

2026 MASTER ECF LIST

| ECF # | Name | 2025 ECF | 2025 SEV | PARCEL COUNT | SALES COUNT | % OF SAMPLE | AVG TCV | PROPER LAND TCV | RATIO | TARGET PER RATIO | TARGET 2025 SEV | 2026 SEV | REDUCTION / INCREASE | REC ECF | 2026 ECF | NOTES |
|-------|-----------------------------------|----------|----------------|--------------|-------------|-------------|--------------|-----------------|-------|------------------|-----------------|----------------|----------------------|---------|----------|--------------------------------------|
| 00001 | SEC 1-26, 29, 31-33 | VARIED | \$ 174,667,000 | 537 | 7 | 1.30% | \$ 650,500 | \$ 146,360 | 48.2 | 3.73% | \$ 181,189,834 | \$ 183,558,300 | 5.09% | 1.197 | 1.197 | USED REC ECF |
| 00027 | SEC 27, 30, 34-36 | 1.066 | \$ 56,354,500 | 160 | 8 | 5.00% | \$ 704,400 | \$ 158,490 | 42.7 | 17.10% | \$ 65,988,876 | \$ 59,852,400 | 6.21% | 1.137 | 1.137 | USED REC ECF |
| 00037 | BARTON HILLS VILLAGE | 1.506 | \$ 100,695,900 | 149 | 3 | 2.01% | \$ 1,351,600 | \$ 304,110 | 43.62 | 14.63% | \$ 115,424,003 | \$ 107,210,300 | 6.47% | 1.438 | 1.438 | USED REC ECF |
| 00038 | FLEMING CREEK 1 -2 | 1.18 | \$ 67,672,100 | 198 | 5 | 2.53% | \$ 683,600 | \$ 153,810 | 40.94 | 22.13% | \$ 82,647,899 | \$ 66,597,700 | -1.59% | 1.104 | 1.104 | USED REC ECF |
| 00039 | LAUREL GARDENS | 1.346 | \$ 32,297,300 | 103 | 6 | 5.83% | \$ 627,100 | \$ 141,100 | 42.83 | 16.74% | \$ 37,704,063 | \$ 33,864,700 | 4.85% | 1.367 | 1.367 | USED REC ECF |
| 00040 | ARBORS | 1.289 | \$ 16,372,200 | 84 | 11 | 13.10% | \$ 389,800 | \$ 87,710 | 44.32 | 12.82% | \$ 18,470,442 | \$ 17,124,800 | 4.60% | 1.336 | 1.336 | USED REC ECF |
| 04410 | PINEBROOK & THE RIDGE | 0.77 | \$ 14,810,500 | 35 | 2 | 5.71% | \$ 846,300 | \$ 190,420 | 50.11 | -0.22% | \$ 14,777,988 | \$ 15,092,500 | 1.90% | 0.744 | 0.744 | USED REC ECF |
| 100 | RIDGE/GRANDEUR OAKS/MOTHER TERESA | 1.208 | \$ 9,234,100 | 17 | 1 | 5.88% | \$ 1,086,400 | \$ 244,440 | 51.54 | -2.99% | \$ 8,958,188 | \$ 9,548,400 | 3.40% | 1.14 | 1.14 | USED REC ECF |
| 101 | AGRICULTURAL | 1.767 | \$ 13,654,700 | 70 | 9 | 12.86% | \$ 390,100 | \$ 87,770 | 37.42 | 33.62% | \$ 18,245,190 | \$ 14,614,700 | 7.03% | 1.36 | 1.36 | USED REC ECF |
| 13330 | TRILLIUM WOODS | 1.208 | \$ 6,441,600 | 15 | 0 | 0.00% | \$ 858,900 | \$ 193,250 | | #DIV/0! | #DIV/0! | \$ 6,765,800 | 5.03% | 1.24 | 1.24 | REFER TO BARTON PLATEAU FOR ANALYSIS |
| 18202 | BARTON PLATEAU | 1.208 | \$ 49,766,300 | 131 | 8 | 6.11% | \$ 759,800 | \$ 170,960 | 42.41 | 17.90% | \$ 58,672,837 | \$ 52,192,900 | 4.88% | 1.24 | 1.24 | USED REC ECF |
| 27475 | HUNTINGTON WOODS | 2.14 | \$ 36,485,400 | 74 | 4 | 5.41% | \$ 986,100 | \$ 221,870 | 32.03 | 56.10% | \$ 56,955,042 | \$ 43,084,000 | 18.09% | 2.62 | 2.62 | USED REC ECF |

| | | | | | | | | | | | | | | | | |
|-------|------------------------------------|--------|---------------|----|---|--------------|--------------|------------|-------|---------|---------------|---------------|---------|-------|-------|--------------------------------------|
| 045 | NORTHBROOKE N & S | 0.889 | \$ 28,484,200 | 38 | 2 | 5.26% | \$ 1,499,200 | \$ 337,320 | 41.76 | 19.73% | \$ 34,104,646 | \$ 34,804,400 | 22.19% | 1.011 | 1.011 | USED REC ECF |
| CORN | CORNWELL FARMS & BARTON RIDGE | VARIED | \$ 19,809,600 | 85 | 3 | 3.53% | \$ 466,100 | \$ 104,870 | 49.07 | 1.90% | \$ 20,185,042 | \$ 22,450,100 | 13.33% | 0.922 | 0.922 | USED REC ECF |
| HH | HAWTHORNE HILLS | 1.382 | \$ 17,595,000 | 31 | 3 | 9.68% | \$ 1,135,200 | \$ 255,420 | 43.51 | 14.92% | \$ 20,219,490 | \$ 20,778,700 | 18.09% | 1.514 | 1.514 | USED REC ECF |
| 00025 | RADRICK MEADOWS & PINE HILL VILLAS | 1.18 | \$ 21,366,600 | 40 | 1 | 2.50% | \$ 1,068,300 | \$ 240,370 | 55.84 | -10.46% | \$ 19,131,984 | \$ 21,006,500 | -1.69% | 1.155 | 1.155 | USED REC ECF |
| BECK | BECKWITH CONDOS | 1.237 | \$ 486,800 | 16 | 0 | 0.00% | \$ 60,900 | \$ 13,700 | | #DIV/0! | #DIV/0! | \$ 4,468,000 | 817.83% | 1.24 | 1.24 | REFER TO BARTON PLATEAU FOR ANALYSIS |

All Properties Agricultural ECF Analysis

| Community | Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Property Class | Building Depr. |
|---------------------|-----------------|--------------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------|---------------|--------------------|-------------|--------------------|--------------------|------------------|------------|-------------------|----------------------|------------------|-----------------|------------|-----------------------|----------------|----------------|
| York Township | S-19-09-400-005 | 891 BERGER DR | 02/24/23 | \$650,000 | WD | 03-ARM'S LENGTH | \$650,000 | \$167,500 | 25.77 | \$334,211 | \$179,318 | \$470,682 | \$195,442 | 2.408 | 1,904 | \$247.21 | 1040 | #REF! | TWO-STORY | \$159,318 | | 101 | 58 |
| York Township | S-19-27-100-009 | 12320 PLATT RD | 03/22/23 | \$237,000 | WD | 03-ARM'S LENGTH | \$237,000 | \$83,600 | 35.27 | \$167,160 | \$70,079 | \$166,921 | \$121,888 | 1.369 | 1,308 | \$127.62 | 1060 | #REF! | CAPE COD/1.5 ST | \$70,079 | | 101 | 63 |
| Lodi Township | M-13-30-400-029 | 7821 WEBER RD | 04/14/23 | \$700,000 | WD | 03-ARM'S LENGTH | \$700,000 | \$341,400 | 48.77 | \$682,708 | \$276,564 | \$423,436 | \$439,004 | 0.965 | 2,708 | \$156.36 | FI | #REF! | 2 STY | \$275,860 | | 101 | 66 |
| Northfield Township | B-02-02-300-003 | 3145 SEVEN MILE RD | 06/13/23 | \$900,000 | WD | 03-ARM'S LENGTH | \$900,000 | \$381,100 | 42.34 | \$908,837 | \$162,924 | \$737,076 | \$654,884 | 1.126 | 1,360 | \$541.97 | 41000 | #REF! | RANCH | \$161,492 | | 101 | 58 |
| Salem Township | A-01-02-300-010 | 9252 CURRIE RD | 07/31/23 | \$900,000 | LC | 19-MULTI PARCEL ARM'S LENGTH | \$900,000 | \$266,250 | 29.58 | \$1,161,576 | \$599,084 | \$300,916 | \$255,882 | 1.176 | 7,924 | \$37.98 | 50052 | #REF! | 16 | \$596,829 | A-01-02-300-009 | 101 | 0 |
| Northfield Township | B-02-33-400-020 | 1931 E JOY RD | 06/12/24 | \$520,000 | PTA | 03-ARM'S LENGTH | \$520,000 | \$178,800 | 34.38 | \$381,152 | \$145,436 | \$374,564 | \$236,901 | 1.581 | 2,258 | \$165.88 | 16000 | #REF! | FARM HSE/PREWAR | \$144,243 | | 101 | 59 |
| Ann Arbor Township | I-09-03-100-003 | PONTIAC TRL | 08/22/24 | \$475,000 | WD | 03-ARM'S LENGTH | \$475,000 | \$228,200 | 48.04 | \$395,077 | \$349,615 | \$125,385 | \$45,462 | 2.758 | 1 | \$125385.00 | 101 | #REF! | | \$349,615 | | 101 | 0 |
| Augusta Township | T-20-12-200-029 | 9370 MCKEAN RD | 01/30/25 | \$339,900 | WD | 03-ARM'S LENGTH | \$339,900 | \$135,800 | 39.95 | \$280,602 | \$36,295 | \$303,605 | \$238,874 | 1.271 | 1,587 | \$191.31 | 1000 | #REF! | RANCH | \$36,295 | | 101 | 71 |
| Augusta Township | T-20-24-200-033 | 11370 BUTLER RD | 06/09/25 | \$513,000 | WD | 03-ARM'S LENGTH | \$513,000 | \$176,200 | 34.35 | \$348,056 | \$71,457 | \$441,543 | \$270,460 | 1.633 | 1,608 | \$274.59 | 1000 | #REF! | RANCH | \$66,939 | | 101 | 58 |
| Totals: | | | | \$5,234,900 | | | \$5,234,900 | \$1,958,850 | | \$4,659,379 | | \$3,344,128 | \$2,458,796 | | | \$14125.32 | | 22.7318 | | | | | |
| | | | | | | | | Sale. Ratio => | 37.42 | | | E.C.F. => | 1.360 | Std. Deviation=> | | 0.6087362 | | | | | | | |
| | | | | | | | | Std. Dev. => | 7.85 | | | Ave. E.C.F. => | 1.587 | Ave. Variance=> | | #REF! | Coefficient of Var=> | | #REF! | | | | |

| ARBORS | | | | | | | | | | | | | | | | | | | | | |
|-----------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|---------------------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|----------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | |
| I-09-25-326-006 | 4452 HILLSIDE DR | 11/15/24 | \$338,000 | WD | 03-ARM'S LENGTH | \$338,000 | \$158,300 | 46.83 | \$339,629 | \$115,356 | \$222,644 | \$173,990 | 1.280 | 1,084 | \$205.39 | 00040 | 6.5207 | 1 STORY | \$114,780 | 60 | |
| I-09-25-326-014 | 4467 HILLSIDE CT | 02/28/25 | \$384,500 | WD | 03-ARM'S LENGTH | \$384,500 | \$170,400 | 44.32 | \$366,215 | \$114,780 | \$269,720 | \$195,062 | 1.383 | 1,280 | \$210.72 | 00040 | 16.8309 | 1 STORY | \$114,780 | 59 | |
| I-09-25-326-024 | 4386 HILLSIDE DR | 11/15/23 | \$430,000 | PTA | 03-ARM'S LENGTH | \$430,000 | \$181,400 | 42.19 | \$405,536 | \$115,368 | \$314,632 | \$225,111 | 1.398 | 1,553 | \$202.60 | 00040 | 18.3245 | 2 STORY | \$114,780 | 59 | |
| I-09-25-326-032 | 4332 HILLSIDE DR | 07/10/23 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$170,100 | 42.53 | \$378,609 | \$115,368 | \$284,632 | \$204,221 | 1.394 | 1,286 | \$221.33 | 00040 | 17.9314 | 2 STORY | \$114,780 | 59 | |
| I-09-25-326-044 | 4335 PINE RIDGE CT | 07/14/23 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$169,800 | 46.52 | \$378,021 | \$114,780 | \$250,220 | \$204,221 | 1.225 | 1,286 | \$194.57 | 00040 | 1.0810 | 2 STORY | \$114,780 | 59 | |
| I-09-25-326-045 | 4329 PINE RIDGE CT | 11/22/24 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$187,600 | 43.63 | \$404,948 | \$114,780 | \$315,220 | \$225,111 | 1.400 | 1,553 | \$202.97 | 00040 | 18.5857 | 2 STORY | \$114,780 | 59 | |
| I-09-25-326-056 | 4344 PINE RIDGE CT | 01/28/25 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$177,200 | 42.19 | \$408,242 | \$115,323 | \$304,677 | \$227,245 | 1.341 | 1,315 | \$231.69 | 00040 | 12.6311 | 1 STORY | \$114,780 | 59 | |
| I-09-25-326-063 | 4308 PINE RIDGE CT | 12/04/23 | \$380,000 | PTA | 03-ARM'S LENGTH | \$380,000 | \$164,600 | 43.32 | \$366,791 | \$115,356 | \$264,644 | \$195,062 | 1.357 | 1,280 | \$206.75 | 00040 | 14.2287 | 1 STORY | \$114,780 | 59 | |
| I-09-25-326-066 | 4275 PINE RIDGE CT | 01/30/25 | \$391,000 | WD | 03-ARM'S LENGTH | \$391,000 | \$187,600 | 47.98 | \$404,948 | \$114,780 | \$276,220 | \$225,111 | 1.227 | 1,553 | \$177.86 | 00040 | 1.2609 | 2 STORY | \$114,780 | 59 | |
| I-09-25-326-071 | 4406 HILLSIDE DR | 06/13/24 | \$347,900 | WD | 03-ARM'S LENGTH | \$347,900 | \$158,300 | 45.50 | \$339,629 | \$115,356 | \$232,544 | \$173,990 | 1.337 | 1,084 | \$214.52 | 00040 | 12.2107 | 1 STORY | \$114,780 | 60 | |
| I-09-25-326-078 | 4474 HILLSIDE CT | 05/25/23 | \$430,000 | WD | 11 | \$430,000 | \$187,800 | 43.67 | \$44 | \$115,368 | \$314,632 | \$17,124,800 | 0.018 | 1 | \$1.34 | 00040 | 119.6057 | 1 STORY | \$114,780 | 59 | |
| Totals: | | | \$4,316,400 | | | \$4,316,400 | \$1,913,100 | | \$3,792,612 | | \$3,049,785 | \$19,173,924 | | | \$188.16 | | 105.5371 | | | | |
| | | | | | | | | Sale. Ratio => | 44.32 | | | | E.C.F. => | 0.159 | Std. Deviation=> | | 0.40184503 | | | | |
| | | | | | | | | Std. Dev. => | 2.00 | | | | Ave. E.C.F. => | 1.214 | Ave. Variance=> | | 21.7465 | Coefficient of Var=> | 17.90674887 | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | |
| I-09-25-326-021 | 4433 HILLSIDE CT | 05/22/24 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$190,200 | 71.77 | \$407,699 | \$114,780 | \$150,220 | \$227,245 | 0.661 | 1,315 | \$114.24 | 00040 | 55.3382 | 1 STORY | \$114,780 | 59 | |
| I-09-25-326-078 | 4474 HILLSIDE CT | 05/25/23 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$187,800 | 43.67 | \$416,576 | \$115,368 | \$314,632 | \$233,676 | 1.346 | 1,315 | \$239.26 | 00040 | 134.6447 | 1 STORY | \$114,780 | 59 | |
| I-09-25-326-052 | 4368 PINE RIDGE CT | 04/05/23 | \$361,000 | WD | 03-ARM'S LENGTH | \$361,000 | \$146,700 | 40.64 | \$325,980 | \$115,368 | \$245,632 | \$163,392 | 1.503 | 1,286 | \$191.00 | 00040 | 28.8901 | 2 STORY | \$114,780 | 47 | |

| BARTON HILLS VILLAGE | | | | | | | | | | | | | | | | | | | | | | |
|----------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|----------------|--|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | | |
| IB-09-08-380-003 | 281 CORRIE RD | 11/08/24 | \$1,550,000 | WD | 03-ARM'S LENGTH | \$1,550,000 | \$648,200 | 41.82 | \$1,391,029 | \$334,329 | \$1,215,671 | \$701,660 | 1.733 | 4,444 | \$273.55 | 00037 | 23.1172 | 1 STORY | \$324,892 | 45 | | |
| IB-09-17-140-009 | 100 UNDERDOWN RD | 12/30/24 | \$1,900,000 | WD | 03-ARM'S LENGTH | \$1,900,000 | \$1,097,700 | 57.77 | \$2,390,535 | \$323,294 | \$1,576,706 | \$1,372,670 | 1.149 | 8,460 | \$186.37 | 00037 | 35.2751 | 2 STORY | \$275,589 | 45 | | |
| IB-09-17-160-002 | 330 BARTON SHORE DR | 07/12/23 | \$2,000,000 | WD | 03-ARM'S LENGTH | \$2,000,000 | \$631,400 | 31.57 | \$1,880,141 | \$336,974 | \$1,663,026 | \$1,024,679 | 1.623 | 6,373 | \$260.95 | 00037 | 12.1579 | 2 STORY | \$322,363 | 44 | | |
| Totals: | | | \$5,450,000 | | | \$5,450,000 | \$2,377,300 | | \$5,661,705 | | \$4,455,403 | \$3,099,009 | | | \$240.29 | | 6.3706 | | | | | |
| | | | | | | | | Sale. Ratio => | 43.62 | | | | E.C.F. => | 1.438 | Std. Deviation=> | | 0.310366799 | | | | | |
| | | | | | | | | Std. Dev. => | 13.20 | | | | Ave. E.C.F. => | 1.501 | Ave. Variance=> | | 23.5167 | Coefficient of Var=> | 15.66327908 | | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | | |
| IB-09-08-380-006 | 540 BARTON SHORE DR | 05/31/24 | \$2,200,000 | WD | 03-ARM'S LENGTH | \$2,200,000 | \$696,700 | 31.67 | \$1,520,015 | \$266,814 | \$1,933,186 | \$832,139 | 2.323 | 5,898 | \$327.77 | 00037 | 82.1761 | 2 STORY | \$266,814 | 45 | | |

| BARTON PLATEAU | | | | | | | | | | | | | | | | | | | | | |
|-----------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|----------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | |
| I-09-18-232-005 | 2704 WAYSIDE DR | 08/26/24 | \$673,000 | WD | 03-ARM'S LENGTH | \$673,000 | \$335,800 | 49.90 | \$743,775 | \$433,722 | \$239,278 | \$256,666 | 0.932 | 1,807 | \$132.42 | 18202 | 29.1375 | 1 STORY | \$433,722 | 45 | |
| I-09-18-262-002 | 2377 BLUEBERRY LN | 07/28/23 | \$930,000 | WD | 03-ARM'S LENGTH | \$930,000 | \$355,000 | 38.17 | \$952,378 | \$378,046 | \$551,954 | \$475,440 | 1.161 | 4,745 | \$116.32 | 18202 | 6.2696 | TRI-LEVEL | \$355,501 | 45 | |
| I-09-18-262-006 | 2558 N MAPLE RD | 04/22/24 | \$806,500 | WD | 03-ARM'S LENGTH | \$806,500 | \$351,400 | 43.57 | \$778,098 | \$390,627 | \$415,873 | \$320,754 | 1.297 | 2,651 | \$156.87 | 18202 | 7.2920 | 1 STORY | \$378,298 | 45 | |
| I-09-18-295-004 | 2654 ENGLAVE DR | 06/03/24 | \$980,000 | WD | 03-ARM'S LENGTH | \$980,000 | \$375,600 | 38.33 | \$829,252 | \$430,335 | \$549,665 | \$330,229 | 1.664 | 2,309 | \$238.05 | 18202 | 44.0867 | 1 STORY | \$420,018 | 45 | |
| I-09-18-296-004 | 2732 DANBURY LN | 09/18/24 | \$750,000 | WD | 03-ARM'S LENGTH | \$750,000 | \$366,300 | 48.84 | \$808,185 | \$457,934 | \$292,066 | \$289,943 | 1.007 | 2,665 | \$109.59 | 18202 | 21.6305 | 2 STORY | \$457,934 | 45 | |
| I-09-18-296-010 | 2624 DANBURY LN | 05/04/23 | \$672,500 | WD | 03-ARM'S LENGTH | \$672,500 | \$247,300 | 36.77 | \$713,323 | \$383,218 | \$289,282 | \$273,266 | 1.059 | 2,032 | \$142.36 | 18202 | 16.5017 | 1 STORY | \$383,218 | 45 | |
| I-09-18-297-003 | 2235 BLUEBERRY LN | 07/12/24 | \$780,000 | WD | 03-ARM'S LENGTH | \$780,000 | \$348,800 | 44.72 | \$776,796 | \$357,477 | \$422,523 | \$347,118 | 1.217 | 2,787 | \$151.60 | 18202 | 0.6398 | 2 STORY | \$356,167 | 45 | |
| I-09-18-297-005 | 2301 BLUEBERRY LN | 07/11/24 | \$973,000 | WD | 03-ARM'S LENGTH | \$973,000 | \$403,700 | 41.49 | \$878,221 | \$408,281 | \$564,719 | \$389,023 | 1.452 | 2,799 | \$201.76 | 18202 | 22.8005 | TRI-LEVEL | \$398,164 | 62 | |
| Totals: | | | \$6,565,000 | | | \$6,565,000 | \$2,783,900 | | \$6,480,028 | | \$3,325,360 | \$2,682,440 | | | \$156.12 | | 1.6049 | | | | |
| | | | | | | | | Sale. Ratio => | 42.41 | | | | E.C.F. => | 1.240 | Std. Deviation=> | | 0.24335664 | | | | |
| | | | | | | | | Std. Dev. => | 4.94 | | | | Ave. E.C.F. => | 1.224 | Ave. Variance=> | | 18.5448 | Coefficient of Var=> | 15.15557944 | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | |
| I-09-18-261-003 | 2652 N MAPLE RD | 03/12/25 | \$476,500 | WD | 03-ARM'S LENGTH | \$476,500 | \$324,300 | 68.06 | \$715,229 | \$371,953 | \$104,547 | \$284,169 | 0.368 | 2,772 | \$37.72 | 18202 | 85.5724 | 2 STORY | \$355,768 | 45 | |

| CORNWELL FARMS BARTON RIDGE | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|------------|--------------------|--|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | | |
| I-09-09-210-009 | 3724 CORNWELL COURT | 04/21/23 | \$1,327,723 | WD | 03-ARM'S LENGTH | \$1,327,723 | \$611,400 | 46.05 | \$1,199,212 | \$259,537 | \$1,068,186 | \$1,069,027 | 0.999 | 4,597 | \$232.37 | CORN | 8.1884 | 2 STORY | \$259,537 | 96 | | |
| I-09-09-210-013 | 3716 CORNWELL COURT | 05/26/23 | \$990,000 | WD | 03-ARM'S LENGTH | \$990,000 | \$519,800 | 52.51 | \$1,024,952 | \$247,046 | \$742,954 | \$884,990 | 0.840 | 3,876 | \$191.68 | CORN | 7.7823 | 2 STORY | \$247,046 | 94 | | |
| I-09-09-210-016 | 3710 CORNWELL COURT | 06/21/23 | \$1,294,071 | WD | 03-ARM'S LENGTH | \$1,294,071 | \$641,100 | 49.54 | \$1,256,900 | \$303,414 | \$990,657 | \$1,084,740 | 0.913 | 4,388 | \$225.77 | CORN | 0.4061 | 2 STORY | \$303,414 | 97 | | |
| Totals: | | | \$3,611,794 | | | \$3,611,794 | \$1,772,300 | | \$3,481,064 | | \$2,801,797 | \$3,038,757 | | | \$216.60 | | 0.4692 | | | | | |
| | | | | | | | | Sale. Ratio => | 49.07 | | | | E.C.F. => | 0.922 | Std. Deviation=> | | 0.079931078 | | | | | |
| | | | | | | | | Std. Dev. => | 3.23 | | | | Ave. E.C.F. => | 0.917 | Ave. Variance=> | | 5.4590 | Coefficient of Var=> | | 5.950930795 | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | | |
| I-09-09-210-021 | 3700 CORNWELL COURT | 09/29/23 | \$980,000 | WD | 03-ARM'S LENGTH | \$980,000 | \$428,200 | 43.69 | \$1,157,230 | \$434,449 | \$545,551 | \$822,276 | 0.663 | 3,149 | \$173.25 | CORN | 66.3464 | 2 STORY | \$434,449 | 90 | | |

| FLEMING CREEK 1 & 2 | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|------------------|--------------------------------|------------|--------------------|--|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | | |
| I-09-13-410-048 | 4834 HILLWAY CT | 06/09/23 | \$685,000 | WD | 03-ARM'S LENGTH | \$685,000 | \$262,100 | 38.26 | \$676,109 | \$178,331 | \$506,669 | \$421,846 | 1.201 | 2,576 | \$196.69 | 00038 | 9.4163 | 2 STORY | \$174,705 | 65 | | |
| I-09-13-415-098 | 4956 S RIDGESIDE CIR | 12/01/23 | \$680,000 | PTA | 03-ARM'S LENGTH | \$680,000 | \$271,500 | 39.93 | \$683,782 | \$173,243 | \$506,757 | \$432,660 | 1.171 | 2,561 | \$197.87 | 00038 | 6.4346 | 2 STORY | \$173,243 | 70 | | |
| I-09-13-415-099 | 4954 S RIDGESIDE CIR | 05/30/23 | \$613,000 | WD | 03-ARM'S LENGTH | \$613,000 | \$255,800 | 41.73 | \$645,769 | \$170,266 | \$442,734 | \$402,969 | 1.099 | 2,453 | \$180.49 | 00038 | 0.8232 | 2 STORY | \$170,266 | 67 | | |
| I-09-13-415-120 | 4779 RIDGESIDE CT | 08/15/23 | \$525,000 | WD | 03-ARM'S LENGTH | \$525,000 | \$258,900 | 49.31 | \$687,308 | \$202,006 | \$322,994 | \$411,273 | 0.785 | 2,538 | \$127.26 | 00038 | 32.1561 | 2 STORY | \$202,006 | 67 | | |
| I-09-13-425-170 | 2806 CHASEWAY DR | 11/30/23 | \$640,000 | PTA | 03-ARM'S LENGTH | \$640,000 | \$238,600 | 37.28 | \$604,028 | \$171,768 | \$468,232 | \$366,322 | 1.278 | 2,091 | \$223.93 | 00038 | 17.1285 | 2 STORY | \$171,768 | 66 | | |
| Totals: | | | \$3,143,000 | | | \$3,143,000 | \$1,286,900 | | \$3,296,996 | | \$2,247,386 | \$2,035,069 | | | \$185.25 | | 0.2584 | | | | | |
| | | | | | | | | Sale. Ratio => | 40.94 | | | | E.C.F. => | 1.104 | Std. Deviation=> | | 0.1909285 | | | | | |
| | | | | | | | | Std. Dev. => | 4.79 | | | | Ave. E.C.F. => | 1.107 | Ave. Variance=> | | 13.1917 | Coefficient of Var=> | | 11.91758721 | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | | |
| I-09-13-415-077 | 4998 S RIDGESIDE CIR | 10/18/24 | \$560,000 | WD | 03-ARM'S LENGTH | \$560,000 | \$291,500 | 52.05 | \$730,087 | \$255,728 | \$304,272 | \$401,999 | 0.757 | 2,403 | \$126.62 | 00038 | 35.0016 | 2 STORY | \$255,728 | 68 | | |

| HAWTHORNE HILLS | | | | | | | | | | | | | | | | | | | | | |
|-----------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|----------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | |
| I-09-07-328-002 | 1745 WESTRIDGE RD | 05/01/24 | \$795,000 | WD | 03-ARM'S LENGTH | \$795,000 | \$331,900 | 41.75 | \$694,827 | \$352,558 | \$442,442 | \$247,662 | 1.786 | 1,752 | \$252.54 | HH | 16.1269 | 2 STORY | \$348,405 | 34 | |
| I-09-07-328-009 | 1771 WESTRIDGE RD | 05/07/24 | \$1,150,000 | WD | 03-ARM'S LENGTH | \$1,150,000 | \$647,100 | 56.27 | \$1,269,762 | \$188,908 | \$961,092 | \$782,094 | 1.229 | 1,780 | \$539.94 | HH | 39.6335 | 1 STORY | \$183,438 | 93 | |
| I-09-07-335-002 | 1155 COUNTRY CLUB RD | 05/28/24 | \$1,125,000 | WD | 03-ARM'S LENGTH | \$1,125,000 | \$356,700 | 31.71 | \$910,080 | \$289,052 | \$835,948 | \$449,369 | 1.860 | 2,562 | \$326.29 | HH | 23.5066 | 2 STORY | \$288,231 | 51 | |
| Totals: | | | \$3,070,000 | | | \$3,070,000 | \$1,335,700 | | \$2,874,669 | | \$2,239,482 | \$1,479,125 | | | \$372.92 | | 11.1147 | | | | |
| | | | | | | | | Sale. Ratio => | 43.51 | | | | E.C.F. => | 1.514 | Std. Deviation=> | | 0.345213752 | | | | |
| | | | | | | | | Std. Dev. => | 12.35 | | | | Ave. E.C.F. => | 1.625 | Ave. Variance=> | | 26.4223 | Coefficient of Var=> | 16.25784535 | | |

| HUNTINGTON WOODS | | | | | | | | | | | | | | | | | | | | | | |
|------------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|------------|--------------------|--|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | | |
| I-09-27-373-011 | 480 HUNTINGTON DR | 10/20/23 | \$1,900,000 | WD | 03-ARM'S LENGTH | \$1,900,000 | \$308,000 | 16.21 | \$1,097,333 | \$373,857 | \$1,526,143 | \$338,073 | 4.514 | 3,178 | \$480.22 | 27475 | 167.9033 | 1.5 STORY | \$367,752 | 48 | | |
| I-09-27-450-019 | 443 HUNTINGTON PL | 04/12/23 | \$1,255,000 | WD | 03-ARM'S LENGTH | \$1,255,000 | \$494,400 | 39.39 | \$1,297,654 | \$308,769 | \$946,231 | \$462,096 | 2.048 | 4,004 | \$236.32 | 27475 | 78.7515 | 2 STORY | \$308,131 | 45 | | |
| I-09-27-475-004 | 436 HUNTINGTON PL | 04/19/24 | \$1,125,000 | WD | 03-ARM'S LENGTH | \$1,125,000 | \$367,800 | 32.69 | \$903,896 | \$303,082 | \$821,918 | \$280,754 | 2.928 | 1,646 | \$499.34 | 27475 | 9.2326 | 1 STORY | \$299,200 | 45 | | |
| I-09-27-475-024 | 3063 GEDDES AVE | 01/22/25 | \$1,525,000 | WD | 03-ARM'S LENGTH | \$1,525,000 | \$689,000 | 45.18 | \$1,698,843 | \$409,934 | \$1,115,066 | \$602,294 | 1.851 | 4,057 | \$274.85 | 27475 | 98.3844 | 2 STORY | \$407,176 | 45 | | |
| Totals: | | | \$5,805,000 | | | \$5,805,000 | \$1,859,200 | | \$4,997,726 | | \$4,409,358 | \$1,683,217 | | | \$372.68 | | 21.5608 | | | | | |
| | | | | | | | | Sale. Ratio => | 32.03 | | | | E.C.F. => | 2.620 | Std. Deviation=> | | 1.21323324 | | | | | |
| | | | | | | | | Std. Dev. => | 12.53 | | | | Ave. E.C.F. => | 2.835 | Ave. Variance=> | | 88.5680 | Coefficient of Var=> | | 31.23859471 | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | | |
| I-09-27-450-026 | 364 AU SABLE PL | 03/28/25 | \$1,700,000 | WD | 03-ARM'S LENGTH | \$1,700,000 | \$314,600 | 18.51 | \$832,373 | \$246,338 | \$1,453,662 | \$273,848 | 5.308 | 2,652 | \$548.14 | 27475 | 247.3069 | QUAD LEVEL | \$240,915 | 45 | | |

| LAUREL GARDENS | | | | | | | | | | | | | | | | | | | | | |
|-----------------|-------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|-------------------|--------------------------------|--------------------|----------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | |
| I-09-24-426-007 | 1250 PEPPERIDGE WAY | 09/22/23 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$226,700 | 41.22 | \$535,516 | \$179,328 | \$370,672 | \$264,627 | 1.401 | 1,518 | \$244.18 | 00039 | 3.2677 | 1 STORY | \$178,500 | 60 | |
| I-09-24-426-025 | 1273 LAUREL VIEW DR | 07/02/24 | \$638,100 | WD | 03-ARM'S LENGTH | \$638,100 | \$274,100 | 42.96 | \$607,915 | \$179,396 | \$458,704 | \$318,365 | 1.441 | 1,840 | \$249.30 | 00039 | 7.2756 | 1 STORY | \$178,500 | 60 | |
| I-09-24-426-035 | 4645 BAYBERRY CIR | 11/02/23 | \$645,000 | WD | 03-ARM'S LENGTH | \$645,000 | \$268,800 | 41.67 | \$630,411 | \$178,500 | \$466,500 | \$335,744 | 1.389 | 1,840 | \$253.53 | 00039 | 2.1396 | 1 STORY | \$178,500 | 60 | |
| I-09-24-426-040 | 4672 BAYBERRY CIR | 08/23/23 | \$647,500 | WD | 03-ARM'S LENGTH | \$647,500 | \$272,800 | 42.13 | \$644,085 | \$178,500 | \$469,000 | \$345,903 | 1.356 | 1,947 | \$240.88 | 00039 | 1.2184 | 2 STORY | \$178,500 | 60 | |
| I-09-24-426-071 | 1372 LAUREL VIEW DR | 06/12/23 | \$580,000 | WD | 03-ARM'S LENGTH | \$580,000 | \$256,200 | 44.17 | \$602,394 | \$178,500 | \$401,500 | \$314,929 | 1.275 | 1,840 | \$218.21 | 00039 | 9.3165 | 1 STORY | \$178,500 | 60 | |
| I-09-24-426-081 | 4714 MULBERRY WOODS CIR | 10/17/24 | \$650,000 | WD | 03-ARM'S LENGTH | \$650,000 | \$290,800 | 44.74 | \$649,798 | \$178,500 | \$471,500 | \$350,147 | 1.347 | 2,077 | \$227.01 | 00039 | 2.1480 | 2 STORY | \$178,500 | 60 | |
| Totals: | | | \$3,710,600 | | | \$3,710,600 | \$1,589,400 | | \$3,670,119 | | \$2,637,876 | \$1,929,714 | | | \$238.85 | | 0.1079 | | | | |
| | | | | | | | | Sale. Ratio => | 42.83 | | | | E.C.F. => | 1.367 | Std. Deviation=> | | 0.05676008 | | | | |
| | | | | | | | | Std. Dev. => | 1.41 | | | | Ave. E.C.F. => | 1.368 | Ave. Variance=> | | 4.2276 | Coefficient of Var=> | 3.090243584 | | |
| OUTLIER | | | | | | | | | | | | | | | | | | | | | |
| I-09-24-426-023 | 1261 LAUREL VIEW DR | 09/13/24 | \$498,000 | WD | 03-ARM'S LENGTH | \$498,000 | \$304,700 | 61.18 | \$681,611 | \$179,328 | \$318,672 | \$373,167 | 0.854 | 2,142 | \$148.77 | 00039 | 51.4091 | 2 STORY | \$178,500 | 61 | |
| I-09-24-426-094 | 4636 MULBERRY WOODS CIR | 09/10/24 | \$605,000 | WD | 03-ARM'S LENGTH | \$605,000 | \$290,200 | 47.97 | \$648,317 | \$178,500 | \$426,500 | \$349,047 | 1.222 | 2,077 | \$205.34 | 00039 | 122.1899 | 2 STORY | \$178,500 | 60 | |

| NORTHBROOKE N & S | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------------------|----------|--------------------|--------------------------------|--------------------|----------------|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | |
| I-09-03-401-018 | 2325 WESTBROOKE COURT | 07/19/24 | \$1,720,000 | WD | 03-ARM'S LENGTH | \$1,720,000 | \$519,300 | 30.19 | \$1,279,912 | \$305,196 | \$1,414,804 | \$1,096,419 | 1.290 | 3,927 | \$360.28 | 045 | 29.3952 | 2 STORY | \$301,494 | 91 | |
| I-09-03-401-021 | 2349 WESTBROOKE COURT | 06/20/25 | \$1,325,000 | WD | 03-ARM'S LENGTH | \$1,325,000 | \$752,300 | 56.78 | \$1,510,029 | \$628,121 | \$696,879 | \$992,023 | 0.702 | 3,878 | \$179.70 | 045 | 29.3952 | 2 STORY | \$628,121 | 90 | |
| Totals: | | | \$3,045,000 | | | \$3,045,000 | \$1,271,600 | | \$2,789,941 | | \$2,111,683 | \$2,088,441 | | | \$269.99 | | 1.4694 | | | | |
| | | | | | | | | Sale. Ratio => | 41.76 | | | | E.C.F. => | 1.011 | Std. Deviation=> | | 0.415710748 | | | | |
| | | | | | | | | Std. Dev. => | 18.80 | | | | Ave. E.C.F. => | 0.996 | Ave. Variance=> | | 29.3952 | Coefficient of Var=> | 29.50035923 | | |
| *DUE TO SMALL SAMPLE INCLUDED SALES UP TO 12/31/25 | | | | | | | | | | | | | | | | | | | | | |

| PINEBROOK & THE RIDGE | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------|-----------------|-----------|--------------------|--------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|-----------------|----------------------------|------------------|--------------------|--------------------------------|------------------------|--------------------|----------------|--|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Land Table | Property Class | Building Depr. | | |
| I-09-04-410-015 | 1789 CEDAR LN | 04/14/23 | \$675,000 | WD | 03-ARM'S LENGTH | \$675,000 | \$342,700 | 50.77 | \$659,477 | \$213,912 | \$461,088 | \$578,656 | 0.797 | 3,042 | \$151.57 | 04410 | 4.0196 | 2 STORY | \$212,651 | PINEBROOK | 401 | 70 | | |
| I-09-13-335-005 | 4152 HIGH RIDGE | 01/16/24 | \$1,135,374 | PTA | 03-ARM'S LENGTH | \$1,135,374 | \$564,500 | 49.72 | \$1,196,408 | \$319,050 | \$816,324 | \$1,139,426 | 0.716 | 4,338 | \$188.18 | 04410 | 4.0196 | 2 STORY | \$319,050 | THE RIDGE / SITE VALUE | 401 | 75 | | |
| Totals: | | | \$1,810,374 | | | \$1,810,374 | \$907,200 | | \$1,855,885 | | \$1,277,412 | \$1,718,082 | | | \$169.88 | | 1.3120 | | | | | | | |
| | | | | | | | | Sale. Ratio => | 50.11 | | | | | E.C.F. => | 0.744 | Std. Deviation=> | | 0.056845378 | | | | | | |
| | | | | | | | | Std. Dev. => | 0.74 | | | | | Ave. E.C.F. => | 0.757 | Ave. Variance=> | | 4.0196 | Coefficient of Var=> | | 5.312470232 | | | |

| RIDGE/GRADEUR OAKS/MOTHER TERESA | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|----------------|--------------------|-------------|------------------|------------------|--------|------------|------------------|----------|------------------|----------------|----------------------|----------------|---|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Building Depr. | |
| I-09-01-301-003 | 4429 GRANDEUR OAKS | 10/18/24 | \$1,245,000 | WD | 03-ARM'S LENGTH | \$1,245,000 | \$641,700 | 51.54 | \$1,303,992 | \$257,169 | \$987,831 | \$866,575 | 1.140 | 3,175 | \$311.13 | 100 | 0.0000 | 2 STORY | \$257,169 | 92 | |
| Totals: | | | \$1,245,000 | | | \$1,245,000 | \$641,700 | | \$1,303,992 | | \$987,831 | \$866,575 | | | \$311.13 | | 0.0000 | | | | |
| | | | | | | | | Sale. Ratio => | 51.54 | | E.C.F. => | | 1.140 | | Std. Deviation=> | | #DIV/0! | | | | |
| | | | | | | | | Std. Dev. => | #DIV/0! | | Ave. E.C.F. => | | 1.140 | | Ave. Variance=> | | 0.0000 | | Coefficient of Var=> | | 0 |

SEC 1-33

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Land Table | Building Depr. | | |
|-----------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|-----------------|----------------------------|------------------|------------------|--------------------------------|-----------------------------------|--------------------|--|--|
| I-09-08-200-027 | 3651 BARTON FARM DR | 06/18/24 | \$1,150,000 | WD | 03-ARM'S LENGTH | \$1,150,000 | \$663,200 | 57.67 | \$1,422,085 | \$171,130 | \$978,870 | \$1,011,281 | 0.968 | 4,029 | \$242.96 | 00001 | 38.1128 | 1 STORY | \$157,280 | AC SEC1-26, 29, 31-33 RIDGE GRNDR | 60 | | |
| I-09-09-100-031 | 1700 WARREN RD | 06/09/23 | \$375,300 | WD | 03-ARM'S LENGTH | \$375,300 | \$117,400 | 31.28 | \$305,764 | \$94,316 | \$280,984 | \$170,936 | 1.644 | 1,530 | \$183.65 | 00001 | 29.4717 | 1 STORY | \$89,817 | SECTIONS 1-12, 18-26,29,31-33 | 58 | | |
| I-09-12-100-021 | 4932 WALNUT WOODS DR | 05/24/23 | \$925,000 | WD | 03-ARM'S LENGTH | \$925,000 | \$531,900 | 57.50 | \$1,082,161 | \$154,097 | \$770,903 | \$750,254 | 1.028 | 3,146 | \$245.04 | 00001 | 32.1555 | 2 STORY | \$143,106 | AC SEC1-26, 29, 31-33 RIDGE GRNDR | 78 | | |
| I-09-17-100-007 | 2730 WHITMORE LAKE RD | 07/01/24 | \$1,244,000 | WD | 03-ARM'S LENGTH | \$1,244,000 | \$469,800 | 37.77 | \$954,057 | \$239,592 | \$1,004,408 | \$577,579 | 1.739 | 3,486 | \$288.13 | 00001 | 38.9919 | 2 STORY | \$238,632 | AC SEC1-26, 29, 31-33 RIDGE GRNDR | 45 | | |
| I-09-23-190-011 | 3965 MARBLEWOOD WAY | 12/23/24 | \$670,000 | WD | 03-ARM'S LENGTH | \$670,000 | \$327,600 | 48.90 | \$700,040 | \$96,738 | \$573,262 | \$487,714 | 1.175 | 2,686 | \$213.43 | 00001 | 17.3671 | 2 STORY | \$84,224 | SECTIONS 1-12, 18-26,29,31-33 | 70 | | |
| I-09-26-430-005 | 260 SUMAC LN | 07/14/23 | \$750,000 | WD | 03-ARM'S LENGTH | \$750,000 | \$296,200 | 39.49 | \$649,413 | \$239,841 | \$510,159 | \$331,101 | 1.541 | 2,287 | \$223.07 | 00001 | 30.3561 | QUAD LEVEL | \$239,841 | SECTIONS 1-12, 18-26,29,31-33 | 43 | | |
| Totals: | | | \$5,114,300 | | | \$5,114,300 | \$2,406,100 | | \$5,113,520 | | \$4,118,586 | \$3,328,865 | | | \$232.71 | | 11.1844 | | | | | | |
| | | | | | | | | Sale. Ratio => | 47.05 | | | | | E.C.F. => | 1.237 | Std. Deviation=> | | 0.3330071 | | | | | |
| | | | | | | | | Std. Dev. => | 10.97 | | | | | Ave. E.C.F. => | 1.349 | Ave. Variance=> | | 31.0759 | Coefficient of Var=> | | 23.03489076 | | |
| OUTLIERS | | | | | | | | | | | | | | | | | | | | | | | |
| I-09-01-101-005 | 4951 N DIXBORO RD | 09/06/23 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$268,300 | 53.66 | \$638,020 | \$262,918 | \$237,082 | \$303,235 | 0.782 | 2,211 | \$107.23 | 00001 | 56.7236 | 1 STORY | \$261,784 | AC SEC1-26, 29, 31-33 RIDGE GRNDR | 53 | | |
| I-09-18-180-004 | 1451 WARRINGTON CIR | 05/15/24 | \$1,010,000 | WD | 03-ARM'S LENGTH | \$1,010,000 | \$232,700 | 23.04 | \$511,289 | \$128,947 | \$881,053 | \$309,088 | 2.850 | 2,782 | \$316.70 | 00001 | 150.1413 | 2 STORY | \$125,349 | SECTIONS 1-12, 18-26,29,31-33 | 45 | | |
| I-09-26-440-004 | 345 SUMAC LN | 05/18/23 | \$830,000 | WD | 03-ARM'S LENGTH | \$830,000 | \$266,200 | 32.07 | \$587,819 | \$244,293 | \$585,707 | \$277,709 | 2.109 | 2,000 | \$292.85 | 00001 | 210.9068 | 1 STORY | \$240,828 | SECTIONS 1-12, 18-26,29,31-33 | 45 | | |
| I-09-08-200-015 | 3502 BARTON FARM DR | 12/12/24 | \$900,000 | WD | 03-ARM'S LENGTH | \$900,000 | \$492,800 | 54.76 | \$1,057,979 | \$293,468 | \$606,532 | \$618,036 | 0.981 | 3,406 | \$178.08 | 00001 | 36.7692 | 2 STORY | \$286,230 | SECTIONS 1-12, 18-26,29,31-33 | 57 | | |

| SEC 27, 30, 34-36 | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|-------------------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------|--------------------------|-----------------|----------------------------|------------------|-------------------|--------------------------------|-------------------------------------|--------------------|--|--|
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Land Table | Building Depr. | | |
| I-09-35-165-005 | 3510 WOODLAND RD | 11/09/23 | \$665,000 | PTA | 03-ARM'S LENGTH | \$665,000 | \$318,800 | 47.94 | \$715,322 | \$169,400 | \$495,600 | \$512,122 | 0.968 | 2,192 | \$226.09 | 00027 | 22.4189 | 2 STORY | \$169,400 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 73 | | |
| I-09-35-427-009 | 1300 CHALMERS DR | 01/30/25 | \$695,000 | WD | 03-ARM'S LENGTH | \$695,000 | \$308,800 | 44.43 | \$681,702 | \$231,272 | \$463,728 | \$422,542 | 1.097 | 2,785 | \$166.51 | 00027 | 9.4456 | 2 STORY | \$211,200 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 58 | | |
| I-09-36-270-005 | 4161 THORNOAKS DR | 02/23/24 | \$640,000 | WD | 03-ARM'S LENGTH | \$640,000 | \$261,800 | 40.91 | \$603,355 | \$164,215 | \$475,785 | \$411,951 | 1.155 | 2,513 | \$189.33 | 00027 | 3.6973 | TRI-LEVEL | \$154,000 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 68 | | |
| I-09-36-272-013 | 4063 E HURON RIVER DR | 06/07/24 | \$617,000 | WD | 03-ARM'S LENGTH | \$617,000 | \$243,300 | 39.43 | \$524,588 | \$324,509 | \$292,491 | \$187,691 | 1.558 | 2,048 | \$142.82 | 00027 | 36.6434 | TRI-LEVEL | \$319,000 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 45 | | |
| I-09-36-272-014 | 4081 E HURON RIVER SERVICE DR | 12/21/23 | \$585,000 | PTA | 03-ARM'S LENGTH | \$585,000 | \$309,000 | 52.82 | \$646,448 | \$287,519 | \$297,481 | \$336,706 | 0.884 | 1,703 | \$174.68 | 00027 | 30.8425 | 1 STORY | \$275,000 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 81 | | |
| I-09-36-280-004 | 4391 DECO CT | 06/26/24 | \$521,000 | WD | 03-ARM'S LENGTH | \$521,000 | \$195,300 | 37.49 | \$421,520 | \$185,574 | \$335,426 | \$221,338 | 1.515 | 2,435 | \$137.75 | 00027 | 32.3522 | QUAD LEVEL | \$182,710 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 51 | | |
| I-09-36-310-002 | 4064 E HURON RIVER SERVICE DR | 03/14/25 | \$633,000 | WD | 03-ARM'S LENGTH | \$633,000 | \$312,900 | 49.43 | \$689,231 | \$103,740 | \$529,260 | \$549,241 | 0.964 | 2,854 | \$185.44 | 00027 | 22.8307 | 2 STORY | \$101,340 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 73 | | |
| I-09-36-380-006 | 4231 SHETLAND DR | 06/27/24 | \$1,250,000 | WD | 03-ARM'S LENGTH | \$1,250,000 | \$443,600 | 35.49 | \$1,103,035 | \$625,865 | \$624,135 | \$447,627 | 1.394 | 3,596 | \$173.56 | 00027 | 20.2393 | 2 STORY | \$620,159 | AC 24 27, 30, 35 & 36 & RADRICK | 59 | | |
| Totals: | | | \$5,606,000 | | | \$5,606,000 | \$2,393,500 | | \$5,385,201 | | \$3,513,906 | \$3,089,219 | | | \$174.52 | | 5.4453 | | | | | | |
| | | | | | | | | Sale. Ratio => | 42.70 | | | | | E.C.F. => | 1.137 | Std. Deviation=> | | 0.26395412 | | | | | |
| | | | | | | | | Std. Dev. => | 6.17 | | | | | Ave. E.C.F. => | 1.192 | Ave. Variance=> | | 22.3087 | Coefficient of Var=> | | 18.71651139 | | |
| OUTLIERS | | | | | | | | | | | | | | | | | | | | | | | |
| I-09-27-290-006 | 2416 FULLER CT | 07/03/24 | \$1,400,000 | WD | 03-ARM'S LENGTH | \$1,400,000 | \$263,100 | 18.79 | \$749,000 | \$220,000 | \$1,180,000 | \$496,248 | 2.378 | 1,661 | \$710.42 | 00027 | 118.5918 | 1 STORY | \$220,000 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 74 | | |
| I-09-35-160-003 | 3545 WOODLAND RD | 12/06/24 | \$885,000 | WD | 03-ARM'S LENGTH | \$885,000 | \$472,100 | 53.34 | \$994,931 | \$690,381 | \$194,619 | \$285,694 | 0.681 | 3,178 | \$61.24 | 00027 | 51.0713 | QUAD LEVEL | \$688,326 | AC 24 27, 30, 35 & 36 & RADRICK | 45 | | |
| I-09-36-272-001 | 4194 THORNOAKS DR | 10/01/24 | \$685,000 | WD | 03-ARM'S LENGTH | \$685,000 | \$284,500 | 41.53 | \$602,643 | \$321,122 | \$363,878 | \$264,091 | 1.378 | 2,915 | \$124.83 | 00027 | 18.5924 | BI-LEVEL | \$310,200 | SECTIONS 27, 30, 34-36 & HUNTINGTON | 47 | | |