

2026 MACOMB TOWNSHIP - RESIDENTIAL CONDOMINIUM ECONOMIC CONDITION FACTOR ANALYSIS

407 CLASSIFICATION - RESIDENTIAL CONDOMINIUMS

02111 - RES - ABERDEEN/HARTFORD 1 STY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Asd. when		Asd/Adj.	Land +		Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
					Adj. Sale \$	Sold	Sale	Yard	Bldg. Residual					
20-08-14-102-004	21869 HARTFORD WAY	5/31/2024	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$25,000	\$210,000	\$214,503	0.979	1,364	153.96	Apt. Condo
20-08-14-102-022	21886 HARTFORD WAY	2/5/2024	WD	03-ARM'S LENGTH	\$215,400	\$88,700	41.18	\$25,000	\$190,400	\$211,837	0.899	1,364	139.59	Apt. Condo
20-08-14-102-036	21928 HARTFORD WAY	5/12/2023	WD	03-ARM'S LENGTH	\$188,900	\$77,000	40.76	\$25,000	\$163,900	\$179,181	0.915	1,118	146.60	Apt. Condo
20-08-14-102-037	21958 HARTFORD WAY	8/21/2023	WD	03-ARM'S LENGTH	\$208,900	\$75,500	36.14	\$25,000	\$183,900	\$175,361	1.049	1,118	164.49	Apt. Condo
20-08-14-102-044	52117 NAUGATUCK	10/30/2023	WD	03-ARM'S LENGTH	\$223,900	\$96,500	43.10	\$25,000	\$198,900	\$233,618	0.851	1,541	129.07	Apt. Condo
20-08-14-102-046	52061 NAUGATUCK	8/9/2023	WD	03-ARM'S LENGTH	\$224,900	\$88,700	39.44	\$25,000	\$199,900	\$211,837	0.944	1,364	146.55	Apt. Condo
20-08-14-102-056	52292 NAUGATUCK	9/1/2023	WD	03-ARM'S LENGTH	\$200,000	\$96,500	48.25	\$25,000	\$175,000	\$233,618	0.749	1,541	113.56	Apt. Condo
20-08-14-102-061	52212 NAUGATUCK	1/10/2024	WD	03-ARM'S LENGTH	\$213,000	\$77,000	36.15	\$25,000	\$188,000	\$179,181	1.049	1,118	168.16	Apt. Condo
20-08-14-102-076	52372 NAUGATUCK	7/18/2024	WD	03-ARM'S LENGTH	\$225,000	\$101,400	45.07	\$25,000	\$200,000	\$211,837	0.944	1,364	146.63	Apt. Condo
20-08-14-102-078	52356 NAUGATUCK	1/6/2025	WD	03-ARM'S LENGTH	\$207,400	\$87,300	42.09	\$25,000	\$182,400	\$178,228	1.023	1,118	163.15	Apt. Condo
20-08-14-102-087	52036 NAUGATUCK	7/9/2024	WD	03-ARM'S LENGTH	\$253,000	\$102,500	40.51	\$25,000	\$228,000	\$214,348	1.064	1,364	167.16	Apt. Condo
20-08-14-102-090	52068 NAUGATUCK	7/30/2024	WD	03-ARM'S LENGTH	\$210,000	\$88,700	42.24	\$25,000	\$185,000	\$183,726	1.007	1,118	165.47	Apt. Condo
20-08-14-102-093	52188 NAUGATUCK	12/29/2023	WD	03-ARM'S LENGTH	\$205,000	\$88,700	43.27	\$25,000	\$180,000	\$211,837	0.850	1,364	131.96	Apt. Condo
20-08-14-102-095	52148 NAUGATUCK	3/26/2025	WD	03-ARM'S LENGTH	\$238,900	\$110,500	46.25	\$25,000	\$213,900	\$233,618	0.916	1,541	138.81	Apt. Condo
<b>Totals:</b>					<b>\$3,049,300</b>	<b>\$1,281,500</b>				<b>\$2,699,300</b>	<b>\$2,872,729</b>		<b>148.23</b>	

Sale. Ratio => 42.03 E.C.F. => 0.940

DETERMINATION: 0.940 use as Indicated

Statement of Concluded Rates

Apt. Condo	0.940	0.940	0.940	0.940	0.940	0.940
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2025 ECF: 0.908

02191 RES - Hartford Village - 1 Sty

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Asd. when		Asd/Adj.	Land +		Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
					Adj. Sale \$	Sold	Sale	Yard	Bldg. Residual					
20-08-14-151-001	21800 ABERDEEN	4/16/2024	WD	03-ARM'S LENGTH	\$271,275	\$123,500	45.53	\$25,000	\$246,275	\$248,574	0.991	1,474	167.08	Apt. Condo
20-08-14-151-002	21806 ABERDEEN	11/1/2024	WD	03-ARM'S LENGTH	\$293,900	\$136,200	46.34	\$25,000	\$268,900	\$277,525	0.969	1,596	168.48	Apt. Condo
20-08-14-151-003	21812 ABERDEEN	10/4/2023	WD	03-ARM'S LENGTH	\$286,900	\$117,200	40.85	\$25,000	\$261,900	\$254,147	1.031	1,450	180.62	Apt. Condo
20-08-14-151-030	21914 ABERDEEN	6/8/2023	WD	03-ARM'S LENGTH	\$263,900	\$118,500	44.90	\$25,000	\$238,900	\$254,203	0.940	1,474	162.08	Apt. Condo
20-08-14-151-030	21914 ABERDEEN	9/27/2024	WD	03-ARM'S LENGTH	\$268,900	\$125,900	46.82	\$25,000	\$243,900	\$254,203	0.959	1,474	165.47	Apt. Condo
20-08-14-151-031	21924 ABERDEEN	2/3/2025	WD	03-ARM'S LENGTH	\$258,900	\$125,900	48.63	\$25,000	\$233,900	\$254,026	0.921	1,474	158.68	Apt. Condo
20-08-14-151-043	21952 ABERDEEN	5/8/2023	WD	03-ARM'S LENGTH	\$268,700	\$118,300	44.03	\$25,000	\$243,700	\$253,710	0.961	1,474	165.33	Apt. Condo
20-08-14-151-043	21952 ABERDEEN	5/6/2024	WD	03-ARM'S LENGTH	\$282,500	\$125,700	44.50	\$25,000	\$257,500	\$253,710	1.015	1,474	174.69	Apt. Condo
20-08-14-151-050	21964 ABERDEEN	4/24/2023	WD	03-ARM'S LENGTH	\$263,000	\$130,600	49.66	\$25,000	\$238,000	\$283,475	0.840	1,595	149.22	Apt. Condo
20-08-14-151-055	22089 ABERDEEN	8/20/2024	WD	03-ARM'S LENGTH	\$260,000	\$128,700	49.50	\$25,000	\$235,000	\$260,399	0.902	1,474	159.43	Apt. Condo
20-08-14-151-060	22107 ABERDEEN	4/27/2023	WD	03-ARM'S LENGTH	\$257,900	\$121,100	46.96	\$25,000	\$232,900	\$260,399	0.894	1,474	158.01	Apt. Condo
20-08-14-151-064	22035 ABERDEEN	5/10/2024	WD	03-ARM'S LENGTH	\$268,900	\$129,500	48.16	\$25,622	\$243,278	\$262,254	0.928	1,450	167.78	Apt. Condo
20-08-14-151-065	22041 ABERDEEN	7/11/2024	WD	03-ARM'S LENGTH	\$260,000	\$140,300	53.96	\$25,000	\$235,000	\$287,097	0.819	1,591	147.71	Apt. Condo
20-08-14-151-087	22032 ANDOVER	10/31/2024	WD	03-ARM'S LENGTH	\$268,900	\$131,600	48.94	\$25,622	\$243,278	\$267,152	0.911	1,450	167.78	Apt. Condo
20-08-14-151-090	22008 ANDOVER	3/25/2025	WD	03-ARM'S LENGTH	\$282,500	\$128,700	45.56	\$25,000	\$257,500	\$260,399	0.989	1,474	174.69	Apt. Condo
20-08-14-151-098	22131 ABERDEEN	8/27/2024	WD	03-ARM'S LENGTH	\$257,000	\$141,600	55.10	\$25,000	\$232,000	\$289,701	0.801	1,596	145.36	Apt. Condo
20-08-14-151-105	22063 ANDOVER	10/25/2024	WD	03-ARM'S LENGTH	\$274,900	\$130,500	47.47	\$25,622	\$249,278	\$264,607	0.942	1,450	171.92	Apt. Condo
20-08-14-151-125	21931 ANDOVER	10/31/2024	WD	03-ARM'S LENGTH	\$276,400	\$142,900	51.70	\$25,000	\$251,400	\$293,739	0.856	1,596	157.52	Apt. Condo
<b>Totals:</b>					<b>\$4,864,475</b>	<b>\$2,316,700</b>				<b>\$4,412,609</b>	<b>\$4,779,320</b>		<b>163.44</b>	

Sale. Ratio => 47.62 E.C.F. => 0.923

DETERMINATION: 0.923 use as Indicated

Statement of Concluded Rates

Apt. Condo	0.923	0.923	0.923	0.923	0.923	0.923
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2025 ECF: 0.951

0.1331 RES - Terraces at Cobblestone 1 Sty

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Asd. when		Asd/Adj.	Land +		Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	Building Style
					Adj. Sale \$	Sold	Sale	Yard	Bldg. Residual					
20-08-17-152-003	52427 HEATHERSTONE	3/7/2024	WD	03-ARM'S LENGTH	\$211,900	\$87,100	41.10	\$25,000	\$186,900	\$196,385	0.952	1401	133.40	Apt. Condo
20-08-17-152-008	52323 HEATHERSTONE	10/11/2024	WD	03-ARM'S LENGTH	\$226,000	\$107,900	47.74	\$25,000	\$201,000	\$210,902	0.953	1521	132.15	Apt. Condo
20-08-17-152-018	52291 HEATHERSTONE	2/16/2024	WD	03-ARM'S LENGTH	\$207,000	\$70,400	34.01	\$25,000	\$182,000	\$151,653	1.200	1016	179.13	Apt. Condo
20-08-17-152-047	52058 HEATHERSTONE	6/13/2024	WD	03-ARM'S LENGTH	\$213,900	\$109,200	51.05	\$25,000	\$188,900	\$213,917	0.883	1521	124.19	Apt. Condo
20-08-17-152-049	52090 HEATHERSTONE	1/31/2025	WD	03-ARM'S LENGTH	\$213,900	\$82,400	38.52	\$25,000	\$188,900	\$153,726	1.229	1016	185.93	Apt. Condo
20-08-17-152-057	52120 HEATHERSTONE	11/27/2024	WD	03-ARM'S LENGTH	\$225,000	\$101,200	44.98	\$25,000	\$200,000	\$196,385	1.018	1401	142.76	Apt. Condo
20-08-17-152-068	52208 HEATHERSTONE	5/3/2024	WD	03-ARM'S LENGTH	\$219,000	\$107,900	49.27	\$25,000	\$194,000	\$211,042	0.919	1521	127.55	Apt. Condo
20-08-17-152-078	52240 HEATHERSTONE	5/24/2024	WD	03-ARM'S LENGTH	\$215,000	\$81,400	37.86	\$25,000	\$190,000	\$153,726	1.236	1016	187.01	Apt. Condo

20-08-17-152-101	52360 HEATHERSTONE	5/8/2023	WD	03-ARM'S LENGTH	\$229,000	\$92,700	40.48	\$25,000	\$204,000	\$211,042	0.967	1521	134.12	Apt. Condo
20-08-17-152-105	52363 STONERIDGE	1/15/2025	WD	03-ARM'S LENGTH	\$222,800	\$101,200	45.42	\$25,000	\$197,800	\$196,385	1.007	1401	141.18	Apt. Condo
20-08-17-152-115	52332 STONERIDGE	7/3/2024	WD	03-ARM'S LENGTH	\$207,240	\$81,400	39.28	\$25,000	\$182,240	\$151,653	1.202	1016	179.37	Apt. Condo
<b>Totals:</b>					<b>\$2,390,740</b>	<b>\$1,022,800</b>			<b>\$2,115,740</b>	<b>\$2,046,816</b>			<b>151.53</b>	

Sale. Ratio => 42.78 E.C.F. => 1.034

DETERMINATION: 1.034 use as Indicated

Statement of Concluded Rates

Apt. Condo	1.034	1.034	1.034	1.034	1.034	1.034
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2025 ECF: 0.997

020171 RES - Keystone/Retreat - 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
20-08-24-352-002	23296 CLAREWOOD	11/1/2023	WD	03-ARM'S LENGTH	\$255,000	\$101,300	39.73	\$25,000	\$230,000	\$240,969	0.954	1,403	163.93	Apt. Condo
20-08-24-352-020	23512 CLAREWOOD	5/17/2023	WD	03-ARM'S LENGTH	\$187,000	\$79,200	42.35	\$25,000	\$162,000	\$143,281	1.131	809	200.25	Apt. Condo
<b>Totals:</b>					<b>\$442,000</b>	<b>\$180,500</b>			<b>\$392,000</b>	<b>\$384,250</b>			<b>182.09</b>	

Sale. Ratio => 40.84 E.C.F. => 1.020

DETERMINATION: 0.934 Used

Statement of Concluded Rates

Apt. Condo	0.934	0.934	0.934	0.934	0.934	0.934
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2025 ECF: 0.948

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to 03421 RES Warwick Village 1 Sty

07701 RES - Balfour Condos - 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
20-08-31-330-016	15827 BALFOUR	8/6/2024	WD	03-ARM'S LENGTH	\$154,400	\$69,800	45.21	\$25,000	\$129,400	\$143,044	0.905	1,092	118.50	Apt. Condo
20-08-31-330-019	15763 BALFOUR	11/8/2024	WD	03-ARM'S LENGTH	\$149,600	\$69,800	46.66	\$25,000	\$124,600	\$143,044	0.871	1,092	114.10	Apt. Condo
20-08-31-330-035	45201 FRYER	6/7/2024	WD	03-ARM'S LENGTH	\$155,000	\$69,800	45.03	\$25,000	\$130,000	\$143,044	0.909	1,092	119.05	Apt. Condo
<b>Totals:</b>					<b>\$459,000</b>	<b>\$209,400</b>			<b>\$384,000</b>	<b>\$429,131</b>			<b>117.21</b>	

Sale. Ratio => 45.62 E.C.F. => 0.895

DETERMINATION: 0.895 use as Indicated

Statement of Concluded Rates

Apt. Condo	0.895	0.895	0.895	0.895	0.895	0.895
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2025 ECF: 0.823

07601 RES - Ashley Commons Condo - 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
20-08-31-351-002	15212 ASHLEY	10/18/2024	WD	03-ARM'S LENGTH	\$142,000	\$70,400	49.58	\$25,365	\$116,635	\$126,546	0.922	1,092	106.81	Apt. Condo
20-08-31-351-004	15222 ASHLEY	11/7/2023	WD	03-ARM'S LENGTH	\$165,100	\$61,200	37.07	\$25,365	\$139,735	\$125,917	1.110	1,092	127.96	Apt. Condo
20-08-31-351-013	15244 ASHLEY	6/12/2023	WD	03-ARM'S LENGTH	\$126,150	\$61,200	48.51	\$25,365	\$100,785	\$125,917	0.800	1,092	92.29	Apt. Condo
20-08-31-351-042	15422 ASHLEY	3/6/2024	WD	03-ARM'S LENGTH	\$163,900	\$61,200	37.34	\$25,365	\$138,535	\$125,917	1.100	1,092	126.86	Apt. Condo
20-08-31-351-056	15452 ASHLEY	8/23/2023	WD	03-ARM'S LENGTH	\$158,900	\$61,200	38.51	\$25,365	\$133,535	\$126,442	1.056	1,092	122.28	Apt. Condo
<b>Totals:</b>					<b>\$756,050</b>	<b>\$315,200</b>			<b>\$629,225</b>	<b>\$630,740</b>			<b>115.24</b>	

Sale. Ratio => 41.69 E.C.F. => 0.998

DETERMINATION: 0.998 use as Indicated

Statement of Concluded Rates

Apt. Condo	0.998	0.998	0.998	0.998	0.998	0.998
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2025 ECF: 0.990

03421 RES - Warwick Village - 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
20-08-31-426-033	45658 WARWICK	7/3/2024	WD	03-ARM'S LENGTH	\$216,900	\$103,800	47.86	\$25,000	\$191,900	\$213,398	0.899	1,492	128.62	Apt. Condo
20-08-31-426-040	45622 WARWICK	2/11/2025	WD	03-ARM'S LENGTH	\$221,000	\$103,800	46.97	\$25,000	\$196,000	\$213,398	0.918	1,492	131.37	Apt. Condo
20-08-31-426-052	45550 WARWICK	5/24/2023	WD	03-ARM'S LENGTH	\$197,500	\$90,300	45.72	\$25,000	\$172,500	\$213,398	0.808	1,492	115.62	Apt. Condo
20-08-31-426-075	16364 GRANDVIEW	7/28/2023	WD	03-ARM'S LENGTH	\$225,000	\$91,300	40.58	\$25,000	\$200,000	\$216,233	0.925	1,492	134.05	Apt. Condo
20-08-31-426-098	45511 HEATHER RIDGE	6/24/2024	WD	03-ARM'S LENGTH	\$235,000	\$113,100	48.13	\$25,000	\$210,000	\$235,162	0.893	1,632	128.68	Apt. Condo
20-08-31-426-106	45553 HEATHER RIDGE	9/11/2024	WD	03-ARM'S LENGTH	\$248,900	\$105,000	42.19	\$25,000	\$223,900	\$216,233	1.035	1,492	150.07	Apt. Condo
20-08-31-426-112	16331 GRANDVIEW	5/31/2023	WD	03-ARM'S LENGTH	\$208,900	\$91,300	43.71	\$25,000	\$183,900	\$216,233	0.850	1,492	123.26	Apt. Condo
20-08-31-426-122	16415 GRANDVIEW	6/30/2023	WD	03-ARM'S LENGTH	\$248,900	\$97,200	39.05	\$25,000	\$223,900	\$232,088	0.965	1,632	137.19	Apt. Condo
20-08-31-426-125	16397 GRANDVIEW	12/15/2023	WD	03-ARM'S LENGTH	\$248,800	\$97,200	39.07	\$25,000	\$223,800	\$232,088	0.964	1,632	137.13	Apt. Condo
20-08-31-426-130	16445 GRANDVIEW	3/28/2025	WD	03-ARM'S LENGTH	\$223,900	\$103,800	46.36	\$25,000	\$198,900	\$213,398	0.932	1,492	133.31	Apt. Condo
20-08-31-426-142	16408 CHATHAM	12/20/2023	WD	03-ARM'S LENGTH	\$214,400	\$90,300	42.12	\$25,000	\$189,400	\$213,398	0.888	1,492	126.94	Apt. Condo
20-08-31-426-153	16342 CHATHAM	5/25/2023	WD	03-ARM'S LENGTH	\$216,000	\$91,300	42.27	\$25,000	\$191,000	\$216,233	0.883	1,492	128.02	Apt. Condo
20-08-31-426-176	16363 CHATHAM	9/15/2023	WD	03-ARM'S LENGTH	\$267,400	\$97,200	36.35	\$25,000	\$242,400	\$232,088	1.044	1,632	148.53	Apt. Condo
20-08-31-426-185	16399 CHATHAM	7/28/2023	WD	03-ARM'S LENGTH	\$238,900	\$97,200	40.69	\$25,000	\$213,900	\$232,088	0.922	1,632	131.07	Apt. Condo

20-08-31-426-189	16441 CHATHAM	12/12/2023	WD	03-ARM'S LENGTH	\$228,000	\$90,300	39.61	\$25,000	\$203,000	\$213,398	0.951	1,492	136.06	Apt. Condo
20-08-31-426-222	45685 HEATHER RIDGE	2/13/2024	WD	03-ARM'S LENGTH	\$220,000	\$85,800	39.00	\$25,000	\$195,000	\$200,557	0.972	1,375	141.82	Apt. Condo
20-08-31-426-224	45727 HEATHER RIDGE	3/31/2025	WD	03-ARM'S LENGTH	\$244,900	\$113,100	46.18	\$25,000	\$219,900	\$235,162	0.935	1,632	134.74	Apt. Condo
20-08-31-426-225	45733 HEATHER RIDGE	4/19/2024	WD	03-ARM'S LENGTH	\$228,000	\$105,000	46.05	\$25,000	\$203,000	\$216,233	0.939	1,492	136.06	Apt. Condo
20-08-31-426-239	16407 DOMINION	8/12/2024	WD	03-ARM'S LENGTH	\$230,900	\$111,900	48.46	\$25,000	\$205,900	\$232,088	0.887	1,632	126.16	Apt. Condo
20-08-31-426-240	16401 DOMINION	6/28/2023	WD	03-ARM'S LENGTH	\$202,500	\$84,900	41.93	\$25,000	\$177,500	\$197,937	0.897	1,375	129.09	Apt. Condo
20-08-31-426-246	16467 DOMINION	9/6/2023	WD	03-ARM'S LENGTH	\$215,900	\$84,900	39.32	\$25,000	\$190,900	\$197,937	0.964	1,375	138.84	Apt. Condo
20-08-31-426-260	45799 HEATHER RIDGE	6/13/2024	WD	03-ARM'S LENGTH	\$248,900	\$113,100	45.44	\$25,000	\$223,900	\$235,162	0.952	1,632	137.19	Apt. Condo
20-08-31-426-282	45991 RHODES	7/21/2023	WD	03-ARM'S LENGTH	\$230,000	\$86,700	37.70	\$25,000	\$205,000	\$203,151	1.009	1,375	149.09	Apt. Condo
20-08-31-426-283	46027 RHODES	10/24/2024	WD	03-ARM'S LENGTH	\$211,900	\$99,600	47.00	\$25,000	\$186,900	\$203,151	0.920	1,375	135.93	Apt. Condo
20-08-31-426-284	46033 RHODES	9/25/2023	WD	03-ARM'S LENGTH	\$249,900	\$99,300	39.74	\$25,000	\$224,900	\$239,486	0.939	1,632	137.81	Apt. Condo
20-08-31-426-298	46117 RHODES	2/28/2024	WD	03-ARM'S LENGTH	\$225,900	\$92,300	40.86	\$25,000	\$200,900	\$219,021	0.917	1,492	134.65	Apt. Condo
20-08-31-426-308	46148 RHODES	5/22/2024	WD	03-ARM'S LENGTH	\$237,000	\$114,400	48.27	\$25,000	\$212,000	\$238,205	0.890	1,632	129.90	Apt. Condo
20-08-31-426-309	46142 RHODES	11/6/2024	WD	03-ARM'S LENGTH	\$228,900	\$106,200	46.40	\$25,000	\$203,900	\$219,021	0.931	1,492	136.66	Apt. Condo
20-08-31-426-318	16541 NORFOLK	10/4/2023	WD	03-ARM'S LENGTH	\$211,900	\$86,700	40.92	\$25,000	\$186,900	\$203,151	0.920	1,375	135.93	Apt. Condo
20-08-31-426-321	16490 NORFOLK	5/16/2024	WD	03-ARM'S LENGTH	\$226,300	\$106,200	46.93	\$25,000	\$201,300	\$219,021	0.919	1,492	134.92	Apt. Condo
20-08-31-426-331	16554 NORFOLK	5/22/2024	WD	03-ARM'S LENGTH	\$245,000	\$99,600	40.65	\$25,000	\$220,000	\$203,151	1.083	1,375	160.00	Apt. Condo

Totals: \$7,097,400 \$3,052,800 Sale. Ratio => 43.01 \$6,322,400 \$6,771,266 E.C.F. => 0.934 135.12

DETERMINATION: 0.934 use as Indicated

Statement of Concluded Rates

Apt. Condo	0.934	0.934	0.934	0.934	0.934	0.934
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2025 ECF: 0.947

01191 RES - Glenmoor Village 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
20-08-32-151-047	46206 BALDWIN	12/20/2023	WD	03-ARM'S LENGTH	\$216,400	\$84,800	39.19	\$25,000	\$191,400	\$205,786	0.930	1,445	132.46	Apt. Condo
20-08-32-151-069	46254 CAVALIER	7/24/2024	WD	03-ARM'S LENGTH	\$217,400	\$88,700	40.80	\$25,000	\$192,400	\$184,133	1.045	1,285	149.73	Apt. Condo
20-08-32-151-081	16888 GLENMOOR	6/27/2024	WD	03-ARM'S LENGTH	\$200,000	\$88,700	44.35	\$25,000	\$175,000	\$184,133	0.950	1,285	136.19	Apt. Condo
20-08-32-151-086	16864 GLENMOOR	7/19/2024	WD	03-ARM'S LENGTH	\$233,900	\$97,600	41.73	\$25,000	\$208,900	\$205,646	1.016	1,445	144.57	Apt. Condo
20-08-32-151-107	16784 GLENMOOR	12/23/2024	WD	03-ARM'S LENGTH	\$215,800	\$97,600	45.23	\$25,000	\$190,800	\$205,786	0.927	1,445	132.04	Apt. Condo

Totals: \$1,083,500 \$457,400 Sale. Ratio => 42.22 \$958,500 \$985,484 E.C.F. => 0.973 139.00

DETERMINATION: 0.973 Use as Indicated

Statement of Concluded Rates

Apt. Condo	0.973	0.973	0.973	0.973	0.973	0.973
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2025 ECF: 0.927

01771 RES - Hall Meadows Condo 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
20-08-34-326-019	21071 COOPER	1/18/2024	WD	03-ARM'S LENGTH	\$216,000	\$80,300	37.18	\$25,000	\$191,000	\$191,554	0.997	1,327	143.93	Apt. Condo
20-08-34-326-020	21087 COOPER	5/26/2023	WD	03-ARM'S LENGTH	\$218,900	\$79,600	36.36	\$25,000	\$193,900	\$190,434	1.018	1,299	149.27	Apt. Condo
20-08-34-326-022	21067 COOPER	7/12/2024	WD	03-ARM'S LENGTH	\$213,900	\$98,700	46.14	\$25,000	\$188,900	\$217,512	0.868	1,480	127.64	Apt. Condo
20-08-34-326-025	21091 COOPER	3/7/2025	WD	03-ARM'S LENGTH	\$212,500	\$103,900	48.89	\$25,000	\$187,500	\$227,401	0.825	1,601	117.11	Apt. Condo
20-08-34-326-032	21027 COOPER	9/22/2023	WD	03-ARM'S LENGTH	\$213,900	\$89,300	41.75	\$25,000	\$188,900	\$218,114	0.866	1,480	127.64	Apt. Condo
20-08-34-326-040	21007 COOPER	9/26/2023	WD	03-ARM'S LENGTH	\$183,900	\$80,500	43.77	\$25,000	\$158,900	\$192,112	0.827	1,299	122.32	Apt. Condo
20-08-34-326-049	45783 CAGNEY	6/28/2024	WD	03-ARM'S LENGTH	\$198,400	\$91,400	46.07	\$25,000	\$173,400	\$196,362	0.883	1,327	130.67	Apt. Condo
20-08-34-326-053	45765 CAGNEY	12/5/2023	WD	03-ARM'S LENGTH	\$210,000	\$90,300	43.00	\$25,000	\$185,000	\$220,265	0.840	1,479	125.08	Apt. Condo
20-08-34-326-120	45671 GABLE	7/21/2023	WD	03-ARM'S LENGTH	\$184,900	\$81,300	43.97	\$25,000	\$159,900	\$194,568	0.822	1,299	123.09	Apt. Condo
20-08-34-326-149	45634 GABLE	12/20/2023	WD	03-ARM'S LENGTH	\$215,000	\$80,300	37.35	\$25,000	\$190,000	\$191,554	0.992	1,327	143.18	Apt. Condo

Totals: \$2,067,400 \$875,600 Sale. Ratio => 43.23 \$1,817,400 \$2,039,875 E.C.F. => 0.891 128.59

DETERMINATION: 0.891 use as Indicated

Statement of Concluded Rates

Apt. Condo	0.891	0.891	0.891	0.891	0.891	0.891
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2025 ECF: 0.918

09911 RES - Park/Town Center 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
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No sales Apt. Condo

DETERMINATION: 0.891 Used

Statement of Concluded Rates

Apt. Condo	0.891	0.891	0.891	0.891	0.891	0.891
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2025 ECF: 0.948

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given 01771 RES Hall Meadows Condo 1 Sty

09912 RES - Park/Town Center 2 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
20-08-09-301-028	53743 CHAMPLAIN	9/13/2024	WD	03-ARM'S LENGTH	\$259,400	\$136,400	52.58	\$25,000	\$234,400	\$255,418	0.918	1,633	143.54	Apt. Condo
20-08-09-301-030	53731 CHAMPLAIN	10/24/2023	WD	03-ARM'S LENGTH	\$250,550	\$97,600	38.95	\$25,000	\$225,550	\$254,005	0.888	1,633	138.12	Apt. Condo
20-08-09-301-032	53719 CHAMPLAIN	6/20/2023	WD	03-ARM'S LENGTH	\$273,900	\$97,600	35.63	\$25,000	\$248,900	\$254,005	0.980	1,633	152.42	Apt. Condo
<b>Totals:</b>					<b>\$783,850</b>	<b>\$331,600</b>			<b>\$708,850</b>	<b>\$763,428</b>			<b>144.69</b>	
							Sale. Ratio =>	42.30	E.C.F. =>		0.929			

DETERMINATION: 0.929 Used as Indicated

Statement of Concluded Rates

Apt. Condo	0.929	0.929	0.929	0.929	0.929	0.929
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2025 ECF: 1.004

08971 RES - Glen Oaks Condo - 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
20-08-04-355-013	55077 SAINT PAUL	8/30/2024	WD	03-ARM'S LENGTH	\$522,906	\$193,200	36.95	\$63,000	\$459,906	\$425,403	1.081	1,745	263.56	Ranch
20-08-04-355-016	55153 SAINT PAUL	3/12/2025	WD	03-ARM'S LENGTH	\$548,900	\$193,400	35.23	\$63,000	\$485,900	\$425,914	1.141	1,738	279.57	Ranch
20-08-04-355-017	55179 SAINT PAUL	9/25/2024	WD	03-ARM'S LENGTH	\$558,906	\$198,500	35.52	\$63,000	\$495,906	\$439,122	1.129	1,744	284.35	Ranch
<b>Totals:</b>					<b>\$1,630,712</b>	<b>\$585,100</b>			<b>\$1,441,712</b>	<b>\$1,290,439</b>			<b>275.83</b>	
							Sale. Ratio =>	35.88	E.C.F. =>		1.117			

DETERMINATION: 0.883 Used

Statement of Concluded Rates

Ranch	1.023	1.023	1.023	1.023	1.023	1.023
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2025 ECF: 0.852

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Fallbrooke/Brookewoods ranches w/similar square footages

08972 RES - Glen Oaks Condo - 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
20-08-04-355-008	18714 SAINT JOSEPH	6/21/2024	WD	03-ARM'S LENGTH	\$475,600	\$208,200	43.78	\$63,000	\$412,600	\$446,603	0.924	1,931	213.67	Two Story
20-08-04-355-010	18702 SAINT JOSEPH	3/5/2024	WD	03-ARM'S LENGTH	\$400,000	\$191,300	47.83	\$63,000	\$337,000	\$444,918	0.757	1,931	174.52	Two Story
<b>Totals:</b>					<b>\$875,600</b>	<b>\$399,500</b>			<b>\$749,600</b>	<b>\$891,521</b>			<b>194.10</b>	
							Sale. Ratio =>	45.63	E.C.F. =>		0.841			

DETERMINATION: 0.841 Use as Indicated

Statement of Concluded Rates

Two Story	0.841	0.841	0.841	0.841	0.841	0.841
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2025 ECF: 0.827

09922 RES - Enclave/Town Center 2 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: 1.007 Used

Statement of Concluded Rates

Two Story	1.007	1.007	1.007	1.007	1.007	1.007
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2025 ECF: 0.970

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Park/Town Ctr 2 Sty and Madison Manor 2 Sty

09931 RES - Meadows/Pheasant Run/Town Center - 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
20-08-09-126-009	19361 RACHAEL	11/21/2023	WD	03-ARM'S LENGTH	\$500,000	\$63,200	12.64	\$82,804	\$417,196	\$532,271	0.784	2,504	\$166.61	Ranch
20-08-09-126-024	19403 RYAN	8/15/2024	WD	03-ARM'S LENGTH	\$540,000	\$263,800	48.85	\$77,000	\$463,000	\$504,541	0.918	2,370	\$195.36	Ranch
<b>Totals:</b>					<b>\$1,040,000</b>	<b>\$327,000</b>			<b>\$880,196</b>	<b>\$1,036,812</b>			<b>\$180.98</b>	
							Sale. Ratio =>	48.62	E.C.F. =>		0.851			

DETERMINATION: 0.851 Used as Indicated

Statement of Concluded Rates

Ranch	0.851	0.851	0.851	0.851	0.851	0.851
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2025 ECF: 0.893

09932 RES - Meadows/Pheasant Run/Town Center - 2 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
20-08-09-126-008	19343 RACHAEL	6/7/2024	WD	03-ARM'S LENGTH	\$620,000	\$221,800	35.77	\$77,000	\$543,000	\$641,994	0.846	3,308	164.15	Two Story
20-08-09-126-023	19385 RYAN	7/12/2024	WD	03-ARM'S LENGTH	\$619,400	\$312,600	50.47	\$77,000	\$542,400	\$689,976	0.786	3,670	147.79	Two Story
20-08-09-126-044	54646 BRENDA	12/3/2024	PTA	03-ARM'S LENGTH	\$650,000	\$36,000	5.54	\$77,000	\$573,000	\$726,660	0.789	3,745	153.00	Two Story

20-08-09-126-046	54614 BRENDA	1/4/2025 PTA	03-ARM'S LENGTH	\$649,000	\$36,000	5.55	\$77,000	\$572,000	\$628,244	0.910	3,376	169.43	Two Story
20-08-09-351-098	18973 JOHANNES	1/6/2025 WD	03-ARM'S LENGTH	\$650,000	\$40,500	6.23	\$77,000	\$573,000	\$668,414	0.857	3,403	168.38	Two Story
20-08-09-351-118	18952 MACOMB	8/3/2023 WD	03-ARM'S LENGTH	\$573,900	\$244,400	42.59	\$77,000	\$496,900	\$609,208	0.816	3,541	140.33	Two Story

Totals: \$3,762,300 \$891,300 23.69 \$3,300,300 \$3,964,497 0.832 157.18  
 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	0.832
Two Story BC	0.832	0.832	0.832	0.832	0.832	0.832	0.832

2025 ECF: 0.864

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
20-08-09-351-066	53186 KENTLAND	11/29/2023 WD	03-ARM'S LENGTH		\$550,000	\$248,300	45.15	\$81,253	\$468,747	\$630,005	0.744	3,390	138.27	Split Level
20-08-09-351-091	53259 SPRINGDALE	5/25/2025 WD	03-ARM'S LENGTH		\$674,400	\$306,800	45.49	\$77,000	\$597,400	\$651,848	0.916	3,413	176.03	Split Level
20-08-09-351-097	53328 SPRINGDALE	5/23/2024 WD	03-ARM'S LENGTH		\$620,000	\$312,700	50.44	\$86,648	\$533,352	\$678,002	0.787	3,620	147.33	Split Level

Totals: \$1,844,400 \$867,800 47.95 \$1,599,499 \$1,959,855 0.816  
 Sale. Ratio => E.C.F. =>

DETERMINATION: 0.816 Used as Indicated

Statement of Concluded Rates							
Split Leve C+15	0.816	0.816	0.816	0.816	0.816	0.816	0.816
Split Level	0.816	0.816	0.816	0.816	0.816	0.816	0.816

2025 ECF: 0.852

02101 RES - Addison/Hartford 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
20-08-14-101-019	22052 NORWICH	10/27/2023 WD	03-ARM'S LENGTH		\$375,000	\$171,300	45.68	\$50,000	\$325,000	\$275,927	1.178	1,553	209.27	Condo/Ext/1 Sty

Totals: \$375,000 \$171,300 45.68 \$325,000 \$275,927 1.178  
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.199 Used

Statement of Concluded Rates							
Condo/Ext/1 Sty	1.199	1.199	1.199	1.199	1.199	1.199	1.199

2025 ECF: 1.238

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Westcreek and Windemere Commons #3 1 Sty/Ext

02102 RES - Addison/Hartford 2 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
20-08-14-101-021	22028 NORWICH	8/21/2024 WD	03-ARM'S LENGTH		\$365,000	\$181,700	49.78	\$50,000	\$315,000	\$289,173	1.089	1,832	171.94	Condo/Ext/Split

Totals: \$365,000 \$181,700 49.78 \$315,000 \$289,173 1.089  
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.037 Used

Statement of Concluded Rates							
Condo/Ext/Split	1.037	1.037	1.037	1.037	1.037	1.037	1.037

2025 ECF: 1.098

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area Condo/Ext/ 1 Stories in Addison Crossing/ Addison Hartford, Cobblestone Ridge 1, 2 & 3 and Silver Pines Village

02121 RES - Addison Crossing/Hartford - 1 Story

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
20-08-14-103-072	21879 HANOVER	7/6/2023 WD	03-ARM'S LENGTH		\$404,400	\$171,600	42.43	\$50,000	\$354,400	\$320,743	1.105	1,561	\$227.03	Condo/Ext/1 Sty

Totals: \$404,400 \$171,600 42.43 \$354,400 \$320,743 1.105  
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.038 Used

Statement of Concluded Rates							
Condo/Ext/1 Sty	1.038	1.038	1.038	1.038	1.038	1.038	1.038

2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Windemere Commons #3 1 Sty/Ext

02122 RES - Addison Crossing/Hartford - 2 Story

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
20-08-14-103-078	21868 KENSSETT	8/25/2023 WD	03-ARMS LENGTH		\$404,300	\$175,600	43.43	\$50,000	\$353,300	\$351,190	1.008	1,905	185.98	Condo/Ext/Split

Totals: \$404,300 \$175,600 43.43 \$353,300 \$351,190 1.008  
 Sale. Ratio => E.C.F. =>

DETERMINATION: 1.037 Used

Statement of Concluded Rates

Condo/Ext/Split	1.037	1.037	1.037	1.037	1.037	1.037
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2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area Condo/Ext/ 1 Stories in Addison Crossing/ Addison Hartford, Cobblestone Ridge 1, 2 & 3 and Silver Pines Village

01561 RES - Cobblestone Ridge 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
20-08-17-101-031	16929 CRYSTAL	4/25/2024	WD	03-ARM'S LENGTH	\$293,900	\$129,800	44.16	\$50,000	\$243,900	\$219,322	1.112	1,594	153.01	Condo/Ext/1 Sty
20-08-17-101-089	16871 DRIFTWOOD	4/25/2023	WD	03-ARM'S LENGTH	\$308,900	\$135,100	43.74	\$50,714	\$258,186	\$231,587	1.115	1,594	161.97	Condo/Ext/1 Sty
20-08-17-102-014	16780 FIELDSTONE RIDGE	6/8/2023	WD	03-ARM'S LENGTH	\$217,900	\$102,700	47.13	\$50,000	\$167,900	\$188,318	0.892	1,200	139.92	Condo/Ext/1 Sty
20-08-17-151-015	16783 SANDSTONE	5/13/2024	WD	03-ARM'S LENGTH	\$273,900	\$143,300	52.32	\$50,000	\$223,900	\$241,103	0.929	1,594	140.46	Condo/Ext/1 Sty
20-08-17-101-096	16913 DRIFTWOOD	3/14/2025	WD	03-ARM'S LENGTH	\$315,000	\$140,300	44.54	\$50,000	\$265,000	\$236,165	1.122	1,594	166.25	Condo/Ext/1 Sty
Totals:					\$1,409,600	\$651,200			\$1,158,886	\$1,116,496			152.32	
						Sale. Ratio =>		46.20		E.C.F. =>		1.038		

DETERMINATION: 1.038 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.038	1.038	1.038	1.038	1.038	1.038
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2025 ECF: 0.986

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Cobblestone Ridge 2 and 3

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														Condo/Int/1 Sty

DETERMINATION: 0.981 Used

Statement of Concluded Rates

Condo/Int/1 Sty	0.981	0.981	0.981	0.981	0.981	0.981
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2025 ECF: .0986

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills Condo/Int/1 Sty

01562 RES - Cobblestone Ridge 2 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
20-08-17-101-007	16845 CRYSTAL	12/20/2023	WD	03-ARM'S LENGTH	\$332,900	\$133,500	40.10	\$50,000	\$282,900	\$278,527	1.016	2160	130.97	Condo/Int/Split
20-08-17-101-036	16963 CRYSTAL	6/24/2024	WD	03-ARM'S LENGTH	\$339,900	\$150,100	44.16	\$50,000	\$289,900	\$262,376	1.105	2160	134.21	Condo/Int/Split
20-08-17-101-077	16929 BOULDER WAY	3/4/2024	WD	03-ARM'S LENGTH	\$333,100	\$134,300	40.32	\$50,000	\$283,100	\$275,901	1.026	2160	131.06	Condo/Int/Split
20-08-17-101-086	16853 DRIFTWOOD	8/5/2024	WD	03-ARM'S LENGTH	\$325,000	\$157,800	48.55	\$50,000	\$275,000	\$278,755	0.987	2160	127.31	Condo/Int/Split
Totals:					\$1,330,900	\$575,700			\$1,130,900	\$1,095,559			130.89	
						Sale. Ratio =>		43.26		E.C.F. =>		1.032		

DETERMINATION: 1.032 Use as Indicated

Statement of Concluded Rates

Condo/Int/Split	1.032	1.032	1.032	1.032	1.032	1.032
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2025 ECF: 1.026

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
20-08-17-101-092	16889 DRIFTWOOD	2/20/2024	WD	03-ARM'S LENGTH	\$307,400	\$139,500	45.38	\$50,000	\$257,400	\$283,924	0.907	2010	128.06	Condo/Ext/Split
20-08-17-101-100	16937 DRIFTWOOD	8/8/2024	WD	03-ARM'S LENGTH	\$325,000	\$149,400	45.97	\$50,000	\$275,000	\$260,345	1.056	2010	136.82	Condo/Ext/Split
Totals:					\$632,400	\$288,900			\$532,400	\$544,270			132.44	
						Sale. Ratio =>		45.68		E.C.F. =>		0.978		

DETERMINATION: 1.037 Used

Statement of Concluded Rates

Condo/Ext/Split	1.037	1.037	1.037	1.037	1.037	1.037
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2025 ECF: 1.046

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area Condo/Ext/ 1 Stories in Addison Crossing/ Addison Hartford, Cobblestone Ridge 1, 2 & 3 and Silver Pines Village

01571 RES - Cobblestone Ridge 2 - 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
20-08-17-102-014	16780 FIELDSTONE RIDGE	6/8/2023	WD	03-ARM'S LENGTH	\$217,900	\$102,700	47.13	\$50,000	\$167,900	\$188,318	0.892	1,200	139.92	Condo/Ext/1 Sty
Totals:					\$217,900	\$102,700			\$167,900	\$188,318			139.92	
						Sale. Ratio =>		47.13		E.C.F. =>		0.892		

DETERMINATION: 1.038 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.038	1.038	1.038	1.038	1.038	1.038
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2025 ECF: 0.986

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Cobblestone Ridge 1 and 3

01572 RES - Cobblestone Ridge 2 - 2 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
20-08-17-102-016	16659 SHALE	9/1/2023	WD	03-ARM'S LENGTH	\$258,900	\$111,400	43.03	\$50,000	\$208,900	\$242,427	0.862	1,654	126.30	Condo/Ext/Split
<b>Totals:</b>					\$258,900	\$111,400			\$208,900	\$242,427			126.30	
							Sale. Ratio =>	43.03	E.C.F. =>		0.862			

DETERMINATION: 1.037 Used

Statement of Concluded Rates

Condo/Ext/Split	1.037	1.037	1.037	1.037	1.037	1.037
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2025 ECF: 1.046

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area Condo/Ext/ 1 Stories in Addison Crossing/ Addison Hartford, Cobblestone Ridge 1, 2 & 3 and Silver Pines Village

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														
Condo/Int/Split														

DETERMINATION: 1.032 Used

Statement of Concluded Rates

Condo/Int/Split	1.032	1.032	1.032	1.032	1.032	1.032
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2025 ECF: 1.026

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Cobblestone Ridge 2 Sty Int/Split

01573 RES - Cobblestone Ridge 3 - 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
20-08-17-151-015	16783 SANDSTONE	5/13/2024	WD	03-ARM'S LENGTH	\$273,900	\$143,300	52.32	\$50,000	\$223,900	\$241,103	0.929	1,594	140.46	Condo/Ext/1 Sty
20-08-17-151-070	52076 SOUTHVIEW RIDGE	5/20/2024	WD	03-ARM'S LENGTH	\$329,900	\$150,300	45.56	\$50,000	\$279,900	\$255,563	1.095	1,594	175.60	Condo/Ext/1 Sty
<b>Totals:</b>					\$603,800	\$293,600			\$503,800	\$496,666			158.03	
							Sale. Ratio =>	48.63	E.C.F. =>		1.014			

DETERMINATION: 1.038 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.038	1.038	1.038	1.038	1.038	1.038
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2025 ECF: 0.986

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Cobblestone Ridge 1 and 2

01574 RES - Cobblestone Ridge 3 - 2 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
20-08-17-151-011	16751 W COBBLESTONE	5/13/2024	WD	03-ARM'S LENGTH	\$355,000	\$154,400	43.49	\$50,000	\$305,000	\$283,537	1.076	2,010	151.74	Condo/Ext/Split
20-08-17-151-066	52064 SOUTHVIEW RIDGE	9/29/2023	WD	03-ARM'S LENGTH	\$388,899	\$151,700	39.01	\$50,000	\$338,899	\$305,752	1.108	2,010	168.61	Condo/Ext/Split
<b>Totals:</b>					\$744,999	\$306,100			\$643,899	\$589,288			160.17	
							Sale. Ratio =>	41.14	E.C.F. =>		1.092			

DETERMINATION: 1.037 Used

Statement of Concluded Rates

Condo/Ext/Split	1.037	1.037	1.037	1.037	1.037	1.037
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area Condo/Ext/ 1 Stories in Addison Crossing/ Addison Hartford, Cobblestone Ridge 1, 2 & 3 and Silver Pines Village

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
20-08-17-151-033	16898 SANDSTONE	5/30/2024	WD	03-ARM'S LENGTH	\$418,900	\$152,500	36.40	\$50,000	\$368,900	\$296,085	1.246	2,160	170.79	Condo/Int/Split
20-08-17-151-061	52103 SOUTHVIEW RIDGE	4/19/2024	WD	03-ARM'S LENGTH	\$390,000	\$168,600	43.23	\$50,000	\$340,000	\$332,439	1.023	2,160	157.41	Condo/Int/Split
20-08-17-151-064	52040 SOUTHVIEW RIDGE	4/23/2024	WD	03-ARM'S LENGTH	\$337,400	\$159,800	47.36	\$54,252	\$283,148	\$307,620	0.920	2,160	131.09	Condo/Int/Split
20-08-17-151-072	16995 SANDSTONE	10/15/2024	WD	03-ARM'S LENGTH	\$388,900	\$155,800	40.06	\$50,000	\$338,900	\$324,283	1.045	2,160	156.90	Condo/Int/Split
20-08-17-199-002	17568 AVERHILL	5/31/2023	WD	03-ARM'S LENGTH	\$308,900	\$150,900	48.85	\$52,054	\$256,846	\$318,262	0.807	2,073	123.90	Condo/Int/Split
<b>Totals:</b>					\$1,844,100	\$787,600			\$1,587,794	\$1,578,689			148.02	
							Sale. Ratio =>	42.71	E.C.F. =>		1.007			

DETERMINATION: 1.007 Used

Statement of Concluded Rates

Condo/Int/Split	1.007	1.007	1.007	1.007	1.007	1.007
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2025 ECF: 0.943

01491 RES - Silver Pines Village - 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
20-08-17-126-013	52640 SABLE	6/28/2024	WD	03-ARM'S LENGTH	\$338,900	\$144,900	42.76	\$51,081	\$287,819	\$267,046	1.078	1,398	205.88	Condo/Ext/1 Sty
20-08-17-126-022	52786 SABLE	11/19/2024	WD	03-ARM'S LENGTH	\$346,400	\$147,700	42.64	\$50,000	\$296,400	\$272,589	1.087	1,425	208.00	Condo/Ext/1 Sty
20-08-17-126-025	52834 SABLE	8/10/2023	WD	03-ARM'S LENGTH	\$219,400	\$136,200	62.08	\$50,000	\$169,400	\$247,563	0.684	1,416	119.63	Condo/Ext/1 Sty

20-08-17-126-039	52641 WILDWOOD	6/21/2023	WD	03-ARM'S LENGTH	\$336,400	\$137,500	40.87	\$50,000	\$286,400	\$261,764	1.094	1,425	200.98	Condo/Ext/1 Sty
20-08-17-126-055	52668 WILDWOOD	6/23/2023	WD	03-ARM'S LENGTH	\$342,900	\$139,000	40.54	\$50,000	\$292,900	\$267,923	1.093	1,432	204.54	Condo/Ext/1 Sty
20-08-17-126-065	17243 GARLAND	11/27/2024	WD	03-ARM'S LENGTH	\$350,000	\$151,800	43.37	\$50,000	\$300,000	\$254,999	1.176	1,425	210.53	Condo/Ext/1 Sty
20-08-17-126-077	52417 WESTFIELD	7/28/2023	WD	03-ARM'S LENGTH	\$325,000	\$144,000	44.31	\$50,000	\$275,000	\$265,083	1.037	1,493	184.19	Condo/Ext/1 Sty
20-08-17-126-103	17645 CONIFER	6/13/2023	WD	03-ARM'S LENGTH	\$385,000	\$160,000	41.56	\$50,000	\$335,000	\$301,706	1.110	1,516	220.98	Condo/Ext/1 Sty
20-08-17-126-105	17629 CONIFER	8/30/2024	WD	03-ARM'S LENGTH	\$336,900	\$171,600	50.93	\$50,000	\$286,900	\$301,394	0.952	1,486	193.07	Condo/Ext/1 Sty
20-08-17-126-106	17621 CONIFER	4/8/2024	WD	03-ARM'S LENGTH	\$349,900	\$171,800	49.10	\$50,000	\$299,900	\$302,152	0.993	1,493	200.87	Condo/Ext/1 Sty
20-08-17-126-128	17166 GARLAND	2/28/2025	WD	03-ARM'S LENGTH	\$333,900	\$150,700	45.13	\$57,608	\$276,292	\$250,195	1.104	1,409	196.09	Condo/Ext/1 Sty
20-08-17-126-145	17459 TIMBER	1/12/2024	WD	03-ARM'S LENGTH	\$333,800	\$144,900	43.41	\$50,000	\$283,800	\$285,123	0.995	1,486	190.98	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$3,998,500</b>	<b>\$1,800,100</b>			<b>\$3,389,811</b>	<b>\$3,277,537</b>			<b>194.65</b>	
					<b>Sale. Ratio =&gt;</b>		<b>45.02</b>			<b>E.C.F. =&gt;</b>	<b>1.034</b>			

DETERMINATION: **1.034 Use as Indicated**  
Statement of Concluded Rates  
Condo/Ext/1 Sty | 1.034 | 1.034 | 1.034 | 1.034 | 1.034 | 1.034  
2025 ECF: 1.023

01492 RES - Silver Pines Village - 2 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
20-08-17-126-026	52850 SABLE	7/15/2024	WD	03-ARM'S LENGTH	\$386,900	\$168,000	43.42	\$50,000	\$336,900	\$281,192	1.198	1,701	198.06	Condo/Ext/Split
20-08-17-126-067	52575 SABLE	8/25/2023	WD	03-ARM'S LENGTH	\$373,900	\$153,300	41.00	\$50,000	\$323,900	\$283,587	1.142	1,701	190.42	Condo/Ext/Split
20-08-17-126-090	17470 TIMBER	2/5/2025	WD	03-ARM'S LENGTH	\$356,900	\$194,300	54.44	\$50,000	\$306,900	\$328,483	0.934	1,798	170.69	Condo/Ext/Split
<b>Totals:</b>					<b>\$1,117,700</b>	<b>\$515,600</b>			<b>\$967,700</b>	<b>\$893,262</b>			<b>186.39</b>	
					<b>Sale. Ratio =&gt;</b>		<b>46.13</b>			<b>E.C.F. =&gt;</b>	<b>1.083</b>			

DETERMINATION: **1.083 Use as Indicated**  
Statement of Concluded Rates  
Condo/Ext/Split | 1.083 | 1.083 | 1.083 | 1.083 | 1.083 | 1.083  
2025 ECF: 1.054

08601 RES - Averhill Parc Condo - 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
20-08-17-199-014	52245 SILVANNA	8/11/2023	WD	03-ARM'S LENGTH	\$290,000	\$135,500	46.72	\$50,000	\$240,000	\$280,902	0.854	1,685	142.43	Condo/Int/1 Sty
20-08-17-199-021	17473 AVERHILL	4/18/2024	WD	03-ARM'S LENGTH	\$308,900	\$149,800	48.49	\$50,000	\$258,900	\$279,123	0.928	1,674	154.66	Condo/Int/1 Sty
<b>Totals:</b>					<b>\$598,900</b>	<b>\$285,300</b>			<b>\$498,900</b>	<b>\$560,024</b>			<b>148.55</b>	
					<b>Sale. Ratio =&gt;</b>		<b>47.64</b>			<b>E.C.F. =&gt;</b>	<b>0.891</b>			

DETERMINATION: **0.981 Used**  
Statement of Concluded Rates  
Condo/Int/1 Sty | 0.981 | 0.981 | 0.981 | 0.981 | 0.981 | 0.981  
2025 ECF: 0.955  
Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills Condo/Int/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
20-08-17-199-036	52264 GABRIELLA	3/12/2024	WD	03-ARM'S LENGTH	\$308,400	\$136,100	44.13	\$50,000	\$258,400	\$272,522	0.948	1,542	167.57	Condo/Ext/1 Sty
20-08-17-199-064	52203 GIULIANO	10/10/2023	WD	03-ARM'S LENGTH	\$313,900	\$136,600	43.52	\$50,000	\$263,900	\$293,300	0.900	1,542	171.14	Condo/Ext/1 Sty
20-08-17-199-079	52327 WESTFIELD	3/12/2025	WD	03-ARM'S LENGTH	\$380,000	\$150,700	39.66	\$50,000	\$330,000	\$269,214	1.226	1,542	214.01	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$1,002,300</b>	<b>\$423,400</b>			<b>\$852,300</b>	<b>\$835,035</b>			<b>184.24</b>	
					<b>Sale. Ratio =&gt;</b>		<b>42.24</b>			<b>E.C.F. =&gt;</b>	<b>1.021</b>			

DETERMINATION: **1.021 Used**  
Statement of Concluded Rates  
Condo/Ext/1 Sty | 1.021 | 1.021 | 1.021 | 1.021 | 1.021 | 1.021  
2025 ECF: 0.950

08602 RES - Averhill Parc Condo - 2 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
20-08-17-199-002	17568 AVERHILL	5/31/2023	WD	03-ARM'S LENGTH	\$308,900	\$150,900	48.85	\$52,054	\$256,846	\$318,262	0.807	2,073	123.90	Condo/Int/Split
<b>Totals:</b>					<b>\$308,900</b>	<b>\$150,900</b>			<b>\$256,846</b>	<b>\$318,262</b>			<b>123.90</b>	
					<b>Sale. Ratio =&gt;</b>		<b>48.85</b>			<b>E.C.F. =&gt;</b>	<b>0.807</b>			

DETERMINATION: **1.007 Used**  
Condo/Int/Split | 1.007 | 1.007 | 1.007 | 1.007 | 1.007 | 1.007  
2025 ECF: 0.879  
Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Cobblestone Ridge 3 - 2 Sty

01161 RES - Westgrove Estates - 1 Story

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
20-08-17-253-012	17149 WESTGROVE	9/12/2023	WD	03-ARM'S LENGTH	\$263,900	\$105,400	39.94	\$50,000	\$213,900	\$192,492	1.111	1,230	173.90	Condo/Ext/1 Sty
20-08-17-253-027	17129 MAYFIELD	5/30/2024	WD	03-ARM'S LENGTH	\$253,900	\$111,800	44.03	\$50,000	\$203,900	\$183,792	1.109	1,168	174.57	Condo/Ext/1 Sty
20-08-17-253-085	17401 WESTGROVE	2/19/2025	WD	03-ARM'S LENGTH	\$299,990	\$129,500	43.17	\$50,000	\$249,990	\$221,420	1.129	1,469	170.18	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$817,790</b>	<b>\$346,700</b>			<b>\$667,790</b>	<b>\$597,704</b>			<b>172.88</b>	
						Sale. Ratio =>		42.39	E.C.F. =>		1.117			

DETERMINATION: 1.117 Use as Indicated  
Statement of Concluded Rates  
Condo/Ext/1 Sty | 1.117 | 1.117 | 1.117 | 1.117 | 1.117 | 1.117  
2025 ECF: 1.064

01162 RES - Westgrove Estates - 2 Story

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: 1.037 Used  
Statement of Concluded Rates  
Condo/Ext/Split | 1.037 | 1.037 | 1.037 | 1.037 | 1.037 | 1.037  
2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to similar area Condo/Ext/ 1 Stories in Addison Crossing/ Addison Hartford, Cobblestone Ridge 1, 2 & 3 and Silver Pines Village

04221 RES - Hunters Pointe Condo - 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
20-08-18-105-016	52991 S HUNTERS PTE	8/21/2023	WD	03-ARM'S LENGTH	\$298,800	\$119,200	\$39.89	\$50,597	\$248,203	\$256,425	0.968	1573	157.79	Condo/Ext/1 Sty
20-08-18-105-019	15315 E HUNTERS PTE	3/28/2025	WD	03-ARM'S LENGTH	\$335,120	\$150,100	\$44.79	\$51,052	\$284,068	\$240,589	1.181	1573	180.59	Condo/Ext/1 Sty
20-08-18-105-040	52678 HUNTERS PTE	8/17/2023	WD	03-ARM'S LENGTH	\$315,000	\$119,200	\$37.84	\$50,000	\$265,000	\$236,110	1.122	1573	168.47	Condo/Ext/1 Sty
20-08-18-105-044	52774 HUNTERS PTE	7/19/2024	WD	03-ARM'S LENGTH	\$317,000	\$148,700	\$46.91	\$51,540	\$265,460	\$237,222	1.119	1573	168.76	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$1,265,920</b>	<b>\$537,200</b>			<b>\$1,062,731</b>	<b>\$970,346</b>			<b>168.90</b>	
						Sale. Ratio =>		\$42.44	E.C.F. =>		1.095			

DETERMINATION: 1.095 Use as Indicated  
Statement of Concluded Rates  
Condo/Ext/1 Sty | 1.095 | 1.095 | 1.095 | 1.095 | 1.095 | 1.095  
2025 ECF: 1.090

04001 RES - Westcreek Commons - 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
20-08-18-279-002	52167 SAWMILL CREEK	12/30/2024	WD	03-ARM'S LENGTH	\$308,900	\$155,500	50.34	\$52,110	\$256,790	\$257,106	0.999	1,626	157.93	Condo/Ext/1 Sty
20-08-18-279-017	52248 MITCHELL	6/30/2023	WD	03-ARM'S LENGTH	\$338,000	\$139,100	41.15	\$50,000	\$288,000	\$258,102	1.116	1,626	177.12	Condo/Ext/1 Sty
20-08-18-279-032	52209 FISH CREEK	8/30/2024	WD	03-ARM'S LENGTH	\$384,900	\$169,300	43.99	\$50,000	\$334,900	\$283,674	1.181	1,626	205.97	Condo/Ext/1 Sty
20-08-18-279-036	52185 FISH CREEK	4/22/2024	WD	03-ARM'S LENGTH	\$382,000	\$168,400	44.08	\$52,721	\$329,279	\$298,013	1.105	1,626	202.51	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$1,413,800</b>	<b>\$632,300</b>			<b>\$1,208,969</b>	<b>\$1,096,894</b>			<b>185.88</b>	
						Sale. Ratio =>		44.72	E.C.F. =>		1.102			

DETERMINATION: 1.102 Use as Indicated  
Statement of Concluded Rates  
Condo/Ext/1 Sty | 1.102 | 1.102 | 1.102 | 1.102 | 1.102 | 1.102  
2025 ECF: 1.112

02611 RES - Highland Hills Condo - 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
20-08-20-275-182	18207 PLEASANT VALLEY	10/20/2023	WD	03-ARM'S LENGTH	\$273,900	\$111,900	40.85	\$50,000	\$223,900	\$245,106	0.913	1,409	\$158.91	Condo/Int/1 Sty
20-08-20-275-210	17703 PLEASANT VALLEY	12/22/2023	WD	03-ARM'S LENGTH	\$276,900	\$109,900	39.69	\$50,000	\$226,900	\$238,999	0.949	1,416	\$160.24	Condo/Int/1 Sty
20-08-20-275-242	50315 PARADISE	6/7/2024	WD	03-ARM'S LENGTH	\$251,800	\$115,900	46.03	\$50,000	\$201,800	\$205,794	0.981	1,168	\$172.77	Condo/Int/1 Sty
20-08-20-275-271	50326 HIGHPOINT	7/18/2023	WD	03-ARM'S LENGTH	\$248,900	\$97,900	39.33	\$51,111	\$197,789	\$205,794	0.961	1,168	\$169.34	Condo/Int/1 Sty
20-08-20-276-050	50197 PEPPER TREE	3/21/2024	WD	03-ARM'S LENGTH	\$284,300	\$110,500	38.87	\$54,461	\$229,839	\$238,857	0.962	1,416	\$162.32	Condo/Int/1 Sty
20-08-20-276-078	50187 RALEIGH	7/11/2023	WD	03-ARM'S LENGTH	\$278,900	\$108,600	38.94	\$51,041	\$227,859	\$248,534	0.917	1,409	\$161.72	Condo/Int/1 Sty
20-08-20-276-102	50130 DECOOK	2/18/2025	WD	03-ARM'S LENGTH	\$337,900	\$133,000	39.36	\$50,000	\$287,900	\$243,919	1.180	1,471	\$195.72	Condo/Int/1 Sty
<b>Totals:</b>					<b>\$1,952,600</b>	<b>\$787,700</b>			<b>\$1,595,987</b>	<b>\$1,627,004</b>			<b>\$168.72</b>	
						Sale. Ratio =>		40.34	E.C.F. =>		0.981			

DETERMINATION: 0.981 Use as Indicated  
Statement of Concluded Rates  
Condo/Int/1 Sty | 0.981 | 0.981 | 0.981 | 0.981 | 0.981 | 0.981  
2025 ECF: .0944

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Asd/Adj.		Land +		E.C.F.	Floor Area	\$/sq.Ft.	Building Style
						Sold	Sale	Yard	Bldg. Residual	Cost Man. \$					
20-08-20-275-193	18009 PLEASANT VALLEY	11/9/2023	WD	03-ARM'S LENGTH	\$263,900	\$123,700	46.87	\$50,000	\$213,900	\$260,101	0.822	1,541	138.81	Condo/Ext/1 Sty	
20-08-20-275-240	50318 BROCKTON	1/17/2025	WD	03-ARM'S LENGTH	\$260,000	\$141,300	54.35	\$50,000	\$210,000	\$256,643	0.818	1,541	136.28	Condo/Ext/1 Sty	
20-08-20-275-244	50303 PARADISE	5/22/2023	WD	03-ARM'S LENGTH	\$288,000	\$122,400	42.50	\$50,000	\$238,000	\$256,643	0.927	1,541	154.45	Condo/Ext/1 Sty	
20-08-20-275-248	50249 PARADISE	8/13/2024	WD	03-ARM'S LENGTH	\$313,900	\$141,300	45.01	\$50,000	\$263,900	\$268,615	0.982	1,541	171.25	Condo/Ext/1 Sty	
20-08-20-275-260	50305 HIGHPOINT	8/15/2023	WD	03-ARM'S LENGTH	\$260,000	\$112,700	43.35	\$50,000	\$210,000	\$231,558	0.907	1,354	155.10	Condo/Ext/1 Sty	
20-08-20-275-284	50304 KNOLL	6/1/2023	WD	03-ARM'S LENGTH	\$309,400	\$123,600	39.95	\$50,000	\$259,400	\$260,088	0.997	1,541	168.33	Condo/Ext/1 Sty	
20-08-20-275-285	50310 KNOLL	8/16/2023	WD	03-ARM'S LENGTH	\$289,400	\$123,600	42.71	\$50,000	\$239,400	\$259,944	0.921	1,541	155.35	Condo/Ext/1 Sty	
20-08-20-275-288	50328 KNOLL	11/15/2023	WD	03-ARM'S LENGTH	\$321,000	\$123,700	38.54	\$50,000	\$271,000	\$283,361	0.956	1,541	175.86	Condo/Ext/1 Sty	
20-08-20-275-288	50328 KNOLL	8/16/2024	WD	03-ARM'S LENGTH	\$328,900	\$142,900	43.45	\$50,000	\$278,900	\$283,361	0.984	1,541	180.99	Condo/Ext/1 Sty	
20-08-20-276-016	18166 PORT SALEM	9/30/2024	WD	03-ARM'S LENGTH	\$261,400	\$127,000	48.58	\$50,000	\$211,400	\$225,401	0.938	1,354	156.13	Condo/Ext/1 Sty	
20-08-20-276-044	17662 PORT SALEM	8/20/2024	WD	03-ARM'S LENGTH	\$298,000	\$141,400	47.45	\$50,000	\$248,000	\$256,653	0.966	1,541	160.93	Condo/Ext/1 Sty	
20-08-20-276-057	50170 SEBRING	2/23/2024	WD	03-ARM'S LENGTH	\$235,000	\$110,900	47.19	\$50,000	\$185,000	\$226,142	0.818	1,354	136.63	Condo/Ext/1 Sty	
20-08-20-276-064	50167 SEBRING	1/31/2024	WD	03-ARM'S LENGTH	\$283,900	\$121,300	42.73	\$50,451	\$233,449	\$253,241	0.922	1,541	151.49	Condo/Ext/1 Sty	
20-08-20-276-065	50147 SEBRING	11/7/2023	WD	03-ARM'S LENGTH	\$280,000	\$121,100	43.25	\$50,000	\$230,000	\$273,410	0.841	1,541	149.25	Condo/Ext/1 Sty	
20-08-20-276-068	50107 SEBRING	5/12/2023	WD	03-ARM'S LENGTH	\$283,900	\$120,600	42.48	\$50,000	\$233,900	\$252,025	0.928	1,541	151.78	Condo/Ext/1 Sty	
20-08-20-276-088	50160 WHEATON	3/21/2025	WD	03-ARM'S LENGTH	\$292,000	\$127,000	43.49	\$50,000	\$242,000	\$225,401	1.074	1,354	178.73	Condo/Ext/1 Sty	
20-08-20-276-092	50198 WHEATON	3/17/2025	WD	03-ARM'S LENGTH	\$286,000	\$127,000	44.41	\$50,000	\$236,000	\$225,401	1.047	1,354	174.30	Condo/Ext/1 Sty	
20-08-20-276-105	50178 DECOOK	5/23/2024	WD	03-ARM'S LENGTH	\$278,900	\$128,200	45.97	\$52,448	\$226,452	\$225,401	1.005	1,354	167.25	Condo/Ext/1 Sty	
20-08-20-276-160	49882 ALPINE	12/19/2024	WD	03-ARM'S LENGTH	\$298,900	\$149,600	50.07	\$50,000	\$248,900	\$295,991	0.841	1,541	161.45	Condo/Ext/1 Sty	
<b>Totals:</b>					\$5,432,400	\$2,429,300			\$4,479,501	\$4,819,380			159.18		
					Sale. Ratio =>		44.72	E.C.F. =>		0.929					

DETERMINATION: 0.929 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	0.929	0.929	0.929	0.929	0.929	0.929
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2025 ECF: 0.952

01361 RES - Village at Riverside - 1 Sty

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Asd/Adj.		Land +		E.C.F.	Floor Area	\$/sq.Ft.	Building Style
						Sold	Sale	Yard	Bldg. Residual	Cost Man. \$					
20-08-23-402-030	22572 PIGEON RIVER	6/6/2023	WD	03-ARM'S LENGTH	\$379,000	\$136,400	35.99	\$53,974	\$325,026	\$253,919	1.280	1,443	225.24	Condo/Ext/1 Sty	
20-08-23-402-044	22607 PIGEON RIVER	10/27/2023	WD	03-ARM'S LENGTH	\$324,900	\$139,900	43.06	\$50,000	\$274,900	\$271,953	1.011	1,447	189.98	Condo/Ext/1 Sty	
20-08-23-402-057	22592 LYNDEN CREEK	8/2/2024	WD	03-ARM'S LENGTH	\$340,000	\$164,500	48.38	\$50,000	\$290,000	\$252,742	1.147	1,421	204.08	Condo/Ext/1 Sty	
20-08-23-402-065	22721 AMBER RIVER	7/12/2024	WD	03-ARM'S LENGTH	\$360,000	\$162,600	45.17	\$50,000	\$310,000	\$249,252	1.244	1,419	218.46	Condo/Ext/1 Sty	
20-08-23-402-079	49882 MUSKEGON RIVER	6/6/2024	WD	03-ARM'S LENGTH	\$330,000	\$158,600	48.06	\$50,000	\$280,000	\$242,325	1.155	1,334	209.90	Condo/Ext/1 Sty	
20-08-23-402-118	49849 RIFLE RIVER	11/8/2024	WD	03-ARM'S LENGTH	\$365,000	\$170,600	46.74	\$50,000	\$315,000	\$263,887	1.194	1,480	212.84	Condo/Ext/1 Sty	
20-08-23-402-129	22576 CASS RIVER	1/28/2025	WD	03-ARM'S LENGTH	\$348,900	\$158,500	45.43	\$50,000	\$298,900	\$242,140	1.234	1,334	224.06	Condo/Ext/1 Sty	
<b>Totals:</b>					\$2,447,800	\$1,091,100			\$2,093,826	\$1,776,218			212.08		
					Sale. Ratio =>		44.57	E.C.F. =>		1.179					

DETERMINATION: 1.179 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.179	1.179	1.179	1.179	1.179	1.179
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2025 ECF: 1.147

01362 RES - Village at Riverside - 2 Sty

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Asd/Adj.		Land +		E.C.F.	Floor Area	\$/sq.Ft.	Building Style
						Sold	Sale	Yard	Bldg. Residual	Cost Man. \$					
20-08-23-402-008	22788 AMBER RIVER	5/10/2024	WD	03-ARM'S LENGTH	\$ 489,000	\$ 172,500	35.28	\$52,265	\$436,735	\$295,153	1.480	1,896	230.35	Condo/Ext/Split	
20-08-23-402-058	22584 LYNDEN CREEK	8/24/2023	WD	03-ARM'S LENGTH	\$ 340,900	\$ 154,400	45.29	\$52,300	\$288,600	\$301,675	0.957	1,922	150.16	Condo/Ext/Split	
<b>Totals:</b>					\$ 829,900	\$ 326,900			\$725,335	\$596,828			190.25		
					Sale. Ratio =>		39.39	E.C.F. =>		1.215					

DETERMINATION: 1.006 Used

Statement of Concluded Rates

Condo/Ext/Split	1.006	1.006	1.006	1.006	1.006	1.006
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2025 ECF: 0.995

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Sandstone/Retreat 2 Sty

02081 RES - Sandstone/Retreat - 1 Sty

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Asd/Adj.		Land +		E.C.F.	Floor Area	\$/sq.Ft.	Building Style
						Sold	Sale	Yard	Bldg. Residual	Cost Man. \$					
20-08-24-325-070	49600 BROADACRE	8/5/2024	WD	03-ARM'S LENGTH	\$425,000	\$191,700	45.11	\$50,000	\$375,000	\$317,191	1.182	1,753	213.92	Condo/Ext/1 Sty	
20-08-24-325-078	23278 STREAMVIEW	6/19/2023	WD	03-ARM'S LENGTH	\$412,000	\$180,700	43.86	\$50,000	\$362,000	\$337,355	1.073	1,753	206.50	Condo/Ext/1 Sty	
20-08-24-325-101	23583 ROSSITER	1/16/2024	WD	03-ARM'S LENGTH	\$368,900	\$164,500	44.59	\$51,443	\$317,457	\$301,670	1.052	1,739	182.55	Condo/Ext/1 Sty	
20-08-24-325-121	49662 WAYBURN	9/6/2024	WD	03-ARM'S LENGTH	\$365,000	\$180,500	49.45	\$50,901	\$314,099	\$299,246	1.050	1,755	178.97	Condo/Ext/1 Sty	
20-08-24-325-143	49559 HIDDENBROOK	8/30/2023	WD	03-ARM'S LENGTH	\$408,900	\$166,900	40.82	\$51,540	\$357,360	\$306,797	1.165	1,755	203.62	Condo/Ext/1 Sty	
20-08-24-325-155	49636 HIDDENBROOK	5/10/2024	WD	03-ARM'S LENGTH	\$373,900	\$186,800	49.96	\$50,806	\$323,094	\$312,711	1.033	1,753	184.31	Condo/Ext/1 Sty	
<b>Totals:</b>					\$2,353,700	\$1,071,100			\$2,049,010	\$1,874,970			194.98		

Sale. Ratio => 45.51 E.C.F. => 1.093

DETERMINATION: 1.093 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.093	1.093	1.093	1.093	1.093	1.093
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2025 ECF: 1.077

02082 RES - Sandstone/Retreat - 2 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
20-08-24-325-081	49562 STILLMEADOW	12/8/2023	WD	03-ARM'S LENGTH	\$403,900	\$170,400	42.19	\$50,000	\$353,900	\$361,560	0.979	2,071	175.65	Condo/Ext/Split
20-08-24-325-166	49612 COSIMO	3/19/2025	WD	03-ARM'S LENGTH	\$398,900	\$184,800	46.33	\$50,956	\$347,944	\$346,143	1.005	2,055	169.32	Condo/Ext/Split
20-08-24-325-180	23790 ROSSITER	11/1/2023	WD	03-ARM'S LENGTH	\$387,900	\$155,500	40.09	\$50,000	\$337,900	\$325,810	1.037	2,069	163.32	Condo/Ext/Split
Totals:					\$1,190,700	\$510,700			\$1,039,744	\$1,033,513			167.84	

Sale. Ratio => 42.89 E.C.F. => 1.006

DETERMINATION: 1.006 Use as Indicated

Statement of Concluded Rates

Condo/Ext/Split	1.006	1.006	1.006	1.006	1.006	1.006
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2025 ECF: 0.963

02061 RES - Featherstone/Retreat - 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
20-08-24-351-015	49290 WAYBURN	4/15/2024	WD	03-ARM'S LENGTH	\$298,900	\$141,600	47.37	\$50,000	\$248,900	\$256,514	0.970	1417	175.65	Condo/Int/1 Sty
20-08-24-351-071	49249 BRODIE	7/16/2024	WD	03-ARM'S LENGTH	\$341,000	\$164,500	48.24	\$50,000	\$291,000	\$305,936	0.951	1693	171.88	Condo/Int/1 Sty
20-08-24-351-074	49225 BRODIE	7/1/2024	WD	03-ARM'S LENGTH	\$350,900	\$173,100	49.33	\$53,641	\$297,259	\$325,665	0.913	1860	159.82	Condo/Int/1 Sty
20-08-24-351-102	23615 FOXBORO	10/4/2024	WD	03-ARM'S LENGTH	\$398,900	\$174,500	43.75	\$53,363	\$345,537	\$352,721	0.980	1860	185.77	Condo/Int/1 Sty
20-08-24-351-121	49219 JACOB	9/22/2023	WD	03-ARM'S LENGTH	\$350,000	\$144,100	41.17	\$51,449	\$298,551	\$315,237	0.947	1520	196.42	Condo/Int/1 Sty
20-08-24-351-127	49258 JACOB	9/6/2024	WD	03-ARM'S LENGTH	\$369,900	\$168,800	45.63	\$51,449	\$318,451	\$341,687	0.932	1520	209.51	Condo/Int/1 Sty
20-08-24-351-133	49158 DIANE	5/17/2024	WD	03-ARM'S LENGTH	\$358,900	\$166,900	46.50	\$51,449	\$307,451	\$311,020	0.989	1520	202.27	Condo/Int/1 Sty
20-08-24-351-136	49151 DIANE	7/10/2024	WD	03-ARM'S LENGTH	\$375,000	\$161,600	43.09	\$51,355	\$323,645	\$313,788	1.031	1520	212.92	Condo/Int/1 Sty
20-08-24-351-415	49105 GARRETT	7/12/2023	WD	03-ARM'S LENGTH	\$424,900	\$143,000	33.85	\$50,000	\$374,900	\$314,128	1.193	1520	246.64	Condo/Int/1 Sty
Totals:					\$3,268,400	\$1,438,100			\$2,805,694	\$2,836,697			195.65	

Sale. Ratio => 44.00 E.C.F. => 0.989

DETERMINATION: 0.989 Use as Indicated

Statement of Concluded Rates

Condo/Int/1 Sty	0.989	0.989	0.989	0.989	0.989	0.989
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2025 ECF: 1.005

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
20-08-24-351-053	49100 KIMBERLY	9/3/2024	WD	03-ARM'S LENGTH	\$383,900	\$205,300	53.48	\$50,000	\$333,900	\$386,800	0.863	2001	166.87	Condo/Ext/1 Sty
20-08-24-351-149	49236 MALLORIE	11/7/2023	WD	03-ARM'S LENGTH	\$417,000	\$177,700	42.61	\$50,000	\$367,000	\$391,245	0.938	2001	183.41	Condo/Ext/1 Sty
20-08-24-351-173	49238 HANNA	12/11/2023	WD	03-ARM'S LENGTH	\$415,000	\$177,700	42.82	\$50,000	\$365,000	\$391,245	0.933	2001	182.41	Condo/Ext/1 Sty
20-08-24-351-186	23345 FOXBORO	8/10/2023	WD	03-ARM'S LENGTH	\$408,900	\$182,600	44.66	\$50,000	\$358,900	\$404,143	0.888	2001	179.36	Condo/Ext/1 Sty
Totals:					\$1,624,800	\$743,300			\$1,424,800	\$1,573,434			178.01	

Sale. Ratio => 45.75 E.C.F. => 0.906

DETERMINATION: 0.929 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	0.929	0.929	0.929	0.929	0.929	0.929
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2025 ECF: 0.986

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills Ext/1Sty

02072 Res - Keystone/Retreat 2 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
20-08-24-352-005	23332 CLAREWOOD	4/10/2023	WD	03-ARM'S LENGTH	\$176,400	\$93,100	52.78	\$25,000	\$151,400	\$179,768	0.842	1,244	121.70	Two Story
20-08-24-352-012	23416 CLAREWOOD	7/31/2024	WD	03-ARM'S LENGTH	\$193,900	\$99,700	51.42	\$25,000	\$168,900	\$179,768	0.940	1,244	135.77	Two Story
20-08-24-352-139	23740 CLAREWOOD	12/19/2023	WD	03-ARM'S LENGTH	\$297,500	\$122,800	41.28	\$25,000	\$272,500	\$325,381	0.837	2,180	125.00	Two Story
Totals:					\$667,800	\$315,600			\$592,800	\$684,917			127.49	

Sale. Ratio => 47.25 E.C.F. => 0.865

DETERMINATION: 0.865 Use as Indicated

Statement of Concluded Rates

Two Story	0.865	0.865	0.865	0.865	0.865	0.865
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2025 ECF: 0.970

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
20-08-24-352-014	23440 CLAREWOOD	6/27/2023	WD	03-ARM'S LENGTH	\$269,900	\$116,000	42.98	\$26,442	\$243,458	\$268,654	0.906	2,004	121.49	Condo/Int/Split
20-08-24-352-014	23440 CLAREWOOD	1/31/2025	WD	03-ARM'S LENGTH	\$289,900	\$138,000	47.60	\$26,442	\$263,458	\$268,654	0.981	2,004	131.47	Condo/Int/Split
Totals:					\$559,800	\$254,000			\$506,916	\$537,308			126.48	

Sale. Ratio => 45.37 E.C.F. => 0.943

DETERMINATION: 0.916 Used

Statement of Concluded Rates

Condo/Int/Split	0.916	0.916	0.916	0.916	0.916	0.916
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2025 ECF: 0.957

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Cobblestone Ridge and Averhill Park Int/Splits

02001 RES - Park at Legacy - 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
20-08-25-151-011	23327 SPRING CREEK	5/31/2023	WD	03-ARM'S LENGTH	\$399,400	\$164,800	41.26	\$50,000	\$349,400	\$324,437	1.077	1,753	199.32	Condo/Ext/1 Sty
20-08-25-151-034	23360 FLUSHING	7/20/2023	WD	03-ARM'S LENGTH	\$398,900	\$163,100	40.89	\$51,001	\$347,899	\$351,180	0.991	1,753	198.46	Condo/Ext/1 Sty
20-08-25-151-069	23551 STEINWAY	4/3/2023	WD	03-ARM'S LENGTH	\$360,000	\$166,500	46.25	\$52,851	\$307,149	\$325,626	0.943	1,630	188.43	Condo/Ext/1 Sty
20-08-25-151-082	48401 LONG ISLAND	9/24/2024	WD	03-ARM'S LENGTH	\$428,900	\$192,400	44.86	\$51,654	\$377,246	\$316,918	1.190	1,630	231.44	Condo/Ext/1 Sty
Totals:					\$1,587,200	\$686,800			\$1,381,694	\$1,318,160			204.41	
							Sale. Ratio =>	43.27			E.C.F. =>	1.048		

DETERMINATION: 1.048 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.048	1.048	1.048	1.048	1.048	1.048
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2025 ECF: 1.057

02002 RES - Park at Legacy - 2 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
20-08-25-151-081	48425 LONG ISLAND	7/12/2024	WD	03-ARM'S LENGTH	\$430,000	\$223,700	52.02	\$52,494	\$377,506	\$385,719	0.979	2,114	178.57	Condo/Ext/Split
Totals:					\$430,000	\$223,700			\$377,506	\$385,719			178.57	
							Sale. Ratio =>	52.02			E.C.F. =>	0.979		

DETERMINATION: 1.006 Used

Statement of Concluded Rates

Condo/Ext/Split	1.006	1.006	1.006	1.006	1.006	1.006
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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 Sandstone/Retreat 2 Sty

04011 RES - Hunters Chase - 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
20-08-25-352-011	47194 HUNTERS CHASE	4/17/2023	WD	03-ARM'S LENGTH	\$274,900	\$127,800	46.49	\$51,526	\$223,374	\$218,648	1.022	1,496	149.31	Condo/Ext/1 Sty
20-08-25-352-015	47266 HUNTERS CHASE	12/2/2024	WD	03-ARM'S LENGTH	\$281,000	\$142,500	50.71	\$50,000	\$231,000	\$237,159	0.974	1,496	154.41	Condo/Ext/1 Sty
20-08-25-352-038	47021 HUNTERS CHASE	11/8/2024	WD	03-ARM'S LENGTH	\$287,000	\$141,400	49.27	\$50,000	\$237,000	\$217,927	1.088	1,496	158.42	Condo/Ext/1 Sty
Totals:					\$942,900	\$411,700			\$691,374	\$673,734			154.05	
							Sale. Ratio =>	48.84			E.C.F. =>	1.026		

DETERMINATION: 1.041 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.041	1.041	1.041	1.041	1.041	1.041
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2025 ECF: 1.080

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Farmbrook Condos 1 Sty, Meadows @ Lakeside 1 Sty, Fairway Commons 1 Sty & Windmere Farms 1 Sty

04501 RES - Mission Valley Condo - 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
20-08-25-353-007	47189 W MISSION VALLEY	6/3/2024	WD	03-ARM'S LENGTH	\$318,800	\$145,000	45.48	\$50,000	\$268,800	\$246,786	1.089	1,489	180.52	Condo/Ext/1 Sty
20-08-25-353-012	23140 S MISSION VALLEY	7/26/2024	WD	03-ARM'S LENGTH	\$268,900	\$136,200	50.65	\$50,000	\$218,900	\$234,485	0.934	1,489	147.01	Condo/Ext/1 Sty
Totals:					\$587,700	\$281,200			\$487,700	\$481,271			\$163.77	
							Sale. Ratio =>	47.85			E.C.F. =>	1.013		

DETERMINATION: 1.009 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.009	1.009	1.009	1.009	1.009	1.009
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Pheasant Ridge 1 Sty

04502 RES - Mission Valley Condo - 2 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
20-08-25-353-011	23112 S MISSION VALLEY	5/3/2024	WD	03-ARM'S LENGTH	\$273,900	\$147,900	54.00	\$50,000	\$223,900	\$261,490	0.856	1,811	123.63	Condo/Ext/Split
Totals:					\$273,900	\$147,900			\$223,900	\$261,490			123.63	
							Sale. Ratio =>	54.00			E.C.F. =>	0.856		

DETERMINATION: 0.977 Used

Statement of Concluded Rates

Condo/Ext/Split	0.977	0.977	0.977	0.977	0.977	0.977
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2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Village @ Riverside, Sandstone Retreat, Park@ Legacy and Windemere Farms

09601 RES - Farmbrooke Condos - 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
20-08-30-101-085	48742 E WINDMILL	8/1/2023	WD	03-ARM'S LENGTH	\$283,900	\$105,800	37.27	\$50,000	\$233,900	\$192,966	1.212	1,311	178.41	Condo/Ext/1 Sty
20-08-30-101-088	48778 E WINDMILL	1/29/2025	WD	03-ARM'S LENGTH	\$278,800	\$119,800	42.97	\$50,000	\$228,800	\$198,786	1.151	1,311	174.52	Condo/Ext/1 Sty
20-08-30-101-096	48888 E WINDMILL	7/9/2024	WD	03-ARM'S LENGTH	\$290,000	\$118,700	40.93	\$51,223	\$238,777	\$192,096	1.243	1,311	182.13	Condo/Ext/1 Sty
Totals:					\$852,700	\$344,300			\$701,477	\$583,848			178.35	
					Sale. Ratio =>		40.37			E.C.F. =>	1.201			

DETERMINATION:

1.041 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.041	1.041	1.041	1.041	1.041	1.041
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Farmbrook Condos 1 Sty, Meadows @ Lakeside 1 Sty, Fairway Commons 1 Sty & Windemere Farms 1 Sty

09602 RES - Farmbrooke Condos - 2 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
20-08-30-101-018	15255 WINDMILL	6/12/2024	WD	03-ARM'S LENGTH	\$299,400	\$118,300	39.51	\$50,583	\$248,817	\$206,922	1.202	1,590	156.49	Condo/Int/Split
20-08-30-101-042	15420 WINDMILL	9/25/2023	WD	03-ARM'S LENGTH	\$278,800	\$105,000	37.66	\$50,000	\$228,800	\$195,554	1.170	1,590	143.90	Condo/Int/Split
20-08-30-101-050	15370 WINDMILL	5/31/2024	WD	03-ARM'S LENGTH	\$279,200	\$121,300	43.45	\$50,000	\$229,200	\$203,703	1.125	1,590	144.15	Condo/Int/Split
Totals:					\$857,400	\$344,600			\$706,817	\$606,179			148.18	
					Sale. Ratio =>		40.19			E.C.F. =>	1.166			

DETERMINATION:

0.997 Used

Statement of Concluded Rates

Condo/Int/Split	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.957

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows at Lakeside, Country Meadows/South, Winderemere Commons & Jewel Pointe

01001 RES - Royce Ridge Condos - 1 Story

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
20-08-31-253-036	15995 N BENTLEY	5/26/2023	WD	03-ARM'S LENGTH	287,000	\$117,200	40.84	\$50,000	\$237,000	\$217,297	1.091	1,234	\$192.06	Condo/Ext/1 Sty
Totals:					287,000	\$117,200			\$237,000	\$217,297			\$192.06	
					Sales Ratio:		40.83			E.C.F. =>	1.091			

DETERMINATION:

1.041 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.041	1.041	1.041	1.041	1.041	1.041
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Farmbrook Condos 1 Sty, Meadows @ Lakeside 1 Sty, Fairway Commons 1 Sty & Windemere Farms 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
No sales														
Condo/Int/1 Sty														

DETERMINATION:

0.997 Used

Statement of Concluded Rates

Condo/Int/1 Sty	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.955

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills, Meadows @ Lakeside & Windemere Commons

01002 RES - Royce Ridge Condos - 2 Story

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
20-08-31-253-050	46499 W BENTLEY	1/15/2025	WD	03-ARM'S LENGTH	284,000	\$134,100	47.22	\$50,000	\$234,000	\$256,435	0.913	1,851	\$126.42	Condo/Ext/Split
Totals:					284,000	\$134,100			\$234,000	\$256,435			\$126.42	
					Sales Ratio:		47.21			E.C.F. =>	0.913			

DETERMINATION:

1.030 Used

Statement of Concluded Rates

Condo/Ext/Split	1.030	1.030	1.030	1.030	1.030	1.030
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2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

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
20-08-31-253-013	46056 IMPERIAL	9/18/2024	WD	03-ARM'S LENGTH	310,000	\$144,300	46.55	\$50,000	\$260,000	\$267,470	0.972	1,844	\$141.00	Condo/Int/Split
20-08-31-253-029	46492 IMPERIAL	5/22/2024	WD	03-ARM'S LENGTH	301,000	\$138,800	46.11	\$50,000	\$251,000	\$255,153	0.984	1,844	\$136.12	Condo/Int/Split
Totals:					611,000	\$283,100			\$511,000	\$522,623			\$138.56	

Sales Ratio: 46.33 E.C.F. => 0.978

DETERMINATION: 0.997 Used

Statement of Concluded Rates

Condo/Int/Split	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.957

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows at Lakeside, Country Meadows/South, Windermere Commons & Jewel Pointe

09201 RES - Huntcliff Village - 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
20-08-31-329-056	15444 ROXBURY	11/27/2024	WD	03-ARM'S LENGTH	\$245,000	\$112,500	45.92	\$50,000	\$195,000	\$182,174	1.070	1440.000	135.42	Condo/Ext/1 Sty
20-08-31-329-097	45461 NOTTINGHAM	5/31/2023	WD	03-ARM'S LENGTH	\$253,400	\$99,800	39.38	\$50,000	\$203,400	\$225,785	0.901	1426.000	142.64	Condo/Ext/1 Sty
20-08-31-329-109	15750 HUNTCLIFF	3/7/2025	WD	03-ARM'S LENGTH	\$255,000	\$134,200	52.63	\$50,000	\$205,000	\$223,416	0.918	1652.000	124.09	Condo/Ext/1 Sty
20-08-31-329-113	45380 INVERNESS	6/6/2024	WD	03-ARM'S LENGTH	\$268,000	\$132,900	49.59	\$50,000	\$218,000	\$222,056	0.982	1485.000	146.80	Condo/Ext/1 Sty
20-08-31-329-114	45360 INVERNESS	7/31/2024	WD	03-ARM'S LENGTH	\$260,000	\$132,900	51.12	\$50,000	\$210,000	\$222,056	0.946	1485.000	141.41	Condo/Ext/1 Sty
20-08-31-329-126	45370 NOTTINGHAM	9/16/2024	WD	03-ARM'S LENGTH	\$253,500	\$134,500	53.06	\$50,000	\$203,500	\$225,296	0.903	1485.000	137.04	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$1,534,900</b>	<b>\$746,800</b>			<b>\$1,234,900</b>	<b>\$1,300,783</b>			<b>137.90</b>	
							Sale. Ratio =>	48.65	E.C.F. =>		0.949			

DETERMINATION: 0.949 Used as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	0.949	0.949	0.949	0.949	0.949	0.949
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2025 ECF 0.981

09202 RES - Huntcliff Village - 2 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
20-08-31-329-045	15585 HUNTCLIFF	7/19/2024	WD	03-ARM'S LENGTH	\$258,200	\$103,200	39.97	\$50,000	\$208,200	\$172,566	1.206	1,410	147.66	Two Story
20-08-31-329-053	15466 ROXBURY	7/17/2024	WD	03-ARM'S LENGTH	\$269,000	\$101,100	37.58	\$50,000	\$219,000	\$168,104	1.303	1,410	155.32	Two Story
20-08-31-329-069	45603 BRISTOL BAY	5/9/2023	WD	03-ARM'S LENGTH	\$218,000	\$91,300	41.88	\$50,000	\$168,000	\$176,829	0.950	1,410	119.15	Two Story
20-08-31-329-079	15280 ROXBURY	4/15/2024	WD	03-ARM'S LENGTH	\$259,400	\$100,100	38.59	\$50,000	\$209,400	\$175,416	1.194	1,410	148.51	Two Story
20-08-31-329-082	15593 HUNTCLIFF	5/4/2023	WD	03-ARM'S LENGTH	\$231,000	\$122,700	53.12	\$50,000	\$181,000	\$243,522	0.743	1,972	91.78	Two Story
20-08-31-329-091	15272 ROXBURY	6/27/2023	WD	03-ARM'S LENGTH	\$248,900	\$119,400	47.97	\$50,000	\$198,900	\$243,846	0.816	1,972	100.86	Two Story
<b>Totals:</b>					<b>\$1,484,500</b>	<b>\$637,800</b>			<b>\$1,184,500</b>	<b>\$1,180,285</b>			<b>127.21</b>	
							Sale. Ratio =>	42.96	E.C.F. =>		1.004			

DETERMINATION: 1.004 Used as Indicated

Statement of Concluded Rates

Two Story	1.004	1.004	1.004	1.004	1.004	1.004
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2025 ECF: 0.938

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: 1.030 Used

Statement of Concluded Rates

Condo/Ext/Split	1.030	1.030	1.030	1.030	1.030	1.030
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2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

07301 RES - Lelsurton East 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
20-08-31-401-002	45511 LEDGEWOOD	8/11/2023	WD	03-ARM'S LENGTH	\$177,900	\$55,600	31.25	\$50,000	\$127,900	\$98,068	1.304	931	137.38	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$177,900</b>	<b>\$55,600</b>			<b>\$127,900</b>	<b>\$98,068</b>			<b>137.38</b>	
							Sale. Ratio =>	31.25	E.C.F. =>		1.304			

DETERMINATION: 1.041 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.041	1.041	1.041	1.041	1.041	1.041
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Farmbrook Condos 1 Sty, Meadows @ Lakeside 1 Sty, Fairway Commons 1 Sty & Windemere Farms 1 Sty

07302 RES - Lelsurton East 2 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														

DETERMINATION: 1.004 Used

Statement of Concluded Rates

Two Story	1.004	1.004	1.004	1.004	1.004	1.004
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2025 ECF: 0.970

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Huntcliff Village

07201 RES - Lakeside Villas - 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
20-08-31-402-018	16323 GREENLAND	5/8/2024	WD	03-ARM'S LENGTH	\$235,000	\$110,200	46.89	\$92,465	\$142,535	\$132,941	1.072	1,197	119.08	Ranch
20-08-31-402-043	46664 NORTH HILL	3/22/2024	WD	03-ARM'S LENGTH	\$356,900	\$125,700	35.22	\$92,096	\$264,804	\$200,224	1.323	1,896	139.66	Ranch
Totals:					\$591,900	\$235,900			\$407,339	\$333,165			129.37	

Sale. Ratio => 39.85 E.C.F. => 1.223

DETERMINATION:

1.341 Used

Statement of Concluded Rates

Ranch	1.341	1.341	1.341	1.341	1.341	1.341
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2025 ECF: 1.191

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Lakeside Meadows and Leisuren East

01374:13947202 RES - Lakeside Villas - 2 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
20-08-31-402-014	16314 GREENLAND	2/28/2024	WD	03-ARM'S LENGTH	\$314,400	\$98,200	31.23	\$91,798	\$222,602	\$167,899	1.326	1,691	131.64	Two Story
20-08-31-402-026	16346 EAST HILL	8/16/2023	WD	03-ARM'S LENGTH	\$230,000	\$97,700	42.48	\$91,798	\$138,202	\$167,143	0.827	1,691	81.73	Two Story
20-08-31-402-026	16346 EAST HILL	4/12/2024	WD	03-ARM'S LENGTH	\$374,400	\$133,500	35.66	\$91,798	\$282,602	\$167,143	1.691	1,691	167.12	Two Story
Totals:					\$918,800	\$329,400			\$643,406	\$502,184			126.83	

Sale. Ratio => 35.85 E.C.F. => 1.281

DETERMINATION:

1.391 Used

Statement of Concluded Rates

Two Story	1.391	1.391	1.391	1.391	1.391	1.391
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2025 ECF: 1.254

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Huntcliff Village and Country Meadows

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

01251 RES - Meadows at Lakeside - 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
20-08-31-403-029	16139 MEADOWS	1/24/2025	WD	03-ARM'S LENGTH	\$282,000	\$106,200	37.66	\$50,000	\$232,000	\$183,679	1.263	1,335	173.78	Condo/Int/1 Sty
20-08-31-403-036	16110 MEADOWS	9/4/2024	WD	03-ARM'S LENGTH	\$285,000	\$105,700	37.09	\$50,000	\$235,000	\$198,458	1.184	1,335	176.03	Condo/Int/1 Sty
20-08-31-403-083	45930 E MEADOWS	11/3/2023	WD	03-ARM'S LENGTH	\$273,900	\$107,400	39.21	\$50,000	\$223,900	\$200,368	1.117	1,410	158.79	Condo/Int/1 Sty
Totals:					\$840,900	\$319,300			\$690,900	\$582,503			169.53	

Sale. Ratio => 38.45 E.C.F. => 1.186

DETERMINATION:

0.997 Used

Statement of Concluded Rates

Condo/Int/1 Sty	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.955

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills, Meadows @ Lakeside & Windemere Commons

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
20-08-31-403-122	45790 W MEADOWS	11/2/2023	WD	03-ARM'S LENGTH	\$268,400	\$107,200	39.94	\$50,000	\$218,400	\$208,613	1.047	1,335	163.60	Condo/Ext/1 Sty
Totals:					\$268,400	\$107,200			\$218,400	\$208,613			163.60	

Sale. Ratio => 39.94 E.C.F. => 1.047

DETERMINATION:

1.041 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.041	1.041	1.041	1.041	1.041	1.041
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Farmbrook Condos 1 Sty, Meadows @ Lakeside 1 Sty, Fairway Commons 1 Sty & Windemere Farms 1 Sty

01252 RES - Meadows at Lakeside - 2 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
20-08-31-403-001	15911 MEADOWS	3/7/2025	WD	03-ARM'S LENGTH	\$265,000	\$125,300	47.28	\$50,000	\$215,000	\$216,562	0.993	1,794	119.84	Condo/Ext/Split
20-08-31-403-074	46070 E MEADOWS	7/10/2024	WD	03-ARM'S LENGTH	\$285,100	\$131,100	45.98	\$50,000	\$235,100	\$229,271	1.025	1,794	131.05	Condo/Ext/Split

20-08-31-403-121	45800 W MEADOWS	5/8/2023	WD	03-ARM'S LENGTH	\$302,900	\$122,000	40.28	\$50,000	\$252,900	\$255,266	0.991	1,794	140.97	Condo/Ext/Split
<b>Totals:</b>					<b>\$853,000</b>	<b>\$378,400</b>			<b>\$703,000</b>	<b>\$701,098</b>			<b>130.63</b>	
					<b>Sale. Ratio =&gt;</b>		<b>44.36</b>			<b>E.C.F. =&gt;</b>		<b>1.002</b>		

**DETERMINATION:** 1.030 Used

Statement of Concluded Rates

Condo/Ext/Split	1.030	1.030	1.030	1.030	1.030	1.030
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2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

**01201 RES - Pheasant Ridge - 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
20-08-31-404-001	15905 PHEASANT RIDGE	2/10/2025	WD	03-ARM'S LENGTH	\$263,900	\$114,100	43.24	\$50,000	\$213,900	\$213,758	1.001	1,389	154.00	Condo/Ext/1 Sty
20-08-31-404-009	15974 PHEASANT RIDGE	7/12/2023	WD	03-ARM'S LENGTH	\$313,900	\$109,500	34.88	\$50,000	\$263,900	\$221,376	1.192	1,389	189.99	Condo/Ext/1 Sty
20-08-31-404-011	15979 PHEASANT RIDGE	11/1/2024	WD	03-ARM'S LENGTH	\$325,000	\$116,900	35.97	\$50,000	\$275,000	\$220,655	1.246	1,389	197.98	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$902,800</b>	<b>\$340,500</b>			<b>\$752,800</b>	<b>\$655,788</b>			<b>180.66</b>	
					<b>Sale. Ratio =&gt;</b>		<b>37.72</b>			<b>E.C.F. =&gt;</b>		<b>1.148</b>		

**DETERMINATION:** 1.009 Used

Statement of Concluded Rates

Condo/Ext/1 Sty	1.009	1.009	1.009	1.009	1.009	1.009
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2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Mission Valley 1 Sty

**01101 RES - Country Mead/South Condos-1sty**

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
20-08-32-101-012	46910 COUNTRY	11/17/2023	WD	03-ARM'S LENGTH	248,900	\$82,400	33.11	\$50,000	\$198,900	\$156,276	1.273	1,028	193.48	Condo/Ext/1 Sty
20-08-32-101-020	46865 HIGH MEADOWS	6/12/2024	WD	03-ARM'S LENGTH	245,000	\$97,400	39.76	\$50,000	\$195,000	\$163,569	1.192	1,163	167.67	Condo/Ext/1 Sty
20-08-32-101-046	46609 HIGH MEADOWS	2/18/2025	WD	03-ARM'S LENGTH	308,000	\$119,000	38.64	\$50,000	\$258,000	\$212,375	1.215	1,596	161.65	Condo/Ext/1 Sty
20-08-32-102-022	46712 COUNTRY	8/21/2024	WD	03-ARM'S LENGTH	300,900	\$115,900	38.52	\$50,000	\$250,900	\$218,575	1.148	1,321	189.93	Condo/Ext/1 Sty
20-08-32-102-034	46506 COUNTRY	7/28/2023	WD	03-ARM'S LENGTH	256,900	\$108,200	42.12	\$50,000	\$206,900	\$211,907	0.976	1,321	156.62	Condo/Ext/1 Sty
20-08-32-102-063	16615 COUNTRY RIDGE	3/20/2025	WD	03-ARM'S LENGTH	303,333	\$125,000	41.21	\$50,000	\$253,333	\$228,740	1.108	1,321	191.77	Condo/Ext/1 Sty
20-08-32-102-083	16895 COUNTRY RIDGE	11/8/2024	WD	03-ARM'S LENGTH	260,900	\$117,200	44.92	\$50,000	\$210,900	\$223,380	0.944	1,321	159.65	Condo/Ext/1 Sty
20-08-32-102-094	16740 COUNTRY RIDGE	8/28/2024	WD	03-ARM'S LENGTH	265,900	\$118,500	44.57	\$50,000	\$215,900	\$229,021	0.943	1,321	163.44	Condo/Ext/1 Sty
<b>Totals:</b>					<b>2,189,833</b>	<b>\$883,600</b>			<b>\$1,789,833</b>	<b>\$1,643,842</b>			<b>173.03</b>	
					<b>Sale. Ratio =&gt;</b>		<b>40.35</b>			<b>E.C.F. =&gt;</b>		<b>1.089</b>		

**DETERMINATION:** 1.089 Use as indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.089	1.089	1.089	1.089	1.089	1.089
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2025 ECF: 0.952

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:** 0.997 Used

Statement of Concluded Rates

Condo/Int/1 Sty	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.955

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills, Meadows @ Lakeside & Windemere Commons

**01102 RES - County Mead/South Condos - 2sty**

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
20-08-32-101-019	46855 HIGH MEADOWS	8/20/2024	WD	03-ARM'S LENGTH	\$290,000	\$110,800	38.21	\$50,000	\$240,000	\$189,805	1.264	1,656	144.93	Two Story
<b>Totals:</b>					<b>\$290,000</b>	<b>\$110,800</b>			<b>\$240,000</b>	<b>\$189,505</b>			<b>144.93</b>	
					<b>Sale. Ratio =&gt;</b>		<b>41.06</b>			<b>E.C.F. =&gt;</b>		<b>1.264</b>		

**DETERMINATION:** 1.030 Used

Statement of Concluded Rates

Two Story	1.030	1.030	1.030	1.030	1.030	1.030
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2025 ECF: 0.970

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Madison Manor and Huntcliff Village

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
20-08-32-101-027	46840 HIGH MEADOWS	5/17/2023	WD	03-ARM'S LENGTH	\$240,900	\$89,900	37.32	\$50,408	\$190,492	\$163,621	1.164	1,266	150.47	Condo/Int/Split
20-08-32-102-008	46693 HIGH MEADOWS	5/10/2024	WD	03-ARM'S LENGTH	\$290,900	\$121,700	41.84	\$50,000	\$240,900	\$227,804	1.057	1,538	156.63	Condo/Int/Split
20-08-32-102-013	46783 HIGH MEADOWS	11/22/2024	WD	03-ARM'S LENGTH	\$285,000	\$121,700	42.70	\$50,000	\$235,000	\$214,163	1.097	1,538	152.80	Condo/Int/Split
20-08-32-102-024	46676 COUNTRY	9/28/2024	WD	03-ARM'S LENGTH	\$300,000	\$123,100	41.03	\$53,130	\$246,870	\$234,425	1.053	1,538	160.51	Condo/Int/Split

20-08-32-102-025	46658 COUNTRY	8/7/2023	WD	03-ARM'S LENGTH	\$268,900	\$112,700	41.91	\$50,000	\$218,900	\$235,270	0.930	1,538	142.33	Condo/Int/Split
20-08-32-102-049	16822 COUNTRY RIDGE	7/3/2023	WD	03-ARM'S LENGTH	\$300,000	\$114,100	38.03	\$50,000	\$250,000	\$223,937	1.116	1,538	162.55	Condo/Int/Split
20-08-32-102-049	16822 COUNTRY RIDGE	2/14/2025	WD	03-ARM'S LENGTH	\$278,900	\$126,100	45.21	\$50,000	\$228,900	\$223,937	1.022	1,538	148.83	Condo/Int/Split
20-08-32-102-085	16931 COUNTRY RIDGE	12/13/2024	WD	03-ARM'S LENGTH	\$285,900	\$126,000	44.07	\$50,000	\$235,900	\$223,745	1.054	1,538	153.38	Condo/Int/Split
20-08-32-102-089	16824 COUNTRY RIDGE	5/2/2023	WD	03-ARM'S LENGTH	\$280,000	\$115,200	41.14	\$50,000	\$230,000	\$227,056	1.013	1,538	149.54	Condo/Int/Split
<b>Totals:</b>					<b>\$2,530,500</b>	<b>\$1,050,500</b>			<b>\$2,076,962</b>	<b>\$1,973,956</b>			<b>153.00</b>	

Sale. Ratio => 41.51 E.C.F. => 1.052

DETERMINATION: 1.052 Use as Indicated

Statement of Concluded Rates

Condo/Int/Split	1.052	1.052	1.052	1.052	1.052	1.052
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2025 ECF: 0.968

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
20-08-32-101-052	46856 COUNTRY	7/12/2024	WD	03-ARM'S LENGTH	\$273,900	\$109,200	39.87	\$50,331	\$223,569	\$188,895	1.184	1,492	149.85	Condo/Ext/Split
<b>Totals:</b>					<b>\$273,900</b>	<b>\$109,200</b>			<b>\$223,569</b>	<b>\$188,895</b>			<b>149.85</b>	

Sale. Ratio => 39.87 E.C.F. => 1.184

DETERMINATION: 1.030 Used

Statement of Concluded Rates

Condo/Ext/Split	1.030	1.030	1.030	1.030	1.030	1.030
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2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

01512 RES - Madison Manor - 2 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
20-08-32-301-017	45815 GRANT	6/7/2023	WD	03-ARM'S LENGTH	\$240,000	\$120,600	50.25	\$50,594	\$189,406	\$213,590	0.887	1,614	117.35	Two Story
20-08-32-301-070	45834 DUTTON	6/30/2023	WD	03-ARM'S LENGTH	\$275,000	\$122,800	44.65	\$50,602	\$224,398	\$218,766	1.026	1,614	139.03	Two Story
20-08-32-301-082	45915 DUTTON	10/31/2024	WD	03-ARM'S LENGTH	\$304,900	\$134,500	44.11	\$50,602	\$254,298	\$219,219	1.160	1,614	157.56	Two Story
20-08-32-301-088	16997 NEWBURY	11/21/2023	WD	03-ARM'S LENGTH	\$275,000	\$122,800	44.65	\$50,602	\$224,398	\$218,766	1.026	1,614	139.03	Two Story
20-08-32-301-142	16762 NEWBURY	12/6/2023	WD	03-ARM'S LENGTH	\$283,500	\$124,200	43.81	\$50,610	\$232,890	\$222,003	1.049	1,614	144.29	Two Story
<b>Totals:</b>					<b>\$1,378,400</b>	<b>\$624,900</b>			<b>\$1,125,390</b>	<b>\$1,092,344</b>			<b>139.45</b>	

Sale. Ratio => 45.33 E.C.F. => 1.030

DETERMINATION: 1.030 Use as Indicated

Statement of Concluded Rates

Two Story	1.030	1.030	1.030	1.030	1.030	1.030
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2025 ECF: 1.018

01811 RES - Windemere Commons & #3 - 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
20-08-33-426-004	20631 HILLSBORO	11/8/2024	WD	03-ARM'S LENGTH	\$312,500	\$131,700	42.14	\$50,000	\$262,500	\$231,999	1.131	1,507	174.19	Condo/Ext/1 Sty
20-08-33-426-012	45708 HILLSBORO	7/19/2024	WD	03-ARM'S LENGTH	\$285,000	\$135,300	47.47	\$50,000	\$235,000	\$241,945	0.971	1,507	155.94	Condo/Ext/1 Sty
20-08-33-426-037	45676 SEAFORD	2/21/2025	WD	03-ARM'S LENGTH	\$310,000	\$139,300	44.94	\$54,404	\$255,596	\$243,997	1.048	1,507	169.61	Condo/Ext/1 Sty
20-08-33-426-073	45665 TRENTON	6/7/2024	WD	03-ARM'S LENGTH	\$293,000	\$133,600	45.60	\$50,000	\$243,000	\$236,265	1.029	1,517	160.18	Condo/Ext/1 Sty
20-08-33-476-099	45481 DELMAR	3/25/2024	WD	03-ARM'S LENGTH	\$303,900	\$119,600	39.36	\$51,504	\$252,396	\$261,207	0.966	1,563	161.48	Condo/Ext/1 Sty
20-08-33-476-103	45417 DELMAR	1/5/2024	WD	03-ARM'S LENGTH	\$299,400	\$120,200	40.15	\$52,156	\$247,244	\$250,928	0.985	1,535	161.07	Condo/Ext/1 Sty
20-08-33-476-105	45385 DELMAR	9/6/2024	WD	03-ARM'S LENGTH	\$323,900	\$140,100	43.25	\$50,000	\$273,900	\$251,797	1.088	1,535	178.44	Condo/Ext/1 Sty
20-08-33-476-109	45337 DELMAR	45502	WD	03-ARM'S LENGTH	\$290,000	\$135,500	46.72	\$50,000	\$240,000	\$248,434	0.966	1,517	\$158.21	Condo/Int/1 Sty
20-08-33-476-114	45330 DIAMOND POND	45747	WD	03-ARM'S LENGTH	\$305,000	\$142,700	46.79	\$53,651	\$251,349	\$260,110	0.966	1,563	\$160.81	Condo/Int/1 Sty
20-08-33-476-115	45338 DIAMOND POND	5/12/2023	WD	03-ARM'S LENGTH	\$310,900	\$124,200	39.95	\$54,839	\$256,061	\$268,946	0.952	1,535	166.81	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$3,033,600</b>	<b>\$1,322,200</b>			<b>\$2,517,046</b>	<b>\$2,495,626</b>			<b>164.67</b>	

Sale. Ratio => 43.59 E.C.F. => 1.009

DETERMINATION: 1.009 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.009	1.009	1.009	1.009	1.009	1.009
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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
20-08-33-476-109	45337 DELMAR	7/29/2024	WD	03-ARM'S LENGTH	\$290,000	\$135,500	46.72	\$50,000	\$240,000	\$248,434	0.966	1,517	158.21	Condo/Int/1 Sty
20-08-33-476-114	45330 DIAMOND POND	3/31/2025	WD	03-ARM'S LENGTH	\$305,000	\$142,700	46.79	\$53,651	\$251,349	\$260,110	0.966	1,563	160.81	Condo/Int/1 Sty
<b>Totals:</b>					<b>\$595,000</b>	<b>\$278,200</b>			<b>\$491,349</b>	<b>\$508,543</b>			<b>159.51</b>	

Sale. Ratio => 46.76 E.C.F. => 0.966

DETERMINATION: 0.997 Used

Statement of Concluded Rates

Condo/Int/1 Sty	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.955

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Highland Hills, Meadows @ Lakeside & Windemere Commons

01812 RES - Windemere Commons & #3 - 2 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
20-08-33-426-015	45774 HILLSBORO	6/21/2023	WD	03-ARM'S LENGTH	\$298,900	\$130,400	43.63	\$53,535	\$245,365	\$267,359	0.918	1,792	136.92	Condo/Ext/Split
20-08-33-426-047	20423 MILFORD	5/30/2024	WD	03-ARM'S LENGTH	\$333,900	\$152,900	45.79	\$50,000	\$283,900	\$268,315	1.058	1,782	159.32	Condo/Ext/Split
20-08-33-476-118	45364 DELMAR	3/24/2025	WD	03-ARM'S LENGTH	\$350,000	\$152,800	43.66	\$50,000	\$300,000	\$268,713	1.116	1,828	164.11	Condo/Ext/Split
20-08-33-476-179	45532 SEAFORD	2/11/2025	WD	03-ARM'S LENGTH	\$333,900	\$165,400	49.54	\$50,000	\$283,900	\$295,183	0.962	1,828	155.31	Condo/Ext/Split
<b>Totals:</b>					<b>\$1,316,700</b>	<b>\$601,500</b>			<b>\$1,113,165</b>	<b>\$1,099,569</b>			<b>153.91</b>	
						Sale. Ratio =>	45.68			E.C.F. =>	1.012			

DETERMINATION: 1.012 Use as Indicated

Statement of Concluded Rates

Condo/Ext/Split	1.012	1.012	1.012	1.012	1.012	1.012
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2025 ECF: 0.975

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														Condo/Int/Split

DETERMINATION: 0.997 Used

Statement of Concluded Rates

Condo/Int/Split	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.957

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows at Lakeside, Country Meadows/South, Winderemere Commons & Jewel Pointe

02302 RES - Jewel Pointe - 2 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
20-08-34-201-005	46892 JEWEL	2/12/2024	WD	03-ARM'S LENGTH	\$263,900	\$101,900	38.61	\$50,000	\$213,900	\$242,312	0.883	1,611	132.77	Condo/Int/Split
20-08-34-201-022	46825 JEWEL	8/14/2023	WD	03-ARM'S LENGTH	\$324,322	\$108,200	33.36	\$50,000	\$274,322	\$261,226	1.050	1,773	154.72	Condo/Int/Split
<b>Totals:</b>					<b>\$588,222</b>	<b>\$210,100</b>			<b>\$488,222</b>	<b>\$503,538</b>			<b>143.75</b>	
						Sale. Ratio =>	35.72			E.C.F. =>	0.970			

DETERMINATION: 0.997 Used

Statement of Concluded Rates

Condo/Int/Split	0.997	0.997	0.997	0.997	0.997	0.997
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2025 ECF: 0.926

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows at Lakeside, Country Meadows/South, Winderemere Commons & Jewel Pointe

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														Condo/Ext/Split

DETERMINATION: 0.953 Used

Statement of Concluded Rates

Condo/Ext/Split	0.953	0.953	0.953	0.953	0.953	0.953
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2025 ECF: 0.879

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows at Lakeside, Windemere Commons & Windemere Farms II

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
20-08-34-201-010	46832 JEWEL	2/10/2025	WD	03-ARM'S LENGTH	\$265,000	\$109,300	41.25	\$50,000	\$215,000	\$242,312	0.887	1,611	133.46	Two Story
<b>Totals:</b>					<b>\$265,000</b>	<b>\$109,300</b>			<b>\$215,000</b>	<b>\$242,312</b>			<b>133.46</b>	
						Sale. Ratio =>	41.25			E.C.F. =>	0.887			

DETERMINATION: 0.863 Used

Statement of Concluded Rates

Two Story	0.863	0.863	0.863	0.863	0.863	0.863
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2025 ECF: 0.879

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Windemere Farms and Keystone at the Retreat

08701 RES - Fairways Condos 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
20-08-34-226-006	21756 PALOMINO	5/31/2024	WD	03-ARM'S LENGTH	\$319,900	\$143,700	44.92	\$64,339	\$255,561	\$221,760	1.152	1,484	172.21	Ranch
20-08-34-226-014	46591 PALOMINO	4/10/2024	WD	03-ARM'S LENGTH	\$330,000	\$148,700	45.06	\$63,000	\$267,000	\$231,744	1.152	1,460	182.88	Ranch
20-08-34-226-024	21755 SUNSET	9/16/2024	WD	03-ARM'S LENGTH	\$305,000	\$146,300	47.97	\$63,000	\$242,000	\$224,423	1.078	1,595	151.72	Ranch
20-08-34-226-030	21596 SUNSET	3/14/2024	WD	03-ARM'S LENGTH	\$280,000	\$128,100	45.75	\$63,000	\$217,000	\$227,428	0.954	1,500	144.67	Ranch
20-08-34-226-054	46532 VALLEY	10/2/2024	WD	03-ARM'S LENGTH	\$308,900	\$147,200	47.65	\$64,333	\$244,567	\$228,173	1.072	1,512	161.75	Ranch
<b>Totals:</b>					<b>\$1,543,800</b>	<b>\$714,000</b>			<b>\$1,226,128</b>	<b>\$1,133,528</b>			<b>162.65</b>	

Sale Ratio => 46.25 E.C.F. => 1.082

DETERMINATION: 1.082 Used as Indicated

Statement of Concluded Rates						
Ranch	1.082	1.082	1.082	1.082	1.082	1.082
Ranch BC	1.082	1.082	1.082	1.082	1.082	1.082

2025 ECF: 1.075

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: 1.030 Used

Statement of Concluded Rates						
Split Leve C+15	1.030	1.030	1.030	1.030	1.030	1.030

2025 ECF: 1.027

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

08711 RES - Fairway Commons - 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
20-08-34-227-117	21719 MARY ROSE	10/16/2024	WD	03-ARM'S LENGTH	353900	169700	47.95	\$50,000	\$303,900	\$292,193	1.040	1,573	193.20	Condo/Ext/1 Sty
20-08-34-227-124	21782 MARY ROSE	6/4/2024	WD	03-ARM'S LENGTH	350000	172900	49.40	\$50,000	\$300,000	\$321,210	0.934	1,569	191.20	Condo/Ext/1 Sty
Totals:					703900	342600			\$603,900	\$613,403			192.20	
						Sale Ratio =>	48.67			E.C.F. =>	0.985			

DETERMINATION: 1.041 Used

Statement of Concluded Rates						
Condo/Ext/1 Sty	1.041	1.041	1.041	1.041	1.041	1.041

2025 ECF: 1.011

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Farmbrook Condos 1 Sty, Meadows @ Lakeside 1 Sty, Fairway Commons 1 Sty & Windemere Farms 1 Sty

08712 RES - Fairway Commons - 2 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														

DETERMINATION: 1.030 Used

Statement of Concluded Rates						
Condo/Ext/Split	1.030	1.030	1.030	1.030	1.030	1.030

2025 ECF: 0.975

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

01081 RES - Brookside Condos 1 Story

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
20-08-34-276-012	46399 BROOKSIDE NORTH	5/11/2023	WD	03-ARM'S LENGTH	285,400	\$117,400	41.14	\$89,811	\$195,589	\$179,409	1.090	1,140	171.57	Ranch
20-08-34-276-018	46207 BROOKSIDE NORTH	10/10/2024	WD	03-ARM'S LENGTH	335,000	\$158,400	47.28	\$89,000	\$246,000	\$238,881	1.030	1,705	144.28	Ranch
20-08-34-276-086	21763 CHERRY BLOSSOM	6/9/2023	WD	03-ARM'S LENGTH	326,900	\$131,100	40.10	\$89,000	\$237,900	\$217,154	1.096	1,400	169.93	Ranch
Totals:					947,300	\$406,900			\$679,489	\$635,445			161.93	
						Sale Ratio =>	42.95			E.C.F. =>	1.069			

DETERMINATION: 1.069 Use as Indicated

Statement of Concluded Rates						
Ranch	1.069	1.069	1.069	1.069	1.069	1.069

2025 ECF: 1.063

01082 RES - Brookside Condos 2 Story

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
20-08-34-276-002	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	2184	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	2184	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	2184	121.73	Cape Cod
Totals:					1,082,000	\$426,500			\$806,165	\$782,745			123.04	
						Sale Ratio =>	39.42			E.C.F. =>	1.030			

DETERMINATION: 1.030 Used as Indicated

Statement of Concluded Rates						
Cape Cod	1.030	1.030	1.030	1.030	1.030	1.030

2025 ECF: 1.029

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

Two Story

DETERMINATION:

0.983 Used

Statement of Concluded Rates

Two Story | 0.983 | 0.983 | 0.983 | 0.983 | 0.983 | 0.983

2025 ECF: 0.970

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given Lakeside Village, Creekside Village and Deneweth (SP)

02871 RES - Windemere Farms - 1 Sty

Table with columns: Parcel Number, Street Address, Sale Date, Instr., Terms of Sale, Adj. Sale \$, Sold, Asd./Adj. Sale, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/sq.Ft., Building Style. Includes totals row.

DETERMINATION:

1.017 Used

Statement of Concluded Rates

Condo/Ext/1 Sty | 1.107 | 1.107 | 1.107 | 1.107 | 1.107 | 1.107

2025 ECF: 1.144

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Windemere Farms II and Pinehill Condos

02872 RES - Windemere Farms - 2 Sty

Table with columns: Parcel Number, Street Address, Sale Date, Instr., Terms of Sale, Adj. Sale \$, Sold, Asd./Adj. Sale, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/sq.Ft., Building Style. Includes totals row.

DETERMINATION:

1.022 Use as Indicated

Statement of Concluded Rates

Condo/Int/Split | 1.022 | 1.022 | 1.022 | 1.022 | 1.022 | 1.022

2025 ECF: 1.032

Table with columns: Parcel Number, Street Address, Sale Date, Instr., Terms of Sale, Adj. Sale \$, Sold, Asd./Adj. Sale, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/sq.Ft., Building Style. Includes totals row.

DETERMINATION:

1.004 Used

Statement of Concluded Rates

Two Story | 1.004 | 1.004 | 1.004 | 1.004 | 1.004 | 1.004

2025 ECF: 0.970

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Huntcliff Village

02881 RES - Windemere Farms II- 1 Sty

Table with columns: Parcel Number, Street Address, Sale Date, Instr., Terms of Sale, Adj. Sale \$, Sold, Asd./Adj. Sale, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/sq.Ft., Building Style. Includes totals row.

DETERMINATION:

1.017 Used as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty | 1.017 | 1.017 | 1.017 | 1.017 | 1.017 | 1.017

2025 ECF: 1.062

02882 RES - Windemere Farms II- 2 Sty

Table with columns: Parcel Number, Street Address, Sale Date, Instr., Terms of Sale, Adj. Sale \$, Sold, Asd./Adj. Sale, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/sq.Ft., Building Style. Includes totals row.

Sale. Ratio => 46.10 E.C.F. => 0.984

DETERMINATION: 1.030 Used

Statement of Concluded Rates

Condo/Ext/Split	1.030	1.030	1.030	1.030	1.030	1.030
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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 Royce Ridge, Meadows @ Lakeside, Country Meadows, Windemere Commons & Windemere Farms II

05211 RES - Pinehill - 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
20-08-36-155-013	23098 PINE TREE	4/21/2023	WD	03-ARM'S LENGTH	\$265,900	\$101,100	38.02	\$50,000	\$215,900	\$197,054	1.096	1,345	160.52	Condo/Ext/1 Sty
20-08-36-155-016	23135 PINE TREE	2/28/2025	WD	03-ARM'S LENGTH	\$283,000	\$120,700	42.65	\$50,000	\$233,000	\$187,010	1.246	1,299	179.37	Condo/Ext/1 Sty
20-08-36-155-019	23153 PINE TREE	10/15/2024	WD	03-ARM'S LENGTH	\$265,000	\$132,300	49.92	\$50,000	\$215,000	\$209,524	1.026	1,345	159.85	Condo/Ext/1 Sty
20-08-36-155-034	23308 PINE TREE	6/26/2024	WD	03-ARM'S LENGTH	\$275,000	\$130,300	47.38	\$50,000	\$225,000	\$205,338	1.096	1,345	167.29	Condo/Ext/1 Sty
20-08-36-155-048	23441 PINE TREE	7/21/2023	WD	03-ARM'S LENGTH	\$253,900	\$102,000	40.17	\$52,845	\$201,055	\$196,110	1.025	1,345	149.48	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$1,342,800</b>	<b>\$586,400</b>			<b>\$1,089,955</b>	<b>\$995,035</b>			<b>163.30</b>	

Sale. Ratio => 43.67 E.C.F. => 1.095

DETERMINATION: 1.095 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.095	1.095	1.095	1.095	1.095	1.095
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2025 ECF: 1.046

05601 RES - The Pines - 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
20-08-36-104-005	46823 SCOTCH PINE	8/29/2023	WD	03-ARM'S LENGTH	\$255,000	\$115,700	45.37	\$50,000	\$205,000	\$195,270	1.050	1,345	\$152.42	Condo/Ext/1 Sty
20-08-36-104-007	46818 SCOTCH PINE	2/14/2024	WD	03-ARM'S LENGTH	\$240,007	\$108,600	45.25	\$50,000	\$190,007	\$180,333	1.054	1,299	\$146.27	Condo/Ext/1 Sty
20-08-36-104-056	23106 SCOTCH PINE	8/23/2023	WD	03-ARM'S LENGTH	\$257,000	\$115,800	45.06	\$50,000	\$207,000	\$198,566	1.042	1,345	\$153.90	Condo/Ext/1 Sty
<b>Totals:</b>					<b>\$752,007</b>	<b>\$340,100</b>			<b>\$602,007</b>	<b>\$574,169</b>			<b>\$150.86</b>	

Sale. Ratio => 45.22 E.C.F. => 1.048

DETERMINATION: 1.095 Use as Indicated

Statement of Concluded Rates

Condo/Ext/1 Sty	1.095	1.095	1.095	1.095	1.095	1.095
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2025 ECF: 1.083

Lack of arm's length transactions for proper analysis; ECF was determined after consideration was given to Pinehill 1 Sty

