160,581	1.261	1,228	164.90	Two Story
20-08-32-403-027	45545 HEATHERWOODE	11/16/2023	WD	03-ARM'S LENGTH	\$355,000	\$154,300	43.46	\$73,227	\$281,773	\$216,738	1.300	2,025	139.15	Two Story
20-08-32-427-007	18258 BIRCH	11/1/2023	WD	03-ARM'S LENGTH	\$324,400	\$130,500	40.23	\$72,543	\$251,857	\$177,899	1.416	1,721	146.34	Two Story

Totals: \$7,669,200 \$3,391,000 \$6,085,207 \$4,642,803 143.17

DETERMINATION: 1.311 Use as indicated Sale. Ratio => 44.22 E.C.F. => 1.311

Statement of Concluded Rates

Two Story	1.311	1.311	1.311	1.311	1.311	1.311
Two Story BC	1.311	1.311	1.311	1.311	1.311	1.311
Two Story C+15	1.311	1.311	1.311	1.311	1.311	1.311

2025 ECF: 1.283

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														

Split Level

DETERMINATION: 1.027 Used

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
Split Level	1.027	1.027	1.027	1.027	1.027	1.027

2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given with 08 Sch 16CV Multi Sty Blt 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-29-330-021	47403 STEPHANIE	4/25/2023	WD	03-ARM'S LENGTH	\$320,000	\$156,000	48.75	\$71,496	\$248,504	\$231,664	1.073	1,985	125.19	Cape Cod
20-08-12-200-018	54680 FAIRCHILD	7/28/2023	WD	03-ARM'S LENGTH	\$443,900	\$194,000	43.70	\$202,809	\$241,091	\$251,538	0.958	2,383	101.17	Cape Cod
20-08-32-176-004	46449 FOX RUN	6/18/2024	WD	03-ARM'S LENGTH	\$370,000	\$193,000	52.16	\$70,682	\$299,318	\$262,663	1.140	2,260	132.44	Cape Cod
20-08-34-276-002	21779 BROOKSIDE NORTH	11/14/2023	WD	03-ARM'S LENGTH	\$344,400	\$139,500	40.51	\$89,000	\$255,400	\$273,747	0.933	2,184	116.94	Cape Cod
20-08-34-276-028	21745 HAWTHORN	3/28/2025	WD	03-ARM'S LENGTH	\$373,900	\$143,900	38.49	\$89,000	\$284,900	\$250,916	1.135	2,184	130.45	Cape Cod
20-08-32-176-004	46449 FOX RUN	6/18/2024	WD	03-ARM'S LENGTH	\$370,000	\$193,000	52.16	\$70,682	\$299,318	\$262,663	1.140	2,260	132.44	Cape Cod

Totals: \$2,222,200 \$1,019,400 \$1,628,531 \$1,533,191 123.11

Sale. Ratio => 43.75 E.C.F. => 1.043

DETERMINATION: 1.043 Used as indicated

1.029

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area and style percent change

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-200-005	17700 25 MILE	8/16/2023	WD	03-ARM'S LENGTH	\$288,900	\$88,300	30.56	\$105,851	\$183,049	\$88,238	2.074	870	210.40	Bungalow
20-08-24-426-005	49701 FAIRCHILD	10/20/2023	WD	03-ARM'S LENGTH	\$340,000	\$124,700	36.68	\$70,000	\$270,000	\$217,976	1.239	1,560	173.08	Bungalow
20-08-25-351-004	47140 NORTH	9/15/2023	WD	03-ARM'S LENGTH	\$198,900	\$98,800	49.67	\$112,078	\$86,822	\$96,951	0.896	910	95.41	Bungalow

20-08-26-477-010	47195 NORTH	8/31/2023	WD	03-ARM'S LENGTH	\$117,300	\$99,000	84.40	\$72,195	\$45,105	\$145,813	0.309	1,386	32.54	Bungalow	
20-08-26-477-010	47195 NORTH	2/7/2024	WD	03-ARM'S LENGTH	\$166,500	\$99,000	59.46	\$72,195	\$94,305	\$145,813	0.647	1,386	68.04	Bungalow	
20-08-32-376-009	45449 MARGATE	4/28/2023	WD	03-ARM'S LENGTH	\$298,900	\$109,100	36.50	\$72,262	\$226,638	\$146,296	1.549	1,196	189.50	Bungalow	
20-08-33-101-001	46790 ROMEO PLANK	4/4/2024	WD	03-ARM'S LENGTH	\$211,400	\$97,400	46.07	\$78,321	\$133,079	\$123,502	1.078	1,027	129.58	Bungalow	
20-08-34-300-001	45990 HEYDENREICH	8/16/2024	WD	03-ARM'S LENGTH	\$159,900	\$98,700	61.73	\$73,707	\$86,193	\$139,126	0.620	1,176	73.29	Bungalow	
20-08-35-476-003	45440 DENEWETH	9/5/2023	WD	03-ARM'S LENGTH	\$275,000	\$98,600	35.85	\$73,493	\$201,507	\$143,810	1.401	1,444	139.55	Bungalow	
20-08-36-326-027	23825 LYNNHURST	12/6/2023	WD	03-ARM'S LENGTH	\$249,900	\$99,300	39.74	\$76,688	\$173,212	\$157,147	1.102	1,140	151.94	Bungalow	
20-08-36-451-006	45301 FAIRCHILD	9/6/2024	WD	03-ARM'S LENGTH	\$320,000	\$141,600	44.25	\$70,916	\$249,084	\$236,282	1.054	2,100	118.61	Bungalow	
Totals:					\$2,626,700	\$1,154,500			\$1,748,994	\$1,640,953			125.63		
							Sale. Ratio =>	43.95	E.C.F. =>			1.066			

DETERMINATION: 1.066 Used as indicated

Statement of Concluded Rate

Bungalow	1.066	1.066	1.066	1.066	1.066	1.066
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2025 ECF: 0.980

00011. 11 SCH 16 CV ALL QUAD/TRILEVELS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style	
20-08-29-304-026	17021 FRANZISKA	45100	WD	03-ARM'S LENGTH	\$373,900	\$159,000	42.52	\$71,087	\$302,813	\$224,106	1.351	2,371	127.72	Quad Level	
20-08-29-327-006	47793 LEXINGTON	45222	WD	03-ARM'S LENGTH	\$340,000	\$147,700	43.44	\$71,142	\$268,858	\$197,644	1.360	2,123	126.64	Quad Level	
20-08-29-328-039	17438 JUDY	45174	WD	03-ARM'S LENGTH	\$317,900	\$145,800	45.86	\$70,000	\$247,900	\$192,199	1.290	2,123	116.77	Quad Level	
20-08-29-329-029	47224 VALLEY FORGE	45107	WD	03-ARM'S LENGTH	\$275,000	\$143,800	52.29	\$70,700	\$204,300	\$196,427	1.040	2,121	96.32	Quad Level	
20-08-29-376-014	47143 LEXINGTON	45406	WD	03-ARM'S LENGTH	\$395,000	\$152,500	38.61	\$70,000	\$325,000	\$193,396	1.680	2,123	153.09	Quad Level	
20-08-32-253-030	17906 CIDER MILL	45593	WD	03-ARM'S LENGTH	\$256,000	\$148,700	58.09	\$71,945	\$184,055	\$183,257	1.004	2,072	88.83	Quad Level	
20-08-32-277-032	46049 APPLE	45331	WD	03-ARM'S LENGTH	\$272,400	\$136,500	50.11	\$70,000	\$202,400	\$179,721	1.126	1,981	102.17	Quad Level	
20-08-32-427-036	45727 SCOTT	45504	WD	03-ARM'S LENGTH	\$280,000	\$142,300	50.82	\$70,847	\$209,153	\$183,496	1.140	1,996	104.79	Quad Level	
Totals:					\$2,510,200	\$1,176,300			\$1,944,479	\$1,550,245			114.54		
							Sale. Ratio =>	46.86	E.C.F. =>			1.254			

DETERMINATION: 1.254 Use as indicated

Statement of Concluded Rates

Quad Level	1.254	1.254	1.254	1.254	1.254	1.254
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2025 ECF: 1.268

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style	
20-08-32-401-015	45762 SPAGNUOLO	45614	WD	03-ARM'S LENGTH	\$315,000	\$139,300	44.22	\$70,000	\$245,000	\$175,540	1.396	1,542	158.88	Tri Level	
Totals:					\$315,000	\$139,300			\$245,000	\$175,540			158.88		
							Sale. Ratio =>	44.22	E.C.F. =>			1.396			

DETERMINATION: 1.254 Used

Statement of Concluded Rates

Tri Level	1.254	1.254	1.254	1.254	1.254	1.254
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2025 ECF: 1.268

Lack of arm's length transactions for proper analysis for Tri Levels, ECF was kept with overall sales for the neighborhood

00012. 12 SCH 07/16 PULTE BC MULTI-STY BLT 2006/26

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-19-348-001	15636 SLOANE	10/6/2023	WD	03-ARM'S LENGTH	\$515,000	\$0	0.00	\$91,000	\$424,000	\$597,105	0.710	3,272	129.58	Two Story
20-08-19-348-042	49915 GRACECHURCH	5/17/2024	WD	03-ARM'S LENGTH	\$590,000	\$262,400	44.47	\$102,607	\$487,393	\$617,310	0.790	3,253	149.83	Two Story
20-08-19-350-007	49615 GRACECHURCH	1/6/2025	WD	03-ARM'S LENGTH	\$560,000	\$252,700	45.13	\$98,959	\$461,041	\$548,997	0.840	3,323	138.74	Two Story

20-08-19-396-005	15620 DOWNING	8/3/2023	WD	03-ARM'S LENGTH	\$481,000	\$212,200	44.12	\$91,000	\$390,000	\$528,066	0.739	2,999	130.04	Two Story
20-08-19-398-004	15646 ST JAMES	12/12/2023	WD	03-ARM'S LENGTH	\$528,900	\$216,000	40.84	\$97,540	\$431,360	\$563,594	0.765	3,013	143.17	Two Story
20-08-19-401-016	49621 BLOOMSBURY	6/24/2024	WD	03-ARM'S LENGTH	\$610,000	\$251,600	41.25	\$95,968	\$514,032	\$581,107	0.885	3,298	155.86	Two Story
20-08-19-402-034	49754 BLOOMSBURY	9/20/2023	WD	03-ARM'S LENGTH	\$523,900	\$237,600	45.35	\$94,119	\$429,781	\$585,351	0.734	3,299	130.28	Two Story

Totals: \$3,808,800 \$1,432,500 37.61 \$3,137,607 \$4,021,530 0.780 139.64
Sale. Ratio => E.C.F. =>

DETERMINATION: 0.780 Use as Indicated

Statement of Concluded Rates

Two Story	0.780	0.780	0.780	0.780	0.780	0.780
Two Story BC	0.780	0.780	0.780	0.780	0.780	0.780
Two Story C+15	0.780	0.780	0.780	0.780	0.780	0.780

2025 ECF: 0.778

00013. 13 SCH 16/17 CV/LC BC 1 STY BLT 1999/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-26-375-108	47117 WOODBERRY ESTATES	10/27/2023	WD	03-ARM'S LENGTH	\$443,900	\$203,500	45.84	\$94,381	\$349,519	\$454,841	0.768	2,277	153.50	Ranch
20-08-24-231-002	50822 TORREY PINES	1/10/2024	WD	03-ARM'S LENGTH	\$483,900	\$207,100	42.80	\$97,840	\$386,060	\$457,293	0.844	2,122	181.93	Ranch
20-08-26-375-226	47248 BRENNAN	9/14/2023	WD	03-ARM'S LENGTH	\$403,900	\$177,000	43.82	\$93,645	\$310,255	\$370,231	0.838	1,789	173.42	Ranch

Totals: \$1,331,700 \$587,600 44.12 \$1,045,834 \$1,282,364 0.816 169.62
Sale. Ratio => E.C.F. =>

DETERMINATION: 0.816 Used as Indicated

Statement of Concluded Rates

Ranch	0.816	0.816	0.816	0.816	0.816	0.816
Ranch BC	0.816	0.816	0.816	0.816	0.816	0.816

2025 ECF: 0.809

0.809

00014. 14 SCH16/17 CV/LC BC 1-MULTI BLT 1999/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-26-375-132	22362 WOODLAKE	11/8/2024	WD	03-ARM'S LENGTH	\$508,900	\$248,100	48.75	\$97,537	\$411,363	\$522,259	0.788	2,888	142.44	Two Story
20-08-26-375-158	47227 PRESCOT	5/23/2023	WD	03-ARM'S LENGTH	\$506,000	\$228,400	45.14	\$95,573	\$410,427	\$511,046	0.803	2,895	141.77	Two Story
20-08-26-375-189	22340 SANDALWOOD	12/16/2024	WD	03-ARM'S LENGTH	\$510,000	\$238,500	46.76	\$96,973	\$413,027	\$472,867	0.873	2,361	174.94	Two Story
20-08-26-375-287	47699 DLOSKI	6/3/2024	WD	03-ARM'S LENGTH	\$623,900	\$297,800	47.73	\$98,005	\$525,895	\$611,212	0.860	3,237	162.46	Two Story

Totals: \$2,148,800 \$1,012,800 47.13 \$1,760,712 \$2,117,385 0.832 155.40
Sale. Ratio => E.C.F. =>

DETERMINATION: 0.832 Use as Indicated

Statement of Concluded Rates

Two Story	0.832	0.832	0.832	0.832	0.832	0.832
Two Story BC	0.832	0.832	0.832	0.832	0.832	0.832
Two Story C+15	0.832	0.832	0.832	0.832	0.832	0.832

2025 ECF: 0.852

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-26-375-021	47638 MALBURG WAY	12/1/2023	WD	03-ARM'S LENGTH	\$469,400	\$174,400	37.15	\$98,501	\$370,899	\$428,430	0.866	2,370	156.50	Split Level
20-08-26-375-032	47521 MALBURG WAY	9/15/2023	WD	03-ARM'S LENGTH	\$520,100	\$210,800	40.53	\$99,134	\$420,966	\$519,276	0.811	3,075	136.90	Split Level
20-08-26-375-069	47290 WOODBERRY ESTATES	4/3/2023	WD	03-ARM'S LENGTH	\$424,900	\$181,700	42.76	\$95,232	\$329,668	\$405,752	0.812	2,550	129.28	Split Level
20-08-26-375-090	47621 WOODBERRY ESTATES	5/14/2024	WD	03-ARM'S LENGTH	\$483,900	\$225,900	46.68	\$93,697	\$390,203	\$444,742	0.877	2,493	156.52	Split Level

20-08-26-375-143	22261 WOODLAKE	11/27/2023	WD	03-ARM'S LENGTH	\$448,900	\$188,300	41.95	\$95,140	\$353,760	\$426,984	0.829	2,496	141.73	Split Level	
20-08-26-375-190	22322 SANDALWOOD	5/30/2024	WD	03-ARM'S LENGTH	\$630,000	\$291,200	46.22	\$104,603	\$525,397	\$606,622	0.866	2,985	176.01	Split Level	
20-08-26-375-210	22373 ERMINGTON	3/21/2024	WD	03-ARM'S LENGTH	\$561,000	\$197,500	35.20	\$102,011	\$458,989	\$470,955	0.975	2,734	167.88	Split Level	
20-08-26-375-254	22251 BEECH KNOLL	8/16/2023	WD	03-ARM'S LENGTH	\$512,900	\$202,300	39.44	\$95,546	\$417,354	\$476,958	0.875	2,734	152.65	Split Level	
Totals:					\$4,051,100	\$1,672,100			\$3,267,236	\$3,779,719			152.18		
					Sale. Ratio =>			41.27	E.C.F. =>			0.864			

DETERMINATION: 0.864 Used as Indicated

Statement of Concluded Rates

Split Leve C+15	0.864	0.864	0.864	0.864	0.864	0.864
Split Level	0.864	0.864	0.864	0.864	0.864	0.864

2025 ECF: 0.884

00022. 22 SCH7 UT BC 1-STY BLT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style	
20-08-05-426-005	18615 PLAYER	4/30/2024	WD	03-ARM'S LENGTH	\$490,000	\$244,400	49.88	\$95,571	\$394,429	\$475,501	0.830	2,249	175.38	Ranch	
20-08-05-431-012	18435 STALLMANN	4/15/2024	WD	03-ARM'S LENGTH	\$600,000	\$267,200	44.53	\$118,959	\$481,041	\$534,867	0.899	2,247	214.08	Ranch	
20-08-05-451-011	17778 KITE	6/8/2023	WD	03-ARM'S LENGTH	\$555,000	\$229,500	41.35	\$91,000	\$464,000	\$470,155	0.987	2,145	216.32	Ranch	
20-08-05-451-083	55250 WOLVERINE	11/8/2024	WD	03-ARM'S LENGTH	\$520,000	\$234,400	45.08	\$95,989	\$424,011	\$454,158	0.934	2,094	202.49	Ranch	
20-08-05-451-179	55306 ARCHER	2/14/2025	WD	03-ARM'S LENGTH	\$580,000	\$249,700	43.05	\$91,000	\$489,000	\$490,790	0.996	2,130	229.58	Ranch	
20-08-05-451-185	17838 HOGAN	8/1/2023	WD	03-ARM'S LENGTH	\$533,900	\$238,500	44.67	\$97,032	\$436,868	\$492,467	0.887	2,258	193.48	Ranch	
20-08-05-451-223	55478 MORGAN	8/23/2024	WD	03-ARM'S LENGTH	\$527,900	\$233,000	44.14	\$91,000	\$436,900	\$453,163	0.964	1,920	227.55	Ranch	
20-08-06-230-019	16580 VIA VILLAGIO	11/5/2024	WD	03-ARM'S LENGTH	\$490,000	\$218,500	44.59	\$77,000	\$413,000	\$438,844	0.941	1,804	228.94	Ranch	
20-08-06-230-039	56647 VIA TOSCANA	4/29/2024	WD	03-ARM'S LENGTH	\$486,000	\$216,300	44.51	\$77,000	\$409,000	\$423,432	0.966	1,773	230.68	Ranch	
20-08-06-380-009	55222 HIDDEN RIVER	2/26/2024	WD	03-ARM'S LENGTH	\$580,000	\$238,500	41.12	\$95,344	\$484,656	\$488,985	0.991	2,236	216.75	Ranch	
20-08-17-202-009	52726 STORBAELT	5/31/2023	WD	03-ARM'S LENGTH	\$500,000	\$204,400	40.88	\$96,556	\$403,444	\$425,279	0.949	1,970	204.79	Ranch	
20-08-17-202-120	17985 SUNSHINE SKYWAY	6/9/2023	WD	03-ARM'S LENGTH	\$526,900	\$223,800	42.47	\$96,118	\$430,782	\$478,587	0.900	2,260	190.61	Ranch	
Totals:					\$6,389,700	\$2,798,200			\$5,267,131	\$5,626,228			210.89		
					Sale. Ratio =>			43.79	E.C.F. =>			0.936			

DETERMINATION: 0.936 Use as Indicated

Statement of Concluded Rates

Ranch	0.936	0.936	0.936	0.936	0.936	0.936
Ranch BC	0.936	0.936	0.936	0.936	0.936	0.936
Ranch C+15	0.936	0.936	0.936	0.936	0.936	0.936

2025 ECF: 0.944

00023. 23 SCH7 UT BC MULTI-STY BLT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-431-007	18625 STALLMANN	5/17/2024	WD	03-ARM'S LENGTH	\$580,000	\$275,000	47.41	\$91,000	\$489,000	\$570,717	0.857	2,772	176.41	Two Story
20-08-05-431-010	18511 STALLMANN	11/18/2024	WD	03-ARM'S LENGTH	\$599,900	\$278,500	46.42	\$91,000	\$508,900	\$579,455	0.878	2,829	179.89	Two Story
20-08-05-451-001	55024 WOLVERINE	9/26/2023	WD	03-ARM'S LENGTH	\$559,000	\$244,400	43.72	\$91,000	\$468,000	\$579,843	0.807	2,891	161.88	Two Story
20-08-05-451-034	55343 AZINGER	12/15/2023	WD	03-ARM'S LENGTH	\$558,900	\$238,100	42.60	\$97,652	\$461,248	\$541,978	0.851	2,876	160.38	Two Story
20-08-05-451-123	55297 DEMARET	10/26/2023	WD	03-ARM'S LENGTH	\$568,900	\$237,200	41.69	\$99,122	\$469,778	\$551,770	0.851	2,876	163.34	Two Story
20-08-05-451-171	17673 TIGER	10/10/2024	WD	03-ARM'S LENGTH	\$622,900	\$288,300	46.28	\$96,898	\$526,002	\$626,171	0.840	3,294	159.68	Two Story
20-08-05-451-189	17966 HOGAN	6/21/2024	WD	03-ARM'S LENGTH	\$569,000	\$273,200	48.01	\$91,000	\$478,000	\$565,837	0.845	2,882	165.86	Two Story
20-08-05-451-250	17866 PLAYER	1/4/2024	WD	03-ARM'S LENGTH	\$534,400	\$253,900	47.51	\$99,212	\$435,188	\$585,619	0.743	3,290	132.28	Two Story
20-08-05-451-266	18263 PLAYER	4/1/2024	WD	03-ARM'S LENGTH	\$580,000	\$288,200	49.69	\$91,000	\$489,000	\$605,999	0.807	3,138	155.83	Two Story
20-08-06-230-040	56644 VIA NESSO	11/13/2024	WD	03-ARM'S LENGTH	\$564,400	\$246,400	43.66	\$77,000	\$487,400	\$547,543	0.890	2,235	218.08	Two Story
20-08-07-351-002	53587 ADDINGTON	6/20/2023	WD	03-ARM'S LENGTH	\$538,900	\$235,600	43.72	\$99,191	\$439,709	\$537,034	0.819	2,860	153.74	Two Story
20-08-07-352-025	15256 PIERMONT	3/29/2024	WD	03-ARM'S LENGTH	\$539,400	\$241,200	44.72	\$94,430	\$444,970	\$565,453	0.787	2,806	158.58	Two Story

20-08-17-202-002	52908 STORBAELT	9/20/2024	WD	03-ARM'S LENGTH	\$508,900	\$244,100	47.97	\$97,443	\$411,457	\$505,210	0.814	2,710	151.83	Two Story
20-08-19-451-003	15804 FRAGARIA	9/19/2024	WD	03-ARM'S LENGTH	\$634,000	\$312,500	49.29	\$95,967	\$538,033	\$608,648	0.884	3,249	165.60	Two Story
20-08-19-451-022	49187 CAMAROSA	5/5/2023	WD	03-ARM'S LENGTH	\$593,900	\$242,300	40.80	\$99,562	\$494,338	\$549,180	0.900	3,299	149.84	Two Story
20-08-19-451-033	49352 GAVIOTA	10/27/2023	WD	03-ARM'S LENGTH	\$604,900	\$252,500	41.74	\$109,036	\$495,864	\$593,201	0.836	3,281	151.13	Two Story
20-08-19-451-033	49352 GAVIOTA	2/19/2025	WD	03-ARM'S LENGTH	\$615,900	\$311,300	50.54	\$109,036	\$506,864	\$593,201	0.854	3,281	154.48	Two Story
20-08-19-476-096	16089 DIAMANTE	12/8/2023	WD	03-ARM'S LENGTH	\$613,900	\$251,700	41.00	\$109,762	\$504,138	\$571,949	0.881	3,207	157.20	Two Story
20-08-19-476-116	49404 BARTON	10/3/2024	WD	03-ARM'S LENGTH	\$558,400	\$280,100	50.16	\$100,169	\$458,231	\$567,893	0.807	3,390	135.17	Two Story
20-08-19-476-123	16367 CARLISLE	6/23/2023	WD	03-ARM'S LENGTH	\$558,900	\$227,900	40.78	\$97,646	\$461,254	\$527,616	0.874	3,023	152.58	Two Story
20-08-19-476-140	49665 CRANBROOK	7/16/2024	WD	03-ARM'S LENGTH	\$610,000	\$283,900	46.54	\$96,399	\$513,601	\$587,654	0.874	3,534	145.33	Two Story
20-08-19-476-147	16195 ADELAIDE	7/26/2024	WD	03-ARM'S LENGTH	\$550,000	\$256,900	46.71	\$95,950	\$454,050	\$519,744	0.874	2,929	155.02	Two Story
20-08-19-476-170	49623 HESTOR	5/10/2023	WD	03-ARM'S LENGTH	\$553,700	\$227,100	41.01	\$97,245	\$456,455	\$527,392	0.865	2,927	155.95	Two Story
20-08-19-476-203	16531 ADELAIDE	11/13/2023	WD	03-ARM'S LENGTH	\$530,000	\$252,700	47.68	\$91,000	\$439,000	\$612,843	0.716	3,416	128.51	Two Story
20-08-19-476-207	16476 ADELAIDE	5/13/2024	WD	03-ARM'S LENGTH	\$628,900	\$288,200	45.83	\$108,161	\$520,739	\$596,893	0.872	3,290	158.28	Two Story
20-08-19-477-030	49534 HUMMEL	3/21/2025	WD	03-ARM'S LENGTH	\$568,900	\$279,800	49.18	\$91,000	\$477,900	\$588,578	0.812	3,119	153.22	Two Story
Totals:					\$14,946,000	\$6,811,000			\$12,429,119	\$14,807,420			157.70	

Sale. Ratio => 45.57

E.C.F. => 0.839

DETERMINATION: 0.839 Use as Indicated

Statement of Concluded Rates

Two Story	0.839	0.839	0.839	0.839	0.839	0.839
Two Story BC	0.839	0.839	0.839	0.839	0.839	0.839
Two Story C+15	0.839	0.839	0.839	0.839	0.839	0.839

2025 ECF: 0.835

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-430-009	18281 TIGER	12/20/2024	WD	03-ARM'S LENGTH	\$588,900	\$264,600	44.93	\$97,086	\$491,814	\$567,661	0.866	2,647	185.80	Split Level
20-08-06-230-007	16388 VIA VILLAGIO	11/1/2024	WD	03-ARM'S LENGTH	\$569,900	\$246,400	43.24	\$77,000	\$492,900	\$520,418	0.947	2,389	206.32	Split Level
20-08-06-351-032	55296 BRETON WOODS	12/19/2023	WD	03-ARM'S LENGTH	\$519,400	\$232,700	44.80	\$99,027	\$420,373	\$551,649	0.762	2,828	148.65	Split Level
20-08-17-202-046	52333 TACOMA NARROWS	7/15/2024	WD	03-ARM'S LENGTH	\$614,877	\$257,900	41.94	\$100,469	\$514,408	\$602,302	0.854	2,853	180.30	Split Level
Totals:					\$2,293,077	\$1,001,600			\$1,919,495	\$2,242,029			180.27	

Sale. Ratio => 43.68

E.C.F. => 0.856

DETERMINATION: 0.856 Use as Indicated

Statement of Concluded Rates

Split Leve C+15	0.856	0.856	0.856	0.856	0.856	0.856
Split Level	0.856	0.856	0.856	0.856	0.856	0.856

2025 ECF: 0.852

00024. 24 SCH7 UT BC 1-STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-126-011	17441 SHINNECOCK	10/11/2024	WD	03-ARM'S LENGTH	\$499,000	\$210,400	42.16	\$94,698	\$404,302	\$402,531	1.004	1,948	207.55	Ranch
20-08-05-130-013	17558 MUIRFIELD	4/28/2023	WD	03-ARM'S LENGTH	\$500,000	\$200,500	40.10	\$99,738	\$400,262	\$411,930	0.972	2,259	177.19	Ranch
20-08-05-132-013	56188 ST ANDREWS	11/21/2023	WD	03-ARM'S LENGTH	\$533,900	\$190,300	35.64	\$96,326	\$437,574	\$415,445	1.053	2,054	213.04	Ranch
20-08-05-176-026	17361 AUGUSTA	6/4/2024	WD	03-ARM'S LENGTH	\$450,000	\$216,700	48.16	\$93,961	\$356,039	\$417,312	0.853	2,246	158.52	Ranch
20-08-05-478-035	18117 CRENSHAW	7/10/2023	WD	03-ARM'S LENGTH	\$460,000	\$193,600	42.09	\$95,015	\$364,985	\$399,574	0.913	1,999	182.58	Ranch
20-08-06-351-018	15250 CAPELLA	4/30/2024	WD	03-ARM'S LENGTH	\$518,900	\$229,100	44.15	\$97,080	\$421,820	\$445,530	0.947	2,090	201.83	Ranch
20-08-06-351-031	55322 BRETON WOODS	10/13/2023	WD	03-ARM'S LENGTH	\$515,000	\$205,800	39.96	\$91,000	\$424,000	\$445,306	0.952	2,326	182.29	Ranch
20-08-06-403-048	55340 NILE WAY	9/13/2023	WD	03-ARM'S LENGTH	\$463,000	\$201,100	43.43	\$94,000	\$369,000	\$425,191	0.868	2,195	168.11	Ranch
20-08-06-406-011	55588 RHINE	2/14/2024	WD	03-ARM'S LENGTH	\$422,000	\$172,100	40.78	\$93,580	\$328,420	\$347,320	0.946	1,835	178.98	Ranch
20-08-06-406-012	55626 RHINE	12/14/2023	WD	03-ARM'S LENGTH	\$428,900	\$173,800	40.52	\$96,289	\$332,611	\$368,207	0.903	1,845	180.28	Ranch
20-08-06-453-014	16121 CLINTON	9/5/2023	WD	03-ARM'S LENGTH	\$429,150	\$198,500	46.25	\$94,455	\$334,695	\$419,880	0.797	2,188	152.97	Ranch
20-08-06-453-034	55276 RHINE	5/10/2023	WD	03-ARM'S LENGTH	\$428,900	\$170,900	39.85	\$91,000	\$337,900	\$352,486	0.959	1,837	183.94	Ranch

20-08-06-479-006	16177 CLINTON	4/14/2023	WD	03-ARM'S LENGTH	\$425,000	\$185,000	43.53	\$92,221	\$332,779	\$383,941	0.867	2,098	158.62	Ranch
20-08-07-284-005	54559 BERRYFIELD	4/19/2023	WD	03-ARM'S LENGTH	\$408,900	\$180,200	44.07	\$93,675	\$315,225	\$409,259	0.770	1,979	159.28	Ranch
20-08-08-227-019	54597 CABRILLO	9/15/2023	WD	03-ARM'S LENGTH	\$431,526	\$197,600	45.79	\$93,539	\$337,987	\$456,811	0.740	2,401	140.77	Ranch
20-08-08-228-009	54582 CABRILLO	8/30/2024	WD	03-ARM'S LENGTH	\$430,000	\$200,400	46.60	\$98,137	\$331,863	\$381,785	0.869	2,245	147.82	Ranch
20-08-08-280-006	54218 OCONEE	4/4/2024	WD	03-ARM'S LENGTH	\$465,000	\$195,900	42.13	\$92,402	\$372,598	\$394,204	0.945	1,972	188.94	Ranch
20-08-31-254-001	16271 VANDELAY	7/28/2023	WD	03-ARM'S LENGTH	\$403,900	\$178,400	44.17	\$91,000	\$312,900	\$365,193	0.857	1,970	158.83	Ranch
Totals:					\$8,213,076	\$3,500,300			\$6,514,960	\$7,241,905			174.53	

Sale. Ratio => 42.62 E.C.F. => 0.900

DETERMINATION: 0.900 Use as indicated

Statement of Concluded Rate

Ranch	0.900	0.900	0.900	0.900	0.900	0.900
Ranch BC	0.900	0.900	0.900	0.900	0.900	0.900
Ranch C+15	0.900	0.900	0.900	0.900	0.900	0.900

2025 ECF: 0.895

00025. 25 SCH7 UT BC MULTI-STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-131-002	56916 ST ANDREWS	6/27/2024	WD	03-ARM'S LENGTH	\$528,900	\$243,900	46.11	\$101,233	\$427,667	\$485,901	0.880	2,865	149.27	Two Story
20-08-05-176-002	17224 COUNTRY CLUB	3/10/2025	WD	03-ARM'S LENGTH	\$493,900	\$229,000	46.37	\$98,074	\$395,826	\$446,826	0.886	2,785	142.13	Two Story
20-08-05-430-008	18249 TIGER	9/29/2023	WD	03-ARM'S LENGTH	\$435,000	\$198,300	45.59	\$91,000	\$344,000	\$421,836	0.815	2,370	145.15	Two Story
20-08-06-376-009	55199 PACIFIC RIDGE	1/26/2024	PTA	03-ARM'S LENGTH	\$423,900	\$182,700	43.10	\$97,985	\$325,915	\$367,769	0.886	2,215	147.14	Two Story
Totals:					\$1,881,700	\$853,900			\$1,493,408	\$1,722,331			145.92	

Sale. Ratio => 45.38 E.C.F. => 0.867

DETERMINATION: 0.867 Use as indicated

Statement of Concluded Rates

Two Story	0.867	0.867	0.867	0.867	0.867	0.867
Two Story BC	0.867	0.867	0.867	0.867	0.867	0.867

2025 ECF: 0.851

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-124-003	56403 TATTON PARK	11/26/2024	WD	03-ARM'S LENGTH	\$576,900	\$240,100	41.62	\$108,816	\$468,084	\$512,545	0.913	2,601	179.96	Split Level
20-08-05-127-030	16895 ORCHARD GARDENS	2/23/2024	WD	03-ARM'S LENGTH	\$461,143	\$227,600	49.36	\$103,950	\$357,193	\$491,167	0.727	2,952	121.00	Split Level
20-08-05-153-004	16714 COUNTRY CLUB	12/27/2023	WD	03-ARM'S LENGTH	\$435,900	\$202,100	46.36	\$91,000	\$344,900	\$444,545	0.776	2,528	136.43	Split Level
20-08-05-177-002	56237 BIRKDALE	12/8/2023	WD	03-ARM'S LENGTH	\$433,900	\$192,300	44.32	\$95,465	\$338,435	\$409,239	0.827	2,571	131.64	Split Level
20-08-31-277-009	16381 VANDELAY	4/3/2023	WD	03-ARM'S LENGTH	\$445,000	\$181,100	40.70	\$91,000	\$354,000	\$390,558	0.906	2,340	151.28	Split Level
20-08-31-279-019	16306 SASSAFRAS	11/10/2023	WD	03-ARM'S LENGTH	\$484,300	\$194,100	40.08	\$105,269	\$379,031	\$427,943	0.886	2,458	154.20	Split Level
Totals:					\$2,837,143	\$1,237,300			\$2,241,643	\$2,675,999			145.75	

Sale. Ratio => 43.61 E.C.F. => 0.838

DETERMINATION: 0.838 Use as indicated

Statement of Concluded Rates

Split Leve C+15	0.838	0.838	0.838	0.838	0.838	0.838
Split Level	0.838	0.838	0.838	0.838	0.838	0.838

2025 ECF: 0.831

00026. 26 SCH7 UT BC/C+15 1 STY BLY 1985/1999

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-06-478-014	16241 CLINTON	11/5/2024	WD	03-ARM'S LENGTH	\$440,000	\$239,400	54.41	\$100,868	\$339,132	\$408,766	0.830	2,385	142.19	Ranch
20-08-07-127-016	54633 CHICKASAW	6/28/2024	WD	03-ARM'S LENGTH	\$412,500	\$197,400	47.85	\$99,107	\$313,393	\$332,658	0.942	1,845	169.86	Ranch
20-08-07-128-015	15890 CANDLE	10/18/2024	WD	03-ARM'S LENGTH	\$454,900	\$199,500	43.86	\$93,725	\$361,175	\$371,629	0.972	1,893	190.80	Ranch

20-08-07-129-005	54621 MAHOGANY	3/7/2025	WD	03-ARM'S LENGTH	\$428,900	\$209,900	48.94	\$92,912	\$335,988	\$353,053	0.952	1,995	168.42	Ranch
20-08-07-129-015	54836 CHICKASAW	5/13/2024	WD	03-ARM'S LENGTH	\$451,000	\$218,900	48.54	\$104,797	\$346,203	\$359,236	0.964	2,129	162.61	Ranch
20-08-07-130-007	54655 LAUREL	12/5/2023	WD	03-ARM'S LENGTH	\$368,900	\$157,300	42.64	\$97,097	\$271,803	\$295,491	0.920	1,674	162.37	Ranch
20-08-07-130-008	54681 LAUREL	9/4/2024	WD	03-ARM'S LENGTH	\$427,900	\$191,100	44.66	\$91,000	\$336,900	\$318,889	1.056	1,813	185.82	Ranch
20-08-07-178-007	15834 MYRTLE	10/10/2024	WD	03-ARM'S LENGTH	\$405,900	\$185,200	45.63	\$91,000	\$314,900	\$326,392	0.965	1,726	182.44	Ranch
20-08-07-179-010	54188 MYRICA	9/19/2024	WD	03-ARM'S LENGTH	\$415,000	\$189,400	45.64	\$97,016	\$317,984	\$308,358	1.031	1,783	178.34	Ranch
20-08-07-228-010	54735 BERRYFIELD	5/22/2024	WD	03-ARM'S LENGTH	\$415,000	\$203,500	49.04	\$96,182	\$318,818	\$339,965	0.938	1,778	179.31	Ranch
20-08-07-254-014	54312 NICHOLAS	10/10/2024	WD	03-ARM'S LENGTH	\$473,900	\$185,700	39.19	\$92,886	\$381,014	\$335,935	1.134	1,622	234.90	Ranch
20-08-07-254-015	54284 NICHOLAS	11/18/2024	WD	03-ARM'S LENGTH	\$473,900	\$190,600	40.22	\$92,886	\$381,014	\$314,800	1.210	1,624	234.61	Ranch
20-08-07-272-005	53985 LILY	5/30/2024	WD	03-ARM'S LENGTH	\$460,000	\$249,600	54.26	\$93,715	\$366,285	\$441,687	0.829	2,421	151.29	Ranch
20-08-07-272-017	15853 TEA ROSE	6/21/2024	WD	03-ARM'S LENGTH	\$508,000	\$241,900	47.62	\$97,036	\$410,964	\$425,631	0.966	2,340	175.63	Ranch
20-08-07-276-001	54117 VERONA PARK	11/12/2024	WD	03-ARM'S LENGTH	\$458,900	\$204,100	44.48	\$97,820	\$361,080	\$363,921	0.992	2,027	178.14	Ranch
20-08-07-280-012	54296 JACK	8/9/2024	WD	03-ARM'S LENGTH	\$457,900	\$230,500	50.34	\$102,785	\$355,115	\$433,044	0.820	2,128	166.88	Ranch
20-08-07-282-024	54453 JEFFERY	8/29/2023	WD	03-ARM'S LENGTH	\$448,900	\$186,500	41.55	\$93,417	\$355,483	\$406,660	0.874	2,217	160.34	Ranch
20-08-07-326-001	15749 MULBERRY	10/15/2024	WD	03-ARM'S LENGTH	\$415,000	\$167,300	40.31	\$93,336	\$321,664	\$259,431	1.240	1,566	205.40	Ranch
20-08-07-327-015	53127 VILLA ROSA	3/15/2024	WD	03-ARM'S LENGTH	\$420,900	\$170,000	40.39	\$93,072	\$327,828	\$352,560	0.930	2,002	163.75	Ranch
20-08-07-328-008	15718 MULBERRY	12/20/2024	WD	03-ARM'S LENGTH	\$388,000	\$170,100	43.84	\$92,537	\$295,463	\$270,707	1.091	1,625	181.82	Ranch
20-08-07-328-018	15773 CAMDEN	6/5/2024	WD	03-ARM'S LENGTH	\$430,000	\$197,000	45.81	\$91,000	\$339,000	\$326,445	1.038	2,011	168.57	Ranch
20-08-07-331-003	15722 MILLER	9/18/2024	WD	03-ARM'S LENGTH	\$429,000	\$168,900	39.37	\$93,325	\$335,675	\$268,015	1.252	1,627	206.32	Ranch
20-08-07-332-012	15755 CUSTER	7/9/2024	WD	03-ARM'S LENGTH	\$377,400	\$181,700	48.15	\$91,000	\$286,400	\$298,550	0.959	1,758	162.91	Ranch
20-08-07-335-004	15724 HOWARD	9/4/2024	WD	03-ARM'S LENGTH	\$475,500	\$201,600	42.40	\$111,328	\$364,172	\$318,783	1.142	1,777	204.94	Ranch
20-08-07-335-006	15736 HOWARD	1/11/2024	WD	03-ARM'S LENGTH	\$385,000	\$166,200	43.17	\$94,617	\$290,383	\$313,991	0.925	1,805	160.88	Ranch
20-08-07-402-006	15919 HOWARD	1/24/2025	WD	03-ARM'S LENGTH	\$427,400	\$220,100	51.50	\$91,000	\$336,400	\$383,183	0.878	2,227	151.06	Ranch
20-08-07-427-009	53367 REBECCA	10/4/2024	WD	03-ARM'S LENGTH	\$410,000	\$189,600	46.24	\$92,355	\$317,645	\$313,682	1.013	1,908	166.48	Ranch
20-08-07-429-012	53379 GREGORY	5/24/2023	WD	03-ARM'S LENGTH	\$410,300	\$160,800	39.19	\$98,431	\$311,869	\$325,389	0.958	1,784	174.81	Ranch
20-08-07-429-020	53725 ARABIAN TRAIL	9/6/2024	WD	03-ARM'S LENGTH	\$427,000	\$204,400	47.87	\$91,000	\$336,000	\$362,893	0.926	2,050	163.90	Ranch
20-08-07-431-011	16479 CROSSWIND	10/31/2024	WD	03-ARM'S LENGTH	\$390,000	\$189,900	48.69	\$94,181	\$295,819	\$316,262	0.935	1,915	154.47	Ranch
20-08-07-452-010	16124 VIOLET	3/19/2024	WD	03-ARM'S LENGTH	\$427,000	\$165,400	38.74	\$97,001	\$329,999	\$336,188	0.982	1,857	177.71	Ranch
20-08-07-453-006	53211 SPRINGHILL MEADOWS	4/12/2024	WD	03-ARM'S LENGTH	\$430,000	\$210,700	49.00	\$95,782	\$334,218	\$350,193	0.954	2,039	163.91	Ranch
20-08-07-453-020	53743 SPRINGHILL MEADOWS	7/27/2023	WD	03-ARM'S LENGTH	\$384,900	\$170,700	44.35	\$95,447	\$289,453	\$318,611	0.908	1,799	160.90	Ranch
20-08-07-453-067	16020 HOWARD	9/21/2024	WD	03-ARM'S LENGTH	\$451,000	\$224,200	49.71	\$94,602	\$356,398	\$388,007	0.919	2,227	160.04	Ranch
20-08-07-476-007	53217 FRED A	7/29/2024	WD	03-ARM'S LENGTH	\$408,900	\$173,500	42.43	\$93,968	\$314,932	\$276,044	1.141	1,684	187.01	Ranch
20-08-07-477-009	16580 STEPHEN	8/30/2024	WD	03-ARM'S LENGTH	\$420,000	\$189,100	45.02	\$91,000	\$329,000	\$310,779	1.059	1,812	181.57	Ranch
20-08-07-477-010	16568 STEPHEN	2/29/2024	WD	03-ARM'S LENGTH	\$376,400	\$155,100	41.21	\$91,000	\$285,400	\$287,287	0.993	1,769	161.33	Ranch
20-08-07-478-006	53191 REBECCA	8/21/2023	WD	03-ARM'S LENGTH	\$390,900	\$169,000	43.23	\$92,416	\$298,484	\$317,817	0.939	1,798	166.01	Ranch
20-08-08-153-008	54445 AMBER	9/24/2024	WD	03-ARM'S LENGTH	\$415,000	\$213,500	51.45	\$93,677	\$321,323	\$374,501	0.858	2,133	150.64	Ranch
20-08-08-155-010	54166 ASHLEY LAUREN	5/3/2024	WD	03-ARM'S LENGTH	\$417,500	\$213,700	51.19	\$92,744	\$324,756	\$365,350	0.889	2,186	148.56	Ranch
20-08-08-230-008	54748 WAUBAY	2/11/2025	WD	03-ARM'S LENGTH	\$445,000	\$206,500	46.40	\$94,345	\$350,655	\$347,847	1.008	1,779	197.11	Ranch
20-08-08-231-007	18561 SUMPTER FOREST	5/13/2024	WD	03-ARM'S LENGTH	\$440,650	\$211,300	47.95	\$97,252	\$343,398	\$395,630	0.868	1,991	172.48	Ranch
20-08-08-303-039	53768 JOE WOOD	7/17/2024	WD	03-ARM'S LENGTH	\$465,000	\$214,200	46.06	\$100,355	\$364,645	\$405,387	0.899	2,169	168.12	Ranch
20-08-18-126-002	52887 DEERWOOD	7/22/2024	WD	03-ARM'S LENGTH	\$434,900	\$187,400	43.09	\$94,375	\$340,525	\$328,123	1.038	1,888	180.36	Ranch
20-08-18-131-027	52469 STAG RIDGE	12/20/2024	WD	03-ARM'S LENGTH	\$428,900	\$199,700	46.56	\$96,004	\$332,896	\$339,787	0.980	2,099	158.60	Ranch
20-08-18-176-030	52010 POWDERHORN	5/22/2023	WD	03-ARM'S LENGTH	\$379,900	\$160,200	42.17	\$97,549	\$282,351	\$305,418	0.924	1,890	149.39	Ranch
20-08-18-178-005	52327 POWDERHORN	6/23/2023	WD	03-ARM'S LENGTH	\$428,900	\$185,100	43.16	\$93,317	\$335,583	\$408,409	0.822	2,270	147.83	Ranch
20-08-18-179-017	15704 MOUNTAINSIDE	6/11/2024	WD	03-ARM'S LENGTH	\$445,000	\$211,000	47.42	\$91,000	\$354,000	\$400,193	0.885	2,357	150.19	Ranch
20-08-18-201-033	15978 AMY	7/6/2023	WD	03-ARM'S LENGTH	\$408,900	\$169,600	41.48	\$96,036	\$312,864	\$350,119	0.894	2,001	156.35	Ranch
20-08-18-202-003	52454 ANTLER	7/18/2023	WD	03-ARM'S LENGTH	\$400,000	\$156,400	39.10	\$91,000	\$309,000	\$312,217	0.990	1,799	171.76	Ranch
20-08-18-204-020	52703 KELLY	5/22/2023	WD	03-ARM'S LENGTH	\$430,000	\$158,200	36.79	\$114,799	\$315,201	\$295,066	1.068	1,802	174.92	Ranch
20-08-18-252-008	15956 MOUNTAINSIDE	7/31/2024	WD	03-ARM'S LENGTH	\$400,000	\$212,900	53.23	\$100,276	\$299,724	\$365,813	0.819	2,088	143.55	Ranch
20-08-30-155-007	15361 FARMBROOK ESTATES	6/21/2024	WD	03-ARM'S LENGTH	\$358,900	\$166,500	46.39	\$91,000	\$267,900	\$265,399	1.009	1,614	165.99	Ranch
20-08-30-179-002	15846 NATHAN	9/4/2024	WD	03-ARM'S LENGTH	\$408,900	\$166,500	40.72	\$91,000	\$317,900	\$271,624	1.170	1,659	191.62	Ranch
20-08-30-202-016	48307 JEFFERSON	7/12/2024	WD	03-ARM'S LENGTH	\$400,000	\$186,400	46.60	\$93,088	\$306,912	\$305,583	1.004	1,729	177.51	Ranch
20-08-30-202-023	48629 JEFFERSON	12/5/2024	WD	03-ARM'S LENGTH	\$380,000	\$188,100	49.50	\$93,385	\$286,615	\$341,570	0.839	1,757	163.13	Ranch
20-08-30-202-027	48813 JEFFERSON	11/9/2023	WD	03-ARM'S LENGTH	\$350,000	\$174,700	49.91	\$91,988	\$258,012	\$336,396	0.767	1,844	139.92	Ranch
20-08-30-255-005	48228 LINCOLN	7/28/2023	WD	03-ARM'S LENGTH	\$385,000	\$158,300	41.12	\$93,391	\$291,609	\$295,028	0.988	1,657	175.99	Ranch

20-08-30-277-022	48040 HAMILTON	2/10/2025	WD	03-ARM'S LENGTH	\$461,400	\$221,100	47.92	\$105,071	\$356,329	\$364,159	0.978	1,989	179.15	Ranch
20-08-31-101-011	46613 BARBARA	7/7/2023	WD	03-ARM'S LENGTH	\$348,900	\$153,700	44.05	\$91,000	\$257,900	\$283,473	0.910	1,739	148.30	Ranch
20-08-31-102-002	46914 BARBARA	3/31/2025	WD	03-ARM'S LENGTH	\$413,900	\$178,400	43.10	\$91,000	\$322,900	\$289,155	1.117	1,693	190.73	Ranch
20-08-31-102-009	46690 BARBARA	1/21/2025	WD	03-ARM'S LENGTH	\$380,000	\$180,800	47.58	\$91,000	\$289,000	\$295,281	0.979	1,943	148.74	Ranch
20-08-31-152-014	46168 SNOWBIRD	10/26/2023	WD	03-ARM'S LENGTH	\$330,000	\$156,500	47.42	\$92,901	\$237,099	\$290,375	0.817	1,854	127.89	Ranch
20-08-31-153-014	46259 BUTTE	3/26/2024	WD	03-ARM'S LENGTH	\$378,900	\$155,900	41.15	\$92,659	\$286,241	\$321,704	0.890	1,858	154.06	Ranch
20-08-31-153-018	46171 BUTTE	2/4/2025	WD	03-ARM'S LENGTH	\$391,000	\$189,000	48.34	\$91,000	\$300,000	\$318,678	0.941	2,124	141.24	Ranch

Totals: \$27,102,650 \$12,301,400 \$20,928,791 \$21,803,213 169.57

Sale. Ratio => 45.39 E.C.F. => 0.960 0.961

DETERMINATION: 0.960 Use as indicated

Statement of Concluded Rates

Ranch	0.960	0.960	0.960	0.960	0.960	0.960
Ranch BC	0.960	0.960	0.960	0.960	0.960	0.960

2025 ECF: 0.961

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-253-019	18013 HURON	5/19/2023	WD	03-ARM'S LENGTH	\$348,900	\$148,200	42.48	\$91,000	\$257,900	\$253,772	1.016	1,454	177.37	Ranch C+15
20-08-30-157-026	15441 CRESTWOOD	2/28/2025	WD	03-ARM'S LENGTH	\$430,900	\$172,000	39.92	\$92,445	\$338,455	\$226,969	1.491	1,619	209.05	Ranch C+15
20-08-30-352-015	47485 BARBARA	6/2/2023	WD	03-ARM'S LENGTH	\$300,800	\$135,500	45.05	\$71,853	\$228,947	\$192,305	1.191	1,623	141.06	Ranch C+15
20-08-30-352-021	47361 BARBARA	3/18/2024	WD	03-ARM'S LENGTH	\$235,000	\$129,200	54.98	\$70,787	\$164,213	\$168,524	0.974	1,545	106.29	Ranch C+15
20-08-30-352-021	47361 BARBARA	9/5/2023	WD	03-ARM'S LENGTH	\$225,000	\$129,200	57.42	\$70,787	\$154,213	\$168,524	0.915	1,545	99.81	Ranch C+15
20-08-30-404-030	47575 CHRYS	9/25/2023	WD	03-ARM'S LENGTH	\$289,400	\$143,900	49.72	\$70,785	\$218,615	\$194,116	1.126	1,690	129.36	Ranch C+15

Totals: \$1,830,000 \$858,000 \$1,362,343 \$1,204,210 143.82

Sale. Ratio => 46.89 E.C.F. => 1.119

DETERMINATION: 1.119 Used as indicated

Statement of Concluded Rate

Ranch C+15	1.119	1.119	1.119	1.119	1.119	1.119
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2025 ECF: 1.126

00027. 27 SCH7 UT BC MULTI-STY BLT 1985/1999

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-124-005	54611 JOSEPH RONALD	5/10/2024	WD	03-ARM'S LENGTH	\$545,000	\$252,200	46.28	\$99,966	\$445,034	\$468,672	0.950	3,368	\$132.14	Two Story
20-08-08-230-032	54879 CONGAREE	6/17/2024	WD	03-ARM'S LENGTH	\$532,500	\$228,500	42.91	\$96,990	\$435,510	\$420,857	1.035	2,650	\$164.34	Two Story
20-08-18-252-015	52139 MAURICE	11/21/2024	WD	03-ARM'S LENGTH	\$505,000	\$211,900	41.96	\$99,888	\$405,112	\$368,500	1.099	2,393	\$169.29	Two Story
20-08-30-203-037	48663 STRAWBERRY KNOLL	5/24/2023	WD	03-ARM'S LENGTH	\$515,000	\$226,800	44.04	\$95,073	\$419,927	\$467,278	0.899	2,955	\$142.11	Two Story
20-08-30-207-001	48706 HARVEST	11/15/2024	WD	03-ARM'S LENGTH	\$548,900	\$250,700	45.67	\$99,844	\$449,056	\$482,767	0.930	3,014	\$148.99	Two Story
20-08-30-228-001	48701 LAFAYETTE	10/31/2024	WD	03-ARM'S LENGTH	\$483,900	\$235,300	48.63	\$96,488	\$387,412	\$443,128	0.874	2,640	\$146.75	Two Story

Totals: \$3,130,300 \$1,405,400 \$2,542,051 \$2,651,202 \$150.60

Sale. Ratio => 44.90 E.C.F. => 0.959

DETERMINATION: 0.959 Use as indicated

Statement of Concluded Rates

Two Story	0.959	0.959	0.959	0.959	0.959	0.959
Two Story BC	0.959	0.959	0.959	0.959	0.959	0.959
Two Story C+15	0.959	0.959	0.959	0.959	0.959	0.959

2025 ECF: 0.940

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-06-427-004	16271 WHITE WATER	2/14/2025	WD	03-ARM'S LENGTH	\$530,000	\$248,500	46.89	\$91,000	\$439,000	\$463,797	0.947	2,696	\$162.83	Split Level
20-08-06-427-005	16285 WHITE WATER	1/31/2025	WD	03-ARM'S LENGTH	\$523,800	\$241,100	46.03	\$91,000	\$432,800	\$447,771	0.967	2,792	\$155.01	Split Level
20-08-07-226-001	54965 CARNATION	12/13/2024	WD	03-ARM'S LENGTH	\$464,000	\$220,700	47.56	\$91,000	\$373,000	\$407,120	0.916	2,485	\$150.10	Split Level
20-08-07-282-009	54344 VERONA PARK	3/27/2024	WD	03-ARM'S LENGTH	\$464,900	\$192,300	41.36	\$95,188	\$369,712	\$421,013	0.878	2,532	\$146.02	Split Level
20-08-08-152-020	16820 RENEE	9/8/2023	WD	03-ARM'S LENGTH	\$418,900	\$189,300	45.19	\$94,096	\$324,804	\$383,961	0.846	2,434	\$133.44	Split Level
20-08-08-153-010	54393 AMBER	10/18/2024	WD	03-ARM'S LENGTH	\$497,400	\$214,700	43.16	\$107,332	\$390,068	\$377,744	1.033	2,231	\$174.84	Split Level
20-08-08-154-006	54308 KATHERINE WOOD	4/17/2023	WD	03-ARM'S LENGTH	\$445,000	\$193,600	43.51	\$93,107	\$351,893	\$411,791	0.855	2,523	\$139.47	Split Level
20-08-08-156-011	16642 FAYS	4/5/2024	WD	03-ARM'S LENGTH	\$566,900	\$251,300	44.33	\$119,771	\$447,129	\$471,863	0.948	2,768	\$161.54	Split Level
20-08-08-157-011	54275 MARK RICHARD	3/21/2025	WD	03-ARM'S LENGTH	\$510,000	\$239,600	46.98	\$91,000	\$419,000	\$444,970	0.942	2,728	\$153.59	Split Level
20-08-08-226-003	18195 DENALI	10/27/2023	WD	03-ARM'S LENGTH	\$485,000	\$195,600	40.33	\$93,817	\$391,183	\$432,322	0.905	2,425	\$161.31	Split Level
20-08-08-227-031	18234 DENALI	9/13/2024	WD	03-ARM'S LENGTH	\$503,900	\$227,400	45.13	\$104,400	\$399,500	\$428,127	0.933	2,342	\$170.58	Split Level
20-08-08-278-004	18255 CRACKLEWOOD	7/17/2023	WD	03-ARM'S LENGTH	\$457,400	\$184,800	40.40	\$92,899	\$364,501	\$378,041	0.964	2,333	\$156.24	Split Level
20-08-08-278-020	18460 RANIER	11/11/2024	WD	03-ARM'S LENGTH	\$480,000	\$207,500	43.23	\$96,114	\$383,886	\$375,856	1.021	2,342	\$163.91	Split Level
20-08-08-280-010	54066 OCONEE	9/11/2024	WD	03-ARM'S LENGTH	\$575,000	\$248,600	43.23	\$113,383	\$461,617	\$438,644	1.052	2,699	\$171.03	Split Level
20-08-18-277-014	52397 CEDAR MILL	4/3/2023	WD	03-ARM'S LENGTH	\$456,000	\$186,000	40.79	\$92,589	\$363,411	\$395,729	0.918	2,558	\$142.07	Split Level

Totals: \$7,378,200 \$3,241,000 \$5,911,504 \$6,278,750 \$156.13

Sale. Ratio => 43.93 E.C.F. => 0.942

DETERMINATION: 0.942 Use as Indicated

Statement of Concluded Rates

Split Leve C+15	0.942	0.942	0.942	0.942	0.942	0.942
Split Level	0.942	0.942	0.942	0.942	0.942	0.942

2025 ECF: 0.931

00028. 28 SCH7 UT C+15 1-STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-253-019	18013 HURON	5/19/2023	WD	03-ARM'S LENGTH	\$348,900	\$148,200	42.48	\$91,000	\$257,900	\$253,772	1.016	1,454	177.37	Ranch C+15
20-08-30-352-021	47361 BARBARA	3/18/2024	WD	03-ARM'S LENGTH	\$235,000	\$129,200	54.98	\$70,787	\$164,213	\$168,524	0.974	1,545	106.29	Ranch C+15
20-08-30-352-021	47361 BARBARA	9/5/2023	WD	03-ARM'S LENGTH	\$225,000	\$129,200	57.42	\$70,787	\$154,213	\$168,524	0.915	1,545	99.81	Ranch C+15
20-08-30-404-030	47575 CHRYS	9/25/2023	WD	03-ARM'S LENGTH	\$289,400	\$143,900	49.72	\$70,785	\$218,615	\$194,116	1.126	1,690	129.36	Ranch C+15

Totals: \$1,098,300 \$550,500 \$794,941 \$784,936 128.21

Sale. Ratio => 50.12 E.C.F. => 1.013

DETERMINATION: 1.013 Use as Indicated

Statement of Concluded Rates

Ranch	1.013	1.013	1.013	1.013	1.013	1.013
Ranch BC	1.013	1.013	1.013	1.013	1.013	1.013
Ranch C+15	1.013	1.013	1.013	1.013	1.013	1.013

2025 ECF: 1.025

00029. 29 SCH7 UT C+15 MULTI-STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-178-003	17776 CRESCENT LAKE	1/12/2024	WD	03-ARM'S LENGTH	\$448,900	\$198,400	44.20	\$91,000	\$357,900	\$357,591	1.001	2,583	138.56	Two Story
20-08-08-252-011	54084 AUDUBON	4/7/2023	WD	03-ARM'S LENGTH	\$465,000	\$191,400	41.16	\$91,000	\$374,000	\$340,599	1.098	2,583	144.79	Two Story
20-08-08-253-007	17940 CRYSTAL RIVER	7/18/2023	WD	03-ARM'S LENGTH	\$421,000	\$170,800	40.57	\$91,000	\$330,000	\$292,817	1.127	2,163	152.57	Two Story
Totals:					\$1,334,900	\$560,600			\$1,061,900	\$991,007			145.31	

Sale. Ratio => 42.00 E.C.F. => 1.072

DETERMINATION: 1.072 Used as indicated

Statement of Concluded Rates

Two Story	1.072	1.072	1.072	1.072	1.072	1.072
Two Story BC	0.000	0.000	0.000	0.000	0.000	0.000
Two Story C+15	1.072	1.072	1.072	1.072	1.072	1.072

2025 ECF: 1.041

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-177-011	17752 HURON	4/22/2024	WD	03-ARM'S LENGTH	\$570,000	\$215,300	37.77	\$93,431	\$476,569	\$324,436	1.469	2,151	221.56	Split Level
Totals:					\$570,000	\$215,300			\$476,569	\$324,436			221.56	

Sale. Ratio => 37.77 E.C.F. => 1.469

DETERMINATION: 1.027 Used

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
Split Level	1.027	1.027	1.027	1.027	1.027	1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given with 08 Sch 16CV Multi Sty Blt 1989/2002

2025 ECF: 1.027

00030. 30 SCH7 UT C+15 1 STY HAVERHILL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-30-301-016	47749 WALDEN	11/9/2023	WD	03-ARM'S LENGTH	\$319,400	\$136,400	42.71	\$70,000	\$249,400	\$181,632	1.373	1,460	170.82	Ranch
20-08-30-303-002	15232 VALERIE	1/5/2024	WD	03-ARM'S LENGTH	\$293,000	\$127,300	43.45	\$71,100	\$221,900	\$163,854	1.354	1,460	151.99	Ranch
20-08-30-303-016	15247 SPRUCE	11/6/2023	WD	03-ARM'S LENGTH	\$320,900	\$135,000	42.07	\$70,346	\$250,554	\$178,317	1.405	1,536	163.12	Ranch
20-08-30-329-005	15573 HAVERHILL	8/7/2023	WD	03-ARM'S LENGTH	\$385,000	\$146,200	37.97	\$72,372	\$312,628	\$199,804	1.565	1,623	192.62	Ranch
20-08-30-351-011	47344 ROYAL	6/15/2023	WD	03-ARM'S LENGTH	\$356,900	\$141,000	39.51	\$73,387	\$283,513	\$187,654	1.511	1,751	161.91	Ranch
20-08-30-352-015	47485 BARBARA	11/30/2023	WD	03-ARM'S LENGTH	\$328,900	\$135,500	41.20	\$71,853	\$257,047	\$192,305	1.337	1,623	158.38	Ranch
20-08-30-352-015	47485 BARBARA	6/2/2023	WD	03-ARM'S LENGTH	\$300,800	\$135,500	45.05	\$71,853	\$228,947	\$192,305	1.191	1,623	141.06	Ranch
20-08-30-352-021	47361 BARBARA	9/5/2023	WD	03-ARM'S LENGTH	\$225,000	\$129,200	57.42	\$70,787	\$154,213	\$168,524	0.915	1,545	99.81	Ranch
20-08-30-352-021	47361 BARBARA	3/18/2024	WD	03-ARM'S LENGTH	\$235,000	\$129,200	54.98	\$70,787	\$164,213	\$168,524	0.974	1,545	106.29	Ranch
20-08-30-376-004	15576 VAN METER	1/5/2024	WD	03-ARM'S LENGTH	\$282,550	\$127,300	45.05	\$70,950	\$211,600	\$165,691	1.277	1,456	145.33	Ranch
20-08-30-401-005	15989 HAVERHILL	6/16/2023	WD	03-ARM'S LENGTH	\$340,000	\$133,400	39.24	\$70,637	\$269,363	\$176,289	1.528	1,368	196.90	Ranch
20-08-30-403-022	47821 CONCORD	6/21/2024	WD	03-ARM'S LENGTH	\$333,300	\$143,200	42.96	\$70,000	\$263,300	\$171,702	1.533	1,479	178.03	Ranch
20-08-30-404-014	47476 CONCORD	8/30/2024	WD	03-ARM'S LENGTH	\$315,000	\$151,400	48.06	\$71,087	\$243,913	\$182,086	1.340	1,479	164.92	Ranch
20-08-30-404-030	47575 CHRYS	9/25/2023	WD	03-ARM'S LENGTH	\$289,400	\$143,900	49.72	\$70,785	\$218,615	\$194,116	1.126	1,690	129.36	Ranch
20-08-30-405-002	47916 CHRYS	9/15/2023	WD	03-ARM'S LENGTH	\$308,900	\$142,600	46.16	\$71,039	\$237,861	\$190,170	1.251	1,714	138.78	Ranch
Totals:					\$4,634,050	\$2,057,100			\$3,567,067	\$2,712,972			153.29	

Sale. Ratio => 44.39 E.C.F. => 1.315

DETERMINATION: 1.315 Use as indicated

Statement of Concluded Rates

Ranch	1.315	1.315	1.315	1.315	1.315	1.315
Ranch BC	1.315	1.315	1.315	1.315	1.315	1.315
Ranch C+15	1.315	1.315	1.315	1.315	1.315	1.315

2025 ECF: 1.294

00031. 31 SCH7 UT BC/C+15 MULTI-STY BLT 1988/99

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-07-178-003	15762 MYRTLE	3/28/2025	WD	03-ARM'S LENGTH	\$408,900	\$192,300	47.03	\$91,000	\$317,900	\$345,892	0.919	2,429	130.88	Two Story
20-08-07-181-006	54222 BARTRAM	7/21/2023	WD	03-ARM'S LENGTH	\$441,000	\$190,800	43.27	\$91,000	\$350,000	\$386,216	0.906	2,261	154.80	Two Story
20-08-07-272-015	15877 TEA ROSE	7/1/2024	WD	03-ARM'S LENGTH	\$470,000	\$219,600	46.72	\$94,367	\$375,633	\$401,623	0.935	2,460	152.70	Two Story
20-08-07-479-003	53225 GREGORY	4/19/2024	WD	03-ARM'S LENGTH	\$420,000	\$197,100	46.93	\$93,959	\$326,041	\$352,588	0.925	2,400	135.85	Two Story
20-08-18-130-006	52412 STAG RIDGE	12/29/2023	WD	03-ARM'S LENGTH	\$444,400	\$170,300	38.32	\$97,444	\$346,956	\$342,532	1.013	2,398	144.69	Two Story
20-08-18-131-018	52691 STAG RIDGE	7/31/2024	WD	03-ARM'S LENGTH	\$478,900	\$185,700	38.78	\$97,581	\$381,319	\$356,506	1.070	2,446	155.89	Two Story
20-08-18-201-041	16003 ACORN	6/30/2023	WD	03-ARM'S LENGTH	\$415,000	\$193,300	46.58	\$91,000	\$324,000	\$386,789	0.838	2,895	111.92	Two Story
20-08-30-128-026	48627 TILCH	5/19/2023	WD	03-ARM'S LENGTH	\$340,000	\$160,300	47.15	\$91,000	\$249,000	\$298,616	0.834	2,211	112.62	Two Story
20-08-30-203-006	48712 JEFFERSON	5/5/2023	WD	03-ARM'S LENGTH	\$368,900	\$187,700	50.88	\$95,337	\$273,563	\$372,206	0.735	2,392	114.37	Two Story
20-08-30-253-022	48250 ROOSEVELT	9/6/2023	WD	03-ARM'S LENGTH	\$480,000	\$188,900	39.35	\$93,529	\$386,471	\$400,382	0.965	2,414	160.10	Two Story
20-08-30-429-006	47570 FREEDOM VALLEY	8/30/2023	WD	03-ARM'S LENGTH	\$380,000	\$169,600	44.63	\$95,816	\$284,184	\$316,643	0.897	2,198	129.29	Two Story
20-08-30-429-011	47675 AMERICAN WAY	7/11/2023	WD	03-ARM'S LENGTH	\$410,000	\$168,100	41.00	\$91,000	\$319,000	\$321,590	0.992	2,287	139.48	Two Story
20-08-30-479-012	47085 FREEDOM VALLEY	10/2/2023	WD	03-ARM'S LENGTH	\$387,900	\$160,700	41.43	\$95,490	\$292,410	\$294,473	0.993	2,198	133.03	Two Story

Totals: \$5,445,000 \$2,384,400 \$4,226,477 \$4,576,056 136.59
 Sale. Ratio => 43.79 E.C.F. => 0.924 0.910

DETERMINATION: 0.924 Use as indicated

Statement of Concluded Rates

Two Story	0.924	0.924	0.924	0.924	0.924	0.924
Two Story BC	0.924	0.924	0.924	0.924	0.924	0.924

2025 ECF: 0.910

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-18-126-021	52743 FAWN	7/1/2024	WD	03-ARM'S LENGTH	\$400,000	\$175,400	43.85	\$93,391	\$306,609	\$258,337	1.187	2,162	141.82	Two Story C+15

Totals: \$400,000 \$175,400 \$306,609 \$258,337 141.82
 Sale. Ratio => 43.85 E.C.F. => 1.187

DETERMINATION: 1.032 Used

Statement of Concluded Rates

Two Story C+15	1.032	1.032	1.032	1.032	1.032	1.032
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2025 ECF: 1.039

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 08.SCH16 CV C+15 Multi-Sty 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-07-179-012	54136 MYRICA	12/20/2023	WD	03-ARM'S LENGTH	\$395,400	\$180,300	45.60	\$91,000	\$304,400	\$372,742	0.817	2,331	130.59	Split Level
20-08-07-272-014	15889 TEA ROSE	2/16/2024	WD	03-ARM'S LENGTH	\$558,900	\$240,800	43.08	\$106,552	\$452,348	\$512,016	0.883	2,718	166.43	Split Level
20-08-07-272-019	54321 LILY	8/30/2023	WD	03-ARM'S LENGTH	\$490,000	\$209,100	42.67	\$91,000	\$399,000	\$454,486	0.878	2,688	148.44	Split Level
20-08-07-328-012	15727 CAMDEN	5/25/2023	WD	03-ARM'S LENGTH	\$378,900	\$161,900	42.73	\$97,316	\$281,584	\$322,213	0.874	2,006	140.37	Split Level
20-08-07-453-003	16059 VIOLET	7/23/2024	WD	03-ARM'S LENGTH	\$434,000	\$189,500	43.66	\$91,000	\$343,000	\$350,519	0.979	2,429	141.21	Split Level
20-08-07-454-003	16331 RANDY	9/18/2024	WD	03-ARM'S LENGTH	\$455,000	\$186,600	41.01	\$100,606	\$354,394	\$351,141	1.009	2,333	151.90	Split Level
20-08-18-126-014	52411 FAWN	6/8/2023	WD	03-ARM'S LENGTH	\$410,900	\$170,100	41.40	\$91,000	\$319,900	\$338,555	0.945	2,411	132.68	Split Level

20-08-18-205-010	52380 MAURICE	2/14/2025 WD	03-ARM'S LENGTH	\$460,900	\$198,000	42.96	\$91,000	\$369,900	\$366,342	1.010	2,543	145.46	Split Level
20-08-18-251-016	52423 MAURICE	4/19/2024 WD	03-ARM'S LENGTH	\$352,000	\$179,200	50.91	\$91,000	\$261,000	\$326,422	0.800	2,168	120.39	Split Level
20-08-18-251-017	52401 MAURICE	12/14/2023 WD	03-ARM'S LENGTH	\$372,000	\$168,100	45.19	\$94,435	\$277,565	\$364,348	0.762	2,358	117.71	Split Level
20-08-30-202-026	48767 JEFFERSON	12/6/2023 WD	03-ARM'S LENGTH	\$424,600	\$192,100	45.24	\$92,821	\$331,779	\$401,841	0.826	2,449	135.48	Split Level
20-08-30-254-022	48260 REVERE	1/17/2024 WD	03-ARM'S LENGTH	\$378,900	\$154,200	40.70	\$92,680	\$286,220	\$298,069	0.960	1,851	154.63	Split Level
20-08-30-255-006	48202 LINCOLN	4/23/2024 WD	03-ARM'S LENGTH	\$460,000	\$222,400	48.35	\$92,634	\$367,366	\$431,696	0.851	2,670	137.59	Split Level
20-08-30-428-015	16317 JUDICIARY	6/21/2023 WD	03-ARM'S LENGTH	\$425,000	\$175,000	41.18	\$93,888	\$331,112	\$348,519	0.950	2,409	137.45	Split Level

Totals: \$5,996,500 \$2,627,300 \$4,679,568 \$5,238,909 140.02

Sale. Ratio => 43.81 E.C.F. => 0.893

DETERMINATION: 0.893 Use as indicated

Statement of Concluded Rates

Split Level	0.893	0.893	0.893	0.893	0.893	0.893
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2025 ECF: 0.879

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
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No Sales

Split Level C+15

DETERMINATION: 1.027 Used

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
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2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given with 08 Sch 16CV Multi Sty Blt 1989/2002

00032. 32 SCH7 UT C/C+15 1 STY BLT 1975/1990

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-31-227-003	46983 CRESTVIEW	3/25/2024 WD	03-ARM'S LENGTH	\$309,000	\$114,500	37.06	\$70,000	\$239,000	\$138,623	\$138,623	1.724	1,136	210.39	Ranch
20-08-31-229-022	16380 SUDBURY	7/2/2024 WD	03-ARM'S LENGTH	\$318,900	\$135,200	42.40	\$71,148	\$247,752	\$154,293	\$154,293	1.606	1,164	212.85	Ranch
20-08-30-352-021	47361 BARBARA	9/5/2023 WD	03-ARM'S LENGTH	\$225,000	\$129,200	57.42	\$70,787	\$154,213	\$168,524	\$168,524	0.915	1,545	\$99.81	Ranch
20-08-30-352-021	47361 BARBARA	3/18/2024 WD	03-ARM'S LENGTH	\$235,000	\$129,200	54.98	\$70,787	\$164,213	\$168,524	\$168,524	0.974	1,545	\$106.29	Ranch
20-08-30-376-004	15576 VAN METER	1/5/2024 WD	03-ARM'S LENGTH	\$282,550	\$127,300	45.05	\$70,950	\$211,600	\$165,691	\$165,691	1.277	1,456	\$145.33	Ranch
20-08-30-401-005	15989 HAVERHILL	6/16/2023 WD	03-ARM'S LENGTH	\$340,000	\$133,400	39.24	\$70,637	\$269,363	\$176,289	\$176,289	1.528	1,368	\$196.90	Ranch
20-08-30-403-022	47821 CONCORD	6/21/2024 WD	03-ARM'S LENGTH	\$333,300	\$143,200	42.96	\$70,000	\$263,300	\$171,702	\$171,702	1.533	1,479	\$178.03	Ranch
20-08-30-404-014	47476 CONCORD	8/30/2024 WD	03-ARM'S LENGTH	\$315,000	\$151,400	48.06	\$71,087	\$243,913	\$182,086	\$182,086	1.340	1,479	\$164.92	Ranch
20-08-30-404-030	47575 CHRYS	9/25/2023 WD	03-ARM'S LENGTH	\$289,400	\$143,900	49.72	\$70,785	\$218,615	\$194,116	\$194,116	1.126	1,690	\$129.36	Ranch
20-08-30-405-002	47916 CHRYS	9/15/2023 WD	03-ARM'S LENGTH	\$308,900	\$142,600	46.16	\$71,039	\$237,861	\$190,170	\$190,170	1.251	1,714	\$138.78	Ranch
20-08-31-206-001	46890 GADWALL	5/13/2024 WD	03-ARM'S LENGTH	\$408,900	\$169,500	41.45	\$74,446	\$334,454	\$210,200	\$210,200	1.591	1,509	\$221.64	Ranch C+15
20-08-31-206-003	46830 GADWALL	6/25/2024 WD	03-ARM'S LENGTH	\$388,900	\$166,800	42.89	\$70,000	\$318,900	\$209,523	\$209,523	1.522	1,447	\$220.39	Ranch C+15
20-08-31-231-007	16300 WOODSTOCK	8/30/2024 WD	03-ARM'S LENGTH	\$309,400	\$129,300	41.79	\$71,083	\$238,317	\$145,431	\$145,431	1.639	1,167	204.21	Ranch

Totals: \$4,064,250 \$1,815,500 \$3,141,501 \$2,275,171 \$171.45

Sale. Ratio => 44.67 E.C.F. => 1.381

DETERMINATION: 1.381 Used as indicated

Statement of Concluded Rates

Ranch	1.381	1.381	1.381	1.381	1.381	1.381
Ranch BC	0.000	0.000	0.000	0.000	0.000	0.000
Ranch C+15	1.381	1.381	1.381	1.381	1.381	1.381

2025 ECF: 1.345

00033. 33 SCH7 UT C+15 MULTI STY- BLT 1975/1990

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-18-126-021	52743 FAWN	7/1/2024	WD	03-ARM'S LENGTH	\$400,000	\$175,400	43.85	\$93,391	\$306,609	\$258,337	1.187	2,162	141.82	Two Story C+15
20-08-30-151-011	15359 BRANDY	2/19/2025	WD	03-ARM'S LENGTH	\$345,000	\$157,000	45.51	\$72,290	\$272,710	\$194,049	1.405	1,947	140.07	Two Story
20-08-30-328-017	15654 VALERIE	3/28/2025	WD	03-ARM'S LENGTH	\$337,900	\$164,500	48.68	\$70,851	\$267,049	\$202,756	1.317	2,050	130.27	Two Story

Totals: \$1,082,900 \$496,900 45.89 \$846,368 \$655,142 1.292 137.38
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.292 Used as Indicated

Statement of Concluded Rates

	1.292	1.292	1.292	1.292	1.292	1.292
Two Story	1.292	1.292	1.292	1.292	1.292	1.292
Two Story BC	0.000	0.000	0.000	0.000	0.000	0.000
Two Story C+15	1.292	1.292	1.292	1.292	1.292	1.292

2025 ECF: 1.280

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-30-303-027	47447 ROYAL	1/23/2025	WD	03-ARM'S LENGTH	\$280,000	\$151,700	54.18	\$71,134	\$208,866	\$189,659	1.101	1,822	114.64	Split Level

Totals: \$280,000 \$151,700 54.18 \$208,866 \$189,659 1.101 114.64
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.292 Used

Statement of Concluded Rates

	1.292	1.292	1.292	1.292	1.292	1.292
Split Leve C+15	1.292	1.292	1.292	1.292	1.292	1.292
Split Level	1.292	1.292	1.292	1.292	1.292	1.292

2025 ECF: 1.280

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to two story homes in same neighborhood

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-12-200-018	54680 FAIRCHILD	7/28/2023	WD	03-ARM'S LENGTH	\$443,900	\$194,000	43.70	\$202,809	\$241,091	\$251,538	0.958	2,383	101.17	Cape Cod
20-08-29-330-021	47403 STEPHANIE	4/25/2023	WD	03-ARM'S LENGTH	\$320,000	\$156,000	48.75	\$71,496	\$248,504	\$231,664	1.073	1,985	125.19	Cape Cod
20-08-32-176-004	46449 FOX RUN	6/18/2024	WD	03-ARM'S LENGTH	\$370,000	\$193,000	52.16	\$70,682	\$299,318	\$262,663	1.140	2,260	132.44	Cape Cod
20-08-34-276-002	21779 BROOKSIDE NORTH	11/14/2023	WD	03-ARM'S LENGTH	\$344,400	\$139,500	40.51	\$89,000	\$255,400	\$273,747	0.933	2,184	116.94	Cape Cod
20-08-34-276-028	21745 HAWTHORN	3/28/2025	WD	03-ARM'S LENGTH	\$373,900	\$143,900	38.49	\$89,000	\$284,900	\$250,916	1.135	2,184	130.45	Cape Cod
20-08-34-276-043	46045 BROOKSIDE NORTH	3/14/2024	WD	03-ARM'S LENGTH	\$363,700	\$143,100	39.35	\$97,835	\$265,865	\$258,082	1.030	2,184	121.73	Cape Cod

Totals: \$2,215,900 \$969,500 43.75 \$1,595,078 \$1,528,610 1.043 121.32
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.043 Used as Indicated

Statement of Concluded Rates

	1.043	1.043	1.043	1.043	1.043	1.043
Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043

2025 ECF: 1.029

00034. 34 SCH7 UT C+15 TRI/QUAD BLT 1975/1990

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-30-152-005	15322 BRANDY	45645	WD	03-ARM'S LENGTH	\$327,000	\$133,700	40.89	\$71,470	\$255,530	\$144,367	1.770	1,713	149.17	Quad Level
20-08-30-302-008	47850 WALDEN	45281	WD	03-ARM'S LENGTH	\$373,900	\$145,300	38.86	\$70,000	\$303,900	\$194,357	1.564	2,078	146.25	Quad Level
20-08-30-303-012	15370 VALERIE	45429	WD	03-ARM'S LENGTH	\$393,900	\$152,400	38.69	\$71,386	\$322,514	\$175,244	1.840	1,945	165.82	Quad Level
20-08-30-326-044	47659 GOLDRIDGE	45618	WD	03-ARM'S LENGTH	\$352,000	\$166,700	47.36	\$70,573	\$281,427	\$194,241	1.449	2,106	133.63	Quad Level
20-08-30-330-020	47612 GOLDRIDGE	45275	WD	03-ARM'S LENGTH	\$343,900	\$143,700	41.79	\$71,060	\$272,840	\$184,766	1.477	2,090	130.55	Quad Level

20-08-30-351-016	47381 JUNIPER	45190 WD	03-ARM'S LENGTH	\$370,900	\$131,600	35.48	\$70,964	\$299,936	\$163,574	1.834	1,821	164.71	Quad Level
20-08-30-352-006	47382 JUNIPER	45366 WD	03-ARM'S LENGTH	\$360,000	\$167,500	46.53	\$70,945	\$289,055	\$226,143	1.278	2,662	108.59	Quad Level
20-08-30-355-006	47120 BARBARA	45635 WD	03-ARM'S LENGTH	\$300,000	\$165,600	55.20	\$72,327	\$227,673	\$202,357	1.125	2,314	98.39	Quad Level
20-08-30-376-007	15644 VAN METER	45302 WD	03-ARM'S LENGTH	\$319,400	\$131,500	41.17	\$70,000	\$249,400	\$167,708	1.487	1,821	136.96	Quad Level
20-08-30-403-042	47378 TILCH	45397 WD	03-ARM'S LENGTH	\$380,000	\$178,900	47.08	\$70,000	\$310,000	\$214,173	1.447	2,261	137.11	Quad Level
20-08-30-451-004	47230 TILCH	45539 WD	03-ARM'S LENGTH	\$294,100	\$148,300	50.43	\$70,000	\$224,100	\$167,092	1.341	1,821	123.06	Quad Level

Totals: \$3,815,100 \$1,665,200 \$3,036,375 \$2,034,021 135.84
Sale. Ratio => 43.65 E.C.F. => 1.493

DETERMINATION: 1.493 Used as indicated

Statement of Concluded Rates

Quad Level	1.493	1.493	1.493	1.493	1.493	1.493
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2025 ECF: 1.418

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
DETERMINATION: 1.493 Used														
Statement of Concluded Rates														
Tri Level	1.493	1.493	1.493	1.493	1.493	1.493	1.493							Tri-Level

2025 ECF: 1.418

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to the entire 34 SCH7 UT C+15 Tri/Quad Blt 1975/1990 neighborhood

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
DETERMINATION: 1.493 Used														
Statement of Concluded Rates														
Bi Level	1.493	1.493	1.493	1.493	1.493	1.493	1.493							Bi-Level

2025 ECF: 1.418

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to the entire 34 SCH7 UT C+15 Tri/Quad Blt 1975/1990 neighborhood

00040. 40 SCH14 NH 1 STY BLT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-127-033	56340 LEEDS	12/8/2023	WD	03-ARM'S LENGTH	\$532,500	\$265,100	49.78	\$89,000	\$443,500	\$589,457	0.752	2,407	184.25	Ranch
20-08-04-127-067	19072 BRIGHTON	8/26/2024	WD	03-ARM'S LENGTH	\$520,000	\$249,200	47.92	\$93,852	\$426,148	\$483,081	0.882	2,068	206.07	Ranch
20-08-04-127-124	19104 THOMPSON	4/12/2024	WD	03-ARM'S LENGTH	\$518,900	\$252,700	48.70	\$89,000	\$429,900	\$506,034	0.850	2,157	199.30	Ranch
20-08-04-127-126	19068 THOMPSON	12/6/2024	WD	03-ARM'S LENGTH	\$550,000	\$277,700	50.49	\$96,278	\$453,722	\$556,878	0.815	2,384	190.32	Ranch
20-08-04-426-008	55769 FALLBROOKE	8/1/2024	WD	03-ARM'S LENGTH	\$439,100	\$211,400	48.14	\$94,070	\$345,030	\$394,793	0.874	1,874	184.11	Ranch
20-08-04-426-014	55937 FALLBROOKE	6/28/2024	WD	03-ARM'S LENGTH	\$448,400	\$226,500	50.51	\$96,362	\$352,038	\$427,881	0.823	2,066	170.40	Ranch
20-08-04-476-008	55237 FALLBROOKE	10/18/2023	WD	03-ARM'S LENGTH	\$405,000	\$198,300	48.96	\$104,747	\$300,253	\$382,305	0.785	1,740	172.56	Ranch
20-08-04-476-013	55377 FALLBROOKE	4/3/2024	WD	03-ARM'S LENGTH	\$433,000	\$216,300	49.95	\$93,710	\$339,290	\$407,390	0.833	1,990	170.50	Ranch
20-08-04-477-008	55336 FALLBROOKE	5/1/2023	WD	03-ARM'S LENGTH	\$438,900	\$212,200	48.35	\$95,286	\$343,614	\$425,935	0.807	1,973	174.16	Ranch
20-08-04-478-001	20271 25 MILE	5/17/2024	WD	03-ARM'S LENGTH	\$465,000	\$215,400	46.32	\$98,421	\$366,579	\$408,969	0.896	1,781	205.83	Ranch
20-08-04-478-014	55105 ENGLEWOOD	8/5/2024	WD	03-ARM'S LENGTH	\$465,000	\$203,600	43.78	\$96,584	\$368,416	\$372,466	0.989	1,730	212.96	Ranch
20-08-04-478-021	20336 PADDOCK	12/29/2023	WD	03-ARM'S LENGTH	\$420,000	\$192,600	45.86	\$91,000	\$329,000	\$378,270	0.870	1,730	190.17	Ranch
20-08-05-226-008	18401 AQUA	3/27/2024	WD	03-ARM'S LENGTH	\$485,000	\$206,600	42.60	\$96,044	\$388,956	\$423,335	0.919	1,890	205.80	Ranch
20-08-05-226-017	18399 AQUA	11/19/2024	WD	03-ARM'S LENGTH	\$497,000	\$246,800	49.66	\$91,000	\$406,000	\$477,110	0.851	2,133	190.34	Ranch
20-08-05-226-042	56788 TOPAZ	12/6/2024	WD	03-ARM'S LENGTH	\$518,000	\$229,100	44.23	\$95,782	\$422,218	\$486,297	0.868	2,018	209.23	Ranch
20-08-05-227-013	56546 CLEARSTONE	4/3/2024	WD	03-ARM'S LENGTH	\$447,000	\$215,400	48.19	\$97,835	\$349,165	\$399,398	0.874	1,796	194.41	Ranch
20-08-05-297-039	18514 SILENT	7/20/2023	WD	03-ARM'S LENGTH	\$463,900	\$227,100	48.95	\$91,000	\$372,900	\$473,142	0.788	2,174	171.53	Ranch
20-08-14-100-020	52810 CARD	9/11/2023	WD	03-ARM'S LENGTH	\$468,900	\$207,400	44.23	\$70,000	\$398,900	\$461,569	0.864	1,947	204.88	Ranch

20-08-16-201-002	52964 HARMONY	4/11/2024	WD	03-ARM'S LENGTH	\$464,400	\$236,400	50.90	\$91,000	\$373,400	\$479,965	0.778	2,132	175.14	Ranch
20-08-16-202-003	19853 CHASE	5/11/2023	WD	03-ARM'S LENGTH	\$559,400	\$234,500	41.92	\$91,000	\$468,400	\$501,683	0.934	2,097	223.37	Ranch

Totals: \$9,539,400 \$4,524,300 \$7,677,429 \$9,035,959 191.77

Sale. Ratio => 47.43 E.C.F. => 0.850

DETERMINATION: 0.850 Use as indicated

Statement of Concluded Rates

Ranch	0.850	0.850	0.850	0.850	0.850	0.850
Ranch BC	0.850	0.850	0.850	0.850	0.850	0.850
Ranch C+15	0.850	0.850	0.850	0.850	0.850	0.850

2025 ECF: 0.883

00041. 41 SCH14 NH BC MULTI STY BLT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-127-030	56418 LEEDS	10/10/2024	WD	03-ARM'S LENGTH	\$613,900	\$288,800	47.04	\$89,000	\$524,900	\$629,327	0.834	3,152	166.53	Two Story
20-08-04-127-065	19108 BRIGHTON	2/28/2025	WD	03-ARM'S LENGTH	\$648,900	\$284,100	43.78	\$89,000	\$559,900	\$605,942	0.924	3,014	185.77	Two Story
20-08-04-152-018	56713 PEACH TREE	6/12/2023	WD	03-ARM'S LENGTH	\$574,500	\$241,600	42.05	\$103,574	\$470,926	\$569,362	0.827	2,906	162.05	Two Story
20-08-04-325-020	55474 ESTATES	8/14/2023	WD	03-ARM'S LENGTH	\$530,000	\$241,100	45.49	\$97,007	\$432,993	\$548,889	0.789	3,068	141.13	Two Story
20-08-05-204-032	56875 CLEARSTONE	8/3/2023	WD	03-ARM'S LENGTH	\$448,900	\$192,400	42.86	\$94,715	\$354,185	\$411,709	0.860	2,145	165.12	Two Story
20-08-05-226-034	56895 TOPAZ	8/1/2023	WD	03-ARM'S LENGTH	\$523,900	\$237,300	45.29	\$96,401	\$427,499	\$568,602	0.752	2,736	156.25	Two Story
20-08-16-130-063	52322 MONACO	8/2/2024	WD	03-ARM'S LENGTH	\$649,900	\$283,000	43.55	\$91,000	\$558,900	\$596,994	0.936	3,072	181.93	Two Story
20-08-16-150-029	52946 CHAR MARIE	3/7/2025	PTA	03-ARM'S LENGTH	\$590,000	\$285,600	48.41	\$91,000	\$499,000	\$610,427	0.817	3,001	166.28	Two Story
20-08-16-150-030	52978 CHAR MARIE	8/19/2024	WD	03-ARM'S LENGTH	\$620,000	\$289,900	46.76	\$97,179	\$522,821	\$661,873	0.790	3,084	169.53	Two Story
20-08-16-201-009	52768 HARMONY	11/18/2024	WD	03-ARM'S LENGTH	\$575,000	\$263,800	45.88	\$97,770	\$477,230	\$544,682	0.876	2,846	167.68	Two Story
20-08-16-204-010	19753 TRANQUILITY	8/16/2024	WD	03-ARM'S LENGTH	\$635,000	\$272,800	42.96	\$91,000	\$544,000	\$577,489	0.942	2,795	194.63	Two Story
20-08-16-271-008	19813 GLIMMER	8/23/2024	WD	03-ARM'S LENGTH	\$593,900	\$288,200	48.53	\$101,060	\$492,840	\$601,112	0.820	3,288	149.89	Two Story
20-08-16-273-012	52432 REJOICE	2/8/2024	WD	03-ARM'S LENGTH	\$566,000	\$255,200	45.09	\$99,278	\$466,722	\$585,692	0.797	3,242	143.96	Two Story
20-08-16-274-014	52155 PAWNEE	5/17/2024	WD	03-ARM'S LENGTH	\$560,000	\$257,300	45.95	\$93,226	\$466,774	\$527,566	0.885	2,847	163.95	Two Story

Totals: \$8,129,900 \$3,681,100 \$6,798,690 \$8,039,664 165.34

Sale. Ratio => 45.28 E.C.F. => 0.846

DETERMINATION: 0.846 Use as indicated

Statement of Concluded Rates

Two Story	0.846	0.846	0.846	0.846	0.846	0.846
Two Story BC	0.846	0.846	0.846	0.846	0.846	0.846
Two Story C+15	0.846	0.846	0.846	0.846	0.846	0.846

2025 ECF: 0.845

0.845

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-124-003	56403 TATTON PARK	11/26/2024	WD	03-ARM'S LENGTH	\$576,900	\$240,100	41.62	\$108,816	\$468,084	\$512,545	0.913	2,601	179.96	Split Level
20-08-05-127-030	16895 ORCHARD GARDENS	2/23/2024	WD	03-ARM'S LENGTH	\$461,143	\$227,600	49.36	\$103,950	\$357,193	\$491,167	0.727	2,952	121.00	Split Level
20-08-05-153-004	16714 COUNTRY CLUB	12/27/2023	WD	03-ARM'S LENGTH	\$435,900	\$202,100	46.36	\$91,000	\$344,900	\$444,545	0.776	2,528	136.43	Split Level
20-08-05-177-002	56237 BIRKDALE	12/8/2023	WD	03-ARM'S LENGTH	\$433,900	\$192,300	44.32	\$95,465	\$338,435	\$409,239	0.827	2,571	131.64	Split Level
20-08-05-227-035	56627 RUBY	6/21/2024	WD	03-ARM'S LENGTH	\$487,000	\$238,000	48.87	\$95,757	\$391,243	\$481,170	0.813	2,531	154.58	Split Level
20-08-05-227-040	18424 OPAL	5/17/2024	WD	03-ARM'S LENGTH	\$527,000	\$256,000	48.58	\$96,511	\$430,489	\$565,923	0.761	2,591	166.15	Split Level
20-08-05-297-018	18644 NOVA	6/7/2023	WD	03-ARM'S LENGTH	\$405,000	\$180,600	44.59	\$93,882	\$311,118	\$368,403	0.845	2,019	154.10	Split Level
20-08-05-298-013	18623 LONDON	9/9/2024	WD	03-ARM'S LENGTH	\$470,000	\$249,900	53.17	\$93,468	\$376,532	\$473,798	0.795	2,635	142.90	Split Level

20-08-05-400-017	17881 25 MILE	6/25/2024	WD	03-ARM'S LENGTH	\$615,000	\$276,200	44.91	\$88,856	\$526,144	\$588,640	0.894	3,117	168.80	Split Level
20-08-05-430-009	18281 TIGER	12/20/2024	WD	03-ARM'S LENGTH	\$588,900	\$264,600	44.93	\$97,086	\$491,814	\$567,661	0.866	2,647	185.80	Split Level
Totals:					\$5,000,743	\$2,327,400			\$4,035,952	\$4,903,091			154.13	

E.C.F. => 0.823

DETERMINATION: 0.823 Used as Indicated

Statement of Concluded Rates

Split Level	0.823	0.823	0.823	0.823	0.823	0.823
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2025 ECF: 0.815

00042. 42 SCH14 NH BC 1 STY BLT 2005/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-16-201-002	52964 HARMONY	4/11/2024	WD	03-ARM'S LENGTH	\$464,400	\$236,400	50.90	\$91,000	\$373,400	\$479,965	0.778	2,132	175.14	Ranch
20-08-16-202-003	19853 CHASE	5/11/2023	WD	03-ARM'S LENGTH	\$559,400	\$234,500	41.92	\$91,000	\$468,400	\$501,683	0.934	2,097	223.37	Ranch
20-08-16-273-005	52180 REJOICE	12/15/2023	WD	03-ARM'S LENGTH	\$539,400	\$205,600	38.12	\$101,807	\$437,593	\$424,829	1.030	1,952	224.18	Ranch
20-08-16-274-004	52315 MELODY	10/2/2023	WD	03-ARM'S LENGTH	\$515,000	\$216,100	41.96	\$91,000	\$424,000	\$429,644	0.987	2,142	197.95	Ranch
Totals:					\$2,078,200	\$892,600			\$1,703,393	\$1,836,120			205.16	

Sale. Ratio => 42.95

E.C.F. => 0.928

DETERMINATION: 0.928 Used as indicated

Statement of Concluded Rates

Ranch	0.928	0.928	0.928	0.928	0.928	0.928
Ranch BC	0.928	0.928	0.928	0.928	0.928	0.928

2025 ECF: 0.906

00043. 43 SCH14 NH BC MULTI STY BLT 2005/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-306-014	55783 ESTATES	10/24/2024	WD	03-ARM'S LENGTH	\$575,000	\$250,000	43.48	99590	475410	546166	0.870	3,028	157.00	Two Story
20-08-04-306-018	55671 ESTATES	11/14/2023	WD	03-ARM'S LENGTH	\$516,900	\$227,000	43.92	98738	418162	521462	0.802	2,891	144.64	Two Story
20-08-16-272-001	52442 MELODY	9/20/2024	WD	03-ARM'S LENGTH	\$630,000	\$249,000	39.52	111785	518215	527248	0.983	3,084	168.03	Two Story
Totals:					\$1,721,900	\$726,000			1411787	1594876			156.56	

Sale. Ratio => 42.16

E.C.F. => 0.885

DETERMINATION: 0.885 Used as indicated

Statement of Concluded Rates

Two Story	0.885	0.885	0.885	0.885	0.885	0.885
Two Story BC	0.885	0.885	0.885	0.885	0.885	0.885
Two Story C+15	0.885	0.885	0.885	0.885	0.885	0.885

2025 ECF: 0.855

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-227-035	56627 RUBY	6/21/2024	WD	03-ARM'S LENGTH	\$487,000	\$238,000	\$48.87	\$95,757	\$391,243	\$481,170	0.813	2,531	154.58	Split Level
20-08-05-227-040	18424 OPAL	5/17/2024	WD	03-ARM'S LENGTH	\$527,000	\$256,000	\$48.58	\$96,511	\$430,489	\$565,923	0.761	2,591	166.15	Split Level
20-08-05-252-006	56360 OASIS	8/11/2023	WD	03-ARM'S LENGTH	\$380,000	\$132,500	\$34.87	\$91,000	\$289,000	\$213,149	1.356	1,470	196.60	Split Level
20-08-05-254-019	18105 COUNTRY CLUB	9/30/2024	WD	03-ARM'S LENGTH	\$335,000	\$145,500	\$43.43	\$94,371	\$240,629	\$210,937	1.141	1,470	163.69	Split Level

20-08-05-298-013	18623 LONDON	9/9/2024 WD	03-ARM'S LENGTH	\$470,000	\$249,900	\$53.17	\$93,468	\$376,532	\$473,798	0.795	2,635	142.90	Split Level
20-08-16-202-006	19799 CHASE	7/24/2024 PTA	03-ARM'S LENGTH	\$635,000	\$305,700	\$48.14	\$91,000	\$544,000	\$666,592	0.816	3,154	172.48	Split Level

Totals: \$2,834,000 \$1,327,600 \$2,271,893 \$2,611,569 166.07

Sale. Ratio => 45.63 E.C.F. => 0.870

DETERMINATION: 0.870 Used as Indicated

Statement of Concluded Rates

Split Leve C+15	0.870	0.870	0.870	0.870	0.870	0.870
Split Level	0.870	0.870	0.870	0.870	0.870	0.870

2025 ECF: 0.852

00044. 44 SCH14 NH C+15 MULTI STY BLT 2000/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-126-035	19276 GEARHART	1/30/2025	WD	03-ARM'S LENGTH	\$445,000	\$216,800	48.72	\$90,276	\$354,724	\$381,280	0.930	2,517	140.93	Two Story
20-08-04-126-037	19240 GEARHART	7/30/2024	WD	03-ARM'S LENGTH	\$435,000	\$187,100	43.01	\$92,169	\$342,831	\$332,994	1.030	1,942	176.54	Two Story
20-08-04-126-056	56701 LINDALE	12/5/2023	WD	03-ARM'S LENGTH	\$437,500	\$191,600	43.79	\$93,309	\$344,191	\$366,631	0.939	2,517	136.75	Two Story
20-08-04-126-094	19129 PEMBRIDGE	9/19/2024	WD	03-ARM'S LENGTH	\$473,800	\$213,000	44.96	\$89,000	\$384,800	\$375,205	1.026	2,517	152.88	Two Story
20-08-04-126-113	19084 PEMBRIDGE	1/15/2025	WD	03-ARM'S LENGTH	\$458,900	\$209,000	45.54	\$89,000	\$369,900	\$364,741	1.014	2,517	146.96	Two Story
20-08-04-152-004	18815 ENGLAND	6/7/2023	WD	03-ARM'S LENGTH	\$385,000	\$159,600	41.45	\$94,400	\$290,594	\$285,454	1.018	1,939	149.87	Two Story
20-08-04-153-002	18878 ENGLAND	5/25/2023	WD	03-ARM'S LENGTH	\$385,000	\$156,800	40.73	\$93,970	\$291,030	\$278,929	1.043	1,923	151.34	Two Story
20-08-04-155-008	56291 HASTINGS	7/18/2023	WD	03-ARM'S LENGTH	\$423,900	\$183,200	43.22	\$93,910	\$329,990	\$368,445	0.896	2,581	127.85	Two Story
20-08-04-155-008	56291 HASTINGS	5/23/2024	WD	03-ARM'S LENGTH	\$460,000	\$214,500	46.63	\$93,910	\$366,090	\$368,445	0.994	2,581	141.84	Two Story
20-08-05-201-002	56869 CARDINAL	11/9/2023	WD	03-ARM'S LENGTH	\$393,500	\$171,800	43.66	\$106,838	\$286,662	\$304,425	0.942	2,163	132.53	Two Story
20-08-05-252-029	56501 WINDING CREEK	5/17/2024	WD	03-ARM'S LENGTH	\$450,000	\$205,700	45.71	\$94,526	\$355,474	\$342,814	1.037	2,553	139.24	Two Story
20-08-05-252-032	18010 TROON TRAIL	1/19/2024	WD	03-ARM'S LENGTH	\$364,800	\$145,600	39.91	\$94,688	\$270,112	\$249,523	1.083	1,800	150.06	Two Story
20-08-05-256-004	17855 BAYSIDE	8/7/2023	PTA	03-ARM'S LENGTH	\$370,400	\$144,800	39.09	\$91,000	\$279,400	\$253,992	1.100	1,800	155.22	Two Story
20-08-14-128-004	22245 RHYS	8/31/2023	WD	03-ARM'S LENGTH	\$423,900	\$175,800	41.47	\$93,451	\$330,449	\$329,754	1.002	2,285	144.62	Two Story
20-08-14-128-008	22298 NATALIE	7/7/2023	WD	03-ARM'S LENGTH	\$405,000	\$179,100	44.22	\$93,903	\$311,097	\$331,651	0.938	2,256	137.90	Two Story
20-08-14-129-008	22233 DANIELLE	11/18/2024	WD	03-ARM'S LENGTH	\$450,000	\$195,900	43.53	\$95,834	\$354,166	\$373,716	0.948	2,009	176.29	Two Story BC
20-08-14-129-015	22254 RHYS	6/28/2024	WD	03-ARM'S LENGTH	\$479,000	\$215,400	44.97	\$95,574	\$383,426	\$445,020	0.862	2,332	164.42	Two Story BC
20-08-14-130-005	22145 SHANE	5/17/2023	WD	03-ARM'S LENGTH	\$411,400	\$211,100	51.31	\$96,781	\$314,619	\$409,145	0.769	3,240	97.10	Two Story
20-08-16-130-025	52330 WELLINGTON VALLEY	5/1/2024	WD	03-ARM'S LENGTH	\$544,900	\$244,200	44.82	\$91,000	\$453,900	\$437,674	1.037	2,752	164.93	Two Story
20-08-16-130-026	52360 WELLINGTON VALLEY	4/12/2024	WD	03-ARM'S LENGTH	\$525,000	\$227,200	43.28	\$91,000	\$434,000	\$417,633	1.039	2,374	182.81	Two Story

Totals: \$8,722,000 \$3,848,200 \$6,847,455 \$7,017,471 148.50

Sale. Ratio => 44.12 E.C.F. => 0.976

DETERMINATION: 0.976 Use as indicated

Statement of Concluded Rates

Two Story	0.976	0.976	0.976	0.976	0.976	0.976
Two Story BC	0.976	0.976	0.976	0.976	0.976	0.976
Two Story C+15	0.976	0.976	0.976	0.976	0.976	0.976

2025 ECF: 0.949

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-252-006	56360 OASIS	8/11/2023	WD	03-ARM'S LENGTH	\$380,000	\$132,500	34.87	\$91,000	\$289,000	\$213,149	1.356	1,470	196.60	Split Level
20-08-05-297-018	18644 Nova	6/7/2023	WD	03-ARM'S LENGTH	\$405,000	\$180,600	44.59	\$93,882	\$311,118	\$368,403	0.845	2,019	154.09	Split Level

20-08-05-254-019	18105 COUNTRY CLUB	9/30/2024	WD	03-ARM'S LENGTH	\$335,000	\$145,500	43.43	\$94,371	\$240,629	\$210,937	1.141	1,470	163.69	Split Level
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Totals: \$1,120,000 \$458,600 \$840,747 \$792,489 171.46

Sale. Ratio => 40.95 E.C.F. => 1.064

DETERMINATION: 1.064 Used as Indicated

Statement of Concluded Rates

Split Leve C+15	1.064	1.064	1.064	1.064	1.064	1.064
Split Level	1.064	1.064	1.064	1.064	1.064	1.064

2025 ECF: 1.065

00045. 45 SCH14 NH BC/C+15 1 STY BLT 2000/2013

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-305-015	55533 RASPBERRY	10/18/2024	WD	03-ARM'S LENGTH	\$412,000	\$188,800	45.83	\$94,082	\$317,918	\$355,483	0.894	1,788	177.81	Ranch
20-08-05-254-033	56205 LEGEND	10/13/2023	WD	03-ARM'S LENGTH	\$401,000	\$175,200	43.69	\$93,554	\$307,446	\$336,804	0.913	1,708	180.00	Ranch
20-08-05-254-043	18202 WINGATE	1/9/2024	WD	03-ARM'S LENGTH	\$370,000	\$162,800	44.00	\$91,000	\$279,000	\$308,673	0.904	1,631	171.06	Ranch
20-08-05-297-022	56194 LEGEND	8/17/2023	WD	03-ARM'S LENGTH	\$400,000	\$191,600	47.90	\$94,117	\$305,883	\$379,937	0.805	1,879	162.79	Ranch
20-08-05-297-026	18575 COUNTRY CLUB	6/28/2023	WD	03-ARM'S LENGTH	\$373,900	\$176,500	47.21	\$95,091	\$278,809	\$342,884	0.813	1,672	166.75	Ranch
20-08-14-132-003	52802 DELENA	5/10/2023	WD	03-ARM'S LENGTH	\$394,900	\$179,800	45.53	\$94,780	\$300,120	\$353,475	0.849	1,648	182.11	Ranch

Totals: \$2,351,800 \$1,074,700 \$1,789,176 \$2,077,257 173.42

Sale. Ratio => 45.70 E.C.F. => 0.861

DETERMINATION: 0.861 Used as Indicated

Statement of Concluded Rates

Ranch	0.861	0.861	0.861	0.861	0.861	0.861
Ranch BC	0.861	0.861	0.861	0.861	0.861	0.861
Ranch C+15	0.861	0.861	0.861	0.861	0.861	0.861

2025 ECF: 0.838

00046. 46 SCH 14 NH C+15 1 STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-154-020	18831 ENGLISH IVY	10/13/2023	WD	03-ARM'S LENGTH	\$375,000	\$161,300	43.01	\$93,628	\$281,372	\$289,715	0.971	1,609	174.87	Ranch
20-08-04-156-015	18847 BRIGHTON	8/14/2024	WD	03-ARM'S LENGTH	\$400,000	\$172,400	43.10	\$93,018	\$306,982	\$289,122	1.062	1,609	190.79	Ranch
20-08-05-203-001	56560 HONEY	8/24/2023	WD	03-ARM'S LENGTH	\$384,900	\$166,100	43.15	\$95,796	\$289,104	\$269,910	1.071	1,609	179.68	Ranch
20-08-05-204-008	56714 WINDING CREEK	8/24/2023	WD	03-ARM'S LENGTH	\$365,000	\$163,200	44.71	\$91,000	\$274,000	\$275,111	0.996	1,609	170.29	Ranch
20-08-05-251-009	56229 OASIS	5/31/2023	WD	03-ARM'S LENGTH	\$399,400	\$156,200	39.11	\$100,068	\$299,332	\$280,023	1.069	1,609	186.04	Ranch

Totals: \$1,924,300 \$819,200 \$1,450,790 \$1,403,881 180.33

Sale. Ratio => 42.57 E.C.F. => 1.033

DETERMINATION: 1.033 Used as Indicated

Statement of Concluded Rates

Ranch	1.033	1.033	1.033	1.033	1.033	1.033
Ranch BC	0.000	0.000	0.000	0.000	0.000	0.000
Ranch C+15	1.033	1.033	1.033	1.033	1.033	1.033

2025 ECF: 1.031

00047. 47 SCH14 NH BC/C+ MULTI STY BLT 2000/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-04-126-035	19276 GEARHART	1/30/2025	WD	03-ARM'S LENGTH	\$445,000	\$216,800	48.72	\$90,276	\$354,724	\$381,280	0.930	2,517	140.93	Two Story
20-08-04-155-008	56291 HASTINGS	7/18/2023	WD	03-ARM'S LENGTH	\$423,900	\$183,200	43.22	\$93,910	\$329,990	\$368,445	0.896	2,581	127.85	Two Story

20-08-05-201-002	56869 CARDINAL	11/9/2023	WD	03-ARM'S LENGTH	\$393,500	\$171,800	43.66	\$106,838	\$286,662	\$304,425	0.942	2,163	132.53	Two Story
20-08-05-297-010	56307 ROBIN	8/17/2023	WD	03-ARM'S LENGTH	\$480,000	\$194,300	40.48	\$96,204	\$383,796	\$393,244	0.976	2,208	173.82	Two Story
20-08-05-297-030	18683 COUNTRY CLUB	5/18/2023	WD	03-ARM'S LENGTH	\$409,900	\$184,800	45.08	\$94,902	\$314,998	\$382,542	0.823	2,195	143.51	Two Story

Totals: \$2,152,300 \$950,900 \$1,670,170 \$1,829,935 143.73

Sale. Ratio => 44.18 E.C.F. => 0.913

DETERMINATION: 0.913 Used as indicated

0.907

Statement of Concluded Rates

Two Story	0.913	0.913	0.913	0.913	0.913	0.913
Two Story BC	0.913	0.913	0.913	0.913	0.913	0.913
Two Story C +15	0.913	0.913	0.913	0.913	0.913	0.913

2025 ECF: 0.907

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-297-018	18644 NOVA	6/7/2023	WD	03-ARM'S LENGTH	\$405,000	\$180,600	44.59	\$93,882	\$311,118	\$368,403	0.845	2,019	154.10	Split Level
20-08-05-298-013	18623 LONDON	9/9/2024	WD	03-ARM'S LENGTH	\$470,000	\$249,900	53.17	\$93,468	\$376,532	\$473,798	0.795	2,635	142.90	Split Level

Totals: \$875,000 \$430,500 \$687,650 \$842,201 148.50

Sale. Ratio => 49.20 E.C.F. => 0.816

DETERMINATION: 0.870 Used

Statement of Concluded Rates

Split Leve C +15	0.870	0.870	0.870	0.870	0.870	0.870
Split Level	0.870	0.870	0.870	0.870	0.870	0.870

2025 ECF: 0.882

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 43 SCH14 NH BC Multi Sty Blt 2005/2010

00048. 48 SCH14 NH C+15 1 STY BLT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-16-201-002	52964 HARMONY	4/11/2024	WD	03-ARM'S LENGTH	\$464,400	\$236,400	50.90	\$91,000	\$373,400	\$479,965	0.778	2,132	175.14	Ranch
20-08-25-176-157	48042 MANHATTAN	6/11/2024	WD	03-ARM'S LENGTH	\$423,900	\$161,300	38.05	\$77,000	\$346,900	\$339,704	1.021	1,529	226.88	Ranch
20-08-25-176-176	23887 RAVENSWOOD	4/8/2024	WD	03-ARM'S LENGTH	\$375,000	\$162,400	43.31	\$81,696	\$293,304	\$309,602	0.947	1,505	194.89	Ranch

Totals: \$1,263,300 \$560,100 \$1,013,604 \$1,129,272 198.97

Sale. Ratio => 44.34 E.C.F. => 0.898

DETERMINATION: 0.898 Used as indicated

Statement of Concluded Rates

Ranch	0.898	0.898	0.898	0.898	0.898	0.898
Ranch BC	0.898	0.898	0.898	0.898	0.898	0.898
Ranch C +15	0.898	0.898	0.898	0.898	0.898	0.898

2025 ECF: 0.893

00049. 49 SCH14 NH BC/C+15 MULTI STY BLT 2011/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-25-176-059	23470 LEGACY	7/17/2023	WD	03-ARM'S LENGTH	\$465,000	\$201,600	43.35	\$82,114	\$382,886	\$479,733	0.798	2,379	160.94	Two Story BC
20-08-16-130-063	52322 MONACO	8/2/2024	WD	03-ARM'S LENGTH	\$649,900	\$283,000	43.55	\$91,000	\$558,900	\$596,994	0.936	3,072	181.93	Two Story
20-08-16-204-010	19753 TRANQUILITY	8/16/2024	WD	03-ARM'S LENGTH	\$635,000	\$272,800	42.96	\$91,000	\$544,000	\$577,489	0.942	2,795	194.63	Two Story
20-08-16-274-014	52155 PAWNEE	5/17/2024	WD	03-ARM'S LENGTH	\$560,000	\$257,300	45.95	\$93,226	\$466,774	\$527,566	0.885	2,847	163.95	Two Story
20-08-25-176-091	48342 CARNEGIE WAY	8/31/2023	WD	03-ARM'S LENGTH	\$463,800	\$204,200	44.03	\$83,286	\$380,514	\$468,375	0.812	2,374	160.28	Two Story BC
20-08-25-176-124	48159 WAKEFIELD	4/21/2023	WD	03-ARM'S LENGTH	\$470,000	\$206,200	43.87	\$83,781	\$386,219	\$465,552	0.830	2,388	161.73	Two Story BC

20-08-25-176-143	48150 WAKEFIELD	6/29/2023	WD	03-ARM'S LENGTH	\$455,000	\$202,700	44.55	\$77,000	\$378,000	\$464,796	0.813	2,381	158.76	Two Story BC
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Totals: \$3,698,700 \$1,627,800 \$3,097,293 \$3,580,505 168.89

Sale. Ratio => 44.01 E.C.F. => 0.865

DETERMINATION: 0.865 Used as indicated

Statement of Concluded Rate

Two Story	0.865	0.865	0.865	0.865	0.865	0.865
Two Story BC	0.865	0.865	0.865	0.865	0.865	0.865

2025 ECF: 0.874

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-25-176-021	48095 BEDFORD	3/27/2024	WD	03-ARM'S LENGTH	\$420,000	\$161,300	38.40	\$81,365	\$338,635	\$349,308	0.969	2,130	158.98	Two Story C+15
20-08-25-176-029	48060 BEDFORD	12/12/2024	WD	03-ARM'S LENGTH	\$400,000	\$180,400	45.10	\$80,450	\$319,550	\$323,139	0.989	2,054	155.57	Two Story C+15
20-08-25-176-072	48043 STAPLETON	8/23/2024	WD	03-ARM'S LENGTH	\$435,000	\$190,300	43.75	\$80,031	\$354,969	\$343,690	1.033	2,074	171.15	Two Story C+15
20-08-25-176-079	48044 STAPLETON	1/10/2024	WD	03-ARM'S LENGTH	\$434,400	\$187,900	43.26	\$80,859	\$353,541	\$428,408	0.825	2,860	123.62	Two Story C+15

Totals: \$1,689,400 \$719,900 \$1,366,695 \$1,444,544 152.33

Sale. Ratio => 42.61 E.C.F. => 0.946

DETERMINATION: 0.946 Used as indicated

Statement of Concluded Rates

Two Story C+15	0.946	0.946	0.946	0.946	0.946	0.946
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2025 ECF: 0.930

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
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No Sales

Split Level

DETERMINATION: 1.027 Used

Split Level C+15	1.027	1.027	1.027	1.027	1.027	1.027
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 08 Sch16 CV Multi Sty Blt 1989/2002

2025 ECF: 1.027

00052. 52 SCH17 LC BC/C+15 1 STY BLT 2010/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-24-231-002	50822 TORREY PINES	1/10/2024	WD	03-ARM'S LENGTH	\$483,900	\$207,100	42.80	\$97,840	\$386,060	\$457,293	0.844	2,122	181.93	Ranch
20-08-24-280-023	24374 CALLAWAY	11/22/2024	WD	03-ARM'S LENGTH	\$628,000	\$215,900	34.38	\$91,000	\$537,000	\$569,198	0.943	2,437	220.35	Ranch
20-08-24-430-006	49487 MORAB	6/5/2023	WD	03-ARM'S LENGTH	\$585,000	\$227,100	38.82	\$96,915	\$488,085	\$510,200	0.957	2,231	218.77	Ranch
20-08-24-451-007	49325 MUSTANG	3/8/2024	WD	03-ARM'S LENGTH	\$460,000	\$192,500	41.85	\$91,000	\$369,000	\$418,279	0.882	2,317	159.26	Ranch
20-08-24-458-019	49132 APPALOOSA	7/6/2023	WD	03-ARM'S LENGTH	\$460,000	\$201,000	43.70	\$94,625	\$365,375	\$430,775	0.848	1,975	185.00	Ranch

Totals: \$2,616,900 \$1,043,600 \$2,145,520 \$2,385,745 193.06

Sale. Ratio => 39.88 E.C.F. => 0.899

DETERMINATION: 0.899 Use as indicated

Statement of Concluded Rates

Ranch	0.899	0.899	0.899	0.899	0.899	0.899
Ranch BC	0.899	0.899	0.899	0.899	0.899	0.899
Ranch C+15	0.899	0.899	0.899	0.899	0.899	0.899

2025 ECF: 0.888

00053. 53 SCH17 LC BC MULTI STY BLT 2010/2026

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-24-228-005	24715 BRIAR BAY	12/20/2024	WD	03-ARM'S LENGTH	\$590,000	\$255,100	43.24	\$91,000	\$499,000	\$536,945	0.929	2,660	187.59	Two Story
20-08-24-278-006	50332 PINNACLE WOODS	10/18/2023	WD	03-ARM'S LENGTH	\$468,000	\$204,500	43.70	\$96,250	\$371,750	\$466,959	0.796	2,435	152.67	Two Story
20-08-24-278-012	24759 PEBBLE BEACH	10/10/2024	WD	03-ARM'S LENGTH	\$511,990	\$234,400	45.78	\$101,102	\$410,888	\$480,443	0.855	2,542	161.64	Two Story
20-08-24-279-002	50450 KAPALUA	8/6/2024	WD	03-ARM'S LENGTH	\$580,000	\$250,900	43.26	\$96,265	\$483,735	\$516,068	0.937	2,883	167.79	Two Story
20-08-24-280-001	50226 KAPALUA	8/9/2024	WD	03-ARM'S LENGTH	\$590,000	\$259,400	43.97	\$97,998	\$492,002	\$547,854	0.898	2,764	178.00	Two Story
20-08-24-280-004	50142 KAPALUA	11/5/2024	WD	03-ARM'S LENGTH	\$675,000	\$292,900	43.39	\$116,015	\$558,985	\$610,638	0.915	3,145	177.74	Two Story
20-08-24-280-018	24514 CALLAWAY	4/8/2024	WD	03-ARM'S LENGTH	\$549,900	\$270,600	49.21	\$91,000	\$458,900	\$593,508	0.773	2,916	157.37	Two Story
20-08-24-280-032	24463 CALLAWAY	5/30/2023	PTA	03-ARM'S LENGTH	\$554,300	\$231,000	41.67	\$91,000	\$463,300	\$556,813	0.832	2,801	165.41	Two Story
20-08-24-280-040	24687 CALLAWAY	5/21/2024	WD	03-ARM'S LENGTH	\$550,900	\$280,800	50.97	\$91,000	\$459,900	\$611,571	0.752	2,916	157.72	Two Story
20-08-24-280-062	24711 BROOKSHIRE	5/24/2023	PTA	03-ARM'S LENGTH	\$455,000	\$261,100	47.91	\$112,141	\$432,859	\$653,978	0.662	3,014	143.62	Two Story
20-08-24-430-016	49485 FAIRCHILD	6/2/2023	WD	03-ARM'S LENGTH	\$475,000	\$197,800	41.64	\$70,000	\$405,000	\$509,671	0.795	2,374	170.60	Two Story BC
20-08-24-454-029	49285 APPALOOSA	5/15/2023	WD	03-ARM'S LENGTH	\$495,000	\$221,100	44.67	\$91,000	\$404,000	\$517,608	0.781	2,686	150.41	Two Story
20-08-24-455-010	24249 DARTMOOR	2/24/2025	WD	03-ARM'S LENGTH	\$518,900	\$242,400	46.71	\$95,684	\$423,216	\$500,454	0.846	2,686	157.56	Two Story
20-08-24-457-013	49048 APPALOOSA	6/9/2023	WD	03-ARM'S LENGTH	\$483,900	\$202,200	41.79	\$96,123	\$387,777	\$471,778	0.822	2,321	167.07	Two Story
20-08-24-458-009	49412 APPALOOSA	4/3/2023	WD	03-ARM'S LENGTH	\$484,900	\$208,800	43.06	\$98,834	\$386,066	\$488,758	0.790	2,374	162.62	Two Story BC

Totals: \$8,072,790 \$3,613,000 \$6,637,378 \$8,063,041 163.85
 Sale. Ratio => 44.76 E.C.F. => 0.823

DETERMINATION: 0.823 Use as indicated

Statement of Concluded Rates

Building Style	0.823	0.823	0.823	0.823	0.823	0.823
Two Story	0.823	0.823	0.823	0.823	0.823	0.823
Two Story BC	0.823	0.823	0.823	0.823	0.823	0.823
Two Story C+15	0.823	0.823	0.823	0.823	0.823	0.823

2025 ECF: 0.800

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-24-232-003	50570 TORREY PINES	5/22/2023	WD	03-ARM'S LENGTH	\$554,400	\$238,200	42.97	\$91,000	\$463,400	\$576,431	0.804	2,915	158.97	Split Level
20-08-25-307-015	23343 ANGEL PARK	3/7/2025	WD	03-ARM'S LENGTH	\$460,000	\$222,600	48.39	\$92,679	\$367,321	\$444,069	0.827	2,862	128.34	Split Level
20-08-25-309-004	23166 HICKORY CREEK	9/13/2023	WD	03-ARM'S LENGTH	\$485,000	\$232,200	47.88	\$99,010	\$385,990	\$483,254	0.799	2,862	134.87	Split Level
20-08-24-280-057	24571 BROOKSHIRE	11/12/2024	WD	03-ARM'S LENGTH	\$625,000	\$293,400	46.94	\$91,000	\$534,000	\$643,605	0.830	2,792	191.26	Split Level

Totals: \$2,124,400 \$986,400 \$1,750,711 \$2,147,359 153.36
 Sale. Ratio => 46.43 E.C.F. => 0.815

DETERMINATION: 0.815 Used as indicated

Statement of Concluded Rates

Building Style	0.815	0.815	0.815	0.815	0.815	0.815
Split Leve C+15	0.815	0.815	0.815	0.815	0.815	0.815
Split Level	0.815	0.815	0.815	0.815	0.815	0.815

2025 ECF: 0.795

00054. 54 SCH17 LC C+15 MULTI STY BLT 2006/26

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-13-450-008	51177 MAPLE LEAF	4/12/2024	WD	03-ARM'S LENGTH	\$423,900	\$201,200	47.46	\$91,000	\$332,900	\$363,093	0.917	2,238	148.75	Two Story
20-08-13-450-040	24641 SAVORY	6/6/2024	WD	03-ARM'S LENGTH	\$549,400	\$270,700	49.27	\$102,225	\$447,175	\$503,249	0.889	3,202	139.65	Two Story
20-08-13-450-041	24640 SAVORY	9/22/2023	WD	03-ARM'S LENGTH	\$468,900	\$181,700	38.75	\$96,756	\$372,144	\$386,886	0.962	2,294	162.22	Two Story
20-08-24-456-002	24068 DARTMOOR	1/17/2025	WD	03-ARM'S LENGTH	\$505,900	\$238,300	47.10	\$94,280	\$411,620	\$436,622	0.943	2,852	144.33	Two Story C+15

Totals: \$1,948,100 \$891,900 \$1,563,839 \$1,689,851 148.74
 Sale. Ratio => 45.78 E.C.F. => 0.925

DETERMINATION: 0.925 Use as indicated

Statement of Concluded Rates

Two Story	0.925	0.925	0.925	0.925	0.925	0.925
Two Story BC	0.925	0.925	0.925	0.925	0.925	0.925
Two Story C+15	0.925	0.925	0.925	0.925	0.925	0.925

2025 ECF: 0.910

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
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No Sales

Split Level

DETERMINATION: 1.027 Used

1.027

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
Split Level	1.027	1.027	1.027	1.027	1.027	1.027

2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 08 SCH 16 CV Multi Sty Blt 1989/2002

00055. 55 SCH17 LC BC 1 STY BLT 1991/2005

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-36-130-018	24028 POINTE	8/23/2023	WD	03-ARM'S LENGTH	\$388,800	\$182,400	46.91	\$98,156	\$290,644	\$318,202	0.913	1,762	164.95	Ranch
20-08-36-130-018	24028 POINTE	9/6/2024	WD	03-ARM'S LENGTH	\$420,000	\$192,400	45.81	\$98,156	\$321,844	\$318,202	1.011	1,762	182.66	Ranch
20-08-36-204-004	24122 OAK GROVE	12/27/2023	WD	03-ARM'S LENGTH	\$387,500	\$167,700	43.28	\$96,542	\$290,958	\$323,479	0.899	1,664	174.85	Ranch

Totals:

\$1,196,300 \$542,500

\$903,446 \$959,882

174.15

Sale. Ratio => 45.35

E.C.F. => 0.941

DETERMINATION: 0.941 Use as indicated

Statement of Concluded Rates

Ranch	0.941	0.941	0.941	0.941	0.941	0.941
Ranch BC	0.941	0.941	0.941	0.941	0.941	0.941

ECF: 0.923

00056. 56 SCH 17 LC BC MULTI STY BLT 1991/2005

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-36-127-020	23982 SETTLERS	12/18/2023	WD	03-ARM'S LENGTH	\$378,800	\$162,500	42.90	\$92,833	\$285,967	\$312,431	0.915	1,948	146.80	Two Story
20-08-36-129-010	24063 POINTE	4/25/2023	WD	03-ARM'S LENGTH	\$390,000	\$186,100	47.72	\$93,225	\$296,775	\$368,152	0.806	2,155	137.71	Two Story
20-08-36-130-016	24072 POINTE	10/21/2024	WD	03-ARM'S LENGTH	\$400,000	\$170,600	42.65	\$91,810	\$308,190	\$307,521	1.002	1,934	159.35	Two Story
20-08-36-205-002	24151 POINTE	8/17/2023	WD	03-ARM'S LENGTH	\$421,600	\$167,500	39.73	\$94,382	\$327,218	\$346,299	0.945	2,202	148.60	Two Story

Totals:

\$1,590,400 \$686,700

\$1,218,150 \$1,334,402

148.12

Sale. Ratio => 43.18

E.C.F. => 0.913

DETERMINATION: 0.913 Use as indicated

Statement of Concluded Rates

Two Story	0.913	0.913	0.913	0.913	0.913	0.913
Two Story BC	0.913	0.913	0.913	0.913	0.913	0.913
Two Story C+15	0.913	0.913	0.913	0.913	0.913	0.913

2025 ECF: 0.887

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-25-307-015	23343 ANGEL PARK	3/7/2025	WD	03-ARM'S LENGTH	\$460,000	\$222,600	48.39	\$92,679	\$367,321	\$444,069	0.827	2,862	128.34	Split Level
20-08-26-460-006	21491 BAY HILLS	5/13/2024	WD	03-ARM'S LENGTH	\$525,000	\$209,000	39.81	\$97,178	\$427,822	\$428,673	0.998	2,647	161.63	Split Level
20-08-36-128-011	46780 VINEYARDS	4/4/2023	WD	03-ARM'S LENGTH	\$398,900	\$178,300	44.70	\$94,829	\$304,071	\$371,757	0.818	2,181	139.42	Split Level
20-08-36-128-023	46789 VINEYARDS	1/12/2024	WD	03-ARM'S LENGTH	\$374,400	\$172,200	45.99	\$93,313	\$281,087	\$335,751	0.837	2,158	130.25	Split Level
Totals:					\$1,758,300	\$782,100			\$1,380,301	\$1,580,249			139.91	
							Sale. Ratio =>	44.48	E.C.F. =>		0.873			

DETERMINATION: 0.873 Use as Indicated

Statement of Concluded Rates

Split Leve C+15	0.873	0.873	0.873	0.873	0.873	0.873
Split Level	0.873	0.873	0.873	0.873	0.873	0.873

2025 ECF: 0.871

00057. 57 SCH17 LC BC/C+15 1 STY BLT 1995/2010

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-254-016	22597 GATEWAY	4/12/2024	WD	03-ARM'S LENGTH	\$408,900	\$184,200	45.05	\$94,033	\$314,867	\$343,395	0.917	1,692	186.09	Ranch
20-08-35-255-005	46236 ROCKER	10/19/2023	WD	03-ARM'S LENGTH	\$359,400	\$156,100	43.43	\$94,395	\$265,005	\$307,345	0.862	1,537	172.42	Ranch
20-08-35-279-008	22658 GATEWAY	7/16/2024	WD	03-ARM'S LENGTH	\$420,000	\$206,900	49.26	\$93,740	\$326,260	\$375,297	0.869	1,946	167.66	Ranch
Totals:					\$1,188,300	\$547,200			\$906,132	\$1,026,037			175.39	
							Sale. Ratio =>	46.05	E.C.F. =>		0.883			

DETERMINATION: 0.883 Use as indicated

Statement of Concluded Rates

Ranch	0.883	0.883	0.883	0.883	0.883	0.883
Ranch BC	0.883	0.883	0.883	0.883	0.883	0.883

2025 ECF: 0.893

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-203-004	46868 CASCADE	12/27/2023	WD	03-ARM'S LENGTH	\$345,333	\$153,000	44.31	\$91,000	\$254,333	\$254,471	0.999	1,654	153.77	Ranch C+15
20-08-36-330-014	45300 DEBBIE	5/8/2024	WD	03-ARM'S LENGTH	\$315,000	\$150,600	47.81	\$70,000	\$245,000	\$262,718	0.933	1,364	179.62	Ranch C+15
20-08-36-330-024	45241 ANGIE	6/6/2023	WD	03-ARM'S LENGTH	\$363,900	\$149,600	41.11	\$70,000	\$293,900	\$297,193	0.989	1,516	193.87	Ranch C+15
Totals:					\$1,024,233	\$453,200			\$793,233	\$814,382			175.75	
							Sale. Ratio =>	44.25	E.C.F. =>		0.974			

DETERMINATION: 0.974 Use as indicated

Statement of Concluded Rates

Ranch C+15	0.974	0.974	0.974	0.974	0.974	0.974
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2025 ECF: 0.974

00058. 58 SCH17 LC BC/C+15 MULTI STY BLT 1995/2015

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-128-014	22295 ALLIS	5/17/2024	WD	03-ARM'S LENGTH	\$418,900	\$183,800	43.88	\$96,572	\$322,328	\$361,249	0.892	2,205	146.18	Two Story
20-08-35-178-007	22338 HARRIS	12/5/2024	WD	03-ARM'S LENGTH	\$489,000	\$221,100	45.21	\$97,458	\$391,542	\$442,455	0.885	3,032	129.14	Two Story
20-08-36-330-017	23610 LAUREN	3/12/2025	WD	03-ARM'S LENGTH	\$420,000	\$197,200	46.95	\$72,362	\$347,638	\$410,906	0.846	2,179	159.54	Two Story
Totals:					\$1,327,900	\$602,100			\$1,061,508	\$1,214,611			144.95	
							Sale. Ratio =>	45.34	E.C.F. =>		0.874			

DETERMINATION: **0.874 Use as indicated**

Statement of Concluded Rates

Two Story	0.874	0.874	0.874	0.874	0.874	0.874
Two Story BC	0.874	0.874	0.874	0.874	0.874	0.874

2025 ECF: 0.874

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-126-014	46709 TWIN CITY TRAIL	7/17/2024	WD	03-ARM'S LENGTH	\$442,100	\$189,400	42.84	\$92,319	\$349,781	\$298,912	1.170	2,102	166.40	Two Story C+15
20-08-35-129-024	46831 FERGUSON	9/29/2023	WD	03-ARM'S LENGTH	\$403,000	\$172,200	42.73	\$93,274	\$309,726	\$288,717	1.073	2,104	147.21	Two Story C+15
20-08-35-176-010	22304 ALLIS	9/16/2024	WD	03-ARM'S LENGTH	\$360,000	\$184,800	51.33	\$97,527	\$262,473	\$290,891	0.902	2,134	123.00	Two Story C+15
20-08-35-176-010	22304 ALLIS	11/27/2024	WD	03-ARM'S LENGTH	\$416,000	\$184,800	44.42	\$97,527	\$318,473	\$290,891	1.095	2,134	149.24	Two Story C+15
20-08-35-204-009	22649 EDDY	1/18/2024	WD	03-ARM'S LENGTH	\$370,000	\$164,100	44.35	\$91,000	\$279,000	\$291,016	0.959	2,106	132.48	Two Story C+15
20-08-35-253-010	22548 RAMBLING	5/1/2023	WD	03-ARM'S LENGTH	\$400,000	\$169,700	42.43	\$96,509	\$303,491	\$286,957	1.058	2,124	142.89	Two Story C+15
20-08-35-279-003	46039 LOOKOUT	4/12/2023	WD	03-ARM'S LENGTH	\$443,900	\$190,200	42.85	\$94,012	\$349,888	\$324,363	1.079	2,181	160.43	Two Story C+15
20-08-36-203-011	46792 OAK POINTE	9/8/2023	WD	03-ARM'S LENGTH	\$222,000	\$117,700	53.02	\$72,948	\$149,052	\$195,434	0.763	1,484	100.44	Two Story C+15
20-08-36-329-034	23648 URBAN	1/3/2025	WD	03-ARM'S LENGTH	\$463,500	\$194,800	42.03	\$70,000	\$393,500	\$346,023	1.137	2,224	176.93	Two Story C+15

Totals: \$3,520,500 \$1,567,700 \$2,715,384 \$2,613,205 144.33

Sale. Ratio => 44.53 E.C.F. => 1.039

DETERMINATION: **1.039 Use as indicated**

Statement of Concluded Rates

Two Story C+15	1.039	1.039	1.039	1.039	1.039	1.039
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2025 ECF: 1.030

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-126-010	46821 TWIN CITY TRAIL	2/1/2024	WD	03-ARM'S LENGTH	\$460,000	\$203,800	44.30	\$96,488	\$363,512	\$424,321	0.857	2,384	152.48	Split Level
20-08-35-128-024	22227 INTERNATIONAL	4/25/2023	WD	03-ARM'S LENGTH	\$380,000	\$193,200	50.84	\$93,779	\$286,221	\$399,996	0.716	2,393	119.61	Split Level
20-08-35-402-005	45921 KNOLLWOOD	7/19/2023	WD	03-ARM'S LENGTH	\$468,900	\$197,200	42.06	\$91,000	\$377,900	\$413,780	0.913	2,384	158.52	Split Level

Totals: \$1,308,900 \$594,200 \$1,027,633 \$1,238,098 143.53

Sale. Ratio => 45.40 E.C.F. => 0.830

DETERMINATION: **0.830 Use as indicated**

Statement of Concluded Rates

Split Level	0.830	0.830	0.830	0.830	0.830	0.830
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2025 ECF: 0.809

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-36-330-016	45344 DEBBIE	8/31/2023	WD	03-ARM'S LENGTH	\$356,600	\$145,300	40.75	\$74,099	\$282,501	\$269,173	1.050	1,704	165.79	Split Leve C+15

Totals: \$356,600 \$145,300 \$282,501 \$269,173 165.79

Sale. Ratio => 40.75 E.C.F. => 1.050

DETERMINATION: **1.027 Used**

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
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2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 08 SCH 16 CV Multi Sty Btt 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
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No Sales

Cape Cod

DETERMINATION: 1.043 Used

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

00059. 59 SCH17 LC C+/1 STY - FRAME

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-25-427-011	24510 RENATA	10/31/2024	WD	03-ARM'S LENGTH	\$270,000	\$140,300	51.96	\$105,019	\$164,981	\$193,345	0.853	1,440	114.57	Ranch
20-08-36-253-009	46110 BRENTWOOD	12/13/2024	WD	03-ARM'S LENGTH	\$214,400	\$94,300	43.98	\$73,000	\$141,400	\$121,503	1.164	936	151.07	Ranch
20-08-36-301-006	23253 LYNNHURST	8/30/2024	WD	03-ARM'S LENGTH	\$328,900	\$135,300	41.14	\$73,820	\$255,080	\$205,982	1.238	1,652	154.41	Ranch
20-08-36-302-018	23187 HARRELLSON	8/14/2023	WD	03-ARM'S LENGTH	\$275,000	\$120,400	43.78	\$75,996	\$199,004	\$209,449	0.950	1,812	109.83	Ranch
20-08-36-302-026	23377 HARRELLSON	8/31/2023	WD	03-ARM'S LENGTH	\$201,700	\$75,600	37.48	\$73,000	\$128,700	\$101,393	1.269	1,014	126.92	Ranch
20-08-36-303-008	23300 HARRELLSON	6/20/2023	WD	03-ARM'S LENGTH	\$210,000	\$89,100	42.43	\$75,769	\$134,231	\$135,872	0.988	1,204	111.49	Ranch
20-08-36-326-006	23625 LYNNHURST	2/21/2025	WD	03-ARM'S LENGTH	\$231,400	\$92,100	39.80	\$73,000	\$158,400	\$121,183	1.307	1,098	144.26	Ranch
20-08-36-326-024	23818 HARRELLSON	8/21/2023	WD	03-ARM'S LENGTH	\$220,900	\$79,000	35.76	\$76,183	\$144,717	\$108,085	1.339	1,314	110.13	Ranch
20-08-36-327-001	23520 LYNNHURST	11/17/2023	WD	03-ARM'S LENGTH	\$226,400	\$100,700	44.48	\$73,000	\$153,400	\$164,769	0.931	1,344	114.14	Ranch
20-08-36-327-015	23828 LYNNHURST	3/12/2024	PTA	03-ARM'S LENGTH	\$148,500	\$78,200	52.66	\$73,000	\$75,500	\$101,104	0.747	1,050	71.90	Ranch
20-08-36-328-006	23592 HARRELLSON	10/3/2024	WD	03-ARM'S LENGTH	\$236,000	\$99,500	42.16	\$73,000	\$163,000	\$144,171	1.131	1,204	135.38	Ranch
20-08-36-328-013	23724 HARRELLSON	3/4/2024	WD	03-ARM'S LENGTH	\$223,900	\$101,900	45.51	\$74,084	\$149,816	\$160,277	0.935	1,520	98.56	Ranch

Totals: \$2,787,100 \$1,206,400 \$1,868,229 \$1,767,134 120.22
Sale. Ratio => 43.29 E.C.F. => 1.057

DETERMINATION: 1.057 Use as Indicated

Statement of Concluded Rates

Ranch	1.057	1.057	1.057	1.057	1.057	1.057
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2025 ECF: 1.048

00060. 60 SCH17 LC C+/MULTI STY BLT 1960's

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-476-009	45212 DENEWETH	7/19/2024	WD	03-ARM'S LENGTH	\$360,000	\$143,500	39.86	\$75,006	\$284,994	\$250,569	1.137	1825	156.16	Split Level
20-08-36-151-010	23330 DUPREY	1/12/2023	WD	03-ARM'S LENGTH	\$204,400	\$88,300	43.20	\$73,669	\$130,731	\$137,941	0.948	1,539	84.95	Split Level

Totals: \$564,400 \$231,800 \$415,725 \$388,509 120.55
Sale. Ratio => 41.07 E.C.F. => 1.070

DETERMINATION: 1.070 Use as Indicated

Statement of Concluded Rates

Split Leve C+15	1.070	1.070	1.070	1.070	1.070	1.070
Split Level	1.070	1.070	1.070	1.070	1.070	1.070

2025 ECF: 0.992

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Two Story														

DETERMINATION: 1.070 Used

Statement of Concluded Rates

Two Story	1.070	1.070	1.070	1.070	1.070	1.070
Two Story BC	0.000	0.000	0.000	0.000	0.000	0.000
Two Story C+15	1.070	1.070	1.070	1.070	1.070	1.070

2025 ECF: 0.992

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Multi-Sty Split Levels in same ECF Neighborhood

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style	
20-08-35-476-003	45440 DENEWETH	9/5/2023	WD	03-ARM'S LENGTH	\$275,000	\$98,600	35.85	\$73,493	\$201,507	\$143,810	1.401	1444	139.55	Bungalow	
20-08-36-326-027	23825 LYNNHURST	12/6/2023	WD	03-ARM'S LENGTH	\$249,900	\$99,300	39.74	\$76,688	\$173,212	\$157,147	1.102	1140	151.94	Bungalow	
Totals:					\$524,900	\$197,900			\$374,719	\$300,957			145.74		
							Sale. Ratio =>	37.70			E.C.F. =>	1.245			

DETERMINATION: 0.990 Used

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Cape Cod														

DETERMINATION: 1.043 Used

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

No Sales														
Duplex														

DETERMINATION: 0.990 Used

Statement of Concluded Rates

Single Family E.C.F.'s...	
Town Homes/Duplexes:	0.990

2025 ECF: 0.865

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to same ECF area and style percent change

00061. 61 SCH17 LC C+/1STY-BRK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-35-226-008	46851 PATNICK	8/30/2024	WD	03-ARM'S LENGTH	\$168,900	\$88,100	52.16	\$71,248	\$97,652	\$126,648	0.771	936	104.33	Ranch
20-08-36-103-005	46462 OAKLAWN	5/30/2023	WD	03-ARM'S LENGTH	\$315,000	\$112,900	35.84	\$77,810	\$237,190	\$196,289	1.208	1,524	155.64	Ranch
20-08-36-153-024	46085 OAKLAWN	11/12/2024	WD	03-ARM'S LENGTH	\$224,500	\$111,900	49.84	\$73,432	\$151,068	\$175,287	0.862	1,431	105.57	Ranch
20-08-36-351-007	23281 SHEPHERD	9/11/2024	WD	03-ARM'S LENGTH	\$247,000	\$110,600	44.78	\$73,000	\$174,000	\$168,942	1.030	1,299	133.95	Ranch
20-08-36-403-032	45411 ABINGTON	7/28/2023	WD	03-ARM'S LENGTH	\$243,900	\$101,600	41.66	\$74,795	\$169,105	\$164,359	1.029	1,553	108.89	Ranch
20-08-36-427-002	45504 ABINGTON	10/4/2024	WD	03-ARM'S LENGTH	\$227,000	\$104,900	46.21	\$73,961	\$153,039	\$160,198	0.955	1,527	100.22	Ranch
20-08-36-427-014	45473 FIELDING	3/4/2024	WD	03-ARM'S LENGTH	\$235,000	\$103,600	44.09	\$74,325	\$160,675	\$174,880	0.919	1,527	105.22	Ranch

20-08-36-428-011	45324 FIELDING	11/3/2023	WD	03-ARM'S LENGTH	\$248,900	\$115,900	46.56	\$73,000	\$175,900	\$216,424	0.813	1,951	90.16	Ranch
20-08-36-428-011	45324 FIELDING	12/4/2024	WD	03-ARM'S LENGTH	\$298,900	\$126,100	42.19	\$73,000	\$225,900	\$216,424	1.044	1,951	115.79	Ranch
Totals:					\$2,209,100	\$975,600			\$1,544,529	\$1,599,451			113.31	

Sale. Ratio => 44.16 E.C.F. => 0.966

DETERMINATION: 0.966 Use as Indicated

Statement of Concluded Rates

Ranch	0.966	0.966	0.966	0.966	0.966	0.966
Ranch BC	0.000	0.000	0.000	0.000	0.000	0.000
Ranch C+15	0.966	0.966	0.966	0.966	0.966	0.966

2025 ECF: 0.941 0.966 Use as indicated

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales Duplex														

DETERMINATION: 0.966 Used

Statement of Concluded Rates

Single Family E.C.F.'s...	
Town Homes/Duplexes:	0.966

2025 ECF: 0.865

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to same ECF area and style percent change

00062. 62 SCH17 LC C+/QUAD/TRI/BI LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-29-329-029	47224 VALLEY FORGE	6/30/2023	WD	03-ARM'S LENGTH	\$275,000	\$143,800	52.29	\$70,700	\$204,300	\$196,427	1.040	2121	96.32	Quad Level
20-08-30-355-006	47120 BARBARA	12/9/2024	WD	03-ARM'S LENGTH	\$300,000	\$165,600	55.20	\$72,327	\$227,673	\$202,357	1.125	2314	98.39	Quad Level
20-08-32-253-030	17906 CIDER MILL	10/28/2024	WD	03-ARM'S LENGTH	\$256,000	\$148,700	58.09	\$71,945	\$184,055	\$183,257	1.004	2072	88.83	Quad Level
20-08-32-277-032	46049 APPLE	2/9/2024	WD	03-ARM'S LENGTH	\$272,400	\$136,500	50.11	\$70,000	\$202,400	\$179,721	1.126	1981	102.17	Quad Level
20-08-32-427-036	45727 SCOTT	7/31/2024	WD	03-ARM'S LENGTH	\$280,000	\$142,300	50.82	\$70,847	\$209,153	\$183,496	1.140	1996	104.79	Quad Level

Totals: \$1,383,400 \$736,900 \$1,027,581 \$945,257 98.10

Sale. Ratio => 53.27 E.C.F. => 1.087

DETERMINATION: 1.087 Used

Statement of Concluded Rates

Tri Level	1.087	1.087	1.087	1.087	1.087	1.087
Quad Level	1.087	1.087	1.087	1.087	1.087	1.087
Bi Level	1.087	1.087	1.087	1.087	1.087	1.087

2025 ECF: 1.080

Lack of arm's length transactions for proper analysis; No sales in this ECF. ECF was determined after consideration was given to similar area and style percent change

10001. 10001 SCH 14 NH 1 STY-BC/C BRK OLDER AREA

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-03-400-016	55741 CARD	4/2/2024	WD	03-ARM'S LENGTH	\$302,000	\$114,000	37.75	\$71,930	\$230,070	\$187,982	1.224	1,288	178.63	Ranch
20-08-04-400-013	55505 BROUGHTON	3/21/2024	WD	03-ARM'S LENGTH	\$224,500	\$139,300	62.05	\$87,979	\$136,521	\$259,700	0.526	2,110	64.70	Ranch
20-08-09-300-005	19701 24 MILE	8/10/2023	WD	03-ARM'S LENGTH	\$340,000	\$116,500	34.26	\$92,601	\$247,399	\$203,347	1.217	1,577	156.88	Ranch
20-08-11-300-002	21951 24 MILE	10/24/2024	WD	03-ARM'S LENGTH	\$338,000	\$124,800	36.92	\$72,386	\$265,614	\$224,083	1.185	1,591	166.95	Ranch
20-08-13-100-029	52300 NORTH	9/15/2023	WD	03-ARM'S LENGTH	\$320,000	\$109,300	34.16	\$76,644	\$243,356	\$204,218	1.192	1,600	152.10	Ranch
20-08-13-100-032	52650 NORTH	10/30/2024	WD	03-ARM'S LENGTH	\$270,000	\$147,900	54.78	\$112,145	\$157,855	\$237,249	0.665	1,384	114.06	Ranch
20-08-23-427-004	22968 RAINBOW	3/14/2024	WD	03-ARM'S LENGTH	\$280,900	\$107,900	38.41	\$73,210	\$207,690	\$204,815	1.014	1,548	134.17	Ranch
20-08-24-101-008	23310 23 MILE	8/31/2023	WD	03-ARM'S LENGTH	\$275,000	\$96,000	34.91	\$72,505	\$202,495	\$170,569	1.187	1,694	119.54	Ranch

20-08-24-151-011	50136 NORTH	2/2/2024	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$71,173	\$98,827	\$114,920	0.860	912	108.36	Ranch
20-08-24-151-012	50112 NORTH	3/20/2024	WD	03-ARM'S LENGTH	\$238,000	\$92,200	38.74	\$70,000	\$168,000	\$166,036	1.012	1,255	133.86	Ranch
20-08-24-152-001	23030 DAILEY	3/22/2024	WD	03-ARM'S LENGTH	\$265,000	\$117,500	44.34	\$75,596	\$189,404	\$217,566	0.871	1,791	105.75	Ranch
Totals:					\$3,023,400	\$1,240,500			\$2,147,231	\$2,190,485			130.45	

Sale. Ratio => 41.03 E.C.F. => 0.980

DETERMINATION: 0.980 Use as indicated

Statement of Concluded Rates

Ranch	0.980	0.980	0.980	0.980	0.980	0.980
Ranch BC	0.980	0.980	0.980	0.980	0.980	0.980
Ranch C+15	0.980	0.980	0.980	0.980	0.980	0.980

2025 ECF: 0.973

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Bungalow														

DETERMINATION: 0.990 Used

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

No Sales														
Duplex														

DETERMINATION: 0.980 Used

Statement of Concluded Rates

Economic Condition Factors (ECF's)

Single Family E.C.F.'s...

Town Homes/Duplexes:

2025 ECF: 0.794

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to same ECF area and style percent change

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural:

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/BI/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10002. 10002 SCH 14 NH 1 STY BC/C FRAME OLDER AREA

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-01-201-019	56595 OMO	6/16/2023	WD	03-ARM'S LENGTH	\$336,900	\$140,700	41.76	\$71,240	\$265,660	\$304,914	0.871	2,324	114.31	Ranch
20-08-12-200-030	54200 FAIRCHILD	7/9/2024	WD	03-ARM'S LENGTH	\$430,500	\$177,700	41.28	\$128,615	\$301,885	\$292,100	1.033	1,982	152.31	Ranch
20-08-13-200-013	24050 24 MILE	9/6/2024	WD	03-ARM'S LENGTH	\$549,900	\$230,500	41.92	\$190,063	\$359,837	\$324,902	1.108	2,344	153.51	Ranch
20-08-23-226-010	50649 NORTH	3/5/2025	WD	03-ARM'S LENGTH	\$148,899	\$67,300	45.20	\$70,000	\$78,899	\$77,771	1.015	624	126.44	Ranch
Totals:					\$1,466,199	\$616,200			\$1,006,281	\$999,687			136.64	

Sale. Ratio => 42.03 E.C.F. => 1.007

DETERMINATION: 1.007 Use as indicated

Statement of Concluded Rates

Ranch	1.007	1.007	1.007	1.007	1.007	1.007
Ranch BC	1.007	1.007	1.007	1.007	1.007	1.007

2025 ECF: 0.980

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														

DETERMINATION: 0.990 Used

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 1777/16 LC-UT-CV Bungalow

No Sales														
														Duplex

DETERMINATION: 1.007 Used

Statement of Concluded Rates

Single Family E.C.F.'s...	
Town Homes/Duplexes:	1.007

2025 ECF: 0.978

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to the same ECF area and style percent change

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural:	0.943
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/Bi/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10003. 10003 SCH 14 NH MULTI STY BC/C OLDER AREA

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-01-251-008	56150 FAIRCHILD	8/16/2022	WD	03-ARM'S LENGTH	\$343,900	\$126,600	36.81	\$70,762	\$273,138	\$271,789	1.005	2,032	134.42	Two Story
20-08-04-300-023	18915 25 MILE	11/18/2024	WD	03-ARM'S LENGTH	\$570,000	\$208,700	36.61	\$70,000	\$500,000	\$361,098	1.385	2,558	195.47	Two Story
20-08-24-476-009	49435 FAIRCHILD	2/5/2025	WD	03-ARM'S LENGTH	\$445,000	\$232,900	52.34	\$137,491	\$307,509	\$338,609	0.908	2,958	103.96	Two Story
20-08-26-351-010	47208 CARD	6/26/2023	WD	03-ARM'S LENGTH	\$442,500	\$174,900	39.53	\$76,368	\$366,132	\$328,390	1.115	2,853	128.33	Two Story C+15
20-08-35-452-008	22395 HALL	9/20/2023	WD	03-ARM'S LENGTH	\$303,900	\$127,300	41.89	\$99,822	\$204,078	\$195,684	1.043	1,872	109.02	Two Story

Totals: \$2,105,300 \$870,400 \$1,650,857 \$1,495,571 134.24

Sale. Ratio => 41.34 E.C.F. => 1.091

DETERMINATION: 1.091 Used

Statement of Concluded Rates

Two Story	1.091	1.091	1.091	1.091	1.091	1.091
Two Story BC	1.091	1.091	1.091	1.091	1.091	1.091
Two Story C+15	1.091	1.091	1.091	1.091	1.091	1.091

2025 ECF: 1.039

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was also given to 10043 SCH 7/16/17 UT CV LC Multi Sty Non Sub

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-12-200-018	54680 FAIRCHILD	7/28/2023	WD	03-ARM'S LENGTH	\$443,900	\$194,000	43.70	\$202,809	\$241,091	\$251,538	0.958	2,383	101.17	Cape Cod
Totals:					\$443,900	\$194,000			\$241,091	\$251,538			101.17	

Sale. Ratio => 43.70 E.C.F. => 0.958

DETERMINATION: 1.043 Used

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Split Level														

DETERMINATION: 1.027 Used

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
Split Level	1.027	1.027	1.027	1.027	1.027	1.027

2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 08 SCH 16 CV Multi Sty Blt 1989/2002

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural:	0.943
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/BI/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10004. 10004 SCH 14 NH BUNGALOW - OLDER AREA

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Bungalow														

DETERMINATION: 0.990 Used

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Cape Cod														

DETERMINATION: 1.043 Used

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

Determination: **0.943 Used**

Statement of Concluded Rates

Agricultural:

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/Bi/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10005. 10005 SCH 14 NH BC 1-STY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-12-200-025	54465 FAIRCHILD	4/15/2024	WD	03-ARM'S LENGTH	\$630,000	\$254,800	40.44	\$202,642	\$427,358	\$485,113	0.881	2936	145.56	Ranch
20-08-26-301-003	47916 CARD	6/16/2023	WD	03-ARM'S LENGTH	\$430,000	\$173,500	40.35	\$79,163	\$350,837	\$406,962	0.862	2124	165.18	Ranch
20-08-36-130-018	24028 POINTE	8/23/2023	WD	03-ARM'S LENGTH	\$388,800	\$182,400	46.91	\$98,156	\$290,644	\$318,202	0.913	1762	164.95	Ranch
20-08-36-130-018	24028 POINTE	9/6/2024	WD	03-ARM'S LENGTH	\$420,000	\$192,400	45.81	\$98,156	\$321,844	\$318,202	1.011	1762	182.66	Ranch
20-08-36-204-004	24122 OAK GROVE	12/27/2023	WD	03-ARM'S LENGTH	\$387,500	\$167,700	43.28	\$96,542	\$290,958	\$323,479	0.899	1664	174.85	Ranch
Totals:					\$2,256,300	\$970,800			\$1,681,641	\$1,851,957			166.64	
							Sale. Ratio =>	43.39			E.C.F. =>	0.908		

DETERMINATION: **0.908 Used**

Statement of Concluded Rates

Ranch	0.908	0.908	0.908	0.908	0.908	0.908
Ranch BC	0.908	0.908	0.908	0.908	0.908	0.908
Ranch C+15	0.908	0.908	0.908	0.908	0.908	0.908

2025 ECF: 0.893

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10045 SCH 7/16/17 UT-CV-LC BC 1 STY NON SUB

Determination: **0.943 Used**

Statement of Concluded Rates

Agricultural:

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/Bi/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10006. 10006 SCH 14 NH BC MULTI STY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Two Story

DETERMINATION: **0.897 Used**

Statement of Concluded Rates

Two Story	0.897	0.897	0.897	0.897	0.897	0.897
Two Story BC	0.897	0.897	0.897	0.897	0.897	0.897

2025 ECF: 0.874

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10046 SCH 7/16/17 UT-CV-LC MULTI STY NON SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Split Level

DETERMINATION: 0.878 Used

Statement of Concluded Rates

Split Leve C+15	0.878	0.878	0.878	0.878	0.878	0.878	0.878							
Split Level	0.878	0.878	0.878	0.878	0.878	0.878	0.878							

2025 ECF: 0.852

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10046 SCH 7/16/17 UT-CV-LC MULTI STY NON SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Cape Cod

DETERMINATION: 1.043 Used

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043	1.043							
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural:	0.943
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/Bi/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10007. 10007 SCH14 NH TRI/BI/QUAD/LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Bi Level
No Sales														Tri Level
No Sales														Quad Level

DETERMINATION: 1.087 Used

Statement of Concluded Rates

Bi Level	1.087	1.087	1.087	1.087	1.087	1.087	1.087							
Tri Level	1.087	1.087	1.087	1.087	1.087	1.087	1.087							
Quad Level	1.087	1.087	1.087	1.087	1.087	1.087	1.087							

2025 ECF: 1.080

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 00062. 62 SCH17 LC C+/QUAD/TRI/BI LEVEL

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural:	0.943
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/Bi/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10016. 10016 SCH 14 NH FARMHOUSE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-01-400-002	55525 FAIRCHILD	3/6/2025	WD	03-ARM'S LENGTH	\$575,000	\$283,900	49.37	\$486,845	\$88,155	\$139,878	0.630	1,432	61.56	Farmhouse
20-08-25-201-001	48975 FAIRCHILD	9/20/2024	WD	03-ARM'S LENGTH	\$525,000	\$211,500	40.29	\$110,332	\$414,668	\$302,172	1.372	2,596	159.73	Farmhouse
20-08-15-426-009	51841 CARD	4/7/2022	WD	03-ARM'S LENGTH	\$245,300	\$98,200	40.03	\$60,000	\$185,300	\$152,742	1.213	1,414	\$131.05	Farmhouse
20-08-24-101-007	23280 23 MILE	4/15/2022	WD	03-ARM'S LENGTH	\$90,000	\$66,300	73.67	\$69,247	\$20,753	\$79,642	0.261	1,008	\$20.59	Farmhouse
20-08-25-100-006	48400 NORTH	1/13/2023	WD	03-ARM'S LENGTH	\$281,400	\$141,300	50.21	\$165,729	\$115,671	\$101,496	1.114	1,236	\$93.58	Farmhouse
Totals:					\$1,716,700	\$801,200			\$824,547	\$775,930			\$93.30	
											E.C.F. =>	1.063		

DETERMINATION: 1.063 Used

Statement of Concluded Rates

Farmhouse	1.063	1.063	1.063	1.063	1.063	1.063
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2025 ECF: 1.071

Lack of arm's length transactions in 10016 for proper analysis; ECF was combined with 10017 SCH7/16717 UT/CV/LC/ Farmhouse for consideration with similar area and style percent change

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														
Bungalow														

DETERMINATION: 0.990 Used

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural:	0.943
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/Bi/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10017. 10017 SCH 7/16/17/UT/CV/LC/FARMHOUSE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-01-400-002	55525 FAIRCHILD	3/6/2025	WD	03-ARM'S LENGTH	\$575,000	\$283,900	49.37	\$486,845	\$88,155	\$139,878	0.630	1,432	61.56	Farmhouse
20-08-25-201-001	48975 FAIRCHILD	9/20/2024	WD	03-ARM'S LENGTH	\$525,000	\$211,500	40.29	\$110,332	\$414,668	\$302,172	1.372	2,596	159.73	Farmhouse
20-08-15-426-009	51841 CARD	4/7/2022	WD	03-ARM'S LENGTH	\$245,300	\$98,200	40.03	\$60,000	\$185,300	\$152,742	1.213	1,414	\$131.05	Farmhouse
20-08-24-101-007	23280 23 MILE	4/15/2022	WD	03-ARM'S LENGTH	\$90,000	\$66,300	73.67	\$69,247	\$20,753	\$79,642	0.261	1,008	\$20.59	Farmhouse
20-08-25-100-006	48400 NORTH	1/13/2023	WD	03-ARM'S LENGTH	\$281,400	\$141,300	50.21	\$165,729	\$115,671	\$101,496	1.114	1,236	\$93.58	Farmhouse
Totals:					\$1,716,700	\$801,200			\$824,547	\$775,930			\$93.30	
											E.C.F. =>	1.063		

DETERMINATION: 1.063 Used

Statement of Concluded Rates

Farmhouse	1.063	1.063	1.063	1.063	1.063	1.063
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2025 ECF: 1.071

Lack of arm's length transactions in 10017 for proper analysis; ECF was combined with 10016 SCH 14 NH Farmhouse for consideration with similar area and style percent change

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														

DETERMINATION: **0.990 Used**

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

Agricultural Imp Buildings

Determination: **0.943 Used**

Statement of Concluded Rates

Agricultural:	0.943
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Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/BI/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

10020. 10020 ALL ESTATE HOME

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-22-400-033	21575 22 MILE	6/27/2024	WD	03-ARM'S LENGTH	\$1,573,900	\$689,400	43.80	\$178,404	\$1,395,496	\$1,387,762	1.006	6,430	217.03	Estate Home/1st
20-08-15-426-014	51781 CARD	5/20/2022	WD	03-ARM'S LENGTH	\$1,098,900	\$298,000	27.12	\$103,406	\$995,494	\$908,508	1.096	3,679	270.59	Estate Home/1st
20-08-22-400-033	21575 22 MILE	3/28/2023	WD	03-ARM'S LENGTH	\$1,350,000	\$475,900	35.25	\$178,404	\$1,171,596	\$1,387,762	0.844	6,430	182.21	Estate Home/1st
Totals:					\$4,022,800	\$1,463,300			\$3,562,586	\$3,684,032			223.27	

DETERMINATION: **0.982 Use as indicated**

Sale. Ratio => 36.38

E.C.F. => 0.982

Statement of Concluded Rates

Estate Home/1st	0.982	0.982	0.982	0.982	0.982	0.982
Estate Home/2st	0.982	0.982	0.982	0.982	0.982	0.982

2025 ECF: 1.001

10025. 10025 SCH 7/16/17 UT-CV-LC 1 STY BRK NON S M/R

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-06-300-039	55700 HAYES	12/20/2024	WD	03-ARM'S LENGTH	\$455,000	\$156,300	34.35	\$85,752	\$369,248	\$261,936	1.410	1,860	198.52	Ranch
20-08-08-126-004	54590 ROMEO PLANK	4/29/2024	WD	03-ARM'S LENGTH	\$284,400	\$128,200	45.08	\$74,604	\$209,796	\$202,414	1.036	1,654	126.84	Ranch
20-08-16-400-006	20495 23 MILE	6/23/2023	WD	03-ARM'S LENGTH	\$285,000	\$170,700	59.89	\$173,351	\$111,649	\$251,840	0.443	2,027	55.08	Ranch
20-08-18-300-031	52100 HAYES	9/26/2024	LC	03-ARM'S LENGTH	\$462,900	\$205,500	44.39	\$70,000	\$392,900	\$375,157	1.047	2,651	148.21	Ranch
20-08-20-200-021	50600 ROMEO PLANK	11/26/2024	WD	03-ARM'S LENGTH	\$375,000	\$188,700	50.32	\$120,469	\$254,531	\$287,550	0.885	2,193	116.07	Ranch
20-08-23-100-003	50500 CARD	3/25/2025	WD	03-ARM'S LENGTH	\$370,000	\$157,200	42.49	\$71,583	\$298,417	\$264,207	1.129	1,820	163.97	Ranch
20-08-24-477-019	24945 22 MILE	5/3/2024	WD	03-ARM'S LENGTH	\$450,000	\$185,400	41.20	\$80,221	\$369,779	\$322,597	1.146	1,910	193.60	Ranch
20-08-24-477-022	24731 22 MILE	5/20/2024	WD	03-ARM'S LENGTH	\$369,500	\$188,700	51.07	\$105,752	\$263,748	\$312,376	0.844	2,138	123.36	Ranch
20-08-25-351-013	47404 NORTH	6/26/2024	WD	03-ARM'S LENGTH	\$358,900	\$150,700	41.99	\$78,128	\$280,772	\$264,448	1.062	1,490	188.44	Ranch
20-08-27-400-011	47815 CARD	12/13/2023	WD	03-ARM'S LENGTH	\$275,000	\$143,300	52.11	\$72,026	\$202,974	\$274,276	0.740	2,016	100.68	Ranch
20-08-29-100-031	17590 22 MILE	11/16/2023	WD	03-ARM'S LENGTH	\$313,900	\$125,300	39.92	\$100,887	\$213,013	\$214,811	0.992	1,152	184.91	Ranch
20-08-29-226-004	18150 22 MILE	3/17/2025	WD	03-ARM'S LENGTH	\$350,000	\$150,800	43.09	\$72,514	\$277,486	\$255,348	1.087	1,671	166.06	Ranch

20-08-35-452-006	22411 HALL	6/29/2023 LC	03-ARM'S LENGTH	\$339,900	\$129,000	37.95	\$91,617	\$248,283	\$220,157	1.128	1,696	146.39 Ranch
20-08-36-403-010	45764 FAIRCHILD	1/29/2024 WD	03-ARM'S LENGTH	\$195,000	\$99,700	51.13	\$75,268	\$119,732	\$168,758	0.709	1,548	77.35 Ranch

Totals: \$4,884,500 \$2,179,500 \$3,612,328 \$3,675,877 142.11

DETERMINATION: 0.983 Use as Indicated Sale. Ratio => 44.62 E.C.F. => 0.983

Statement of Concluded Rates

Ranch	0.983	0.983	0.983	0.983	0.983	0.983
Ranch BC	0.000	0.000	0.000	0.000	0.000	0.000
Ranch C+15	0.983	0.983	0.983	0.983	0.983	0.983

2025 ECF: 0.973

Agricultural Imp Buildings

Determination: 0.943 Used

Statement of Concluded Rates

Agricultural: 0.943

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10001 Sch 14 NH 1 Sty BC/C Brk Older Area, 10002 Sch 14 NH 1 Sty BC/C Frame Older Area, 10003 Sch 14 NH Multi-Sty BC/C Older Area, 10004 Sch 14 NH Bungalow - Older Area, 10005 Sch 14 NH BC 1 Sty, 10007 Sch 14 NH Tri/BI/Quad Level, 10016 Sch 14 NH Farmhouse, 10017 Sch 7/16/17/UT/CV/LC Farmhouse, 10025 Sch 7/16/17/UT/CV/LC 1 Sty Non S M/R, Default Neighborhood

10026. 10026 SCH 7/16/17 UT-CV-LC 1 STY FRAME NON-SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-03-200-013	21750 26 MILE	8/29/2024 WD		03-ARM'S LENGTH	\$493,900	\$210,600	42.64	\$221,772	\$272,128	\$220,141	1.236	1,584	171.80	Ranch
20-08-12-451-006	24387 24 MILE	6/7/2024 OTH		03-ARM'S LENGTH	\$365,000	\$137,100	37.56	\$172,906	\$192,094	\$151,833	1.265	1,921	100.00	Ranch
20-08-17-251-004	52095 ROMEO PLANK	11/20/2023 WD		03-ARM'S LENGTH	\$214,900	\$98,500	45.84	\$92,559	\$122,341	\$134,972	0.906	978	125.09	Ranch
20-08-17-401-017	51741 ROMEO PLANK	9/27/2023 WD		03-ARM'S LENGTH	\$326,900	\$131,200	40.13	\$138,422	\$188,478	\$181,362	1.039	1,350	139.61	Ranch
20-08-33-276-004	46075 HEYDENREICH	4/18/2023 WD		03-ARM'S LENGTH	\$360,000	\$154,100	42.81	\$71,748	\$288,252	\$304,505	0.947	1,924	149.82	Ranch
20-08-35-276-004	46495 NORTH	4/6/2023 WD		03-ARM'S LENGTH	\$267,500	\$110,800	41.42	\$128,754	\$138,746	\$138,799	1.000	1,183	117.28	Ranch

Totals: \$2,028,200 \$842,300 \$1,202,039 \$1,131,613 132.95

Sale. Ratio => 41.53 E.C.F. => 1.062

DETERMINATION: 1.062 Used as indicated

Statement of Concluded Rates

Ranch	1.062	1.062	1.062	1.062	1.062	1.062
Ranch BC	0.000	0.000	0.000	0.000	0.000	0.000
Ranch C+15	1.062	1.062	1.062	1.062	1.062	1.062

2025 ECF: 1.077

10043. 10043 SCH 7/16/17 UT CV LC MULTI STY NON SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-24-476-009	49435 FAIRCHILD	2/5/2025 WD		03-ARM'S LENGTH	\$445,000	\$232,900	52.34	\$137,491	\$307,509	\$338,609	0.908	2,958	\$103.96	Two Story
20-08-26-351-010	47208 CARD	6/26/2023 WD		03-ARM'S LENGTH	\$442,500	\$174,900	39.53	\$76,368	\$366,132	\$328,390	1.115	2,853	\$128.33	Two Story C+15
20-08-35-452-008	22395 HALL	9/20/2023 WD		03-ARM'S LENGTH	\$303,900	\$127,300	41.89	\$99,822	\$204,078	\$195,684	1.043	1,872	\$109.02	Two Story

Totals: \$1,191,400 \$535,100 \$877,719 \$862,683 \$113.77

DETERMINATION: 1.017 Used as indicated Sale. Ratio => 44.91 E.C.F. => 1.017

Statement of Concluded Rates

Two Story	1.017	1.017	1.017	1.017	1.017	1.017
Two Story BC	1.017	1.017	1.017	1.017	1.017	1.017
Two Story C+15	1.017	1.017	1.017	1.017	1.017	1.017

2025 ECF: 1.039

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-18-104-030	52220 HAYES	4/28/2023	WD	03-ARM'S LENGTH	\$444,400	\$191,600	43.11	\$97,396	\$347,004	\$411,364	0.844	2,619	\$132.49	Split Level
20-08-33-226-012	46801 HEYDENREICH	10/24/2023	WD	03-ARM'S LENGTH	\$255,000	\$93,200	36.55	\$70,000	\$185,000	\$167,388	1.105	1,567	\$118.06	Split Level
Totals:					\$699,400	\$284,800			\$532,004	\$578,752			\$125.28	

DETERMINATION: 1.027 Used Sale. Ratio => 40.72 E.C.F. => 0.919

Statement of Concluded Rates

Split Leve C+15	1.027	1.027	1.027	1.027	1.027	1.027
Split Level	1.027	1.027	1.027	1.027	1.027	1.027

2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 08 SCH 16 CV Multi Sty Blt 1989/2002

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-24-426-005	49701 FAIRCHILD	10/20/2023	WD	03-ARM'S LENGTH	\$340,000	\$124,700	36.68	\$70,000	\$270,000	\$217,976	1.239	1,560	\$173.08	Bungalow
Totals:					\$340,000	\$124,700			\$270,000	\$217,976			\$173.08	

DETERMINATION: 0.990 Used Sale. Ratio => 36.68 E.C.F. => 1.239

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 10044 SCH 17/7/16 LC-UT-CV Bungalow

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Cape Cod

DETERMINATION: 1.043 Used 1.029

Statement of Concluded Rates

Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043
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2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

10044. 10044 SCH 17/7/16 LC-UT-CV BUNGALOW NO SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-08-200-005	17700 25 MILE	8/16/2023	WD	03-ARM'S LENGTH	\$288,900	\$88,300	30.56	\$105,851	\$183,049	\$88,238	2.074	870	210.40	Bungalow
20-08-25-351-004	47140 NORTH	9/15/2023	WD	03-ARM'S LENGTH	\$198,900	\$98,800	49.67	\$112,078	\$86,822	\$96,951	0.896	910	95.41	Bungalow
20-08-26-477-010	47195 NORTH	2/7/2024	WD	03-ARM'S LENGTH	\$166,500	\$99,000	59.46	\$72,195	\$94,305	\$145,813	0.647	1386	68.04	Bungalow

20-08-34-300-001	45990 HEYDENREICH	8/16/2024	WD	03-ARM'S LENGTH	\$159,900	\$98,700	61.73	\$73,707	\$86,193	\$139,126	0.620	1176	73.29	Bungalow
20-08-36-451-006	45301 FAIRCHILD	9/6/2024	WD	03-ARM'S LENGTH	\$320,000	\$141,600	44.25	\$70,916	\$249,084	\$236,282	1.054	2100	118.61	Bungalow
Totals:					\$1,134,200	\$526,400			\$699,453	\$706,409			113.15	

Sale. Ratio => 46.41 E.C.F. => 0.990

DETERMINATION: 0.990 Used as indicated

Statement of Concluded Rates

Bungalow	0.990	0.990	0.990	0.990	0.990	0.990
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2025 ECF: 0.980

10045. 10045 SCH 7/16/17 UT-CV-LC BC 1 STY NON SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-12-200-025	54465 FAIRCHILD	4/15/2024	WD	03-ARM'S LENGTH	\$630,000	\$254,800	40.44	\$202,642	\$427,358	\$485,113	0.881	2936	145.56	Ranch
20-08-26-301-003	47916 CARD	6/16/2023	WD	03-ARM'S LENGTH	\$430,000	\$173,500	40.35	\$79,163	\$350,837	\$406,962	0.862	2124	165.18	Ranch
20-08-36-105-016	46952 PARK LANE	3/21/2025	WD	03-ARM'S LENGTH	\$418,900	\$187,700	44.81	\$92,719	\$326,181	\$315,027	1.035	1895	172.13	Ranch
20-08-36-127-002	46613 OLD OAK	10/24/2024	WD	03-ARM'S LENGTH	\$400,900	\$176,200	43.95	\$91,590	\$309,310	\$290,073	1.066	1640	188.60	Ranch
20-08-36-130-018	24028 POINTE	8/23/2023	WD	03-ARM'S LENGTH	\$388,800	\$182,400	46.91	\$98,156	\$290,644	\$318,202	0.913	1762	164.95	Ranch
20-08-36-130-018	24028 POINTE	9/6/2024	WD	03-ARM'S LENGTH	\$420,000	\$192,400	45.81	\$98,156	\$321,844	\$318,202	1.011	1762	182.66	Ranch
20-08-36-204-004	24122 OAK GROVE	12/27/2023	WD	03-ARM'S LENGTH	\$387,500	\$167,700	43.28	\$96,542	\$290,958	\$323,479	0.899	1664	174.85	Ranch
Totals:					\$3,076,100	\$1,334,700			\$2,317,132	\$2,457,057			170.56	

Sale. Ratio => 43.39 E.C.F. => 0.953

DETERMINATION: 0.953 Used as indicated

Statement of Concluded Rates

Ranch	0.953	0.953	0.953	0.953	0.953	0.953
Ranch BC	0.953	0.953	0.953	0.953	0.953	0.953

2025 ECF: 0.948

10046. 10046 SCH 7/16/17 UT-CV-LC BC MULTI STY NON SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-01-251-008	56150 FAIRCHILD	8/16/2022	WD	03-ARM'S LENGTH	\$343,900	\$126,600	36.81	\$70,762	\$273,138	\$271,789	1.005	2,032	134.42	Two Story
20-08-24-476-009	49435 FAIRCHILD	2/5/2025	WD	03-ARM'S LENGTH	\$445,000	\$232,900	52.34	\$137,491	\$307,509	\$338,609	0.908	2,958	103.96	Two Story
20-08-36-129-010	24063 POINTE	4/25/2023	WD	03-ARM'S LENGTH	\$390,000	\$186,100	47.72	\$93,225	\$296,775	\$368,152	0.806	2,155	137.71	Two Story
Totals:					\$1,178,900	\$545,600			\$877,422	\$978,551			125.36	

Sale. Ratio => 46.28 E.C.F. => 0.897

DETERMINATION: 0.897 Used as indicated

Statement of Concluded Rates

Two Story	0.897	0.897	0.897	0.897	0.897	0.897
Two Story BC	0.897	0.897	0.897	0.897	0.897	0.897

2025 ECF: 0.874

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
20-08-05-400-017	17881 25 MILE	6/25/2024	WD	03-ARM'S LENGTH	\$615,000	\$276,200	44.91	\$88,856	\$526,144	\$588,640	0.894	3,117	168.80	Split Level
20-08-18-104-030	52220 HAYES	4/28/2023	WD	03-ARM'S LENGTH	\$444,400	\$191,600	43.11	\$97,396	\$347,004	\$411,364	0.844	2,619	132.49	Split Level
20-08-33-226-034	46557 HEYDENREICH	7/5/2022	WD	03-ARM'S LENGTH	\$333,900	\$117,700	35.25	\$70,000	\$263,900	\$230,190	1.146	1,759	150.03	Split Level
20-08-24-201-016	24280 23 MILE	11/22/2023	WD	03-ARM'S LENGTH	\$492,000	\$148,700	30.22	\$70,000	\$422,000	\$546,109	0.773	2,546	165.75	Split Level
Totals:					\$1,885,300	\$734,200			\$1,559,048	\$1,776,303			154.27	

Sale. Ratio => 38.94 E.C.F. => 0.878

DETERMINATION: 0.878 Used as indicated

Statement of Concluded Rates

	0.878	0.878	0.878	0.878	0.878	0.878
Split Leve C+15	0.878	0.878	0.878	0.878	0.878	0.878
Split Level	0.878	0.878	0.878	0.878	0.878	0.878

2025 ECF: 0.852

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Cape Cod

DETERMINATION: 1.043 Used

Statement of Concluded Rates

	1.043	1.043	1.043	1.043	1.043	1.043
Cape Cod	1.043	1.043	1.043	1.043	1.043	1.043

2025 ECF: 1.029

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 33.Sch UT C+15 Multi-Sty-Blt 1975/1990 Cape Cods

10047. 10047 SCH 7/16/17 UT-CV-LC TRI/BI/QUAD NON SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
No Sales														Bi Level
No Sales														Tri Level
No Sales														Quad Level

DETERMINATION: 1.087 Used

Statement of Concluded Rates

	1.087	1.087	1.087	1.087	1.087	1.087
Bi Level	1.087	1.087	1.087	1.087	1.087	1.087
Tri Level	1.087	1.087	1.087	1.087	1.087	1.087
Quad Level	1.087	1.087	1.087	1.087	1.087	1.087

2025 ECF: 1.080

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 00062. 62 SCH17 LC C+/QUAD/TRI/BI LEVEL

