

## ECF 425 R - C&B & 435 R - C&D#1 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	
010-004-100-030-00	3197 STATE ST RD	08/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$123,050	47.33	\$273,120	\$82,572	\$177,428	\$202,495	0.876	1,872	
010-005-400-205-02	3280 STATE ST RD	01/19/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0	0.00	\$126,786	\$93,784	\$76,216	\$35,071	2.173	960	
010-006-200-160-00	3473 HIDDEN RD	05/12/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,900	38.95	\$109,164	\$55,355	\$49,645	\$57,183	0.868	752	
010-006-200-545-00	3372 HIDDEN RD	04/19/23	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$59,800	74.75	\$168,053	\$87,695	(\$7,695)	\$85,396	(0.090)	1,072	
010-017-300-225-00	904 N CHILSON ST	01/17/25	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$42,350	39.95	\$95,188	\$31,356	\$74,644	\$67,834	1.100	906	
010-017-300-240-00	910 N CHILSON ST	06/23/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$66,500	42.80	\$141,745	\$47,559	\$84,441	\$100,091	0.844	1,176	
010-019-400-270-00	1504 W WHITE ST	10/31/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$66,250	37.22	\$145,198	\$33,144	\$144,856	\$119,080	1.216	936	
010-019-400-400-02	1501 W WHITE ST	10/17/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,700	36.76	\$182,329	\$36,229	\$188,771	\$155,260	1.216	1,374	
010-019-400-450-02	1711 W WHITE ST	06/11/24	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$129,400	46.71	\$274,271	\$33,424	\$243,576	\$255,948	0.952	1,986	
010-032-400-375-00	490 REVILO RD	11/13/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$102,050	51.05	\$259,476	\$99,015	\$100,885	\$170,522	0.592	1,300	
010-033-400-040-01	405 RICHARDS RD	01/10/25	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,300	40.38	\$309,784	\$72,256	\$267,744	\$252,421	1.061	3,061	
010-A10-000-002-00	4230 ANN CT	09/13/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$128,100	46.60	\$278,448	\$57,286	\$217,614	\$235,029	0.926	1,700	
010-B10-007-004-00	180 RIVER TRAIL DR	04/17/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$64,250	67.63	\$160,272	\$44,882	\$50,118	\$122,625	0.409	1,698	
010-B11-000-123-00	158 RIVER TRAIL DR	12/07/23	\$115,000	CD	03-ARM'S LENGTH	\$115,000	\$42,650	37.09	\$109,489	\$32,831	\$82,169	\$81,464	1.009	1,190	
010-B30-000-042-01	4604 N WOODBRIDGE ST	07/24/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$75,500	63.98	\$171,687	\$58,954	\$59,046	\$119,801	0.493	1,440	
010-D05-000-020-00	3701 BANGOR RD	09/29/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$98,100	56.06	\$247,774	\$79,389	\$95,611	\$178,943	0.534	1,464	
010-D10-000-051-00	300 DONOHUE DR	02/06/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,150	40.08	\$184,387	\$46,555	\$153,445	\$146,474	1.048	1,196	
010-G20-000-008-00	3298 HANOVER CT	06/28/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,000	41.25	\$165,862	\$42,317	\$117,683	\$131,291	0.896	1,504	
010-G20-000-031-00	3306 BROADMORE DR	03/03/25	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$66,250	33.28	\$126,216	\$44,820	\$124,180	\$186,499	1.436	1,025	
010-G20-000-073-00	3279 BIRCHBROOK DR	05/28/24	\$156,600	WD	03-ARM'S LENGTH	\$156,600	\$64,050	40.90	\$145,468	\$39,275	\$117,325	\$112,851	1.040	1,517	
010-G20-000-094-00	4059 DAYBROOK DR	03/29/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,050	40.04	\$128,398	\$36,734	\$93,266	\$97,411	0.957	957	
010-L10-000-109-00	120 YORK DR	11/03/23	\$111,500	WD	03-ARM'S LENGTH	\$111,500	\$31,850	28.57	\$83,149	\$27,881	\$83,619	\$58,733	1.424	936	
010-L10-000-109-01	120 YORK DR	11/03/23	\$111,500	WD	03-ARM'S LENGTH	\$111,500	\$0	0.00	\$99,982	\$44,714	\$66,786	\$58,733	1.137	936	
010-L10-000-119-00	123 YORK DR	05/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,750	42.71	\$171,705	\$68,871	\$106,129	\$109,282	0.971	1,385	
010-L10-000-151-00	178 LAGOON BEACH DR	11/19/24	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$48,200	35.31	\$111,132	\$27,263	\$109,237	\$89,128	1.226	1,291	
010-L10-000-212-00	200 REVILO RD	12/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$97,850	59.30	\$220,144	\$69,317	\$95,683	\$160,284	0.597	2,201	
010-L10-000-344-00	103 LINCOLN DR	10/25/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$65,250	37.94	\$147,053	\$27,621	\$144,379	\$126,920	1.138	1,333	
010-L10-000-448-00	278 OAKDALE DR	07/19/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$49,100	43.45	\$131,807	\$72,723	\$40,277	\$62,789	0.641	900	
010-L10-000-454-00	272 OAKDALE DR	06/09/23	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$34,100	34.62	\$88,722	\$47,076	\$51,424	\$44,257	1.162	1,000	
010-L10-000-456-00	270 OAKDALE DR	06/10/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$53,550	28.48	\$124,820	\$49,852	\$138,148	\$79,668	1.734	1,064	
010-L10-000-588-00	392 RIVER RD	05/25/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$98,600	41.52	\$248,670	\$63,725	\$173,775	\$196,541	0.884	1,676	
010-L12-000-860-00	155 BAY SHORE DR	05/08/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,300	30.80	\$156,835	\$41,862	\$183,138	\$122,182	1.499	1,056	
010-L13-000-898-00	3958 E KAWKAWLIN RIVER DR	01/05/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,050	34.31	\$179,145	\$38,677	\$171,323	\$149,275	1.148	1,684	
010-L13-000-937-01	3020 STATE ST RD	10/20/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$167,250	43.73	\$481,748	\$125,184	\$257,316	\$378,920	0.679	2,412	
010-L13-000-970-00	3797 KAWKAWLIN RIVER DR	09/21/23	\$53,800	WD	03-ARM'S LENGTH	\$53,800	\$38,950	72.40	\$102,582	\$28,039	\$25,761	\$79,217	0.325	900	
010-L13-000-975-00	3807 KAWKAWLIN RIVER DR	12/15/23	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$36,400	34.37	\$92,806	\$31,119	\$74,781	\$65,555	1.141	906	
010-M15-000-018-00	4373 HUSHEN RD	12/13/24	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$69,950	48.08	\$162,089	\$58,709	\$86,791	\$109,862	0.790	1,120	
010-M15-000-027-00	4326 HUSHEN RD	10/02/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$62,500	27.78	\$143,146	\$36,710	\$188,290	\$113,109	1.665	988	
010-M15-000-052-00	4374 ZANDER RD	11/30/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$59,950	37.94	\$150,547	\$55,600	\$102,400	\$100,900	1.015	1,040	
010-M15-000-066-00	4270 ZANDER RD	12/06/23	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$61,950	34.71	\$156,421	\$39,380	\$139,120	\$124,379	1.119	1,008	
010-P10-000-004-00	3372 W WOODLAND DR	02/28/25	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$62,050	28.22	\$140,951	\$38,137	\$181,763	\$109,260	1.664	1,728	
010-R05-000-029-00	369 RICHARDS RD	12/15/23	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$53,050	34.79	\$143,071	\$48,156	\$104,344	\$100,866	1.034	1,440	
010-R15-000-004-00	4527 GILKEY RD	09/05/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,350	41.23	\$116,794	\$39,696	\$70,300	\$81,932	0.858	1,136	
010-S05-000-004-00	3590 DEBRA LN	06/03/24	\$195,900	WD	03-ARM'S LENGTH	\$195,900	\$89,250	45.56	\$204,084	\$50,139	\$145,761	\$163,597	0.891	1,586	
010-S10-000-006-00	3037 SCOTT DR	04/14/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$50,600	42.88	\$131,910	\$59,862	\$58,138	\$76,565	0.759	825	
010-S30-000-010-00	3072 SHILLAIR DR	12/29/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,350	30.35	\$123,211	\$49,164	\$106,836	\$78,690	1.358	1,131	
010-S35-006-005-00	60 WILLOW ST	11/15/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$138,600	42.65	\$313,914	\$85,256	\$239,744	\$242,995	0.987	1,620	
<b>Totals:</b>			<b>\$8,136,400</b>			<b>\$8,136,400</b>	<b>\$3,245,200</b>		<b>\$8,029,553</b>		<b>\$5,656,235</b>	<b>\$5,897,330</b>			
								<b>Sale. Ratio =&gt;</b>	<b>39.88</b>			<b>E.C.F. =&gt;</b>	<b>0.959</b>		
								<b>Std. Dev. =&gt;</b>	<b>13.85</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.008</b>		

ECF USED FOR 2026 0.959