

Rural Res ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.		Land +		Floor		\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
								Sale	Cur. Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.					Area
08-002-002-30	2775 ECKERT RD	08/09/19	\$257,900	WD	03-ARM'S LENGTH	\$257,900	\$116,400	45.13	\$232,737	\$45,468	\$212,432	\$195,072	1.089	1,388	\$153.05	001	8.6900	BI-LEVEL
08-004-001-00	4300 ECKERT RD	09/09/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$68,000	45.03	\$136,046	\$62,519	\$88,481	\$76,591	1.155	1,033	\$85.65	001	15.3153	RANCH
08-005-001-20	5454 PARMALLEE RD	08/27/20	\$190,700	WD	03-ARM'S LENGTH	\$190,700	\$101,600	53.28	\$203,161	\$102,442	\$88,258	\$104,916	0.841	1,026	\$86.02	001	16.0865	2 STORY
08-006-003-00	9510 108TH ST	12/03/20	\$200,000	WD	24-PARTIAL ASSESSMENT	\$200,000	\$92,400	46.20	\$184,710	\$47,358	\$152,642	\$143,075	1.067	1,652	\$92.40	001	6.4774	2 STORY
08-007-001-31	6700 GARBOW RD	04/22/19	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$202,300	53.25	\$404,679	\$78,914	\$300,986	\$339,339	0.887	1,564	\$192.45	001	11.5114	RANCH
08-007-004-00	6800 GARBOW RD	10/10/19	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$96,300	43.38	\$192,567	\$74,680	\$147,320	\$122,799	1.200	1,448	\$101.74	001	19.7591	1 1/2 STORY
08-008-015-10	5881 PARMALLEE RD	11/13/19	\$187,250	WD	24-PARTIAL ASSESSMENT	\$187,250	\$84,800	45.29	\$169,510	\$55,100	\$132,150	\$119,177	1.109	1,078	\$122.59	001	10.6761	1 1/2 STORY
08-010-001-00	3700 LOFTUS RD	03/08/21	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$120,300	42.74	\$240,580	\$56,605	\$224,895	\$191,641	1.174	1,456	\$154.46	001	17.1432	RANCH
08-010-001-40	3800 LOFTUS RD	12/11/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$133,800	47.79	\$267,624	\$63,597	\$216,403	\$212,528	1.018	1,571	\$137.75	001	1.6139	1 1/2 STORY
08-011-015-00	6159 BUEHLER RD	10/16/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$130,200	45.68	\$260,420	\$62,956	\$222,044	\$205,692	1.079	1,802	\$123.22	001	7.7406	RANCH
08-011-020-60	6191 SUGARBUSH LN	03/04/21	\$675,000	WD	24-PARTIAL ASSESSMENT	\$675,000	\$283,200	41.96	\$566,485	\$172,907	\$502,093	\$409,977	1.225	1,608	\$312.25	001	22.2592	RANCH
08-011-023-00	2920 SISSON RD	09/16/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$74,600	62.17	\$149,239	\$89,085	\$30,915	\$62,660	0.493	760	\$40.68	001	50.8719	RANCH
08-012-006-60	6805 HAMMOND RD	06/12/20	\$479,900	WD	24-PARTIAL ASSESSMENT	\$479,900	\$230,700	48.07	\$461,389	\$220,950	\$258,950	\$250,457	1.034	1,681	\$154.05	001	3.1816	RANCH
08-013-007-00	5870 HAMMOND RD	11/04/19	\$115,000	WD	24-PARTIAL ASSESSMENT	\$115,000	\$57,000	49.57	\$114,090	\$29,100	\$85,900	\$85,531	0.970	1,176	\$73.04	001	3.1814	RANCH
08-015-004-10	3491 SISSON RD	12/27/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$102,200	61.94	\$204,479	\$54,541	\$110,459	\$156,185	0.707	1,531	\$72.15	001	29.4863	RANCH
08-015-004-50	5920 WOOD SCHOOL RD	09/26/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$105,800	51.61	\$211,536	\$48,100	\$156,900	\$170,246	0.922	1,440	\$108.96	001	8.0485	RANCH
08-015-017-10	5600 ENGLE RD	03/31/21	\$506,000	WD	24-PARTIAL ASSESSMENT	\$506,000	\$223,700	44.21	\$447,322	\$134,590	\$325,763	\$371,410	1.140	1,896	\$195.89	001	13.8032	1 1/2 STORY
08-016-014-00	5504 ENGLE RD	05/17/19	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$115,700	51.42	\$231,464	\$86,500	\$138,500	\$151,004	0.917	1,805	\$76.73	001	8.4900	RANCH
08-017-005-00	5801 SOLOMON RD	02/09/21	\$184,200	WD	03-ARM'S LENGTH	\$184,200	\$70,600	38.33	\$141,162	\$30,460	\$153,740	\$115,315	1.333	1,402	\$109.66	001	33.1129	2 STORY
08-018-001-20	6193 ROBERTSON RD	11/26/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,100	51.17	\$184,232	\$86,500	\$93,500	\$101,804	0.918	936	\$99.89	001	8.3663	RANCH
08-019-004-31	6813 CRANE RD	06/11/20	\$315,000	WD	24-PARTIAL ASSESSMENT	\$315,000	\$193,400	61.40	\$386,815	\$68,543	\$246,457	\$331,533	0.743	1,632	\$151.02	001	25.8708	RANCH
08-019-005-70	6202 BLACK CREEK DR	07/17/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,500	53.28	\$341,011	\$51,305	\$268,695	\$301,777	0.890	1,914	\$140.38	001	11.1717	RANCH
08-019-007-00	4905 WISWOOD DR	12/22/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$169,200	56.40	\$338,418	\$47,982	\$252,018	\$302,538	0.833	1,747	\$144.26	001	16.9079	RANCH
08-021-002-00	4905 N SOLOMON RD	05/10/19	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$110,900	41.54	\$221,838	\$22,688	\$244,312	\$207,448	1.178	1,475	\$165.64	001	17.5610	RANCH
08-022-007-10	3037 WING RD	01/26/21	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$118,200	47.28	\$236,470	\$100,145	\$149,855	\$142,005	1.055	1,694	\$88.46	001	5.3185	RANCH
08-022-009-21	4493 WOOD SCHOOL RD	04/05/19	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$112,100	43.87	\$224,187	\$66,226	\$189,274	\$164,543	1.150	1,560	\$121.33	001	14.8210	2 STORY
08-022-009-21	4493 WOOD SCHOOL RD	08/10/20	\$275,900	WD	03-ARM'S LENGTH	\$275,900	\$112,100	40.63	\$224,187	\$66,226	\$209,674	\$164,543	1.274	1,560	\$134.41	001	27.2190	2 STORY
08-023-003-00	4811 BUEHLER RD	07/29/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$59,100	65.67	\$118,245	\$27,500	\$62,500	\$94,526	0.661	1,233	\$50.69	001	34.0900	2 STORY
08-023-003-00	4811 BUEHLER RD	03/06/20	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$59,100	49.29	\$118,245	\$27,500	\$92,400	\$94,526	0.978	1,233	\$74.94	001	2.4585	2 STORY
08-023-015-10	4350 BUEHLER RD	10/07/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$138,300	55.32	\$276,661	\$180,013	\$69,987	\$100,675	0.695	1,691	\$41.39	001	30.6915	RANCH
08-026-008-40	3425 TATONKA DR	07/26/19	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$267,000	58.30	\$533,905	\$110,476	\$347,524	\$441,072	0.788	2,556	\$135.96	001	21.4185	2 STORY
08-029-003-12	5382 GRANGE RD	06/12/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,900	34.90	\$249,053	\$36,315	\$298,685	\$221,602	1.348	1,557	\$191.83	001	34.5751	RANCH
08-029-011-00	3315 NAGLE RD	12/13/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,000	41.00	\$246,056	\$89,647	\$210,353	\$162,926	1.291	1,344	\$156.51	001	28.9002	BI-LEVEL
08-029-016-00	5935 W STATE RD	09/11/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,300	48.20	\$144,696	\$52,257	\$97,743	\$96,291	1.015	1,116	\$87.58	001	1.2990	RANCH
08-031-030-10	2390 MCCANN RD	05/15/20	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$92,500	50.03	\$184,961	\$18,475	\$166,425	\$173,423	0.960	1,792	\$92.87	001	4.2445	2 STORY
08-031-033-00	6408 W IRVING RD	09/20/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,200	45.75	\$146,407	\$63,390	\$96,610	\$86,476	1.117	1,096	\$88.15	001	11.5095	2 STORY
08-032-017-00	5506 W IRVING RD	11/23/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$83,900	45.97	\$167,784	\$33,900	\$148,600	\$139,463	1.066	1,232	\$120.62	001	6.3426	RANCH
08-032-018-00	5501 W IRVING RD	04/12/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$107,600	39.85	\$215,200	\$46,741	\$223,259	\$175,478	1.272	2,224	\$100.39	001	27.0197	2 STORY
08-032-025-05	2710 PINE TRAIL DR	09/27/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,300	45.88	\$238,674	\$77,464	\$182,536	\$167,927	1.087	1,352	\$135.01	001	8.4903	RANCH
08-032-028-06	2617 ZOET DR	12/09/19	\$386,900	WD	03-ARM'S LENGTH	\$386,900	\$202,400	52.31	\$404,803	\$57,799	\$329,101	\$361,463	0.910	2,532	\$129.98	001	9.1622	1 1/2 STORY
08-032-028-40	5600 W STATE RD	11/20/20	\$360,000	WD	24-PARTIAL ASSESSMENT	\$360,000	\$153,300	42.58	\$306,601	\$87,645	\$272,355	\$228,079	1.194	2,564	\$106.22	001	19.2032	2 STORY
08-032-030-00	2501 N SOLOMON RD	08/09/19	\$577,790	WD	24-PARTIAL ASSESSMENT	\$577,790	\$291,400	50.43	\$582,828	\$298,800	\$278,990	\$295,863	0.943	2,606	\$107.06	001	5.9121	2 STORY
08-033-020-00	4550 W STATE RD	04/30/19	\$105,000	OTH	08-ESTATE	\$105,000	\$83,500	79.52	\$167,031	\$26,923	\$78,077	\$145,946	0.535	1,120	\$69.71	001	46.7121	RANCH
08-033-020-00	4550 W STATE RD	01/03/20	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$83,500	37.11	\$167,031	\$26,923	\$198,077	\$145,946	1.357	1,120	\$176.85	001	35.5102	RANCH
08-033-020-50	4522 W STATE RD	04/30/19	\$105,000	OTH	08-ESTATE	\$105,000	\$121,100	115.33	\$242,102	\$28,651	\$76,349	\$222,345	0.343	1,381	\$55.29	001	65.8712	RANCH
08-033-020-50	4522 W STATE RD	09/01/20	\$269,800	WD	25-PARTIAL CONSTRUCTION	\$269,800	\$121,100	44.89	\$242,102	\$28,651	\$241,149	\$222,345	1.085	1,381	\$174.62	001	8.2479	RANCH
08-033-020-60	4484 W STATE RD	04/30/19	\$105,000	OTH	08-ESTATE	\$105,000	\$121,500	115.71	\$242,902	\$29,451	\$75,549	\$222,345	0.340	1,381	\$54.71	001	66.2310	RANCH
08-033-020-60	4484 W STATE RD	03/10/21	\$285,000	WD	25-PARTIAL CONSTRUCTION	\$285,000	\$121,500	42.63	\$242,902	\$29,451	\$255,549	\$222,345	1.149	1,381	\$185.05	001	14.7243	RANCH
08-034-005-00	2998 WOOD SCHOOL RD	07/12/19	\$262,000	WD	24-PARTIAL ASSESSMENT	\$262,000	\$104,000	39.69	\$207,994	\$39,910	\$222,090	\$175,088	1.268	1,152	\$192.79	001	26.6358	RANCH
08-034-006-01	3381 STAGER DR	12/22/20	\$259,900	WD	24-PARTIAL ASSESSMENT	\$259,900	\$103,200	39.71	\$206,405	\$42,780	\$217,120	\$170,443	1.274	1,224	\$177.39	001	27.1766	BI-LEVEL
08-034-006-03	3275 STAGER DR	05/03/19	\$328,900	WD	03-ARM'S LENGTH	\$328,900	\$173,200	52.66	\$346,447	\$95,178	\$233,722	\$261,739	0.893	1,526	\$153.16	001	10.9133	2 STORY
08-034-006-07	3332 STAGER DR	04/05/19	\$220,000	WD	24-PARTIAL ASSESSMENT	\$220,000	\$116,200	52.82	\$232,368	\$39,150	\$180,850	\$201,269	0.899	1,456	\$124.21	001	10.3543	RANCH
08-035-006-10	2634 BUEHLER RD	10/15/20	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$127,500	46.20	\$255,060	\$93,197	\$182,803	\$168,607	1.084	2,184	\$83.70	001	8.2101	1 1/2 STORY
08-036-008-00	2372 HAMMOND RD	09/25/19	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$180,500	55.20	\$360,960	\$68,920	\$258,080	\$304,208	0.848	1,444	\$178.73	001	15.3727	RANCH
08-036-012-00	2052 HAMMOND RD	11/09/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,800	39.92	\$203,599	\$32,688	\$222,312	\$178,032	1.249	1,106	\$201.01	001	24.6624	RANCH
08-036-013-00	2442 HAMMOND RD	11/12/20	\$167,000	WD	24-PARTIAL ASSESSMENT	\$167,000	\$77,400	46.35	\$154,888	\$43,458	\$123,542							

Subs Site Condos ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.		Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building		
								Sale	Cur. Appraisal					Area	\$/Sq.Ft.			Style		
08-016-004-00	4903 HIDDEN HILLS DR	10/16/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,800	51.57	\$381,543	\$52,580	\$317,420	\$342,670	0.926	4,000	\$79.36	003	7.8745	2 STORY	RANCH	
08-031-014-00	6925 SYDNEY TRL	06/12/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$263,300	51.13	\$526,537	\$157,039	\$357,961	\$384,894	0.930	2,465	\$145.22	003	7.5034	2 STORY	RANCH	
08-031-014-20	6657 SYDNEY TRL	02/05/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$164,900	44.57	\$329,836	\$56,106	\$313,894	\$285,135	1.101	1,467	\$213.97	003	9.5800	2 STORY	RANCH	
08-031-014-40	6839 SYDNEY TRL	08/10/20	\$345,000	WD	25-PARTIAL CONSTRUCTION	\$345,000	\$162,800	47.19	\$325,533	\$58,703	\$286,297	\$277,948	1.030	1,467	\$195.16	003	2.4979	2 STORY	RANCH	
08-050-001-06	2420 STANTON DR	02/10/21	\$250,000	WD	24-PARTIAL ASSESSMENT	\$250,000	\$96,400	38.56	\$192,711	\$29,652	\$220,348	\$169,853	1.297	1,102	\$199.95	003	29.2226	2 STORY	BI-LEVEL	
08-050-001-08	2312 STANTON DR	09/23/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,100	45.88	\$220,128	\$35,823	\$204,177	\$191,984	1.064	1,456	\$140.23	003	5.8449	2 STORY	RANCH	
08-050-001-25	2240 ROZELL DR	07/16/20	\$280,000	WD	24-PARTIAL ASSESSMENT	\$280,000	\$119,900	42.82	\$239,845	\$43,678	\$236,322	\$204,341	1.157	1,216	\$194.34	003	15.1450	2 STORY	RANCH	
08-080-006-00	3921 ETHEL DR	02/11/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,000	46.27	\$235,940	\$34,063	\$220,937	\$210,289	1.051	1,133	\$195.00	003	4.5578	2 STORY	BI-LEVEL	
08-080-015-00	3811 ETHEL DR	07/14/20	\$245,000	WD	24-PARTIAL ASSESSMENT	\$245,000	\$127,200	51.92	\$254,324	\$28,687	\$216,313	\$235,039	0.920	1,416	\$152.76	003	8.4730	2 STORY	RANCH	
08-090-025-00	2695 WILDFLOWER DR	11/19/20	\$274,000	WD	24-PARTIAL ASSESSMENT	\$274,000	\$107,400	39.20	\$214,818	\$31,518	\$242,482	\$190,938	1.270	1,646	\$147.32	003	26.4895	2 STORY	RANCH	
08-090-027-00	2737 WILDFLOWER DR	06/27/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,300	48.42	\$256,678	\$31,498	\$233,502	\$234,563	0.995	1,628	\$143.43	003	0.9581	2 STORY	RANCH	
08-090-029-00	2706 WILDFLOWER DR	08/09/19	\$245,000	WD	24-PARTIAL ASSESSMENT	\$245,000	\$113,400	46.29	\$226,832	\$30,676	\$214,324	\$204,329	1.049	1,430	\$149.88	003	4.3855	2 STORY	RANCH	
08-105-002-00	2683 ALGEN DR	07/31/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,100	48.77	\$190,112	\$26,730	\$168,270	\$170,190	0.989	1,232	\$136.58	003	1.6339	2 STORY	RANCH	
08-105-006-00	2523 ALGEN DR	06/21/19	\$265,000	WD	25-PARTIAL CONSTRUCTION	\$265,000	\$142,100	53.62	\$284,254	\$47,959	\$217,041	\$246,141	0.882	1,612	\$134.64	003	12.3283	2 STORY	RANCH	
08-105-008-00	2425 ALGEN DR	03/16/21	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$152,700	42.95	\$305,463	\$39,230	\$316,270	\$277,326	1.140	1,611	\$196.32	003	13.5367	2 STORY	RANCH	
08-105-009-00	2508 ALGEN DR	07/02/19	\$261,472	WD	25-PARTIAL CONSTRUCTION	\$261,472	\$139,700	53.43	\$279,411	\$40,865	\$220,607	\$248,485	0.888	2,134	\$103.38	003	11.7253	2 STORY	RANCH	
08-105-010-00	2526 ALGEN DR	01/31/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$141,700	46.46	\$283,465	\$54,073	\$250,927	\$238,950	1.050	1,611	\$155.76	003	4.5064	2 STORY	RANCH	
08-105-011-00	2564 ALGEN DR	07/31/19	\$250,000	WD	25-PARTIAL CONSTRUCTION	\$250,000	\$126,200	50.48	\$252,412	\$28,685	\$221,315	\$233,049	0.950	1,612	\$137.29	003	5.5410	2 STORY	RANCH	
08-105-012-00	2602 ALGEN DR	09/25/19	\$235,000	WD	25-PARTIAL CONSTRUCTION	\$235,000	\$126,800	53.96	\$253,610	\$31,317	\$203,683	\$231,555	0.880	2,070	\$98.40	003	12.5429	2 STORY	RANCH	
08-105-015-00	2718 ALGEN DR	11/14/19	\$189,500	WD	24-PARTIAL ASSESSMENT	\$189,500	\$84,700	44.70	\$169,484	\$26,730	\$162,770	\$148,702	1.095	1,054	\$154.43	003	8.9545	2 STORY	BI-LEVEL	
08-105-016-00	2752 ALGEN DR	04/10/19	\$202,715	WD	03-ARM'S LENGTH	\$202,715	\$103,500	51.06	\$206,981	\$28,638	\$174,077	\$185,774	0.937	1,032	\$168.68	003	6.8023	2 STORY	BI-LEVEL	
08-110-002-00	2748 APPLEWINE RD	12/11/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,900	48.54	\$271,817	\$30,335	\$249,665	\$251,544	0.993	1,567	\$159.33	003	1.2529	2 STORY	RANCH	
08-110-003-00	2668 APPLEWINE RD	09/27/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,700	48.65	\$345,450	\$33,510	\$321,490	\$324,938	0.989	2,982	\$107.81	003	1.5670	2 STORY	RANCH	
08-110-007-00	2829 APPLEWINE RD	07/19/19	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$159,500	53.34	\$318,950	\$30,171	\$268,829	\$300,811	0.894	1,801	\$149.27	003	11.1380	2 STORY	RANCH	
08-110-009-00	2782 GORTON RD	08/02/19	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$131,100	44.82	\$262,244	\$36,128	\$256,372	\$235,538	1.088	1,999	\$128.25	003	8.3395	2 STORY	RANCH	
08-110-013-00	2793 GORTON RD	08/15/19	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$154,500	47.98	\$309,065	\$30,682	\$291,318	\$289,962	1.005	1,667	\$174.76	003	0.0454	2 STORY	RANCH	
08-110-014-00	2857 GORTON RD	09/30/19	\$314,350	WD	25-PARTIAL CONSTRUCTION	\$314,350	\$161,500	51.38	\$322,937	\$32,564	\$281,786	\$302,472	0.932	1,801	\$156.46	003	7.3449	2 STORY	RANCH	
08-115-005-00	2768 FAWN COVE AVE	07/16/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$101,900	48.76	\$203,752	\$26,801	\$182,199	\$184,324	0.988	1,038	\$175.53	003	1.6588	2 STORY	BI-LEVEL	
08-115-018-00	2838 FAWN COVE AVE	05/31/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$95,400	47.72	\$190,816	\$27,257	\$172,643	\$170,374	1.013	936	\$184.45	003	0.8258	2 STORY	BI-LEVEL	
08-115-026-00	3144 SUGAR CREEK DR	12/30/19	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$130,700	57.07	\$261,461	\$30,918	\$198,082	\$240,149	0.825	2,140	\$92.56	003	18.0230	2 STORY	RANCH	
08-115-027-00	3134 SUGAR CREEK DR	06/02/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$149,600	55.41	\$299,130	\$31,057	\$238,943	\$279,243	0.856	1,611	\$148.32	003	14.9378	2 STORY	RANCH	
08-115-027-00	3134 SUGAR CREEK DR	12/18/20	\$308,800	WD	25-PARTIAL CONSTRUCTION	\$308,800	\$149,600	48.45	\$299,130	\$31,057	\$277,743	\$279,243	0.995	1,611	\$172.40	003	1.0430	2 STORY	RANCH	
08-120-007-00	2744 FOXGLOVE DR	12/09/19	\$240,000	WD	24-PARTIAL ASSESSMENT	\$240,000	\$114,100	47.54	\$228,190	\$27,660	\$212,340	\$208,885	1.017	1,308	\$162.34	003	1.1478	2 STORY	RANCH	
08-120-009-00	2670 FOXGLOVE DR	12/01/20	\$265,000	WD	24-PARTIAL ASSESSMENT	\$265,000	\$123,300	46.53	\$246,504	\$31,311	\$233,689	\$224,159	1.043	2,070	\$112.89	003	3.7453	2 STORY	RANCH	
08-120-020-00	4500 FOXMOOR CT	08/31/20	\$350,023	WD	24-PARTIAL ASSESSMENT	\$350,023	\$164,600	47.03	\$329,199	\$43,748	\$306,275	\$297,345	1.030	1,611	\$190.11	003	2.4973	2 STORY	RANCH	
08-125-011-00	4232 PAUVERLY DR	03/16/21	\$338,900	WD	03-ARM'S LENGTH	\$338,900	\$153,300	45.23	\$306,621	\$42,749	\$296,151	\$274,867	1.077	1,472	\$201.19	003	7.2375	2 STORY	RANCH	
08-125-013-00	4368 PAUVERLY DR	11/25/19	\$506,562	WD	03-ARM'S LENGTH	\$506,562	\$233,900	46.17	\$467,766	\$39,781	\$466,781	\$445,818	1.047	2,273	\$205.36	003	4.1962	2 STORY	RANCH	
08-125-020-00	4273 AUTUMN RIDGE DR	05/24/19	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$290,900	59.98	\$581,891	\$61,019	\$423,981	\$542,575	0.781	2,715	\$156.16	003	22.3636	2 STORY	RANCH	
08-125-031-00	4270 AUTUMN RIDGE DR	12/11/20	\$365,000	WD	24-PARTIAL ASSESSMENT	\$365,000	\$183,700	50.33	\$367,381	\$44,810	\$320,190	\$336,011	0.953	2,001	\$160.01	003	5.2146	2 STORY	RANCH	
08-125-036-00	4211 PAUVERLY DR	09/08/20	\$363,600	WD	25-PARTIAL CONSTRUCTION	\$363,600	\$156,600	43.07	\$313,209	\$37,264	\$326,336	\$287,443	1.135	1,516	\$215.26	003	13.0248	2 STORY	RANCH	
08-130-004-00	4307 VICTORIA DR	05/31/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,700	50.63	\$273,351	\$28,220	\$241,780	\$255,345	0.947	1,845	\$131.05	003	5.8183	2 STORY	RANCH	
08-130-008-00	2153 KAYLUE CT	06/24/19	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$155,900	47.98	\$311,789	\$35,839	\$289,061	\$287,448	1.006	1,468	\$196.91	003	0.0552	2 STORY	RANCH	
Totals:			\$12,501,722			\$12,501,722	\$6,070,400		\$12,140,570		\$10,854,591	\$10,930,666			\$157.68		1.0200			
								Sale. Ratio =>	48.56			E.C.F. =>	0.993	Std. Deviation=>		0.105748				
								Std. Dev. =>	4.36			Ave. E.C.F. =>	1.005	Ave. Variance=>		7.8948	Coefficient of Var=>		7.855025	

Mobile Homes ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$		Asd/Adj.		Bldg.			Floor		ECF Area	Dev. by Mean (%)	Building Style		
						Cur. Asmnt.	Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.					
08-012-002-21	6411 FIGHTER RD	04/06/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$50,000	55.62	\$99,984	\$35,340	\$54,560	\$53,870	1.013	1,026	\$53.18	001	20.9723	RANCH	
08-015-016-60	5280 ENGLE RD	01/29/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,100	56.45	\$124,102	\$66,503	\$43,497	\$47,999	0.906	1,568	\$27.74	001	31.6328	RANCH	
08-020-006-20	4300 JOHNSON RD	08/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,300	57.92	\$150,550	\$54,477	\$75,523	\$80,061	0.943	1,560	\$48.41	001	27.9211	RANCH	
08-022-009-30	4373 WOOD SCHOOL RD	11/27/19	\$123,000	WD	24-PARTIAL ASSESSMENT	\$123,000	\$58,700	47.72	\$117,412	\$44,784	\$78,216	\$60,523	1.292	1,008	\$77.60	001	6.9797	RANCH	
08-023-006-70	4950 BUEHLER RD	07/05/19	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,500	50.43	\$116,943	\$45,188	\$70,812	\$59,796	1.184	1,742	\$40.65	001	3.8302	RANCH	
08-025-021-10	3378 HAMMOND RD	03/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,100	47.16	\$146,109	\$75,769	\$79,231	\$58,617	1.352	1,848	\$42.87	001	12.9149	RANCH	
08-027-007-00	3200 WOOD SCHOOL RD	12/04/20	\$175,500	WD	24-PARTIAL ASSESSMENT	\$175,500	\$81,500	46.44	\$163,068	\$27,500	\$148,000	\$112,973	1.310	1,568	\$94.39	001	8.7512	RANCH	
08-027-013-51	3377 WOOD SCHOOL RD	08/21/20	\$189,900	OTH	03-ARM'S LENGTH	\$189,900	\$83,200	43.81	\$166,317	\$49,360	\$140,540	\$97,464	1.442	2,052	\$68.49	001	21.9435	RANCH	
08-027-015-00	3493 WOOD SCHOOL RD	09/22/20	\$123,500	LC	24-PARTIAL ASSESSMENT	\$123,500	\$58,700	47.53	\$117,398	\$35,500	\$88,000	\$68,248	1.289	1,344	\$65.48	001	6.6877	RANCH	
08-028-010-20	3511 ENGLE RD	06/03/19	\$248,000	WD	24-PARTIAL ASSESSMENT	\$248,000	\$115,200	46.45	\$230,494	\$141,045	\$106,955	\$74,541	1.435	1,742	\$61.40	001	21.2320	RANCH	
08-036-024-00	2849 HAMMOND RD	09/30/20	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$30,300	48.10	\$60,616	\$25,300	\$37,700	\$29,430	1.281	672	\$56.10	001	5.8474	RANCH	
Totals:			\$1,523,800			\$1,523,800	\$746,600		\$1,492,993		\$923,034	\$743,523			\$57.85		1.8902		
									Sale. Ratio =>	49.00				E.C.F. =>	1.241	Std. Deviation=>	0.188097186		
									Std. Dev. =>	4.71				Ave. E.C.F. =>	1.223	Ave. Variance=>	15.3375	Coefficient of Var=>	12.54571053

Commercial ECF

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.	
204 DIVISION ST	06/12/20	\$45,000	WD	ARM'S LENGTH	\$45,000	\$19,100	42.44	\$49,787	\$13,414	\$31,586	\$54,014	0.585	
145 N MAIN ST	09/16/20	\$43,000	WD	ARM'S LENGTH	\$43,000	\$22,900	53.26	\$37,236	\$6,520	\$36,480	\$48,190	0.757	
120 W MAIN ST	06/14/19	\$175,000	WD	ARM'S LENGTH	\$175,000	\$65,400	37.37	\$159,304	\$54,697	\$120,303	\$95,970	1.254	
223 N MAIN ST	10/15/20	\$80,000	LC	ARM'S LENGTH	\$80,000	\$22,700	28.38	\$54,726	\$5,882	\$74,118	\$79,551	0.932	
220 BROADWAY	03/12/20	\$421,071	WD	ARM'S LENGTH	\$421,071	\$213,600	50.73	\$489,250	\$130,527	\$290,544	\$329,104	0.883	
234 N MAIN ST	03/11/21	\$85,000	WD	ARM'S LENGTH	\$85,000	\$50,800	59.76	\$118,717	\$14,281	\$70,719	\$170,091	0.416	
Totals:		\$849,071			\$849,071	\$394,500		\$909,020		\$623,750	\$776,919		
							Sale. Ratio =>	46.46				E.C.F. =>	0.803
							Std. Dev. =>	11.48				Ave. E.C.F. =>	0.804

Industrial ECF

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
1226 LINCOLN RD	08/12/20	\$150,000	WD	ARM'S LENGTH	\$150,000	\$26,705	\$123,295	\$201,051	0.613
6119 145TH AVE	12/26/19	\$110,000	WD	ARM'S LENGTH	\$110,000	\$52,450	\$57,550	\$62,918	0.915
606 N MAIN ST	09/19/19	\$150,000	WD	ARM'S LENGTH	\$150,000	\$31,933	\$118,067	\$211,796	0.557
720 N MAIN ST	08/22/19	\$145,500	WD	ARM'S LENGTH	\$145,500	\$38,392	\$107,108	\$170,695	0.627
114 PINE ST	10/23/20	\$61,000	WD	ARM'S LENGTH	\$61,000	\$21,788	\$39,212	\$60,484	0.648
Totals:		\$616,500			\$616,500		\$445,232	\$445,232	\$706,944
						E.C.F. =>	0.630	X 0.85 ADJ = 0.535	
						Ave. E.C.F. =>	0.672	FOR Freeport	

Village of Freeport ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
43-101-004-00	157 N MAPLE ST	10/16/20	\$137,500	WD	24-PARTIAL ASSESSMENT	\$137,500	\$60,400	43.93	\$120,713	\$19,800	\$117,700	\$126,141	0.933	1,615	\$72.88	002	12.7664	2 STORY			
43-103-005-00	129 OAK ST	03/05/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$42,600	48.69	\$85,262	\$19,800	\$67,700	\$81,828	0.827	872	\$77.64	002	2.1933	RANCH			
43-104-001-00	144 OAK ST	05/22/20	\$100,000	WD	24-PARTIAL ASSESSMENT	\$100,000	\$46,300	46.30	\$92,648	\$19,800	\$80,200	\$91,060	0.881	1,285	\$62.41	002	7.5321	2 STORY			
43-104-002-00	130 OAK ST	06/19/19	\$80,000	WD	24-PARTIAL ASSESSMENT	\$80,000	\$39,700	49.63	\$79,327	\$19,800	\$60,200	\$74,409	0.809	988	\$60.93	002	0.3628	RANCH			
43-105-001-00	190 OAK ST	10/27/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,900	43.94	\$153,899	\$25,855	\$149,145	\$160,055	0.932	1,851	\$80.58	002	12.6419	2 STORY			
43-105-003-00	172 OAK ST	09/24/20	\$136,500	WD	24-PARTIAL ASSESSMENT	\$136,500	\$55,600	40.73	\$111,197	\$19,800	\$116,700	\$114,246	1.021	1,968	\$59.30	002	21.6061	2 STORY			
43-108-006-00	175 CHERRY ST	09/16/20	\$124,900	WD	24-PARTIAL ASSESSMENT	\$124,900	\$61,300	49.08	\$122,643	\$27,645	\$97,255	\$118,748	0.819	1,872	\$51.95	002	1.3590	RANCH			
43-110-001-00	144 CHERRY ST	04/22/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$43,000	61.43	\$86,086	\$19,800	\$50,200	\$82,858	0.606	1,207	\$41.59	002	19.9557	1 1/2 STORY			
43-110-004-00	106 CHERRY ST	06/04/19	\$112,000	WD	24-PARTIAL ASSESSMENT	\$112,000	\$70,200	62.68	\$140,478	\$52,816	\$59,184	\$109,578	0.540	1,978	\$29.92	002	26.5306	RANCH			
43-201-004-00	350 DIVISION ST	10/19/20	\$126,000	WD	24-PARTIAL ASSESSMENT	\$126,000	\$50,700	40.24	\$101,436	\$21,512	\$104,488	\$99,905	1.046	1,240	\$84.26	002	24.0457	1 1/2 STORY			
43-203-007-00	293 CHERRY ST	11/07/20	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$41,100	68.50	\$82,131	\$21,050	\$38,950	\$76,351	0.510	1,496	\$26.04	002	29.5275	2 STORY			
43-205-003-00	306 CHERRY ST	12/28/20	\$179,000	WD	24-PARTIAL ASSESSMENT	\$179,000	\$73,700	41.17	\$147,346	\$19,800	\$159,200	\$159,433	0.999	1,877	\$84.82	002	19.3125	2 STORY			
43-206-001-00	178 S EAST ST	03/01/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$45,400	42.83	\$90,808	\$19,800	\$86,200	\$88,760	0.971	1,616	\$53.34	002	16.5741	2 STORY			
43-206-005-00	193 S CRESSY ST	11/01/19	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$51,800	57.62	\$103,520	\$19,800	\$70,100	\$104,650	0.670	2,198	\$31.89	002	13.5565	2 STORY			
43-207-006-00	247 S CRESSY ST	07/08/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$61,400	58.48	\$122,749	\$19,800	\$85,200	\$128,686	0.662	1,395	\$61.08	002	14.3342	RANCH			
43-210-007-00	233 S WARREN ST	12/18/20	\$118,000	WD	24-PARTIAL ASSESSMENT	\$118,000	\$51,900	43.98	\$103,782	\$19,800	\$98,200	\$104,978	0.935	1,346	\$72.96	002	13.0022	2 STORY			
43-213-001-20	170 ST JOHNS ST	09/23/19	\$128,000	WD	24-PARTIAL ASSESSMENT	\$128,000	\$66,500	51.95	\$146,513	\$25,855	\$102,145	\$150,823	0.677	1,816	\$56.25	002	12.8164	RANCH			
43-302-001-00	317 DIVISION ST	05/19/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,700	53.65	\$123,329	\$41,347	\$73,653	\$102,478	0.719	1,578	\$46.67	002	8.6693	2 STORY			
43-350-425-00	312 S STATE ST	07/09/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,800	52.69	\$305,518	\$78,320	\$211,680	\$283,998	0.745	1,808	\$117.08	002	6.0058	2 STORY			
Totals:			\$2,340,300			\$2,340,300	\$1,153,000		\$2,319,385		\$1,828,100	\$2,258,981			\$61.66			0.3842			
								Sale. Ratio =>	49.27					E.C.F. =>	0.809			Std. Deviation=>	0.1647688		
								Std. Dev. =>	8.24					Ave. E.C.F. =>	0.805			Ave. Variance=>	13.8312	Coefficient of Var=>	17.17266989

