

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
003-028-024-00	2343 N LAKE GEORGE RD	09/30/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,600	39.76	\$206,431	\$13,300	\$156,700	\$165,494	0.947	1,352	\$115.90	METMR	14.0501	SINGLE FAMILY	\$13,300		
003-029-026-00	2235 MILLER RD	07/28/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$63,400	29.49	\$190,924	\$36,100	\$178,900	\$134,872	1.326	1,040	\$172.02	METMR	23.9080	SINGLE FAMILY	\$36,100		
003-029-032-00	3596 WEST RD.	07/09/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$99,200	28.75	\$287,882	\$39,255	\$305,745	\$214,218	1.427	1,596	\$191.57	METMR	33.9895	SINGLE FAMILY	\$39,255		
003-029-038-20	3675 E HUNTERS CREEK RD	06/01/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,100	51.28	\$203,540	\$31,494	\$93,506	\$147,426	0.634	1,152	\$81.17	METMR	45.3108	SINGLE FAMILY	\$31,494		
003-032-003-00	2596 N LAKE GEORGE RD	10/08/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,400	32.51	\$343,821	\$41,280	\$313,720	\$260,793	1.203	1,740	\$180.30	METMR	11.5583	SINGLE FAMILY	\$41,280		
003-032-008-30	3848 HUNTERS CREEK RD	02/26/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$94,400	34.08	\$294,586	\$31,494	\$245,506	\$226,818	1.082	1,344	\$182.67	METMR	0.4975	SINGLE FAMILY	\$31,494		
003-032-052-10	2909 MILLER RD	03/31/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,600	48.14	\$433,307	\$28,674	\$261,326	\$346,729	0.754	1,848	\$141.41	METMR	33.3677	SINGLE FAMILY	\$28,674		
003-032-053-20	2780 N LAKE GEORGE RD	01/15/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$191,300	47.23	\$549,521	\$83,800	\$321,200	\$399,075	0.805	2,080	\$154.42	METMR	28.2505	SINGLE FAMILY	\$83,800		
003-033-014-00	2611 N LAKE GEORGE RD	09/14/21	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$118,700	23.88	\$330,322	\$83,800	\$413,200	\$211,244	1.956	2,246	\$183.97	METMR	86.8664	SINGLE FAMILY	\$83,800		
003-033-018-00	2533 N LAKE GEORGE RD	07/31/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$154,400	42.90	\$436,746	\$83,800	\$276,100	\$306,726	0.900	2,688	\$102.72	METMR	18.7213	SINGLE FAMILY	\$83,800		
003-210-005-00	4080 CARRIAGE HILL DR	09/30/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$125,200	32.52	\$387,859	\$25,050	\$359,950	\$313,207	1.149	1,868	\$192.69	METMR	6.1875	SINGLE FAMILY	\$25,050		
003-210-007-00	2276 BRIDLE TRAIL	09/11/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$163,300	42.97	\$504,342	\$25,050	\$354,950	\$410,704	0.864	2,220	\$159.89	METMR	22.3119	SINGLE FAMILY	\$25,050		
Totals:			\$3,803,900			\$3,803,900	\$1,396,600		\$4,169,281		\$3,280,803	\$3,137,306			\$154.89		4.1627				
								Sale. Ratio =>	36.71					E.C.F. =>	1.046	Std. Deviation=>	0.36250453				
								Std. Dev. =>	8.78					Ave. E.C.F. =>	1.087	Ave. Variance=>	27.0849	Coefficient of Var=>	24.90877565		

2023 ECF Calcs Carriage Hills Metamora
USE ECF 1.046