

Village of Somerset Center Jerome

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
04 080 001 010 19 5 1	9531 HARRISON ST	03/18/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$5,303	\$92,197	\$104,251	0.884	07	
04 080 001 012 19 5 1	8663 N JEROME RD	04/18/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,168	\$44,832	\$109,157	0.411	07	
04 080 001 072 19 5 1	8680 WALWORTH RD	07/20/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$24,512	\$125,488	\$132,626	0.946	07	
Totals:									\$307,500	\$346,033	0.759	0.292947247
									E.C.F. =>	0.759	0.292947247	
									Ave. E.C.F. =>	0.747	#REF!	

Somerser Center Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area				
04 260 001 080	12240 SHEFFIELD DR	11/15/21	\$65,000	CD	03-ARM'S LENGTH	\$65,000	\$117,335	\$25,000	\$40,000	\$92,335	0.433	08				
04 260 001 080	12240 SHEFFIELD DR	09/29/22	\$65,000	CD	03-ARM'S LENGTH	\$65,000	\$117,335	\$25,000	\$40,000	\$92,335	0.433	08				
04 810 260 119 10 5 1	11371 SHEFFIELD DR	04/06/22	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$7,359	\$0	\$15,000	\$13,048	1.150	08				
Totals:																
											\$145,000	\$242,029	\$95,000	\$197,718		
											E.C.F. =>	0.480	0.413618101			
											Ave. E.C.F. =>	0.672	#REF!			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
04 008 200 005 08 5 1	10595 E CHICAGO RD	08/25/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$13,170	\$26,830	\$36,276	0.740	\$12,000
04 010 100 033 10 5 1	10645 N WALDRON RD	07/11/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$18,037	\$81,963	\$121,646	0.674	\$14,850
04 010 300 008 10 5 1	10231 WALDRON RD	06/17/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$34,544	\$205,356	\$205,755	0.998	\$34,544
04 010 300 034 10 5 1	12401 E CHICAGO RD	08/16/21	\$154,400	WD	03-ARM'S LENGTH	\$154,400	\$4,301	\$150,099	\$176,090	0.852	\$2,640
04 011 300 006 11 5 1	13020 E CHICAGO RD	06/28/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$7,247	\$167,753	\$161,122	1.041	\$4,092
04 017 100 027 17 5 1	9636 SKIFF RD	06/30/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$64,640	\$155,360	\$245,122	0.634	\$64,640
04 017 300 009 17 5 1	9111 MURREY RD	06/27/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$33,619	\$24,381	\$80,845	0.302	\$29,450
04 018 200 033 18 5 1	9911 N JEROME RD	08/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$232,853	\$117,147	\$191,729	0.611	\$230,060
04 018 300 006 18 5 1	9240 MORELAND RD	12/31/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$10,355	\$119,645	\$128,714	0.930	\$9,720
04 018 400 011 18 5 1	9031 N JEROME RD	10/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$7,932	\$192,068	\$204,725	0.938	\$5,880
04 019 100 009 19 5 1	9391 WALDRON ST	05/27/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$23,318	\$166,582	\$238,369	0.699	\$20,118
04 023 400 014 23 5 1	13970 CALHOUN RD	03/23/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,419	\$34,581	\$58,083	0.595	\$27,210
04 025 200 003 25 5 1	14851 CALHOUN RD	08/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$23,009	\$186,991	\$228,553	0.818	\$21,500
04 025 300 010 25 5 1	7060 N SOMERSET RD	06/14/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$30,911	\$98,089	\$175,308	0.560	\$29,590
04 026 100 004 26 5 1	13140 MERCER RD	09/20/22	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$53,537	\$26,463	\$66,788	0.396	\$52,667
04 027 100 008 27 5 1	12000 MERCER RD	09/30/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$3,840	\$76,160	\$154,985	0.491	\$3,840
04 027 400 007 27 5 1	12751 MERCER RD	03/08/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$37,281	\$147,719	\$169,298	0.873	\$32,670
04 035 300 007 35 5 1	13100 ADDISON RD	02/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$65,458	\$184,542	\$209,033	0.883	\$60,000
04 036 300 006 36 5 1	6160 SOMERSET RD	09/24/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$94,904	\$95,096	\$125,904	0.755	\$93,624

Totals: \$3,046,200

\$2,256,825

\$2,978,344

E.C.F. => 0.758

Ave. E.C.F. => 0.726

2024 ECF

Morehouse

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
04 230 001 009	9566 LAKEVIEW DR	05/17/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$21,934	\$138,066	\$113,552	1.216	1,080	\$127.84	1 STORY
04 230 001 045	9711 LAKEVIEW DR	06/08/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$40,334	\$134,666	\$76,320	1.764	672	\$200.40	1 STORY
04 230 001 099	9696 LAKEVIEW DR	11/05/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$60,629	\$161,871	\$168,324	0.962	1,196	\$135.34	1 STORY
Totals:													
						\$557,500		\$434,603	\$358,196			\$154.53	
										E.C.F. =>	1.213	Std. Deviation=>	
										Ave. E.C.F. =>	1.314	Ave. Variance=>	#REF!

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.		
04 195 001 038	10848 EMERALD DR	09/08/22	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$342,242	\$94,255	\$359,745	\$176,503	2.038	02.1	62		
04 195 001 050	10800 EMERALD DR	06/25/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$385,295	\$86,241	\$295,759	\$212,850	1.390	02.1	63		
04 195 001 055	10780 EMERALD DR	05/26/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$408,371	\$70,266	\$304,734	\$240,644	1.266	02.1	74		
04 205 001 004	10761 WOODBROOK DR	10/03/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$372,100	\$66,007	\$263,993	\$217,860	1.212	02.1	71		
04 205 001 019	10911 WOODBROOK DR	10/20/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$238,993	\$72,308	\$128,692	\$118,637	1.085	02.1	61		
04 205 001 057	13980 GRANDPOINT CIR	12/10/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$417,495	\$97,474	\$317,526	\$227,773	1.394	02.1	66		
04 205 001 083	13825 GRANDVIEW DR	05/20/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$308,180	\$76,791	\$312,209	\$164,690	1.896	02.1	64		
04 205 001 105	14113 GRANDVIEW DR	05/25/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$476,583	\$139,067	\$237,933	\$240,225	0.990	02.1	72		
04 205 001 130	14405 CRESTRIDGE DR	03/14/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$641,113	\$124,121	\$530,879	\$367,966	1.443	02.1	70		
04 205 001 147	14611 W BROOKHURST	07/06/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$459,151	\$85,436	\$349,564	\$265,989	1.314	02.1	76		
04 205 001 428	14019 E GRANDPOINT DR	08/18/21	\$634,900	WD	03-ARM'S LENGTH	\$634,900	\$567,962	\$196,852	\$438,048	\$264,135	1.658	02.1	62		
04 210 001 011	10670 GLENDALOUGH LN	09/13/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$415,335	\$69,312	\$405,688	\$246,280	1.647	02.1	78		
04 210 001 030	14518 KILDARE LANE	10/20/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$325,365	\$62,029	\$317,971	\$187,428	1.696	02.1	76		
04 210 001 116	14275 BLARNEY CIRCLE	07/01/22	\$450,000	QC	03-ARM'S LENGTH	\$450,000	\$418,615	\$113,837	\$336,163	\$216,924	1.550	02.1	70		
04 225 001 002	10717 WOODBROOK DR	12/20/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$504,275	\$91,407	\$353,593	\$293,856	1.203	02.1	68		
Totals:										\$6,397,900	\$6,281,075	\$4,952,497	\$3,441,759	1.439	0.295060159
										Ave. E.C.F. =>	1.452	#REF!			

2024 ECF
Lake Somersset Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
04 195 001 102	10400 FERRIS CT	08/12/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$129,883	\$12,446	\$127,554	\$110,581	1.153	02.2	65
04 195 001 126	10579 EMERALD DR	12/15/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$167,990	\$8,030	\$161,970	\$150,621	1.075	02.2	81
04 195 001 202	10823 EMERALD DR	05/06/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$174,579	\$10,390	\$134,610	\$154,604	0.871	02.2	77
04 195 001 216	10498 FERRIS DR	08/04/21	\$233,900	WD	03-ARM'S LENGTH	\$233,900	\$207,563	\$12,016	\$221,884	\$184,131	1.205	02.2	82
04 195 001 247	13953 SHANNON DR	11/19/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$282,448	\$15,236	\$224,764	\$251,612	0.893	02.2	83
04 195 001 250	13981 SHANNON DR	05/02/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$185,452	\$11,314	\$198,686	\$163,972	1.212	02.2	60
04 195 001 265	14155 SHANNON DR	10/21/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$188,767	\$18,768	\$216,232	\$160,074	1.351	02.2	63
04 195 001 290	10599 SHERLOCK DR	05/21/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$252,863	\$25,673	\$204,327	\$213,927	0.955	02.2	76
04 195 001 305	13561 SHANNON DR	05/12/21	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$196,447	\$17,344	\$140,156	\$168,647	0.831	02.2	66
04 195 001 309	10600 O CONNELL DR	06/03/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$305,887	\$18,703	\$286,297	\$270,418	1.059	02.2	77
04 200 001 002	14919 HILLTOP DR	12/27/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$93,005	\$12,442	\$125,558	\$75,860	1.655	02.2	61
04 200 001 112	11335 E CRESTVIEW DR	04/26/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$135,712	\$15,033	\$224,867	\$113,634	1.979	02.2	41
04 200 001 127	14750 HILLTOP DR	04/22/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$167,148	\$21,042	\$113,858	\$137,576	0.828	02.2	74
04 200 001 151	14575 CRESTRIDGE DR	05/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$229,510	\$21,517	\$253,483	\$195,850	1.294	02.2	79
04 200 001 151	14575 CRESTRIDGE DR	07/02/22	\$291,500	MLC	03-ARM'S LENGTH	\$291,500	\$229,510	\$21,517	\$269,983	\$195,850	1.379	02.2	79
04 205 001 220	14094 GRANDVIEW DR	08/27/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$289,723	\$12,159	\$262,741	\$261,360	1.005	02.2	97
04 205 001 297	10568 WOODBROOK DR	01/27/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$191,854	\$14,795	\$160,105	\$166,722	0.960	02.2	76
04 205 001 376	14075 NORTHMOOR DR	08/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$166,517	\$11,774	\$213,226	\$145,709	1.463	02.2	81
04 205 001 417	13912 GRANDVIEW DR	01/10/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$226,088	\$26,259	\$208,741	\$188,163	1.109	02.2	78
04 210 001 148	14373 LIMERICK LN	06/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$200,509	\$16,782	\$233,218	\$173,001	1.348	02.2	68
04 210 001 221	10620 LOUGHREA LN	12/10/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$249,716	\$19,673	\$302,827	\$216,613	1.398	02.2	77
04 210 001 234	10513 LOUGHREA LN	01/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$226,904	\$16,244	\$233,756	\$198,362	1.178	02.2	84
04 210 001 266	10440 CONNEMARA CIR	10/03/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$227,897	\$13,459	\$216,541	\$201,919	1.072	02.2	77
04 210 001 275	10552 CONNEMARA CIR	10/28/22	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$189,928	\$13,742	\$148,758	\$165,900	0.897	02.2	78
04 210 001 313	14445 KILDARE LANE	02/10/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$230,060	\$24,591	\$204,409	\$193,474	1.057	02.2	78
04 210 001 357	14296 KILLYBEGS LN	03/24/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$414,045	\$28,948	\$321,052	\$362,615	0.885	02.2	89
04 210 001 360	14288 BLARNEY CIR	09/10/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$303,725	\$7,609	\$302,391	\$278,829	1.085	02.2	93
Totals:								\$6,159,500	\$5,863,730	\$5,711,994	\$5,100,023	1.120	0.268516679
											E.C.F. =>		
											Ave. E.C.F. =>	1.155	#REF!

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.
04 045 001 007	10853 WESTDALE DR	11/23/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$305,018	\$68,779	\$241,221	\$150,184	1.606	01.1	60
04 045 001 008	10691 BAKER RD	10/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$403,406	\$66,322	\$258,678	\$214,294	1.207	01.1	73
04 065 001 036	11567 HIGHLAND HILLS DR	04/16/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$324,529	\$88,370	\$301,630	\$150,133	2.009	01.1	68
04 065 001 060	11330 HIGHLAND HILLS DR	11/12/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$266,303	\$51,386	\$346,614	\$136,629	2.537	01.1	74
04 070 001 015	11478 N MACKINAC PATH	08/12/22	\$350,800	WD	03-ARM'S LENGTH	\$350,800	\$376,237	\$39,653	\$311,147	\$213,976	1.454	01.1	81
04 075 001 003	11286 SAUK TRAIL	09/24/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$245,302	\$78,817	\$233,683	\$105,839	2.208	01.1	69
04 090 001 033	11616 BRADLEY DR	07/01/21	\$558,550	WD	03-ARM'S LENGTH	\$558,550	\$579,945	\$125,746	\$432,804	\$288,747	1.499	01.1	84
04 090 001 051	11688 BRADLEY DR	03/10/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$373,632	\$65,101	\$329,899	\$196,142	1.682	01.1	75
04 090 001 109	11890 BRADLEY DR	05/25/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$349,473	\$103,286	\$271,714	\$156,508	1.736	01.1	50
04 090 001 131	11978 BRADLEY DR	09/09/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$288,367	\$72,904	\$223,096	\$136,976	1.629	01.1	67
04 090 001 391	11584 BRADLEY DR	12/02/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$525,062	\$113,612	\$266,388	\$261,570	1.018	01.1	78
04 095 001 443	11750 WALDRON RD	07/27/22	\$400,000	OTH	03-ARM'S LENGTH	\$400,000	\$395,395	\$61,552	\$338,448	\$212,233	1.595	01.1	69
04 095 001 479	11811 KILLARNY CIR	05/10/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$421,850	\$71,746	\$453,254	\$222,571	2.036	01.1	80
04 095 001 480	11801 KILLARNY CIR	06/30/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$366,240	\$90,227	\$261,773	\$175,469	1.492	01.1	79
04 095 001 482	11781 KILLARNY CIR	02/10/23	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$456,436	\$80,302	\$287,198	\$239,119	1.201	01.1	58
04 095 001 535	11822 WALDRON RD	06/14/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$495,127	\$90,160	\$464,840	\$257,449	1.806	01.1	89
04 115 001 017	11863 SAND HILL RD	02/07/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$427,217	\$83,701	\$401,299	\$218,383	1.838	01.1	73
04 115 001 023	11811 S LAKESIDE DR	04/16/21	\$375,214	WD	03-ARM'S LENGTH	\$375,214	\$492,806	\$77,545	\$297,669	\$263,993	1.128	01.1	69
04 115 001 034	11701 S LAKESIDE DR	04/05/21	\$450,100	WD	03-ARM'S LENGTH	\$450,100	\$432,347	\$75,189	\$374,911	\$227,055	1.651	01.1	79
04 115 001 037	11671 S LAKESIDE DR	11/02/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$370,468	\$69,482	\$290,418	\$191,345	1.518	01.1	77
04 115 001 052	11521 N LAKESIDE DR	08/09/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$439,610	\$72,084	\$354,916	\$233,647	1.519	01.1	79
04 115 001 070	11576 GRAND POINT DR	11/04/21	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$588,249	\$89,163	\$521,837	\$317,283	1.645	01.1	78
04 115 001 109	11260 LE MOTT CIR	09/21/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$386,885	\$83,335	\$251,665	\$192,975	1.304	01.1	71
04 120 001 003	11584 GRAND POINT DR	04/22/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$454,706	\$19,537	\$305,463	\$276,649	1.104	01.1	58
04 125 001 005	11719 LOOKOUT POINTE	08/23/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$306,794	\$86,179	\$339,821	\$140,251	2.423	01.1	66
04 130 001 024	10700 WALDRON RD	01/28/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$422,902	\$80,776	\$354,224	\$217,499	1.629	01.1	76
04 135 001 085	11979 GREENBRIAR RD	08/17/22	\$517,000	WD	03-ARM'S LENGTH	\$517,000	\$517,375	\$83,210	\$433,790	\$276,011	1.572	01.1	77
04 135 001 089	11939 GREENBRIAR	05/11/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$553,653	\$80,762	\$469,238	\$300,630	1.561	01.1	81
04 135 001 119	11619 GREENBRIAR DR	06/03/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$411,586	\$76,065	\$373,935	\$213,300	1.753	01.1	81
04 135 001 129	11738 GREENBRIAR DR	12/23/21	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$459,316	\$73,467	\$291,033	\$245,295	1.186	01.1	76
04 135 001 129	11738 GREENBRIAR DR	10/17/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$459,316	\$73,467	\$371,533	\$245,295	1.515	01.1	76
04 140 001 016	11660 CEDAR CT	05/07/21	\$341,500	WD	03-ARM'S LENGTH	\$341,500	\$456,412	\$62,712	\$278,788	\$250,286	1.114	01.1	77
04 140 001 042	11501 BAKER RD	04/15/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$527,962	\$96,595	\$383,405	\$274,232	1.398	01.1	79
04 140 001 106	11715 BAKER RD	11/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$444,467	\$94,077	\$320,923	\$222,753	1.441	01.1	53
04 155 001 001	10819 BAKER RD	05/13/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$324,334	\$92,274	\$312,726	\$147,527	2.120	01.1	80
04 170 001 019	11714 SAUK TRAIL	06/16/22	\$612,000	WD	03-ARM'S LENGTH	\$612,000	\$615,727	\$96,742	\$515,258	\$329,933	1.562	01.1	79
04 180 001 033	11424 OAKWOOD DR	08/10/21	\$599,900	OTH	03-ARM'S LENGTH	\$599,900	\$687,249	\$123,017	\$476,883	\$358,698	1.329	01.1	77
04 180 001 042	11334 OAKWOOD DR	03/11/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$675,460	\$146,227	\$488,773	\$336,448	1.453	01.1	77
04 180 001 065	11511 BAKER RD	08/30/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$586,827	\$150,187	\$359,813	\$277,584	1.296	01.1	83
04 185 001 006	11149 OAKWOOD DR	08/05/21	\$499,000	PTA	03-ARM'S LENGTH	\$499,000	\$416,242	\$144,904	\$354,096	\$172,497	2.053	01.1	56
04 185 001 014	11069 OAKWOOD DR	10/14/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$434,790	\$80,827	\$369,173	\$225,024	1.641	01.1	71
04 185 001 016	11049 OAKWOOD DR	05/13/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$299,480	\$66,761	\$255,239	\$147,946	1.725	01.1	69
04 190 001 042	10797 WESTDALE DR	03/18/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$445,309	\$68,786	\$521,214	\$239,366	2.177	01.1	88
04 190 001 088	11257 ALMON PT	08/05/22	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$464,159	\$97,496	\$331,504	\$233,098	1.422	01.1	62

Totals: \$19,134,464 \$19,273,970 \$15,421,934 \$9,892,842 E.C.F. => 1.559 0.34864603
Ave. E.C.F. => 1.609 #REF!

2024 ECF
Lake LeAnn (Backlots)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Depr.		
04 060 001 090	11218 GLENVIEW DR	04/04/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$239,588	\$18,224	\$256,776	\$201,057	1.277	01.2	70		
04 065 001 085	11470 HIGHLAND HILLS DR	09/09/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$266,929	\$16,622	\$248,378	\$227,345	1.093	01.2	75		
04 090 001 187	11893 DUBLIN DR	04/20/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$191,552	\$8,634	\$171,266	\$166,138	1.031	01.2	82		
04 090 001 187	11893 DUBLIN DR	06/17/22	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$191,552	\$8,634	\$211,266	\$166,138	1.272	01.2	82		
04 090 001 211	11423 HILLARY DR	11/09/21	\$165,146	WD	03-ARM'S LENGTH	\$165,146	\$171,178	\$17,497	\$147,649	\$139,583	1.058	01.2	66		
04 090 001 231	11537 BRADLEY DR	09/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$251,445	\$17,299	\$232,709	\$212,674	1.094	01.2	81		
04 090 001 276	11585 DUBLIN CIR	10/24/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$162,968	\$9,799	\$160,101	\$139,118	1.151	01.2	74		
04 090 001 333	11791 BRADLEY DR	06/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$257,904	\$14,734	\$200,266	\$220,863	0.907	01.2	75		
04 090 001 361	11624 DUBLIN DR	05/07/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$250,583	\$13,038	\$221,962	\$215,754	1.029	01.2	72		
04 090 001 361	11624 DUBLIN DR	12/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$250,583	\$13,038	\$251,962	\$215,754	1.168	01.2	72		
04 090 001 363	11494 HILLARY DR	07/26/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$280,106	\$6,677	\$193,323	\$248,346	0.778	01.2	82		
04 090 001 365	11764 DUBLIN CIR	12/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$201,564	\$11,496	\$168,504	\$172,632	0.976	01.2	59		
04 090 001 366	11971 GALWAY DR	05/28/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$162,471	\$7,299	\$162,471	\$140,937	1.225	01.2	65		
04 090 001 368	11781 BRADLEY DR	02/17/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$289,857	\$12,481	\$310,519	\$251,931	1.233	01.2	79		
04 090 001 371	11522 BRADLEY DR	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$208,022	\$10,077	\$154,923	\$179,787	0.862	01.2	77		
04 095 001 509	11925 WALDRON RD	04/09/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$178,043	\$12,376	\$157,624	\$150,470	1.048	01.2	63		
04 095 001 536	11755 WALDRON RD	07/12/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$150,006	\$9,449	\$203,051	\$127,663	1.591	01.2	76		
04 095 001 538	11705 N WALDRON RD	08/02/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$342,066	\$6,376	\$333,624	\$304,896	1.094	01.2	83		
04 095 001 546	11520 DONEGAL DR	09/02/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$206,560	\$9,361	\$210,639	\$179,109	1.176	01.2	60		
04 110 001 019	11430 W GREENLAWN DR	11/10/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$126,384	\$7,390	\$152,610	\$108,078	1.412	01.2	54		
04 110 001 080	11790 PENLAWN DR	11/16/22	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$201,293	\$6,458	\$151,042	\$176,962	0.854	01.2	72		
04 110 001 135	10300 HEATHERLAWN CT	07/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$181,537	\$5,261	\$139,739	\$160,105	0.873	01.2	82		
04 110 001 330	11341 W GREENLAWN DR	07/28/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$234,952	\$14,912	\$195,088	\$199,855	0.976	01.2	68		
04 110 001 352	9852 SOUTHLAWN CIR	06/18/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$282,404	\$10,739	\$230,261	\$246,744	0.933	01.2	81		
04 110 001 362	11400 W GREENLAWN DR	10/22/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$175,737	\$9,834	\$172,666	\$150,684	1.146	01.2	74		
04 110 001 371	9859 SOUTHLAWN CIR	05/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$22,870	\$3,900	\$26,100	\$17,230	1.515	01.2	73		
04 110 001 372	9859 SOUTHLAWN CIR	05/20/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$150,118	\$3,900	\$141,100	\$132,805	1.062	01.2	73		
04 115 001 166	11114 HILLSIDE DR	02/11/22	\$131,500	PTA	03-ARM'S LENGTH	\$131,500	\$151,508	\$10,898	\$120,602	\$127,711	0.944	01.2	75		
04 130 001 033	11947 BUNDAY DR	11/23/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$193,367	\$11,623	\$179,377	\$165,072	1.087	01.2	81		
04 130 001 055	12181 GRAND VIEW DR	12/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$134,363	\$8,191	\$146,809	\$114,598	1.281	01.2	80		
04 130 001 058	12221 GRAND VIEW DR	06/10/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$185,716	\$9,372	\$220,628	\$160,167	1.377	01.2	82		
04 130 001 060	12241 GRAND VIEW DR	11/11/22	\$135,000	OTH	03-ARM'S LENGTH	\$135,000	\$166,280	\$7,886	\$127,114	\$143,864	0.884	01.2	83		
04 130 001 085	10951 WALDRON RD	07/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$299,911	\$12,863	\$252,137	\$260,716	0.967	01.2	83		
04 130 001 118	10861 WALDRON RD	12/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$152,905	\$8,132	\$191,868	\$131,492	1.459	01.2	73		
04 135 001 001	11235 VICARY RD	07/26/21	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$140,587	\$12,766	\$148,734	\$116,095	1.281	01.2	65		
04 135 001 158	11061 GREENVIEW CT	07/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$176,856	\$12,290	\$187,710	\$149,470	1.256	01.2	75		
04 140 001 108	11580 RUTAN CIR	04/27/22	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$259,927	\$18,260	\$219,640	\$219,498	1.001	01.2	66		
04 150 001 016	10791 HILLANDALE DR	08/16/22	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$176,234	\$13,300	\$171,600	\$147,987	1.160	01.2	83		
04 150 001 082	10880 BAKER RD	09/21/21	\$165,002	WD	03-ARM'S LENGTH	\$165,002	\$179,520	\$10,507	\$154,495	\$153,509	1.006	01.2	78		
04 180 001 144	11368 OAKWOOD DR	10/22/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$167,460	\$11,830	\$163,170	\$141,353	1.154	01.2	72		
04 180 001 145	11358 OAKWOOD DR	02/18/22	\$148,900	WD	03-ARM'S LENGTH	\$148,900	\$161,329	\$14,166	\$134,734	\$133,663	1.008	01.2	71		
04 180 001 148	11328 OAKWOOD DR	09/07/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$134,626	\$11,273	\$127,727	\$112,037	1.140	01.2	63		
04 180 001 160	11316 WEATHERWAX DR	07/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$283,947	\$12,370	\$217,630	\$246,664	0.882	01.2	77		
04 180 001 166	11265 OAKWOOD DR	08/11/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$169,865	\$7,503	\$182,397	\$147,468	1.237	01.2	66		
04 180 001 168	11275 OAKWOOD DR	09/01/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$162,756	\$11,147	\$178,753	\$137,701	1.298	01.2	56		
04 190 001 085	11161 BAKER RD	11/04/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$168,180	\$13,515	\$161,485	\$140,477	1.150	01.2	69		
Totals:										\$9,005,748	\$9,093,609	\$8,502,359	\$7,802,198	E.C.F. => 1.090	0.183618045
														Ave. E.C.F. => 1.117	#REF!

2024 ECF

Goose Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
04 017 100 010 17 5 1	9875 BEACHVIEW DR	02/24/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$50,823	\$344,177	\$247,735	1.389	14	1-1/4 STORY	
04 255 001 011	10025 SHADY OAK SHORES DR	05/10/21	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$27,750	\$622,150	\$351,455	1.770	14	1 STORY	
Totals:													
							\$1,044,900	\$966,327	\$599,190				
										E.C.F. =>	1.613	0.269350333	
										Ave. E.C.F. =>	1.580	#REF!	#REF!

Crystal-Perch-Goose Lake Non LK Front

Expanded

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04 055 001 195 03 5 1	12050 CRYSTAL LAKE DR W	11/07/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$193,490	\$33,550	\$194,450	\$179,319	1.084
04 055 001 200 03 5 1	11096 S JACKSON RD	09/09/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$47,720	\$13,528	\$246,472	\$173,255	1.423
Totals:											
						\$488,000	\$241,210		\$440,922	\$352,574	
							Sale. Ratio =>				E.C.F. =>
							Std. Dev. =>				Ave. E.C.F. =>
											1.251
											1.253

Crystal/Perch/Goose Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	
04 055 001 021 03 5 1	12644 CRYSTAL LAKE DR S	04/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$115,957	\$149,043	\$122,189	1.220	03	
04 055 001 068 03 5 1	11479 CRYSTAL LAKE DR W	08/26/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$196,533	\$368,467	\$323,583	1.139	03	
04 055 001 084 03 5 1	12515 CRYSTAL LAKE DR	06/24/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$139,809	\$190,191	\$145,946	1.303	03	
04 055 001 104 03 5 1	11040 PERCH LAKE DR E	02/04/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,717	\$109,283	\$84,974	1.286	03	
04 055 001 116 03 5 1	12459 CRYSTAL LAKE DR S	09/14/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$76,902	\$171,098	\$153,255	1.116	03	
Totals:												
							\$1,618,000	\$988,082	\$829,947			
										E.C.F. =>	1.191	0.084203506
										Ave. E.C.F. =>	1.213	#REF!

2024 ECF

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class	
04 008 100 008 08 5 1	10591 E CHICAGO RD	05/06/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$27,396	\$216,604	\$288,194	0.752	201	
04 010 400 011 10 5 1	12745 E CHICAGO RD	02/07/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$22,549	\$93,451	\$254,949	0.367	201	
04 012 400 014 12 5 1	14811 E CHICAGO RD	02/28/23	\$1,272,000	WD	03-ARM'S LENGTH	\$1,272,000	\$73,891	\$1,198,109	\$828,138	1.447	201	
Totals:									\$1,632,000	\$1,508,164	\$1,371,281	
									E.C.F. =>	1.100		
									Ave. E.C.F. =>	0.855		

Bak Meadow Sutfin Hidway Terracview

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area				
04 040 001 040	11216 OPEL DR	03/01/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$117,551	\$9,670	\$125,330	\$107,881	1.162	04				
04 245 001 003	9171 BAKER RD	07/07/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$186,109	\$6,797	\$169,203	\$153,127	1.105	04				
Totals:											\$311,000	\$303,660	\$294,533	\$261,008	1.128	0.040135361
											E.C.F. =>	1.128	0.040135361			
											Ave. E.C.F. =>	1.133	#REF!			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value				
04 014 400 002 14 5 1	13871 LANE RD	07/10/20	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$123,960	\$192,934		\$54,082	(0.322)	\$0				
04 034 100 004 34 5 1	12400 VOORHES RD	02/13/20	\$320,250	WD	03-ARM'S LENGTH	\$320,250	\$138,530	\$248,144	\$72,106	\$73,103	0.986	\$244,880				
Totals:											\$495,750	\$262,490	\$54,672	\$127,185		
											Sale. Ratio =>		E.C.F. =>	0.430		
											Std. Dev. =>		Ave. E.C.F. =>	0.332		