

2025 ECF Analysis
Default Neighborhood ECF Table
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Asd. At Sale	Asd/SP Ratio	Land + Yard	Building Residual	Cost Manual	E.C.F.	Floor Area	Price per sq'	ECF Area	Dev. by Mean (%)	Bldg Style	Notes
Default ECF:															
Sales used:															
4703-20-400-008	8195 N LATSO	06/03/22	280,000	82,600	29.50	132,100	147,900	189,785	0.779	1,082	\$ 137	0000	30.40	RANCH	
4703-27-301-012	7057 GRANGE	03/28/24	415,000	245,200	59.08	58,665	356,335	450,933	0.790	2,940	\$ 121	0000	29.31	CAP COD	
4703-27-301-007	7200 GRANGE	07/12/22	595,000	247,700	41.63	228,750	366,250	452,566	0.809	2,273	\$ 161	0000	27.41	COLONIAL	
4703-21-400-021	8020 NORTHV	08/10/22	510,000	203,200	39.84	93,636	416,364	509,399	0.817	1,956	\$ 213	0000	26.60	RANCH	
4703-27-400-019	7053 ARGENT	12/21/22	235,000	119,600	50.89	34,660	200,140	219,009	0.914	1,152	\$ 174	0000	16.95	RANCH	
4703-33-200-004	4374 FAUSSET	04/08/22	160,000	66,100	41.31	42,000	118,000	128,396	0.919	1,025	\$ 115	0000	16.43	RANCH	
4703-11-200-021	6373 GREEN F	11/16/22	290,000	128,900	44.45	78,112	211,888	228,994	0.925	1,782	\$ 119	0000	15.80	1.75 STORY	
4703-32-400-016	6161 LATSON	09/01/22	599,000	191,400	31.95	147,261	451,739	484,700	0.932	2,863	\$ 158	0000	15.13	CAP COD	
4703-16-400-021	9240 WHITE R	09/18/23	435,000	239,000	54.94	84,950	350,050	372,362	0.940	2,428	\$ 144	0000	14.32	COLONIAL	
4703-18-400-006	9233 WIGGIN	01/20/23	355,000	137,800	38.82	133,636	221,364	234,019	0.946	2,120	\$ 104	0000	13.74	TRI-LEVEL	
4703-33-300-025	6200 N LATSO	06/12/23	475,000	246,100	51.81	170,000	305,000	321,341	0.949	1,920	\$ 159	0000	13.42	COLONIAL	
4703-30-100-024	7596 FISHER F	08/31/23	505,000	255,200	50.53	132,100	372,900	381,768	0.977	2,348	\$ 159	0000	10.66	CAP COD	
4703-33-200-030	6575 HEAVEN	08/23/22	452,500	178,400	39.43	67,875	384,625	392,960	0.979	1,734	\$ 222	0000	10.45	RANCH	
4703-18-400-008	9105 WIGGIN	08/31/22	410,000	152,600	37.22	130,777	279,223	284,155	0.983	1,912	\$ 146	0000	10.07	RANCH	
4703-32-400-019	6065 MARVU	09/14/22	394,800	170,300	43.14	99,012	295,788	292,905	1.010	1,688	\$ 175	0000	7.35	RANCH	
4703-04-100-020	10555 LOVEJC	02/17/23	459,000	203,200	44.27	90,963	368,037	362,955	1.014	2,033	\$ 181	0000	6.93	RANCH	
4703-19-400-024	8327 WIGGIN	01/05/23	287,125	121,800	42.42	85,000	202,125	199,186	1.015	1,721	\$ 117	0000	6.86	TWO-STORY	
4703-17-300-010	3148 INDIAN I	07/22/22	440,000	160,800	36.55	141,200	298,800	290,854	1.027	2,189	\$ 137	0000	5.60	RANCH	
4703-25-301-024	7048 AUGUST	02/16/24	405,000	220,400	54.42	49,613	355,387	339,033	1.048	2,422	\$ 201	0000	3.51	TWO-STORY	
4703-24-300-021	8264 GREEN F	08/25/23	379,000	156,600	41.32	108,630	270,370	256,653	1.053	1,344	\$ 147	0000	2.99	RANCH	
4703-25-300-013	7225 FAUSSET	04/19/22	305,000	135,100	44.30	60,975	244,025	231,612	1.054	1,344	\$ 182	0000	2.97	RANCH	
4703-02-400-031	6323 COHOCT	08/31/23	393,000	197,800	50.33	76,350	316,650	300,416	1.054	1,669	\$ 190	0000	2.93	RANCH	
4703-09-400-016	10104 WHITE	05/26/23	363,500	186,400	51.28	90,522	272,978	254,879	1.071	1,504	\$ 182	0000	1.23	RANCH	
4703-16-400-020	9070 WHITE R	09/23/22	505,100	170,100	33.68	110,248	394,852	368,407	1.072	2,597	\$ 152	0000	1.15	CAP COD	
4703-30-200-018	7645 LANNEN	09/08/22	395,000	143,400	36.30	81,300	313,700	292,452	1.073	1,648	\$ 190	0000	1.07	RANCH	
4703-22-100-004	5020 CENTER	09/02/22	220,000	77,900	35.41	31,500	188,500	175,675	1.073	1,243	\$ 152	0000	1.03	1.25 STORY	
4703-33-200-015	6345 MACK RI	08/15/23	695,000	272,200	39.17	115,150	579,850	532,230	1.089	3,572	\$ 162	0000	0.61	COLONIAL	
4703-25-400-018	7463 FAUSSET	03/29/23	531,000	250,400	47.16	85,675	445,325	403,554	1.104	2,436	\$ 183	0000	2.02	RANCH	
4703-01-200-005	7384 BENNET	04/26/22	297,000	94,600	31.85	64,238	232,762	209,140	1.113	1,820	\$ 128	0000	2.96	COLONIAL	
4703-25-301-023	7060 AUGUST	06/14/22	451,000	173,000	38.36	67,473	383,527	337,874	1.135	1,941	\$ 198	0000	5.18	COLONIAL	
4703-03-400-006	11015 ARGEN	09/01/23	700,000	202,300	28.90	180,179	519,821	454,873	1.143	2,639	\$ 197	0000	5.95	COLONIAL	
4703-17-100-003	9880 WIGGIN	04/11/23	285,000	152,100	53.37	226,632	58,368	50,892	1.147	768	\$ 76	0000	6.36	RANCH	
4703-22-100-003	5038 CENTER	06/24/22	130,000	39,400	30.31	10,080	119,920	104,072	1.152	768	\$ 156	0000	6.89	RANCH	
4703-29-100-002	3334 DEAN RI	09/23/22	200,000	82,000	41.00	59,102	140,898	121,893	1.156	1,364	\$ 103	0000	7.26	1.25 STORY	
4703-21-200-027	4288 CENTER	11/03/23	560,000	245,500	43.84	130,000	430,000	366,897	1.172	3,238	\$ 133	0000	8.87	TWO-STORY	
4703-34-400-012	5809 E ALLEN	08/04/23	650,000	315,900	48.60	287,801	362,199	307,236	1.179	2,194	\$ 165	0000	9.56	CAP COD	
4703-02-200-009	6595 BENNET	12/19/22	282,500	81,900	28.99	54,277	228,223	193,119	1.182	1,448	\$ 158	0000	9.84	TWO-STORY	
4703-35-300-022	6185 E ALLEN	12/05/22	210,000	87,400	41.62	45,300	164,700	139,261	1.183	1,196	\$ 138	0000	9.93	RANCH	
4703-36-200-022	6305 MCGUIR	04/14/23	519,000	220,400	42.47	129,985	389,015	325,169	1.196	1,864	\$ 209	0000	11.30	RANCH	
4703-34-300-025	5107 E ALLEN	12/04/23	370,000	151,200	40.86	63,450	306,550	255,993	1.197	1,508	\$ 203	0000	11.42	RANCH	
4703-36-100-020	6475 HERITAG	06/27/23	270,000	129,300	47.89	46,929	223,071	186,260	1.198	1,404	\$ 159	0000	11.43	RANCH	
4703-23-100-002	6178 CENTER	03/08/23	275,000	110,400	40.15	54,705	220,295	182,132	1.210	1,728	\$ 127	0000	12.62	TWO-STORY	

2025 ECF Analysis
Default Neighborhood ECF Table
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Asd. At Sale	Asd/SP Ratio	Land + Yard	Building Residual	Cost Manual	E.C.F.	Floor Area	Price per sq'	ECF Area	Dev. by Mean (%)	Bldg Style	Notes
4703-19-300-008	2300 E JONES	12/29/22	252,350	93,900	37.21	47,940	204,410	166,858	1.225	960	\$ 213	0000	14.17	RANCH	
4703-16-200-009	9412 WHITE R	03/14/23	420,000	131,300	31.26	130,463	289,537	233,187	1.242	2,016	\$ 144	0000	15.83	TWO-STORY	
4703-22-100-004	5020 CENTER	11/27/23	249,900	114,200	45.70	31,500	218,400	175,675	1.243	1,243	\$ 176	0000	15.99	1.25 STORY	
4703-16-400-010	4367 CENTER	09/30/22	425,000	103,600	24.38	104,806	320,194	246,743	1.298	1,968	\$ 163	0000	21.44	TRI-LEVEL	
4703-29-100-015	7640 ZANDER	06/30/23	484,000	195,800	40.45	113,097	370,903	281,774	1.316	2,212	\$ 168	0000	23.30	RANCH	
4703-20-300-008	8130 WIGGIN'	08/04/22	540,000	164,700	30.50	130,070	409,930	309,273	1.325	1,408	\$ 291	0000	24.21	RANCH	
4703-36-200-005	7286 FAUSSET	06/23/22	259,000	71,100	27.45	42,000	217,000	160,551	1.352	912	\$ 238	0000	26.83	RANCH	
4703-35-200-007	6511 GREEN F	12/15/23	217,500	97,200	44.69	59,539	157,961	113,895	1.387	1,627	\$ 97	0000	30.36	COLONIAL	
Totals:			19,536,275	8,017,400			14,695,849	13,873,967			\$ 162		2.41		

Sale Ratio => 41.04
Std. Dev. => 7.99

E.C.F. => 1.059
Ave. E.C.F. => 1.083

Std. Dev.: 0.14615
Ave. Varia 11.77 COV=> 10.87

1,090 ECF Value Conclusion

Default Neighborhood ECF set at:

1.090

ECF Range .779 to 1.387
Ave ECF 1.083
Agg ECF 1.059
Median 1.073
Mode 1.073
2024 ed 1.125

Outliers Removed:

4703-15-300-003	5035 CENTER	09/13/23	126,339	169,700	134.32	85000	41339	371204.4375	0.111	1,868	\$ 22	0000	124.023	RANCH vac sev years	
4703-28-100-011	7642 N LATSO	03/14/23	250,000	143,100	57.24	214,920	35,080	86,412	0.406	1,124	\$ 31	0000	60.8793	COLON home unliveable	
4703-30-400-023	7185 WIGGIN'	09/23/22	195,000	102,300	52.46	130,700	64,300	130,768	0.492	1,234	\$ 52	0000	45.7436	BI-LEVEL home vacant 2 years	
4703-27-100-012	5054 POMMA LI	07/14/22	285,000	225,800	79.23	85,000	200,000	404,406	0.495	3,168	\$ 63	0000	57.6457	CAP CC home vacant 3 yrs	
4703-30-300-008	2260 LANNEN	01/06/23	250,000	131,400	52.56	130,000	120,000	208,468	0.576	1,305	\$ 92	0000	40.1145	RANCH	
4703-16-300-007	4075 CENTER	07/26/22	100,000	54,700	54.70	66,103	33,897	54,056	0.627	1,216	\$ 28	0000	69.8392	RANCH trailer, in poor shape	
4703-15-400-006	9255 ARGENT	06/20/23	363,000	121,400	33.44	110,215	252,785	213,840	1.182	-	#DIV/0!	0000	118.212	Pole Barn only	
4703-35-300-003	6175 ARGENT	08/11/23	160,000	55,400	34.63	122,377	37,623	20,887	1.801	-	#DIV/0!	0000	130.954	Pole Barn only	
4703-29-100-007	7990 WIGGIN'	06/12/23	255,000	86,300	33.84	60,315	194,685	103,026	1.890	1,056	\$ 184	0000	188.967	RANCH unsure-sales terms	
4703-16-300-007	4075 CENTER	08/17/23	185,000	59,200	32.00	66,103	118,897	54,056	2.200	1,216	\$ 98	0000	219.952	RANCH trailer, in poor shape	

2025 ECF Analysis
Lake Shannon Neighborhood
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Asd when sold	AV/SP ratio	Land & Yard	Building Residual	Cost Manual	E.C.F.	Floor Area	Price per Sq'	ECF Area	Deviation by Mean	Building Style	Assessor Notes
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Sales Used

4703-24-302-007	7175 DRIFTWOOD L	08/18/23	385,000	212,000	55.06	191,160	193,840	192,272	1.008	1,560	\$ 124	00001	20.8489	RANCH	
4703-24-300-028	7149 DRIFTWOOD L	05/24/22	579,000	273,200	47.18	123,722	455,278	440,458	1.034	2,863	\$ 159	00001	18.2999	1.5 ST	
4703-24-400-016	7376 DRIFTWOOD L	07/06/23	1,250,000	512,500	41.00	544,298	705,702	593,797	1.188	4,141	\$ 170	00001	2.8189	CAP COD	
4703-24-301-017	7226 DRIFTWOOD L	06/20/23	750,000	281,300	37.51	289,996	460,004	358,240	1.284	1,968	\$ 234	00001	6.7422	RANCH	
4703-24-302-001	7243 DRIFTWOOD L	03/23/23	430,000	169,300	39.37	78,720	351,280	254,819	1.379	1,722	\$ 204	00001	16.1901	RANCH	
4703-24-401-021	7560 DRIFTWOOD L	05/16/23	680,000	292,000	42.94	347,668	332,332	236,246	1.407	1,216	\$ 273	00001	19.0354	RANCH	
Totals:			4,074,000	1,740,300			2,498,436	2,075,831	1.204		\$ 194		1.31		

Sale Ratio = 42.72
Std. Dev. => 6.42
Agg. E.C.F. => 1.204
Ave. E.C.F. => 1.217
Std. Devia 0.17
Ave. Varia 13.99
Coefficient 11.50

Lake Shannon ECF set at: 1.200 ECF Value Conclusion

Agg ECF 1.2036
Mean ECF 1.2166
Median 1.2360
Mode n/a
Range 1.008 to 1.407
2024 ECF 1.3100

Outlier

4703-24-402-065	7037 DRIFTWOOD L	08/05/22	829,000	418,200	50.44632	213,695	615,305	734,491	0.838	2,944	\$ 209	00001	37.8916	RANCH	Weber quickly
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2025 ECF Analysis
Lobdell & Bennett Lakes
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when sold	Ratio AV/SP	Land & Yard	Bldg. Residual	Cost Manual	E.C.F.	Floor Area	Price per \$/Sq.Ft.	ECF Area	Dev by Mean	Bldg Style	Assessor Notes
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Sales used:

4703-02-209-062	6576 BENNETT LAKE	05/11/22	840,000	350,700	41.75	347,200	492,800	571,300	0.863	1,930	\$ 255	00023	22.9363	RANCH	
4703-02-209-035	6646 WESTMINISTER	08/10/22	410,000	119,800	29.22	189,504	220,496	234,935	0.939	1,619	\$ 136	00023	15.3417	TWO-STORY	
4703-01-201-010	11266 KATRINE DR	11/10/22	412,500	189,800	46.01	83,927	328,573	334,327	0.983	2,200	\$ 149	00023	10.9168	TWO-STORY	
4703-02-207-002	6354 BENNETT LAKE	09/29/23	300,000	139,100	46.37	182,018	117,982	117,485	1.004	1,360	\$ 87	00023	8.7725	TWO-STORY	
4703-01-201-004	11285 KATRINE DR	05/04/22	744,900	270,700	36.34	169,867	575,033	566,087	1.016	2,700	\$ 213	00023	7.6154	CAP COD	
4703-01-102-002	11432 CROSBY RD	10/18/22	286,000	97,200	33.99	42,075	243,925	216,282	1.128	1,790	\$ 136	00023	3.5851	RANCH	
4703-01-105-005	11334 KATRINE DR	02/17/23	355,000	166,600	46.93	63,720	291,280	238,623	1.221	2,104	\$ 138	00023	12.8712	TRI-LEVEL	
4703-01-103-016	11431 DELMAR DR	05/10/22	279,000	106,500	38.17	44,573	234,427	191,645	1.223	1,076	\$ 218	00023	13.1280	TRI-LEVEL	
4703-02-100-026	11659 CLAIRMONT D	08/16/23	775,000	227,700	29.38	245,357	529,643	364,782	1.452	1,696	\$ 312	00023	35.9985	RANCH	
Totals:			4,402,400	1,668,100	37.89	1,368,241	3,034,159	2,835,467					2.19		

Sale Ratio => 37.89
Std. Dev. => 7.09
E.C.F. => 1.070
Ave. E.C.F. = 1.092
Std. Deviat 0.1824
Ave Variat 14.57 COV=> 13.34664

1.200 Value Conclusion
Lobdell & Bennett Lakes ECF set at: 1.200

ECF Range 0.863 to 1.452
Aggregate 1.070 ECF Lobdell & Bennett Lake
Average 1.092 ECF Lobdell & Bennett Lake
Median 1.016 ECF Lobdell & Bennett Lake
Mode n/a ECF Lobdell & Bennett Lake
2024 ECF 1.250 ECF Lobdell & Bennett Lake

Outliers Removed:

4703-01-100-011	7083 WHITNEY WOO	09/27/22	295,000	124,300	42.14	247,333	47,667	135,024	0.353	860	\$ 55	00023	73.8931	RANCH	
4703-02-205-006	6545 BENNETT LAKE	11/15/22	270,000	120,000	44.44	175,000	95,000	200,247	0.474	1,092	\$ 87	00023	52.9818	RANCH	
4703-02-203-009	6599 CLOSE DR	08/18/22	286,000	92,100	32.20	142,131	143,869	283,333	0.508	1,407	\$ 102	00023	62.0034	RANCH	
4703-02-201-013	11631 CLAIRMONT D	11/28/22	382,000	170,000	44.50	281,699	100,301	131,874	0.761	936	\$ 107	00023	69.1363	RANCH	
4703-01-102-014	7153 BENNETT LAKE	02/23/24	249,900	87,300	34.93	38,250	211,650	137,295	1.542	1,312	\$ 161	00023	154.1569	RANCH	
4703-02-203-007	6551 HARTWOOD DR	01/06/23	200,000	56,000	28.00	86,290	113,710	59,686	1.905	480	\$ 237	00023	190.5124	RANCH	

2025 ECF Analysis
Rural Lakes Neighborhood
04-01-22 to 03-31-24

Parcel Number	Street Address	Sale Date	Adj. Sale Price	AV when sold	Ratio AV/SP	Land & Yard	Building Residual	Cost Manual	E.C.F.	Floor Area	Price per SQ foot	Dev By Mean	Building Style	Property Class	Assessor Notes
Sales used:															
4703-17-401-025	9217 INDIAN LAKE D	05/31/23	130,000	40,200	30.92	96,200	33,800	38,045	0.89	480	\$ 70	16.325	RANCH	401	
4703-03-101-016	11535 KOTH DR	12/29/23	160,000	82,000	51.25	60,872	99,128	107,500	0.92	1,251	\$ 79	12.954	CAP COD	401	
4703-19-101-019	8653 HIDDEN LAKE T	08/31/23	345,000	165,000	47.83	115,733	229,267	237,851	0.96	1,847	\$ 124	8.776	RANCH	401	
4703-19-101-010	8689 HIDDEN LAKE T	09/28/22	280,000	131,600	47.00	113,990	166,010	171,668	0.97	1,696	\$ 98	8.463	TWO-STORY	401	
4703-17-401-041	9152 INDIAN LAKE D	07/25/23	260,000	101,600	39.08	75,000	185,000	177,351	1.04	1,566	\$ 118	0.854	RANCH	401	
4703-03-102-022	11428 KOTH DR	11/02/23	220,000	76,600	34.82	26,907	193,093	160,653	1.20	1,250	\$ 154	15.026	COLONIAL	401	
4703-03-101-012	11553 KOTH DR	03/29/23	290,000	88,000	30.34	63,025	226,975	165,058	1.38	1,800	\$ 126	32.346	TWO-STORY	401	
Totals:			1,685,000	685,000			1,133,273	1,058,127			\$ 110	1.94			

Sale. Ratio : 40.65
Std. Dev. => 8.56
E.C.F. => 1.071
Ave. E.C.F. = 1.052
Std. Dev: 0.1758652
Ave. Vari: 13.53
COV=> 12.86987

Rural Lakes ECF set at: 1.090
Value conclusion

ECF Range 0.89 to 1.38
Aggregate 1.071
Average 1.052
Median 0.970
Mode n/a
2024 ECF 1.250

Outliers:

4703-03-101-037	11421 KOTH DR	05/27/22	162,000	150,000	92.59	243,600	(81,600)	107,220	(0.76)	1,155	\$ (71)	181.272	1.25 STORY	401	
4703-09-400-015	10110 WHITE RD	05/05/23	70,000	-	0.00	854,542	(784,542)	239,353	(3.28)	1,680	\$ (467)	432.943	RANCH	401	
4703-03-101-029	11467 KOTH DR	12/14/23	229,000	153,000	66.81	69,067	159,933	249,767	0.64	1,445	\$ 111	41.134	CAP COD	401	