Parcel Number	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-03-130-014	11/08/24	$405,000	$179,100	44.22	$358,220	$64,821	$340,179	$250,554	1.358	2,384	$142.69	RR-AV	4.9175
04-03-430-013	09/27/23	$325,000	$155,600	47.88	$311,207	$105,317	$219,683	$175,824	1.249	1,652	$132.98	RR-AV	5.9084
04-09-395-010	08/21/23	$346,500	$143,000	41.27	$286,058	$50,370	$296,130	$201,271	1.471	1,714	$172.77	RR-AV	16.2770
04-13-255-019	09/13/24	$342,900	$140,100	40.86	$280,158	$81,073	$261,827	$170,013	1.540	1,792	$146.11	RR-AV	23.1511
04-13-352-010	06/05/23	$260,000	$93,800	36.08	$187,525	$52,991	$207,009	$114,888	1.802	1,512	$136.91	RR-AV	49.3299
04-13-352-020	09/15/23	$210,000	$119,700	57.00	$239,341	$63,553	$146,447	$150,118	0.976	1,388	$105.51	RR-AV	33.2985
04-13-352-030	06/27/23	$170,000	$98,700	58.06	$197,313	$61,361	$108,639	$116,099	0.936	1,152	$94.30	RR-AV	37.2788
04-13-352-060	08/19/24	$315,000	$126,300	40.10	$252,543	$50,554	$264,446	$172,493	1.533	3,258	$81.17	RR-AV	22.4553
04-14-282-030	07/26/23	$210,111	$92,000	43.79	$184,097	$48,126	$161,985	$116,115	1.395	1,716	$94.40	RR-AV	8.6504
04-16-230-030	04/21/23	$290,000	$158,100	54.52	$316,198	$49,664	$240,336	$227,612	1.056	2,362	$101.75	RR-AV	25.2631
04-16-240-011	07/25/23	$500,000	$205,400	41.08	$410,842	$148,083	$351,917	$236,933	1.485	1,228	$286.58	RR-AV	17.6768
04-17-203-050	02/06/24	$190,000	$97,300	51.21	$194,674	$65,974	$124,026	$109,906	1.128	1,420	$87.34	RR-AV	18.0059
04-17-285-030	05/29/24	$235,000	$83,700	35.62	$167,307	$61,159	$173,841	$90,647	1.918	768	$226.36	RR-AV	60.9242
04-17-285-050	11/16/23	$178,500	$108,200	60.62	$216,449	$64,684	$113,816	$129,603	0.878	1,132	$100.54	RR-AV	43.0341
04-17-330-062	05/22/24	$365,000	$183,200	50.19	$366,307	$154,773	$210,227	$180,644	1.164	1,244	$168.99	RR-AV	14.4767
04-17-455-041	10/16/23	$385,000	$176,400	45.82	$352,848	$80,585	$304,415	$232,505	1.309	2,720	$111.92	RR-AV	0.0754
04-18-330-019	01/31/25	$400,000	$190,500	47.63	$381,092	$130,667	$269,333	$197,030	1.367	2,280	$118.13	RR-AV	5.8434
04-19-205-032	11/22/23	$265,000	$136,500	51.51	$273,030	$45,238	$219,762	$194,528	1.130	1,082	$203.11	RR-AV	17.8811
04-19-205-060	01/09/25	$165,000	$74,000	44.85	$148,016	$48,126	$116,874	$85,303	1.370	1,404	$83.24	RR-AV	6.1570
04-19-215-016	03/18/24	$200,000	$112,900	56.45	$225,855	$48,126	$151,874	$151,775	1.001	1,320	$115.06	RR-AV	30.7882
04-20-205-011	06/24/24	$400,000	$173,500	43.38	$346,966	$48,126	$351,874	$255,201	1.379	1,514	$232.41	RR-AV	7.0281
04-20-249-010	04/26/24	$405,500	$201,900	49.79	$403,754	$55,791	$349,709	$297,150	1.177	1,560	$224.17	RR-AV	13.1656
04-21-120-090	06/07/23	$225,000	$109,400	48.62	$218,844	$54,480	$170,520	$148,209	1.151	1,785	$95.53	RR-AV	15.7996
04-21-176-121	01/28/25	$268,000	$142,900	53.32	$285,855	$124,241	$143,759	$127,698	1.126	1,347	$106.73	RR-AV	18.2754
04-21-180-020	08/16/24	$425,000	$175,700	41.34	$351,310	$98,688	$326,312	$215,732	1.513	1,310	$249.09	RR-AV	20.4050
04-24-205-012	06/15/23	$760,000	$300,000	39.47	$599,957	$165,890	$594,110	$370,681	1.603	2,149	$276.46	RR-AV	29.4223
04-24-473-060	08/16/24	$250,000	$105,900	42.36	$211,823	$40,562	$209,438	$146,252	1.432	1,176	$178.09	RR-AV	12.3504
04-24-473-110	06/05/24	$265,000	$126,200	47.62	$252,388	$40,562	$224,438	$180,893	1.241	1,312	$171.07	RR-AV	6.7811
04-26-365-030	10/27/23	$326,000	$140,200	43.01	$280,345	$77,542	$248,458	$173,188	1.435	1,404	$176.96	RR-AV	12.6084
04-27-265-011	10/09/24	$200,000	$118,200	59.10	$236,302	$79,237	$120,763	$134,129	0.900	2,492	$48.46	RR-AV	40.8182
04-27-360-030	12/17/24	$219,900	$79,200	36.02	$158,435	$39,848	$180,052	$101,270	1.778	1,279	$140.78	RR-AV	46.9411
04-30-230-030	06/14/23	$175,000	$74,500	42.57	$148,938	$56,490	$118,510	$78,948	1.501	792	$149.63	RR-AV	19.2585
04-31-382-002	09/15/23	$230,000	$128,400	55.83	$256,834	$50,793	$179,207	$175,953	1.018	1,202	$149.09	RR-AV	29.0038
04-34-126-010	10/31/23	$440,000	$210,100	47.75	$420,259	$130,568	$309,432	$247,388	1.251	2,280	$135.72	RR-AV	5.7734
04-34-230-040	06/24/24	$315,000	$151,900	48.22	$303,867	$80,368	$234,632	$190,862	1.229	1,400	$167.59	RR-AV	7.9201
	Totals:	**$10,662,411**	**$4,912,500**		**$9,824,957**		**$8,043,980**	**$6,147,414**			**$148.90**		**0.0017**
			Sale. Ratio =>	**46.07**			**2026 Rate used**	**E.C.F. =>**	**1.309**		**Std. Deviation=>**	**0.256575**	
			Std. Dev. =>	**6.83**				**Ave. E.C.F. =>**	**1.309**		**Ave. Variance=>**	**20.7698**	**Coefficient of Var=>** **15.87261747**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-13-240-005	8865 N 48TH ST	08/11/23	$585,000	$331,100	56.60	$662,285	$187,041	$397,959	$427,378	0.931	3,818	$104.23	RRU10	29.3896
04-13-380-051	8086 FOXBORO	05/14/25	$700,000	$392,700	56.10	$785,418	$129,100	$570,900	$551,528	1.035	4,032	$141.59	RRU10	18.9936
04-15-205-015	14538 E C AVE	06/14/24	$450,000	$202,100	44.91	$404,290	$127,894	$322,106	$246,123	1.309	1,496	$215.31	RRU10	8.3660
04-15-470-080	14770 TRILLIUM DR	06/19/23	$653,500	$329,800	50.47	$659,522	$139,720	$513,780	$462,869	1.110	2,726	$188.47	RRU10	11.5071
04-15-470-120	14590 TRILLIUM DR	11/01/24	$618,270	$412,800	66.77	$825,628	$126,383	$491,887	$587,601	0.837	3,333	$147.58	RRU10	38.7950
04-15-481-020	8168 FERNWOOD	10/12/23	$674,900	$310,600	46.02	$621,217	$115,390	$559,510	$450,425	1.242	2,830	$197.71	RRU10	1.7122
04-17-405-046	8401 N 39TH ST	07/03/24	$298,000	$158,200	53.09	$316,464	$53,510	$244,490	$234,153	1.044	1,982	$123.36	RRU10	18.0915
04-18-305-013	11026 E CD AVE	11/20/25	$795,000	$256,500	32.26	$513,056	$155,633	$639,367	$300,355	2.129	3,784	$168.97	RRU10	90.3640
04-22-115-015	7906 N 43RD ST	07/14/25	$201,000	$143,600	71.44	$287,146	$53,185	$147,815	$196,606	0.752	1,594	$92.73	RRU10	47.3227
04-29-255-063	6650 39TH ST	11/20/24	$1,020,000	$397,900	39.01	$795,729	$123,377	$896,623	$598,711	1.498	2,770	$323.69	RRU10	27.2529
04-30-410-036	6296 N 37TH ST	02/11/25	$605,000	$286,200	47.31	$572,467	$173,299	$431,701	$335,435	1.287	2,800	$154.18	RRU10	6.1927
04-30-465-051	6036 N 37TH ST	06/19/25	$342,500	$153,300	44.76	$306,619	$48,126	$294,374	$217,221	1.355	1,440	$204.43	RRU10	13.0121
04-31-420-020	5370 N 37TH ST	06/30/23	$487,500	$171,100	35.10	$342,154	$46,267	$441,233	$263,479	1.675	1,649	$267.58	RRU10	44.9581
04-32-285-045	5530 N 39TH ST	07/12/24	$346,000	$177,800	51.39	$355,596	$55,985	$290,015	$266,795	1.087	1,456	$199.19	RRU10	13.8028
04-32-370-040	5033 N 38TH ST	11/17/23	$644,877	$306,200	47.48	$612,355	$59,017	$585,860	$492,732	1.189	2,256	$259.69	RRU10	3.6057
04-33-330-020	13433 E FG AVE	08/23/23	$450,000	$225,200	50.04	$450,445	$103,166	$346,834	$309,242	1.122	1,680	$206.45	RRU10	10.3500
		Totals:	**$8,871,547**	**$4,255,100**		**$8,510,391**		**$7,174,454**	**$5,940,653**			**$187.20**		**1.7373**
				Sale. Ratio =>	**47.96**			**2026 Rate used**	**E.C.F. =>**	**1.208**		**Std. Deviation=>**	**0.336150225**	
				Std. Dev. =>	**10.23**				**Ave. E.C.F. =>**	**1.225**		**Ave. Variance=>**	**23.9823**	**Coefficient of Var=>** **19.57637795**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
04-01-305-016	16215 E B AVE	08/18/22	$255,000	$140,600	55.14	$281,192	$143,087	$111,913	$142,376	0.786	1,300	$86.09	RR-MH	8.1144	MODULAR
04-24-230-020	7929 N 48TH ST	11/21/25	$250,000	$94,500	37.80	$188,967	$72,904	$177,096	$116,179	1.524	1,296	$136.65	RR-MH	65.7155	MODULAR
04-34-305-073	207 MONROE ST	01/28/22	$100,000	$56,500	56.50	$112,924	$36,195	$63,805	$79,102	0.807	1,296	$49.23	VILMH	6.0564	DBL WIDE
04-34-305-075	205 MONROE ST	10/03/25	$48,500	$48,300	99.59	$96,548	$22,390	$26,110	$74,232	0.352	1,056	$24.73	VILMH	51.5447	MODULAR
		Totals:	**$653,500**	**$339,900**		**$679,631**		**$378,924**	**$411,890**			**$74.17**		**5.2784**	
				Sale. Ratio =>	**52.01**			**2026 Rate used**	**E.C.F. =>**	**0.920**		**Std. Deviation=>**	**0.48572612**		
				Std. Dev. =>	**26.30**				**Ave. E.C.F. =>**	**0.867**		**Ave. Variance=>**	**32.8577**	**Coefficient of Var=>**	**37.89029992**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-15-255-009	8711 CAMOMILE DR	10/03/23	$480,000	$209,300	43.60	$418,562	$68,318	$411,682	$410,603	1.003	1,981	$207.82	02-P	6.9518
04-15-255-014	8839 CAMOMILE DR	04/10/23	$432,500	$172,700	39.93	$345,373	$65,608	$366,892	$327,978	1.119	2,074	$176.90	02-P	18.5538
04-24-275-020	7557 STONEY CREEK DR	02/20/24	$350,000	$145,300	41.51	$290,546	$45,312	$304,688	$287,496	1.060	1,558	$195.56	02-P	12.6688
04-24-420-010	7072 STONEY CREEK DR	03/06/25	$385,000	$155,300	40.34	$310,567	$109,118	$275,882	$236,165	1.168	1,539	$179.26	02-P	23.5062
04-24-420-080	7186 STONEY CREEK DR	01/22/24	$452,000	$216,200	47.83	$432,305	$117,394	$334,606	$369,181	0.906	2,000	$167.30	02-P	2.6763
04-24-420-140	7344 STONEY CREEK DR	12/15/23	$385,000	$238,600	61.97	$477,165	$129,266	$255,734	$407,853	0.627	1,890	$135.31	02-P	30.6087
04-24-420-170	7337 STONEY CREEK DR	09/27/24	$390,000	$222,800	57.13	$445,572	$112,984	$277,016	$389,904	0.710	1,977	$140.12	02-P	22.2639
04-24-420-220	7203 STONEY CREEK DR	01/13/25	$385,000	$189,200	49.14	$378,462	$81,720	$303,280	$347,880	0.872	2,152	$140.93	02-P	6.1317
		Totals:	**$3,259,500**	**$1,549,400**		**$3,098,552**		**$2,529,780**	**$2,777,060**			**$167.90**		**2.2155**
				Sale. Ratio =>	**47.53**			**2026 Rate used**	**E.C.F. =>**	**0.911**		**Std. Deviation=>**	**0.192091668**	
				Std. Dev. =>	**8.14**				**Ave. E.C.F. =>**	**0.933**		**Ave. Variance=>**	**15.4202**	**Coefficient of Var=>** **16.52552753**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
04-17-388-002	8088 BAY ARBOR DR	08/29/25	$320,000	$155,700	48.66	$311,430	$141,438	$178,562	$155,956	1.145	1,465	$121.89	BYARB	6.1351	2 STORY
04-17-388-005	8126 BAY ARBOR DR	12/14/23	$415,000	$223,300	53.81	$446,587	$153,803	$261,197	$268,609	0.972	1,706	$153.10	BYARB	11.1195	RANCH
04-17-388-011	8174 BAY ARBOR DR	02/08/24	$395,000	$195,100	49.39	$390,259	$153,123	$241,877	$217,556	1.112	1,806	$133.93	BYARB	2.8192	RANCH
04-17-388-020	8125 BAY ARBOR DR	06/27/24	$600,000	$296,600	49.43	$593,294	$114,074	$485,926	$439,651	1.105	2,294	$211.82	BYARB	2.1653	RANCH
		Totals:	**$1,730,000**	**$870,700**		**$1,741,570**		**$1,167,562**	**$1,081,773**			**$155.19**		**0.4296**	
				Sale. Ratio =>	**50.33**			**2026 RATE USED**	**E.C.F. =>**	**1.079**		**Std. Deviation=>**	**0.076139991**		
				Std. Dev. =>	**2.35**				**Ave. E.C.F. =>**	**1.084**		**Ave. Variance=>**	**5.5598**	**Coefficient of Var=>**	**5.130817724**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
04-29-122-014	6922 RAILWAY COURT	05/04/22	$555,000	$298,300	53.75	$596,645	$35,154	$519,846	$644,651	0.806	3,072	$169.22	POND	9.3078	2 STORY
04-29-122-014	6922 RAILWAY COURT	04/30/24	$560,000	$298,300	53.27	$596,645	$35,154	$524,846	$644,651	0.814	3,072	$170.85	POND	8.5321	2 STORY
04-29-122-018	6840 SPUR LINE ST	11/01/24	$530,000	$253,000	47.74	$506,033	$64,020	$465,980	$507,478	0.918	2,630	$177.18	POND	1.8751	1 1/4 STORY
04-29-122-025	12306 CRANE AVE	04/22/22	$555,000	$288,200	51.93	$576,329	$88,773	$466,227	$559,766	0.833	3,194	$145.97	POND	6.6580	1 1/2 STORY
04-29-122-026	12324 CRANE AVE	12/01/25	$735,000	$297,700	40.50	$595,488	$87,479	$647,521	$583,248	1.110	4,124	$157.01	POND	21.0722	2 STORY
04-29-122-027	12338 CRANE AVE	09/08/23	$635,000	$305,900	48.17	$611,864	$77,220	$557,780	$613,828	0.909	3,227	$172.85	POND	0.9215	2 STORY
04-29-122-030	12374 CRANE AVE	01/12/23	$815,000	$378,200	46.40	$756,440	$76,322	$738,678	$780,847	0.946	3,353	$220.30	POND	4.6519	2 STORY
04-29-122-036	12470 CRANE AVE	12/28/22	$430,000	$217,700	50.63	$435,413	$34,149	$395,851	$460,693	0.859	2,132	$185.67	POND	4.0226	2 STORY
		Totals:	**$4,815,000**	**$2,337,300**		**$4,674,857**		**$4,316,729**	**$4,795,162**			**$174.88**		**0.0749**	
				Sale. Ratio =>	**48.54**			**2026 RATE USED**	**E.C.F. =>**	**0.900**		**Std. Deviation=>**	**0.099282**		
				Std. Dev. =>	**4.36**				**Ave. E.C.F. =>**	**0.899**		**Ave. Variance=>**	**7.1301**	**Coefficient of Var=>**	**7.926992478**

2026 ECF Woods at Stonehedge

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-23-325-002	7363 BOBBY JONES DR	12/27/22	$560,000	$342,800	61.21	$685,567	$50,006	$509,994	$745,089	0.684	3,480	$146.55	02A	21.6134
04-23-325-018	15409 ALISTER MACKENZIE AVE	03/27/24	$636,000	$269,000	42.30	$537,948	$69,596	$566,404	$549,065	1.032	2,696	$210.09	02A	13.0972
04-29-122-014	6922 RAILWAY COURT	04/30/24	$560,000	$298,300	53.27	$596,645	$35,154	$524,846	$644,651	0.814	3,072	$170.85	POND	8.6452
04-29-122-018	6840 SPUR LINE ST	11/01/24	$530,000	$253,000	47.74	$506,033	$64,020	$465,980	$507,478	0.918	2,630	$177.18	POND	1.7620
04-29-122-025	12306 CRANE AVE	04/22/22	$555,000	$288,200	51.93	$576,329	$88,773	$466,227	$559,766	0.833	3,194	$145.97	POND	6.7711
04-29-122-026	12324 CRANE AVE	12/01/25	$735,000	$297,700	40.50	$595,488	$87,479	$647,521	$583,248	1.110	4,124	$157.01	POND	20.9591
04-29-122-027	12338 CRANE AVE	09/08/23	$635,000	$305,900	48.17	$611,864	$77,220	$557,780	$613,828	0.909	3,227	$172.85	POND	0.8084
04-29-122-030	12374 CRANE AVE	01/12/23	$815,000	$378,200	46.40	$756,440	$76,322	$738,678	$780,847	0.946	3,353	$220.30	POND	4.5388
04-29-122-036	12470 CRANE AVE	12/28/22	$430,000	$217,700	50.63	$435,413	$34,149	$395,851	$460,693	0.859	2,132	$185.67	POND	4.1357
		Totals:	**$5,456,000**	**$2,650,800**		**$5,301,727**		**$4,873,281**	**$5,444,665**			**$176.27**		**0.5551**
				Sale. Ratio =>	**48.59**			**2026 Rate used**	**E.C.F. =>**	**0.895**		**Std. Deviation=>**	**0.1244995**	
				Std. Dev. =>	**6.17**				**Ave. E.C.F. =>**	**0.901**		**Ave. Variance=>**	**9.1479**	**Coefficient of Var=>** **10.15745529**

Parcel Number	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-06-460-030	04/11/24	$395,000	$250,700	63.47	$501,401	$190,617	$204,383	$245,485	0.833	2,380	$85.88	GLINF	63.8199
04-08-375-250	09/20/24	$210,000	$0	0.00	$164,913	$61,866	$148,134	$81,396	1.820	914	$162.07	GLINF	34.9156
04-08-375-340	04/14/23	$220,000	$0	0.00	$143,140	$63,672	$156,328	$62,771	2.490	816	$191.58	GLINF	101.9685
04-08-390-301	12/13/24	$380,000	$162,600	42.79	$325,140	$110,909	$269,091	$169,219	1.590	1,686	$159.60	GLINF	11.9429
04-17-201-291	04/11/24	$210,000	$94,100	44.81	$188,183	$77,593	$132,407	$87,354	1.516	1,136	$116.56	GLINF	4.4987
04-18-165-040	07/29/24	$358,900	$191,500	53.36	$383,000	$122,931	$235,969	$229,946	1.026	1,888	$124.98	GLINF	44.4574
04-18-165-290	10/13/23	$335,500	$182,100	54.28	$364,126	$79,690	$255,810	$224,673	1.139	2,160	$118.43	GLINF	33.2179
04-18-410-212	07/12/24	$393,000	$157,400	40.05	$314,714	$70,644	$322,356	$192,788	1.672	1,896	$170.02	GLINF	20.1305
04-18-475-110	04/06/23	$551,000	$286,700	52.03	$573,474	$186,868	$364,132	$305,376	1.192	2,361	$154.23	GLINF	27.8362
04-19-210-020	10/02/23	$775,000	$278,300	35.91	$556,606	$188,197	$586,803	$291,002	2.016	2,242	$261.73	GLINF	54.5722
04-20-118-161	08/23/24	$623,500	$392,600	62.97	$785,104	$249,810	$373,690	$422,823	0.884	1,500	$249.13	GLINF	58.6970
	Totals:	**$4,451,900**	**$1,996,000**		**$4,299,801**		**$3,049,103**	**$2,312,833**			**$163.11**		**15.2426**
			Sale. Ratio =>	**44.83**			**2026 Rate used**	**E.C.F. =>**	**1.318**		**Std. Deviation=>**	**0.51513064**	
			Std. Dev. =>	**22.01**				**Ave. E.C.F. =>**	**1.471**		**Ave. Variance=>**	**41.4597**	**Coefficient of Var=>** **28.18916669**

2026 ECF Gull Lake Average

Parcel Number	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-08-374-200	08/11/23	$625,000	$325,700	52.11	$651,407	$408,522	$216,478	$145,527	1.488	1,598	$135.47	GLAVE	9.8783
04-17-354-230	04/03/23	$675,000	$384,700	56.99	$769,486	$600,036	$74,964	$101,528	0.738	1,432	$52.35	GLAVE	84.7966
04-18-445-040	12/16/24	$900,000	$490,400	54.49	$980,722	$714,557	$185,443	$159,476	1.163	1,848	$100.35	GLAVE	42.3496
04-18-477-050	04/29/24	$900,000	$373,800	41.53	$747,620	$444,872	$455,128	$177,395	2.566	2,018	$225.53	GLAVE	97.9294
04-20-122-030	10/04/23	$859,000	$320,000	37.25	$640,088	$246,365	$612,635	$249,192	2.458	2,220	$275.96	GLAVE	87.2163
04-20-130-010	04/06/23	$910,000	$528,600	58.09	$1,057,163	$697,063	$212,937	$215,758	0.987	2,664	$79.93	GLAVE	59.9400
04-20-178-010	10/23/23	$890,000	$429,200	48.22	$858,369	$456,992	$433,008	$254,036	1.705	2,760	$156.89	GLAVE	11.8189
	Totals:	**$5,759,000**	**$2,852,400**		**$5,704,855**		**$2,190,593**	**$1,302,912**			**$146.64**		**9.4981**
			Sale. Ratio =>	**49.53**			**2026 Rate used**	**E.C.F. =>**	**1.681**		**Std. Deviation=>**	**0.70723488**	
			Std. Dev. =>	**7.92**				**Ave. E.C.F. =>**	**1.586**		**Ave. Variance=>**	**56.2756**	**Coefficient of Var=>** **35.4754333**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)
04-06-380-020	4014 E GULL LK DR	06/01/23	$5,900,000	$3,578,800	60.66	$7,157,519	$4,297,948	$1,602,052	$1,736,230	0.923	8,432	$190.00	98.4813
04-08-315-090	2878 BURLINGTON DR	09/01/23	$3,300,000	$1,123,500	34.05	$2,247,092	$1,163,882	$2,136,118	$657,687	3.248	3,757	$568.57	134.0395
04-08-374-200	2110 MIDLAKE DR	08/11/23	$625,000	$325,700	52.11	$651,407	$408,522	$216,478	$145,527	1.488	1,598	$135.47	41.9989
04-17-195-010	1142 WILLOW BEACH	09/06/23	$1,900,000	$745,000	39.21	$1,489,930	$952,245	$947,755	$322,160	2.942	2,996	$316.34	103.4345
04-17-330-041	866 E GULL LAKE DR	04/18/23	$1,300,000	$517,800	39.83	$1,035,582	$653,144	$646,856	$229,142	2.823	3,372	$191.83	91.5417
04-18-270-060	1775 IDLEWILD DR	04/29/24	$1,825,000	$711,500	38.99	$1,422,985	$787,681	$1,037,319	$385,734	2.689	2,471	$419.80	78.1676
04-18-270-070	1769 IDLEWILD DR	09/15/23	$1,800,000	$813,100	45.17	$1,626,247	$797,722	$1,002,278	$503,051	1.992	3,352	$299.01	8.4867
04-18-280-130	201 GULL LAKE ISLAND	08/31/23	$900,000	$768,400	85.38	$1,536,724	$741,600	$158,400	$482,771	0.328	3,651	$43.39	157.9426
04-18-405-015	1469 W GULL LAKE DR	11/15/23	$2,125,000	$1,167,600	54.95	$2,335,109	$1,309,321	$815,679	$622,822	1.310	3,542	$230.29	59.7882
04-18-405-015	1469 W GULL LAKE DR	02/28/25	$2,045,000	$1,160,300	56.74	$2,320,603	$1,309,241	$735,759	$614,063	1.198	3,542	$207.72	70.9350
04-18-445-040	709 S GULL LK DR	12/16/24	$900,000	$490,400	54.49	$980,722	$714,557	$185,443	$159,476	1.163	1,848	$100.35	74.4703
04-18-477-050	757 S GULL LK DR	04/29/24	$900,000	$373,800	41.53	$747,620	$444,872	$455,128	$181,395	2.509	2,018	$225.53	60.1514
04-18-480-040	14 LABELLE	02/09/24	$530,000	$225,200	42.49	$450,450	$335,167	$194,833	$70,639	2.758	852	$228.68	85.0615
04-20-122-030	12180 E D AVE	10/04/23	$859,000	$320,000	37.25	$640,088	$246,365	$612,635	$249,192	2.458	2,220	$275.96	55.0956
04-20-130-010	300 E GULL LK DR	04/06/23	$910,000	$528,600	58.09	$1,057,163	$697,063	$212,937	$215,758	0.987	2,664	$79.93	92.0606
04-20-178-010	168 E GULL LK DR	10/23/23	$890,000	$429,200	48.22	$858,369	$456,992	$433,008	$254,036	1.705	2,760	$156.89	20.3018
		Totals:	**$26,709,000**	**$13,278,900**		**$26,557,610**		**$11,392,678**	**$6,829,683**			**$229.36**	**23.9419**
				Sale. Ratio =>	**49.72**			**2026 Rate used**	**E.C.F. =>**	**1.668**		**Std. Deviation=>**	**0.88153058**
				Std. Dev. =>	**12.73**				**Ave. E.C.F. =>**	**1.908**		**Ave. Variance=>**	**76.9973**

Coefficient of Var=> **40.36490188**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-29-315-050	12206 N SHERMAN LK DR	03/15/24	$300,000	$148,000	49.33	$296,046	$95,317	$204,683	$151,837	1.348	1,054	$194.20	SHLK	1.9988
04-29-330-110	12364 N SHERMAN LK DR	09/20/23	$169,875	$112,100	65.99	$224,250	$94,750	$75,125	$97,958	0.767	1,344	$55.90	SHLK	56.1140
04-29-412-050	6393 N 39TH ST	01/31/25	$620,000	$251,900	40.63	$503,870	$231,256	$388,744	$206,213	1.885	1,536	$253.09	SHLK	55.7102
04-30-480-170	11820 YORKSHIRE DR	03/28/25	$355,000	$216,300	60.93	$432,565	$95,700	$259,300	$254,815	1.018	1,990	$130.30	SHLK	31.0451
04-30-480-180	11844 YORKSHIRE DR	10/02/24	$325,000	$174,600	53.72	$349,217	$51,200	$273,800	$225,429	1.215	1,444	$189.61	SHLK	11.3479
04-32-115-010	12055 S SHERMAN LK DR	03/08/24	$700,000	$294,000	42.00	$588,018	$230,461	$469,539	$270,467	1.736	2,434	$192.91	SHLK	40.7980
		Totals:	**$2,469,875**	**$1,196,900**		**$2,393,966**		**$1,671,191**	**$1,206,719**			**$169.33**		**5.6852**
				Sale. Ratio =>	**48.46**			**2026 Rate used**	**E.C.F. =>**	**1.385**		**Std. Deviation=>**	**0.424580787**	
				Std. Dev. =>	**10.15**				**Ave. E.C.F. =>**	**1.328**		**Ave. Variance=>**	**32.8356**	**Coefficient of Var=>** **24.72465558**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
04-33-476-110	800 CIRCLE DR	04/11/24	$160,000	$87,600	54.75	$175,214	$47,152	$112,848	$109,736	1.028	870	$129.71	VILAV	22.3974
04-33-476-140	109 NORTHWAY DR	04/01/24	$183,000	$76,100	41.58	$152,208	$27,563	$155,437	$106,808	1.455	818	$190.02	VILAV	20.2960
04-33-476-190	116 NORTHWAY DR	05/06/24	$177,000	$91,900	51.92	$183,899	$22,182	$154,818	$138,575	1.117	1,394	$111.06	VILAV	13.5118
04-33-488-020	208 MEADOW DR	06/21/24	$130,000	$60,200	46.31	$120,386	$26,720	$103,280	$80,262	1.287	816	$126.57	VILAV	3.4450
04-33-488-100	317 MEADOW DR	04/13/23	$153,000	$57,900	37.84	$115,884	$17,359	$135,641	$84,426	1.607	720	$188.39	VILAV	35.4296
04-33-488-230	204 SOUTHWAY DR	07/14/23	$160,000	$61,200	38.25	$122,336	$22,860	$137,140	$85,241	1.609	864	$158.73	VILAV	35.6522
04-34-165-010	801 N WEBSTER ST	04/17/24	$175,000	$81,600	46.63	$163,190	$35,054	$139,946	$109,799	1.275	1,424	$98.28	VILAV	2.2227
04-34-180-060	606 N WEBSTER ST	01/06/25	$238,500	$127,200	53.33	$254,390	$35,613	$202,887	$179,915	1.128	1,460	$138.96	VILAV	12.4652
04-34-310-090	403 N WEBSTER ST	06/21/24	$180,000	$77,400	43.00	$154,898	$22,390	$157,610	$113,546	1.388	1,764	$89.35	VILAV	13.5741
04-34-315-060	303 CHURCH ST	04/03/23	$159,000	$74,900	47.11	$149,840	$67,170	$91,830	$70,840	1.296	1,030	$89.16	VILAV	4.3973
04-34-320-040	223 N CHERRY ST	05/03/23	$226,679	$83,800	36.97	$167,547	$22,390	$204,289	$124,385	1.642	896	$228.00	VILAV	39.0063
04-34-320-070	404 W VAN BUREN ST	05/17/24	$185,000	$86,700	46.86	$173,353	$26,403	$158,597	$125,921	1.259	1,122	$141.35	VILAV	0.7162
04-34-320-200	212 CHESTNUT ST	09/22/23	$175,000	$91,000	52.00	$182,022	$27,868	$147,132	$132,094	1.114	1,762	$83.50	VILAV	13.8492
04-34-336-030	413 N AUGUSTA DR	02/27/25	$205,000	$93,400	45.56	$186,874	$52,921	$152,079	$110,159	1.381	1,280	$118.81	VILAV	12.8212
04-34-348-010	212 E CANAL ST	02/09/24	$194,600	$98,400	50.57	$196,769	$33,585	$161,015	$139,832	1.151	1,680	$95.84	VILAV	10.0844
04-34-355-060	412 W MICHIGAN AVE	04/12/24	$165,000	$68,100	41.27	$136,173	$22,390	$142,610	$97,500	1.463	1,564	$91.18	VILAV	21.0328
04-34-355-220	208 W MICHIGAN AVE	07/07/23	$150,000	$119,300	79.53	$238,513	$30,786	$119,214	$178,001	0.670	1,748	$68.20	VILAV	58.2594
04-34-365-151	304 FAYETTE ST	08/23/23	$180,000	$77,800	43.22	$155,683	$25,782	$154,218	$111,312	1.385	2,091	$73.75	VILAV	13.3126
04-34-370-150	105 FAYETTE ST	04/25/23	$95,000	$70,700	74.42	$141,308	$33,585	$61,415	$92,308	0.665	896	$68.54	VILAV	58.7003
04-34-380-020	212 E VAN BUREN ST	12/08/23	$152,000	$77,700	51.12	$155,404	$34,602	$117,398	$103,515	1.134	2,033	$57.75	VILAV	11.8217
04-34-405-020	520 RANSON ST	09/25/23	$115,000	$54,600	47.48	$109,240	$22,133	$92,867	$74,642	1.244	888	$104.58	VILAV	0.8164
		Totals:	**$3,558,779**	**$1,717,500**		**$3,435,131**		**$2,902,271**	**$2,368,817**			**$116.75**		**2.7134**
				Sale. Ratio =>	**48.26**			**2026 Rate used**	**E.C.F. =>**	**1.225**		**Std. Deviation=>**	**0.26055752**	
				Std. Dev. =>	**10.63**				**Ave. E.C.F. =>**	**1.252**		**Ave. Variance=>**	**19.2291**	**Coefficient of Var=>** **15.35464835**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
04-13-405-030	16698 E CD AVE	07/31/25	$525,000	$237,600	45.26	$475,141	$149,246	$375,754	$256,408	1.465	1,728	$217.45	RR-AV	49.3703	1 1/2 STORY
04-16-240-011	8856 N 42ND ST	07/25/23	$500,000	$205,400	41.08	$410,842	$148,083	$351,917	$236,933	1.485	1,228	$286.58	RR-AV	51.3552	RANCH
04-24-290-017	7653 N 48TH ST	10/21/22	$440,000	$187,700	42.66	$375,484	$193,189	$246,811	$155,675	1.585	2,088	$118.20	RR-AV	61.3680	2 STORY
04-27-290-010	14980 E EF AVE	01/14/22	$155,000	$102,300	66.00	$204,604	$137,619	$17,381	$57,203	0.304	700	$24.83	RR-AV	66.7902	1 1/4 STORY
04-30-280-011	6820 N 37TH ST	05/23/22	$369,000	$381,400	103.36	$762,794	$266,152	$102,848	$424,118	0.242	4,508	$22.81	RR-AV	72.9250	RANCH
04-31-384-010	11379 E G AVE	07/13/23	$290,000	$199,100	68.66	$398,259	$138,246	$151,754	$222,044	0.683	2,133	$71.15	RR-AV	28.8306	RANCH
04-33-310-010	13208 E FG AVE	05/23/25	$350,000	$198,000	56.57	$396,097	$146,492	$203,508	$196,385	1.036	1,628	$125.00	RR-AV	6.4524	RANCH
		Totals:	**$2,629,000**	**$1,511,500**		**$3,023,221**		**$1,449,973**	**$1,548,766**			**$123.72**		**3.5536**	
				Sale. Ratio =>	**57.49**			**2026 Rate used**	**E.C.F. =>**	**0.936**		**Std. Deviation=>**	**0.56997999**		
				Std. Dev. =>	**21.90**				**Ave. E.C.F. =>**	**0.972**		**Ave. Variance=>**	**48.1559**	**Coefficient of Var=>**	**49.55597315**

Parcel Number	Street Address	Sale Date	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
03-03-280-030	10735 N 32ND	03/01/22	$335,000	$149,700	44.69	$298,483	$147,902	$187,098	$150,131	1.246	3,654	$51.20	C3	25.4287
03-14-101-041	8818 N 32ND	12/30/20	$775,000	$0	0.00	$902,644	$239,616	$535,384	$661,045	0.810	5,980	$89.53	C3	18.2042
03-14-155-007	8700 N 32ND	03/22/21	$530,000	$328,400	61.96	$668,980	$216,241	$313,759	$451,385	0.695	9,850	$31.85	C3	29.6845
03-14-351-060	9057 RAILROAD	03/04/20	$75,000	$39,200	52.27	$80,756	$50,427	$24,573	$30,238	0.813	1,536	$16.00	C3	17.9303
03-14-351-092	8108 N 32ND	05/13/22	$325,000	$216,100	66.49	$448,321	$122,500	$202,500	$324,846	0.623	18,141	$11.16	C3	36.8577
03-14-351-141	8020 N 32ND	12/06/24	$400,000	$418,900	104.73	$745,386	$192,548	$207,452	$551,184	0.376	4,317	$48.05	C3	61.5573
03-14-351-151	8004 N 32ND	12/16/24	$250,000	$132,000	52.80	$259,282	$59,492	$190,508	$199,192	0.956	2,088	$91.24	C3	3.5546
03-15-230-028	8801 N 32ND	10/27/25	$800,000	$351,900	43.99	$703,888	$186,853	$613,147	$515,489	1.189	8,320	$73.70	C3	19.7500
03-15-276-019	8653 N 32ND	10/27/25	$800,000	$343,200	42.90	$683,578	$156,205	$643,795	$525,796	1.224	4,010	$160.55	C3	23.2473
03-15-440-010	8479 N 32ND	09/30/25	$430,000	$180,100	41.88	$374,133	$194,263	$235,737	$179,332	1.315	5,444	$43.30	C3	32.2580
03-15-476-020	8253 N 32ND	07/11/22	$400,000	$175,100	43.78	$350,191	$216,241	$183,759	$133,549	1.376	1,800	$102.09	C3	38.4015
03-22-251-009	8709 GULL	05/01/23	$599,000	$256,800	42.87	$524,369	$210,772	$388,228	$312,659	1.242	9,914	$39.16	C3	24.9750
03-23-201-039	9703 E M-89	06/09/23	$210,000	$128,500	61.19	$261,446	$74,246	$135,754	$186,640	0.727	1,748	$77.66	C3	26.4591
03-23-226-021	9900 E D	12/03/24	$450,000	$296,200	65.82	$606,537	$195,343	$254,657	$409,964	0.621	13,736	$18.54	C3	37.0779
03-23-230-022	9724 E M-89	08/29/23	$500,000	$194,400	38.88	$402,528	$171,071	$328,929	$251,311	1.309	4,209	$78.15	C3	31.6907
03-24-101-021	7992 N 34TH	12/04/24	$1,870,000	$911,400	48.74	$1,832,400	$194,869	$1,675,131	$1,632,633	1.026	12,480	$134.23	C3	3.4082
03-24-120-019	7820 N 34TH	03/18/22	$910,000	$356,500	39.18	$723,460	$121,101	$788,899	$600,557	1.314	7,303	$108.02	C3	32.1663
		Totals:	**$9,659,000**	**$4,478,400**		**$9,866,382**		**$6,909,310**	**$7,115,952**			**$69.08**		**2.0987**
				Sale. Ratio =>	**46.37**			**2026 RATE USED**	**E.C.F. =>**	**0.971**		**Std. Deviation=>**	**0.31160923**	
				Std. Dev. =>	**20.63**				**Ave. E.C.F. =>**	**0.992**		**Ave. Variance=>**	**27.2148**	**Coefficient of Var=>** **27.43569232**