

Metes and bounds ECF Used 1.46

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-015-001-24	3855 PULVER WOODS DR	12/5/2023	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$152,400	\$557,600	\$567,738	0.982	
13-021-001-00	2976 WILLIAMSBURG RD	5/22/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$109,464	\$295,536	\$297,153	0.995	
13-125-028-00	7303 BAGGS RD	1/8/2024	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$381,600	\$268,400	\$267,490	1.003	
13-136-008-30	11447 E M 72	12/9/2024	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$76,427	\$523,573	\$437,378	1.197	
13-127-014-10	7562 TIMBERLINE RD	7/12/2023	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$31,661	\$241,339	\$201,559	1.197	
13-133-005-30	6783 CRAM RD	7/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$57,355	\$272,645	\$219,207	1.244	
13-109-018-01	8255 ANGELL RD	5/8/2024	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$294,510	\$330,490	\$254,664	1.298	
13-004-022-20	5038 MOORE RD	4/12/2024	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$112,450	\$487,550	\$364,304	1.338	
13-127-023-41	9235 AYERS RD	6/7/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$58,924	\$356,076	\$265,270	1.342	
13-004-015-55	8365 CRISP RD	5/26/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$41,200	\$283,800	\$203,901	1.392	
13-004-034-00	5205 VINTON RD	2/25/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$49,238	\$245,762	\$172,718	1.423	
13-125-008-00	7998 BAGGS RD	8/24/2023	\$382,602	PTA	03-ARM'S LENGTH	\$382,602	\$27,080	\$355,522	\$242,018	1.469	
13-004-015-12	8157 CRISP RD	10/26/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$76,506	\$213,494	\$143,647	1.486	
13-004-015-55	8365 CRISP RD	3/7/2025	\$347,000	PTA	03-ARM'S LENGTH	\$347,000	\$41,200	\$305,800	\$203,901	1.500	
13-109-021-10	10114 ELK LAKE RD	7/25/2024	\$820,000	PTA	03-ARM'S LENGTH	\$820,000	\$51,100	\$768,900	\$511,476	1.503	
13-450-009-00	10885 DEAL RD	5/1/2023	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$54,063	\$500,937	\$322,698	1.552	
13-128-001-93	7902 ELK LAKE RD	8/28/2024	\$812,500	PTA	03-ARM'S LENGTH	\$812,500	\$134,685	\$677,815	\$435,329	1.557	
13-002-022-11	10652 DEAL RD	11/22/2024	\$760,000	PTA	03-ARM'S LENGTH	\$760,000	\$70,193	\$689,807	\$414,623	1.664	
13-120-002-00	7982 PARK RD	9/8/2023	\$377,000	PTA	03-ARM'S LENGTH	\$377,000	\$66,836	\$310,164	\$183,878	1.687	
13-128-005-02	7200 ELK LAKE RD	7/27/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$57,744	\$272,256	\$157,445	1.729	
13-004-033-00	5285 VINTON RD	11/5/2024	\$361,200	PTA	03-ARM'S LENGTH	\$361,200	\$57,391	\$303,809	\$172,374	1.762	
13-004-033-00	5285 VINTON RD	11/5/2024	\$361,200	WD	03-ARM'S LENGTH	\$361,200	\$57,391	\$303,809	\$172,374	1.762	
13-134-009-40	9557 OLD M 72	3/31/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$49,000	\$266,000	\$145,558	1.827	
13-133-016-00	6197 ELK LAKE RD	6/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$45,649	\$179,351	\$94,263	1.903	
13-134-008-01	6196 COOK RD	11/15/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$52,540	\$342,460	\$178,707	1.916	
13-127-022-20	7538 CRAM RD	5/1/2023	\$497,500	PTA	03-ARM'S LENGTH	\$497,500	\$51,563	\$445,937	\$227,712	1.958	
13-128-006-00	8325 HAWLEY RD	7/7/2023	\$494,521	PTA	03-ARM'S LENGTH	\$494,521	\$118,645	\$375,876	\$184,109	2.042	
13-128-005-10	7142 ELK LAKE RD	6/28/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$88,125	\$229,875	\$109,098	2.107	
13-003-027-03	5193 SAMELS RD	3/31/2025	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$149,250	\$55,750	\$24,183	2.305	
Totals:			\$13,074,523			\$13,074,523		\$10,460,333	\$7,174,775		
										E.C.F. =>	1.458
										Ave. E.C.F. =>	1.557

4002 Off Water ECF Used 1.45

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-127-014-10	7562 TIMBERLINE RD	7/12/2023	\$273,000	03-ARM'S LENGTH	\$273,000	\$31,661	\$241,339	\$201,559	1.197
13-550-008-00	7646 TIMBERLINE RD	1/29/2025	\$320,000	03-ARM'S LENGTH	\$320,000	\$55,397	\$264,603	\$160,963	1.644
13-830-003-00	8656 CHURCH ST	9/28/2023	\$125,000	03-ARM'S LENGTH	\$125,000	\$37,125	\$87,875	\$81,053	1.084
13-880-046-00	9764 PINENEEDLE LN	10/23/2023	\$345,000	03-ARM'S LENGTH	\$345,000	\$61,019	\$283,981	\$206,682	1.374
13-880-047-00	9758 PINENEEDLE LN	8/28/2023	\$397,000	03-ARM'S LENGTH	\$397,000	\$58,000	\$339,000	\$147,481	2.299
Totals:			\$1,460,000		\$1,460,000		\$1,216,798	\$797,738	
									E.C.F. => 1.525
									Ave. E.C.F. => 1.520

Used a 1.45 because the sale on 8/28/2023 was weighing heavy on the ECF

4003 Off Water Used 1.38

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-021-001-00	2976 WILLIAMSBURG RD	5/22/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$109,464	\$295,536	\$297,153	0.995
13-031-005-15	340 STARFLOWER LN	3/26/2024	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$190,120	\$18,880	\$15,245	1.238
13-332-022-00	9901 CUSHMAN CT	1/3/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$24,900	\$475,100	\$275,959	1.722
13-332-024-00	9949 CUSHMAN CT	6/28/2024	\$447,500	PTA	03-ARM'S LENGTH	\$447,500	\$28,616	\$418,884	\$269,691	1.553
13-611-006-00	8696 STREAM VIEW LN	6/28/2023	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$24,700	\$312,800	\$202,304	1.546
13-800-028-00	11125 MASON POINT	7/28/2023	\$419,000	PTA	03-ARM'S LENGTH	\$419,000	\$137,944	\$281,056	\$221,747	1.267
Totals:			\$2,318,000			\$2,318,000		\$1,802,256	\$1,282,099	
										E.C.F. => 1.406
										Ave. E.C.F. => 1.387

4004 Off Water Used 1.57

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-340-040-00	11631 TOPVIEW DR	6/21/2024	\$429,900	PTA	03-ARM'S LENGTH	\$429,900	\$39,375	\$390,525	\$207,191	1.885	
13-770-003-00	5224 GLENNING TRL	5/12/2023	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$50,314	\$414,686	\$304,950	1.360	
Totals:			\$894,900			\$894,900		\$805,211	\$512,141		
										E.C.F. =>	1.572
										Ave. E.C.F. =>	1.622

4006 Millbrook Used 1.39

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-600-001-00	5450 MILLBROOK DR	7/11/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$24,700	\$320,300	\$223,962	1.430
13-600-004-00	5457 MILLBROOK DR	9/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$24,700	\$285,300	\$202,123	1.412
13-600-013-00	5492 MILLBROOK DR	7/20/2023	\$414,900	PTA	03-ARM'S LENGTH	\$414,900	\$24,700	\$390,200	\$294,451	1.325
13-600-023-00	5562 MILLBROOK DR	3/24/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$24,700	\$405,300	\$287,306	1.411
Totals:			\$1,499,900			\$1,499,900		\$1,401,100	\$1,007,842	
										E.C.F. => 1.390
										Ave. E.C.F. => 1.394

4009 Elk Lake Used 1.65

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-103-019-01	11092 SUMMERTIME TRL	11/27/2024	\$2,700,000	PTA	03-ARM'S LENGTH	\$2,700,000	\$1,416,525	\$1,283,475	\$834,552	1.538	
13-150-025-00	10188 ELK LAKE TR	8/5/2024	\$1,125,000	PTA	03-ARM'S LENGTH	\$1,125,000	\$736,034	\$388,966	\$338,021	1.151	
13-270-007-00	9882 ELK LAKE TR	11/10/2023	\$917,000	WD	03-ARM'S LENGTH	\$917,000	\$628,689	\$288,311	\$127,578	2.260	
13-340-004-00	11674 CLEARVIEW DR	2/9/2024	\$1,500,000	PTA	03-ARM'S LENGTH	\$1,500,000	\$741,185	\$758,815	\$304,792	2.490	
13-350-005-00	9544 ELK LAKE TR	1/3/2025	\$1,018,000	PTA	03-ARM'S LENGTH	\$1,018,000	\$740,538	\$277,462	\$242,327	1.145	
13-730-005-00	9549 PALAESTRUM RD	6/26/2024	\$2,595,000	PTA	03-ARM'S LENGTH	\$2,595,000	\$748,420	\$1,846,580	\$1,083,192	1.705	
13-750-015-00	9357 FAIRVIEW AVE	11/18/2024	\$880,000	PTA	03-ARM'S LENGTH	\$880,000	\$590,017	\$289,983	\$186,610	1.554	
13-750-021-00	9453 FAIRVIEW AVE	4/29/2024	\$1,700,000	PTA	03-ARM'S LENGTH	\$1,700,000	\$756,393	\$943,607	\$575,869	1.639	
Totals:			\$12,435,000			\$12,435,000		\$6,077,199	\$3,692,941		
										E.C.F. =>	1.646
										Ave. E.C.F. =>	1.685

Mobile Home ECF Used 1.65

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
13-002-001-45	5852 MABEL RD	6/4/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$54,590	\$215,410	\$128,800	1.672	
13-003-019-40	5345 BROWN BEAR LN	9/12/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$58,162	\$291,838	\$187,859	1.553	
13-136-002-09	6627 BAGGS RD	8/9/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$77,110	\$157,890	\$85,081	1.856	
Totals:			\$855,000			\$855,000		\$665,138	\$401,740		
										E.C.F. =>	1.656
										Ave. E.C.F. =>	1.694