

AG ECF Analysis for 2026 roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual House & Bldgs	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
28-003-001-00	7589 BERNE	10/21/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,500	46.60	\$256,971	\$46,964	\$218,036	\$318,425	0.685		TWP RUR	13.8306	OLD FARM HOUSE		
08-033-033-00	KILMANAGH	07/31/24	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$77,000	35.40	\$226,153	\$40,720	\$176,780	\$248,806	0.711	1,392	RR	11.2525	HOUSE & MISC		
08-036-006-10	2240 VOLZ	12/09/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,600	43.17	\$125,942	\$19,288	\$125,712	\$177,806	0.707		RR	11.6021	OLD FARM HOUSE		
11-021-005-50	6160 LACKIE	07/28/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,400	31.78	\$186,443	\$40,057	\$234,943	\$210,325	1.117	1,620	401RU	29.4011	MANUFACTURED		
11-025-001-01	433 OAK BEACH	07/29/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,900	44.40	\$246,385	\$22,600	\$202,400	\$304,738	0.664		101AG	15.8861	CAPE		
28-024-006-50	6853 BRODERICK	10/31/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,700	35.09	\$211,137	\$19,326	\$210,674	\$193,761	1.087	0	TWP RUR	26.4250	OLD FARM HOUSE		
28-035-040-11	2167 S CASEVILLE	06/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,700	48.95	\$228,441	\$17,000	\$203,000	\$296,086	0.686		TWP RUR	13.7427	REMODELED FARM		
28-023-010-00	1285 S CASEVILLE	06/17/24	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$72,800	40.92	\$144,382	\$21,000	\$156,900	\$173,777	0.903		TWP RUR	7.9843	1900 FRAME		
28-002-002-00	7039 BERNE	11/22/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$83,600	43.54	\$194,120	\$13,800	\$178,200	\$210,123	0.848	0	TWP RUR	2.5036	MANUFACTURED		
Totals:			\$1,947,400			\$1,947,400	\$795,200		\$1,819,974		\$1,706,645	\$2,133,847				2.3241			
								Sale. Ratio =>	40.83					E.C.F. =>	0.800	Std. Deviation=>	0.17770969		
AG ECF HOMES & AG BUILDINGS								Std. Dev. =>	5.79					Ave. E.C.F. =>	0.823	Ave. Variance=>	14.7364	Coefficient of Var=>	17.90491197

AG SALES ANALYSIS FOR 2026 ROLL													
Class	Parcel Number	Grantor	GRANTEE	Sale Date	Sale Price	TOTAL ACRES	VALUE TO TILE & OTHER LAND IMPROVE-MENTS	VALUE TO BLDGS & OTHER IMPROV AT TIME OF SALE WITH 1,000 RES	VALUE TO ALL BLDGS WITH ECF	RESIDUAL TO LAND	TOTAL ASSESS-ABLE ACRES	EQUIV. ACRES ASSUMING G. Woods is 100% & Woods is 30%	PRICE PER #1 ACRE WITH WOODS
102	11-033-002-00	STEIN ADAM & NICOLE TRUST	MAURER DANIEL J & MELANIE J	4/21/2023	230,000	38	8,000	-	-	222,000	37.22	22.16	10,018
101	13-032-011-55	DUFTY PEGGY ANN	SMITH DENSON & LEANNE	11/8/2023	526,440	38.87	14,400	19,949	14,291	497,749	37.87	36.84	13,511
102	13-025-009-00&036-008-00	MOORE MARGARET & ETAL	T L BUSHEY FARMS	2/23/2024	1,130,000	115.54	57,800	-	-	1,072,200	109.93	102.886	10,421
			Lake		2,686,440	269.91	118,200	-	-	1,791,949	185.02	161.886	11,069

Will use \$11,000 for #1 ground Lake 2026

ECF Analysis by Neighborhood for 2026 roll

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	Building Style
13-012-018-00	3396 PORT AUSTIN	11/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$141,600	28.61	\$492,270	\$262,090	\$232,910	\$141,215	1.649	1,342	\$173.55	OLP12	COTTAGE
13-014-135-00	3944 PORT AUSTIN	06/24/25	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$249,900	33.54	\$681,565	\$414,227	\$330,773	\$257,056	1.287	1,052	\$314.42	OLP14	RANCH
13-015-016-00	4110 PORT AUSTIN	05/23/23	\$612,500	WD	03-ARM'S LENGTH	\$612,500	\$221,600	36.18	\$646,814	\$422,287	\$190,213	\$215,891	0.881	2,024	\$93.98	OLP15	COTTAGE/REMODEL
13-015-130-00	4368 PORT AUSTIN	05/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$184,700	40.15	\$502,490	\$328,380	\$131,620	\$167,413	0.786	1,148	\$114.65	OLP15	RANCH
13-015-134-00	4352 PORT AUSTIN	08/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$186,200	41.38	\$515,252	\$343,196	\$106,804	\$165,438	0.646	1,759	\$60.72	OLP15	RANCH
13-015-135-00	4348 PORT AUSTIN	10/17/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$224,200	35.31	\$604,026	\$301,250	\$333,750	\$185,752	1.797	1,078	\$309.60	OLP15	COTTAGE
13-015-278-00	4472 PORT AUSTIN	08/30/23	\$649,000	WD	03-ARM'S LENGTH	\$649,000	\$303,100	46.70	\$790,410	\$377,823	\$271,177	\$396,718	0.684	1,824	\$148.67	OLP15	CAPE
13-016-003-00	4488 PORT AUSTIN	08/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$164,200	32.84	\$458,189	\$251,983	\$248,017	\$126,507	1.961	994	\$249.51	OLP16	COTTAGE
13-016-225-00	4636 PORT AUSTIN	06/25/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$235,500	32.71	\$672,185	\$364,757	\$355,243	\$295,604	1.202	2,087	\$170.22	OLP16	CAPE
13-017-010-00	4970 PORT AUSTIN	02/23/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$192,900	32.42	\$573,449	\$345,189	\$249,811	\$219,481	1.138	1,105	\$226.07	OLP17	RANCH
13-017-079-00	5184 PORT AUSTIN	11/05/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$387,500	35.23	\$1,029,553	\$553,131	\$546,869	\$458,098	1.194	2,101	\$260.29	OLP17	BUNGALOW
13-018-001-10	5226 PORT AUSTIN	10/29/24	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$321,700	37.85	\$895,259	\$579,670	\$270,330	\$303,451	0.891	2,301	\$117.48	OLP18	BI/TRI LEVEL
13-018-004-50	5242 PORT AUSTIN	07/28/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$361,300	40.14	\$977,324	\$476,929	\$423,071	\$481,149	0.879	2,196	\$192.66	OLP18	CHALET
											\$3,690,588	\$3,413,774	1.081	Homes - OLPs			
13-012-018-00	3396 PORT AUSTIN	11/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$141,600	28.61	\$492,270	\$262,090	\$232,910	\$141,215	1.649	1,342	\$173.55	OLP12	COTTAGE
13-015-135-00	4348 PORT AUSTIN	10/17/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$224,200	35.31	\$604,026	\$301,250	\$333,750	\$185,752	1.797	1,078	\$309.60	OLP15	COTTAGE
13-016-003-00	4488 PORT AUSTIN	08/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$164,200	32.84	\$458,189	\$251,983	\$248,017	\$126,507	1.961	994	\$249.51	OLP16	COTTAGE
											\$814,677	\$453,474	1.797	Cottages - OLPs			
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$223,111	\$41,797	\$197,703	\$123,427	1.602	1,008	\$196.13	M2512	COTTAGE
13-013-014-00	3711 PORT AUSTIN	05/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000	35.14	\$316,272	\$133,709	\$216,291	\$134,534	1.608	1,052	\$205.60	MLL13	COTTAGE
13-014-014-50	3797 PORT AUSTIN	04/04/24	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$126,700	40.54	\$312,364	\$135,491	\$177,009	\$130,341	1.358	1,086	\$162.99	M2514	COTTAGE
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$269,433	\$53,990	\$216,010	\$158,764	1.361	894	\$241.62	M2516	COTTAGE
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$238,300	\$65,801	\$164,199	\$117,426	1.398	875	\$187.66	M2518	COTTAGE
13-019-035-00	5413 PORT AUSTIN	10/25/24	\$206,900	WD	03-ARM'S LENGTH	\$206,900	\$68,200	32.96	\$199,493	\$63,845	\$143,055	\$92,340	1.549	753	\$189.98	M2518	COTTAGE
											\$1,114,267	\$756,833	1.472	Cottages S. 12 & S.13 MLL 13,14,15			
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$223,111	\$41,797	\$197,703	\$123,427	1.602	1,008	\$196.13	M2512	COTTAGE
13-013-005-00	3745 PORT AUSTIN	04/29/24	\$623,000	WD	03-ARM'S LENGTH	\$623,000	\$342,900	55.04	\$715,738	\$175,564	\$447,436	\$556,880	0.803	2,023	\$221.17	MLL13	CONTEMPORARY
13-013-014-00	3711 PORT AUSTIN	05/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000	35.14	\$316,272	\$133,709	\$216,291	\$134,534	1.608	1,052	\$205.60	MLL13	COTTAGE
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$462,512	\$55,931	\$393,569	\$413,192	0.953	2,184	\$180.21	M2514	2 STORY
13-014-014-50	3797 PORT AUSTIN	04/04/24	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$126,700	40.54	\$312,364	\$135,491	\$177,009	\$130,341	1.358	1,086	\$162.99	M2514	COTTAGE
13-015-044-00	4231 PORT AUSTIN	06/26/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,500	39.45	\$249,133	\$64,401	\$210,599	\$187,736	1.122	1,040	\$202.50	M2515	BUNGALOW
											\$1,642,607	\$1,546,111	1.062	Homes S. 12, 13, 18 & MLL 13,14,15			
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$462,512	\$55,931	\$393,569	\$413,192	0.953	2,184	\$180.21	M2514	2 STORY
13-015-044-00	4231 PORT AUSTIN	06/26/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,500	39.45	\$249,133	\$64,401	\$210,599	\$187,736	1.122	1,040	\$202.50	M2515	BUNGALOW
13-015-047-00	4203 PORT AUSTIN	06/26/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$129,600	35.51	\$316,434	\$53,793	\$311,207	\$266,912	1.166	1,688	\$184.36	M2515	RANCH
13-015-049-00	4161 PORT AUSTIN	04/28/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$91,500	51.55	\$217,685	\$57,580	\$119,920	\$162,708	0.737	1,040	\$115.31	M2515	RANCH
13-015-167-00	6670 QUARRY	06/14/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$207,500	55.33	\$443,560	\$50,713	\$324,287	\$399,235	0.812	3,416	\$94.93	M2515	RANCH
13-016-098-00	6649 VANS ROAD	06/26/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$108,300	29.27	\$357,041	\$78,073	\$291,927	\$278,968	1.046	1,424	\$205.00	M2516	COLONIAL
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$257,779	\$50,941	\$194,059	\$152,423	1.273	1,344	\$144.39	M2516	COTTAGE
											\$1,845,568	\$1,861,173	0.992	Homes M25 14,15,16			
13-014-170-00	3961 PORT AUSTIN	11/11/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900	37.73	\$272,472	\$36,726	\$188,274	\$173,726	1.084	960	\$196.12	M2514	COTTAGE
13-014-014-50	3797 PORT AUSTIN	04/04/24	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$126,700	40.54	\$312,364	\$135,491	\$177,009	\$130,341	1.358	1,086	\$162.99	M2514	COTTAGE
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$223,111	\$41,797	\$197,703	\$123,427	1.602	1,008	\$196.13	M2512	COTTAGE
13-016-039-00	4547 PORT AUSTIN	05/19/25	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$108,100	40.34	\$257,915	\$59,662	\$208,338	\$146,097	1.426	680	\$306.38	M2516	COTTAGE
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$269,433	\$53,990	\$216,010	\$158,764	1.361	894	\$241.62	M2516	COTTAGE
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$238,300	\$65,801	\$164,199	\$117,426	1.398	875	\$187.66	M2518	COTTAGE
13-019-035-00	5413 PORT AUSTIN	10/25/24	\$206,900	WD	03-ARM'S LENGTH	\$206,900	\$68,200	32.96	\$199,493	\$63,845	\$143,055	\$92,340	1.549	753	\$189.98	M2518	COTTAGE
13-016-275-10	4667 PORT AUSTIN	05/08/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,800	37.40	\$188,135	\$102,584	\$97,416	\$86,942	1.120	796	\$122.38	M2516	RANCH
											\$1,392,004	\$1,029,063	1.353	Cottages M25 S14,15,16,17			

ECF Analysis by Neighborhood for 2026 roll

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	Building Style
13-017-017-00	4943 PORT AUSTIN	10/15/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,600	39.84	\$275,004	\$54,405	\$190,595	\$224,186	0.850	1,800	\$105.89	M2517	RANCH
13-016-098-00	6649 VANS ROAD	06/26/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$108,300	29.27	\$357,041	\$78,073	\$291,927	\$278,968	1.046	1,424	\$205.00	M2516	COLONIAL
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$462,512	\$55,931	\$393,569	\$413,192	0.953	2,184	\$180.21	M2514	2 STORY
												\$876,091	\$916,346	0.956	Homes S.17		
13-018-085-00	5371 PORT AUSTIN	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,500	28.48	\$238,300	\$65,801	\$164,199	\$117,426	1.398	875	\$187.66	M2518	COTTAGE
13-019-035-00	5413 PORT AUSTIN	10/25/24	\$206,900	WD	03-ARM'S LENGTH	\$206,900	\$68,200	32.96	\$199,493	\$63,845	\$143,055	\$92,340	1.549	753	\$189.98	M2518	COTTAGE
												\$307,254	\$209,767	1.465	Cottages S. 18		
13-019-029-00	6565 JANE	06/24/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$50,900	19.58	\$233,309	\$31,500	\$228,500	\$160,548	1.423	1,008	\$226.69	FW319	COTTAGE
13-018-047-00	5351 INDIAN TRAIL	03/27/25	\$243,034	WD	03-ARM'S LENGTH	\$243,034	\$62,900	25.88	\$203,452	\$29,106	\$213,928	\$138,700	1.542	1,084	\$197.35	FWS18	COTTAGE
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$128,429	\$32,751	\$97,249	\$76,116	1.278	620	\$156.85	FWS18	COTTAGE
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$208,853	\$30,759	\$149,241	\$141,682	1.053	1,316	\$113.41	FWS18	COTTAGE
												\$688,918	\$517,046	1.332	Cottages FWSS		
13-018-113-00	6607 MYRTELLE	05/04/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$131,000	48.16	\$292,626	\$45,600	\$226,400	\$280,711	0.807	1,396	\$162.18	FWS18	CAPE
13-019-034-47	5395 SYLVA	03/28/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$0	0.00	\$564,946	\$102,000	\$428,000	\$526,075	0.814	1,790	\$239.11	M&BFW	CONTEMPORARY
13-015-209-00	4332 NEW SAND	10/09/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$58,300	28.86	\$186,024	\$34,213	\$167,787	\$200,543	0.837	1,594	\$105.26	SQS15	RANCH
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$243,059	\$16,452	\$233,548	\$253,475	0.921	1,152	\$202.73	SSB14	RANCH
13-014-243-00	6708 OSBOURN	06/18/25	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$193,200	41.12	\$395,307	\$49,661	\$420,239	\$397,751	1.057	2,200	\$191.02	RLH14	CHALET
13-014-200-00	6694 BLAKE	09/18/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$140,000	39.89	\$383,808	\$53,093	\$297,907	\$380,570	0.783	2,569	\$115.96	RLH14	COTTAGE/REMODEL
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$208,853	\$30,759	\$149,241	\$141,682	1.053	1,316	\$113.41	FWS18	COTTAGE
												\$1,923,122	\$2,180,808	0.882	FWSS Hill Top, MarLouWill, Stevens		
												Shady Oaks McBrides					
												Sylva Bch, Sandy Hts, Lone Pine					
												M&B Private Lake Lot S. 14 & S.15					
												Sunshine Bch, Whippoorwill					
13-018-113-00	6607 MYRTELLE	05/04/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$131,000	48.16	\$292,626	\$45,600	\$226,400	\$280,711	0.807	1,396	\$162.18	FWS18	CAPE
13-015-209-00	4332 NEW SAND	10/09/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$58,300	28.86	\$186,024	\$34,213	\$167,787	\$200,543	0.837	1,594	\$105.26	SQS15	RANCH
13-014-200-00	6694 BLAKE	09/18/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$140,000	39.89	\$383,808	\$53,093	\$297,907	\$380,570	0.783	2,569	\$115.96	RLH14	COTTAGE/REMODEL
												\$692,094	\$861,824	0.803	Sylva Bch, Sandy Hts, Lone Pine		
13-014-309-60	6565 CHAMPAGNE	08/11/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,100	36.10	\$93,101	\$30,500	\$69,500	\$97,509	0.713	1,440	\$48.26	M&B14	FARM
13-014-311-00	6645 CHAMPAGNE	06/18/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$136,800	51.82	\$307,670	\$68,750	\$195,250	\$372,150	0.525	2,032	\$96.09	M&B14	RANCH
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$243,059	\$16,452	\$233,548	\$253,475	0.921	1,152	\$202.73	SSB14	RANCH
13-013-137-00	3550 SAND	11/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,700	25.80	\$149,896	\$28,695	\$121,305	\$145,151	0.836	1,151	\$105.39	GIL13	RANCH
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$290,494	\$62,681	\$232,319	\$272,830	0.852	2,064	\$112.56	DWV15	MANUFACTURED
												\$851,922	\$1,141,115	0.747	Sunshine Hts		
13-014-005-00	3763 OLD COACH	04/28/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,200	45.67	\$193,623	\$30,809	\$149,191	\$129,526	1.152	1,120	\$133.21	M&B14	COTTAGE
13-015-095-00	4073 ARBUTUS	06/23/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$22,500	26.79	\$71,925	\$22,500	\$61,500	\$50,331	1.222	942	\$65.29	SLS15	COTTAGE
13-014-300-00	6678 JAMES	04/08/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$219,999	\$42,000	\$178,000	\$141,606	1.257	960	\$185.42	SOS14	COTTAGE
13-016-129-10	4575 TRAIL	05/30/23	\$188,520	WD	03-ARM'S LENGTH	\$188,520	\$60,900	32.30	\$173,974	\$32,814	\$155,706	\$128,094	1.216	1,448	\$107.53	PBS16	COTTAGE
13-016-256-00	6587 SYLVA BEACH	02/24/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,100	34.15	\$134,726	\$32,484	\$102,516	\$81,338	1.260	596	\$172.01	SBS16	COTTAGE
13-016-088-00	4562 TRAIL	06/12/25	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,800	48.29	\$61,210	\$15,737	\$54,263	\$41,264	1.315	724	\$74.95	PBS16	COTTAGE
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$128,429	\$32,751	\$97,249	\$76,116	1.278	620	\$156.85	FWS18	COTTAGE
												\$798,425	\$648,276	1.232	Cottages M & B & other subs non lake		
13-013-137-00	3550 SAND	11/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,700	25.80	\$149,896	\$28,695	\$121,305	\$145,151	0.836	1,151	\$105.39	GIL13	RANCH
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$243,059	\$16,452	\$233,548	\$253,475	0.921	1,152	\$202.73	SSB14	RANCH
13-015-296-00	6645 JAMES	11/14/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$337,280	\$26,443	\$248,557	\$372,260	0.668	2,170	\$114.54	DWV15	MODULAR
13-014-311-00	6645 CHAMPAGNE	06/18/24	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$136,800	51.82	\$307,670	\$68,750	\$195,250	\$372,150	0.525	2,032	\$96.09	M&B14	RANCH
13-014-309-60	6565 CHAMPAGNE	08/11/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,100	36.10	\$93,101	\$30,500	\$69,500	\$97,509	0.713	1,440	\$48.26	M&B14	FARM
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$290,494	\$62,681	\$232,319	\$272,830	0.852	2,064	\$112.56	DWV15	MANUFACTURED
												\$1,100,479	\$1,513,375	0.727	M & B S. 13 - S. 19 S. 20 & 21		

ECF Analysis by Neighborhood for 2026 roll

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	Building Style
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$243,059	\$16,452	\$233,548	\$253,475	0.921	1,152	\$202.73	SSB14	RANCH
13-015-296-00	6645 JAMES	11/14/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$337,280	\$26,443	\$248,557	\$372,260	0.668	2,170	\$114.54	DWV15	MODULAR
13-014-309-60	6565 CHAMPAGNE	08/11/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,100	36.10	\$93,101	\$30,500	\$69,500	\$97,509	0.713	1,440	\$48.26	M&B14	FARM
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$290,494	\$62,681	\$232,319	\$272,830	0.852	2,064	\$112.56	DWV15	MANUFACTURED
													0.787	Driftwood			
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$290,494	\$62,681	\$232,319	\$272,830	0.852	2,064	\$112.56	DWV15	MANUFACTURED
13-015-296-00	6645 JAMES	11/14/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$337,280	\$26,443	\$248,557	\$372,260	0.668	2,170	\$114.54	DWV15	MODULAR
13-013-137-00	3550 SAND	11/09/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,700	25.80	\$149,896	\$28,695	\$121,305	\$145,151	0.836	1,151	\$105.39	GIL13	RANCH
													0.762	Sand Rd / Gilberts			
13-012-036-00	3376 PINE	04/08/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$169,885	\$28,079	\$136,921	\$129,385	1.058	768	\$178.28	OBH12	RANCH
13-012-044-00	7064 B DRIVE	04/03/25	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$81,400	55.37	\$199,904	\$25,501	\$121,499	\$142,032	0.855	1,344	\$90.40	OBH12	RANCH
13-012-063-00	7067 A DRIVE	08/07/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$48,100	26.87	\$123,627	\$25,750	\$153,250	\$73,206	2.093	616	\$248.78	OBH12	COTTAGE
13-012-090-10	3440 PINE	05/16/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,300	37.15	\$200,806	\$34,983	\$165,017	\$151,298	1.091	1,424	\$115.88	OBH12	RANCH
													1.163	OBH			
13-012-063-00	7067 A DRIVE	08/07/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$48,100	26.87	\$123,627	\$25,750	\$153,250	\$73,206	2.093	616	\$248.78	OBH12	COTTAGE
13-012-036-00	3376 PINE	04/08/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$169,885	\$28,079	\$136,921	\$129,385	1.058	768	\$178.28	OBH12	RANCH
13-018-047-00	5351 INDIAN TRAIL	03/27/25	\$243,034	WD	03-ARM'S LENGTH	\$243,034	\$62,900	25.88	\$203,452	\$29,106	\$213,928	\$138,700	1.542	1,084	\$197.35	FWS18	COTTAGE
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$128,429	\$32,751	\$97,249	\$76,116	1.278	620	\$156.85	FWS18	COTTAGE
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$208,853	\$30,759	\$149,241	\$141,682	1.053	1,316	\$113.41	FWS18	COTTAGE
													1.343	Cottages OBH			
13-016-129-10	4575 TRAIL	05/30/23	\$188,520	WD	03-ARM'S LENGTH	\$188,520	\$60,900	32.30	\$173,974	\$32,814	\$155,706	\$128,094	1.216	1,448	\$107.53	PBS16	COTTAGE
13-016-176-00	4570 N LOOP	08/22/24	\$229,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$229,900	\$93,800	40.80	\$247,983	\$52,640	\$177,260	\$224,274	0.790	1,670	\$106.14	PS216	RANCH
13-012-044-00	7064 B DRIVE	04/03/25	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$81,400	55.37	\$199,904	\$25,501	\$121,499	\$142,032	0.855	1,344	\$90.40	OBH12	RANCH
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$290,494	\$62,681	\$232,319	\$272,830	0.852	2,064	\$112.56	DWV15	MANUFACTURED
													0.895	Homes	Philp Beach Subs		
13-016-256-00	6587 SYLVA BEACH	02/24/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,100	34.15	\$134,726	\$32,484	\$102,516	\$81,338	1.260	596	\$172.01	SBS16	COTTAGE
13-016-129-10	4575 TRAIL	05/30/23	\$188,520	WD	03-ARM'S LENGTH	\$188,520	\$60,900	32.30	\$173,974	\$32,814	\$155,706	\$128,094	1.216	1,448	\$107.53	PBS16	COTTAGE
													1.233	Cottages	Philp Beach Subs		
Will Use 1.232 as calculated for nearby subs Non Lake																	
13-014-198-50	6706 BLAKE	03/28/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$163,300	50.87	\$422,078	\$60,637	\$260,363	\$415,928	0.626	2,410	\$108.03	RLH14	CAPE
13-014-200-00	6694 BLAKE	09/18/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$140,000	39.89	\$383,808	\$53,093	\$297,907	\$380,570	0.783	2,569	\$115.96	RLH14	COTTAGE/REMODEL
13-014-228-00	6695 BLAKE	11/10/23	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,200	41.05	\$248,765	\$25,164	\$204,336	\$177,885	1.149	1,352	\$151.14	RLH14	COTTAGE
13-014-243-00	6708 OSBOURN	06/18/25	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$193,200	41.12	\$395,307	\$49,661	\$420,239	\$397,751	1.057	2,200	\$191.02	RLH14	CHALET
													0.862	RLH			
13-018-047-00	5351 INDIAN TRAIL	03/27/25	\$243,034	WD	03-ARM'S LENGTH	\$243,034	\$62,900	25.88	\$203,452	\$29,106	\$213,928	\$138,700	1.542	1,084	\$197.35	FWS18	COTTAGE
13-014-273-00	6707 OSBOURN	09/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,800	40.46	\$153,691	\$21,682	\$153,318	\$105,019	1.460	720	\$212.94	RLH14	COTTAGE
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$128,429	\$32,751	\$97,249	\$76,116	1.278	620	\$156.85	FWS18	COTTAGE
13-014-228-00	6695 BLAKE	11/10/23	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,200	41.05	\$248,765	\$25,164	\$204,336	\$177,885	1.149	1,352	\$151.14	RLH14	COTTAGE
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$208,853	\$30,759	\$149,241	\$141,682	1.053	1,316	\$113.41	FWS18	COTTAGE
													1.279	Cottages RLH			
13-015-163-00	4424 SAND	01/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,800	31.61	\$209,974	\$53,957	\$151,043	\$206,099	0.733	1,776	\$85.05	SQS15	BI/TRI LEVEL
13-015-191-00	4343 COCHRAN	04/02/25	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$55,000	34.06	\$138,778	\$30,608	\$130,892	\$86,054	1.521	800	\$163.62	SQS15	COTTAGE
13-015-196-00	4390 NEW SAND	07/11/24	\$164,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$164,900	\$80,300	48.70	\$192,515	\$72,365	\$92,535	\$95,585	0.968	698	\$132.57	SQS15	COTTAGE
13-015-198-00	4384 NEW SAND	09/08/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,200	55.44	\$297,553	\$45,332	\$169,668	\$333,185	0.509	2,916	\$58.19	SQS15	RANCH
13-015-209-00	4332 NEW SAND	10/09/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$58,300	28.86	\$186,024	\$34,213	\$167,787	\$200,543	0.837	1,594	\$105.26	SQS15	RANCH
													0.773	Smalleys			

ECF Analysis by Neighborhood for 2026 roll

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	Building Style
11-011-014-50	720 PORT CRESCENT F	05/17/23	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$227,500	67.11	\$381,191	\$50,836	\$288,164	\$469,330	0.614	2,906	\$99.16	401RU	CAPE
11-036-008-00	5259 N VAN DYKE	09/26/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$64,400	45.03	\$141,104	\$9,825	\$133,175	\$188,619	0.706	1,228	\$108.45	401RU	CAPE
11-036-015-00	5239 N VAN DYKE	07/17/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,800	41.65	\$160,566	\$9,825	\$160,175	\$216,582	0.740	1,288	\$124.36	401RU	RANCH
11-036-017-00	5211 N VAN DYKE RD	07/09/25	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,000	39.41	\$146,889	\$17,517	\$152,483	\$185,879	0.820	1,300	\$117.29	401RU	RANCH
											\$733,997	\$1,060,411	0.692	Rural Res			
13-014-217-00	6633 BLAKE	09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,300	45.58	\$108,950	\$21,682	\$73,318	\$88,868	0.825	945	\$77.59	RLH14	MOBILE/REMODEL
11-007-241-00	3209 PORT AUSTIN	09/06/24	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$22,500	40.18	\$55,220	\$30,314	\$25,686	\$22,902	1.122	576	\$44.59	007NL	MOBILE
11-008-037-20	2969 PORT AUSTIN	03/28/23	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$22,300	32.79	\$67,991	\$30,683	\$37,317	\$43,154	0.865	720	\$51.83	008NL	MOBILE
11-016-056-00	2299 WEAVER	03/04/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,200	34.91	\$49,765	\$10,078	\$44,922	\$32,935	1.364	840	\$53.48	KRUM	MOBILE
11-016-082-00	2234 WEAVER	06/07/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$15,000	27.27	\$69,266	\$12,509	\$42,491	\$28,947	1.468	672	\$63.23	KRUM	MOBILE
											\$223,734	\$216,806	1.032	Mobiles			

LAKE 201 ECF ANALYSIS FOR 2026

Prop ID	Sale Date	Adj Sale Price	Location	Occupancy	Commercial Bldg		ECF
					Residual	CBM	
52-811-004-00	9/14/2022	\$196,500	Main St/Fringe	Ret/Serv	\$167,025	\$331,830	0.503
52-811-008-78	7/12/2023	\$130,000	Mini Storage	Warehouses-Mini	\$87,905	\$151,167	0.582
20-435-059-00	5/24/2022	\$227,000	Bar	Bar-Tavern	\$167,471	\$262,920	0.637
38-004-040-00	3/30/2023	\$75,000	Bar/Hotel	Shopping Centers-Mix w/Res	\$63,668	\$117,095	0.544
39-007-086-50	3/23/2022	\$300,000	Motel	Motels	\$261,047	\$381,444	0.684
27-018-017-50	3/28/2024	\$290,000	Motel	Motels	\$194,398	\$206,384	0.942
11-008-064-47	12/17/2021	\$400,000	M-25	Resort	\$280,000	\$507,500	0.552
11-007-246-00	5/5/2022	\$250,000	PA Road	Market/House	\$124,914	\$168,774	0.740
11-007-240-00	6/21/2024	\$143,000	Multi-Res	Multiple Residences	\$69,692	\$127,068	0.548
COMMERCIAL RESORT					\$1,416,120	\$2,254,182	0.628
RETAIL/SERVICE							
08-136-014-00 & 136-011-00	9/9/2022	\$140,000	Main	Gas Minimart	\$123,200	\$294,673	0.418
38-004-040-00	3/30/2023	\$75,000	Bar/Hotel	Shopping Centers-Mix w/Res	\$63,668	\$117,095	0.544
11-007-246-00	5/5/2022	\$250,000	PA Road	Market/House	\$124,914	\$168,774	0.740
3253-835-210-00	6/22/2021	\$262,500	Main	Ret/Serv	\$210,000	\$306,247	0.686
20-435-059-00	5/24/2022	\$227,000	Bar	Bar-Tavern	\$167,471	\$262,920	0.637
39-008-181-00	9/22/2022	\$49,000	Retail/Res	Shopping Centers-Mix w/Res	\$44,323	\$85,061	0.521
52-600-005-00	7/25/2023	\$92,000	Restaurant	Restaurants	\$60,661	\$233,056	0.260
52-811-004-00	9/14/2022	\$196,500	Main St/Fringe	Ret/Serv	\$167,025	\$331,830	0.503
RETAIL/SERVICE					\$961,262	\$1,799,656	0.534
TRADES/WAREHOUSE							
52-538-006-50	4/28/2022	\$84,000	Downtown	Whse/trades	\$75,600	\$112,989	0.669
13-016-339-50	12/21/2022	\$235,000	Mini Storage	Warehouses-Mini	\$201,197	\$311,878	0.645
27-018-022-00	8/23/2024	\$190,000	Lt Mfg	Industrial - Light Mfg	\$118,477	\$140,271	0.845
31-015-027-00	10/16/2024	\$52,000	Service/Repair	Garages-Serv/Flt Repair	\$47,360	\$83,246	0.569
36-003-007-10	11/1/2023	\$50,000	Mini Storage	Warehouses-Mini	\$37,626	\$57,456	0.655
52-811-008-78	7/12/2023	\$130,000	Mini Storage	Warehouses-Mini	\$87,905	\$151,167	0.582
36-003-004-00	5/2/2024	\$349,300	Fringe/Main	Whse/trades	\$296,905	\$551,213	0.539
TRADES/WAREHOUSE					\$865,070	\$1,408,220	0.614