

2026 ECF Analysis-Bennett & Lobdell Lakes  
04-01-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	AV/SP	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Dev. By Mean%
4703-02-207-002	6354 BENNETT LAKE RD	09/29/23	300,000	139,100	46.37	182,018	117,982	123,692	0.95	31.24434
4703-02-203-009	6599 CLOSE DR	07/08/25	475,000	241,100	50.76	142,130	332,870	310,664	1.07	26.15574
4703-01-105-007	11375 KATRINE DR	01/02/25	405,000	205,700	50.79	61,880	343,120	304,325	1.13	37.47665
4703-02-208-024	6532 BENNETT LAKE RD	07/02/25	225,100	119,400	53.04	15,778	209,322	185,624	1.13	20.53694
4703-01-100-044	7047 WHITNEY WOODS	04/02/24	565,000	290,400	51.40	116,361	448,639	375,545	1.19	119.4633
4703-01-103-017	11423 DELMAR DR	12/20/24	350,000	138,500	39.57	71,212	278,788	220,162	1.27	7.007144
4703-02-100-026	11659 CLAIRMONT DR	08/16/23	733,000	227,700	31.06	245,356	487,644	370,340	1.32	34.45991
4703-01-101-010	7017 WHITNEY WOODS	08/16/24	274,400	135,100	49.23	54,400	220,000	165,037	1.33	133.3037
4703-02-202-031	6521 HARTWOOD DR	06/13/25	645,000	207,400	32.16	189,302	455,698	338,466	1.35	31.49837
4703-01-201-004	11285 KATRINE DR	08/28/25	963,000	424,600	44.09	169,867	793,133	581,838	1.36	136.3152
4703-01-103-014	11471 DELMAR DR	05/20/24	332,200	140,400	42.26	50,469	281,731	203,998	1.38	138.105
4703-02-201-006	11553 CLAIRMONT DR	11/08/24	1,500,000	659,600	43.97	490,000	1,010,000	685,578	1.47	147.321
4703-02-209-065	6652 WESTMINISTER ST	10/15/25	1,010,000	348,800	34.53	186,667	823,333	554,044	1.49	17.53029
4703-01-102-014	7153 BENNETT LAKE RD	02/23/24	249,900	87,300	34.93	38,250	211,650	140,889	1.50	150.2244
4703-01-102-025	11503 CROSBY RD	06/13/25	360,000	150,100	41.69	92,650	267,350	170,195	1.57	157.0845
4703-01-103-006	11428 DELMAR DR	06/03/24	250,000	100,800	40.32	44,342	205,658	123,790	1.66	166.1346
			8,637,600	3,616,000			6,486,918	4,854,186		1.289175

Sale. Ratio = 41.86  
Std. Dev. => 7.13

E.C.F. => 1.34  
Ave. E.C.F. => 1.32

ECF set at 1.300

Std. Deviation 0.193  
Ave. Variance 84.62

2026 ECF Analysis-Default Neighborhood  
4-1-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	Asd/Sp	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4703-29-300-002	7320 WIGGINS RD	04/08/24	157,500	94,300	59.87	61,032	96,468	208,707	0.462
4703-35-300-003	6175 ARGENTINE RD	08/11/23	160,000	55,400	34.63	148,861	11,139	19,229	0.579
4703-22-100-003	5038 CENTER RD	08/05/25	82,571	61,800	74.84	11,280	71,291	104,007	0.685
4703-20-300-012	8400 WIGGINS RD	12/23/24	865,000	580,100	67.06	225,100	639,900	925,497	0.691
4703-27-301-012	7057 GRANGER DR	03/28/24	415,000	245,200	59.08	63,160	351,840	466,740	0.754
4703-07-200-011	10897 WIGGINS RD	09/29/25	135,000	74,500	55.19	47,000	88,000	113,349	0.776
4703-33-300-025	6200 N LATSON RD	06/12/23	475,000	246,100	51.81	193,000	282,000	331,229	0.851
4703-15-300-003	5035 CENTER RD	05/29/24	425,000	180,200	42.40	95,000	330,000	376,475	0.877
4703-30-100-024	7596 FISHER RD	08/31/23	505,000	255,200	50.53	161,500	343,500	388,439	0.884
4703-16-400-021	9240 WHITE RD	09/18/23	435,000	239,000	54.94	94,920	340,080	379,716	0.896
4703-02-400-031	6323 COHOCTAH RD	08/31/23	393,000	197,800	50.33	81,160	311,840	343,436	0.908
4703-21-200-008	8353 MACK RD	12/17/24	310,000	177,000	57.10	95,000	215,000	235,467	0.913
4703-19-400-018	8393 WIGGINS RD	11/15/24	475,000	264,000	55.58	98,518	376,482	409,011	0.920
4703-03-200-020	11585 ARGENTINE RD	05/31/24	670,000	339,100	50.61	160,350	509,650	527,445	0.966
4703-02-400-022	6439 COHOCTAH RD	09/18/25	650,000	366,100	56.32	121,269	528,731	544,469	0.971
4703-24-300-021	8264 GREEN RD	08/25/23	379,000	156,600	41.32	127,950	251,050	253,379	0.991
4703-21-200-027	4288 CENTER RD	11/03/23	560,000	245,500	43.84	160,000	400,000	403,708	0.991
4703-25-301-024	7048 AUGUSTINE CT	02/16/24	405,000	220,400	54.42	54,504	350,496	350,614	1.000
4703-33-200-015	6345 MACK RD	08/15/23	695,000	272,200	39.17	140,200	554,800	546,834	1.015
4703-19-100-006	8630 HIDDEN LAKE DR	02/10/25	490,000	189,300	38.63	49,240	440,760	431,537	1.021
4703-34-400-012	5809 E ALLEN RD	08/04/23	650,000	315,900	48.60	319,300	330,700	317,315	1.042
4703-03-400-006	11015 ARGENTINE RD	09/01/23	700,000	202,300	28.90	210,168	489,832	464,506	1.055
4703-20-300-015	3365 DEAN RD	08/16/24	610,000	301,700	49.46	160,900	449,100	421,821	1.065
4703-36-200-022	6305 MCGUIRE RD	04/14/23	519,000	220,400	42.47	159,980	359,020	337,074	1.065
4703-29-300-029	3185 FAUSSETT RD	10/03/25	350,000	147,300	42.09	69,400	280,600	261,615	1.073
4703-04-100-020	10555 LOVEJOY RD	07/02/24	614,900	251,200	40.85	104,275	510,625	474,068	1.077
4703-15-400-006	9255 ARGENTINE RD	06/20/23	363,000	121,400	33.44	133,620	229,380	212,230	1.081
4703-21-200-028	4286 CENTER RD	10/24/25	980,000	364,300	37.17	185,709	794,291	732,414	1.084
4703-01-200-002	7530 BENNETT LAKE RI	02/26/25	330,000	112,300	34.03	32,579	297,421	264,626	1.124
4703-16-100-005	9383 WHITE RD	11/01/24	272,000	100,500	36.95	47,000	225,000	198,570	1.133
4703-34-300-025	5107 E ALLEN RD	12/04/23	370,000	151,200	40.86	67,800	302,200	264,261	1.144

**2026 ECF Analysis-Default Neighborhood**  
**4-1-23 to 10-31-25**

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	Asd/SP	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4703-36-100-020	6475 HERITAGE HL	06/27/23	270,000	129,300	47.89	51,791	218,209	190,734	1.144
4703-23-400-005	6345 DEAN RD	07/01/25	479,000	178,000	37.16	95,000	384,000	331,140	1.160
4703-25-200-008	7590 DEAN RD	06/13/25	550,000	144,600	26.29	151,600	398,400	338,223	1.178
4703-29-100-015	7640 ZANDER DR	06/30/23	484,000	195,800	40.45	135,943	348,057	292,951	1.188
4703-29-100-005	7900 WIGGINS RD	08/18/25	335,000	148,800	44.42	64,760	270,240	227,435	1.188
4703-34-400-003	5815 E ALLEN RD	02/25/25	332,500	138,900	41.77	58,360	274,140	229,244	1.196
4703-22-100-004	5020 CENTER RD	11/27/23	249,900	114,200	45.70	35,250	214,650	178,413	1.203
4703-25-300-016	7055 RANDALL DR	04/24/24	690,000	341,600	49.51	134,829	555,171	459,406	1.208
4703-14-200-006	6460 HOGAN RD	09/10/25	275,000	109,900	39.96	68,316	206,684	167,832	1.231
4703-27-301-006	7186 GRANGER DR	05/21/25	655,000	229,900	35.10	63,000	592,000	468,598	1.263
4703-16-400-022	9246 WHITE RD	03/12/25	560,000	239,100	42.70	94,920	465,080	363,609	1.279
4703-31-400-009	2609 E ALLEN RD	04/30/24	480,000	166,600	34.71	210,360	269,640	207,530	1.299
4703-35-300-023	6211 E ALLEN RD	05/27/25	291,000	107,200	36.84	63,717	227,283	161,057	1.411
4703-15-400-009	9015 ARGENTINE RD	11/05/24	252,000	108,400	43.02	63,160	188,840	133,060	1.419
4703-16-400-010	4367 CENTER RD	03/24/25	505,000	187,300	37.09	144,673	360,327	252,479	1.427
4703-29-100-007	7990 WIGGINS RD	06/12/23	255,000	86,300	33.84	64,760	190,240	122,022	1.559
4703-14-400-011	6463 CENTER RD	06/02/25	220,000	81,000	36.82	74,680	145,320	89,182	1.629
4703-16-300-007	4075 CENTER RD	08/17/23	185,000	59,200	32.00	70,368	114,632	56,781	2.019
4703-34-200-013	5324 FAUSSETT RD	01/08/24	1,262,000	354,300	28.07	740,000	522,000	194,996	2.677
Totals:			22,771,371	9,868,700			16,706,109	15,772,480	

**E.C.F. set at 1.12**

E.C.F. => 1.059  
 E.C.F. Mean 1.138  
 E.C.F. Median 1.069

**2026 ECF Analysis-Lake Shannon**  
**4-1-23 to 10-31-25**

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	AV/SP	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev by Mean %
4703-24-302-007	7175 DRIFTWOOD DR	08/18/23	385,000	212,000	55.06	223,283	161,717	181,776	0.89	35.61
4703-24-400-016	7376 DRIFTWOOD DR	07/06/23	1,250,000	512,500	41.00	544,292	705,708	620,361	1.14	10.82
4703-24-401-012	7488 DRIFTWOOD DR	06/27/25	850,000	291,800	34.33	339,419	510,581	443,817	1.15	9.53
4703-24-301-017	7226 DRIFTWOOD DR	06/20/23	750,000	281,300	37.51	289,996	460,004	368,686	1.25	124.77
4703-24-402-019	7022 DRIFTWOOD DR	05/21/24	1,800,000	591,800	32.88	351,366	1,448,634	1,066,636	1.36	11.24
4703-24-402-017	7038 DRIFTWOOD DR	07/30/25	755,000	310,900	41.18	365,835	389,165	269,330	1.44	144.49
				3,675,809		2,950,606				4.10

Std. Dev. => 7.97

**E.C.F. set at 1.30**

Std. Deviation=> 0.1948  
 Ave. Variance=> 56.0776393

E.C.F. => 1.25  
 Ave. E.C.F. => 1.20

2026 ECF Analysis-Rural Lakes  
04-01-23 to 10-31-25

Parcel Number	Street Address	Sale Date	Sale Price	AV at Sale	AV/SP	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean %
4703-03-100-010	9497 LOVEJOY RD	06/07/24	1,345,000	252,400	18.77	987,273	357,727	289,741	1.23	20.86
4703-03-100-011	9483 LOVEJOY RD	08/23/24	950,000	269,200	28.34	869,803	80,197	304,920	0.26	76.31
4703-03-101-016	11535 KOTH DR	12/29/23	160,000	82,000	51.25	60,851	99,149	110,743	0.90	13.08
4703-03-101-016	11535 KOTH DR	09/16/24	330,000	91,500	27.73	60,851	269,149	110,743	2.43	140.43
4703-03-101-022	11505 KOTH DR	05/21/24	260,000	104,500	40.19	65,268	194,732	143,274	1.36	33.31
4703-03-101-026	11485 KOTH DR	02/06/25	100,000	66,500	66.50	69,067	30,933	57,211	0.54	48.54
4703-03-101-029	11467 KOTH DR	12/14/23	229,000	153,000	66.81	69,067	159,933	255,948	0.62	40.12
4703-03-102-013	11476 KOTH DR	08/02/24	120,000	50,100	41.75	19,800	100,200	68,917	1.45	42.79
4703-03-102-022	11428 KOTH DR	11/02/23	220,000	76,600	34.82	26,907	193,093	165,807	1.16	13.85
4703-17-401-025	9217 INDIAN LAKE DR	05/31/23	130,000	40,200	30.92	96,200	33,800	39,076	0.86	16.11
4703-17-401-029	9216 INDIAN LAKE DR	09/12/25	84,500	66,600	78.82	43,500	41,000	83,762	0.49	53.66
4703-17-401-041	9152 INDIAN LAKE DR	07/25/23	260,000	101,600	39.08	75,000	185,000	181,631	1.02	0.75
4703-19-101-019	8653 HIDDEN LAKE DR	08/31/23	345,000	165,000	47.83	115,733	229,267	242,673	0.94	8.13
4703-33-400-029	6233 MACK RD	07/22/25	815,000	340,100	41.73	272,160	542,840	466,391	1.16	13.78
4703-34-400-016	5465 E ALLEN RD	08/30/24	779,000	279,800	35.92	227,500	551,500	584,923	0.94	8.32
Totals:			6,127,500	2,139,100			3,068,520	3,105,762		3.81

ECF set at 1.250

Sale. Ratio => 34.91  
Std. Dev. => 16.51

Std. Deviation=> 0.5121  
Ave. Variance=> 35.3355

E.C.F. => 0.99  
Ave. E.C.F. => 1.03