

ECF Analysis Ngh 001 R for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Ratio	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ilding St	Land Value	er Parcels in	nd Tab	erty Cl
000-07-01-426-001-08	4798 BLACKMAN RD	12/04/24	\$157,500	WD	03-ARM'S LEI	\$157,500	\$69,400	44.06	\$151,261	\$32,843	\$124,657	\$100,346	1.242	1,056	\$118.05	001 R 1.25 S		\$32,843		RES L	401
000-07-02-151-003-02	6550 N SANDSTONE RD	01/26/24	\$200,000	WD	03-ARM'S LEI	\$200,000	\$77,100	38.55	\$193,884	\$27,157	\$172,843	\$141,283	1.223	1,120	\$154.32	001 R 1 S		\$25,750		RES L	401
000-07-05-200-001-02	6565 WELLMAN RD	06/12/23	\$395,000	PTA	03-ARM'S LEI	\$395,000	\$141,700	35.87	\$360,298	\$95,948	\$299,052	\$224,008	1.335	1,624	\$184.15	001 R 1 S		\$84,685		RES L	401
000-07-07-200-001-07	5580 ROGERS RD	02/11/25	\$370,000	PTA	03-ARM'S LEI	\$370,000	\$178,300	48.19	\$396,299	\$26,144	\$343,856	\$313,666	1.096	2,137	\$160.91	001 R 1.75 S		\$26,144		RES L	401
000-07-07-200-001-12	5910 ROGERS RD	02/23/24	\$170,000	WD	03-ARM'S LEI	\$170,000	\$75,200	44.24	\$202,042	\$34,712	\$135,288	\$141,794	0.954	1,721	\$78.61	001 R 1 S		\$34,712		RES L	401
000-07-09-126-001-00	5901 STEPLADDER RD	05/19/23	\$180,000	PTA	03-ARM'S LEI	\$180,000	\$78,000	43.33	\$187,807	\$19,593	\$160,407	\$142,543	1.125	1,080	\$148.53	001 R 1 S		\$18,803		RES L	401
000-07-11-102-001-04	6900 SPRINGPORT RD	10/23/24	\$390,000	WD	03-ARM'S LEI	\$390,000	\$176,900	45.36	\$386,659	\$91,304	\$298,696	\$250,281	1.193	1,740	\$171.66	001 R 1+ S		\$86,884		RES L	401
000-07-14-301-001-08	4255 N SANDSTONE RD	02/14/24	\$485,000	PTA	03-ARM'S LEI	\$485,000	\$232,200	47.88	\$528,939	\$212,671	\$272,329	\$268,003	1.016	2,288	\$119.02	001 R 1 S		\$126,388	000-07-14-3	RES L	401
000-07-14-401-001-04	4700 BAILEY RD	07/17/23	\$225,000	WD	03-ARM'S LEI	\$225,000	\$89,400	39.73	\$242,370	\$120,405	\$104,595	\$103,352	1.012	1,792	\$58.37	001 R 2S		\$120,169	000-07-14-2	RES L	401
000-07-15-100-002-02	7990 BENN RD	03/03/25	\$359,000	WD	03-ARM'S LEI	\$359,000	\$154,600	43.06	\$318,447	\$104,291	\$254,709	\$181,474	1.404	1,680	\$151.61	001 R 1 S		\$83,536		RES L	401
000-07-18-201-003-01	4700 ROGERS RD	01/03/25	\$400,000	WD	03-ARM'S LEI	\$400,000	\$194,900	48.73	\$389,964	\$84,700	\$315,300	\$258,678	1.219	2,800	\$112.61	001 R 2S		\$84,700		RES L	401
000-07-19-101-002-01	3805 N PARMA RD	09/30/24	\$318,000	WD	03-ARM'S LEI	\$318,000	\$115,400	36.29	\$222,292	\$31,330	\$286,670	\$161,820	1.772	1,700	\$168.63	001 R 1+ S		\$31,330		RES L	401
000-07-21-301-001-09	8920 STAGHORN TR	09/11/23	\$380,000	WD	03-ARM'S LEI	\$380,000	\$171,200	45.05	\$351,180	\$28,612	\$351,388	\$273,341	1.286	1,976	\$177.83	001 R 2S		\$28,612		RES L	401
000-07-22-176-001-04	3609 N DEARING RD	12/14/23	\$357,000	PTA	03-ARM'S LEI	\$357,000	\$165,900	46.47	\$340,311	\$40,628	\$316,372	\$253,949	1.246	1,582	\$199.98	001 R 1 S		\$35,230		RES L	401
000-07-24-276-002-01	2742 BLACKMAN RD	10/10/24	\$330,000	WD	03-ARM'S LEI	\$330,000	\$166,400	50.42	\$339,569	\$91,856	\$238,144	\$209,910	1.135	2,302	\$103.45	001 R 1 S		\$77,312		RES L	401
000-07-28-201-002-00	8375 COUNTY FARM RD	01/17/25	\$263,850	WD	03-ARM'S LEI	\$263,850	\$108,300	41.05	\$237,625	\$66,261	\$197,589	\$145,212	1.361	1,300	\$151.99	001 R 1 S		\$61,876		RES L	401
000-07-30-126-001-01	10738 COUNTY FARM RD	06/26/24	\$525,000	PTA	03-ARM'S LEI	\$525,000	\$241,900	46.08	\$518,303	\$124,072	\$400,928	\$334,068	1.200	1,852	\$216.48	001 R 1 S		\$98,948	000-07-30-1	RES L	401
000-07-30-126-005-00	3910 MUMA RD	08/23/23	\$270,000	WD	03-ARM'S LEI	\$270,000	\$143,400	53.11	\$310,844	\$50,761	\$219,239	\$220,392	0.995	2,132	\$102.83	001 R 2S		\$46,895	000-07-30-1	RES L	401
000-07-30-226-001-00	10301 COUNTY FARM RD	11/25/24	\$250,000	OTH	03-ARM'S LEI	\$250,000	\$128,800	51.52	\$256,427	\$107,182	\$142,818	\$126,469	1.129	1,516	\$94.21	001 R 1 S		\$84,474		RES L	401
Totals:			\$6,025,350			\$6,025,350	\$2,709,000		\$5,934,521		\$4,634,880	\$3,850,590			\$140.70						
								Sale. Ratio =>	44.96					E.C.F. =>	1.204						
								Std. Dev. =>	4.85					Ave. E.C.F. =>	1.208						

Use 1.204

ECF Analysis Ngh 002 R for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sa	Adj. Sale \$	Asd. when Sold	Ratio	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Are	\$/Sq.Ft.	ECF Area	ilding St	Land Value	Land Table	Property Cla
000-07-25-425-001-00	814 BLACKMAN RD	06/12/23	\$212,600	WD	03-ARM'S	\$212,600	\$65,300	30.71	\$194,165	\$86,262	\$126,838	\$84,972	1.487	1,056	\$119.64	002 R 1+ S		\$80,886	RES LAND S OF 94	401
000-07-26-301-001-02	2020 N SANDSTONE RD	11/22/24	\$299,900	PTA	03-ARM'S	\$299,900	\$132,600	44.21	\$287,248	\$44,635	\$255,265	\$191,055	1.336	1,964	\$129.97	002 R 1 S		\$28,000	RES LAND S OF 94	401
000-07-26-301-001-04	6800 CUFF RD	12/09/24	\$265,000	WD	03-ARM'S	\$265,000	\$139,300	52.57	\$297,271	\$58,008	\$206,992	\$188,417	1.099	1,684	\$122.92	002 R 1 S		\$58,008	RES LAND S OF 94	401
000-07-27-376-001-01	7836 CUFF RD	08/14/23	\$240,000	WD	03-ARM'S	\$240,000	\$91,500	38.13	\$226,655	\$41,856	\$198,144	\$145,527	1.362	1,276	\$155.29	002 R 1 S		\$34,320	RES LAND S OF 94	401
000-07-34-401-003-00	7240 W MICHIGAN AVE	08/10/23	\$105,000	WD	03-ARM'S	\$105,000	\$62,600	59.62	\$139,400	\$34,710	\$70,290	\$82,442	0.853	874	\$80.42	002 R 1 S		\$34,425	RES LAND S OF 94	401

Totals: \$1,122,500 \$1,122,500 \$491,300 \$1,144,739 \$857,029 \$692,414 \$121.65

Sale. Ratio => 43.77 E.C.F. => 1.238

Std. Dev. => 11.43 Ave. E.C.F. => 1.227

Use 1.238

ECF Analysis Ngh 003 Platted Village for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	Adj. Sale \$	Cost. when Sol	Ratio	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	# of Parcels in Property Cl
007-07-31-162-021-00	201 EASTLAWN AVE	03/01/24	\$196,000	WD	03-ARM'S L	\$196,000	\$71,900	36.68	\$148,164	\$14,410	\$181,590	\$133,754	1.358	2,170	\$83.68	003VR	\$13,800	401
007-07-31-162-023-00	207 EASTLAWN AVE	04/26/23	\$200,000	WD	03-ARM'S L	\$200,000	\$88,000	44.00	\$183,280	\$16,617	\$183,383	\$166,663	1.100	1,508	\$121.61	003VR	\$13,800	401
007-07-31-162-051-00	212 FULTON BLVD	08/25/23	\$200,000	WD	03-ARM'S L	\$200,000	\$77,900	38.95	\$161,093	\$14,040	\$185,960	\$147,053	1.265	1,632	\$113.95	003VR	\$13,800	401
007-07-31-162-055-00	228 FULTON BLVD	04/19/24	\$180,000	WD	03-ARM'S L	\$180,000	\$71,900	39.94	\$131,813	\$15,863	\$164,137	\$115,950	1.416	1,176	\$139.57	003VR	\$13,800	401
007-07-31-162-089-00	565 FOREST LN	06/09/23	\$265,000	WD	03-ARM'S L	\$265,000	\$99,600	37.58	\$207,270	\$19,888	\$245,112	\$187,382	1.308	1,173	\$208.96	003VR	\$18,860	401
008-07-31-102-011-00	128 E MAIN ST	08/16/23	\$76,000	PTA	03-ARM'S L	\$76,000	\$35,500	46.71	\$73,468	\$11,500	\$64,500	\$61,968	1.041	819	\$78.75	003VR	\$11,500	401
Totals:			\$1,117,000			\$1,117,000	\$444,800		\$905,088		\$1,024,682	\$812,770			\$124.42			
								Sale. Ratio =:	39.82				E.C.F. =>	1.261				
								Std. Dev. =>	3.91				Ave. E.C.F. =>	1.248				

Use 1.261

ECF Analysis 004 Res 3,000 sf Up

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cost when Sold	Ratio	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	CF Area	Listing St	Land Value	Per Parcels in	Land Table	Property Class
000-07-24-251-001-02	2850 BLACKMAN RD	08/09/24	\$350,000	WD	03-ARM'S	\$350,000	\$161,800	46.23	\$451,314	\$49,927	\$300,073	\$282,920	1.061	3,240	\$92.62	004 R 2S		\$48,460		RES LAND N OF 94	401
000-07-27-101-001-02	7985 COUNTY FARM RD	02/16/24	\$269,000	PTA	03-ARM'S	\$269,000	\$109,700	40.78	\$358,044	\$102,393	\$166,607	\$180,197	0.925	3,616	\$46.07	004 R 1 S		\$84,712		RES LAND N OF 94	401
002-07-31-160-016-00	10597 W MICHIGAN AVE	10/28/24	\$375,000	PTA	03-ARM'S	\$375,000	\$209,600	55.89	\$553,803	\$52,855	\$322,145	\$353,096	0.912	3,419	\$94.22	004 R 2.50 S		\$52,673		002-07-31-160-005-00, 007-07-	401

Totals: **\$994,000** **\$994,000** **\$481,100** **\$1,363,161** **\$788,825** **\$816,213** **\$77.64**

Sale. Ratio => 48.40

E.C.F. => 0.966 ✓

Std. Dev. => 7.65

Ave. E.C.F. => 0.966

Use 0.966