

ECF 415 Curb B&A 2026 04-01-23 to 03-31-25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
010-B05-000-001-00	3455 WIN-KAE PL	09/12/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$146,250	38.50	\$320,866	\$66,403	\$313,497	\$371,479	0.844	2,088
010-B05-000-008-00	3404 WIN-KAE PL	09/27/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,200	46.72	\$386,630	\$101,374	\$288,626	\$416,432	0.693	3,835
010-H05-000-002-00	3494 HIGHLAND DR	09/09/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$123,400	31.65	\$260,037	\$72,088	\$317,812	\$274,378	1.158	2,323
010-N05-000-012-00	4643 NICCOLET PL	08/12/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$185,900	57.20	\$387,706	\$109,603	\$215,397	\$405,990	0.531	3,342
010-S28-000-013-00	3067 KINDLEWOOD LN	10/22/24	\$228,330	WD	03-ARM'S LENGTH	\$228,330	\$110,450	48.37	\$226,363	\$56,219	\$172,111	\$248,385	0.693	1,634
Totals:			\$1,713,130			\$1,713,130	\$748,200		\$1,581,602		\$1,307,443	\$1,716,664		
								Sale. Ratio =>	43.67			E.C.F. =>	0.762	
								Std. Dev. =>	9.78			Ave. E.C.F. =>	0.784	

ECF USED FOR 2026 0.762