

E.C.F.s for Neighborhood: PNT.N 'POINTE NORTH'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	.99	1.010	1.010	1.010	1.010	1.010	1.010
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	.99	1.080	1.080	1.080	1.080	1.080	1.080
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		1.010	1.010	1.010	1.010	1.010	1.010
1 1/4 STORY		1.010	1.010	1.010	1.010	1.010	1.010
1 1/2 STORY	.99	1.010	1.010	1.010	1.010	1.010	1.010
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
Mobile Homes : 1.076
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: PNT.N.POINTE NORTH

2232 POINTE NORTH DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-33-277-007	01/20/2023 PNT.N	401	366,000	72,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	294,000	295,803
				E.C.F. 0.994



13885 POINTE NORTH CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-33-277-008	06/11/2021 PNT.N	401	365,000	72,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	77	293,000	311,301
				E.C.F. 0.941



2232 POINTE NORTH DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-33-277-007	06/07/2021 PNT.N	401	371,400	72,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	299,400	295,803
				E.C.F. 1.012



E.C.F.s for Neighborhood: PPSC 'PATIENT PINES SITE CONDOS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.16	1.120	1.120	1.120	1.120	1.120	1.120
BI-LEVEL	1.20	1.160	1.160	1.160	1.160	1.160	1.160
TRI-LEVEL	1.20	1.160	1.160	1.160	1.160	1.160	1.160
2 STORY	1.20	1.140	1.140	1.140	1.140	1.140	1.140
MOBILE HOME	1.18	0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

*No Sales - Increase similar to other
Homes in the Township*

E.C.F.s for Neighborhood: SB*SC 'SADDLEBROOK SITE CONDO'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	.97	0.990	0.950	0.950	0.950	0.950	0.950
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.930
 Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Neighborhoods Used: SB*SC.SADDLEBROOK SITE CONDO

2155 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-023		09/30/2022 SB*SC	401	361,466	63,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	98	297,966	295,634	1.008	



2262 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-009		08/17/2022 SB*SC	401	74,500	62,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	37	12,500	93,079	0.134	



2271 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-031		05/06/2022 SB*SC	401	345,600	62,760	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	282,840	264,476	1.069	



older

2095 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-019		05/04/2022 SB*SC	401	496,840	66,942	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	97	429,898	447,789	0.960	



2100 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-018		04/27/2022 SB*SC	401	393,019	64,760	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	97	328,259	335,259	0.979	



2021

2276 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-008		09/02/2021 SB*SC	401	464,900	63,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	96	401,400	434,894	0.923	



2259 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-030		06/28/2021 SB*SC	401	365,616	69,260	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	97	296,356	332,026	0.893	



2133 QUARTER HORSE DR PVT NE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-21-429-022		04/19/2021 SB*SC	401	396,859	66,055	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	96	330,804	398,390	0.830	



E.C.F.s for Neighborhood: SLNWD 'SOLON WOODS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.03	1.010	1.010	1.010	1.010	1.010	1.010
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.05	1.030	1.030	1.030	1.030	1.030	1.030
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY	1.05	1.030	1.030	1.030	1.030	1.030	1.030
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.076
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.930
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

*No Sales - Increase similar to other homes
 in the Township.*

E.C.F.s for Neighborhood: SNDTR 'SANDTREE SITE CONDO'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.22	1.140	1.140	1.140	1.140	1.140	1.140
BI-LEVEL	1.28	1.220	1.220	1.220	1.220	1.220	1.220
TRI-LEVEL	1.09	1.180	1.180	1.180	1.180	1.180	1.180
2 STORY	1.25	1.190	1.190	1.190	1.190	1.190	1.190
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: SNDTR.SANDTREE SITE CONDO

14830 TREEVALLEY DR NE
 Parcel Number 41-02-22-401-073
 Occupancy Single Family
 Valid Sale 07/14/2023
 Class 401
 AdjSalePrice 290,000
 LandValue 58,500
 Style BI-LEVEL
 %Good 76
 ResidualValue 231,500
 CostByManual 156,546
 E.C.F. 1.479

Out of study



2843 LEAF CT NE
 Parcel Number 41-02-22-401-016
 Occupancy Single Family
 Valid Sale 02/24/2023
 Class 401
 AdjSalePrice 275,901
 LandValue 55,000
 Style BI-LEVEL
 %Good 77
 ResidualValue 220,901
 CostByManual 157,377
 E.C.F. 1.404



3052 ROOT CT NE
 Parcel Number 41-02-22-401-051
 Occupancy Single Family
 Valid Sale 01/06/2023
 Class 401
 AdjSalePrice 295,000
 LandValue 58,380
 Style BI-LEVEL
 %Good 77
 ResidualValue 236,620
 CostByManual 186,704
 E.C.F. 1.267

2023



2832 LEAF CT NE
 Parcel Number 41-02-22-401-012
 Occupancy Single Family
 Valid Sale 12/28/2022
 Class 401
 AdjSalePrice 275,000
 LandValue 55,000
 Style BI-LEVEL
 %Good 76
 ResidualValue 220,000
 CostByManual 174,117
 E.C.F. 1.264



2835 LEAF CT NE
 Parcel Number 41-02-22-401-015
 Occupancy Single Family
 Valid Sale 11/14/2022
 Class 401
 AdjSalePrice 280,000
 LandValue 56,500
 Style TRI-LEVEL
 %Good 76
 ResidualValue 223,500
 CostByManual 207,433
 E.C.F. 1.077



15091 BRANCH CT NE
 Parcel Number 41-02-22-401-028
 Occupancy Single Family
 Valid Sale 09/14/2022
 Class 401
 AdjSalePrice 320,000
 LandValue 57,514
 Style BI-LEVEL
 %Good 76
 ResidualValue 262,486
 CostByManual 181,805
 E.C.F. 1.444



2849 BARK CT NE
 Parcel Number 41-02-22-401-024
 Occupancy Single Family
 Valid Sale 08/31/2022
 Class 401
 AdjSalePrice 280,000
 LandValue 55,000
 Style BI-LEVEL
 %Good 76
 ResidualValue 225,000
 CostByManual 185,012
 E.C.F. 1.216



15024 TREEVALLEY DR NE
 Parcel Number 41-02-22-401-060
 Occupancy Single Family
 Valid Sale 06/30/2022
 Class 401
 AdjSalePrice 365,000
 LandValue 55,528
 Style RANCH
 %Good 76
 ResidualValue 309,472
 CostByManual 186,217
 E.C.F. 1.662



Neighborhoods Used: SNDTR.SANDTREE SITE CONDO

3040 ROOT CT NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-052		06/24/2022		SNDTR 401	317,000	58,591
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77		258,409	192,580	1.342



14902 TREEVALLEY DR NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-069		05/27/2022		SNDTR 401	293,000	56,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76		236,500	219,664	1.077



2022

15033 TREEVALLEY DR NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-026		12/14/2021		SNDTR 401	260,000	58,002
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77		201,998	157,201	1.285



14825 TREEVALLEY DR NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-001		11/03/2021		SNDTR 401	262,000	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	76		207,000	153,130	1.352



14855 TREEVALLEY DR NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-003		10/08/2021		SNDTR 401	268,000	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	76		213,000	174,965	1.217



3032 ROOT CT NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-053		06/04/2021		SNDTR 401	258,000	59,652
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77		198,348	175,120	1.133



2826 BARK CT NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-020		05/24/2021		SNDTR 401	275,000	57,121
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77		217,879	191,576	1.137

\$308,000

+12% 250,879

1.309

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14940 TREEVALLEY DR NE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
41-02-22-401-067		04/23/2021		SNDTR 401	276,500	56,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	76		220,000	237,978	0.924



Neighborhoods Used: SNDTR.SANDTREE SITE CONDO

14956 TREEVALLEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-22-401-066	04/22/2021 SNDTR	401	240,000	56,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	183,500	181,619	1.010



E.C.F.s for Neighborhood: SSR 'SUNSET RIDGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.07	1.030	1.030	1.030	1.030	1.030	1.030
BI-LEVEL	1.05	1.010	1.010	1.010	1.010	1.010	1.010
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.11	1.040	1.040	1.040	1.040	1.040	1.040
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000
RAISED RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: SSR.SUNSET RIDGE

1997 16 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-024	06/29/2023 SSR	401	280,000	63,172	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	60	185,247	148,695	1.246
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	31581	25350	1.246		



1971 SUNSET VIEW CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-016	02/02/2023 SSR	401	415,000	73,080	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	79	341,920	294,436	1.161



13394 SUNSET VIEW DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-007	08/01/2022 SSR	401	335,000	60,542	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	274,458	226,984	1.209

2022



13349 SUNSET VIEW DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-022	07/15/2022 SSR	401	317,000	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	87	243,292	222,402	1.094
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	13708	12531	1.094		



13346 SUNSET VIEW DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-003	05/13/2022 SSR	401	285,100	60,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	88	225,100	221,860	1.015

2021



13370 SUNSET VIEW DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-005	11/03/2021 SSR	401	320,000	63,626	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	256,374	240,771	1.065



1974 SUNSET VIEW CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-021	06/18/2021 SSR	401	314,000	69,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	245,000	260,445	0.941



1962 SUNSET VIEW CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-33-390-020	04/26/2021 SSR	401	295,000	70,469	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	224,531	245,549	0.914



E.C.F.s for Neighborhood: TRENT 'TRENT RIDGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.09 ✓	1.110	1.110	1.110	1.110	1.110	1.110
BI-LEVEL	1.21 ✓	1.240	1.240	1.240	1.240	1.240	1.240
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	1.11	1.140	1.140	1.140	1.140	1.140	1.140
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1 3/4 STORY		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000
RAISED RANCH		1.000	1.000	1.000	1.000	1.000	1.000
RANCH SLAB		1.000	1.000	1.000	1.000	1.000	1.000
BLANK 2		1.000	1.000	1.000	1.000	1.000	1.000
LAKE FRONT		1.000	1.000	1.000	1.000	1.000	1.000
NEW HOME		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.930
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Neighborhoods Used: TRENT.TRENT RIDGE

1717 TRENT RIDGE CT NE
 Parcel Number 41-02-16-101-002
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
06/09/2023 TRENT	401	296,000	55,000
%Good 91	ResidualValue 241,000	CostByManual 185,738	E.C.F. 1.298

out of story



1698 TRENT RIDGE CT NE
 Parcel Number 41-02-16-101-012
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
09/06/2022 TRENT	401	281,000	55,081
%Good 89	ResidualValue 225,919	CostByManual 182,847	E.C.F. 1.236



1684 TRENT RIDGE CT NE
 Parcel Number 41-02-16-101-011
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
02/11/2022 TRENT	401	282,000	55,000
%Good 90	ResidualValue 227,000	CostByManual 184,277	E.C.F. 1.232

2022



16248 TRENT RIDGE DR NE
 Parcel Number 41-02-16-101-018
 Occupancy Single Family
 Style 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
11/30/2021 TRENT	401	330,000	55,000
%Good 82	ResidualValue 275,000	CostByManual 263,554	E.C.F. 1.043

349,800

*+ 6 to time 401
294,800*

1.118

2



1731 TRENT RIDGE CT NE
 Parcel Number 41-02-16-101-001
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
11/17/2021 TRENT	401	259,000	55,000
%Good 91	ResidualValue 204,000	CostByManual 191,160	E.C.F. 1.067



16256 TRENT RIDGE DR NE
 Parcel Number 41-02-16-101-019
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
11/04/2021 TRENT	401	249,500	55,000
%Good 89	ResidualValue 194,500	CostByManual 173,105	E.C.F. 1.124



1717 TRENT RIDGE CT NE
 Parcel Number 41-02-16-101-002
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
08/20/2021 TRENT	401	263,000	55,000
%Good 91	ResidualValue 208,000	CostByManual 185,738	E.C.F. 1.120



16271 TRENT RIDGE DR NE
 Parcel Number 41-02-16-101-040
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
08/17/2021 TRENT	401	256,500	55,000
%Good 87	ResidualValue 201,500	CostByManual 175,411	E.C.F. 1.149



Neighborhoods Used: TRENT.TRENT RIDGE

16304 TRENT RIDGE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-16-101-025	08/09/2021 TRENT	401	235,000	55,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	86	180,000	136,836	1.315



16325 TRENT RIDGE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-16-101-043	07/26/2021 TRENT	401	250,000	55,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	86	195,000	174,424	1.118



1698 TRENT RIDGE CT NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-16-101-012	05/20/2021 TRENT	401	253,000	55,081	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	89	197,919	182,847	1.082



E.C.F.s for Neighborhood: VISTA 'VISTA VIEW'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.12	1.060	1.060	1.060	1.060	1.060	1.060
BI-LEVEL	1.18	1.120	1.120	1.120	1.120	1.120	1.120
TRI-LEVEL	1.16	1.110	1.110	1.110	1.110	1.110	1.110
2 STORY	1.12	1.090	1.090	1.090	1.090	1.090	1.090
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY	1.12	1.080	1.080	1.080	1.080	1.080	1.080
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		0.000	0.000	0.000	0.000	0.000	0.000
NEW HOME		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: VISTA.VISTA VIEW

2053 WINSTON VIEW DR
 Parcel Number 41-02-33-252-031
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
06/28/2023 VISTA	401	302,000	57,519
%Good	ResidualValue	CostByManual	E.C.F.
81	244,481	169,737	1.440



2378 WINSTON VIEW DR
 Parcel Number 41-02-33-252-001
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
06/08/2023 VISTA	401	302,500	56,833
%Good	ResidualValue	CostByManual	E.C.F.
80	245,667	167,165	1.470



2250 WINSTON VIEW DR
 Parcel Number 41-02-33-252-010
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
06/05/2023 VISTA	401	305,000	55,000
%Good	ResidualValue	CostByManual	E.C.F.
80	250,000	196,845	1.270



2155 AVALON VIEW DR NE
 Parcel Number 41-02-33-252-039
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
05/11/2023 VISTA	401	311,500	56,833
%Good	ResidualValue	CostByManual	E.C.F.
79	254,667	187,024	1.362



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2214 WINSTON VIEW DR
 Parcel Number 41-02-33-252-013
 Occupancy Single Family
 Style 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
12/21/2022 VISTA	401	295,000	55,355
%Good	ResidualValue	CostByManual	E.C.F.
82	239,645	237,408	1.009



7

2159 AVALON VIEW DR NE
 Parcel Number 41-02-33-252-040
 Occupancy Single Family
 Style 2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
06/15/2022 VISTA	401	300,000	56,833
%Good	ResidualValue	CostByManual	E.C.F.
79	243,167	196,751	1.236



254

2378 WINSTON VIEW DR
 Parcel Number 41-02-33-252-001
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
04/12/2022 VISTA	401	285,000	56,833
%Good	ResidualValue	CostByManual	E.C.F.
80	228,167	167,165	1.365



2230 AVALON VIEW DR NE
 Parcel Number 41-02-33-252-079
 Occupancy Single Family
 Style BI-LEVEL

** Valid Sale	** Class	AdjSalePrice	LandValue
03/23/2022 VISTA	401	254,575	58,643
%Good	ResidualValue	CostByManual	E.C.F.
79	195,932	169,996	1.153



Neighborhoods Used: VISTA.VISTA VIEW

2241 AVALON VIEW DR NE
Parcel Number 41-02-33-252-048
Occupancy Single Family
Style RANCH
Valid Sale 01/07/2022 VISTA
Class 401
AdjSalePrice 317,500
LandValue 58,833
%Good 79
ResidualValue 258,667
CostByManual 230,341
E.C.F. 1.123



2089 WINSTON VIEW DR
Parcel Number 41-02-33-252-072
Occupancy Single Family
Style RANCH
Valid Sale 09/30/2021 VISTA
Class 401
AdjSalePrice 310,000
LandValue 56,193
%Good 80
ResidualValue 253,807
CostByManual 253,913
E.C.F. 1.000

2021



2233 WINSTON VIEW DR
Parcel Number 41-02-33-252-063
Occupancy Single Family
Style BI-LEVEL
Valid Sale 09/29/2021 VISTA
Class 401
AdjSalePrice 250,000
LandValue 56,629
%Good 83
ResidualValue 193,371
CostByManual 167,009
E.C.F. 1.158



2274 WINSTON VIEW DR
Parcel Number 41-02-33-252-008
Occupancy Single Family
Style BI-LEVEL
Valid Sale 08/11/2021 VISTA
Class 401
AdjSalePrice 225,000
LandValue 55,333
%Good 80
ResidualValue 169,667
CostByManual 166,898
E.C.F. 1.017



2129 WINSTON VIEW DR
Parcel Number 41-02-33-252-069
Occupancy Single Family
Style TRI-LEVEL
Valid Sale 08/06/2021 VISTA
Class 401
AdjSalePrice 255,000
LandValue 57,581
%Good 80
ResidualValue 197,419
CostByManual 185,871
E.C.F. 1.062

280,500

(10% fine adj)
222,919

1.19



2227 AVALON VIEW DR NE
Parcel Number 41-02-33-252-047
Occupancy Single Family
Style TRI-LEVEL
Valid Sale 07/23/2021 VISTA
Class 401
AdjSalePrice 258,000
LandValue 55,333
%Good 79
ResidualValue 202,667
CostByManual 194,278
E.C.F. 1.043

283,800

(10% fine adj)
228,467

1.175



2194 WINSTON VIEW DR
Parcel Number 41-02-33-252-015
Occupancy Single Family
Style BI-LEVEL
Valid Sale 05/17/2021 VISTA
Class 401
AdjSalePrice 255,000
LandValue 55,521
%Good 81
ResidualValue 199,479
CostByManual 187,614
E.C.F. 1.063



2177 WINSTON VIEW DR
Parcel Number 41-02-33-252-066
Occupancy Single Family
Style 2 STORY
Valid Sale 05/07/2021 VISTA
Class 401
AdjSalePrice 271,125
LandValue 55,000
%Good 82
ResidualValue 216,125
CostByManual 214,063
E.C.F. 1.010

303,660

12% fine adj
248,660

1.16

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E.C.F.s for Neighborhood: VP 'VANTAGE POINTE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.22	1.120	1.120	1.120	1.120	1.120	1.120
BI-LEVEL	1.21	1.150	1.150	1.150	1.150	1.150	1.150
TRI-LEVEL	1.20	1.140	1.140	1.140	1.140	1.140	1.140
2 STORY	1.15	1.090	1.090	1.090	1.090	1.090	1.090
MOBILE HOME		0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY	1.14	1.080	1.080	1.080	1.080	1.080	1.080
1 3/4 STORY		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH		0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB		0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2		0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT		0.000	0.000	0.000	0.000	0.000	0.000
NEW HOME		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: VP.VANTAGE POINTE

16215 OUTBACK DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-16-251-015	10/21/2022 VP	401	320,000	57,845	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	262,155	212,283	1.235



16359 OUTBACK DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-16-251-001	06/09/2022 VP	401	350,000	55,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72	283,102	227,713	1.243
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11898	9570	1.243		



E.C.F.s for Neighborhood: WV 'WILDWOOD VALLEY'

Style:	Good: 100-91	90-81	80-71	70-61	60-51	50-0
RANCH	1.030	1.030	1.030	1.030	1.030	1.030
BI-LEVEL	1.070	1.070	1.070	1.070	1.070	1.070
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
2 STORY	0.000	0.000	0.000	0.000	0.000	0.000
MOBILE HOME	0.000	0.000	0.000	0.000	0.000	0.000
1+ STORY	0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 STORY	0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 STORY	0.960	0.960	0.960	0.960	0.960	0.960
1 3/4 STORY	0.960	0.960	0.960	0.960	0.960	0.960
MODULAR	0.000	0.000	0.000	0.000	0.000	0.000
RAISED RANCH	0.000	0.000	0.000	0.000	0.000	0.000
RANCH SLAB	0.000	0.000	0.000	0.000	0.000	0.000
BLANK 2	0.000	0.000	0.000	0.000	0.000	0.000
LAKE FRONT	0.000	0.000	0.000	0.000	0.000	0.000
NEW HOME	0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.930
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: WV.WILDWOOD VALLEY

16300 WILDWOOD VALLEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-18-201-019	12/19/2022 WV	401	325,000	56,725	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	268,275	254,186	1.055



16325 WILDWOOD VALLEY DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-18-201-008	12/05/2022 WV	401	288,000	56,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	77	232,000	182,286	1.273



16361 ALBRECHT AVE NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41-02-18-226-008	10/18/2022 WV	401	275,000	57,494	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	217,506	190,003	1.145



