

ANN ARBOR METES & BOUNDS

AAS

0% TO 50%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							E.C.F. =>	#REF!

51% TO 60%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							E.C.F. =>	#REF!

61% TO 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-22-400-017	09/25/20	\$230,000	\$230,000	\$50,500	\$51,149	\$178,851	\$170,144	1.051	
Totals:		\$230,000	\$230,000			\$178,851	\$170,144		
							mean	E.C.F. =>	1.051
								E.C.F. =>	1.051

71% TO 80%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-21-100-004	03/15/21	\$277,080	\$277,080	\$58,300	\$60,451	\$216,629	\$144,391	1.500	
L -12-22-300-017	09/21/20	\$329,900	\$329,900	\$83,130	\$90,272	\$239,628	\$257,753	0.930	
Totals:		\$606,980	\$606,980			\$456,257	\$402,144		
							mean	E.C.F. =>	1.135
								E.C.F. =>	1.215

81% TO 90%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							E.C.F. =>	#REF!

91% TO 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-15-400-003	12/22/20	\$380,000	\$380,000	\$50,500	\$55,535	\$324,465	\$363,212	0.893
Totals:		\$380,000	\$380,000			\$324,465	\$363,212	
						mean	E.C.F. =>	0.893
							E.C.F. =>	0.893

ANN ARBOR ISLAND PARCELS

AISLD

NO CHANGE - NO SALES

ARBOR RIDGE

AR-1

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-13-401-001	09/20/21	\$334,000	\$334,000	\$65,400	\$69,538	\$264,462	\$216,340	1.222
L -12-13-401-012	08/12/21	\$328,800	\$328,800	\$65,400	\$72,537	\$256,263	\$223,270	1.148
L -12-13-401-030	09/24/21	\$347,000	\$347,000	\$65,400	\$71,342	\$275,658	\$253,625	1.087
L -12-13-401-038	05/22/20	\$310,000	\$310,000	\$65,400	\$68,480	\$241,520	\$257,892	0.937
L -12-13-401-039	03/30/21	\$302,500	\$302,500	\$65,400	\$71,415	\$231,085	\$231,935	0.996
L -12-13-401-043	06/23/20	\$289,900	\$289,900	\$65,400	\$68,673	\$221,227	\$232,897	0.950
Totals:		\$1,912,200	\$1,912,200			\$1,490,215	\$1,415,960	
						mean	E.C.F. =>	1.052
							E.C.F. =>	1.057

ARBOR RIDGE - WOODLANDS

AR-2

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-13-305-006	05/15/20	\$300,000	\$300,000	\$68,800	\$76,905	\$223,095	\$305,024	0.731
L -12-13-305-010	07/17/20	\$323,000	\$323,000	\$68,800	\$79,317	\$243,683	\$334,419	0.729
L -12-13-305-015	08/10/21	\$362,000	\$362,000	\$68,800	\$76,680	\$285,320	\$319,171	0.894
L -12-13-305-020	06/25/21	\$360,000	\$360,000	\$72,400	\$82,984	\$277,016	\$315,351	0.878
Totals:		\$1,345,000	\$1,345,000			\$1,029,114	\$1,273,964	
						mean	E.C.F. =>	0.808
							E.C.F. =>	0.808

ARBOR RIDGE -CROSSINGS

AR-3

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-13-306-001	11/19/21	\$531,000	\$531,000	\$102,600	\$114,404	\$416,596	\$547,818	0.760
L -12-13-306-012	04/16/21	\$465,000	\$465,000	\$97,500	\$122,717	\$342,283	\$534,707	0.640
L -12-13-306-016	04/18/22	\$500,000	\$500,000	\$97,500	\$112,507	\$387,493	\$442,470	0.876
L -12-13-306-028	11/05/20	\$405,000	\$405,000	\$97,500	\$110,601	\$294,399	\$439,990	0.669
L -12-13-307-053	03/23/21	\$497,500	\$497,500	\$97,500	\$113,845	\$383,655	\$548,818	0.699
L -12-13-308-071	03/04/22	\$560,707	\$560,707	\$97,500	\$109,886	\$450,821	\$597,582	0.754
L -12-13-308-072	02/09/22	\$468,510	\$468,510	\$97,500	\$112,771	\$355,739	\$512,744	0.694
L -12-13-308-073	12/08/21	\$440,010	\$440,010	\$97,500	\$114,641	\$325,369	\$519,423	0.626
L -12-13-308-074	08/20/21	\$478,955	\$478,955	\$97,500	\$114,566	\$364,389	\$488,388	0.746
L -12-13-308-075	08/06/21	\$453,898	\$453,898	\$97,500	\$111,870	\$342,028	\$504,082	0.679
L -12-13-308-076	02/04/22	\$518,351	\$518,351	\$97,500	\$112,771	\$405,580	\$496,199	0.817
L -12-13-308-077	12/30/21	\$539,450	\$539,450	\$97,500	\$113,684	\$425,766	\$627,185	0.679
L -12-13-308-078	02/19/21	\$449,915	\$449,915	\$97,500	\$105,524	\$344,391	\$499,862	0.689
L -12-13-308-079	06/24/21	\$416,526	\$416,526	\$97,500	\$106,286	\$310,240	\$461,640	0.672
L -12-13-308-080	03/05/21	\$464,679	\$464,679	\$97,500	\$111,758	\$352,921	\$546,448	0.646

L-12-13-308-081	05/25/21	\$479,334	\$479,334	\$97,500	\$119,080	\$360,254	\$545,985	0.660
L-12-13-308-082	07/14/21	\$446,256	\$446,256	\$97,500	\$111,479	\$334,777	\$479,004	0.699
L-12-13-308-084	11/30/21	\$457,535	\$457,535	\$97,500	\$106,356	\$351,179	\$483,367	0.727
L-12-13-308-086	09/23/20	\$475,715	\$475,715	\$97,500	\$108,956	\$366,759	\$604,931	0.606
L-12-13-308-087	08/11/21	\$486,250	\$486,250	\$97,500	\$114,950	\$371,300	\$564,635	0.658
L-12-13-308-088	09/04/20	\$372,303	\$372,303	\$97,500	\$103,277	\$269,026	\$429,597	0.626
L-12-13-308-089	01/20/21	\$473,871	\$473,871	\$97,500	\$119,924	\$353,947	\$560,598	0.631
L-12-13-308-090	02/05/21	\$498,650	\$498,650	\$97,500	\$123,052	\$375,598	\$565,115	0.665
L-12-13-308-091	02/16/22	\$497,375	\$497,375	\$97,500	\$112,771	\$384,604	\$507,738	0.757
L-12-13-308-092	12/29/20	\$421,905	\$421,905	\$97,500	\$105,524	\$316,381	\$455,362	0.695
L-12-13-308-093	04/21/21	\$371,469	\$371,469	\$97,500	\$107,595	\$263,874	\$430,481	0.613
L-12-13-308-095	12/01/20	\$423,216	\$423,216	\$97,500	\$115,666	\$307,550	\$490,816	0.627
L-12-13-308-103	12/18/20	\$428,425	\$428,425	\$102,600	\$112,630	\$315,795	\$492,699	0.641
L-12-13-308-108	04/23/21	\$476,995	\$476,995	\$97,500	\$110,154	\$366,841	\$588,456	0.623
L-12-13-308-111	04/28/21	\$416,120	\$416,120	\$97,500	\$106,774	\$309,346	\$465,744	0.664
L-12-13-308-112	10/21/20	\$393,465	\$393,465	\$97,500	\$103,277	\$290,188	\$448,082	0.648
L-12-13-308-113	12/28/20	\$485,999	\$485,999	\$97,500	\$110,956	\$375,043	\$570,413	0.657
L-12-13-308-114	09/08/21	\$434,958	\$434,958	\$97,500	\$106,487	\$328,471	\$519,036	0.633
L-12-13-308-116	10/18/21	\$439,250	\$439,250	\$97,500	\$106,808	\$332,442	\$523,722	0.635
L-12-13-308-121	10/14/20	\$507,130	\$507,130	\$97,500	\$105,082	\$402,048	\$669,011	0.601
L-12-13-308-122	11/20/20	\$520,365	\$520,365	\$97,500	\$107,128	\$413,237	\$583,533	0.708
L-12-13-308-123	08/14/20	\$482,566	\$482,566	\$97,500	\$119,362	\$363,204	\$587,559	0.618
L-12-13-308-124	09/18/20	\$477,947	\$477,947	\$97,500	\$105,203	\$372,744	\$603,606	0.618
L-12-13-308-125	07/07/21	\$466,671	\$466,671	\$97,500	\$111,469	\$355,202	\$574,800	0.618
L-12-13-308-126	08/07/20	\$437,433	\$437,433	\$97,500	\$110,191	\$327,242	\$513,068	0.638
L-12-13-308-127	01/28/22	\$470,880	\$470,880	\$97,500	\$106,620	\$364,260	\$503,555	0.723
L-12-13-308-128	06/10/21	\$530,142	\$530,142	\$97,500	\$108,734	\$421,408	\$659,251	0.639
L-12-13-308-129	04/29/21	\$501,057	\$501,057	\$97,500	\$110,514	\$390,543	\$647,268	0.603
L-12-13-308-130	02/25/22	\$524,600	\$524,600	\$97,500	\$115,204	\$409,396	\$563,867	0.726
L-12-13-308-131	02/28/22	\$507,590	\$507,590	\$97,500	\$112,771	\$394,819	\$474,435	0.832
L-12-13-308-133	03/21/22	\$481,495	\$481,495	\$97,500	\$109,886	\$371,609	\$536,417	0.693
L-12-13-308-134	12/01/21	\$467,890	\$467,890	\$97,500	\$114,377	\$353,513	\$575,553	0.614
L-12-13-308-136	03/25/22	\$554,022	\$554,022	\$97,500	\$115,305	\$438,717	\$588,419	0.746
Totals:		\$22,598,380	\$22,598,380			\$17,252,987	\$25,573,477	

mean E.C.F. => **0.675**
 E.C.F. => **0.677**

ARBOR RIDGE - MEADOWS

AR-4

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-13-310-005	10/15/20	\$385,000	\$385,000	\$84,300	\$94,078	\$290,922	\$436,569	0.666
L -12-13-311-035	04/13/20	\$375,180	\$375,180	\$84,300	\$95,608	\$279,572	\$433,120	0.645
L -12-13-311-049	11/18/20	\$373,534	\$373,534	\$84,300	\$90,077	\$283,457	\$413,355	0.686
L -12-13-311-050	06/18/21	\$415,891	\$415,891	\$84,300	\$89,114	\$326,777	\$471,268	0.693
L -12-13-311-052	01/27/22	\$420,000	\$420,000	\$84,300	\$90,455	\$329,545	\$421,940	0.781
L -12-13-311-055	02/10/21	\$365,249	\$365,249	\$84,300	\$93,349	\$271,900	\$406,391	0.669
L -12-13-311-057	07/09/21	\$365,424	\$365,424	\$84,300	\$96,709	\$268,715	\$350,368	0.767
L -12-13-311-059	07/06/20	\$385,553	\$385,553	\$84,300	\$89,275	\$296,278	\$434,641	0.682
L -12-13-311-063	08/28/20	\$365,556	\$365,556	\$84,300	\$90,176	\$275,380	\$416,591	0.661
Totals:		\$3,451,387	\$3,451,387			\$2,622,546	\$3,784,243	
						mean	E.C.F. =>	0.693
							E.C.F. =>	0.662

ARBOR CREEK

ARC

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-06-310-034	07/16/21	\$493,000	\$493,000	\$93,500	\$103,736	\$389,264	\$334,943	1.162
L -12-06-310-037	07/15/21	\$447,500	\$447,500	\$93,500	\$102,160	\$345,340	\$323,883	1.066
L -12-06-310-051	02/15/22	\$446,000	\$446,000	\$89,500	\$102,878	\$343,122	\$310,866	1.104
L -12-06-310-057	09/17/21	\$442,000	\$442,000	\$89,500	\$102,115	\$339,885	\$282,968	1.201
L -12-06-310-061	12/02/20	\$415,100	\$415,100	\$89,500	\$98,039	\$317,061	\$350,786	0.904
L -12-06-310-062	07/09/21	\$485,000	\$485,000	\$93,500	\$103,117	\$381,883	\$385,739	0.990
L -12-06-310-063	02/24/22	\$505,000	\$505,000	\$93,500	\$103,117	\$401,883	\$336,993	1.193
L -12-06-310-071	10/21/21	\$465,000	\$465,000	\$102,400	\$112,258	\$352,742	\$331,116	1.065

L -12-06-310-108	12/16/21	\$425,000	\$425,000	\$89,500	\$93,727	\$331,273	\$315,464	1.050
L -12-06-310-142	03/06/22	\$575,000	\$575,000	\$89,500	\$98,270	\$476,730	\$413,925	1.152
L -12-06-310-154	10/02/20	\$455,000	\$455,000	\$93,500	\$102,270	\$352,730	\$391,156	0.902
L -12-06-310-155	07/02/21	\$535,000	\$535,000	\$89,500	\$98,270	\$436,730	\$394,852	1.106
L -12-06-310-160	04/29/22	\$700,000	\$700,000	\$93,500	\$105,362	\$594,638	\$458,311	1.297
L -12-06-310-162	01/07/22	\$587,100	\$587,100	\$93,500	\$103,290	\$483,810	\$428,402	1.129
L -12-06-310-169	08/18/21	\$455,000	\$455,000	\$93,500	\$111,320	\$343,680	\$346,930	0.991
Totals:		\$7,430,700	\$7,430,700			\$5,890,771	\$5,406,335	
						mean	E.C.F. =>	1.090
							E.C.F. =>	1.087

ARBOR FARMS

ARF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-240-014	02/18/22	\$450,000	\$450,000	\$91,600	\$109,989	\$340,011	\$421,754	0.806
L -12-26-240-019	06/04/21	\$450,000	\$450,000	\$91,600	\$108,848	\$341,152	\$475,668	0.717
L -12-26-240-023	06/18/21	\$445,000	\$445,000	\$91,600	\$108,710	\$336,290	\$453,924	0.741
L -12-26-240-027	12/22/21	\$425,000	\$425,000	\$91,600	\$106,398	\$318,602	\$444,682	0.716
L -12-26-240-057	11/16/21	\$520,447	\$520,447	\$91,600	\$104,084	\$416,363	\$490,237	0.849
L -12-26-240-067	12/23/21	\$458,591	\$458,591	\$91,600	\$106,398	\$352,193	\$455,835	0.773
L -12-26-240-070	03/14/22	\$495,000	\$495,000	\$91,600	\$99,814	\$395,186	\$487,448	0.811
L -12-26-240-073	02/22/22	\$460,000	\$460,000	\$91,600	\$100,015	\$359,985	\$427,124	0.843
L -12-26-240-079	10/08/21	\$466,715	\$466,715	\$91,600	\$104,438	\$362,277	\$433,799	0.835
Totals:		\$4,170,753	\$4,170,753			\$3,222,059	\$4,090,469	
						mean	E.C.F. =>	0.788
							E.C.F. =>	0.788

ARBOR HEIGHTS

ARH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-12-226-046	08/02/21	\$125,000	\$125,000	\$19,700	\$19,700	\$105,300	\$66,458	1.584
L -12-12-226-002	07/21/21	\$102,250	\$102,250	\$19,700	\$19,700	\$82,550	\$66,632	1.239
L -12-12-226-007	06/25/21	\$100,000	\$100,000	\$19,700	\$19,700	\$80,300	\$65,569	1.225
L -12-12-226-024	12/29/20	\$84,500	\$84,500	\$19,700	\$19,700	\$64,800	\$64,624	1.003
L -12-12-226-043	09/21/20	\$93,000	\$93,000	\$19,700	\$19,700	\$73,300	\$64,476	1.137
L -12-12-226-047	09/30/20	\$97,000	\$97,000	\$19,700	\$19,700	\$77,300	\$66,534	1.162
Totals:		\$601,750	\$601,750			\$483,550	\$394,294	
						mean	E.C.F. =>	1.226
							E.C.F. =>	1.225

ARBOR OAKS

AROAKS

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-305-007	04/01/22	\$522,740	\$522,740	\$45,000	\$58,684	\$464,056	\$496,773	0.934
L -12-26-305-032	04/26/22	\$502,315	\$502,315	\$45,000	\$54,930	\$447,385	\$407,094	1.099
Totals:		\$1,025,055	\$1,025,055			\$911,441	\$903,867	
						mean	E.C.F. =>	1.008
							E.C.F. =>	1.017

ARBOR WOODS

ARW

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-12-120-021	07/07/21	\$401,000	\$401,000	\$71,700	\$98,803	\$302,197	\$304,865	0.991
L -12-12-121-077	05/21/21	\$363,000	\$363,000	\$78,855	\$88,081	\$274,919	\$352,256	0.780
L -12-12-121-100	12/21/20	\$350,000	\$350,000	\$78,855	\$92,015	\$257,985	\$345,871	0.746
L -12-12-121-118	11/30/20	\$339,900	\$339,900	\$71,700	\$85,875	\$254,025	\$355,303	0.715
L -12-12-230-134	07/26/21	\$405,000	\$405,000	\$78,855	\$93,521	\$311,479	\$419,014	0.743
L -12-12-230-137	08/02/21	\$425,000	\$425,000	\$78,855	\$88,395	\$336,605	\$405,559	0.830
L -12-12-230-140	01/07/21	\$385,000	\$385,000	\$78,855	\$93,197	\$291,803	\$414,585	0.704

L -12-12-230-143	02/04/21	\$370,000	\$370,000	\$75,285	\$84,868	\$285,132	\$363,496	0.784
L -12-12-230-156	09/02/20	\$309,000	\$309,000	\$71,700	\$86,538	\$222,462	\$326,926	0.680
L -12-12-230-166	12/31/20	\$385,000	\$385,000	\$75,285	\$92,080	\$292,920	\$451,115	0.649
L -12-12-230-168	04/06/21	\$480,700	\$480,700	\$75,285	\$89,378	\$391,322	\$556,853	0.703
L -12-12-230-192	04/16/21	\$360,000	\$360,000	\$71,700	\$80,333	\$279,667	\$379,921	0.736
L -12-12-230-201	12/21/20	\$346,000	\$346,000	\$71,700	\$87,428	\$258,572	\$365,519	0.707
Totals:		\$4,919,600	\$4,919,600			\$3,759,088	\$5,041,282	
							mean E.C.F. =>	0.746
							E.C.F. =>	0.752

ASHFORD VILLAGE

ASH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-24-400-023	08/27/21	\$380,000	\$380,000	\$72,100	\$86,671	\$293,329	\$365,180	0.803
L -12-24-400-024	04/23/21	\$320,000	\$320,000	\$72,100	\$82,740	\$237,260	\$328,295	0.723
L -12-24-410-003	02/08/22	\$397,500	\$397,500	\$72,100	\$76,269	\$321,231	\$300,447	1.069
L -12-24-415-011	07/09/21	\$325,000	\$325,000	\$72,100	\$82,049	\$242,951	\$301,292	0.806
L -12-24-415-015	02/23/22	\$390,000	\$390,000	\$72,100	\$80,700	\$309,300	\$296,714	1.042
L -12-24-415-018	08/13/21	\$378,000	\$378,000	\$72,100	\$75,599	\$302,401	\$310,642	0.973
L -12-24-415-019	06/30/21	\$417,000	\$417,000	\$72,100	\$81,177	\$335,823	\$342,811	0.980
L -12-24-415-022	09/11/20	\$314,000	\$314,000	\$72,100	\$80,637	\$233,363	\$342,007	0.682
L -12-24-425-029	12/29/20	\$320,000	\$320,000	\$72,100	\$82,573	\$237,427	\$341,603	0.695
L -12-24-425-169	01/19/22	\$365,000	\$365,000	\$72,100	\$84,837	\$280,163	\$303,316	0.924
L -12-24-425-209	07/24/20	\$338,000	\$338,000	\$72,100	\$82,077	\$255,923	\$353,457	0.724
L -12-24-435-039	10/08/21	\$340,000	\$340,000	\$72,100	\$87,663	\$252,337	\$288,758	0.874
L -12-24-445-102	08/30/21	\$305,000	\$305,000	\$72,100	\$75,935	\$229,065	\$304,586	0.752
L -12-24-445-103	10/09/20	\$325,000	\$325,000	\$72,100	\$81,399	\$243,601	\$342,343	0.712
L -12-24-455-129	09/13/21	\$347,616	\$347,616	\$72,100	\$80,280	\$267,336	\$315,488	0.847
L -12-24-455-132	07/10/20	\$330,000	\$330,000	\$72,100	\$86,637	\$243,363	\$335,139	0.726
L -12-24-470-310	07/12/21	\$435,000	\$435,000	\$72,100	\$83,640	\$351,360	\$378,067	0.929
Totals:		\$6,027,116	\$6,027,116			\$4,636,233	\$5,550,145	

mean E.C.F. => 0.835
 E.C.F. => 0.839

BLUE HERON POINTE

BHP

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-235-006	07/21/21	\$224,000	\$224,000	\$41,515	\$41,515	\$182,485	\$163,513	1.116
L -12-26-235-024	07/29/21	\$225,000	\$225,000	\$43,700	\$43,700	\$181,300	\$163,105	1.112
L -12-26-235-029	08/13/21	\$236,000	\$236,000	\$43,700	\$43,700	\$192,300	\$165,072	1.165
L -12-26-235-030	03/30/21	\$209,500	\$209,500	\$43,700	\$43,700	\$165,800	\$161,789	1.025
L -12-26-235-032	11/11/21	\$210,000	\$210,000	\$43,700	\$43,700	\$166,300	\$150,260	1.107
L -12-26-235-062	12/15/21	\$218,000	\$218,000	\$43,700	\$43,700	\$174,300	\$150,260	1.160
L -12-26-235-067	04/23/21	\$224,500	\$224,500	\$43,700	\$43,700	\$180,800	\$150,682	1.200
L -12-26-235-113	09/10/21	\$224,200	\$224,200	\$43,700	\$43,700	\$180,500	\$164,804	1.095
Totals:		\$1,771,200	\$1,771,200			\$1,423,785	\$1,269,485	
						mean	E.C.F. =>	1.122
							E.C.F. =>	1.122

BOULDER RIDGE

BOR

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-06-305-009	06/28/21	\$439,000	\$439,000	\$97,500	\$107,764	\$331,236	\$246,075	1.346
L -12-06-305-042	09/09/21	\$415,000	\$415,000	\$81,900	\$85,750	\$329,250	\$283,369	1.162
L -12-06-305-051	10/05/20	\$415,000	\$415,000	\$81,900	\$94,399	\$320,601	\$260,616	1.230
L -12-06-305-054	02/24/21	\$451,000	\$451,000	\$81,900	\$90,739	\$360,261	\$296,704	1.214
L -12-06-305-055	08/27/20	\$397,000	\$397,000	\$81,900	\$93,404	\$303,596	\$252,249	1.204
L -12-06-305-077	03/25/21	\$390,000	\$390,000	\$81,900	\$91,104	\$298,896	\$227,552	1.314
L -12-06-305-079	01/26/21	\$360,000	\$360,000	\$81,900	\$88,410	\$271,590	\$211,532	1.284
L -12-06-305-090	11/30/20	\$439,300	\$439,300	\$87,500	\$95,940	\$343,360	\$278,880	1.231
L -12-06-305-108	05/07/21	\$410,000	\$410,000	\$87,500	\$98,073	\$311,927	\$226,036	1.380

L -12-06-305-112	04/15/21	\$406,500	\$406,500	\$87,500	\$96,691	\$309,809	\$217,814	1.422	
L -12-06-305-118	12/10/21	\$443,000	\$443,000	\$87,500	\$97,471	\$345,529	\$245,270	1.409	
L -12-06-305-131	12/22/20	\$439,000	\$439,000	\$87,500	\$94,194	\$344,806	\$274,361	1.257	
Totals:		\$5,004,800	\$5,004,800			\$3,870,861	\$3,020,458		
							mean	E.C.F. =>	1.282
								E.C.F. =>	1.288

BOULDER RIDGE <1600

BOR-S

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-06-305-004	10/29/21	\$350,000	\$350,000	\$81,900	\$88,507	\$261,493	\$180,967	1.445	
L -12-06-305-007	08/10/21	\$350,000	\$350,000	\$97,500	\$100,868	\$249,132	\$205,238	1.214	
L -12-06-305-029	11/24/21	\$400,000	\$400,000	\$81,900	\$92,973	\$307,027	\$242,844	1.264	
Totals:		\$1,100,000	\$1,100,000			\$817,652	\$629,049		
							mean	E.C.F. =>	1.300
								E.C.F. =>	1.308

BRIAR HILL & BURNHAM & DEERFIELD

BRB

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-403-065	05/29/20	\$435,000	\$435,000	\$113,400	\$132,177	\$302,823	\$413,976	0.731
L -12-07-403-069	07/29/20	\$482,188	\$482,188	\$121,400	\$134,099	\$348,089	\$482,064	0.722
L -12-07-404-025	12/09/20	\$465,625	\$465,625	\$121,400	\$134,812	\$330,813	\$361,130	0.916
L -12-07-405-042	04/11/22	\$579,000	\$579,000	\$121,400	\$133,870	\$445,130	\$532,246	0.836
L -12-07-405-046	04/20/20	\$610,000	\$610,000	\$121,400	\$139,512	\$470,488	\$629,689	0.747
L -12-07-407-089	05/19/21	\$569,500	\$569,500	\$113,400	\$129,374	\$440,126	\$551,177	0.799
L -12-07-407-093	10/23/20	\$585,000	\$585,000	\$121,400	\$140,430	\$444,570	\$598,767	0.742
L -12-07-407-121	03/28/22	\$736,000	\$736,000	\$121,400	\$142,950	\$593,050	\$656,960	0.903
L -12-07-407-122	02/08/22	\$640,000	\$640,000	\$121,400	\$136,770	\$503,230	\$527,070	0.955
L -12-07-407-123	02/16/21	\$484,000	\$484,000	\$121,400	\$136,317	\$347,683	\$484,657	0.717
L -12-07-407-133	03/09/21	\$535,000	\$535,000	\$121,400	\$134,373	\$400,627	\$533,727	0.751
L -12-07-408-147	07/09/20	\$600,000	\$600,000	\$121,400	\$144,087	\$455,913	\$617,327	0.739

L -12-07-408-159	02/19/21	\$583,250	\$583,250	\$121,400	\$143,257	\$439,993	\$555,349	0.792
L -12-07-408-175	02/16/21	\$590,000	\$590,000	\$121,400	\$148,088	\$441,912	\$626,035	0.706
Totals:		\$7,894,563	\$7,894,563			\$5,964,447	\$7,570,175	
						mean	E.C.F. =>	0.788
							E.C.F. =>	0.790

BEMIS RIDGE ESTATES

BRDG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-32-301-004	01/28/22	\$439,295	\$439,295	\$50,000	\$62,898	\$376,397	\$468,454	0.803
L -12-32-301-005	03/17/22	\$568,173	\$568,173	\$50,000	\$65,150	\$503,023	\$675,657	0.744
L -12-32-301-009	12/17/21	\$533,160	\$533,160	\$50,000	\$57,166	\$475,994	\$639,764	0.744
Totals:		\$1,540,628	\$1,540,628			\$1,355,414	\$1,783,875	
						mean	E.C.F. =>	0.760
							E.C.F. =>	0.764

BRIDGEFIELD ESTATES

BRE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-23-210-005	09/21/21	\$455,000	\$455,000	\$78,800	\$97,609	\$357,391	\$366,589	0.975
L -12-23-210-006	09/17/21	\$400,000	\$400,000	\$78,800	\$89,108	\$310,892	\$326,337	0.953
L -12-23-210-010	09/21/20	\$310,000	\$310,000	\$78,800	\$85,806	\$224,194	\$310,900	0.721
L -12-23-210-022	06/22/20	\$350,000	\$350,000	\$78,800	\$90,535	\$259,465	\$366,549	0.708
L -12-23-210-041	03/17/22	\$470,000	\$470,000	\$78,800	\$88,039	\$381,961	\$334,316	1.143
L -12-23-210-050	07/28/21	\$483,250	\$483,250	\$84,700	\$106,594	\$376,656	\$376,084	1.002
Totals:		\$2,468,250	\$2,468,250			\$1,910,559	\$2,080,774	
						mean	E.C.F. =>	0.918
							E.C.F. =>	0.917

BELLA VISTA ESTATES

BVE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-314-001	06/30/21	\$638,600	\$638,600	\$109,700	\$118,630	\$519,970	\$719,382	0.723
L -12-07-314-002	11/12/21	\$564,575	\$564,575	\$109,700	\$118,817	\$445,758	\$645,422	0.691
L -12-07-314-003	09/30/21	\$586,380	\$586,380	\$109,700	\$119,000	\$467,380	\$671,149	0.696
L -12-07-314-004	08/25/21	\$526,051	\$526,051	\$109,700	\$118,817	\$407,234	\$592,118	0.688
L -12-07-314-005	06/25/21	\$547,945	\$547,945	\$109,700	\$119,139	\$428,806	\$631,089	0.679
L -12-07-314-006	09/25/21	\$599,900	\$599,900	\$109,700	\$118,543	\$481,357	\$667,111	0.722
L -12-07-314-007	07/14/21	\$516,565	\$516,565	\$109,700	\$119,000	\$397,565	\$632,941	0.628
L -12-07-314-008	08/31/21	\$499,281	\$499,281	\$109,700	\$121,184	\$378,097	\$534,655	0.707
L -12-07-314-009	11/11/20	\$534,205	\$534,205	\$120,700	\$130,087	\$404,118	\$642,789	0.629
L -12-07-314-010	11/16/20	\$495,775	\$495,775	\$120,700	\$130,087	\$365,688	\$558,839	0.654
L -12-07-314-011	08/31/21	\$588,590	\$588,590	\$120,700	\$130,183	\$458,407	\$647,950	0.707
L -12-07-314-012	10/25/21	\$611,010	\$611,010	\$120,700	\$131,634	\$479,376	\$708,761	0.676
L -12-07-314-013	08/06/21	\$643,335	\$643,335	\$120,700	\$131,634	\$511,701	\$742,887	0.689
L -12-07-314-014	05/14/21	\$636,745	\$636,745	\$120,700	\$133,700	\$503,045	\$770,399	0.653
L -12-07-314-015	11/12/21	\$664,975	\$664,975	\$120,700	\$131,634	\$533,341	\$723,439	0.737
L -12-07-314-016	04/09/21	\$613,125	\$613,125	\$120,700	\$130,000	\$483,125	\$704,618	0.686
L -12-07-314-017	08/27/21	\$678,730	\$678,730	\$115,200	\$125,584	\$553,146	\$775,768	0.713
L -12-07-314-018	02/25/21	\$545,965	\$545,965	\$109,700	\$119,183	\$426,782	\$642,380	0.664
L -12-07-314-019	03/12/21	\$604,160	\$604,160	\$109,700	\$118,724	\$485,436	\$704,857	0.689
L -12-07-314-020	12/30/20	\$650,887	\$650,887	\$109,700	\$118,724	\$532,163	\$769,438	0.692
L -12-07-314-021	12/29/20	\$513,955	\$513,955	\$109,700	\$118,724	\$395,231	\$590,027	0.670
L -12-07-314-022	04/09/21	\$532,595	\$532,595	\$109,700	\$121,265	\$411,330	\$604,831	0.680
L -12-07-314-023	05/24/21	\$552,015	\$552,015	\$109,700	\$118,724	\$433,291	\$659,453	0.657
L -12-07-314-024	03/19/21	\$523,830	\$523,830	\$109,700	\$118,724	\$405,106	\$576,184	0.703
L -12-07-314-025	11/20/20	\$597,069	\$597,069	\$109,700	\$119,087	\$477,982	\$696,032	0.687
L -12-07-314-026	06/29/21	\$617,210	\$617,210	\$109,700	\$122,166	\$495,044	\$723,741	0.684
L -12-07-314-027	11/19/20	\$557,940	\$557,940	\$109,700	\$119,450	\$438,490	\$661,984	0.662
L -12-07-314-028	04/16/21	\$511,740	\$511,740	\$109,700	\$119,994	\$391,746	\$571,169	0.686
L -12-07-314-029	05/05/21	\$482,830	\$482,830	\$109,700	\$121,265	\$361,565	\$566,377	0.638
L -12-07-314-030	12/28/20	\$562,441	\$562,441	\$109,700	\$118,724	\$443,717	\$665,168	0.667

L -12-07-314-031	08/20/20	\$518,710	\$518,710	\$109,700	\$119,689	\$399,021	\$626,165	0.637
L -12-07-314-032	08/14/20	\$523,240	\$523,240	\$109,700	\$118,724	\$404,516	\$626,068	0.646
L -12-07-314-033	08/18/20	\$540,505	\$540,505	\$109,700	\$118,724	\$421,781	\$673,062	0.627
L -12-07-314-034	11/25/20	\$550,133	\$550,133	\$109,700	\$118,543	\$431,590	\$613,968	0.703
L -12-07-314-035	12/31/20	\$646,195	\$646,195	\$115,200	\$123,950	\$522,245	\$746,988	0.699
L -12-07-314-036	07/29/20	\$597,926	\$597,926	\$120,700	\$129,543	\$468,383	\$700,282	0.669
L -12-07-314-037	08/26/20	\$494,815	\$494,815	\$120,700	\$129,724	\$365,091	\$569,651	0.641
L -12-07-314-038	10/30/20	\$509,790	\$509,790	\$120,700	\$129,724	\$380,066	\$571,651	0.665
L -12-07-314-039	10/28/20	\$557,375	\$557,375	\$120,700	\$129,724	\$427,651	\$632,770	0.676
L -12-07-314-040	11/23/20	\$573,949	\$573,949	\$115,200	\$124,587	\$449,362	\$689,482	0.652
L -12-07-314-041	04/16/21	\$584,890	\$584,890	\$115,200	\$124,317	\$460,573	\$664,353	0.693
L -12-07-314-042	11/25/20	\$531,036	\$531,036	\$115,200	\$124,224	\$406,812	\$580,128	0.701
L -12-07-314-043	08/26/20	\$540,385	\$540,385	\$109,700	\$118,724	\$421,661	\$652,058	0.647
L -12-07-314-044	09/29/20	\$481,160	\$481,160	\$109,700	\$119,087	\$362,073	\$554,787	0.653
L -12-07-314-046	09/08/20	\$520,860	\$520,860	\$115,200	\$124,224	\$396,636	\$628,750	0.631
L -12-07-314-048	10/23/20	\$578,855	\$578,855	\$120,700	\$130,268	\$448,587	\$723,561	0.620
L -12-07-314-049	09/14/21	\$664,665	\$664,665	\$120,700	\$129,633	\$535,032	\$770,662	0.694
L -12-07-314-050	10/22/21	\$539,575	\$539,575	\$120,700	\$130,183	\$409,392	\$589,866	0.694
L -12-07-314-051	10/26/21	\$624,440	\$624,440	\$120,700	\$130,000	\$494,440	\$700,499	0.706
L -12-07-314-052	09/30/21	\$587,875	\$587,875	\$120,700	\$130,908	\$456,967	\$663,145	0.689
Totals:		\$28,364,803	\$28,364,803			\$22,177,876	\$32,778,850	
						mean	E.C.F. =>	0.677
							E.C.F. =>	0.676

BROOKVIEW HIGHLANDS

BVH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-30-210-036	09/04/20	\$599,000	\$599,000	\$141,300	\$166,558	\$432,442	\$659,876	0.655
L -12-30-215-043	09/18/20	\$558,000	\$558,000	\$127,170	\$147,517	\$410,483	\$610,883	0.672
L -12-30-215-114	05/21/20	\$631,000	\$631,000	\$141,300	\$168,594	\$462,406	\$701,387	0.659
L -12-30-220-101	11/05/21	\$740,000	\$740,000	\$141,300	\$169,278	\$570,722	\$842,206	0.678
Totals:		\$2,528,000	\$2,528,000			\$1,876,053	\$2,814,352	

mean E.C.F. => **0.667**
 E.C.F. => **0.666**

BELLA VISTA VILLAS

BVV

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-215-001	06/23/21	\$454,270	\$454,270	\$86,700	\$90,391	\$363,879	\$420,829	0.865
L -12-07-215-002	06/21/21	\$450,060	\$450,060	\$86,700	\$90,070	\$359,990	\$398,014	0.904
L -12-07-215-003	09/30/21	\$559,320	\$559,320	\$91,000	\$94,243	\$465,077	\$426,958	1.089
L -12-07-215-004	09/28/21	\$505,835	\$505,835	\$91,000	\$94,243	\$411,592	\$421,903	0.976
L -12-07-215-005	12/30/21	\$623,902	\$623,902	\$95,000	\$98,243	\$525,659	\$532,902	0.986
L -12-07-215-006	12/29/21	\$563,385	\$563,385	\$95,000	\$98,080	\$465,305	\$442,817	1.051
L -12-07-215-007	10/29/21	\$615,000	\$615,000	\$95,000	\$101,419	\$513,581	\$518,511	0.990
L -12-07-215-008	11/30/21	\$575,000	\$575,000	\$95,000	\$100,674	\$474,326	\$437,197	1.085
L -12-07-215-009	01/27/22	\$567,815	\$567,815	\$86,700	\$89,943	\$477,872	\$516,378	0.925
L -12-07-215-010	01/31/22	\$570,915	\$570,915	\$86,700	\$90,105	\$480,810	\$525,799	0.914
L -12-07-215-013	10/15/21	\$528,917	\$528,917	\$86,700	\$90,267	\$438,650	\$437,299	1.003
L -12-07-215-014	10/15/21	\$503,300	\$503,300	\$86,700	\$90,267	\$413,033	\$427,560	0.966
L -12-07-215-015	07/12/21	\$456,110	\$456,110	\$86,700	\$90,105	\$366,005	\$430,252	0.851
L -12-07-215-019	01/26/21	\$461,105	\$461,105	\$86,700	\$90,267	\$370,838	\$427,249	0.868
L -12-07-215-022	05/27/21	\$445,985	\$445,985	\$86,700	\$90,592	\$355,393	\$418,206	0.850
L -12-07-215-025	09/21/20	\$435,045	\$435,045	\$86,700	\$91,354	\$343,691	\$396,124	0.868
L -12-07-215-026	03/14/22	\$495,000	\$495,000	\$86,700	\$91,033	\$403,967	\$394,056	1.025
L -12-07-215-030	09/10/20	\$432,690	\$432,690	\$86,700	\$90,070	\$342,620	\$404,126	0.848
L -12-07-215-033	02/19/21	\$454,315	\$454,315	\$86,700	\$90,267	\$364,048	\$429,546	0.848
L -12-07-215-034	02/19/21	\$470,165	\$470,165	\$86,700	\$89,910	\$380,255	\$421,899	0.901
L -12-07-215-035	12/30/20	\$490,145	\$490,145	\$86,700	\$91,514	\$398,631	\$433,362	0.920
L -12-07-215-036	12/30/20	\$525,155	\$525,155	\$86,700	\$91,514	\$433,641	\$472,935	0.917
L -12-07-215-037	12/28/20	\$561,320	\$561,320	\$95,000	\$99,172	\$462,148	\$516,074	0.896
L -12-07-215-038	12/28/20	\$538,336	\$538,336	\$95,000	\$99,172	\$439,164	\$508,097	0.864
L -12-07-215-039	02/17/21	\$502,340	\$502,340	\$86,700	\$90,231	\$412,109	\$425,833	0.968
L -12-07-215-040	02/18/21	\$523,965	\$523,965	\$95,000	\$98,567	\$425,398	\$421,191	1.010

L -12-07-215-041	03/04/21	\$534,175	\$534,175	\$95,000	\$98,531	\$435,644	\$431,593	1.009
L -12-07-215-042	03/12/21	\$524,240	\$524,240	\$95,000	\$100,361	\$423,879	\$432,587	0.980
L -12-07-215-043	04/26/21	\$535,805	\$535,805	\$95,000	\$99,814	\$435,991	\$439,623	0.992
L -12-07-215-045	05/03/21	\$612,815	\$612,815	\$95,000	\$99,012	\$513,803	\$527,252	0.974
L -12-07-215-046	05/06/21	\$587,876	\$587,876	\$95,000	\$101,419	\$486,457	\$519,514	0.936
L -12-07-215-047	09/30/21	\$575,836	\$575,836	\$86,700	\$90,267	\$485,569	\$514,902	0.943
L -12-07-215-048	09/30/21	\$496,700	\$496,700	\$86,700	\$90,429	\$406,271	\$429,532	0.946
L -12-07-215-049	11/09/20	\$461,180	\$461,180	\$86,700	\$90,552	\$370,628	\$426,988	0.868
L -12-07-215-051	10/21/20	\$464,350	\$464,350	\$91,000	\$94,370	\$369,980	\$424,071	0.872
L -12-07-215-053	11/23/20	\$504,530	\$504,530	\$91,000	\$94,370	\$410,160	\$430,741	0.952
L -12-07-215-054	11/13/20	\$506,070	\$506,070	\$86,700	\$90,070	\$416,000	\$466,058	0.893
L -12-07-215-055	11/19/21	\$531,507	\$531,507	\$86,700	\$90,267	\$441,240	\$423,646	1.042
L -12-07-215-056	11/30/21	\$529,380	\$529,380	\$91,000	\$94,243	\$435,137	\$429,267	1.014
L -12-07-215-057	08/12/21	\$566,096	\$566,096	\$91,000	\$94,567	\$471,529	\$515,864	0.914
L -12-07-215-058	08/19/21	\$592,486	\$592,486	\$91,000	\$94,567	\$497,919	\$531,667	0.937
L -12-07-215-059	06/21/21	\$572,935	\$572,935	\$95,000	\$98,531	\$474,404	\$524,008	0.905
L -12-07-215-060	06/30/21	\$589,160	\$589,160	\$95,000	\$98,531	\$490,629	\$523,546	0.937
Totals:		\$22,494,536	\$22,494,536			\$18,452,922	\$19,595,976	
						mean	E.C.F. =>	0.942
							E.C.F. =>	0.942

CENTENNIAL FARMS

CEF

0 - 80%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-29-125-058	07/22/21	\$520,000	\$520,000	\$119,500	\$133,732	\$386,268	\$468,086	0.825
L -12-29-130-077	05/07/21	\$515,000	\$515,000	\$119,500	\$136,961	\$378,039	\$447,372	0.845
L -12-29-135-099	05/07/21	\$505,000	\$505,000	\$119,500	\$139,011	\$365,989	\$464,648	0.788
Totals:		\$1,540,000	\$1,540,000			\$1,130,296	\$1,380,106	
						mean	E.C.F. =>	0.819
							E.C.F. =>	0.819

81 - 90%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-29-130-149	06/11/21	\$641,000	\$641,000	\$119,500	\$142,426	\$498,574	\$662,234	0.753
L -12-29-130-150	06/10/21	\$586,500	\$586,500	\$119,500	\$136,531	\$449,969	\$578,333	0.778
L -12-29-130-153	09/25/20	\$725,000	\$725,000	\$119,500	\$148,369	\$576,631	\$823,368	0.700
L -12-29-135-084	07/22/20	\$465,000	\$465,000	\$119,500	\$132,493	\$332,507	\$488,489	0.681
L -12-29-135-107	09/30/21	\$665,000	\$665,000	\$119,500	\$142,098	\$522,902	\$663,111	0.789
L -12-29-145-161	07/21/21	\$675,000	\$675,000	\$119,500	\$131,691	\$543,309	\$779,581	0.697
L -12-29-145-172	01/19/21	\$535,000	\$535,000	\$119,500	\$150,900	\$384,100	\$486,867	0.789
L -12-29-145-173	09/13/21	\$637,500	\$637,500	\$119,500	\$137,386	\$500,114	\$655,451	0.763
L -12-29-145-177	09/24/20	\$549,000	\$549,000	\$119,500	\$141,079	\$407,921	\$622,721	0.655
Totals:		\$5,479,000	\$5,479,000			\$4,216,027	\$5,760,153	
						mean	E.C.F. =>	0.732
							E.C.F. =>	0.734

91 - 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-29-130-145	07/07/20	\$710,000	\$710,000	\$119,500	\$145,926	\$564,074	\$834,283	0.676
Totals:		\$710,000	\$710,000			\$564,074	\$834,283	
						mean	E.C.F. =>	0.676
							E.C.F. =>	0.676

CENTENNIAL PARK

CEP

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-29-110-014	03/16/22	\$677,500	\$677,500	\$142,500	\$157,753	\$519,747	\$688,278	0.755
L -12-29-115-204	06/01/21	\$770,000	\$770,000	\$142,500	\$169,504	\$600,496	\$740,632	0.811
L -12-29-145-183	06/08/20	\$744,900	\$744,900	\$142,500	\$167,014	\$577,886	\$782,313	0.739
L -12-29-145-183	03/25/22	\$863,000	\$863,000	\$142,500	\$167,014	\$695,986	\$782,313	0.890
Totals:		\$3,055,400	\$3,055,400			\$2,394,115	\$2,993,536	
						mean	E.C.F. =>	0.800
							E.C.F. =>	0.799

COUNTRY CREEK ESTATES

COC

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-33-210-032	09/03/21	\$411,000	\$411,000	\$82,200	\$95,316	\$315,684	\$404,565	0.780
Totals:		\$411,000	\$411,000			\$315,684	\$404,565	
						mean	E.C.F. =>	0.780
							E.C.F. =>	0.780

CRYSTAL CREEK

CRC

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-13-205-001	06/18/20	\$325,500	\$325,500	\$58,900	\$76,094	\$249,406	\$353,081	0.706
L-12-13-205-083	06/30/20	\$320,000	\$320,000	\$72,500	\$88,863	\$231,137	\$321,913	0.718
L-12-13-210-078	03/04/22	\$335,000	\$335,000	\$72,500	\$75,948	\$259,052	\$312,474	0.829
L-12-13-215-043	04/12/21	\$345,000	\$345,000	\$72,500	\$81,800	\$263,200	\$301,169	0.874
L-12-13-215-146	07/20/21	\$260,000	\$260,000	\$72,500	\$82,740	\$177,260	\$252,819	0.701
L-12-13-215-155	11/02/20	\$345,000	\$345,000	\$72,500	\$82,825	\$262,175	\$360,860	0.727
L-12-13-215-158	07/22/21	\$399,800	\$399,800	\$72,500	\$82,607	\$317,193	\$371,278	0.854
L-12-13-225-127	11/08/21	\$315,000	\$315,000	\$72,500	\$75,994	\$239,006	\$276,475	0.864
Totals:		\$2,645,300	\$2,645,300			\$1,998,429	\$2,550,068	
						mean	E.C.F. =>	0.784
							E.C.F. =>	0.784

FOX GLEN

FOG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-08-320-021	10/19/20	\$320,000	\$320,000	\$70,800	\$74,155	\$245,845	\$264,774	0.929
L -12-08-320-026	07/14/20	\$365,000	\$365,000	\$70,800	\$75,300	\$289,700	\$311,896	0.929
L -12-08-320-031	12/16/21	\$369,000	\$369,000	\$70,800	\$75,004	\$293,996	\$291,422	1.009
Totals:		\$1,054,000	\$1,054,000			\$829,541	\$868,092	
						mean	E.C.F. =>	0.956
							E.C.F. =>	0.955

GALLERY POINTE

GPT

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-32-201-001	02/02/22	\$464,821	\$464,821	\$45,000	\$48,531	\$416,290	\$359,353	1.158
L -12-32-201-002	01/05/22	\$609,375	\$609,375	\$45,000	\$48,729	\$560,646	\$587,127	0.955
Totals:		\$1,074,196	\$1,074,196			\$976,936	\$946,480	
						mean	E.C.F. =>	1.032
							E.C.F. =>	1.057

HARDWOOD FARMS

HAF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-27-305-021	09/10/21	\$377,500	\$377,500	\$80,500	\$88,541	\$288,959	\$356,454	0.811
L -12-27-305-030	06/26/20	\$350,500	\$350,500	\$80,500	\$95,436	\$255,064	\$293,680	0.869
L -12-27-305-055	05/27/20	\$355,000	\$355,000	\$73,800	\$92,226	\$262,774	\$361,778	0.726
L -12-27-305-063	03/30/21	\$334,900	\$334,900	\$73,800	\$85,806	\$249,094	\$267,970	0.930
L -12-27-305-095	02/16/21	\$399,000	\$399,000	\$80,500	\$90,665	\$308,335	\$392,603	0.785
L -12-27-305-101	04/26/21	\$445,000	\$445,000	\$80,500	\$97,353	\$347,647	\$456,612	0.761
L -12-27-305-104	05/12/21	\$424,600	\$424,600	\$80,500	\$94,426	\$330,174	\$348,226	0.948
Totals:		\$2,686,500	\$2,686,500			\$2,042,047	\$2,477,324	
						mean	E.C.F. =>	0.824
							E.C.F. =>	0.833

HAWTHORNE RIDGE

HAR

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-210-021	01/07/22	\$482,500	\$482,500	\$105,300	\$113,002	\$369,498	\$332,669	1.111
L -12-07-210-036	03/10/22	\$500,000	\$500,000	\$96,100	\$103,561	\$396,439	\$354,212	1.119
L -12-07-210-046	03/25/22	\$503,000	\$503,000	\$96,100	\$106,454	\$396,546	\$341,863	1.160
L -12-07-210-043	04/07/20	\$420,000	\$420,000	\$96,100	\$103,556	\$316,444	\$384,281	0.823
L -12-07-210-100	10/19/21	\$535,000	\$535,000	\$107,500	\$121,552	\$413,448	\$437,496	0.945
L -12-07-210-117	07/29/21	\$555,500	\$555,500	\$107,500	\$122,126	\$433,374	\$463,297	0.935
L -12-07-210-126	04/29/22	\$459,000	\$459,000	\$107,500	\$124,719	\$334,281	\$356,811	0.937
L -12-07-210-139	05/28/21	\$537,500	\$537,500	\$107,500	\$118,145	\$419,355	\$478,411	0.877
L -12-07-210-157	02/08/21	\$505,000	\$505,000	\$107,500	\$117,256	\$387,744	\$456,522	0.849
L -12-07-210-160	04/09/21	\$495,000	\$495,000	\$107,500	\$117,135	\$377,865	\$427,489	0.884
Totals:		\$4,992,500	\$4,992,500			\$3,844,994	\$4,033,051	
						mean	E.C.F. =>	0.953
							E.C.F. =>	0.964

HERITAGE FALLS

HEF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-220-005	06/11/21	\$460,000	\$460,000	\$101,900	\$111,085	\$348,915	\$517,693	0.674
L -12-07-220-009	04/14/21	\$539,100	\$539,100	\$101,900	\$112,725	\$426,375	\$585,605	0.728
Totals:		\$999,100	\$999,100			\$775,290	\$1,103,299	
						mean	E.C.F. =>	0.703
							E.C.F. =>	0.701

HETHRS/FRWYS/WOODS/DORAL/TWIN/CROOK

HEG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-305-003	07/20/21	\$515,000	\$515,000	\$106,600	\$106,600	\$408,400	\$457,574	0.893
L -12-18-305-008	06/23/21	\$495,000	\$495,000	\$106,600	\$106,600	\$388,400	\$478,157	0.812
L -12-18-305-017	04/16/21	\$520,000	\$520,000	\$106,600	\$106,600	\$413,400	\$489,764	0.844
L -12-18-310-004	10/15/21	\$479,000	\$479,000	\$106,600	\$106,600	\$372,400	\$418,767	0.889
L -12-18-325-064	12/10/21	\$536,500	\$536,500	\$106,600	\$115,561	\$420,939	\$454,158	0.927
L -12-18-425-044	06/30/21	\$499,900	\$499,900	\$106,600	\$121,069	\$378,831	\$444,347	0.853
L -12-18-425-045	03/01/22	\$587,500	\$587,500	\$106,600	\$116,414	\$471,086	\$477,531	0.987
L -12-18-425-046	03/18/22	\$475,000	\$475,000	\$106,600	\$127,723	\$347,277	\$411,718	0.843
L -12-19-115-004	06/29/21	\$525,000	\$525,000	\$106,600	\$106,600	\$418,400	\$514,596	0.813
L -12-19-115-012	08/09/21	\$543,640	\$543,640	\$106,600	\$106,600	\$437,040	\$505,227	0.865
L -12-19-135-001	11/01/21	\$579,000	\$579,000	\$106,600	\$113,813	\$465,187	\$528,731	0.880
L -12-19-135-003	07/29/21	\$550,000	\$550,000	\$106,600	\$106,600	\$443,400	\$545,485	0.813
L -12-19-220-006	08/30/21	\$527,000	\$527,000	\$106,600	\$106,600	\$420,400	\$525,356	0.800
L -12-19-220-012	04/21/21	\$587,500	\$587,500	\$117,260	\$124,473	\$463,027	\$561,824	0.824
L -12-19-220-014	01/20/22	\$620,000	\$620,000	\$117,260	\$123,271	\$496,729	\$523,540	0.949
L -12-19-220-017	05/18/21	\$541,000	\$541,000	\$117,260	\$123,912	\$417,088	\$509,100	0.819
Totals:		\$8,581,040	\$8,581,040			\$6,762,004	\$7,845,878	
						mean	E.C.F. =>	0.862
							E.C.F. =>	0.863

HEATHERWOOD/FOX PT

HER

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-08-260-008	10/27/20	\$210,000	\$210,000	\$44,200	\$44,200	\$165,800	\$168,330	0.985
L -12-08-260-013	05/13/21	\$225,000	\$225,000	\$44,200	\$44,200	\$180,800	\$174,305	1.037
L -12-08-260-016	07/09/21	\$236,000	\$236,000	\$44,200	\$44,200	\$191,800	\$172,438	1.112
L -12-08-260-029	08/09/21	\$200,000	\$200,000	\$43,100	\$43,100	\$156,900	\$140,306	1.118
L -12-08-260-045	03/08/21	\$227,500	\$227,500	\$44,200	\$44,200	\$183,300	\$166,466	1.101
L -12-08-260-052	06/02/20	\$215,000	\$215,000	\$44,200	\$44,200	\$170,800	\$168,304	1.015

L -12-08-260-060	08/25/20	\$210,000	\$210,000	\$44,200	\$44,200	\$165,800	\$173,107	0.958
L -12-08-260-064	12/03/21	\$208,000	\$208,000	\$40,800	\$40,800	\$167,200	\$142,260	1.175
L -12-08-260-083	08/10/20	\$217,000	\$217,000	\$44,200	\$44,200	\$172,800	\$170,601	1.013
L -12-08-260-093	11/25/20	\$220,000	\$220,000	\$44,200	\$44,200	\$175,800	\$173,860	1.011
L -12-08-260-099	08/13/21	\$231,100	\$231,100	\$44,200	\$44,200	\$186,900	\$170,531	1.096
L -12-08-260-153	01/21/22	\$220,000	\$220,000	\$40,800	\$40,800	\$179,200	\$154,771	1.158
L -12-08-260-166	12/17/21	\$200,000	\$200,000	\$40,800	\$40,800	\$159,200	\$146,400	1.087
L -12-08-260-178	03/04/22	\$260,000	\$260,000	\$44,200	\$44,200	\$215,800	\$157,255	1.372
L -12-08-260-184	08/28/20	\$220,000	\$220,000	\$44,200	\$44,200	\$175,800	\$173,994	1.010
L -12-08-270-004	10/15/20	\$240,000	\$240,000	\$49,100	\$49,100	\$190,900	\$188,878	1.011
L -12-08-270-008	03/15/21	\$228,000	\$228,000	\$49,100	\$49,100	\$178,900	\$182,842	0.978
L -12-08-270-012	11/11/20	\$232,000	\$232,000	\$49,100	\$49,100	\$182,900	\$182,709	1.001
L -12-08-270-016	08/12/20	\$263,000	\$263,000	\$49,100	\$49,100	\$213,900	\$203,383	1.052
L -12-08-270-019	09/30/20	\$237,000	\$237,000	\$49,100	\$49,100	\$187,900	\$182,748	1.028
L -12-08-270-026	07/21/20	\$240,000	\$240,000	\$49,100	\$49,100	\$190,900	\$192,441	0.992
L -12-08-270-030	01/22/21	\$225,000	\$225,000	\$49,100	\$49,100	\$175,900	\$179,364	0.981
L -12-08-270-035	03/26/21	\$236,000	\$236,000	\$49,100	\$49,100	\$186,900	\$182,678	1.023
L -12-08-270-044	06/16/21	\$237,000	\$237,000	\$49,100	\$49,100	\$187,900	\$181,821	1.033
L -12-08-270-047	01/29/21	\$220,000	\$220,000	\$49,100	\$49,100	\$170,900	\$178,789	0.956
L -12-08-270-059	08/28/20	\$259,000	\$259,000	\$49,100	\$49,100	\$209,900	\$204,593	1.026
L -12-08-270-074	12/17/21	\$232,000	\$232,000	\$49,100	\$49,100	\$182,900	\$184,023	0.994
Totals:		\$6,148,600	\$6,148,600			\$4,907,700	\$4,697,197	
						mean	E.C.F. =>	1.045
							E.C.F. =>	1.049

HICKORY GROVE

HIG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-23-350-005	08/06/20	\$359,700	\$359,700	\$81,600	\$89,348	\$270,352	\$328,789	0.822
L -12-23-350-007	09/10/21	\$350,000	\$350,000	\$78,200	\$86,609	\$263,391	\$255,446	1.031
L -12-23-350-015	08/18/20	\$336,000	\$336,000	\$81,600	\$87,804	\$248,196	\$303,493	0.818
L -12-23-350-017	12/30/20	\$380,000	\$380,000	\$81,600	\$110,869	\$269,131	\$334,771	0.804

L-12-23-350-023	05/06/21	\$413,000	\$413,000	\$78,200	\$89,576	\$323,424	\$312,021	1.037	
L-12-23-350-029	04/06/21	\$451,500	\$451,500	\$78,200	\$88,757	\$362,743	\$414,559	0.875	
L-12-23-350-031	12/20/21	\$401,000	\$401,000	\$78,200	\$82,485	\$318,515	\$319,289	0.998	
L-12-23-350-034	12/15/20	\$382,000	\$382,000	\$81,600	\$90,197	\$291,803	\$363,847	0.802	
Totals:		\$3,073,200	\$3,073,200			\$2,347,555	\$2,632,216		
							mean	E.C.F. =>	0.892
								E.C.F. =>	0.898

HICKORY HOLLOW

HIH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-26-480-007	12/06/21	\$402,000	\$402,000	\$62,300	\$101,520	\$300,480	\$323,937	0.928	
L-12-26-481-012	12/16/21	\$310,000	\$310,000	\$62,300	\$65,276	\$244,724	\$279,171	0.877	
L-12-26-481-014	07/03/20	\$285,000	\$285,000	\$62,300	\$67,664	\$217,336	\$269,881	0.805	
Totals:		\$997,000	\$997,000			\$762,540	\$872,990		
							mean	E.C.F. =>	0.873
								E.C.F. =>	0.870

HICKORY POINTE

HIP

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-24-110-004	04/30/21	\$262,000	\$262,000	\$72,500	\$77,086	\$184,914	\$286,296	0.646
L-12-24-110-008	04/13/20	\$298,000	\$298,000	\$68,875	\$77,161	\$220,839	\$344,350	0.641
L-12-24-112-043	06/14/21	\$385,000	\$385,000	\$79,200	\$84,939	\$300,061	\$395,724	0.758
L-12-24-112-045	04/23/21	\$325,000	\$325,000	\$79,200	\$89,665	\$235,335	\$287,527	0.818
L-12-24-112-214	02/16/21	\$360,000	\$360,000	\$74,900	\$82,882	\$277,118	\$406,885	0.681
L-12-24-113-124	04/19/21	\$375,000	\$375,000	\$79,200	\$91,573	\$283,427	\$376,212	0.753
L-12-24-113-126	09/20/21	\$419,900	\$419,900	\$79,200	\$95,057	\$324,843	\$377,817	0.860
L-12-24-114-087	10/27/21	\$400,000	\$400,000	\$76,125	\$83,945	\$316,055	\$368,647	0.857
L-12-24-114-088	06/10/21	\$450,000	\$450,000	\$76,125	\$90,868	\$359,132	\$415,021	0.865

L -12-24-114-089	08/30/21	\$400,000	\$400,000	\$76,125	\$88,716	\$311,284	\$347,599	0.896	
L -12-24-114-201	01/21/21	\$398,900	\$398,900	\$76,125	\$88,321	\$310,579	\$449,903	0.690	
L -12-24-115-187	10/11/21	\$400,000	\$400,000	\$79,200	\$89,380	\$310,620	\$426,147	0.729	
L -12-24-116-253	12/29/21	\$414,990	\$414,990	\$79,200	\$95,413	\$319,577	\$370,212	0.863	
Totals:		\$4,888,790	\$4,888,790			\$3,753,784	\$4,852,338		
							mean	E.C.F. =>	0.774
								E.C.F. =>	0.774

HIDDEN CREEK

HIR

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-27-111-008	05/07/20	\$322,000	\$322,000	\$70,600	\$73,006	\$248,994	\$281,785	0.884	
L -12-27-112-013	08/17/20	\$305,000	\$305,000	\$70,600	\$81,338	\$223,662	\$257,100	0.870	
L -12-27-115-035	09/11/20	\$359,000	\$359,000	\$70,600	\$82,533	\$276,467	\$281,666	0.982	
Totals:		\$986,000	\$986,000			\$749,123	\$820,551		
							mean	E.C.F. =>	0.913
								E.C.F. =>	0.912

HUNTERS RIDGE/TAMARACK/HUNTERS POND

HUT

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-33-101-004	04/07/21	\$495,000	\$495,000	\$103,800	\$122,347	\$372,653	\$434,916	0.857	
L -12-33-102-036	06/30/21	\$590,000	\$590,000	\$103,800	\$118,197	\$471,803	\$443,555	1.064	
L -12-33-102-046	03/09/21	\$430,000	\$430,000	\$103,800	\$106,794	\$323,206	\$411,383	0.786	
L -12-33-103-060	06/24/21	\$585,000	\$585,000	\$106,500	\$131,049	\$453,951	\$558,190	0.813	
L -12-33-104-072	04/07/21	\$475,000	\$475,000	\$103,800	\$124,511	\$350,489	\$428,186	0.819	
L -12-33-110-001	03/01/22	\$800,000	\$800,000	\$106,500	\$140,298	\$659,702	\$770,892	0.856	
Totals:		\$3,375,000	\$3,375,000			\$2,631,804	\$3,047,121		
							mean	E.C.F. =>	0.864
								E.C.F. =>	0.866

INGLEWOOD PARK ESTATES

IPE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-20-401-043	03/26/21	\$450,000	\$450,000	\$105,800	\$113,833	\$336,167	\$611,938	0.549
L -12-21-315-004	09/01/21	\$475,000	\$475,000	\$105,800	\$114,638	\$360,362	\$545,420	0.661
L -12-21-315-033	06/15/21	\$575,000	\$575,000	\$105,800	\$124,475	\$450,525	\$722,209	0.624
Totals:		\$1,500,000	\$1,500,000			\$1,147,054	\$1,879,567	
						mean	E.C.F. =>	0.610
							E.C.F. =>	0.611

VILLAS AT INGLEWOOD PARK

IPV

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-21-316-003	02/23/21	\$359,000	\$359,000	\$79,000	\$84,344	\$274,656	\$379,908	0.723
L -12-21-316-037	05/05/20	\$400,000	\$400,000	\$79,000	\$84,865	\$315,135	\$385,354	0.818
Totals:		\$759,000	\$759,000			\$589,791	\$765,262	
						mean	E.C.F. =>	0.771
							E.C.F. =>	0.773

KIRTLAND HILLS

KIH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-406-001	05/26/21	\$455,000	\$455,000	\$110,600	\$128,371	\$326,629	\$379,051	0.862
L -12-07-406-014	12/08/21	\$665,000	\$665,000	\$110,600	\$142,280	\$522,720	\$638,192	0.819
L -12-07-406-041	01/14/22	\$530,000	\$530,000	\$110,600	\$126,612	\$403,388	\$422,657	0.954
L -12-07-406-044	02/11/22	\$590,000	\$590,000	\$110,600	\$129,523	\$460,477	\$512,171	0.899
Totals:		\$2,240,000	\$2,240,000			\$1,713,214	\$1,952,071	

mean E.C.F. => **0.878**
 E.C.F. => **0.884**

LAKE FOREST

LAF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-18-160-023	02/24/21	\$479,900	\$479,900	\$125,900	\$146,750	\$333,150	\$396,355	0.841	
L -12-18-160-012	03/24/22	\$510,000	\$510,000	\$97,800	\$108,502	\$401,498	\$362,076	1.109	
L -12-18-160-013	06/01/21	\$605,100	\$605,100	\$97,800	\$111,208	\$493,892	\$457,102	1.080	
L -12-18-162-035	09/14/21	\$505,000	\$505,000	\$97,800	\$121,725	\$383,275	\$417,612	0.918	
L -12-18-166-064	10/14/20	\$430,000	\$430,000	\$97,800	\$113,738	\$316,262	\$391,074	0.809	
L -12-18-172-097	10/09/20	\$505,000	\$505,000	\$125,900	\$144,877	\$360,123	\$462,255	0.779	
L -12-18-181-169	04/07/22	\$650,000	\$650,000	\$125,900	\$137,571	\$512,429	\$541,068	0.947	
L -12-18-211-126	09/15/21	\$575,000	\$575,000	\$125,900	\$143,305	\$431,695	\$466,589	0.925	
L -12-18-215-214	04/23/20	\$750,000	\$750,000	\$125,900	\$156,212	\$593,788	\$779,414	0.762	
L -12-18-217-246	12/04/20	\$779,000	\$779,000	\$125,900	\$169,812	\$609,188	\$801,424	0.760	
L -12-18-217-248	08/05/21	\$716,500	\$716,500	\$125,900	\$153,931	\$562,569	\$701,374	0.802	
L -12-18-217-249	05/07/21	\$530,000	\$530,000	\$125,900	\$144,513	\$385,487	\$514,591	0.749	
L -12-18-217-251	04/11/22	\$844,000	\$844,000	\$125,900	\$157,099	\$686,901	\$773,537	0.888	
Totals:		\$7,879,500	\$7,879,500			\$6,070,257	\$7,064,472		
							mean	E.C.F. =>	0.859
								E.C.F. =>	0.875

LAKE FOREST HIGHLANDS

LAH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-303-020	12/16/20	\$475,000	\$475,000	\$94,700	\$106,560	\$368,440	\$400,469	0.920
L -12-07-303-024	07/13/21	\$505,000	\$505,000	\$106,300	\$126,470	\$378,530	\$345,998	1.094
L -12-07-305-051	03/10/21	\$489,000	\$489,000	\$106,300	\$122,712	\$366,288	\$389,760	0.940
L -12-07-305-054	07/24/21	\$450,000	\$450,000	\$94,700	\$105,805	\$344,195	\$335,236	1.027

L -12-07-309-077	12/30/20	\$490,000	\$490,000	\$106,300	\$127,140	\$362,860	\$398,073	0.912
L -12-07-313-128	10/30/20	\$525,000	\$525,000	\$106,300	\$124,072	\$400,928	\$434,428	0.923
Totals:		\$2,934,000	\$2,934,000			\$2,221,241	\$2,303,964	
						mean	E.C.F. =>	0.964
							E.C.F. =>	0.969

LAKE FOREST PINES

LAP

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-220-009	11/17/20	\$840,000	\$840,000	\$179,100	\$226,971	\$613,029	\$961,288	0.638
L -12-18-222-025	04/05/22	\$1,025,000	\$1,025,000	\$179,100	\$206,106	\$818,894	\$962,984	0.850
L -12-18-223-033	05/19/21	\$990,000	\$990,000	\$197,010	\$233,829	\$756,171	\$1,090,181	0.694
L -12-18-225-046	01/19/21	\$760,000	\$760,000	\$179,100	\$208,028	\$551,972	\$813,563	0.678
L -12-18-226-068	09/09/21	\$850,000	\$850,000	\$179,100	\$211,011	\$638,989	\$937,116	0.682
Totals:		\$4,465,000	\$4,465,000			\$3,379,055	\$4,765,132	
						mean	E.C.F. =>	0.709
							E.C.F. =>	0.708

LEGACY HEIGHTS

LEG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-30-225-010	01/26/21	\$560,000	\$560,000	\$107,300	\$137,642	\$422,358	\$618,579	0.683
L -12-30-225-028	08/10/20	\$500,000	\$500,000	\$107,300	\$125,126	\$374,874	\$574,825	0.652
L -12-30-225-043	02/10/22	\$615,000	\$615,000	\$107,300	\$129,006	\$485,994	\$670,488	0.725
Totals:		\$1,675,000	\$1,675,000			\$1,283,226	\$1,863,892	
						mean	E.C.F. =>	0.688
							E.C.F. =>	0.687

LOHR LAKE VILLAGE

LOV

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-19-415-020	06/04/21	\$575,000	\$575,000	\$104,400	\$117,804	\$457,196	\$588,692	0.777
L -12-19-420-054	04/21/22	\$612,500	\$612,500	\$110,000	\$129,467	\$483,033	\$514,925	0.938
L -12-19-435-076	06/05/20	\$535,000	\$535,000	\$104,400	\$115,812	\$419,188	\$579,582	0.723
Totals:		\$1,722,500	\$1,722,500			\$1,359,417	\$1,683,199	
						mean	E.C.F. =>	0.808
							E.C.F. =>	0.813

LOHR WOODS

LWD

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-20-211-009	04/04/22	\$655,000	\$655,000	\$155,900	\$167,815	\$487,185	\$601,327	0.810
L -12-20-211-021	03/15/22	\$830,000	\$830,000	\$155,900	\$179,879	\$650,121	\$812,423	0.800
L -12-20-211-026	03/08/22	\$801,800	\$801,800	\$179,285	\$208,462	\$593,338	\$704,203	0.843
L -12-20-211-044	06/15/21	\$925,000	\$925,000	\$140,310	\$172,414	\$752,586	\$917,094	0.821
Totals:		\$3,211,800	\$3,211,800			\$2,483,230	\$3,035,046	
						mean	E.C.F. =>	0.818
							E.C.F. =>	0.818

MADISON PLACE

MAD

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-12-210-008	03/10/21	\$230,000	\$230,000	\$47,800	\$47,800	\$182,200	\$182,431	0.999
L -12-12-210-016	05/26/20	\$232,500	\$232,500	\$47,800	\$47,800	\$184,700	\$188,463	0.980
L -12-12-210-019	07/10/20	\$221,000	\$221,000	\$47,800	\$47,800	\$173,200	\$173,191	1.000
L -12-12-210-021	11/02/20	\$223,000	\$223,000	\$47,800	\$47,800	\$175,200	\$181,066	0.968
L -12-12-210-026	03/25/22	\$264,086	\$264,086	\$47,800	\$47,800	\$216,286	\$179,339	1.206
L -12-12-210-029	09/27/21	\$235,000	\$235,000	\$47,800	\$47,800	\$187,200	\$178,826	1.047

L -12-12-210-032	12/08/21	\$224,700	\$224,700	\$47,800	\$47,800	\$176,900	\$167,306	1.057
L -12-12-210-046	06/04/21	\$233,000	\$233,000	\$47,800	\$47,800	\$185,200	\$172,465	1.074
L -12-12-210-050	07/30/20	\$226,000	\$226,000	\$47,800	\$47,800	\$178,200	\$183,264	0.972
Totals:		\$2,089,286	\$2,089,286			\$1,659,086	\$1,606,352	
						mean	E.C.F. =>	1.033
							E.C.F. =>	1.034

MAPLE CREEK/E HORIZONS

MAH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-19-380-004	08/13/20	\$365,000	\$365,000	\$87,700	\$89,378	\$275,622	\$354,464	0.778
L -12-19-383-038	08/03/21	\$378,312	\$378,312	\$87,700	\$90,076	\$288,236	\$305,840	0.942
L -12-19-410-020	08/06/20	\$615,000	\$615,000	\$105,200	\$182,385	\$432,615	\$596,546	0.725
L -12-19-410-021	12/29/21	\$462,000	\$462,000	\$105,200	\$120,195	\$341,805	\$466,701	0.732
L -12-19-410-031	09/28/21	\$595,000	\$595,000	\$105,200	\$113,684	\$481,316	\$544,318	0.884
L -12-19-410-034	05/28/20	\$510,000	\$510,000	\$105,200	\$117,281	\$392,719	\$534,400	0.735
L -12-19-411-052	06/17/21	\$495,000	\$495,000	\$105,200	\$112,925	\$382,075	\$469,182	0.814
L -12-19-411-055	09/01/20	\$495,000	\$495,000	\$105,200	\$153,175	\$341,825	\$474,090	0.721
Totals:		\$3,915,312	\$3,915,312			\$2,936,213	\$3,745,543	
						mean	E.C.F. =>	0.784
							E.C.F. =>	0.792

MALLARD COVE

MAL

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-30-101-005	07/26/21	\$425,000	\$425,000	\$85,500	\$92,150	\$332,850	\$307,600	1.082
L -12-30-102-018	08/07/20	\$425,000	\$425,000	\$85,500	\$92,839	\$332,161	\$385,292	0.862
L -12-30-102-026	06/22/20	\$395,900	\$395,900	\$85,500	\$89,527	\$306,373	\$346,693	0.884
L -12-30-102-031	10/25/21	\$420,000	\$420,000	\$85,500	\$148,743	\$271,257	\$309,306	0.877
L -12-30-103-049	10/19/20	\$419,101	\$419,101	\$85,500	\$106,581	\$312,520	\$362,486	0.862

Totals:	\$2,085,001	\$2,085,001		\$1,555,161	\$1,711,377			
				mean	E.C.F. =>		0.909	
					E.C.F. =>		0.913	

MCCORMICK PLACE SUB

MCC

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-30-201-012	07/03/20	\$435,000	\$435,000	\$91,300	\$102,299	\$332,701	\$381,671	0.872
Totals:		\$435,000	\$435,000			\$332,701	\$381,671	
						mean	E.C.F. =>	0.872
							E.C.F. =>	0.872

MEADOWVIEW/CLUSTERS

MEC

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-24-301-005	11/15/21	\$329,900	\$329,900	\$73,200	\$108,377	\$221,523	\$190,753	1.161	ONE-STORY
L -12-24-301-006	10/27/21	\$352,100	\$352,100	\$73,200	\$77,221	\$274,879	\$202,819	1.355	TWO-STORY
L -12-24-303-010	05/26/21	\$352,000	\$352,000	\$73,200	\$78,205	\$273,795	\$223,663	1.224	ONE-STORY
L -12-24-304-005	01/06/22	\$339,900	\$339,900	\$73,200	\$76,809	\$263,091	\$177,305	1.484	TWO-STORY
L -12-24-380-013	07/28/20	\$305,000	\$305,000	\$62,600	\$70,405	\$234,595	\$234,358	1.001	TWO-STORY
L -12-24-381-014	11/12/21	\$329,000	\$329,000	\$62,600	\$67,767	\$261,233	\$177,205	1.474	TWO-STORY
Totals:		\$2,007,900	\$2,007,900			\$1,529,116	\$1,206,103		
						mean	E.C.F. =>	1.268	
							E.C.F. =>	1.283	

TWO STORY ONLY 0 - 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-24-301-006	10/27/21	\$352,100	\$352,100	\$73,200	\$77,221	\$274,879	\$202,819	1.355	TWO-STORY
L -12-24-304-005	01/06/22	\$339,900	\$339,900	\$73,200	\$76,809	\$263,091	\$177,305	1.484	TWO-STORY
L -12-24-380-013	07/28/20	\$305,000	\$305,000	\$62,600	\$70,405	\$234,595	\$234,358	1.001	TWO-STORY

L -12-24-381-014	11/12/21	\$329,000	\$329,000	\$62,600	\$67,767	\$261,233	\$177,205	1.474	TWO-STORY
Totals:		\$1,326,000	\$1,326,000			\$1,033,798	\$791,687		
						mean	E.C.F. =>	1.306	
							E.C.F. =>	1.329	

MONARCH ESTATES

MON

No sales. New subdivision.

E.C.F =

1.00

MILAN SCHOOL DISTRICT

MSD

0% TO 50% GD

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-25-400-033	02/16/21	\$190,000	\$190,000	\$35,768	\$39,248	\$150,752	\$147,855	1.020	ONE-STORY
L -12-35-200-001	03/22/21	\$238,500	\$238,500	\$85,500	\$99,893	\$138,607	\$128,130	1.082	ONE-STORY
Totals:		\$428,500	\$428,500			\$289,359	\$275,985		
						mean	E.C.F. =>	1.048	
							E.C.F. =>	1.051	

1.051 for ONE STORY ONLY

1.281 FOR EVERYTHING ELSE

51% TO 60% GD

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-25-300-042	12/30/21	\$500,000	\$500,000	\$67,430	\$68,628	\$431,372	\$341,698	1.262	TWO-STORY
L -12-25-400-026	04/20/20	\$410,000	\$410,000	\$74,902	\$88,780	\$321,220	\$280,989	1.143	TWO-STORY
L -12-36-100-019	06/07/21	\$476,000	\$476,000	\$103,881	\$110,572	\$365,428	\$286,943	1.274	ONE-STORY
L -12-36-100-031	04/23/21	\$395,000	\$395,000	\$82,412	\$94,781	\$300,219	\$208,416	1.440	TWO-STORY
L -12-36-200-002	03/28/22	\$255,000	\$255,000	\$67,085	\$81,030	\$173,970	\$192,879	0.902	ONE-STORY
Totals:		\$2,036,000	\$2,036,000			\$1,592,209	\$1,310,925		
						mean	E.C.F. =>	1.215	
							E.C.F. =>	1.204	

1.088 FOR ONE STORY ONLY

1.281 FOR EVERYTHING ELSE

61% TO 70% GD

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-25-300-018	02/24/21	\$325,000	\$325,000	\$50,515	\$69,861	\$255,139	\$242,314	1.053	ONE-STORY
L -12-25-300-023	07/31/20	\$325,000	\$325,000	\$72,240	\$81,206	\$243,794	\$254,826	0.957	ONE-STORY
L -12-25-300-048	06/23/20	\$425,000	\$425,000	\$90,000	\$109,746	\$315,254	\$313,544	1.005	ONE& HALF ST
L -12-25-400-018	10/21/20	\$429,900	\$429,900	\$122,591	\$141,633	\$288,267	\$284,666	1.013	ONE-STORY
L -12-26-300-008	08/27/21	\$370,000	\$370,000	\$68,774	\$83,603	\$286,397	\$218,919	1.308	ONE-STORY
L -12-35-400-060	01/04/21	\$279,900	\$279,900	\$52,836	\$58,926	\$220,974	\$243,819	0.906	TWO-STORY
L -12-36-400-015	09/28/20	\$185,000	\$185,000	\$48,250	\$48,250	\$136,750	\$140,979	0.970	ONE-STORY
L -12-36-400-039	08/16/21	\$360,000	\$360,000	\$69,824	\$75,862	\$284,138	\$209,741	1.355	TWO-STORY
Totals:		\$2,699,800	\$2,699,800			\$2,030,713	\$1,908,808		
								E.C.F. =>	1.064
								E.C.F. =>	1.071

1.060 FOR ONE STORY ONLY

1.089 FOR EVERYTHING ELSE

71% TO 80% GD

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-36-300-046	10/14/21	\$425,000	\$425,000	\$79,200	\$90,283	\$334,717	\$341,045	0.981	ONE-STORY
Totals:		\$425,000	\$425,000			\$334,717	\$341,045		
								E.C.F. =>	0.981
								E.C.F. =>	0.981

80% TO 100% GD

NO CHANGE: NO SALES

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
Totals:		#REF!	#REF!			#REF!	#REF!		
								E.C.F. =>	#REF!
								E.C.F. =>	#REF!



OAK HILLS

OAH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-25-355-006	07/01/21	\$310,000	\$310,000	\$51,100	\$56,049	\$253,951	\$198,656	1.278
L -12-25-355-005	09/13/21	\$312,000	\$312,000	\$67,500	\$72,208	\$239,792	\$140,757	1.704
L -12-25-355-010	06/05/20	\$370,000	\$370,000	\$67,500	\$85,373	\$284,627	\$297,287	0.957
L -12-25-356-005	01/08/21	\$255,000	\$255,000	\$61,300	\$66,692	\$188,308	\$170,750	1.103
L -12-25-356-011	07/20/21	\$260,000	\$260,000	\$67,500	\$82,675	\$177,325	\$136,502	1.299
L -12-25-357-022	05/11/20	\$225,000	\$225,000	\$51,100	\$65,080	\$159,920	\$156,043	1.025
L -12-25-357-024	07/30/21	\$379,900	\$379,900	\$67,500	\$89,536	\$290,364	\$218,612	1.328
Totals:		\$2,111,900	\$2,111,900			\$1,594,287	\$1,318,608	
							E.C.F. =>	1.209
							E.C.F. =>	1.242

OAK MEADOWS/MEADOW GROVE

OAM

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-280-004	11/12/21	\$260,000	\$260,000	\$46,700	\$46,700	\$213,300	\$202,839	1.052
L -12-07-280-011	05/14/21	\$305,000	\$305,000	\$46,700	\$46,700	\$258,300	\$230,104	1.123
L -12-07-280-025	09/09/20	\$324,900	\$324,900	\$63,500	\$63,940	\$260,960	\$282,323	0.924
L -12-07-280-036	12/23/21	\$317,000	\$317,000	\$63,500	\$63,500	\$253,500	\$252,355	1.005
L -12-07-280-045	08/21/20	\$269,000	\$269,000	\$63,500	\$63,500	\$205,500	\$218,431	0.941
L -12-07-280-052	06/22/20	\$297,500	\$297,500	\$63,500	\$63,500	\$234,000	\$252,182	0.928
L -12-07-280-070	03/11/22	\$356,000	\$356,000	\$63,500	\$63,940	\$292,060	\$247,915	1.178
L -12-07-280-075	06/30/21	\$268,800	\$268,800	\$63,500	\$63,940	\$204,860	\$209,712	0.977
L -12-07-280-077	05/27/21	\$340,000	\$340,000	\$63,500	\$65,206	\$274,794	\$255,331	1.076
L -12-07-280-083	06/24/20	\$307,000	\$307,000	\$63,500	\$63,940	\$243,060	\$265,703	0.915
L -12-07-280-102	06/01/20	\$305,000	\$305,000	\$63,500	\$63,500	\$241,500	\$255,270	0.946
L -12-07-280-102	02/16/21	\$320,000	\$320,000	\$63,500	\$63,500	\$256,500	\$255,270	1.005
L -12-07-280-106	02/11/22	\$369,000	\$369,000	\$63,500	\$64,857	\$304,143	\$306,872	0.991
L -12-07-280-115	02/24/21	\$333,300	\$333,300	\$63,500	\$63,960	\$269,340	\$246,692	1.092
L -12-07-280-118	06/11/20	\$325,000	\$325,000	\$63,500	\$63,966	\$261,034	\$280,103	0.932

L -12-07-280-125	05/10/21	\$384,000	\$384,000	\$63,500	\$63,500	\$320,500	\$294,565	1.088	
L -12-07-280-134	02/22/22	\$405,000	\$405,000	\$63,500	\$63,881	\$341,119	\$282,456	1.208	
L -12-07-280-143	02/14/22	\$358,000	\$358,000	\$63,500	\$64,529	\$293,471	\$301,637	0.973	
L -12-07-280-152	04/22/21	\$355,000	\$355,000	\$63,500	\$63,500	\$291,500	\$278,135	1.048	
L -12-07-350-045	02/22/21	\$356,000	\$356,000	\$63,500	\$63,500	\$292,500	\$297,024	0.985	
L -12-07-350-045	04/29/22	\$432,000	\$432,000	\$63,500	\$63,500	\$368,500	\$297,024	1.241	
L -12-07-350-051	11/05/20	\$302,000	\$302,000	\$63,500	\$64,083	\$237,917	\$244,999	0.971	
L -12-07-350-057	04/22/22	\$395,000	\$395,000	\$63,500	\$63,500	\$331,500	\$238,224	1.392	
L -12-07-350-058	09/17/21	\$339,900	\$339,900	\$63,500	\$63,500	\$276,400	\$264,254	1.046	
L -12-07-415-023	09/23/21	\$340,000	\$340,000	\$63,500	\$63,500	\$276,500	\$266,066	1.039	
L -12-07-415-028	07/01/21	\$350,000	\$350,000	\$63,500	\$64,219	\$285,781	\$306,249	0.933	
L -12-07-415-035	10/21/20	\$307,500	\$307,500	\$63,500	\$63,716	\$243,784	\$259,430	0.940	
L -12-07-415-043	12/22/21	\$308,000	\$308,000	\$63,500	\$66,419	\$241,581	\$245,519	0.984	
Totals:		\$9,329,900	\$9,329,900			\$7,573,904	\$7,336,685		
								E.C.F. =>	1.032
								E.C.F. =>	1.033

OAK PARK & WASHINGTON GARDENS

OAP

0% TO 50%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-01-301-005	02/25/22	\$306,000	\$306,000	\$55,300	\$62,485	\$243,515	\$158,025	1.541
L -12-01-328-021	10/12/21	\$216,100	\$216,100	\$58,000	\$61,787	\$154,313	\$138,630	1.113
L -12-01-329-011	01/14/22	\$214,000	\$214,000	\$55,300	\$61,597	\$152,403	\$119,745	1.273
L -12-01-352-031	11/30/21	\$330,000	\$330,000	\$58,000	\$69,997	\$260,003	\$190,846	1.362
L -12-01-353-028	09/02/21	\$269,500	\$269,500	\$58,000	\$62,862	\$206,638	\$127,954	1.615
L -12-01-353-031	09/01/21	\$270,000	\$270,000	\$62,600	\$67,442	\$202,558	\$132,815	1.525
L -12-01-377-001	05/14/21	\$295,000	\$295,000	\$58,000	\$68,150	\$226,850	\$142,286	1.594
L -12-01-377-002	12/10/20	\$275,000	\$275,000	\$58,000	\$65,476	\$209,524	\$179,298	1.169
L -12-01-377-032	04/30/21	\$285,000	\$285,000	\$58,000	\$61,013	\$223,987	\$132,530	1.690
L -12-01-377-035	04/06/21	\$250,000	\$250,000	\$58,000	\$68,260	\$181,740	\$127,368	1.427
L -12-01-378-033	06/08/20	\$278,000	\$278,000	\$65,600	\$68,830	\$209,170	\$170,036	1.230

L -12-01-379-009	06/30/20	\$240,000	\$240,000	\$55,300	\$57,209	\$182,791	\$145,169	1.259	
L -12-01-379-010	10/09/20	\$243,100	\$243,100	\$55,300	\$57,415	\$185,685	\$150,964	1.230	
Totals:		\$3,471,700	\$3,471,700			\$2,639,177	\$1,915,666		
								E.C.F. =>	1.378
								E.C.F. =>	1.387

51% TO 60%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-01-302-013	10/06/20	\$280,000	\$280,000	\$58,000	\$69,860	\$210,140	\$168,262	1.249	
L -12-01-302-024	08/26/21	\$330,000	\$330,000	\$60,300	\$70,285	\$259,715	\$175,301	1.482	
L -12-01-327-017	10/21/20	\$280,000	\$280,000	\$65,600	\$67,291	\$212,709	\$168,722	1.261	
L -12-01-352-014	02/23/21	\$319,000	\$319,000	\$58,000	\$70,099	\$248,901	\$201,602	1.235	
L -12-01-376-004	01/20/21	\$308,000	\$308,000	\$58,000	\$61,354	\$246,646	\$199,739	1.235	
L -12-01-378-004	11/30/20	\$270,000	\$270,000	\$58,000	\$63,153	\$206,847	\$162,320	1.274	
Totals:		\$1,787,000	\$1,787,000			\$1,384,958	\$1,075,946		
								E.C.F. =>	1.287
								E.C.F. =>	1.289

61% TO 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-01-302-020	03/04/21	\$380,000	\$380,000	\$55,300	\$56,040	\$323,960	\$237,374	1.365	
L -12-01-378-009	07/15/20	\$279,900	\$279,900	\$58,000	\$66,428	\$213,472	\$158,685	1.345	
Totals:		\$659,900	\$659,900			\$537,432	\$396,059		
								E.C.F. =>	1.357
								E.C.F. =>	1.355

71% TO 80%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
Totals:		#REF!	#REF!			#REF!	#REF!		
								E.C.F. =>	#REF!
								Ave. E.C.F. =>	#REF!

81% TO 90%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							Ave. E.C.F. =>	#REF!

91% TO 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-01-351-019	11/03/20	\$300,000	\$300,000	\$55,300	\$61,469	\$238,531	\$262,301	0.909
Totals:		\$300,000	\$300,000			\$238,531	\$262,301	
							E.C.F. =>	0.909
							E.C.F. =>	0.909

PITTSFIELD GLEN ESTATES

PIGE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-22-401-004	09/30/21	\$507,050	\$507,050	\$95,000	\$105,949	\$401,101	\$653,105	0.614
L -12-22-401-006	06/28/21	\$550,240	\$550,240	\$95,000	\$105,838	\$444,402	\$726,072	0.612
L -12-22-401-007	09/28/21	\$582,510	\$582,510	\$95,000	\$105,949	\$476,561	\$792,431	0.601
L -12-22-401-008	09/29/21	\$568,630	\$568,630	\$95,000	\$105,949	\$462,681	\$743,357	0.622
L -12-22-401-009	10/28/21	\$528,045	\$528,045	\$95,000	\$105,949	\$422,096	\$695,519	0.607
L -12-22-401-010	12/30/21	\$600,600	\$600,600	\$95,000	\$105,949	\$494,651	\$816,754	0.606
L -12-22-401-015	05/18/21	\$631,092	\$631,092	\$95,000	\$105,838	\$525,254	\$838,954	0.626
L -12-22-401-016	08/20/21	\$615,200	\$615,200	\$95,000	\$105,838	\$509,362	\$841,825	0.605
L -12-22-401-017	06/02/21	\$578,780	\$578,780	\$95,000	\$105,838	\$472,942	\$782,542	0.604
L -12-22-401-018	07/22/21	\$516,640	\$516,640	\$95,000	\$105,838	\$410,802	\$676,481	0.607
L -12-22-401-019	06/24/21	\$624,175	\$624,175	\$95,000	\$111,356	\$512,819	\$812,951	0.631
L -12-22-401-020	07/28/21	\$577,015	\$577,015	\$95,000	\$105,838	\$471,177	\$761,667	0.619
L -12-22-401-021	08/11/21	\$583,965	\$583,965	\$95,000	\$105,657	\$478,308	\$715,410	0.669

L-12-22-401-022	02/24/21	\$565,065	\$565,065	\$95,000	\$109,813	\$455,252	\$755,367	0.603
L-12-22-401-023	02/17/21	\$633,600	\$633,600	\$95,000	\$105,882	\$527,718	\$850,405	0.621
L-12-22-401-024	08/20/21	\$515,115	\$515,115	\$95,000	\$105,949	\$409,166	\$653,266	0.626
L-12-22-401-026	11/20/20	\$663,789	\$663,789	\$95,000	\$114,349	\$549,440	\$866,442	0.634
L-12-22-401-028	09/09/20	\$562,440	\$562,440	\$95,000	\$109,285	\$453,155	\$752,084	0.603
L-12-22-401-029	03/02/21	\$599,275	\$599,275	\$95,000	\$108,378	\$490,897	\$785,155	0.625
L-12-22-401-030	12/18/20	\$550,385	\$550,385	\$95,000	\$108,378	\$442,007	\$707,467	0.625
L-12-22-401-031	10/23/20	\$600,275	\$600,275	\$95,000	\$114,349	\$485,926	\$787,248	0.617
L-12-22-401-032	08/13/20	\$643,029	\$643,029	\$95,000	\$108,378	\$534,651	\$830,878	0.643
L-12-22-401-033	11/05/20	\$544,305	\$544,305	\$95,000	\$107,653	\$436,652	\$694,685	0.629
L-12-22-401-035	12/22/20	\$587,365	\$587,365	\$95,000	\$109,813	\$477,552	\$782,416	0.610
L-12-22-401-037	05/28/21	\$526,376	\$526,376	\$95,000	\$107,818	\$418,558	\$687,969	0.608
L-12-22-403-038	08/27/21	\$616,617	\$616,617	\$95,000	\$105,949	\$510,668	\$832,294	0.614
L-12-22-403-039	10/01/21	\$600,715	\$600,715	\$95,000	\$105,949	\$494,766	\$794,540	0.623
L-12-22-403-040	08/24/21	\$682,050	\$682,050	\$95,000	\$105,657	\$576,393	\$853,125	0.676
L-12-22-403-042	11/12/21	\$608,405	\$608,405	\$95,000	\$105,949	\$502,456	\$773,263	0.650
L-12-22-403-043	10/27/21	\$550,355	\$550,355	\$95,000	\$105,949	\$444,406	\$697,785	0.637
L-12-22-403-044	11/19/21	\$611,180	\$611,180	\$95,000	\$105,949	\$505,231	\$818,299	0.617
L-12-22-403-045	11/22/21	\$629,050	\$629,050	\$95,000	\$107,400	\$521,650	\$866,440	0.602
L-12-22-403-046	11/29/21	\$570,160	\$570,160	\$95,000	\$107,400	\$462,760	\$728,622	0.635
L-12-22-403-047	12/22/21	\$726,690	\$726,690	\$95,000	\$111,457	\$615,233	\$862,864	0.713
L-12-22-403-048	12/10/21	\$632,560	\$632,560	\$95,000	\$113,587	\$518,973	\$808,490	0.642
L-12-22-403-049	12/31/21	\$667,375	\$667,375	\$95,000	\$107,584	\$559,791	\$852,096	0.657
L-12-22-403-050	04/21/22	\$683,370	\$683,370	\$95,000	\$108,268	\$575,102	\$848,645	0.678
L-12-22-403-051	03/17/22	\$791,551	\$791,551	\$95,000	\$105,949	\$685,602	\$867,357	0.790
L-12-22-403-052	03/28/22	\$668,740	\$668,740	\$95,000	\$106,062	\$562,678	\$832,361	0.676
L-12-22-403-054	03/07/22	\$783,418	\$783,418	\$95,000	\$114,274	\$669,144	\$877,099	0.763
L-12-22-403-055	01/25/22	\$659,540	\$659,540	\$95,000	\$111,113	\$548,427	\$699,525	0.784
L-12-22-403-057	03/29/22	\$741,420	\$741,420	\$95,000	\$105,949	\$635,471	\$847,451	0.750
L-12-22-403-058	12/21/21	\$684,327	\$684,327	\$95,000	\$105,949	\$578,378	\$855,969	0.676
L-12-22-403-059	12/30/21	\$637,695	\$637,695	\$95,000	\$105,949	\$531,746	\$843,693	0.630
L-12-22-403-061	11/29/21	\$528,490	\$528,490	\$95,000	\$106,133	\$422,357	\$696,899	0.606
L-12-22-403-062	09/28/21	\$539,165	\$539,165	\$95,000	\$105,949	\$433,216	\$700,269	0.619
L-12-22-403-063	12/10/21	\$587,792	\$587,792	\$95,000	\$107,050	\$480,742	\$705,237	0.682

L -12-22-403-072	04/15/22	\$683,070	\$683,070	\$47,500	\$58,562	\$624,508	\$848,360	0.736
L -12-22-403-078	03/29/22	\$709,960	\$709,960	\$47,500	\$63,613	\$646,347	\$862,009	0.750
L -12-22-403-079	04/27/22	\$710,375	\$710,375	\$47,500	\$58,562	\$651,813	\$852,863	0.764
Totals:		\$30,759,031	\$30,759,031			\$25,520,988	\$39,236,000	
							E.C.F. =>	0.650
							E.C.F. =>	0.649

PITTSFIELD GLEN VILLAS

PIGV

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-22-402-002	01/28/21	\$373,845	\$373,845	\$72,700	\$78,637	\$295,208	\$402,231	0.734
L -12-22-402-003	01/28/21	\$379,473	\$379,473	\$72,700	\$76,712	\$302,761	\$408,917	0.740
L -12-22-402-004	01/28/21	\$366,665	\$366,665	\$72,700	\$77,623	\$289,042	\$405,641	0.713
L -12-22-402-004	03/01/22	\$425,000	\$425,000	\$72,700	\$77,623	\$347,377	\$405,641	0.856
L -12-22-402-005	03/26/21	\$388,165	\$388,165	\$72,700	\$76,872	\$311,293	\$407,919	0.763
L -12-22-402-006	03/26/21	\$388,665	\$388,665	\$72,700	\$77,193	\$311,472	\$406,527	0.766
L -12-22-402-008	05/27/21	\$345,365	\$345,365	\$72,700	\$77,786	\$267,579	\$376,906	0.710
L -12-22-402-009	07/14/21	\$379,050	\$379,050	\$72,700	\$77,335	\$301,715	\$406,288	0.743
L -12-22-402-010	07/28/21	\$351,460	\$351,460	\$72,700	\$77,453	\$274,007	\$374,915	0.731
L -12-22-402-011	03/23/21	\$372,275	\$372,275	\$72,700	\$76,872	\$295,403	\$400,240	0.738
L -12-22-402-012	04/01/21	\$376,175	\$376,175	\$72,700	\$76,552	\$299,623	\$392,963	0.762
L -12-22-402-014	03/25/21	\$377,615	\$377,615	\$72,700	\$76,552	\$301,063	\$420,335	0.716
L -12-22-402-015	08/13/21	\$366,315	\$366,315	\$72,700	\$77,290	\$289,025	\$403,291	0.717
L -12-22-402-016	08/13/21	\$364,340	\$364,340	\$72,700	\$77,566	\$286,774	\$391,264	0.733
L -12-22-402-019	12/03/21	\$408,691	\$408,691	\$72,700	\$76,267	\$332,424	\$412,733	0.805
L -12-22-402-020	12/17/21	\$369,565	\$369,565	\$72,700	\$76,689	\$292,876	\$411,199	0.712
L -12-22-402-021	12/08/21	\$386,715	\$386,715	\$72,700	\$76,429	\$310,286	\$422,726	0.734
L -12-22-402-022	12/22/21	\$370,465	\$370,465	\$72,700	\$78,861	\$291,604	\$404,364	0.721
L -12-22-402-023	12/22/21	\$379,845	\$379,845	\$72,700	\$78,861	\$300,984	\$406,710	0.740
L -12-22-402-024	12/28/21	\$361,305	\$361,305	\$72,700	\$78,861	\$282,444	\$379,104	0.745
L -12-22-402-026	10/28/21	\$414,740	\$414,740	\$72,700	\$77,542	\$337,198	\$423,356	0.796
L -12-22-402-027	10/27/21	\$394,880	\$394,880	\$72,700	\$77,867	\$317,013	\$429,009	0.739

L -12-22-402-028	10/26/21	\$377,140	\$377,140	\$72,700	\$77,561	\$299,579	\$386,578	0.775
L -12-22-402-029	10/21/21	\$378,215	\$378,215	\$72,700	\$77,427	\$300,788	\$415,419	0.724
L -12-22-402-031	09/16/21	\$355,915	\$355,915	\$72,700	\$76,602	\$279,313	\$361,750	0.772
L -12-22-402-032	09/17/21	\$403,345	\$403,345	\$72,700	\$75,943	\$327,402	\$421,353	0.777
L -12-22-402-037	02/26/21	\$372,765	\$372,765	\$72,700	\$76,231	\$296,534	\$416,809	0.711
L -12-22-402-043	09/15/21	\$430,990	\$430,990	\$72,700	\$76,194	\$354,796	\$420,667	0.843
L -12-22-402-044	02/28/22	\$412,140	\$412,140	\$72,700	\$79,023	\$333,117	\$429,313	0.776
L -12-22-402-045	02/28/22	\$365,215	\$365,215	\$72,700	\$79,586	\$285,629	\$379,104	0.753
L -12-22-402-046	02/28/22	\$392,670	\$392,670	\$72,700	\$79,931	\$312,739	\$394,319	0.793
L -12-22-402-047	02/28/22	\$391,125	\$391,125	\$72,700	\$79,931	\$311,194	\$421,045	0.739
L -12-22-402-048	01/31/22	\$409,985	\$409,985	\$72,700	\$78,537	\$331,448	\$425,385	0.779
L -12-22-402-049	01/31/22	\$375,555	\$375,555	\$72,700	\$77,564	\$297,991	\$379,997	0.784
L -12-22-402-050	02/10/22	\$397,815	\$397,815	\$72,700	\$77,564	\$320,251	\$409,217	0.783
L -12-22-402-051	01/31/22	\$408,965	\$408,965	\$72,700	\$78,537	\$330,428	\$429,009	0.770
L -12-22-402-052	02/25/22	\$425,215	\$425,215	\$72,700	\$78,374	\$346,841	\$423,481	0.819
L -12-22-402-053	02/25/22	\$398,795	\$398,795	\$72,700	\$78,537	\$320,258	\$410,614	0.780
L -12-22-402-054	02/24/22	\$414,305	\$414,305	\$72,700	\$78,537	\$335,768	\$415,603	0.808
L -12-22-402-055	02/25/22	\$389,805	\$389,805	\$72,700	\$78,537	\$311,268	\$377,165	0.825
L -12-22-402-056	03/21/22	\$414,065	\$414,065	\$72,700	\$78,537	\$335,528	\$421,045	0.797
L -12-22-402-057	03/21/22	\$410,510	\$410,510	\$72,700	\$76,753	\$333,757	\$414,954	0.804
L -12-22-402-058	03/25/22	\$406,865	\$406,865	\$72,700	\$77,564	\$329,301	\$410,614	0.802
L -12-22-402-059	03/23/22	\$399,555	\$399,555	\$72,700	\$78,537	\$321,018	\$421,045	0.762
Totals:		\$17,071,569	\$17,071,569			\$13,652,119	\$17,876,764	
							E.C.F. =>	0.764
							E.C.F. =>	0.764

REGENTS PARK

REG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-20-210-006	08/19/21	\$810,000	\$810,000	\$145,200	\$172,523	\$637,477	\$996,806	0.640
L -12-20-210-008	06/30/21	\$650,000	\$650,000	\$145,200	\$161,446	\$488,554	\$772,479	0.632
L -12-20-210-011	11/05/21	\$632,000	\$632,000	\$135,000	\$160,718	\$471,282	\$703,886	0.670

Totals:	\$2,092,000	\$2,092,000		\$1,597,313	\$2,473,171			
							E.C.F. =>	0.646
							E.C.F. =>	0.647

ROLLING HILL ESTATES

ROH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-29-410-036	03/15/21	\$424,500	\$424,500	\$92,900	\$105,803	\$318,697	\$471,284	0.676
L -12-32-110-014	12/29/20	\$445,000	\$445,000	\$101,300	\$111,466	\$333,534	\$489,990	0.681
L -12-32-110-015	11/30/20	\$484,000	\$484,000	\$92,900	\$114,983	\$369,017	\$548,671	0.673
L -12-32-110-017	05/19/20	\$440,000	\$440,000	\$92,900	\$99,427	\$340,573	\$518,016	0.657
L -12-32-110-017	08/18/21	\$455,000	\$455,000	\$92,900	\$99,427	\$355,573	\$518,016	0.686
Totals:		\$2,248,500	\$2,248,500			\$1,717,394	\$2,545,978	
							E.C.F. =>	0.675
							E.C.F. =>	0.675

ROLLING MEADOW

ROM

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-205-007	01/14/22	\$349,000	\$349,000	\$75,300	\$78,484	\$270,516	\$243,482	1.111
L -12-26-205-058	11/06/20	\$315,000	\$315,000	\$75,300	\$84,677	\$230,323	\$232,868	0.989
L -12-26-210-008	08/19/21	\$380,000	\$380,000	\$75,300	\$77,706	\$302,294	\$306,810	0.985
L -12-26-210-041	02/18/22	\$403,100	\$403,100	\$75,300	\$81,204	\$321,896	\$236,431	1.361
Totals:		\$1,447,100	\$1,447,100			\$1,125,029	\$1,019,592	
							E.C.F. =>	1.103
							E.C.F. =>	1.112

ROSEWOOD VILLAGE A & B

ROV - A & B

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-26-230-003	08/21/20	\$196,500	\$196,500	\$42,000	\$42,000	\$154,500	\$197,453	0.782
L-12-26-230-014	04/08/21	\$215,000	\$215,000	\$42,000	\$42,000	\$173,000	\$218,361	0.792
L-12-26-230-032	04/01/20	\$213,500	\$213,500	\$42,000	\$42,000	\$171,500	\$214,590	0.799
L-12-26-230-032	04/27/22	\$250,000	\$250,000	\$42,000	\$42,000	\$208,000	\$214,590	0.969
L-12-26-230-034	09/08/21	\$226,000	\$226,000	\$42,000	\$42,000	\$184,000	\$197,715	0.931
L-12-26-230-059	08/25/21	\$228,600	\$228,600	\$42,000	\$42,000	\$186,600	\$220,294	0.847
L-12-26-230-062	03/17/21	\$217,000	\$217,000	\$42,000	\$42,000	\$175,000	\$220,294	0.794
L-12-26-230-063	08/04/20	\$197,000	\$197,000	\$42,000	\$42,000	\$155,000	\$204,026	0.760
L-12-26-230-065	11/05/21	\$222,000	\$222,000	\$42,000	\$42,000	\$180,000	\$220,294	0.817
L-12-26-230-069	12/07/20	\$200,000	\$200,000	\$42,000	\$42,000	\$158,000	\$204,026	0.774
L-12-26-230-070	10/09/20	\$199,000	\$199,000	\$42,000	\$42,000	\$157,000	\$203,949	0.770
L-12-26-230-095	03/01/22	\$256,500	\$256,500	\$42,000	\$42,000	\$214,500	\$220,929	0.971
L-12-26-230-098	07/23/20	\$204,000	\$204,000	\$42,000	\$42,000	\$162,000	\$221,340	0.732
L-12-26-230-099	05/01/20	\$205,000	\$205,000	\$42,000	\$42,000	\$163,000	\$208,930	0.780
L-12-26-230-099	02/25/22	\$234,900	\$234,900	\$42,000	\$42,000	\$192,900	\$208,930	0.923
L-12-26-230-107	04/09/21	\$215,000	\$215,000	\$42,000	\$42,000	\$173,000	\$221,704	0.780
L-12-26-230-110	11/02/20	\$200,000	\$200,000	\$42,000	\$42,000	\$158,000	\$217,964	0.725
L-12-26-230-113	07/23/20	\$209,000	\$209,000	\$42,000	\$42,000	\$167,000	\$218,590	0.764
L-12-26-230-117	01/18/21	\$199,000	\$199,000	\$42,000	\$42,000	\$157,000	\$200,408	0.783
L-12-26-230-134	06/01/21	\$219,000	\$219,000	\$42,000	\$42,000	\$177,000	\$216,944	0.816
L-12-26-230-146	09/25/20	\$211,750	\$211,750	\$42,000	\$42,000	\$169,750	\$223,846	0.758
L-12-26-230-147	02/25/21	\$200,500	\$200,500	\$42,000	\$42,000	\$158,500	\$201,503	0.787
L-12-26-230-149	04/26/22	\$267,000	\$267,000	\$42,000	\$42,000	\$225,000	\$218,185	1.031
L-12-26-230-155	02/10/21	\$215,000	\$215,000	\$42,000	\$42,000	\$173,000	\$217,596	0.795
L-12-26-230-170	04/28/21	\$221,000	\$221,000	\$42,000	\$42,000	\$179,000	\$218,185	0.820
Totals:		\$5,422,250	\$5,422,250			\$4,372,250	\$5,330,648	
							E.C.F. =>	0.820
							E.C.F. =>	0.820



ROSEWOOD VILLAGE - C

ROV- C

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-26-230-030	08/06/20	\$199,000	\$199,000	\$42,000	\$42,000	\$157,000	\$165,836	0.947	
L -12-26-230-018	09/28/21	\$215,000	\$215,000	\$42,000	\$42,000	\$173,000	\$166,047	1.042	
L -12-26-230-031	07/30/21	\$194,800	\$194,800	\$42,000	\$42,000	\$152,800	\$163,542	0.934	
L -12-26-230-037	09/24/20	\$185,000	\$185,000	\$42,000	\$42,000	\$143,000	\$165,091	0.866	
L -12-26-230-043	06/11/20	\$187,000	\$187,000	\$42,000	\$42,000	\$145,000	\$165,167	0.878	
L -12-26-230-054	06/18/21	\$185,000	\$185,000	\$42,000	\$42,000	\$143,000	\$172,008	0.831	
L -12-26-230-060	06/24/21	\$196,000	\$196,000	\$42,000	\$42,000	\$154,000	\$172,008	0.895	
L -12-26-230-061	02/23/21	\$187,500	\$187,500	\$42,000	\$42,000	\$145,500	\$176,684	0.824	
L -12-26-230-067	01/21/22	\$199,000	\$199,000	\$42,000	\$42,000	\$157,000	\$172,008	0.913	
L -12-26-230-072	03/05/21	\$185,000	\$185,000	\$42,000	\$42,000	\$143,000	\$164,079	0.872	
L -12-26-230-078	07/31/20	\$182,500	\$182,500	\$42,000	\$42,000	\$140,500	\$172,420	0.815	
L -12-26-230-097	05/19/20	\$185,000	\$185,000	\$42,000	\$42,000	\$143,000	\$172,420	0.829	
L -12-26-230-121	07/31/20	\$183,000	\$183,000	\$42,000	\$42,000	\$141,000	\$170,301	0.828	
L -12-26-230-144	02/25/22	\$216,500	\$216,500	\$42,000	\$42,000	\$174,500	\$169,894	1.027	
L -12-26-230-156	11/05/21	\$195,000	\$195,000	\$42,000	\$42,000	\$153,000	\$169,894	0.901	
L -12-26-230-174	11/22/21	\$199,900	\$199,900	\$42,000	\$42,000	\$157,900	\$167,466	0.943	
Totals:		\$3,095,200	\$3,095,200			\$2,423,200	\$2,704,864		
								E.C.F. =>	0.896
								E.C.F. =>	0.897

SALINE M & B SEC 33

SAL33

0% TO 60%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-33-300-006	09/30/20	\$475,000	\$475,000	\$114,364	\$133,268	\$341,732	\$286,080	1.195	ONE-STORY
L -12-33-400-011	03/30/21	\$430,000	\$430,000	\$95,060	\$95,060	\$334,940	\$281,007	1.192	TWO-STORY
Totals:		\$905,000	\$905,000			\$676,672	\$567,087		
								E.C.F. =>	1.193
								E.C.F. =>	1.193

61% TO 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-33-490-004	05/05/21	\$395,000	\$395,000	\$85,648	\$89,034	\$305,966	\$235,284	1.300	TWO-STORY
Totals:		\$395,000	\$395,000			\$305,966	\$235,284		
								E.C.F. =>	1.300
								E.C.F. =>	1.300

71% TO 80%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-33-100-014	12/01/20	\$410,000	\$410,000	\$86,092	\$92,871	\$317,129	\$335,159	0.946	ONE-STORY
L -12-33-400-042/044	10/04/21	\$575,000	\$465,750	\$203,116	\$227,582	\$238,168	\$283,425	0.840	TWO-STORY
Totals:		\$985,000	\$875,750			\$555,297	\$618,585		
								E.C.F. =>	0.898
								E.C.F. =>	0.893

81% TO 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-33-400-031	07/16/21	\$725,000	\$725,000	\$96,200	\$115,354	\$609,646	\$667,561	0.913	ONE-STORY
Totals:		\$725,000	\$725,000			\$609,646	\$667,561		
								E.C.F. =>	0.913
								E.C.F. =>	0.913

SAND CREEK

SAN

No sales. No change in E.C.F.

SHA ESTATES

SHA

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-30-110-009	06/10/20	\$559,900	\$559,900	\$115,100	\$138,589	\$421,311	\$640,237	0.658	
L -12-30-110-030	11/12/21	\$515,000	\$515,000	\$105,700	\$116,931	\$398,069	\$539,359	0.738	
Totals:		\$1,074,900	\$1,074,900			\$819,380	\$1,179,596		
								E.C.F. =>	0.695
								E.C.F. =>	0.698

SILO RIDGE

SIL

0% TO 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-20-320-112	09/21/21	\$460,000	\$460,000	\$78,600	\$89,091	\$370,909	\$250,978	1.478	
L -12-20-322-073	04/30/21	\$360,000	\$360,000	\$78,600	\$86,432	\$273,568	\$211,541	1.293	
L -12-20-322-077	08/12/21	\$383,748	\$383,748	\$78,600	\$83,686	\$300,062	\$220,295	1.362	
L -12-20-324-106	09/09/21	\$442,000	\$442,000	\$78,600	\$86,704	\$355,296	\$275,576	1.289	
Totals:		\$1,645,748	\$1,645,748			\$1,299,835	\$958,389		
								E.C.F. =>	1.356
								E.C.F. =>	1.356

71% TO 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-20-400-008	07/08/20	\$665,000	\$665,000	\$142,883	\$165,840	\$499,160	\$434,123	1.150	
L -12-20-400-009	03/18/22	\$642,000	\$642,000	\$142,865	\$178,720	\$463,280	\$369,420	1.254	
Totals:		\$1,307,000	\$1,307,000			\$962,440	\$803,543		
								E.C.F. =>	1.198
								E.C.F. =>	1.202

SILVERLEAF & VILLAGE

SIR

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-13-105-012	07/30/20	\$335,000	\$335,000	\$71,900	\$77,697	\$257,303	\$386,373	0.666	
L -12-13-105-026	12/18/20	\$280,000	\$280,000	\$71,900	\$76,429	\$203,571	\$296,295	0.687	
L -12-13-105-029	04/30/21	\$455,000	\$455,000	\$71,900	\$84,324	\$370,676	\$502,843	0.737	
Totals:		\$1,070,000	\$1,070,000			\$831,550	\$1,185,511		
								E.C.F. =>	0.701
								E.C.F. =>	0.697

91 - 100% NO SALES; NO CHANGE IN ECF.

SM&B NW-MC COMBINED

SNWMC

0% to 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-19-300-022	10/02/20	\$520,000	\$520,000	\$150,110	\$165,679	\$354,321	\$321,394	1.102	
L -12-21-100-005	06/05/20	\$390,000	\$390,000	\$131,700	\$173,409	\$216,591	\$208,715	1.038	
L -12-21-100-013	07/23/21	\$275,000	\$275,000	\$59,400	\$64,884	\$210,116	\$130,426	1.611	
L -12-28-200-005	12/15/21	\$310,000	\$310,000	\$69,000	\$70,002	\$239,998	\$161,107	1.490	
L -12-28-400-003	04/16/21	\$477,000	\$477,000	\$81,180	\$110,691	\$366,309	\$317,254	1.155	
L -12-29-200-003	10/20/20	\$260,000	\$260,000	\$88,776	\$92,881	\$167,119	\$138,850	1.204	
L -12-29-200-014	08/04/20	\$675,000	\$675,000	\$66,262	\$111,122	\$563,878	\$591,896	0.953	
L -12-30-200-007	07/10/21	\$227,000	\$227,000	\$84,000	\$91,255	\$135,745	\$130,436	1.041	
L -12-31-200-001	08/19/20	\$260,000	\$260,000	\$69,500	\$97,033	\$162,967	\$157,705	1.033	
L -12-32-100-013	10/09/20	\$670,000	\$670,000	\$82,200	\$177,117	\$492,883	\$455,788	1.081	
Totals:		\$4,064,000	\$4,064,000			\$2,909,927	\$2,613,571		
								E.C.F. =>	1.113
								E.C.F. =>	1.171

71% to 80%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							Ave. E.C.F. =>	#REF!

NO CHANGE: NO SALES

81% to 90%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							Ave. E.C.F. =>	#REF!

NO CHANGE: NO SALES

91% to 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							Ave. E.C.F. =>	#REF!

NO CHANGE: NO SALES

SM&B SE-GH COMBINED

SSEGH

NO CHANGE: NO SALES

STONEBRIDGE/ESTATES

STE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-18-106-188	08/16/21	\$1,021,000	\$1,021,000	\$150,800	\$172,305	\$848,695	\$951,954	0.892
L-12-18-106-194	07/13/20	\$970,000	\$970,000	\$150,800	\$170,834	\$799,166	\$1,066,114	0.750
L-12-18-302-292	07/16/21	\$592,450	\$592,450	\$143,700	\$155,733	\$436,717	\$541,973	0.806

L-12-18-415-019	08/27/20	\$600,000	\$600,000	\$118,600	\$145,852	\$454,148	\$594,164	0.764	
L-12-18-415-027	11/04/21	\$645,000	\$645,000	\$118,600	\$124,117	\$520,883	\$483,190	1.078	
L-12-18-415-067	05/27/21	\$625,000	\$625,000	\$164,500	\$172,963	\$452,037	\$562,610	0.803	
L-12-18-415-070	04/29/21	\$970,000	\$970,000	\$143,700	\$180,371	\$789,629	\$827,129	0.955	
L-12-18-415-075	06/30/20	\$610,000	\$610,000	\$143,700	\$157,787	\$452,213	\$584,746	0.773	
L-12-18-430-140	09/07/21	\$657,500	\$657,500	\$131,100	\$155,709	\$501,791	\$653,694	0.768	
L-12-18-430-153	01/28/21	\$645,000	\$645,000	\$131,100	\$143,112	\$501,888	\$654,846	0.766	
L-12-19-110-123	04/15/20	\$715,000	\$715,000	\$150,800	\$180,373	\$534,627	\$692,396	0.772	
L-12-19-115-117	07/26/21	\$835,000	\$835,000	\$150,800	\$168,967	\$666,033	\$838,595	0.794	
L-12-19-115-118	12/16/20	\$960,000	\$960,000	\$150,800	\$200,104	\$759,896	\$1,004,288	0.757	
L-12-19-201-286	04/21/20	\$850,000	\$850,000	\$150,800	\$174,035	\$675,965	\$897,208	0.753	
L-12-19-210-221	04/20/20	\$575,000	\$575,000	\$143,700	\$151,884	\$423,116	\$571,195	0.741	
L-12-19-210-316	07/09/20	\$810,000	\$810,000	\$164,500	\$182,026	\$627,974	\$774,056	0.811	
Totals:		\$12,080,950	\$12,080,950			\$9,444,778	\$11,698,160		
								E.C.F. =>	0.807
								E.C.F. =>	0.811

STONEBRIDGE/HIGHPOINTE

STH

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-19-230-011	04/01/22	\$600,000	\$600,000	\$121,900	\$144,706	\$455,294	\$509,107	0.894	
L-12-19-230-042	02/09/22	\$721,800	\$721,800	\$133,100	\$153,230	\$568,570	\$630,111	0.902	
L-12-19-230-057	06/04/21	\$574,720	\$574,720	\$121,900	\$142,519	\$432,201	\$576,739	0.749	
L-12-19-230-072	04/20/20	\$660,000	\$660,000	\$133,100	\$163,591	\$496,409	\$652,439	0.761	
L-12-19-230-082	05/11/21	\$700,000	\$700,000	\$121,900	\$144,508	\$555,492	\$630,996	0.880	
L-12-19-230-087	07/15/20	\$685,000	\$685,000	\$121,900	\$151,232	\$533,768	\$719,041	0.742	
Totals:		\$3,941,520	\$3,941,520			\$3,041,734	\$3,718,432		
								E.C.F. =>	0.818
								E.C.F. =>	0.822

STONEBRIDGE/ LINKS

STL

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-18-303-015	11/02/21	\$536,500	\$536,500	\$120,900	\$146,492	\$390,008	\$469,446	0.831	
L -12-18-303-019	11/01/21	\$560,000	\$560,000	\$117,400	\$136,637	\$423,363	\$558,964	0.757	
L -12-18-303-027	08/25/20	\$535,000	\$535,000	\$120,900	\$144,855	\$390,145	\$526,147	0.742	
L -12-18-304-055	09/13/21	\$650,000	\$650,000	\$120,900	\$132,060	\$517,940	\$568,690	0.911	
Totals:		\$2,281,500	\$2,281,500			\$1,721,456	\$2,123,247		
								E.C.F. =>	0.811
								E.C.F. =>	0.810

STONEBRIDGE/LONE OAK

STO

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-18-450-023	08/10/21	\$400,000	\$400,000	\$83,700	\$83,700	\$316,300	\$273,418	1.157	
L -12-18-450-025	09/22/20	\$415,000	\$415,000	\$83,700	\$83,700	\$331,300	\$297,833	1.112	
Totals:		\$815,000	\$815,000			\$647,600	\$571,251		
								E.C.F. =>	1.134
								E.C.F. =>	1.135

STONEBRIDGE/PONDS

STP

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-18-107-037	06/18/21	\$409,900	\$409,900	\$85,000	\$85,000	\$324,900	\$327,881	0.991	
L -12-18-107-058	07/29/21	\$400,000	\$400,000	\$85,000	\$85,000	\$315,000	\$325,197	0.969	
Totals:		\$809,900	\$809,900			\$639,900	\$653,078		
								E.C.F. =>	0.980
								E.C.F. =>	0.980

THISTLE DOWN FARMS EAST-WEST

TD-EW

ONE-STORY

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-32-405-087	09/12/20	\$722,500	\$722,500	\$140,800	\$173,880	\$548,620	\$824,403	0.665
Totals:		\$722,500	\$722,500			\$548,620	\$824,403	
							E.C.F. =>	0.665
							E.C.F. =>	0.665

TWP-STORY

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-33-305-009	04/07/22	\$661,500	\$661,500	\$143,800	\$168,390	\$493,110	\$658,609	0.749
L -12-33-305-026	08/23/21	\$1,210,000	\$1,210,000	\$143,800	\$176,764	\$1,033,236	\$1,474,148	0.701
L -12-33-305-032	06/25/21	\$629,000	\$629,000	\$143,800	\$150,130	\$478,870	\$677,755	0.707
L -12-33-305-046	08/27/21	\$689,000	\$689,000	\$140,800	\$152,817	\$536,183	\$743,251	0.721
L -12-33-305-060	05/25/21	\$700,000	\$700,000	\$140,800	\$179,961	\$520,039	\$795,782	0.653
L -12-33-305-061	12/21/21	\$695,000	\$695,000	\$140,800	\$173,924	\$521,076	\$746,862	0.698
L -12-33-305-065	09/22/21	\$1,020,000	\$1,020,000	\$143,800	\$160,773	\$859,227	\$1,240,708	0.693
L -12-33-305-067	12/28/21	\$700,000	\$700,000	\$140,800	\$169,345	\$530,655	\$828,098	0.641
L -12-33-305-074	08/04/20	\$825,000	\$825,000	\$150,990	\$204,074	\$620,926	\$969,114	0.641
Totals:		\$7,129,500	\$7,129,500			\$5,593,322	\$8,134,326	
							E.C.F. =>	0.688
							E.C.F. =>	0.689

UNIVERSITY PALISADES

UNF

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-12-315-036	04/20/21	\$385,000	\$385,000	\$72,500	\$115,922	\$269,078	\$340,022	0.791
L -12-12-315-039	04/20/22	\$434,000	\$434,000	\$72,500	\$80,899	\$353,101	\$323,847	1.090
L -12-12-320-060	10/30/20	\$341,000	\$341,000	\$72,500	\$84,453	\$256,547	\$346,692	0.740

L -12-12-430-117	06/04/21	\$375,000	\$375,000	\$72,500	\$81,255	\$293,745	\$339,253	0.866	
L -12-12-433-023	09/24/21	\$388,000	\$388,000	\$72,500	\$80,077	\$307,923	\$348,478	0.884	
Totals:		\$1,923,000	\$1,923,000			\$1,480,394	\$1,698,292		
								E.C.F. =>	0.872
								E.C.F. =>	0.874

VALLEY RANCH

VAR

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-08-315-013	10/25/21	\$410,000	\$410,000	\$83,400	\$83,400	\$326,600	\$400,625	0.815	
L -12-08-315-021	10/18/21	\$445,000	\$445,000	\$93,500	\$93,696	\$351,304	\$406,695	0.864	
L -12-08-315-028	12/03/20	\$395,000	\$395,000	\$93,500	\$93,735	\$301,265	\$375,774	0.802	
L -12-08-315-038	08/11/21	\$449,000	\$449,000	\$93,500	\$94,729	\$354,271	\$406,282	0.872	
Totals:		\$1,699,000	\$1,699,000			\$1,333,440	\$1,589,375		
								E.C.F. =>	0.839
								E.C.F. =>	0.838

WARNER CREEK

WAR

0% to 60%

NO CHANGE: NO SALES

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
Totals:		#REF!	#REF!			#REF!	#REF!		
								E.C.F. =>	#REF!
								Ave. E.C.F. =>	#REF!

61 to 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-27-180-023	06/08/21	\$332,500	\$332,500	\$70,600	\$78,816	\$253,684	\$190,573	1.331
L -12-27-185-012	11/12/21	\$335,000	\$335,000	\$72,900	\$83,032	\$251,968	\$199,703	1.262
L -12-27-185-032	11/30/20	\$305,000	\$305,000	\$70,600	\$75,412	\$229,588	\$205,305	1.118

L-12-27-185-134	08/26/20	\$260,000	\$260,000	\$70,600	\$75,495	\$184,505	\$191,895	0.961	
L-12-27-190-119	06/10/21	\$405,000	\$405,000	\$70,600	\$86,210	\$318,790	\$310,711	1.026	
L-12-27-410-060	04/03/20	\$265,000	\$265,000	\$72,900	\$77,795	\$187,205	\$201,142	0.931	
L-12-27-411-066	06/19/20	\$288,500	\$288,500	\$72,900	\$78,363	\$210,137	\$212,091	0.991	
L-12-27-411-146	10/15/21	\$369,000	\$369,000	\$70,600	\$72,821	\$296,179	\$231,042	1.282	
L-12-27-412-078	03/25/21	\$350,000	\$350,000	\$70,600	\$74,301	\$275,699	\$267,815	1.029	
L-12-27-412-087	04/28/20	\$330,000	\$330,000	\$70,600	\$74,747	\$255,253	\$245,917	1.038	
L-12-27-412-097	05/08/20	\$299,900	\$299,900	\$70,600	\$77,202	\$222,698	\$234,930	0.948	
L-12-27-412-099	05/21/21	\$337,050	\$337,050	\$70,600	\$74,579	\$262,471	\$197,459	1.329	
L-12-27-413-110	12/09/20	\$319,900	\$319,900	\$70,600	\$77,821	\$242,079	\$223,179	1.085	
L-12-27-413-115	03/12/21	\$400,000	\$400,000	\$70,600	\$75,826	\$324,174	\$334,247	0.970	
L-12-27-414-174	08/17/20	\$305,000	\$305,000	\$70,600	\$79,124	\$225,876	\$210,872	1.071	
L-12-27-414-177	04/13/20	\$320,000	\$320,000	\$70,600	\$75,486	\$244,514	\$200,705	1.218	
L-12-27-415-201	11/22/21	\$369,900	\$369,900	\$70,600	\$73,561	\$296,339	\$211,820	1.399	
L-12-27-417-214	08/03/21	\$398,000	\$398,000	\$70,600	\$76,187	\$321,813	\$285,796	1.126	
Totals:		\$5,989,750	\$5,989,750			\$4,602,972	\$4,155,201		
								E.C.F. =>	1.108
								E.C.F. =>	1.118

71% to 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L-12-27-180-015	06/24/20	\$355,000	\$355,000	\$70,600	\$74,883	\$280,117	\$262,410	1.067	
L-12-27-414-160	07/27/20	\$345,000	\$345,000	\$72,900	\$78,744	\$266,256	\$239,440	1.112	
L-12-27-414-190	12/22/20	\$330,000	\$330,000	\$72,900	\$77,414	\$252,586	\$257,184	0.982	
L-12-27-415-200	03/25/22	\$357,500	\$357,500	\$70,600	\$79,700	\$277,800	\$247,067	1.124	
L-12-27-416-231	08/21/20	\$329,900	\$329,900	\$70,600	\$78,123	\$251,777	\$257,371	0.978	
Totals:		\$1,717,400	\$1,717,400			\$1,328,536	\$1,263,472		
								E.C.F. =>	1.051
								E.C.F. =>	1.053

WASHTENAW CLUBVIEW/FARMVIEW

WAS

0-50%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-12-180-022	02/10/22	\$326,400	\$326,400	\$65,100	\$72,369	\$254,031	\$187,406	1.356	
L -12-12-182-002	11/29/21	\$240,000	\$240,000	\$59,300	\$72,529	\$167,471	\$126,114	1.328	
L -12-12-484-021	10/16/20	\$229,000	\$229,000	\$59,300	\$67,989	\$161,011	\$129,980	1.239	
Totals:		\$795,400	\$795,400			\$582,513	\$443,500		
								E.C.F. =>	1.313
								E.C.F. =>	1.307

51% TO 60%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-12-180-017	08/20/20	\$250,000	\$250,000	\$59,300	\$63,786	\$186,214	\$164,149	1.134	
L -12-12-427-002	11/24/21	\$256,000	\$256,000	\$59,300	\$72,344	\$183,656	\$152,667	1.203	
L -12-12-427-005	11/13/20	\$235,000	\$235,000	\$59,300	\$63,779	\$171,221	\$149,427	1.146	
L -12-12-427-022	12/15/20	\$315,000	\$315,000	\$59,300	\$70,001	\$244,999	\$170,143	1.440	
L -12-12-462-004	07/01/21	\$304,000	\$304,000	\$59,300	\$60,352	\$243,648	\$176,118	1.383	
L -12-12-481-009	06/27/20	\$279,000	\$279,000	\$59,300	\$65,833	\$213,167	\$159,067	1.340	
Totals:		\$1,639,000	\$1,639,000			\$1,242,905	\$971,571		
								E.C.F. =>	1.279
								E.C.F. =>	1.274

61% TO 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-12-107-003	08/05/20	\$359,000	\$359,000	\$59,300	\$66,992	\$292,008	\$275,572	1.060	
L -12-12-109-005	06/23/20	\$310,000	\$310,000	\$59,300	\$68,116	\$241,884	\$203,637	1.188	
L -12-12-180-009	05/10/20	\$273,000	\$273,000	\$59,300	\$63,409	\$209,591	\$198,688	1.055	
L -12-12-406-008	06/08/20	\$275,000	\$275,000	\$59,300	\$61,914	\$213,086	\$185,917	1.146	
L -12-12-426-008	07/31/20	\$322,500	\$322,500	\$59,300	\$60,193	\$262,307	\$228,039	1.150	
L -12-12-428-018	07/29/21	\$236,900	\$236,900	\$59,300	\$63,258	\$173,642	\$170,553	1.018	
L -12-12-429-002	07/19/21	\$270,000	\$270,000	\$59,300	\$61,424	\$208,576	\$182,821	1.141	
L -12-12-484-025	07/15/21	\$275,000	\$275,000	\$59,300	\$75,417	\$199,583	\$180,014	1.109	
Totals:		\$2,321,400	\$2,321,400			\$1,800,677	\$1,625,242		
								E.C.F. =>	1.108
								E.C.F. =>	1.108

71% TO 80%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-106-005	06/10/20	\$265,000	\$265,000	\$59,300	\$60,429	\$204,571	\$190,550	1.074
Totals:		\$265,000	\$265,000			\$204,571	\$190,550	
							E.C.F. =>	1.074
							E.C.F. =>	1.074

81% TO 90%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-12-463-012	04/02/20	\$280,000	\$280,000	\$59,300	\$62,168	\$217,832	\$187,286	1.163
Totals:		\$280,000	\$280,000			\$217,832	\$187,286	
							E.C.F. =>	1.163
							E.C.F. =>	1.163

91% TO 100% NO SALES: NO CHANGE

WASHTENAW HTS & TOWNLINE

WAT

0% to 50%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-01-301-009	08/04/21	\$383,000	\$383,000	\$54,500	\$71,871	\$311,129	\$199,436	1.560
L-12-01-376-019	06/29/20	\$200,000	\$200,000	\$60,515	\$73,787	\$126,213	\$125,477	1.006
L-12-01-376-038	05/06/21	\$285,000	\$285,000	\$63,700	\$69,907	\$215,093	\$141,718	1.518
L-12-01-461-016	11/23/21	\$305,000	\$305,000	\$59,600	\$63,094	\$241,906	\$140,440	1.722
L-12-01-462-004	08/09/21	\$215,000	\$215,000	\$59,600	\$64,572	\$150,428	\$159,377	0.944
L-12-01-463-040	12/10/21	\$310,000	\$310,000	\$59,600	\$65,679	\$244,321	\$145,218	1.682
Totals:		\$1,698,000	\$1,698,000			\$1,289,090	\$911,666	
							E.C.F. =>	1.414
							E.C.F. =>	1.405

51% TO 60%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-01-430-014	08/16/21	\$315,000	\$315,000	\$59,600	\$65,203	\$249,797	\$144,013	1.735	
L -12-01-460-014	10/15/21	\$295,000	\$295,000	\$53,640	\$58,204	\$236,796	\$131,900	1.795	
L -12-01-463-033	10/19/20	\$257,000	\$257,000	\$59,600	\$66,023	\$190,977	\$145,694	1.311	
L -12-01-463-040	12/10/21	\$310,000	\$310,000	\$59,600	\$65,679	\$244,321	\$145,218	1.682	
L -12-01-490-002	03/18/21	\$221,000	\$221,000	\$45,500	\$59,957	\$161,043	\$109,460	1.471	
Totals:		\$1,398,000	\$1,398,000			\$1,082,934	\$676,285		
								E.C.F. =>	1.601
								E.C.F. =>	1.599

61% TO 70%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-01-432-009	02/08/21	\$230,000	\$230,000	\$54,500	\$56,639	\$173,361	\$138,279	1.254	
L -12-01-462-009	04/13/20	\$295,000	\$295,000	\$59,600	\$63,141	\$231,859	\$206,868	1.121	
L -12-01-463-026	02/12/21	\$279,900	\$279,900	\$59,600	\$66,299	\$213,601	\$177,147	1.206	
L -12-01-463-038	08/12/21	\$322,000	\$322,000	\$59,600	\$66,515	\$255,485	\$185,698	1.376	
Totals:		\$1,126,900	\$1,126,900			\$874,306	\$707,992		
								E.C.F. =>	1.235
								E.C.F. =>	1.239

71% TO 80%

Trended up based on current market

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-01-461-019	10/30/20	\$310,000	\$310,000	\$59,600	\$67,380	\$242,620	\$216,562	1.120	
Totals:		\$310,000	\$310,000			\$242,620	\$216,562		
								E.C.F. =>	1.120
								E.C.F. =>	1.350

81% TO 90%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
Totals:		#REF!	#REF!			#REF!	#REF!		
								E.C.F. =>	#REF!
								E.C.F. =>	#REF!

91% TO 100%

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
Totals:		#REF!	#REF!			#REF!	#REF!	
							E.C.F. =>	#REF!
							E.C.F. =>	#REF!

WATERWAYS

WAW

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-20-205-025	08/28/20	\$580,000	\$580,000	\$109,000	\$126,349	\$453,651	\$604,553	0.750
L -12-20-205-029	04/15/20	\$475,000	\$475,000	\$109,000	\$125,598	\$349,402	\$476,394	0.733
L -12-20-205-038	01/15/21	\$505,000	\$505,000	\$109,000	\$120,057	\$384,943	\$484,047	0.795
L -12-20-205-045	07/09/21	\$630,000	\$630,000	\$115,900	\$133,887	\$496,113	\$655,814	0.756
L -12-20-205-052	06/14/21	\$645,000	\$645,000	\$115,900	\$137,310	\$507,690	\$637,086	0.797
L -12-20-205-053	09/30/20	\$565,000	\$565,000	\$115,900	\$135,687	\$429,313	\$570,108	0.753
L -12-20-205-054	10/17/20	\$545,000	\$545,000	\$115,900	\$125,867	\$419,133	\$561,190	0.747
L -12-20-205-064	12/11/20	\$550,000	\$550,000	\$115,900	\$135,363	\$414,637	\$513,000	0.808
L -12-20-205-076	04/02/21	\$522,000	\$522,000	\$115,900	\$127,446	\$394,554	\$516,065	0.765
L -12-20-205-083	07/16/21	\$693,500	\$693,500	\$122,700	\$139,708	\$553,792	\$690,172	0.802
L -12-20-205-086	01/07/22	\$640,000	\$640,000	\$122,700	\$137,574	\$502,426	\$685,480	0.733
L -12-20-205-096	11/30/20	\$545,200	\$545,200	\$122,700	\$140,049	\$405,151	\$531,235	0.763
Totals:		\$6,895,700	\$6,895,700			\$5,310,805	\$6,925,145	
							E.C.F. =>	0.767
							E.C.F. =>	0.767

WEATHERSTONE

WEA

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-105-008	04/28/21	\$300,000	\$300,000	\$45,900	\$45,900	\$254,100	\$229,002	1.110
L -12-07-105-011	04/12/22	\$320,000	\$320,000	\$49,600	\$49,600	\$270,400	\$188,401	1.435

L -12-07-105-013	04/19/21	\$280,000	\$280,000	\$45,900	\$46,466	\$233,534	\$213,750	1.093
L -12-07-105-019	08/28/20	\$256,000	\$256,000	\$49,600	\$49,600	\$206,400	\$203,599	1.014
L -12-07-105-027	09/07/21	\$273,000	\$273,000	\$45,900	\$45,900	\$227,100	\$205,154	1.107
L -12-07-105-029	06/30/20	\$255,000	\$255,000	\$51,200	\$51,200	\$203,800	\$183,865	1.108
L -12-07-105-033	07/30/21	\$276,000	\$276,000	\$46,400	\$46,999	\$229,001	\$198,580	1.153
L -12-07-105-034	01/31/22	\$254,900	\$254,900	\$51,200	\$51,200	\$203,700	\$165,889	1.228
L -12-07-105-041	01/28/22	\$253,000	\$253,000	\$51,200	\$51,200	\$201,800	\$152,715	1.321
L -12-07-105-050	01/29/21	\$250,000	\$250,000	\$45,900	\$46,466	\$203,534	\$191,178	1.065
L -12-07-105-051	12/02/20	\$258,000	\$258,000	\$49,600	\$49,600	\$208,400	\$206,472	1.009
L -12-07-105-058	08/02/20	\$265,000	\$265,000	\$45,900	\$46,466	\$218,534	\$211,004	1.036
L -12-07-105-062	04/11/22	\$300,000	\$300,000	\$49,600	\$49,600	\$250,400	\$210,694	1.188
L -12-07-105-063	06/15/20	\$253,000	\$253,000	\$49,600	\$50,166	\$202,834	\$195,265	1.039
L -12-07-105-090	07/22/20	\$190,000	\$190,000	\$46,400	\$46,400	\$143,600	\$138,535	1.037
L -12-07-105-090	10/13/21	\$233,500	\$233,500	\$46,400	\$46,400	\$187,100	\$138,535	1.351
L -12-07-105-096	05/28/21	\$266,000	\$266,000	\$51,200	\$51,200	\$214,800	\$163,375	1.315
L -12-07-105-098	02/18/21	\$205,000	\$205,000	\$45,900	\$45,900	\$159,100	\$150,508	1.057
L -12-07-105-103	06/30/21	\$222,000	\$222,000	\$49,600	\$49,600	\$172,400	\$142,720	1.208
L -12-07-105-118	03/01/22	\$250,000	\$250,000	\$45,900	\$45,900	\$204,100	\$133,147	1.533
L -12-07-105-128	05/07/21	\$204,000	\$204,000	\$45,900	\$45,900	\$158,100	\$136,126	1.161
L -12-07-105-149	06/18/21	\$265,000	\$265,000	\$51,200	\$51,200	\$213,800	\$165,470	1.292
L -12-07-105-169	06/07/21	\$275,000	\$275,000	\$45,900	\$45,900	\$229,100	\$186,257	1.230
L -12-07-105-171	06/09/21	\$260,000	\$260,000	\$45,900	\$45,900	\$214,100	\$161,348	1.327
L -12-07-105-181	04/20/22	\$269,000	\$269,000	\$49,600	\$49,600	\$219,400	\$165,384	1.327
L -12-07-105-189	01/07/22	\$255,000	\$255,000	\$51,200	\$51,200	\$203,800	\$169,588	1.202
L -12-07-105-193	06/11/21	\$256,000	\$256,000	\$46,400	\$46,400	\$209,600	\$167,156	1.254
L -12-07-105-198	08/12/20	\$210,000	\$210,000	\$51,200	\$51,200	\$158,800	\$152,991	1.038
L -12-07-105-199	09/09/21	\$240,000	\$240,000	\$51,200	\$51,200	\$188,800	\$156,577	1.206
L -12-07-105-208	11/09/21	\$229,000	\$229,000	\$45,900	\$45,900	\$183,100	\$165,218	1.108
L -12-07-105-219	02/15/21	\$191,500	\$191,500	\$45,900	\$45,900	\$145,600	\$144,918	1.005
L -12-07-105-223	03/21/22	\$209,900	\$209,900	\$46,400	\$46,400	\$163,500	\$147,855	1.106
L -12-07-105-224	04/09/21	\$227,000	\$227,000	\$46,400	\$46,400	\$180,600	\$149,124	1.211
L -12-07-105-230	04/29/22	\$225,000	\$225,000	\$45,900	\$45,900	\$179,100	\$136,741	1.310
L -12-07-105-245	05/28/21	\$280,000	\$280,000	\$51,200	\$51,799	\$228,201	\$201,495	1.133
L -12-07-105-253	12/20/21	\$240,000	\$240,000	\$46,400	\$46,400	\$193,600	\$152,459	1.270

L -12-07-105-254	09/22/21	\$235,000	\$235,000	\$46,400	\$46,400	\$188,600	\$146,952	1.283	
L -12-07-105-266	04/05/21	\$200,000	\$200,000	\$45,900	\$45,900	\$154,100	\$138,655	1.111	
L -12-07-105-273	09/15/21	\$235,000	\$235,000	\$46,400	\$46,400	\$188,600	\$163,986	1.150	
L -12-07-105-275	05/14/21	\$211,000	\$211,000	\$45,900	\$45,900	\$165,100	\$151,018	1.093	
L -12-07-105-288	03/25/22	\$225,000	\$225,000	\$45,900	\$45,900	\$179,100	\$152,721	1.173	
L -12-07-105-290	08/11/21	\$228,500	\$228,500	\$45,900	\$45,900	\$182,600	\$164,095	1.113	
Totals:		\$10,331,300	\$10,331,300			\$8,321,938	\$7,098,522		
								E.C.F. =>	1.172
								E.C.F. =>	1.179

WELLESLEY GARDENS

WEG

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-23-360-003	01/14/22	\$235,000	\$235,000	\$47,500	\$48,157	\$186,843	\$257,185	0.726
L -12-23-360-005	07/29/20	\$215,000	\$215,000	\$47,500	\$48,157	\$166,843	\$218,930	0.762
L -12-23-360-006	06/01/21	\$237,000	\$237,000	\$47,500	\$47,500	\$189,500	\$229,125	0.827
L -12-23-360-018	07/08/20	\$214,900	\$214,900	\$47,500	\$47,500	\$167,400	\$228,977	0.731
L -12-23-360-018	06/07/21	\$222,500	\$222,500	\$47,500	\$47,500	\$175,000	\$228,977	0.764
L -12-23-360-022	10/23/20	\$220,000	\$220,000	\$47,500	\$48,157	\$171,843	\$240,804	0.714
L -12-23-360-026	09/13/21	\$244,900	\$244,900	\$47,500	\$48,157	\$196,743	\$221,140	0.890
L -12-23-360-031	05/07/21	\$226,850	\$226,850	\$47,500	\$47,500	\$179,350	\$249,819	0.718
L -12-23-360-038	07/10/20	\$219,000	\$219,000	\$47,500	\$48,157	\$170,843	\$238,374	0.717
L -12-23-360-041	07/30/21	\$215,000	\$215,000	\$47,500	\$48,157	\$166,843	\$221,669	0.753
L -12-23-360-053	04/18/22	\$247,250	\$247,250	\$47,500	\$48,157	\$199,093	\$221,459	0.899
L -12-23-360-054	08/27/21	\$239,000	\$239,000	\$47,500	\$47,500	\$191,500	\$209,881	0.912
L -12-23-360-073	03/16/22	\$256,000	\$256,000	\$47,500	\$47,500	\$208,500	\$247,498	0.842
L -12-23-360-083	08/05/21	\$230,000	\$230,000	\$47,500	\$48,157	\$181,843	\$220,783	0.824
L -12-23-360-086	05/14/21	\$231,000	\$231,000	\$47,500	\$48,157	\$182,843	\$245,569	0.745
L -12-23-360-087	01/03/22	\$245,000	\$245,000	\$47,500	\$48,157	\$196,843	\$246,968	0.797
L -12-23-360-090	06/24/21	\$218,500	\$218,500	\$47,500	\$47,500	\$171,000	\$236,605	0.723
L -12-23-360-100	07/14/21	\$235,000	\$235,000	\$47,500	\$48,157	\$186,843	\$248,979	0.750
L -12-23-360-102	07/30/21	\$225,000	\$225,000	\$47,500	\$47,500	\$177,500	\$233,858	0.759

L -12-23-360-103	10/16/20	\$217,000	\$217,000	\$47,500	\$47,500	\$169,500	\$223,549	0.758	
L -12-23-360-103	11/17/21	\$235,000	\$235,000	\$47,500	\$47,500	\$187,500	\$223,549	0.839	
L -12-23-360-116	01/31/22	\$232,000	\$232,000	\$47,500	\$48,157	\$183,843	\$223,262	0.823	
L -12-23-360-129	10/05/21	\$235,000	\$235,000	\$47,500	\$48,157	\$186,843	\$251,284	0.744	
L -12-23-360-130	11/12/20	\$227,000	\$227,000	\$47,500	\$48,157	\$178,843	\$246,875	0.724	
L -12-23-360-134	09/02/20	\$221,000	\$221,000	\$47,500	\$48,157	\$172,843	\$221,907	0.779	
L -12-23-360-137	02/22/22	\$245,000	\$245,000	\$47,500	\$48,157	\$196,843	\$222,651	0.884	
L -12-23-360-147	06/29/21	\$225,000	\$225,000	\$47,500	\$48,157	\$176,843	\$248,979	0.710	
L -12-23-360-150	06/17/21	\$245,500	\$245,500	\$47,500	\$47,500	\$198,000	\$242,444	0.817	
L -12-23-360-154	09/03/20	\$230,000	\$230,000	\$47,500	\$48,157	\$181,843	\$249,865	0.728	
L -12-23-360-171	05/21/21	\$245,000	\$245,000	\$47,500	\$48,157	\$196,843	\$249,268	0.790	
L -12-23-360-179	07/02/20	\$219,000	\$219,000	\$47,500	\$48,157	\$170,843	\$239,241	0.714	
L -12-23-360-188	04/22/22	\$270,000	\$270,000	\$47,500	\$48,157	\$221,843	\$243,238	0.912	
L -12-23-360-192	03/04/22	\$256,000	\$256,000	\$47,500	\$47,500	\$208,500	\$245,772	0.848	
L -12-23-360-195	08/19/20	\$229,000	\$229,000	\$47,500	\$48,157	\$180,843	\$250,605	0.722	
L -12-23-360-197	04/22/22	\$265,000	\$265,000	\$47,500	\$47,500	\$217,500	\$247,936	0.877	
L -12-23-360-200	09/27/21	\$235,000	\$235,000	\$47,500	\$48,157	\$186,843	\$245,073	0.762	
L -12-23-360-202	08/24/20	\$218,000	\$218,000	\$47,500	\$48,157	\$169,843	\$226,941	0.748	
L -12-23-360-208	02/04/21	\$240,000	\$240,000	\$47,500	\$48,157	\$191,843	\$258,378	0.742	
Totals:		\$8,866,400	\$8,866,400			\$7,044,975	\$9,007,415		
								E.C.F. =>	0.782
								E.C.F. =>	0.784

WILLOW POND

WIP

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
L -12-24-382-015	04/02/21	\$349,900	\$349,900	\$74,800	\$80,914	\$268,986	\$383,346	0.702	
L -12-24-382-017	11/01/21	\$372,000	\$372,000	\$74,800	\$84,947	\$287,053	\$354,624	0.809	
L -12-24-382-034	07/02/20	\$349,000	\$349,000	\$74,800	\$87,687	\$261,313	\$366,826	0.712	
Totals:		\$1,070,900	\$1,070,900			\$817,352	\$1,104,796		
								E.C.F. =>	0.740
								E.C.F. =>	0.741

WOODSIDE MEADOWS

WOM

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-16-405-001	04/19/22	\$253,000	\$253,000	\$46,700	\$46,700	\$206,300	\$179,786	1.147
L -12-16-405-007	04/15/22	\$255,000	\$255,000	\$46,700	\$47,138	\$207,862	\$185,696	1.119
L -12-16-405-027	10/19/20	\$224,900	\$224,900	\$46,700	\$47,138	\$177,762	\$178,967	0.993
L -12-16-405-037	01/31/22	\$215,000	\$215,000	\$46,700	\$47,143	\$167,857	\$178,192	0.942
L -12-16-405-039	06/22/21	\$222,500	\$222,500	\$46,700	\$47,245	\$175,255	\$183,389	0.956
L -12-16-405-043	09/03/21	\$235,000	\$235,000	\$46,700	\$46,700	\$188,300	\$201,804	0.933
L -12-16-405-051	05/26/21	\$220,000	\$220,000	\$46,700	\$46,700	\$173,300	\$181,527	0.955
L -12-16-405-060	03/07/22	\$288,000	\$288,000	\$46,700	\$46,700	\$241,300	\$232,357	1.038
L -12-16-405-064	10/14/21	\$219,000	\$219,000	\$46,700	\$47,245	\$171,755	\$184,250	0.932
L -12-16-405-072	11/05/21	\$218,000	\$218,000	\$46,700	\$47,143	\$170,857	\$180,421	0.947
L -12-16-405-076	08/26/21	\$226,000	\$226,000	\$46,700	\$46,700	\$179,300	\$182,196	0.984
L -12-16-405-086	07/15/21	\$236,500	\$236,500	\$46,700	\$46,700	\$189,800	\$180,847	1.050
L -12-16-405-120	04/23/21	\$260,000	\$260,000	\$46,700	\$46,700	\$213,300	\$231,248	0.922
L -12-16-405-131	01/20/22	\$237,500	\$237,500	\$46,700	\$46,700	\$190,800	\$180,847	1.055
L -12-16-405-135	06/04/21	\$260,000	\$260,000	\$46,700	\$46,700	\$213,300	\$230,463	0.926
L -12-16-405-160	04/01/22	\$327,500	\$327,500	\$46,700	\$46,700	\$280,800	\$231,883	1.211
L -12-16-405-164	10/04/21	\$240,000	\$240,000	\$46,700	\$47,245	\$192,755	\$183,313	1.052
L -12-16-405-169	04/09/21	\$220,000	\$220,000	\$46,700	\$47,245	\$172,755	\$183,313	0.942
L -12-16-405-171	08/26/21	\$223,600	\$223,600	\$46,700	\$46,700	\$176,900	\$181,411	0.975
L -12-16-405-179	10/29/21	\$226,000	\$226,000	\$46,700	\$47,245	\$178,755	\$183,313	0.975
Totals:		\$4,807,500	\$4,807,500			\$3,869,013	\$3,855,223	
							E.C.F. =>	1.004
							E.C.F. =>	1.003