

**2026 TOWNSHIP (00001) ECF ANALYSIS**

| Parcel Number    | Street Address      | Sale Date | Adj. Sale \$       | Asd. when Sold           | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard | Bldg. Residual           | Cost Man. \$        | E.C.F.       | ECF Area | Land Table   | Property Class |
|------------------|---------------------|-----------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------------|---------------------|--------------|----------|--------------|----------------|
| 05-10-004-008-10 | 3852 RITT RD        | 08/03/23  | \$540,000          | \$203,700                | 37.72         | \$688,345          | \$256,500   | \$283,500                | \$257,664           | 1.100        | 00001    | TOWNSHIP     | 401            |
| 05-10-005-004-00 | 4209 MCKINNEY RD    | 06/19/24  | \$99,010           | \$53,700                 | 54.24         | \$153,914          | \$80,000    | \$19,010                 | \$20,235            | 0.939        | 00001    | TOWNSHIP     | 401            |
| 05-10-005-005-00 | 4355 MCKINNEY RD    | 01/02/25  | \$860,000          | \$361,500                | 42.03         | \$790,110          | \$114,044   | \$745,956                | \$390,729           | 1.909        | 00001    | AGRICULTURAL | 401            |
| 05-10-010-005-20 | 1420 S SKINKLE RD   | 10/13/23  | \$200,000          | \$82,600                 | 41.30         | \$259,796          | \$60,000    | \$140,000                | \$119,210           | 1.174        | 00001    | TOWNSHIP     | 401            |
| 05-10-014-029-00 | 1483 W EDDY SCHOOL  | 08/22/23  | \$95,000           | \$36,700                 | 38.63         | \$102,210          | \$40,136    | \$54,864                 | \$41,546            | 1.321        | 00001    | TOWNSHIP     | 401            |
| 05-10-020-011-00 | 3211 S DERENZY RD   | 03/20/25  | \$245,000          | \$110,200                | 44.98         | \$245,597          | \$20,215    | \$224,785                | \$134,476           | 1.672        | 00001    | TOWNSHIP     | 401            |
| 05-10-024-022-00 | 3955 OSLUND RD      | 12/27/23  | \$365,000          | \$80,900                 | 22.16         | \$310,812          | \$56,565    | \$308,435                | \$128,032           | 2.409        | 00001    | TOWNSHIP     | 401            |
| 05-10-024-025-00 | 3817 SHUMAKER RD    | 02/14/25  | \$400,000          | \$203,600                | 50.90         | \$458,417          | \$102,839   | \$297,161                | \$212,159           | 1.401        | 00001    | TOWNSHIP     | 401            |
| 05-10-025-011-40 | 4618 OSLUND RD      | 12/27/23  | \$174,000          | \$43,800                 | 25.17         | \$103,072          | \$45,109    | \$128,891                | \$57,963            | 2.224        | 00001    | TOWNSHIP     | 401            |
| 05-10-027-002-20 | 2388 BEEMAN RD      | 11/02/23  | \$214,500          | \$62,100                 | 28.95         | \$193,575          | \$38,280    | \$176,220                | \$92,658            | 1.902        | 00001    | TOWNSHIP     | 401            |
| 05-10-027-004-10 | 4417 DEL MASON RD   | 07/26/24  | \$350,000          | \$196,800                | 56.23         | \$316,812          | \$17,127    | \$332,873                | \$178,810           | 1.862        | 00001    | TOWNSHIP     | 401            |
| 05-10-027-004-10 | 4417 DEL MASON RD   | 08/13/24  | \$350,000          | \$196,800                | 56.23         | \$316,812          | \$17,127    | \$332,873                | \$178,810           | 1.862        | 00001    | TOWNSHIP     | 401            |
| 05-10-027-006-45 | 4640 PRAISE HIM LN  | 11/17/23  | \$452,000          | \$140,100                | 31.00         | \$453,829          | \$74,820    | \$377,180                | \$226,139           | 1.668        | 00001    | TOWNSHIP     | 401            |
| 05-10-031-044-10 | 5975 FISHERMANS PAF | 10/11/23  | \$237,631          | \$58,800                 | 24.74         | \$185,433          | \$19,082    | \$218,549                | \$99,255            | 2.202        | 00001    | TOWNSHIP     | 401            |
| 05-10-033-009-00 | 5095 BATCHELDER RD  | 07/24/23  | \$306,100          | \$114,100                | 37.28         | \$371,933          | \$21,228    | \$284,872                | \$209,251           | 1.361        | 00001    | TOWNSHIP     | 401            |
| 05-10-034-016-01 | 5630 SCHUSS MOUNTA  | 02/14/25  | \$72,000           | \$0                      | 0.00          | \$67,043           | \$18,741    | \$53,259                 | \$28,820            | 1.848        | 00001    | TOWNSHIP     | 401            |
| <b>Totals:</b>   |                     |           | <b>\$4,960,241</b> | <b>\$1,945,400</b>       |               | <b>\$5,017,710</b> |             | <b>\$3,978,428</b>       | <b>\$2,375,755</b>  |              |          |              |                |
|                  |                     |           |                    | <b>Sale. Ratio =&gt;</b> | <b>39.22</b>  |                    |             |                          | <b>E.C.F. =&gt;</b> | <b>1.675</b> |          |              |                |
|                  |                     |           |                    |                          |               |                    |             | <b>Ave. E.C.F. =&gt;</b> | <b>1.678</b>        |              |          |              |                |

**ECF USED 1.675**

**OUTLIERS NOT USED**

|                  |                   |          |           |          |       |           |           |           |           |       |       |          |     |
|------------------|-------------------|----------|-----------|----------|-------|-----------|-----------|-----------|-----------|-------|-------|----------|-----|
| 05-10-016-016-00 | 2978 MONTGOMERY R | 06/13/23 | \$30,000  | \$23,100 | 77.00 | \$275,566 | \$5,800   | \$24,200  | \$160,958 | 0.150 | 00001 | TOWNSHIP | 401 |
| 05-10-027-010-25 | 4607 DEL MASON RD | 07/05/24 | \$309,000 | \$81,500 | 26.38 | \$120,316 | \$21,229  | \$287,771 | \$99,087  | 2.904 | 00001 | TOWNSHIP | 401 |
| 05-10-016-005-10 | 2343 CARPENTER RD | 07/15/24 | \$200,000 | \$76,000 | 38.00 | \$135,506 | \$102,600 | \$97,400  | \$32,906  | 2.960 | 00001 | TOWNSHIP | 401 |

**2026 TOWNSHIP SUB LOTS (00002) ECF ANALYSIS**

| Parcel Number    | Street Address      | Sale Date | Sale Price  | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Land Table                      | Class |
|------------------|---------------------|-----------|-------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|----------|---------------------------------|-------|
| 05-10-155-019-00 | 5923 TROON NORTH    | 04/05/24  | \$580,000   | \$580,000    | \$294,600      | 50.79         | \$642,137      | \$28,456    | \$551,544      | \$414,090    | 1.332  | 00002    | CEDAR RIVER VILLAGE CONDOMINIUM | 401   |
| 05-10-155-053-00 | 5304 RIDGE WOOD     | 01/06/25  | \$1,100,000 | \$1,100,000  | \$480,400      | 43.67         | \$1,086,436    | \$58,738    | \$1,041,262    | \$669,162    | 1.556  | 00002    | CEDAR RIVER VILLAGE CONDOMINIUM | 401   |
| 05-10-155-103-00 | 5582 TROON NORTH    | 12/12/24  | \$740,000   | \$740,000    | \$323,200      | 43.68         | \$707,353      | \$32,009    | \$707,991      | \$455,698    | 1.554  | 00002    | CEDAR RIVER VILLAGE CONDOMINIUM | 401   |
| 05-10-155-136-00 | 3010 FOREST HIGHL   | 12/08/23  | \$575,000   | \$575,000    | \$227,900      | 39.63         | \$621,553      | \$39,466    | \$535,534      | \$376,577    | 1.422  | 00002    | CEDAR RIVER VILLAGE CONDOMINIUM | 401   |
| 05-10-155-202-00 | 5603 COLONIAL DR    | 02/24/25  | \$875,000   | \$875,000    | \$385,600      | 44.07         | \$854,559      | \$27,177    | \$847,823      | \$550,190    | 1.541  | 00002    | CEDAR RIVER VILLAGE CONDOMINIUM | 401   |
| 05-10-155-223-00 | 5592 TROON NORTH    | 09/01/23  | \$744,500   | \$744,500    | \$388,400      | 52.17         | \$1,026,879    | \$37,675    | \$706,825      | \$659,382    | 1.072  | 00002    | CEDAR RIVER VILLAGE CONDOMINIUM | 401   |
| 05-10-170-016-00 | 4012 WHITE TAIL DR  | 02/21/25  | \$300,000   | \$300,000    | \$156,900      | 52.30         | \$344,755      | \$42,913    | \$257,087      | \$195,980    | 1.312  | 00002    | CENTENNIAL HILLS CONDOMINIUM    | 401   |
| 05-10-170-018-00 | 3086 WHITE TAIL DR  | 04/17/24  | \$480,000   | \$480,000    | \$258,900      | 53.94         | \$554,769      | \$17,264    | \$462,736      | \$362,689    | 1.276  | 00002    | CENTENNIAL HILLS CONDOMINIUM    | 401   |
| 05-10-220-007-00 | 5540 GOLF MEADOV    | 04/20/23  | \$510,000   | \$510,000    | \$163,700      | 32.10         | \$426,634      | \$19,832    | \$490,168      | \$274,495    | 1.786  | 00002    | GOLF MEADOWS CONDOMINIUM        | 401   |
| 05-10-220-014-00 | 5385 MILLER DR      | 11/08/24  | \$510,000   | \$510,000    | \$160,500      | 31.47         | \$356,126      | \$20,173    | \$489,827      | \$226,689    | 2.161  | 00002    | GOLF MEADOWS CONDOMINIUM        | 401   |
| 05-10-220-041-00 | 5637 GOLF MEADOV    | 08/07/24  | \$534,500   | \$534,500    | \$165,200      | 30.91         | \$361,645      | \$28,496    | \$506,004      | \$224,797    | 2.251  | 00002    | GOLF MEADOWS CONDOMINIUM        | 401   |
| 05-10-235-001-00 | 3510 FOX TRL        | 02/19/24  | \$425,000   | \$425,000    | \$177,100      | 41.67         | \$455,570      | \$10,966    | \$414,034      | \$300,003    | 1.380  | 00002    | HAWKS EYE GOLF CLUB CONDOMINIUM | 401   |
| 05-10-235-006-01 | 5026 SPARROW HAV    | 08/04/23  | \$890,000   | \$890,000    | \$387,100      | 43.49         | \$1,001,364    | \$21,288    | \$868,712      | \$661,320    | 1.314  | 00002    | HAWKS EYE GOLF CLUB CONDOMINIUM | 401   |
| 05-10-285-001-00 | 5969 FOUNDERS RID   | 12/06/24  | \$520,000   | \$520,000    | \$198,400      | 38.15         | \$374,618      | \$9,000     | \$511,000      | \$246,706    | 2.071  | 00002    | POINTS WEST II CONDOMINIUM      | 401   |
| 05-10-325-016-00 | 5845 WEST VILLAGE   | 08/02/23  | \$329,900   | \$329,900    | \$83,000       | 25.16         | \$212,123      | \$5,400     | \$324,500      | \$139,489    | 2.326  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-325-025-00 | 1341 COREY CT       | 05/15/24  | \$290,000   | \$290,000    | \$104,400      | 36.00         | \$236,073      | \$21,457    | \$268,543      | \$137,528    | 1.953  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-325-029-00 | 5952 EAST VILLAGE I | 09/21/23  | \$233,900   | \$233,900    | \$72,200       | 30.87         | \$188,976      | \$10,800    | \$223,100      | \$116,583    | 1.914  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-325-057-00 | 1005 MAROMIR CT     | 03/06/24  | \$375,000   | \$375,000    | \$143,300      | 38.21         | \$374,950      | \$5,400     | \$369,600      | \$249,359    | 1.482  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-350-029-00 | 5601 HILLTOP DR     | 10/03/23  | \$249,000   | \$249,000    | \$16,500       | 6.63          | \$187,788      | \$5,400     | \$243,600      | \$123,069    | 1.979  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-350-046-00 | 5661 HILLTOP DR     | 10/27/23  | \$273,500   | \$273,500    | \$106,200      | 38.83         | \$284,422      | \$17,604    | \$255,896      | \$172,752    | 1.481  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-375-021-00 | 5332 ALPENHORN C    | 07/19/23  | \$380,000   | \$380,000    | \$129,300      | 34.03         | \$334,595      | \$23,756    | \$356,244      | \$206,099    | 1.729  | 00002    | SWISS VILLAGE                   | 401   |
| 05-10-400-002-00 |                     | 05/15/24  | \$542,900   | \$542,900    | \$178,600      | 32.90         | \$391,186      | \$20,587    | \$522,313      | \$244,423    | 2.137  | 00002    | VALLEY VIEW                     | 401   |
| 05-10-400-012-00 | 5328 GOLFPVIEW RD   | 02/27/25  | \$578,000   | \$578,000    | \$303,700      | 52.54         | \$523,904      | \$32,132    | \$545,868      | \$322,274    | 1.694  | 00002    | VALLEY VIEW                     | 401   |
| 05-10-400-043-00 | 4890 VALLEY VIEW R  | 04/08/24  | \$575,000   | \$575,000    | \$241,000      | 41.91         | \$522,000      | \$12,382    | \$562,618      | \$343,872    | 1.636  | 00002    | VALLEY VIEW                     | 401   |
| 05-10-400-044-00 | 4882 VALLEY VIEW R  | 02/21/25  | \$500,000   | \$500,000    | \$245,700      | 49.14         | \$524,074      | \$21,378    | \$478,622      | \$339,201    | 1.411  | 00002    | VALLEY VIEW                     | 401   |
| 05-10-400-046-00 | 4872 VALLEY VIEW R  | 10/10/24  | \$550,000   | \$550,000    | \$224,200      | 40.76         | \$478,476      | \$16,388    | \$533,612      | \$311,800    | 1.711  | 00002    | VALLEY VIEW                     | 401   |
| 05-10-400-051-00 | 4832 VALLEY VIEW R  | 04/13/23  | \$350,000   | \$350,000    | \$185,800      | 53.09         | \$366,711      | \$25,436    | \$324,564      | \$230,280    | 1.409  | 00002    | VALLEY VIEW                     | 401   |
| 05-10-450-010-00 | 4685 RITT RD        | 08/10/23  | \$215,000   | \$215,000    | \$96,600       | 44.93         | \$283,625      | \$32,725    | \$182,275      | \$169,298    | 1.077  | 00002    | TOWNSHIP                        | 401   |

**Totals: \$14,226,200 \$14,226,200 \$5,898,400 \$13,723,301 \$13,581,902 \$8,723,804**

**Sale. Ratio => 41.46 E.C.F. => 1.557**

**Ave. E.C.F. => 1.642**

**ECF USED: 1.557**

**2026 INTERMEDIATE LAKE (00004) ECF ANALYSIS**

| Parcel Number    | Street Address          | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Land Table        | Property Class |
|------------------|-------------------------|-----------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|----------|-------------------|----------------|
| 05-10-102-006-00 | 136 S INTERMEDIATE LK R | 10/11/24  | \$721,500    | \$230,200      | 31.91         | \$640,251      | \$265,521   | \$455,979      | \$151,284    | 3.014  | 00004    | INTERMEDIATE LAKE | 401            |
| 05-10-175-013-00 | 564 S INTERMEDIATE LK R | 11/10/23  | \$410,000    | \$144,900      | 35.34         | \$448,321      | \$280,767   | \$129,233      | \$67,644     | 1.910  | 00004    | INTERMEDIATE LAKE | 401            |
| 05-10-425-008-00 | 2120 WALLEYE LN         | 07/27/23  | \$500,000    | \$191,100      | 38.22         | \$605,745      | \$329,032   | \$170,968      | \$111,713    | 1.530  | 00004    | INTERMEDIATE LAKE | 401            |
| 05-10-425-010-00 | 2080 WALLEYE LN         | 02/14/25  | \$669,900    | \$262,400      | 39.17         | \$735,200      | \$261,149   | \$408,751      | \$191,381    | 2.136  | 00004    | INTERMEDIATE LAKE | 401            |
| 05-10-425-013-01 | 2028 WALLEYE LN         | 06/21/24  | \$279,900    | \$94,500       | 33.76         | \$261,997      | \$104,650   | \$175,250      | \$63,523     | 2.759  | 00004    | INTERMEDIATE LAKE | 401            |

|                |                          |                  |                    |                          |                  |
|----------------|--------------------------|------------------|--------------------|--------------------------|------------------|
| <b>Totals:</b> | <b>\$2,581,300</b>       | <b>\$923,100</b> | <b>\$2,691,514</b> | <b>\$1,340,181</b>       | <b>\$585,545</b> |
|                | <b>Sale. Ratio =&gt;</b> | <b>35.76</b>     |                    | <b>E.C.F. =&gt;</b>      | <b>2.289</b>     |
|                |                          |                  |                    | <b>Ave. E.C.F. =&gt;</b> | <b>2.270</b>     |

**ECF USED: 2.289**

**OUTLIERS NOT USED**

|                  |                         |          |           |           |       |           |           |           |          |        |       |                   |     |
|------------------|-------------------------|----------|-----------|-----------|-------|-----------|-----------|-----------|----------|--------|-------|-------------------|-----|
| 05-10-101-020-01 | 220 S INTERMEDIATE LK R | 07/11/24 | \$750,000 | \$0       | 0.00  | \$328,960 | \$260,000 | \$490,000 | \$27,840 | 17.600 | 00004 | INTERMEDIATE LAKE | 401 |
| 05-10-101-026-00 | 186 S INTERMEDIATE LK R | 08/11/23 | \$724,000 | \$158,800 | 21.93 | \$512,346 | \$277,497 | \$446,503 | \$94,812 | 4.709  | 00004 | INTERMEDIATE LAKE | 401 |

**2026 LAKE BELLAIRE (00009) ECF ANALYSIS**

| Parcel Number    | Street Address   | Sale Date | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$     | E.C.F.                   | ECF Area     | Land Table    | Property Class |
|------------------|------------------|-----------|------------------|------------------|--------------------------|------------------|-------------|------------------|------------------|--------------------------|--------------|---------------|----------------|
| 05-10-031-017-00 | 5536 PARADISE LN | 08/14/23  | \$600,000        | \$162,200        | 27.03                    | \$599,967        | \$339,986   | \$260,014        | \$104,958        | 2.477                    | 00009        | LAKE BELLAIRE | 401            |
| <b>Totals:</b>   |                  |           | <b>\$600,000</b> | <b>\$162,200</b> |                          | <b>\$599,967</b> |             | <b>\$260,014</b> | <b>\$104,958</b> |                          |              |               |                |
|                  |                  |           |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>27.03</b>     |             |                  |                  | <b>E.C.F. =&gt;</b>      | <b>2.477</b> |               |                |
|                  |                  |           |                  |                  |                          |                  |             |                  |                  | <b>Ave. E.C.F. =&gt;</b> | <b>2.477</b> |               |                |

**ECF USED 2.477**

**2026 VILLAGE OF BELLAIRE (00076) ECF ANALYSIS**

| Parcel Number    | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Land Table          | Property Class |
|------------------|----------------|-----------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|----------|---------------------|----------------|
| 05-41-010-015-00 | 309 N MAPLE ST | 09/18/23  | \$165,000    | \$99,400       | 60.24         | \$244,434      | \$70,000    | \$95,000       | \$107,742    | 0.882  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-010-015-00 | 309 N MAPLE ST | 03/13/24  | \$175,000    | \$99,400       | 56.80         | \$244,434      | \$70,000    | \$105,000      | \$107,742    | 0.975  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-010-026-00 | 229 ELM        | 12/26/24  | \$235,000    | \$101,100      | 43.02         | \$257,935      | \$71,478    | \$163,522      | \$115,168    | 1.420  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-010-032-00 | 205 ELM        | 03/29/24  | \$128,000    | \$93,900       | 73.36         | \$272,313      | \$70,000    | \$58,000       | \$124,962    | 0.464  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-010-043-00 | 411 E CAYUGA   | 02/21/25  | \$103,000    | \$98,900       | 96.02         | \$243,304      | \$58,100    | \$44,900       | \$114,394    | 0.393  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-010-046-10 | 403 E CAYUGA   | 04/03/24  | \$252,500    | \$88,400       | 35.01         | \$218,532      | \$46,200    | \$206,300      | \$106,443    | 1.938  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-030-017-00 | 402 S DIVISION | 12/19/23  | \$350,000    | \$115,500      | 33.00         | \$335,641      | \$128,464   | \$221,536      | \$127,966    | 1.731  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-175-002-00 | 410 E CAYUGA   | 02/14/25  | \$221,000    | \$80,500       | 36.43         | \$191,109      | \$29,400    | \$191,600      | \$99,882     | 1.918  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-175-033-00 | 210 STATE      | 06/02/23  | \$222,000    | \$71,200       | 32.07         | \$214,482      | \$68,600    | \$153,400      | \$90,106     | 1.702  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-200-004-00 | 506 E CAYUGA   | 06/25/24  | \$285,000    | \$98,800       | 34.67         | \$242,084      | \$52,500    | \$232,500      | \$117,099    | 1.985  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-200-013-00 | 606 E CAYUGA   | 08/25/23  | \$226,600    | \$81,900       | 36.14         | \$237,802      | \$59,500    | \$167,100      | \$110,131    | 1.517  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-225-020-00 | 104 COURT ST   | 12/29/23  | \$101,000    | \$92,500       | 91.58         | \$269,001      | \$66,555    | \$34,445       | \$125,044    | 0.275  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-225-025-00 | 211 S BRIDGE   | 01/05/24  | \$185,000    | \$65,900       | 35.62         | \$196,980      | \$63,000    | \$122,000      | \$82,755     | 1.474  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-225-027-00 | 314 COURT ST   | 09/08/23  | \$100,000    | \$111,300      | 111.30        | \$304,329      | \$64,875    | \$35,125       | \$147,902    | 0.237  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-225-029-00 | 308 COURT ST   | 03/08/24  | \$130,000    | \$58,200       | 44.77         | \$173,796      | \$60,081    | \$69,919       | \$70,238     | 0.995  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-250-001-01 | 214 N BEECH ST | 09/12/23  | \$348,000    | \$145,700      | 41.87         | \$546,576      | \$161,239   | \$186,761      | \$168,485    | 1.108  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-250-002-11 | 210 N BEECH ST | 09/23/24  | \$135,000    | \$57,000       | 42.22         | \$151,031      | \$43,227    | \$91,773       | \$66,587     | 1.378  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-250-002-11 | 210 N BEECH ST | 02/24/25  | \$170,000    | \$57,000       | 33.53         | \$151,031      | \$43,227    | \$126,773      | \$66,587     | 1.904  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-300-028-00 | 576 HOLIDAY DR | 11/08/24  | \$255,000    | \$137,700      | 54.00         | \$350,570      | \$92,848    | \$162,152      | \$159,186    | 1.019  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-375-006-00 | 707 PINE       | 04/12/24  | \$181,000    | \$83,300       | 46.02         | \$222,317      | \$77,931    | \$103,069      | \$89,182     | 1.156  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-375-019-00 | 211 N DIVISION | 09/27/24  | \$80,000     | \$23,500       | 29.38         | \$80,297       | \$57,400    | \$22,600       | \$22,897     | 0.987  | 00076    | VILLAGE OF BELLAIRE | 401            |
| 05-41-375-021-00 | 609 W PINE     | 12/15/23  | \$130,000    | \$26,200       | 20.15         | \$89,500       | \$53,380    | \$76,620       | \$36,120     | 2.121  | 00076    | VILLAGE OF BELLAIRE | 401            |

|                |                    |                          |              |                    |  |                    |                          |              |  |  |  |  |  |
|----------------|--------------------|--------------------------|--------------|--------------------|--|--------------------|--------------------------|--------------|--|--|--|--|--|
| <b>Totals:</b> | <b>\$4,178,100</b> | <b>\$1,887,300</b>       |              | <b>\$5,237,498</b> |  | <b>\$2,670,095</b> | <b>\$2,256,618</b>       |              |  |  |  |  |  |
|                |                    | <b>Sale. Ratio =&gt;</b> | <b>45.17</b> |                    |  |                    | <b>E.C.F. =&gt;</b>      | <b>1.183</b> |  |  |  |  |  |
|                |                    |                          |              |                    |  |                    | <b>Ave. E.C.F. =&gt;</b> | <b>1.254</b> |  |  |  |  |  |

**ECF USED: 1.183**

**OUTLIERS NOT USED**

|                  |              |          |           |          |       |           |          |           |          |       |       |                     |     |
|------------------|--------------|----------|-----------|----------|-------|-----------|----------|-----------|----------|-------|-------|---------------------|-----|
| 05-41-225-022-00 | 203 S BRIDGE | 08/11/23 | \$65,000  | \$40,000 | 61.54 | \$193,021 | \$63,000 | \$2,000   | \$80,309 | 0.025 | 00076 | VILLAGE OF BELLAIRE | 401 |
| 05-41-375-006-00 | 707 PINE     | 09/08/23 | \$85,000  | \$72,800 | 85.65 | \$222,317 | \$77,931 | \$7,069   | \$89,182 | 0.079 | 00076 | VILLAGE OF BELLAIRE | 401 |
| 05-41-175-008-00 | 310 E CAYUGA | 01/16/24 | \$200,000 | \$48,300 | 24.15 | \$157,711 | \$70,000 | \$130,000 | \$54,176 | 2.400 | 00076 | VILLAGE OF BELLAIRE | 401 |
| 05-41-250-027-00 | 608 E BROAD  | 10/24/23 | \$166,000 | \$41,900 | 25.24 | \$122,977 | \$35,839 | \$130,161 | \$53,822 | 2.418 | 00076 | VILLAGE OF BELLAIRE | 401 |

**2025 AGRICULTURAL (100) ECF ANALYSIS**

| Parcel Number    | Street Address   | Sale Date | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.                   | ECF Area     | Land Table   | Property Class |
|------------------|------------------|-----------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------------------------|--------------|--------------|----------------|
| 05-10-004-008-10 | 3852 RITT RD     | 08/03/23  | \$540,000          | \$203,700        | 37.72                    | \$688,345          | \$256,500   | \$283,500          | \$257,664        | 1.100                    | 100          | TOWNSHIP     | 401            |
| 05-10-005-005-00 | 4355 MCKINNEY RD | 01/02/25  | \$860,000          | \$361,500        | 42.03                    | \$790,110          | \$114,044   | \$745,956          | \$390,729        | 1.909                    | 100          | AGRICULTURAL | 401            |
| 05-10-029-001-01 | 4565 STOVER RD   | 01/22/25  | \$345,780          | \$138,400        | 40.03                    | \$276,563          | \$72,000    | \$273,780          | \$204,563        | 1.338                    | 100          | AGRICULTURAL | 401            |
| <b>Totals:</b>   |                  |           | <b>\$1,745,780</b> | <b>\$703,600</b> |                          | <b>\$1,755,018</b> |             | <b>\$1,303,236</b> | <b>\$852,956</b> |                          |              |              |                |
|                  |                  |           |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>40.30</b>       |             |                    |                  | <b>E.C.F. =&gt;</b>      | <b>1.528</b> |              |                |
|                  |                  |           |                    |                  |                          |                    |             |                    |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.449</b> |              |                |

**ECF USED: 1.528**

THE ABOVE SALES USED ARE MOST REPRESENTATIVE OF KEARNEY TWP AG

**NHBD CODE 00003 (CONDOS 1 - COMMERCIAL COSTING)**

| Parcel Number    | Street Address      | Sale Date | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.                   | ECF Area     | Land Table                     | Property Class |
|------------------|---------------------|-----------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------------------------|--------------|--------------------------------|----------------|
| 05-10-230-005-00 | 2320 TROON SOUTH    | 08/21/24  | \$549,900          | \$207,600        | 37.75                    | \$436,061          | \$40,000    | \$509,900          | \$141,249        | 3.610                    | 00003        | GOLFSIDE AT CEDAR RIVER CONDOS | 407            |
| 05-10-230-012-00 | 2280 TROON SOUTH    | 06/16/23  | \$580,000          | \$220,000        | 37.93                    | \$499,390          | \$40,000    | \$540,000          | \$163,834        | 3.296                    | 00003        | GOLFSIDE AT CEDAR RIVER CONDOS | 407            |
| 05-10-305-003-00 | 5696 N CROSSOVER DR | 11/13/23  | \$450,000          | \$176,600        | 39.24                    | \$422,497          | \$25,500    | \$424,500          | \$141,582        | 2.998                    | 00003        | NORTHERN CONDOS                | 407            |
| <b>Totals:</b>   |                     |           | <b>\$1,579,900</b> | <b>\$604,200</b> |                          | <b>\$1,357,948</b> |             | <b>\$1,474,400</b> | <b>\$446,665</b> |                          |              |                                |                |
|                  |                     |           |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>38.24</b>       |             |                    |                  | <b>E.C.F. =&gt;</b>      | <b>3.301</b> |                                |                |
|                  |                     |           |                    |                  |                          |                    |             |                    |                  | <b>Ave. E.C.F. =&gt;</b> | <b>3.301</b> |                                |                |

**ECF USED 3.301**

**OUTLIER NOT USED**

|                  |                  |          |           |           |       |           |          |           |           |       |       |                                |     |
|------------------|------------------|----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-------|--------------------------------|-----|
| 05-10-230-015-00 | 2280 TROON SOUTH | 09/27/24 | \$575,000 | \$180,900 | 31.46 | \$377,869 | \$40,000 | \$535,000 | \$120,495 | 4.440 | 00003 | GOLFSIDE AT CEDAR RIVER CONDOS | 407 |
|------------------|------------------|----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-------|--------------------------------|-----|

**NHBD CODE 00003 (CONDOS 1 - RES TOWNHOME COSTING)**

| Parcel Number    | Street Address    | Sale Date | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$     | E.C.F.                   | ECF Area     | Land Table                 | Property Class |
|------------------|-------------------|-----------|------------------|------------------|--------------------------|------------------|-------------|------------------|------------------|--------------------------|--------------|----------------------------|----------------|
| 05-10-240-003-00 | 2610 HAWKS EYE DR | 05/03/24  | \$340,000        | \$88,700         | 26.09                    | \$251,514        | \$3,000     | \$337,000        | \$286,968        | 1.174                    | 00003        | SKY LODGE AREA             | 407            |
| 05-10-240-006-00 | 2606 HAWKS EYE DR | 03/14/25  | \$279,000        | \$88,700         | 31.79                    | \$251,514        | \$3,000     | \$276,000        | \$286,968        | 0.962                    | 00003        | SKY LODGE AREA             | 407            |
| 05-10-240-009-00 | 2604 HAWKS EYE DR | 10/09/23  | \$315,000        | \$62,900         | 19.97                    | \$258,514        | \$10,000    | \$305,000        | \$286,968        | 1.063                    | 00003        | HAWKS EYE CLUBHOUSE CONDOS | 407            |
| <b>Totals:</b>   |                   |           | <b>\$934,000</b> | <b>\$240,300</b> |                          | <b>\$761,542</b> |             | <b>\$918,000</b> | <b>\$860,903</b> |                          |              |                            |                |
|                  |                   |           |                  |                  | <b>Sale. Ratio =&gt;</b> | <b>25.73</b>     |             |                  |                  | <b>E.C.F. =&gt;</b>      | <b>1.066</b> |                            |                |
|                  |                   |           |                  |                  |                          |                  |             |                  |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.066</b> |                            |                |

**ECF USED 1.066**

**NHBD 00005 (CONDOS 2 - RESIDENTIAL COSTING)**

| Parcel Number    | Street Address   | Sale Date | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale            | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$     | E.C.F.                   | ECF Area     | Land Table                    | Property Class |
|------------------|------------------|-----------|--------------------|------------------|--------------------------|--------------------|-------------|--------------------|------------------|--------------------------|--------------|-------------------------------|----------------|
| 05-10-190-012-00 | 5109 S SPIRIT DR | 06/26/23  | \$290,000          | \$136,100        | 46.93                    | \$421,014          | \$5,000     | \$285,000          | \$208,424        | 1.367                    | 00005        | SKY LODGE AT THE CHEIF CONDOS | 407            |
| 05-10-190-014-00 | 5105 S SPIRIT DR | 09/19/23  | \$315,000          | \$140,800        | 44.70                    | \$435,545          | \$5,000     | \$310,000          | \$215,704        | 1.437                    | 00005        | SKY LODGE AT THE CHEIF CONDOS | 407            |
| 05-10-190-020-00 | 5093 S SPIRIT DR | 11/21/24  | \$242,500          | \$122,300        | 50.43                    | \$273,125          | \$5,000     | \$237,500          | \$134,331        | 1.768                    | 00005        | SKY LODGE AT THE CHEIF CONDOS | 407            |
| 05-10-190-020-00 | 5093 S SPIRIT DR | 04/12/23  | \$250,000          | \$90,700         | 36.28                    | \$273,125          | \$5,000     | \$245,000          | \$134,331        | 1.824                    | 00005        | SKY LODGE AT THE CHEIF CONDOS | 407            |
| 05-10-190-021-00 | 5091 S SPIRIT DR | 05/01/23  | \$230,000          | \$95,400         | 41.48                    | \$280,448          | \$12,323    | \$217,677          | \$134,331        | 1.620                    | 00005        | SKY LODGE AT THE CHEIF CONDOS | 407            |
| 05-10-190-021-00 | 5091 S SPIRIT DR | 11/22/24  | \$245,000          | \$122,300        | 49.92                    | \$273,125          | \$5,000     | \$240,000          | \$134,331        | 1.787                    | 00005        | SKY LODGE AT THE CHEIF CONDOS | 407            |
| <b>Totals:</b>   |                  |           | <b>\$1,572,500</b> | <b>\$707,600</b> |                          | <b>\$1,956,382</b> |             | <b>\$1,535,177</b> | <b>\$961,452</b> |                          |              |                               |                |
|                  |                  |           |                    |                  | <b>Sale. Ratio =&gt;</b> | <b>45.00</b>       |             |                    |                  | <b>E.C.F. =&gt;</b>      | <b>1.597</b> |                               |                |
|                  |                  |           |                    |                  |                          |                    |             |                    |                  | <b>Ave. E.C.F. =&gt;</b> | <b>1.634</b> |                               |                |

**ECF USED 1.597**

**OUTLIER NOT USED**

|                  |                  |          |           |           |       |           |         |           |           |       |       |                               |     |
|------------------|------------------|----------|-----------|-----------|-------|-----------|---------|-----------|-----------|-------|-------|-------------------------------|-----|
| 05-10-190-003-00 | 5129 S SPIRIT DR | 08/15/23 | \$400,000 | \$120,900 | 30.23 | \$371,525 | \$5,000 | \$395,000 | \$183,630 | 2.151 | 00005 | SKY LODGE AT THE CHEIF CONDOS | 407 |
|------------------|------------------|----------|-----------|-----------|-------|-----------|---------|-----------|-----------|-------|-------|-------------------------------|-----|

**NHBD 00005 (CONDOS 2 - COMMERCIAL COSTING)**

| Parcel Number    | Street Address       | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Land Table                 | Property Class |
|------------------|----------------------|-----------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|----------|----------------------------|----------------|
| 05-10-290-008-00 | 5670 SHANTY CREEK RE | 07/02/24  | \$182,500    | \$103,800      | 56.88         | \$223,131      | \$20,000    | \$162,500      | \$101,769    | 1.597  | 00005    | THE LEGEND COTTAGES CONDOS | 407            |
| 05-10-390-003-00 | 5821 SHANTY CREEK RE | 08/30/24  | \$255,000    | \$98,100       | 38.47         | \$226,047      | \$25,500    | \$229,500      | \$100,474    | 2.284  | 00005    | TRAPPERS LODGE CONDOS      | 407            |
| 05-10-390-004-00 | 5821 SHANTY CREEK RE | 08/02/24  | \$322,000    | \$136,200      | 42.30         | \$315,498      | \$25,500    | \$296,500      | \$145,290    | 2.041  | 00005    | TRAPPERS LODGE CONDOS      | 407            |

|                  |                      |          |           |           |       |           |          |           |           |       |       |                       |     |
|------------------|----------------------|----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-------|-----------------------|-----|
| 05-10-390-012-00 | 5821 SHANTY CREEK RC | 12/08/23 | \$317,000 | \$104,700 | 33.03 | \$315,498 | \$25,500 | \$291,500 | \$145,290 | 2.006 | 00005 | TRAPPERS LODGE CONDOS | 407 |
| 05-10-390-017-00 | 5821 SHANTY CREEK RC | 08/23/24 | \$265,000 | \$98,100  | 37.02 | \$226,047 | \$25,500 | \$239,500 | \$100,474 | 2.384 | 00005 | TRAPPERS LODGE CONDOS | 407 |
| 05-10-390-036-00 | 5828 SHANTY CREEK RC | 09/22/23 | \$334,000 | \$108,900 | 32.60 | \$328,878 | \$25,500 | \$308,500 | \$151,993 | 2.030 | 00005 | TRAPPERS LODGE CONDOS | 407 |
| 05-10-480-004-00 | 4673 N CROSSOVER DR  | 07/10/23 | \$175,000 | \$75,500  | 43.14 | \$224,243 | \$10,500 | \$164,500 | \$107,086 | 1.536 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-004-00 | 4673 N CROSSOVER DR  | 10/11/23 | \$244,900 | \$75,500  | 30.83 | \$224,243 | \$10,500 | \$234,400 | \$107,086 | 2.189 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-007-00 | 4673 N CROSSOVER DR  | 04/07/23 | \$242,000 | \$76,900  | 31.78 | \$228,455 | \$10,500 | \$231,500 | \$109,196 | 2.120 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-007-00 | 4673 N CROSSOVER DR  | 04/04/24 | \$280,000 | \$102,600 | 36.64 | \$228,455 | \$10,500 | \$269,500 | \$109,196 | 2.468 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-010-00 | 4673 N CROSSOVER DR  | 05/05/23 | \$243,000 | \$74,400  | 30.62 | \$220,618 | \$10,500 | \$232,500 | \$105,270 | 2.209 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-022-00 | 4673 N CROSSOVER DR  | 07/07/23 | \$247,500 | \$74,500  | 30.10 | \$220,827 | \$10,500 | \$237,000 | \$105,374 | 2.249 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-041-00 | 4633 N CROSSOVER DR  | 12/14/23 | \$160,000 | \$80,500  | 50.31 | \$236,238 | \$10,500 | \$149,500 | \$113,095 | 1.322 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-044-00 | 4633 N CROSSOVER DR  | 04/04/23 | \$243,000 | \$80,500  | 33.13 | \$236,238 | \$10,500 | \$232,500 | \$113,095 | 2.056 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-044-00 | 4633 N CROSSOVER DR  | 02/29/24 | \$259,000 | \$80,500  | 31.08 | \$236,238 | \$10,500 | \$248,500 | \$113,095 | 2.197 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-480-046-00 | 4633 N CROSSOVER DR  | 10/23/24 | \$320,000 | \$139,000 | 43.44 | \$310,199 | \$10,500 | \$309,500 | \$150,150 | 2.061 | 00005 | SAWTOOTH CONDOS       | 407 |
| 05-10-500-012-00 | 4991 N CROSSOVER DR  | 08/28/24 | \$440,000 | \$188,300 | 42.80 | \$415,788 | \$25,500 | \$414,500 | \$195,535 | 2.120 | 00005 | POINTE WEST CONDOS    | 407 |
| 05-10-500-020-00 | 4991 N CROSSOVER DR  | 08/28/24 | \$480,000 | \$200,800 | 41.83 | \$438,199 | \$25,500 | \$454,500 | \$206,763 | 2.198 | 00005 | POINTE WEST CONDOS    | 407 |
| 05-10-550-002-00 | 5830 SHANTY CREEK RC | 08/21/24 | \$264,000 | \$97,700  | 37.01 | \$223,418 | \$25,500 | \$238,500 | \$99,157  | 2.405 | 00005 | TIMBER RIDGE CONDOS   | 407 |
| 05-10-550-005-00 | 5830 SHANTY CREEK RC | 06/14/23 | \$305,000 | \$88,900  | 29.15 | \$267,941 | \$25,500 | \$279,500 | \$121,463 | 2.301 | 00005 | TIMBER RIDGE CONDOS   | 407 |

Totals:      \$8,511,375      \$3,181,800      \$8,311,673      \$8,063,552      \$3,939,805

Sale. Ratio =>      37.38      E.C.F. =>      2.047

Ave. E.C.F. =>      2.069

**ECF USED      2.047**

OUTLIERS NOT USED

|                  |                      |          |           |           |       |           |          |           |           |       |       |                       |     |
|------------------|----------------------|----------|-----------|-----------|-------|-----------|----------|-----------|-----------|-------|-------|-----------------------|-----|
| 05-10-500-018-00 | 4991 N CROSSOVER DR  | 11/22/24 | \$589,975 | \$188,500 | 31.95 | \$401,886 | \$25,500 | \$564,475 | \$188,570 | 2.993 | 00005 | POINTE WEST CONDOS    | 407 |
| 05-10-390-039-00 | 5828 SHANTY CREEK RC | 11/27/23 | \$370,000 | \$79,400  | 21.46 | \$235,681 | \$25,500 | \$344,500 | \$105,301 | 3.272 | 00005 | TRAPPERS LODGE CONDOS | 407 |

**NHBD CODE 00006 (CONDOS 2 SMALLER UNITS - COMMERCIAL COSTING)**

| Parcel Number    | Street Address       | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | Land Table                | Property Class |
|------------------|----------------------|-----------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|----------|---------------------------|----------------|
| 05-10-295-019-00 | 2400 TROON SOUTH     | 11/17/23  | \$85,000     | \$32,800       | 38.59         | \$125,359      | \$500       | \$84,500       | \$75,764     | 1.115  | 00006    | CEDAR RIVER LODGE CONDOS  | 407            |
| 05-10-575-015-00 | 5610 SHANTY CREEK RC | 11/15/23  | \$58,402     | \$0            | 0.00          | \$73,607       | \$2,240     | \$56,162       | \$43,305     | 1.297  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-001-00 | 5610 SHANTY CREEK RC | 02/29/24  | \$59,900     | \$0            | 0.00          | \$73,607       | \$2,240     | \$57,660       | \$43,305     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-007-00 | 5610 SHANTY CREEK RC | 08/26/24  | \$59,900     | \$26,100       | 43.57         | \$73,607       | \$2,240     | \$57,660       | \$43,305     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-016-00 | 5610 SHANTY CREEK RC | 06/28/24  | \$59,900     | \$26,100       | 43.57         | \$73,607       | \$2,240     | \$57,660       | \$43,305     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-017-00 | 5610 SHANTY CREEK RC | 04/08/24  | \$119,800    | \$52,200       | 43.57         | \$148,974      | \$4,480     | \$115,320      | \$86,610     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-018-00 | 5610 SHANTY CREEK RC | 04/08/24  | \$119,800    | \$52,200       | 43.57         | \$148,974      | \$4,480     | \$115,320      | \$86,610     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-019-00 | 5610 SHANTY CREEK RC | 05/20/24  | \$59,900     | \$26,100       | 43.57         | \$73,607       | \$2,240     | \$57,660       | \$43,305     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-020-00 | 5610 SHANTY CREEK RC | 03/28/24  | \$59,900     | \$0            | 0.00          | \$73,607       | \$2,240     | \$57,660       | \$43,305     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-021-00 | 5610 SHANTY CREEK RC | 01/08/24  | \$59,900     | \$0            | 0.00          | \$73,607       | \$2,240     | \$57,660       | \$43,305     | 1.331  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-295-027-00 | 2400 TROON SOUTH     | 07/26/24  | \$105,000    | \$49,800       | 47.43         | \$125,359      | \$500       | \$104,500      | \$75,764     | 1.379  | 00006    | CEDAR RIVER LODGE CONDOS  | 407            |
| 05-10-295-010-00 | 2400 TROON SOUTH     | 03/15/24  | \$107,000    | \$32,700       | 30.56         | \$125,199      | \$500       | \$106,500      | \$75,667     | 1.407  | 00006    | CEDAR RIVER LODGE CONDOS  | 407            |
| 05-10-295-004-00 | 2400 TROON SOUTH     | 07/01/24  | \$115,000    | \$52,500       | 45.65         | \$132,353      | \$500       | \$114,500      | \$80,008     | 1.431  | 00006    | CEDAR RIVER LODGE CONDOS  | 407            |
| 05-10-575-002-00 | 5610 SHANTY CREEK RC | 09/03/24  | \$64,900     | \$26,100       | 40.22         | \$73,607       | \$2,240     | \$62,660       | \$43,305     | 1.447  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-003-00 | 5610 SHANTY CREEK RC | 09/03/24  | \$64,900     | \$26,100       | 40.22         | \$73,607       | \$2,240     | \$62,660       | \$43,305     | 1.447  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-004-00 | 5610 SHANTY CREEK RC | 08/26/24  | \$64,900     | \$26,100       | 40.22         | \$73,607       | \$2,240     | \$62,660       | \$43,305     | 1.447  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-575-006-00 | 5610 SHANTY CREEK RC | 08/23/24  | \$64,900     | \$26,100       | 40.22         | \$73,607       | \$2,240     | \$62,660       | \$43,305     | 1.447  | 00006    | LEGEND COTTAGE INN CONDOS | 407            |
| 05-10-295-072-00 | 2400 TROON SOUTH     | 11/30/23  | \$230,000    | \$68,000       | 29.57         | \$256,946      | \$500       | \$229,500      | \$155,610    | 1.475  | 00006    | CEDAR RIVER LODGE CONDOS  | 407            |

|                  |                      |          |           |          |       |           |          |           |           |       |       |                           |     |
|------------------|----------------------|----------|-----------|----------|-------|-----------|----------|-----------|-----------|-------|-------|---------------------------|-----|
| 05-10-295-034-00 | 2400 TROON SOUTH     | 04/22/24 | \$113,000 | \$49,800 | 44.07 | \$125,359 | \$500    | \$112,500 | \$75,764  | 1.485 | 00006 | CEDAR RIVER LODGE CONDOS  | 407 |
| 05-10-295-028-00 | 2400 TROON SOUTH     | 04/07/23 | \$114,000 | \$32,500 | 28.51 | \$124,520 | \$500    | \$113,500 | \$75,255  | 1.508 | 00006 | CEDAR RIVER LODGE CONDOS  | 407 |
| 05-10-575-022-00 | 5610 SHANTY CREEK RC | 07/10/24 | \$67,803  | \$26,100 | 38.49 | \$73,607  | \$2,240  | \$65,563  | \$43,305  | 1.514 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-028-00 | 5610 SHANTY CREEK RC | 07/25/24 | \$67,803  | \$26,100 | 38.49 | \$73,607  | \$2,240  | \$65,563  | \$43,305  | 1.514 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-295-057-00 | 2400 TROON SOUTH     | 08/25/23 | \$116,500 | \$32,800 | 28.15 | \$125,359 | \$500    | \$116,000 | \$75,764  | 1.531 | 00006 | CEDAR RIVER LODGE CONDOS  | 407 |
| 05-10-575-009-00 | 5610 SHANTY CREEK RC | 08/23/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-010-00 | 5610 SHANTY CREEK RC | 08/29/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-011-00 | 5610 SHANTY CREEK RC | 08/26/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-012-00 | 5610 SHANTY CREEK RC | 08/29/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-013-00 | 5610 SHANTY CREEK RC | 05/17/24 | \$139,800 | \$52,200 | 37.34 | \$148,974 | \$4,480  | \$135,320 | \$86,610  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-014-00 | 5610 SHANTY CREEK RC | 05/17/24 | \$139,800 | \$52,200 | 37.34 | \$148,974 | \$4,480  | \$135,320 | \$86,610  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-024-00 | 5610 SHANTY CREEK RC | 07/29/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-025-00 | 5610 SHANTY CREEK RC | 08/26/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-026-00 | 5610 SHANTY CREEK RC | 08/09/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-027-00 | 5610 SHANTY CREEK RC | 07/25/24 | \$69,900  | \$26,100 | 37.34 | \$73,607  | \$2,240  | \$67,660  | \$43,305  | 1.562 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-295-033-00 | 2400 TROON SOUTH     | 07/20/23 | \$124,900 | \$32,800 | 26.26 | \$125,359 | \$500    | \$124,400 | \$75,764  | 1.642 | 00006 | CEDAR RIVER LODGE CONDOS  | 407 |
| 05-10-575-008-00 | 5610 SHANTY CREEK RC | 08/29/24 | \$74,900  | \$26,100 | 34.85 | \$73,607  | \$2,240  | \$72,660  | \$43,305  | 1.678 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-575-023-00 | 5610 SHANTY CREEK RC | 10/25/24 | \$74,900  | \$26,100 | 34.85 | \$73,607  | \$2,240  | \$72,660  | \$43,305  | 1.678 | 00006 | LEGEND COTTAGE INN CONDOS | 407 |
| 05-10-295-082-00 | 2400 TROON SOUTH     | 02/15/24 | \$215,000 | \$53,300 | 24.79 | \$200,299 | \$500    | \$214,500 | \$121,237 | 1.769 | 00006 | CEDAR RIVER LODGE CONDOS  | 407 |
| 05-10-322-007-00 | 4826 N CROSSOVER DR  | 11/19/24 | \$215,000 | \$57,200 | 26.60 | \$132,408 | \$30,500 | \$184,500 | \$61,837  | 2.984 | 00006 | SNOWSHOE CONDOS           | 407 |
| 05-10-322-003-00 | 4826 N CROSSOVER DR  | 10/02/24 | \$220,000 | \$55,800 | 25.36 | \$129,207 | \$30,500 | \$189,500 | \$59,895  | 3.164 | 00006 | SNOWSHOE CONDOS           | 407 |
| 05-10-322-005-00 | 4826 N CROSSOVER DR  | 10/31/24 | \$215,000 | \$52,900 | 24.60 | \$123,967 | \$30,500 | \$184,500 | \$56,715  | 3.253 | 00006 | SNOWSHOE CONDOS           | 407 |
| 05-10-475-007-00 | 5712 SHANTY CREEK RC | 07/15/24 | \$95,000  | \$21,300 | 22.42 | \$50,285  | \$5,000  | \$90,000  | \$27,479  | 3.275 | 00006 | WINDCLIFF CONDOS          | 407 |
| 05-10-322-009-00 | 4826 N CROSSOVER DR  | 10/07/24 | \$308,000 | \$72,200 | 23.44 | \$160,713 | \$30,500 | \$277,500 | \$79,013  | 3.512 | 00006 | SNOWSHOE CONDOS           | 407 |
| 05-10-475-014-00 | 5712 SHANTY CREEK RC | 08/16/23 | \$89,500  | \$12,200 | 13.63 | \$40,753  | \$5,000  | \$84,500  | \$21,695  | 3.895 | 00006 | WINDCLIFF CONDOS          | 407 |
| 05-10-475-030-00 | 5712 SHANTY CREEK RC | 12/03/24 | \$90,000  | \$17,400 | 19.33 | \$40,753  | \$5,000  | \$85,000  | \$21,695  | 3.918 | 00006 | WINDCLIFF CONDOS          | 407 |

Totals:

\$4,599,108

\$1,430,700

\$4,433,055

\$4,387,668

\$2,557,388

Sale. Ratio => 31.11

E.C.F. => 1.716

Ave. E.C.F. => 1.784

ECF USED 1.716

OUTLIERS NOT USED

|                  |                      |          |           |          |       |          |          |           |          |       |       |                  |     |
|------------------|----------------------|----------|-----------|----------|-------|----------|----------|-----------|----------|-------|-------|------------------|-----|
| 05-10-322-002-00 | 4826 N CROSSOVER DR  | 05/31/24 | \$141,775 | \$34,200 | 24.12 | \$76,338 | \$30,500 | \$111,275 | \$27,814 | 4.001 | 00006 | SNOWSHOE CONDOS  | 407 |
| 05-10-322-013-00 | 4826 N CROSSOVER DR  | 05/26/23 | \$140,000 | \$27,200 | 19.43 | \$75,287 | \$30,500 | \$109,500 | \$27,177 | 4.029 | 00006 | SNOWSHOE CONDOS  | 407 |
| 05-10-322-018-00 | 4826 N CROSSOVER DR  | 10/10/24 | \$141,500 | \$33,700 | 23.82 | \$75,287 | \$30,500 | \$111,000 | \$27,177 | 4.084 | 00006 | SNOWSHOE CONDOS  | 407 |
| 05-10-322-004-00 | 4826 N CROSSOVER DR  | 06/12/24 | \$144,500 | \$33,100 | 22.91 | \$73,644 | \$30,500 | \$114,000 | \$26,180 | 4.355 | 00006 | SNOWSHOE CONDOS  | 407 |
| 05-10-475-031-00 | 5712 SHANTY CREEK RC | 09/22/23 | \$100,000 | \$12,200 | 12.20 | \$40,753 | \$5,000  | \$95,000  | \$21,695 | 4.379 | 00006 | WINDCLIFF CONDOS | 407 |
| 05-10-475-001-00 | 5712 SHANTY CREEK RC | 11/09/23 | \$105,000 | \$11,400 | 10.86 | \$38,006 | \$5,000  | \$100,000 | \$20,028 | 4.993 | 00006 | WINDCLIFF CONDOS | 407 |
| 05-10-475-025-00 | 5712 SHANTY CREEK RC | 10/15/24 | \$105,000 | \$16,200 | 15.43 | \$38,006 | \$5,000  | \$100,000 | \$20,028 | 4.993 | 00006 | WINDCLIFF CONDOS | 407 |