

PENINSULA TOWNSHIP ECF ANALYSIS FOR 2023 ASSESSMENTS (SALES BETWEEN 4/1/2019-3/31/2022)

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
DO1: PENINSULA DR (North of Wilson)									
11-675-003-00	10630 PENINSULA DR	8/3/21	615,000	203,000	33.01	330,202	96,200	3.43	
11-440-017-00	12014 PENINSULA DR	7/21/21	650,000	227,100	34.94	420,148	178,174	2.36	
11-325-007-00	7844 PENINSULA DR	12/3/21	1,005,100	348,700	34.69	522,059	224,272	2.33	
11-005-024-00	1414 NELSON RD	11/25/20	750,000	327,700	43.69	340,469	429,929	0.79	
11-007-010-00	10550 PENINSULA DR	11/20/20	1,400,000	582,200	41.59	488,775	477,465	1.02	
11-128-031-10	13044 PENINSULA DR	10/23/20	1,100,000	406,600	36.96	601,448	535,691	1.12	
11-128-037-00	13024 PENINSULA DR	10/5/20	600,000	232,100	38.68	275,091	274,185	1.00	
11-133-035-60	12659 SUNDOWN LN	10/9/20	795,000	262,200	32.98	303,796	324,144	0.94	
11-440-006-00	12008 PENINSULA DR	12/4/20	637,000	259,000	40.66	329,644	352,552	0.94	
11-624-002-00	11088 PENINSULA DR	2/18/21	800,000	331,500	41.44	380,696	486,724	0.78	
11-007-018-53	875 LOST NATIONS TRL	12/22/20	590,000	0	0.00	197,465	285,356	0.69	
11-324-028-00	8472 PENINSULA DR	7/20/20	700,000	266,100	38.01	312,646	253,850	1.23	
11-690-009-00	9006 PENINSULA DR	1/5/21	727,000	286,500	39.41	220,787	189,854	1.16	
Totals:			10,369,100	3,732,700		4,723,226	4,108,395	1.369	<= Col Avg
				Ratio =>	36.00			1.150	<=Computed ECF
				Std. Dev. =>	12.76				
The existing ECF is 1.224. Use calculated 1.150									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
DO1: East Shore									
11-500-003-00	7197 EAST SHORE RD	7/6/21	580,000	209,300	26.09	289,978	411,585	2.60	Outlier
11-019-011-40	8233 EAST SHORE RD	4/16/21	2,793,085	1,255,400	44.95	2,120,098	1,594,030	1.33	
11-019-031-00									
11-019-012-55	8179 EAST SHORE RD	9/18/20	1,000,000	324,600	32.46	491,578	331,754	1.48	
Totals:			3,793,085	1,580,000		2,611,676	1,925,784	1.406	<= Col Avg
				Ratio =>	41.65			1.356	<=Computed ECF
				Std. Dev. =>	11.93				
The existing ECF is 1.129. Use calculated 1.356									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
DO3: Center Rd									
11-008-030-20	9965 CENTER RD	6/29/20	610,000	234,700	38.48	294,414	259,790	1.13	
11-008-031-00	9983 CENTER RD	7/13/20	620,000	249,700	40.27	249,112	334,004	0.75	
11-019-021-00	8729 CENTER RD	7/17/20	600,100	241,400	40.23	333,121	317,785	1.05	
11-460-005-00	9505 CENTER RD	4/15/20	560,000	247,400	44.18	279,053	330,090	0.85	
Totals:			2,390,100	973,200		1,155,700	1,241,669	0.943	<= Col Avg
				Ratio =>	40.72			0.931	<=Computed ECF
				Std. Dev. =>	2.41				
The existing ECF is 1.200. Use calculated 0.931									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
DO1: Bluff Rd									
11-625-012-00	10649 BLUFF RD	1/31/22	650,000	217,000	33.38	484,905	216,240	2.24	Outlier
11-403-005-00	15249 BLUFF RD	9/25/20	307,228	207,500	67.54	21,028	217,293	0.10	Outlier
11-114-006-10	15517 BLUFF RD	2/25/22	645,000	203,900	31.61	396,859	133,882	2.96	Outlier
11-127-026-00	13005 BLUFF RD	12/8/21	910,000	371,000	40.77	410,079	216,349	1.90	
11-552-002-00	14705 BLUFF RD	10/13/21	1,250,000	707,800	56.62	581,643	638,151	0.91	
11-552-007-00	14772 MALLARD DR	12/7/21	2,050,000	839,100	40.93	1,670,487	1,079,898	1.55	
11-622-006-00	11171 BLUFF RD	9/18/20	784,500	337,600	43.03	297,796	315,952	0.94	
Totals:			6,596,728	2,883,900		3,862,797	2,817,764	1.514	<= Col Avg
				Ratio =>	43.72			1.371	<=Computed ECF
				Std. Dev. =>	12.88			1.324	<-Outliers removed
The existing ECF is 1.106. Use calculated 1.324 (-w outliers removed)									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
DOO: Bow Harb/Neah									
Insufficient data. The existing ECF is 0.763. Use 0.763									
Note land values in this neighborhood were increased by 20% overall township-wide market adjustment.									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W00: Bow Harb/Neah									
Insufficient data. The existing ECF is 0.997. Use 0.997									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Peninsula Dr									
11-325-078-00	7025 PENINSULA DR	1/15/21	570,000	257,900	62.77	1,425	138,259	0.01	Outlier
11-325-045-00	7349 PENINSULA DR	4/30/21	1,270,000	499,000	39.29	482,939	140,684	3.43	Outlier
11-325-050-00	7351 PENINSULA DR	5/17/21	900,000	553,000	61.44	124,879	220,584	0.57	
11-336-026-00	6699 PENINSULA DR	5/8/20	3,700,000	1,984,300	53.63	830,857	1,508,691	0.55	
11-336-044-00	6467 PENINSULA DR	7/23/21	2,726,600	1,635,300	59.98	1,593,019	1,585,361	1.00	
11-336-045-00									
11-336-051-00	6421 PENINSULA DR	3/2/21	1,800,000	701,900	38.99	499,439	338,863	1.47	
11-415-001-00	9491 PENINSULA DR	9/3/21	1,450,000	555,400	38.30	750,670	501,036	1.50	
11-415-011-00	9669 PENINSULA DR	10/30/20	834,000	252,900	30.32	199,209	195,132	1.02	
	Totals:		13,250,600	6,539,600		4,479,587	4,628,610	1.192	<= Col Avg
				Ratio =>	49.35			0.968	<=Computed ECF
				Std. Dev. =>	12.95				
The existing ECF is 1.144. Use calculated 0.968									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 East Shore									
11-030-022-10	7492 EAST SHORE RD	11/10/21	1,200,000	696,500	58.04	84,843	321,221	0.26	Outlier
11-031-025-00	6403 EAST SHORE RD	9/16/21	800,000	208,100	26.01	336,100	136,385	2.46	Outlier
11-030-021-55	7784 EAST SHORE RD	3/5/21	1,756,000	403,200	22.96	978,296	856,463	1.14	
11-030-024-00	7520 EAST SHORE RD	10/21/20	860,000	375,800	43.70	345,199	347,998	0.99	new cons'n
	Totals:		2,616,000	779,000		1,323,495	1,204,461	1.067	<= Col Avg
				Ratio =>	29.78			1.099	<=Computed ECF
				Std. Dev. =>	14.66				
No change. Not enough data. Existing ECF is 1.271. Modifying ECF to the computed 1.099 results in negative adjustments that do not align with sale prices. Use 1.271									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Center Rd									
11-017-006-01	9882 CENTER RD	7/2/21	745,000	240,500	32.28	460,903	215,738	2.14	outlier
11-019-036-00	8426 CENTER RD	8/13/21	610,000	181,000	29.67	379,608	105,212	3.61	outlier
11-017-004-00	9898 CENTER RD	9/25/20	460,000	186,600	40.57	181,028	311,155	0.58	
11-017-004-00	9898 CENTER RD	12/15/20	460,000	186,600	40.57	181,028	287,707	0.63	
11-017-014-00	9870 CENTER RD	11/12/21	530,000	177,900	33.57	249,754	126,929	1.97	
	Totals:		1,450,000	551,100		611,810	725,791	1.060	<= Col Avg
				Ratio =>	38.01			0.843	<=Computed ECF
				Std. Dev. =>	4.04				
The existing ECF is 0.879. Use computed 0.843									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Bluff Rd									
11-620-006-55	1886 PINE POINT RD	10/15/20	1,700,000	617,400	36.32	667,867	510,865	1.31	Stoney/Pine
11-620-003-55	1946 PINE POINT RD	9/1/21	1,071,000	0	0.00	331,314	342,765	0.97	Stoney/Pine
11-009-034-02	10860 BLUFF RD	8/11/20	3,000,000	1,427,500	47.58	1,903,997	2,051,321	0.93	
11-127-036-00	13050 BLUFF RD	3/8/21	495,000	201,300	40.67	142,212	154,181	0.92	
11-655-002-00	13700 BLUFF RD	7/28/20	570,000	219,800	38.56	159,234	152,121	1.05	
Totals:			6,836,000	2,466,000		3,204,624	3,211,253	1.034	<= Col Avg
				Ratio =>	36.07			0.998	<=Computed ECF
				Std. Dev. =>	18.72				
The existing ECF is 1.034. Use the computed 0.998									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Smokey Hollow									
11-665-003-00	17390 SMOKEY HOLLOW RI	8/10/21	940,000	341,800	36.36	401,386	129,505	3.10	Do Not Use: outlier
11-670-012-00	17482 SMOKEY HOLLOW RI	7/26/21	950,000	340,900	35.88	578,174	276,937	2.09	Do Not Use: outlier
11-111-013-00	16564 WRIGHTWOOD TERF	11/20/20	724,900	225,900	31.16	323,964	280,546	1.15	
11-111-014-00	16580 WRIGHTWOOD TERF	8/11/21	789,000	283,800	35.97	531,360	276,988	1.92	
11-111-021-00	4200 ROCKY SHORE TRL	3/8/21	890,000	335,200	37.66	260,485	272,018	0.96	
Totals:			2,403,900	844,900		1,115,809	829,553	1.344	<= Col Avg
				Ratio =>	35.15			1.345	<=Computed ECF
				Std. Dev. =>	3.37				
The existing ECF is 1.096. Use the computed 1.345									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Old Mission Harbor to Lighthouse Point									
11-235-050-00	18062 MISSION RD	9/2/20	1,400,000	778,300	55.59	-934,706	253,498	-3.69	Do Not Use: Outlier
Insufficient data. The existing ECF is 0.990. Parcels in this land table do not typically transact in high volumes. Note: Land was increased. Use existing ECF.									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Shorewood									
11-635-001-00	2529 SHORE WOOD DR	6/11/21	975,000	315,200	32.33	507,230	186,539	2.72	
11-635-033-00	3215 SHORE WOOD DR	11/2/20	1,590,000	491,400	30.91	468,880	515,961	0.91	
Totals:			2,565,000	806,600		976,110	702,500	1.814	<= Col Avg
				Ratio =>	31.45			1.389	<=Computed ECF
				Std. Dev. =>	1.01				
The existing ECF is 0.854. Use 0.910. In combination with increased land values, this brings AV in line with SP's.									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Whp Trl-Eim-Leg-Wun									
Insufficient data. The existing ECF is 0.912. Parcels in this land table do not typically transact in high volumes. Note: Land was increased. Use existing ECF. Use 0.990 (an average of overall waterfront ECF's)									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
W01 Shp-Dun-Birch-Arb-Phe-Kro-BS									
11-555-020-00	15329 DUNN DR	6/30/21	1,500,000	395,500	26.37	1,063,765	360,194	2.95	Do Not Use: Outlier
11-555-004-00	15045 DUNN DR	4/29/21	1,375,000	412,400	29.99	970,277	426,382	2.28	
11-555-029-00	15483 DUNN DR	6/15/21	1,495,000	438,800	29.35	1,068,571	497,161	2.15	
Dunn Drive =>		Totals:	2,870,000	851,200		2,038,848	923,543	2.212	<= Col Avg
				Ratio =>	29.66			2.208	<=Computed ECF
				Std. Dev. =>	1.94				
11-565-947-00	1250 MEIER DR	10/5/21	1,600,000	466,400	29.15	534,619	202,053	2.65	
11-560-003-00	15543 BIRCH DR	12/9/21	900,000	252,300	28.03	160,752	178,883	0.90	
11-560-003-00	15543 BIRCH DR	3/25/22	960,000	252,300	26.28	285,034	174,112	1.64	
11-560-006-00	15609 BIRCH DR	11/20/20	2,000,000	503,700	25.19	1,275,148	1,023,767	1.25	
Remainder=>		Totals:	5,460,000	1,474,700		2,255,553	1,578,815	1.607	<= Col Avg
				Ratio =>	27.01			1.429	<=Computed ECF
				Std. Dev. =>	9.45				
The existing ECF is 0.965. Use 1.429									
Develop a new ECF table for Dunn Drive waterfront. Use 2.208									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Condo-Market Approach									
Values are developed using the market approach. No computation of ECF is necessary									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
5 Acre North									
11-234-026-00	3469 OLD MISSION RD	9/15/21	620,000	179,700	28.98	453,052	259,160	1.75	Outlier
11-127-005-10	13669 BLUFF RD	10/30/20	650,000	288,000	44.31	347,806	305,844	1.14	Use at Log ECF
11-226-008-10	19535 BRINKMAN RD	6/25/21	400,000	138,800	34.70	223,649	180,867	1.24	
11-234-028-10	3823 OLD MISSION RD	8/19/20	304,000	155,400	51.12	114,349	219,840	0.52	
		Totals:	704,000	294,200		337,998	400,706	0.878	<= Col Avg
				Ratio =>	41.79			0.844	<=Computed ECF
				Std. Dev. =>	9.86				
The existing ECF is 0.705. Use 0.844									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
5 Acre South									
11-324-027-20	8443 WINDSOR CT	7/23/21	1,572,500	527,900	33.57	1,171,721	808,682	1.45	Outlier
11-008-016-10	10695 CRAIG RD	12/30/20	565,000	213,700	37.82	302,968	413,264	0.73	
11-019-001-00	8940 SUNSET CIR	9/21/21	850,000	314,800	37.04	692,240	638,321	1.08	
		Totals:	1,415,000	528,500		995,208	1,051,585	0.909	<= Col Avg
				Ratio =>	37.35			0.946	<=Computed ECF
				Std. Dev. =>	2.26				
The existing ECF is 0.603. Use 0.946									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
10+ Acre Parcels									
11-122-008-70	14488 MAPLETON LN	11/13/20	750,000	361,200	48.16	381,933	480,883	0.79	
11-004-023-01	2465 CARROLL RD	4/8/20	900,000	481,000	53.44	576,625	870,437	0.66	
11-134-002-01	12838 CENTER RD	9/24/21	490,000	231,400	47.22	154,144	155,040	0.99	
11-133-028-00	12136 CENTER RD	10/15/21	900,000	425,400	47.27	175,417	153,179	1.15	
		Totals:	3,040,000	1,499,000		1,288,119	1,659,539	0.899	<= Col Avg
				Ratio =>	49.31			0.776	<=Computed ECF
				Std. Dev. =>	2.98				
The existing ECF is 0.882. Use 0.776									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q15_Viewsite 1-2									
11-545-010-00	7454 MAPLE TERRACE AVE	9/15/21	495,000	137,000	27.68	395,496	166,743	2.37	outlier
11-236-094-01	6287 CENTER RD	4/23/21	259,900	92,800	35.71	160,090	75,958	2.11	outlier
11-031-036-10	301 WOODED SHORE LN	4/30/21	550,000	190,200	34.58	439,508	238,812	1.84	outlier
11-470-010-00	40159 COUNCIL OAK DR	12/27/21	480,800	0	0.00	377,047	218,371	1.73	outlier
11-687-006-00	658 WALNUT RDG	3/11/21	969,000	415,200	42.85	751,405	953,865	0.79	
11-590-002-55	6085 STERLING RD	4/24/20	255,000	126,900	49.76	96,196	178,422	0.54	
11-336-087-00	34 WAKULAT DR	4/9/20	297,000	109,500	36.87	143,218	149,249	0.96	
11-336-111-00	6572 CENTER RD	11/19/20	361,000	136,500	37.81	209,832	209,734	1.00	
11-400-001-00	1610 TIMBER LANE DR	7/26/21	435,000	108,600	24.97	331,269	244,090	1.36	
11-400-001-00	1610 TIMBER LANE DR	9/9/21	435,000	108,600	24.97	328,778	265,861	1.24	
11-400-007-00	1719 ALPINE DR	6/25/21	230,000	111,300	48.39	128,754	107,433	1.20	
11-400-010-00	1721 TIMBER LANE DR	9/20/21	675,000	277,700	41.14	574,343	439,216	1.31	
11-515-002-00	6393 CENTER RD	1/31/22	350,000	135,600	38.74	232,876	156,346	1.49	
11-520-014-00	154 HOMESTEAD LN	2/11/21	339,000	129,300	38.14	184,843	194,128	0.95	
11-545-006-00	7370 MAPLE TERRACE AVE	6/2/21	355,000	174,800	49.24	248,997	215,499	1.16	
11-590-002-55	6085 STERLING RD	12/10/21	255,000	134,500	52.75	155,328	163,350	0.95	
11-590-002-55	6085 STERLING RD	4/10/20	255,000	126,900	49.76	96,196	178,422	0.54	
11-605-021-00	233 MATHISON RD	11/19/20	551,300	256,100	46.45	390,506	463,558	0.84	
11-682-001-00	6732 MATHISON S RD	10/2/20	580,000	222,100	38.29	412,074	412,430	1.00	
11-682-007-00	180 WAKULAT LN	5/27/21	455,000	182,900	40.20	353,818	234,154	1.51	
11-682-015-00	91 WAKULAT LN	2/16/21	320,000	149,100	46.59	168,115	271,132	0.62	
11-682-015-00	91 WAKULAT LN	2/19/21	325,300	149,100	45.83	173,415	271,132	0.64	
11-682-018-00	183 WAKULAT LN	9/21/21	565,000	252,500	44.69	440,628	369,169	1.19	
11-031-037-13	6265 EAST SHORE RD	8/20/20	485,000	171,100	35.28	310,810	202,017	1.54	
11-465-008-00	9421 CENTER RD	12/20/21	575,000	180,600	31.41	447,495	391,869	1.14	
11-471-023-00	1662 MOONRISE CT	4/3/20	440,000	226,200	51.41	257,285	343,417	0.75	
11-545-002-00	7435 MAPLE TERRACE AVE	11/24/20	370,000	188,000	50.81	223,913	292,319	0.77	
		Totals:	9,877,600	4,073,100		6,660,094	6,706,815	1.021	<= Col Avg
				Ratio =>	41.24			0.993	<=Computed ECF
				Std. Dev. =>	8.20				
The existing ECF was 0.999. Use 0.993									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q15_Viewsite 3-5									
11-018-027-00	9222 PENINSULA DR	4/20/21	644,340	226,900	35.21	422,554	253,392	1.67	Outlier
11-325-094-10	7377 CENTER RD	8/28/20	385,000	140,100	36.39	204,800	239,673	0.85	
11-325-095-10	7345 CENTER RD	5/7/21	383,000	179,200	46.79	194,218	185,253	1.05	
11-325-095-30	7370 WESTWIND RD	6/1/21	605,000	222,800	36.83	416,232	392,674	1.06	
11-325-097-04	7284 WESTWIND RD	5/27/21	785,000	240,500	30.64	594,564	520,616	1.14	
11-400-014-00	1824 TIMBER LANE DR	12/4/20	587,000	239,000	40.72	374,056	368,158	1.02	
11-470-007-00	10211 COUNCIL OAK DR	9/11/20	690,000	253,300	36.71	436,300	517,334	0.84	
11-681-005-00	7777 TRUESDALE LN	11/20/20	1,250,000	549,000	43.92	953,385	1,026,124	0.93	
11-681-002-00	7886 TRUESDALE LN	1/8/21	1,150,000	571,000	49.65	812,742	1,106,527	0.73	
11-478-006-00	8591 EASTBEACH TRL	6/15/21	650,000	284,700	43.80	397,218	345,603	1.15	
		Totals:	6,485,000	2,679,600		4,383,515	4,701,962	0.975	<= Col Avg
				Ratio =>	41.32			0.932	<=Computed ECF
				Std. Dev. =>	4.76				
The existing ECF was 0.901. Use 0.932									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q25_Viewsite 1-2									
11-453-011-00	2487 MONTMORENCY LN	2/18/22	575,000	126,100	21.93	462,626	184,679	2.51	Outlier
11-467-016-00	1399 CHIMNEY RIDGE DR	2/10/21	480,000	129,000	26.88	335,110	205,351	1.63	Outlier
11-624-028-00	1196 QUAKER VALLEY DR	11/17/21	575,000	170,400	29.63	475,073	292,604	1.62	Outlier
11-004-003-00	11786 CENTER RD	3/8/22	489,000	171,900	35.15	205,100	130,981	1.57	
11-492-033-00	10349 E MARION DR	7/24/20	497,500	248,400	49.93	341,498	472,347	0.72	
11-009-027-00	10552 CENTER RD	10/6/20	350,500	133,900	38.20	247,217	236,601	1.04	
11-133-024-00	12527 CENTER RD	8/17/20	436,000	185,000	42.43	320,948	342,907	0.94	
11-134-007-00	12530 CENTER RD	6/1/20	248,000	103,600	41.77	149,679	155,879	0.96	
11-410-003-00	1003 BAYSIDE DR	4/16/20	345,000	207,500	60.14	199,336	401,705	0.50	
11-410-004-00	1041 BAYSIDE DR	11/5/20	465,000	180,200	38.75	319,362	334,813	0.95	
11-492-026-00	10389 WARREN DR	11/30/20	299,900	176,800	58.95	162,167	335,662	0.48	
11-492-027-00	10365 WARREN DR	7/24/20	350,000	133,500	38.14	207,229	236,513	0.88	
11-535-013-00	1361 LIN DALE DR	8/20/20	355,000	160,800	45.30	205,653	282,681	0.73	
11-615-008-00	10671 CENTER RD	6/10/21	332,000	122,700	36.96	242,971	174,034	1.40	
11-615-012-00	10719 CENTER RD	2/8/21	410,000	244,600	59.66	72,176	335,769	0.21	
11-624-016-00	1090 QUAKER VALLEY DR	9/15/21	506,600	179,600	35.45	403,466	311,300	1.30	
11-624-024-00	1186 BRAEBURY WAY	11/11/21	968,000	341,000	35.23	857,858	694,112	1.24	
11-420-001-00	13491 BLUE SHORE DR	7/1/20	475,000	219,700	46.25	305,013	423,134	0.72	
11-420-003-00	13443 BLUE SHORE DR	8/27/21	535,000	209,800	39.21	388,666	355,092	1.09	
11-420-010-00	13277 BLUE SHORE DR	5/3/21	600,000	263,800	43.97	466,989	438,869	1.06	
11-467-021-00	1197 CHIMNEY RIDGE DR	1/15/21	350,000	174,800	49.94	197,186	246,947	0.80	
11-492-012-00	903 N MARION DR	11/4/21	471,500	170,200	36.10	350,583	266,987	1.31	
11-492-016-00	10383 W MARION DR	4/8/20	795,000	380,400	47.85	618,867	788,148	0.79	
11-624-007-00	1086 QUAKER VALLEY DR	8/20/21	470,000	188,200	40.04	346,496	306,956	1.13	
		Totals:	9,749,000	4,196,400		6,608,460	7,271,436	0.944	<= Col Avg
					Ratio =>	43.04		0.909	<=Computed ECF
					Std. Dev. =>	5.35			
The existing ECF is 0.935. Use 0.909									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q25_Viewsite 3-5									
11-453-002-00	2300 MONTMORENCY LN	2/18/22	695,000	180,100	25.91	511,967	227,543	2.25	Outlier
11-453-003-00	13147 S QUEEN ANN	3/15/22	616,600	186,400	30.23	434,198	242,755	1.79	Outlier
11-004-029-00	2494 CARROLL RD	8/16/21	665,000	226,100	34.00	511,175	317,763	1.61	Outlier
11-491-029-00	2332 HARBOR REACH DR	10/7/20	710,000	317,400	44.70	289,305	504,031	0.57	
11-411-020-00	9546 EASTRIDGE DR	1/20/21	777,500	352,900	45.39	557,903	569,896	0.98	
11-410-014-00	1036 BAYSIDE DR	6/15/20	556,350	277,100	49.81	328,016	471,116	0.70	
11-467-008-00	1322 CHIMNEY RIDGE DR	1/15/21	550,000	222,400	40.44	305,366	373,841	0.82	
11-491-020-00	2373 HARBOR REACH DR	7/6/21	670,000	249,200	37.19	507,838	358,085	1.42	
11-577-013-00	11575 SNOWFIELD CT	12/28/21	595,000	263,600	44.30	414,128	403,543	1.03	
11-577-022-00	11750 SNOWFIELD CT	8/27/20	760,500	328,500	43.20	505,213	658,978	0.77	
11-695-002-00	11624 WILLOW POINT DR	3/11/22	1,175,000	443,300	37.73	1,038,203	957,872	1.08	
11-467-022-00	11522 PENINSULA DR	6/29/21	600,000	373,500	62.25	353,822	533,364	0.66	
		Totals:	6,394,350	2,827,900		4,299,794	4,830,726	0.892	<= Col Avg
					Ratio =>	44.22		0.890	<=Computed ECF
					Std. Dev. =>	9.29			
The existing ECF is 0.834. Use 0.890									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q3N_Viewsite 1-2									
11-121-040-00	2875 NE AH TA WANTA RD	3/3/22	344,000	102,400	29.77	242,171	118,086	2.05	Outlier
11-110-035-00	16197 SMOKEY HOLLOW RI	12/21/20	450,000	152,600	33.91	333,417	333,488	1.00	
11-115-011-30	15688 SMOKEY HOLLOW RI	3/31/21	330,000	104,600	31.70	215,936	206,228	1.05	
11-413-018-00	14404 PENINSULA DR	3/18/21	329,000	117,700	35.78	216,990	230,716	0.94	
11-613-001-00	3878 JANICE LN	7/31/20	500,000	0	0.00	377,538	482,765	0.78	
11-648-002-00	3868 SMOKEY RIDGE RD	11/2/20	330,000	122,400	37.09	217,657	348,836	0.62	
11-648-005-00	3922 SMOKEY RIDGE RD	7/7/20	599,900	284,300	47.39	461,920	641,045	0.72	
11-648-006-00	3940 SMOKEY RIDGE RD	9/15/21	650,000	264,800	40.74	553,775	467,480	1.18	
11-110-018-04	16182 HILL RISE RD	10/16/20	720,000	247,400	34.36	587,533	698,462	0.84	
		Totals:	3,908,900	1,293,800		2,964,766	3,409,020	0.892	<= Col Avg
				Ratio =>	33.10			0.870	<=Computed ECF
				Std. Dev. =>	16.62				
The existing ECF is 0.907. Use 0.870									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q3N_Viewsite 3-5									
11-560-032-00	15749 UPPER BIRCH DR	10/4/21	557,650	166,800	29.91	426,456	280,042	1.56	Outlier
11-121-064-40	2608 BOWERS HARBOR RD	12/15/21	925,000	289,100	31.25	754,074	591,653	1.27	
11-473-014-00	3859 SMOKEY COVE DR	11/25/20	655,000	239,500	36.56	530,257	560,214	0.95	
11-122-005-10	14826 CENTER RD	1/8/21	264,900	107,500	40.58	130,738	176,170	0.74	
11-491-023-00	2491 HARBOR REACH DR	11/30/21	655,000	196,300	29.97	522,071	342,641	1.52	
11-560-037-00	15653 UPPER BIRCH DR	2/19/21	545,000	228,200	41.87	392,675	444,886	0.88	
11-560-040-00	15591 UPPER BIRCH DR	8/10/21	555,000	235,300	42.40	396,727	395,765	1.00	
11-700-021-00	16642 WHISPERING PINES T	10/20/21	565,000	164,000	29.03	434,180	372,216	1.17	
11-705-002-00	15792 MERLOT DR	2/19/21	1,020,000	428,800	42.04	865,623	1,072,192	0.81	
		Totals:	5,184,900	1,888,700		4,026,345	3,955,736	1.043	<= Col Avg
				Ratio =>	36.43			1.018	<=Computed ECF
				Std. Dev. =>	6.91				
The existing ECF is 1.063. Use 1.018									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q4N_Viewsite 1-5									
11-235-046-00	18155 MISSION RD	12/30/21	575,000	156,400	27.20	288,505	189,421	2.05	Outlier
11-510-009-00	18366 HERITAGE CIR	7/24/20	495,000	169,400	34.22	386,409	352,214	1.10	
11-102-005-10	17537 SMOKEY HOLLOW RI	6/16/20	337,500	174,900	51.82	194,998	337,525	0.58	
		Totals:	832,500	344,300		581,407	689,738	0.837	<= Col Avg
				Ratio =>	41.36			0.843	<=Computed ECF
				Std. Dev. =>	12.68				
The existing ECF is 0.829 for Vw 1-2; 0.843 for Vw 3-5. Use 0.843 for Vw 1-2 and Vw 3-5									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
Q4N_Viewsite 1-5									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_405/407 BAY EAST+BEACH INT									
11-405-015-00	8122 BAY EAST CT	7/19/21	649,000	267,700	41.25	444,930	323,172	1.38	
Not enough data. The existing ECF is 0.956. Note land values were increased. Use existing 0.956									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_430 The Bluffs									
11-430-012-00	2991 ISHPEMING TRL	12/23/21	1,180,000	227,500	19.28	1,005,705	332,582	3.02	Outlier
11-430-011-00	2965 ISHPEMING TRL	6/19/20	500,100	164,800	32.95	316,339	232,161	1.36	
11-430-041-00	2929 NAWAKWA TRL	12/30/20	1,082,000	301,200	27.84	894,703	918,682	0.97	
11-430-045-00	3009 KEEWAYDIN TRL	10/15/20	620,000	291,200	46.97	436,275	584,033	0.75	
11-430-051-00	2835 KEEWAYDIN TRL	12/8/20	330,000	150,000	45.45	154,782	213,920	0.72	
11-430-053-50	2866 KEEWAYDIN TRL	8/4/20	670,000	325,300	48.55	486,312	662,473	0.73	
	Totals:		3,202,100	1,232,500		2,288,411	2,611,269	0.908	<= Col Avg
				Ratio =>	38.49			0.876	<=Computed ECF
				Std. Dev. =>	9.33				

The existing ECF is 0.897. Use 0.876

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_477 Eagles Landing									
11-477-006-00	2325 TWIN EAGLES DR	10/29/21	825,000	389,100	47.16	646,161	523,072	1.24	
11-477-020-00	2236 TWIN EAGLES DR	10/30/20	719,000	261,600	36.38	533,387	408,182	1.31	
11-477-022-00	2300 TWIN EAGLES DR	11/13/20	755,000	373,500	49.47	570,366	557,130	1.02	
11-477-028-00	2533 CARROLL RD	10/29/21	1,665,000	623,800	37.47	1,447,732	901,489	1.61	
11-477-033-00	2654 TWIN EAGLES DR	10/14/20	969,000	400,400	41.32	759,200	505,090	1.50	
11-477-045-00	10829 TALON CT	6/24/20	954,000	431,300	45.21	657,761	676,943	0.97	
11-477-045-00	10829 TALON CT	12/21/21	1,300,000	461,700	35.52	1,076,025	611,920	1.76	
Totals:			7,187,000	2,941,400		5,690,632	4,183,826	1.344	<= Col Avg
					Ratio =>			1.360	<=Computed ECF
					Std. Dev. =>	5.68			

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_482 The Enclave									
Not enough market data. Land values were increased to represent overall increasing trends. The existing ECF is 0.878. Use 0.878									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_485-490 Franklin Woods									
11-490-025-00	6606 FRANKLIN WOODS DR	7/2/20	370,000	186,800	50.49	193,070	350,474	0.55	
11-490-039-00	6789 FRANKLIN WOODS DR	10/30/20	692,000	311,000	44.94	296,824	524,885	0.57	
Totals:			1,062,000	497,800		489,894	875,359	0.558	<= Col Avg
					Ratio =>			0.560	<=Computed ECF
					Std. Dev. =>	3.92			
The existing ECF is 0.758. Use 0.560									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_514 Hidden Ridge									
11-514-015-00	539 HIDDEN RIDGE DR	9/30/21	1,178,500	492,400	41.78	1,046,506	982,683	1.06	
Not enough data. The existing ECF is 0.951. Use existing ECF. Note: Current parcel assessment is in-line with SP w/ECF remaining the same.									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_525 Horizon Hills									
11-525-004-00	8888 DAWN CIR	9/27/21	672,000	166,400	24.76	519,673	233,512	2.23	Outlier
11-525-009-00	8786 DAWN CIR	7/14/21	570,000	169,900	29.81	411,184	214,154	1.92	Outlier
11-525-017-00	8799 DAWN CIR	9/30/20	397,000	166,200	41.86	316,187	330,149	0.96	
11-525-021-00	8882 HORIZON DR	7/29/20	308,000	145,700	47.31	227,954	262,255	0.87	
11-525-021-00	8882 HORIZON DR	2/26/21	375,000	145,700	38.85	294,954	262,255	1.12	
11-526-054-00	8927 SUNSET CIR	8/14/20	490,000	191,300	39.04	403,773	369,951	1.09	
11-526-063-00	8769 HORIZON DR	3/9/21	380,000	185,200	48.74	298,510	383,823	0.78	
11-526-070-00	8765 SKY LN	6/11/21	455,000	160,900	35.36	305,734	204,170	1.50	
Totals:			2,405,000	995,000		1,847,112	1,812,604	1.053	<= Col Avg
					Ratio =>			1.019	<=Computed ECF
					Std. Dev. =>	5.83			
The existing ECF is 0.980. Use 1.019									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_537 Logan Hills									
11-537-012-00	6966 LOGAN LN	11/11/20	459,000	184,700	40.24	301,993	388,752	0.78	
11-537-030-00	7211 LOGAN LN	3/23/22	620,000	181,700	29.31	512,492	342,807	1.49	
11-537-031-00	7251 LOGAN LN	9/30/20	454,500	190,400	41.89	288,575	378,753	0.76	
Totals:			1,533,500	556,800		1,103,060	1,110,312	1.011	<= Col Avg
				Ratio =>	36.31			0.993	<=Computed ECF
				Std. Dev. =>	6.84				
The existing ECF is 1.034. Use 0.993									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_540 Londolyn Shores									
11-540-027-00	1202 LONDOLYN TER	11/24/21	460,000	114,600	24.91	242,440	178,787	1.92	Outlier
11-540-004-00	1331 LONDOLYN TER	8/17/21	447,000	146,000	32.66	329,905	255,437	1.29	
11-540-013-00	1199 LONDOLYN TER	7/24/20	253,000	106,900	42.25	93,063	205,303	0.45	
11-540-021-00	1103 LONDOLYN TER	3/26/21	525,000	197,600	37.64	299,645	441,798	0.68	
11-540-038-00	9727 LONDOLYN BLUFF	10/15/21	545,000	162,800	29.87	428,561	334,726	1.28	
Totals:			1,770,000	613,300		1,151,174	1,237,262	0.926	<= Col Avg
				Ratio =>	34.65			0.930	<=Computed ECF
				Std. Dev. =>	5.47				
The existing ECF is 0.687. Use 0.930									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_552 Mission Hills									
11-552-022-00	14829 MALLARD DR	3/30/21	800,000	396,300	49.54	543,512	841,888	0.65	
11-552-025-00	14553 MALLARD DR	9/10/20	630,000	259,700	41.22	357,738	482,213	0.74	
Totals:			1,430,000	656,000		901,250	1,324,100	0.694	<= Col Avg
				Ratio =>	45.87			0.681	<=Computed ECF
				Std. Dev. =>	5.88				
The existing ECF is 0.809. There were several vacant sales. As a result, land values increased. Use computed 0.681									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_565/680 Neah Historic									
The existing ECF is 1.066. This neighborhood has few arms length transactions. See notes at Land Value table. Land values were increased. Continue to use existing ECF									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_580 Old Mission Harbor									
11-580-010-00	18926 BAY ST	7/31/20	205,000	97,600	47.61	129,860	148,600	0.87	
Not enough data. The existing ECF is 0.983. No data to support an increase or a decrease. Use existing ECF.									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_608 Peninsula Knolls									
11-608-030-00	321 KNOLLWOOD DR	9/30/21	740,000	302,500	40.88	584,061	482,259	1.21	
11-608-040-00	444 PENINSULA KNOLLS LN	7/24/20	600,000	271,100	45.18	487,066	634,301	0.77	
11-608-041-00	468 PENINSULA KNOLLS LN	11/12/20	689,000	234,700	34.06	577,518	601,708	0.96	
11-608-046-00	441 PENINSULA KNOLLS LN	6/14/21	655,000	264,300	40.35	500,277	367,900	1.36	
Totals:			2,684,000	1,072,600		2,148,922	2,086,168	1.075	<= Col Avg
				Ratio =>	39.96			1.030	<=Computed ECF
				Std. Dev. =>	4.58				
Use 1.03									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_609 Peninsula Shores									
11-609-010-00	15724 SHORELINE CT	8/25/21	1,879,615	376,200	20.01	1,454,615	331,668	4.39	Outlier
11-609-034-00	15919 WATERS EDGE DR	9/3/21	1,600,000	347,600	21.73	1,251,155	377,557	3.31	Outlier
11-609-035-00	15931 WATERS EDGE DR	8/6/21	1,650,000	347,500	21.06	1,300,660	376,889	3.45	Outlier
11-609-033-00	15903 WATERS EDGE DR	3/31/21	1,395,500	174,200	12.48	876,550	541,696	1.62	
11-609-036-00	15939 WATERS EDGE DR	7/12/21	1,575,500	487,300	30.93	1,212,028	667,543	1.82	
Totals:			2,971,000	661,500		2,088,578	1,209,239	1.717	<= Col Avg
					Ratio =>	22.27		1.727	<=Computed ECF
					Std. Dev. =>	13.04			
The existing ECF is 1.816. Use 1.727									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_683 Underwood Farms									
11-683-034-00	475 SHAKER TRL	3/1/22	1,325,000	348,100	26.27	1,055,530	581,777	1.81	Outlier
11-683-004-00	8071 UNDERWOOD RDG	6/15/21	770,000	286,900	37.26	547,308	436,651	1.25	
11-683-007-00	7945 UNDERWOOD RDG	9/14/21	1,065,000	468,500	43.99	866,668	1,008,716	0.86	
11-683-020-00	7926 UNDERWOOD RDG	9/30/20	763,500	318,100	41.66	473,469	555,014	0.85	
11-683-029-00	8242 UNDERWOOD RDG	5/22/20	925,000	494,400	53.45	725,329	1,141,868	0.64	
Totals:			3,523,500	1,567,900		2,612,774	3,142,249	0.900	<= Col Avg
					Ratio =>	44.50		0.831	<=Computed ECF
					Std. Dev. =>	6.83			
The existing ECF is 0.797. Use 0.831									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	Land Table
S-686 Wildwood Meadows									
11-686-006-00	156 WILDWOOD MEADOW	9/15/21	650,000	281,200	43.26	572,827	545,155	1.05	
11-686-009-00	167 WILDWOOD MEADOW	3/31/21	621,000	261,400	42.09	457,600	535,430	0.85	
11-686-029-00	54 WILDWOOD MEADOWS	4/26/21	610,000	251,500	41.23	532,642	438,758	1.21	
11-686-029-00	54 WILDWOOD MEADOWS	12/17/21	650,000	251,500	38.69	572,390	477,890	1.20	
Totals:			2,531,000	1,045,600		2,135,459	1,997,232	1.079	<= Col Avg
					Ratio =>	41.31		1.069	<=Computed ECF
					Std. Dev. =>	1.94			
The existing ECF is 0.950. Use computed 1.069									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	Land Table
S_687 Walnut Ridge									
11-687-006-00	658 WALNUT RDG	3/11/21	969,000	415,200	43	751,405	953,865	0.79	
Not enough data. Use Q2S-Vw 3-5 ECF (Use 0.890)									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	land table
S_695 The Woods at Willow Point									
11-695-002-00	11624 WILLOW POINT DR	3/11/22	1,175,000	443,300	37.73	1,038,203	957,872	1.08	
Not enough data. Use Q2N-Vw 3-5 ECF (Use 0.890)									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	Land Table
S_720 Vineyard Ridge									
11-720-003-00	25 VINEYARD RIDGE DR	2/28/22	1,150,000	68,500	5.96	982,371	431,083	2.28	Do not use-par'l cons'n
11-720-004-00	30 VINEYARD RIDGE DR	12/20/21	968,900	224,100	23.13	813,827	300,917	2.70	Do not use-par'l cons'n
11-720-005-00	36 VINEYARD RIDGE DR	6/4/21	960,000	367,700	38.30	786,945	527,997	1.49	
11-720-008-00	73 VINEYARD RIDGE DR	1/14/22	995,000	73,500	7.39	831,318	679,897	1.22	
11-720-012-00	87 VINEYARD RIDGE DR	11/20/20	750,000	75,000	10.00	560,924	602,985	0.93	
11-720-015-00	106 VINEYARD RIDGE DR	8/12/20	778,900	375,000	48.14	585,674	582,232	1.01	
	Totals:		3,483,900	891,200		2,764,861	2,393,111	1.162	<= Col Avg
				Ratio =>	25.58			1.155	<=Computed ECF
				Std. Dev. =>	20.36				
the existing ECF is 0.999. Use 1.155									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	Land Table
Agricultural									
11-234-011-20	3275 OLD MISSION RD	04/14/21	1,327,500			734,242	104,307	7.04	Outlier
11-103-004-20	17482 CARPENTER HILL	06/17/21	1,670,000			9,135	5,083	1.797	Outlier
11-110-032-00	16006 CENTER RD	04/02/21	700,000			220,001	106,618	3.00	Outlier
11-115-036-07	15259 SMOKEY HOLLOW RI	02/04/22	2,825,000			2,141,574	242,098	8.85	Outlier
11-134-008-55	12368 CENTER RD	12/29/20	1,700,000			641,908	236,140	-2.72	Outlier
11-127-026-00	13005 BLUFF RD	12/08/21	910,000			5,772	3,072	1.879	Outlier
11-115-009-00	CENTER RD	03/05/21	700,000			116,817	61,997	1.884	Outlier
11-122-013-05	14588 PENINSULA	08/09/21	2,750,000			33,027	22,617	1.460	Outlier
11-224-027-20	8443 WINDSOR CT	07/23/21	1,572,500			48,877	24,453	1.419	Outlier
11-031-037-13	6265 EAST SHORE RD	08/20/20	485,000			36,372	24,801	1.467	Outlier
11-004-003-00	11786 CENTER RD	03/08/22	489,000			47,565	34,907	1.363	
11-115-022-00	15427 CENTER RD	12/16/21	800,000			5,845	4,370	1.338	
11-134-002-01	12838 CENTER RD	09/24/21	490,000			5,822	5,918	0.984	
11-008-005-58	GRAY RD	08/09/21	350,000			118,112	140,311	0.842	
11-226-008-10	19535 BRINKMAN RD	06/25/21	400,000			28,491	24,268	1.174	
11-227-015-01	3625 SWANEY RD	01/08/21	500,000			26,572	45,508	0.584	
11-008-016-10	10695 CRAIG RD	12/30/20	565,000			1,891	2,582	0.732	
11-620-006-55	1886 PINE POINT RD	10/15/20	1,700,000			1,700	1,301	1.307	
11-133-035-60	12659 SUNDOWN LN	10/09/20	795,000			3,921	4,203	0.933	
11-622-006-00	11171 BLUFF RD	09/18/20	784,500			2,776	2,955	0.939	
11-234-028-10	3823 OLD MISSION RD	08/19/20	304,000			4,177	7,987	0.523	
	Totals:		7,177,500			246,872	274,310	0.974	<= Col Avg
								0.900	<=Computed ECF
	Totals: All ECF's under 1.30 =>					191,762	233,732	0.820	<=Computed ECF
The existing ECF was 0.909. Use overall computed 0.900 for Agriculturally classed parcels Use 0.820 for Ag Bldgs on Res parcels									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	Land Table
ARC INSP (Architecturally Inspired)									
The existing ECF is 1.321. These parcels represent unique and/or eclectic homes. There was no market activity in this sales period, but they often transact at markedly elevated ECF computations. Adjusted for inflation, the existing ECF continues to appear appropriate. Use 1.321									

Parcel Number	ADDRESS	SALE DATE	SALE PRICE	AV@SALE	RATIO	BLDG RES'L	COST MANUAL	ECF	Land Table
Log Homes									
11-004-022-00	11328 CENTER RD	7/6/20	885,000	517,900	58.52	621,815	630,538	0.99	
11-127-005-10	13669 BLUFF RD	10/30/20	650,000	288,000	44.31	347,806	305,844	1.14	
11-477-002-00	2293 TWIN EAGLES DR	5/18/21	1,050,000	498,800	47.50	786,065	560,406	1.40	
	Totals:		2,585,000	1,304,700		1,755,686	1,496,788	1.175	<= Col Avg
				Ratio =>	50.47			1.173	<=Computed ECF
				Std. Dev. =>	2.26				
The existing ECF is 1.048. Use 1.173									