

City of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C1 & C7

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-002-200-0002-00 | 09/14/22 | \$135,000 | \$43,402 | \$91,598 | \$137,866 | 0.664 | C1 | |
| 27-002-200-0012-00 | 09/30/22 | \$170,000 | \$94,342 | \$75,658 | \$76,355 | 0.991 | C1 | |
| 27-002-200-0018-00 | 06/01/22 | \$115,000 | \$33,904 | \$81,096 | \$171,167 | 0.474 | C1 | |
| Totals: | | \$550,000 | | \$248,352 | \$385,388 | | | |
| | | | | | | E.C.F. => | 0.644 | 0.41372389 |
| | | | | | | Ave. E.C.F. => | 0.710 | 30.8260 |

The result of the analysis indicates a change in the ECF calculation.

Used - 0.64

27-107-100-0006-00

City of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C3 - Getty/Broadway

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|------------------|--------------------|--------------------------|--------------|-----------------|
| 27-104-100-0015-00 | 02/05/24 | \$159,900 | \$76,518 | \$83,382 | \$206,852 | 0.403 | C3 | |
| 27-109-100-0009-00 | 12/16/22 | \$150,000 | \$27,050 | \$122,950 | \$150,846 | 0.815 | C3 | |
| 27-270-000-0003-00 | 02/23/23 | \$295,000 | \$32,226 | \$262,774 | \$367,686 | 0.715 | C3 | |
| 27-615-001-0037-00 | 10/26/23 | \$40,000 | \$15,920 | \$24,080 | \$43,863 | 0.549 | C3 | |
| 27-700-001-0001-00 | 05/27/22 | \$450,000 | \$82,270 | \$367,730 | \$420,887 | 0.874 | C3 | |
| Totals: | | \$1,094,900 | | \$860,916 | \$1,190,135 | | | |
| | | | | | | E.C.F. => | 0.723 | 0.193914 |
| | | | | | | Ave. E.C.F. => | 0.671 | 15.6052 |

The result of the analysis indicates a change in the ECF calculation.

Used - 0.72

City of Norton Shores Commercial ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: C4 - Grand Haven Rd

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|----------------------|------------------|---------------------|--------------------|-----------------------|---------------------|--------------------------|-----------------|-------------------|
| 27-120-200-0002-00 | 06/30/22 | \$860,000 | \$102,773 | \$757,227 | \$1,162,379 | 0.651 | C4 | |
| 27-133-100-0002-00 | 08/28/23 | \$500,000 | \$101,541 | \$398,459 | \$490,263 | 0.813 | C4 | |
| 27-333-002-0006-00 | 03/20/24 | \$191,920 | \$54,726 | \$137,194 | \$179,703 | 0.763 | C4 | |
| 27-742-000-0152-00 | 08/26/22 | \$250,000 | \$54,079 | \$195,921 | \$289,737 | 0.676 | C4 | |
| Totals: | | \$1,801,920 | | \$1,488,801 | \$2,122,082 | | | |
| | | | | | | E.C.F. => | 0.702 | 0.07520008 |
| | | | | | | Ave. E.C.F. => | 0.726 | 6.2136 |

The result of the analysis indicates a change in the ECF Calculation.

Used - 0.70

City of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C5 - Harvey St Corridor

no sales

sales outside of analysis period

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------------|-------------------|
| 27-128-200-0006-40 | 04/25/24 | \$1,200,000 | \$303,617 | \$896,383 | \$928,231 | 0.966 | C5 |
| 27-359-000-0001-00 | 12/22/20 | \$295,000 | \$140,551 | \$154,449 | \$316,698 | 0.488 | C5 |
| Totals: | | \$1,495,000 | | \$1,050,832 | \$1,244,929 | E.C.F. => 0.844 | 0.33799978 |
| | | | | | | Ave. E.C.F. => 0.727 | 23.9002 |

No Sales exist in the analysis period.

Analyzed sales outside of the analysis period that indicated a change to the ECF calculation.

Used - 0.84

City of Norton Shores Commercial ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: C6 - Mona Lake Frontage

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|----------------------|
| 27-107-100-0011-00 | 06/16/23 | \$189,000 | \$19,046 | \$169,954 | \$172,574 | 0.985 | C12 | |
| 27-109-100-0009-00 | 12/16/22 | \$150,000 | \$27,050 | \$122,950 | \$150,846 | 0.815 | C3 | |
| Totals: | | \$339,000 | | \$292,904 | \$323,421 | | | |
| | | | | | | E.C.F. => | 0.906 | =STDEV(N4:N7) |
| | | | | | | Ave. E.C.F. => | 0.900 | 60.1862 |

No sales during the analysis period. Expanded are to include close proximity sales. Increased ECF calculation to reflect 2% increase.

Used - 0.90

Cit of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C10 - E Sherman Area

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-185-000-0048-00 | 11/15/23 | \$160,000 | \$63,355 | \$96,645 | \$91,997 | 1.051 | C10 | |
| 27-270-000-0070-00 | 03/27/24 | \$525,000 | \$78,518 | \$446,482 | \$654,092 | 0.683 | C10 | |
| 27-440-000-0004-00 | 07/27/22 | \$425,000 | \$131,386 | \$293,614 | \$630,440 | 0.466 | C10 | |
| 27-440-000-0018-00 | 12/15/22 | \$232,000 | \$64,855 | \$167,145 | \$363,920 | 0.459 | C10 | |
| Totals: | | \$1,342,000 | | \$1,003,886 | \$1,740,449 | | | |
| | | | | | | E.C.F. => | 0.577 | 0.27746665 |
| | | | | | | Ave. E.C.F. => | 0.665 | 20.2026 |

The result of the analysis indicates a change in the ECF calculation.

Used - 0.58

City of Norton Shores Commercial ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: C11 - Sternberg/Pontaluna & C274 - Ellis Road Condo

Outside of Analysis Period

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-121-100-0042-10 | 08/23/21 | \$430,000 | \$199,461 | \$230,539 | \$352,391 | 0.654 | C11 | |
| 27-748-000-0003-00 | 06/05/20 | \$2,847,312 | \$739,426 | \$2,107,886 | \$2,393,682 | 0.881 | C11 | |
| Totals: | | \$3,277,312 | | \$2,338,425 | \$2,746,073 | | | |
| | | | | | | E.C.F. => | 0.852 | 0.16008278 |
| | | | | | | Ave. E.C.F. => | 0.767 | 11.3196 |

No sales existed during the analysis period so expanded to outside the time frame.

The result of the analysis indicates a change in the ECF calculation.

Used - 0.76

City of Norton Shores Commercial & Industrial ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhoods: C12, C2, C3, C9 and I5

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-107-100-0011-00 | 06/16/23 | \$189,000 | \$19,046 | \$169,954 | \$172,574 | 0.985 | C12 | |
| 27-107-100-0014-00 | 11/13/23 | \$299,000 | \$45,684 | \$253,316 | \$329,254 | 0.769 | C12 | |
| 27-108-200-0008-00 | 06/15/22 | \$390,000 | \$54,147 | \$335,853 | \$711,420 | 0.472 | C3 | |
| 27-109-100-0009-00 | 12/16/22 | \$150,000 | \$27,050 | \$122,950 | \$150,846 | 0.815 | C3 | |
| 27-185-000-0028-10 | 10/19/22 | \$152,434 | \$19,041 | \$133,393 | \$80,572 | 1.656 | C3 | |
| 27-270-000-0003-00 | 02/23/23 | \$295,000 | \$32,226 | \$262,774 | \$367,686 | 0.715 | C3 | |
| 27-615-001-0037-00 | 10/26/23 | \$40,000 | \$15,920 | \$24,080 | \$43,863 | 0.549 | C3 | |
| 27-700-001-0001-00 | 05/27/22 | \$450,000 | \$82,270 | \$367,730 | \$420,887 | 0.874 | C3 | |
| Totals: | | \$1,965,434 | | \$1,670,050 | \$2,277,103 | | | |
| | | | | | | E.C.F. => | 0.733 | 0.36391055 |
| | | | | | | Ave. E.C.F. => | 0.854 | 23.7812 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 0.73 |
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City of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C137 - 3rd Stall Properties Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-137-003-0001-00 | 08/26/22 | \$210,000 | \$46,619 | \$163,381 | \$115,866 | 1.410 | C137 | |
| 27-137-003-0002-00 | 06/14/22 | \$184,900 | \$46,619 | \$138,281 | \$115,866 | 1.193 | C137 | |
| 27-137-003-0003-00 | 05/26/22 | \$179,900 | \$46,619 | \$133,281 | \$115,866 | 1.150 | C137 | |
| 27-137-003-0004-00 | 05/26/22 | \$175,000 | \$46,619 | \$128,381 | \$115,866 | 1.108 | C137 | |
| 27-137-003-0005-00 | 05/25/22 | \$187,500 | \$46,619 | \$140,881 | \$115,797 | 1.217 | C137 | |
| 27-137-003-0006-00 | 05/27/22 | \$187,500 | \$46,619 | \$140,881 | \$115,797 | 1.217 | C137 | |
| 27-137-006-0001-01 | 10/27/23 | \$219,500 | \$46,828 | \$172,672 | \$122,304 | 1.412 | C137 | |
| 27-137-006-0003-00 | 11/02/23 | \$219,500 | \$46,828 | \$172,672 | \$122,304 | 1.412 | C137 | |
| 27-137-007-0001-01 | 01/18/24 | \$208,500 | \$46,828 | \$161,672 | \$122,304 | 1.322 | C137 | |
| 27-137-008-0001-00 | 06/23/23 | \$215,000 | \$46,758 | \$168,242 | \$119,729 | 1.405 | C137 | |
| 27-137-008-0002-00 | 04/20/23 | \$215,000 | \$46,758 | \$168,242 | \$119,729 | 1.405 | C137 | |
| 27-137-008-0003-00 | 05/25/23 | \$215,000 | \$46,758 | \$168,242 | \$119,729 | 1.405 | C137 | |
| 27-137-008-0004-00 | 10/13/22 | \$206,000 | \$46,758 | \$159,242 | \$119,729 | 1.330 | C137 | |
| 27-137-008-0005-00 | 11/01/22 | \$215,000 | \$46,758 | \$168,242 | \$119,657 | 1.406 | C137 | |
| 27-137-008-0005-00 | 11/15/23 | \$232,000 | \$46,758 | \$185,242 | \$119,657 | 1.548 | C137 | |
| 27-137-008-0006-00 | 10/31/22 | \$215,000 | \$46,758 | \$168,242 | \$119,657 | 1.406 | C137 | |
| Totals: | | \$3,285,300 | | \$2,537,796 | \$1,899,857 | | | |
| | | | | | | E.C.F. => | 1.336 | 0.12155106 |
| | | | | | | Ave. E.C.F. => | 1.334 | 10.0268 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.34

City of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C265 - Eastowne of Norton Shores

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-----------------|
| 27-265-000-0004-00 | 03/18/22 | \$1,750,000 | \$269,324 | \$1,480,676 | \$2,884,180 | 0.513 | C265 | |
| 27-265-000-0006-00 | 03/12/21 | \$750,000 | \$98,832 | \$651,168 | \$907,916 | 0.717 | C265 | |
| Totals: | | \$2,500,000 | | \$2,131,844 | \$3,792,096 | | | |
| | | | | | | E.C.F. => | 0.562 | 0.144132 |
| | | | | | | Ave. E.C.F. => | 0.615 | 10.1917 |

No sales existed in the analysis period so expanded to outside the time frame.
Development as renewed in this neighborhood so monitoring this closely for changes.
The result of the analysis indicates no change in the ECF calculation.

USED - .56

City of Norton Shores Commercial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: C497 - Lakeshore Workshop Village Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-497-000-0002-00 | 03/25/21 | \$132,000 | \$27,826 | \$104,174 | \$42,376 | 2.458 | C497 | |
| 27-497-000-0015-00 | 10/23/19 | \$80,900 | \$26,678 | \$54,222 | \$29,784 | 1.820 | C497 | |
| 27-497-000-0019-00 | 10/15/20 | \$110,000 | \$27,744 | \$82,256 | \$39,630 | 2.076 | C497 | |
| 27-497-000-0022-00 | 08/14/19 | \$105,000 | \$27,482 | \$77,518 | \$36,132 | 2.145 | C497 | |
| Totals: | | \$427,900 | | \$318,170 | \$147,923 | | | |
| | | | | | | E.C.F. => | 2.151 | 0.26247796 |
| | | | | | | Ave. E.C.F. => | 2.125 | 17.6915 |

No sales existed during the analysis period so expanded to outside the time frame.
The result of the analysis indicates a change in the ECF calculation.

USED - 2.15

City of Norton Shores Industrial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: I1 - Southeast

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------|
| 27-676-000-0026-00 | 04/22/21 | \$925,000 | \$134,390 | \$790,610 | \$499,792 | 1.582 | I1 | |
| 27-107-100-0011-00 | 06/16/23 | \$189,000 | \$19,046 | \$169,954 | \$172,574 | 0.985 | C12 | |
| 27-108-200-0008-00 | 06/15/22 | \$390,000 | \$54,147 | \$335,853 | \$711,420 | 0.472 | C3 | |
| 27-109-100-0009-00 | 12/16/22 | \$150,000 | \$27,050 | \$122,950 | \$150,846 | 0.815 | C3 | |
| 27-185-000-0028-10 | 10/19/22 | \$152,434 | \$19,041 | \$133,393 | \$80,572 | 1.656 | C3 | |
| 27-270-000-0003-00 | 02/23/23 | \$295,000 | \$32,226 | \$262,774 | \$367,686 | 0.715 | C3 | |
| 27-615-001-0037-00 | 10/26/23 | \$40,000 | \$15,920 | \$24,080 | \$43,863 | 0.549 | C3 | |
| 27-700-001-0001-00 | 05/27/22 | \$450,000 | \$82,270 | \$367,730 | \$420,887 | 0.874 | C3 | |
| Totals: | | \$2,591,434 | | \$2,207,344 | \$2,447,641 | | | |
| | | | | | | E.C.F. => | 0.902 | #DIV/0! |
| | | | | | | Ave. E.C.F. => | 1.582 | 0.0000 |

No sales existed during the analysis period so expanded to include sale outside of analysis time frame and adjacent areas.

The result of the analysis indicates a change in the ECF calculation.

USED - 0.90

City of Norton Shores Industrial ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: I4 - W Sherman/McCracken

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|--------------|
| 27-109-100-0009-00 | 12/16/22 | \$150,000 | \$27,050 | \$122,950 | \$150,846 | 0.815 | C3 | |
| 27-270-000-0003-00 | 02/23/23 | \$295,000 | \$32,226 | \$262,774 | \$365,001 | 0.720 | C3 | |
| Totals: | | \$445,000 | | \$385,724 | \$515,847 | | | |
| | | | | | | E.C.F. => | 0.748 | #REF! |
| | | | | | | Ave. E.C.F. => | #REF! | #REF! |

No sales in the analysis time period so it was necessary to expand into similar commercial area.
The result of the analysis indicates a change in the ECF calculation.

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| USED - 0.75 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R1 - Lake Michigan Frontage

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|------------------|
| 27-010-200-0012-00 | 05/01/19 | \$550,000 | \$333,377 | \$216,623 | \$218,193 | 0.993 | R1 | |
| 27-489-000-0007-00 | 01/31/19 | \$605,000 | \$361,231 | \$243,769 | \$249,509 | 0.977 | R1 | |
| 27-489-000-0008-00 | 03/01/22 | \$1,250,000 | \$372,836 | \$877,164 | \$570,709 | 1.537 | R1 | |
| Totals: | | \$2,405,000 | | \$1,337,556 | \$1,038,411 | | | |
| | | | | | | E.C.F. => | 1.288 | 0.3188382 |
| | | | | | | Ave. E.C.F. => | 1.169 | 24.5366 |

No Sales in the analysis period to expanded into prior sales period.
The result of the analysis indicates a change in the ECF calculation.

USED - 1.28

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R2 - Sec 2 Subs

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-002-100-0004-00 | 08/29/22 | \$196,100 | \$26,753 | \$169,347 | \$119,671 | 1.415 | R002A |
| 27-002-100-0011-00 | 04/13/22 | \$84,000 | \$23,490 | \$60,510 | \$74,580 | 0.811 | R002A |
| 27-002-100-0011-00 | 07/20/23 | \$175,000 | \$23,490 | \$151,510 | \$74,580 | 2.032 | R002A |
| 27-002-400-0011-00 | 06/30/22 | \$229,000 | \$23,532 | \$205,468 | \$148,748 | 1.381 | R002A |
| 27-002-400-0012-00 | 07/06/22 | \$260,000 | \$42,668 | \$217,332 | \$156,361 | 1.390 | R002A |
| 27-500-001-0006-00 | 08/01/22 | \$210,000 | \$25,258 | \$184,742 | \$193,283 | 0.956 | R002A |
| 27-500-001-0011-00 | 12/08/22 | \$170,000 | \$25,482 | \$144,518 | \$125,768 | 1.149 | R002A |
| 27-500-004-0001-00 | 03/10/23 | \$210,000 | \$23,267 | \$186,733 | \$92,245 | 2.024 | R002A |
| 27-500-004-0005-00 | 03/18/24 | \$190,000 | \$19,956 | \$170,044 | \$105,204 | 1.616 | R002A |
| 27-500-005-0004-00 | 03/14/24 | \$200,000 | \$21,138 | \$178,862 | \$101,644 | 1.760 | R002A |
| 27-500-005-0016-00 | 06/17/22 | \$174,900 | \$23,050 | \$151,850 | \$114,904 | 1.322 | R002A |
| 27-500-006-0001-00 | 03/14/23 | \$189,000 | \$23,551 | \$165,449 | \$118,581 | 1.395 | R002A |
| 27-500-006-0004-00 | 07/01/22 | \$156,000 | \$19,000 | \$137,000 | \$71,517 | 1.916 | R002A |
| 27-502-000-0026-00 | 03/24/23 | \$225,000 | \$21,656 | \$203,344 | \$135,671 | 1.499 | R002A |
| 27-503-001-0006-00 | 06/28/23 | \$211,500 | \$21,449 | \$190,051 | \$89,130 | 2.132 | R002A |
| 27-503-001-0007-00 | 07/06/22 | \$125,000 | \$19,000 | \$106,000 | \$58,181 | 1.822 | R002A |
| 27-503-002-0007-00 | 03/18/24 | \$179,900 | \$20,895 | \$159,005 | \$67,614 | 2.352 | R002A |
| 27-515-002-0001-00 | 03/28/23 | \$239,900 | \$25,118 | \$214,782 | \$126,512 | 1.698 | R002A |
| 27-515-002-0010-00 | 09/08/22 | \$121,000 | \$22,322 | \$98,678 | \$119,878 | 0.823 | R002A |
| 27-515-002-0015-00 | 02/08/23 | \$185,000 | \$22,998 | \$162,002 | \$121,788 | 1.330 | R002A |
| 27-515-002-0020-00 | 05/15/23 | \$160,000 | \$26,550 | \$133,450 | \$81,036 | 1.647 | R002A |
| 27-515-003-0004-00 | 07/08/22 | \$150,000 | \$27,573 | \$122,427 | \$120,787 | 1.014 | R002A |
| 27-515-004-0018-00 | 10/28/22 | \$195,000 | \$23,345 | \$171,655 | \$142,089 | 1.208 | R002A |
| 27-515-004-0018-00 | 12/15/23 | \$227,000 | \$23,345 | \$203,655 | \$142,089 | 1.433 | R002A |
| 27-530-000-0009-00 | 08/25/23 | \$200,000 | \$26,108 | \$173,892 | \$151,711 | 1.146 | R002A |
| 27-532-000-0064-00 | 05/19/23 | \$222,000 | \$27,394 | \$194,606 | \$104,419 | 1.864 | R002A |
| 27-532-000-0079-00 | 05/11/22 | \$178,000 | \$40,179 | \$137,821 | \$117,910 | 1.169 | R002A |
| 27-540-000-0001-00 | 04/24/23 | \$244,001 | \$27,217 | \$216,784 | \$131,725 | 1.646 | R002A |
| 27-540-000-0031-00 | 12/07/23 | \$235,000 | \$32,866 | \$202,134 | \$166,176 | 1.216 | R002A |
| 27-541-000-0034-00 | 12/21/22 | \$230,000 | \$27,456 | \$202,544 | \$125,470 | 1.614 | R002A |
| 27-541-000-0036-00 | 09/06/22 | \$250,000 | \$24,445 | \$225,555 | \$184,646 | 1.222 | R002A |
| 27-677-000-0009-00 | 07/29/22 | \$270,000 | \$25,183 | \$244,817 | \$174,698 | 1.401 | R002A |
| 27-677-000-0033-00 | 02/23/24 | \$349,900 | \$26,375 | \$323,525 | \$180,185 | 1.796 | R002A |
| 27-677-000-0041-00 | 10/23/23 | \$269,900 | \$25,648 | \$244,252 | \$147,787 | 1.653 | R002A |
| 27-770-000-0007-00 | 10/17/23 | \$189,749 | \$21,931 | \$167,818 | \$87,042 | 1.928 | R002A |
| 27-770-000-0015-00 | 03/13/23 | \$165,000 | \$22,486 | \$142,514 | \$94,006 | 1.516 | R002A |
| 27-770-000-0022-00 | 06/29/22 | \$205,000 | \$30,763 | \$174,237 | \$118,274 | 1.473 | R002A |
| 27-770-000-0070-00 | 12/04/23 | \$205,000 | \$27,563 | \$177,437 | \$103,728 | 1.711 | R002A |
| 27-770-000-0072-00 | 01/19/24 | \$210,000 | \$21,614 | \$188,386 | \$101,158 | 1.862 | R002A |
| 27-770-000-0073-00 | 09/12/22 | \$186,500 | \$22,267 | \$164,233 | \$115,520 | 1.422 | R002A |
| 27-771-000-0095-00 | 10/02/23 | \$180,000 | \$22,272 | \$157,728 | \$104,983 | 1.502 | R002A |
| 27-771-000-0117-00 | 02/26/24 | \$169,900 | \$24,515 | \$145,385 | \$127,307 | 1.142 | R002A |

| | | | | | | | | |
|--------------------|----------|--------------------|----------|--------------------|--------------------|--------------------------|--------------|--------------------|
| 27-771-000-0134-00 | 11/10/22 | \$141,500 | \$25,055 | \$116,445 | \$98,637 | 1.181 | R002A | |
| 27-771-000-0134-00 | 08/16/23 | \$199,900 | \$25,055 | \$174,845 | \$98,637 | 1.773 | R002A | |
| 27-792-000-0005-00 | 05/22/23 | \$146,000 | \$25,401 | \$120,599 | \$150,629 | 0.801 | R002A | |
| 27-792-000-0011-00 | 08/31/22 | \$239,900 | \$26,353 | \$213,547 | \$181,765 | 1.175 | R002A | |
| 27-792-000-0012-00 | 11/14/23 | \$215,000 | \$25,941 | \$189,059 | \$126,426 | 1.495 | R002A | |
| 27-865-000-0009-00 | 05/10/23 | \$330,000 | \$28,795 | \$301,205 | \$227,440 | 1.324 | R002A | |
| Totals: | | \$9,695,550 | | \$8,487,782 | \$5,922,138 | | | |
| | | | | | | E.C.F. => | 1.433 | 0.352634899 |
| | | | | | | Ave. E.C.F. => | 1.482 | 28.1697 |

A result of the analysis indicates a change to the ECF calculation.

USED - 1.43

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R3 - Lake Michigan Influence

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------------|-------------------|
| 27-450-000-0048-00 | 06/21/22 | \$330,000 | \$75,188 | \$254,812 | \$250,990 | 1.015 | R3 |
| 27-489-000-0031-00 | 06/08/23 | \$345,000 | \$74,620 | \$270,380 | \$257,461 | 1.050 | R3 |
| Totals: | | \$675,000 | | \$525,192 | \$508,451 | E.C.F. => 1.033 | 0.02471393 |
| | | | | | | Ave. E.C.F. => 1.033 | 1.7475 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.03

City of Norton Shores
ECF Analysis Period 04/01/2022 - 03/31/2025
Residential R4 Neighborhood

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-011-200-0012-00 | 04/26/22 | \$272,000 | \$57,096 | \$214,904 | \$169,041 | 1.271 | R4 |
| 27-011-400-0031-00 | 08/30/23 | \$350,000 | \$37,299 | \$312,701 | \$191,055 | 1.637 | R4 |
| 27-011-400-0040-00 | 06/06/22 | \$260,000 | \$38,082 | \$221,918 | \$183,182 | 1.211 | R4 |
| 27-011-400-0043-00 | 07/11/22 | \$220,000 | \$43,212 | \$176,788 | \$121,475 | 1.455 | R4 |
| 27-012-100-0003-00 | 12/28/23 | \$225,000 | \$39,767 | \$185,233 | \$178,988 | 1.035 | R4 |
| 27-012-100-0011-00 | 04/26/22 | \$238,500 | \$36,361 | \$202,139 | \$118,100 | 1.712 | R4 |
| 27-012-200-0016-00 | 02/09/23 | \$199,900 | \$52,157 | \$147,743 | \$162,456 | 0.909 | R4 |
| 27-107-100-0037-10 | 03/20/24 | \$299,000 | \$43,086 | \$255,914 | \$180,241 | 1.420 | R4 |
| 27-179-000-0030-00 | 04/05/23 | \$240,000 | \$38,874 | \$201,126 | \$142,813 | 1.408 | R4 |
| 27-179-000-0033-00 | 06/22/23 | \$290,903 | \$40,960 | \$249,943 | \$172,882 | 1.446 | R4 |
| 27-201-000-0008-00 | 03/17/23 | \$394,900 | \$51,352 | \$343,548 | \$277,805 | 1.237 | R4 |
| 27-280-000-0009-00 | 04/28/22 | \$242,300 | \$41,561 | \$200,739 | \$183,576 | 1.093 | R4 |
| 27-280-000-0017-00 | 10/11/23 | \$249,900 | \$38,556 | \$211,344 | \$137,153 | 1.541 | R4 |
| 27-295-000-0011-00 | 09/11/23 | \$272,000 | \$34,976 | \$237,024 | \$127,032 | 1.866 | R4 |
| 27-295-000-0017-00 | 07/12/22 | \$243,500 | \$37,757 | \$205,743 | \$167,243 | 1.230 | R4 |
| 27-295-000-0018-00 | 06/13/23 | \$290,500 | \$36,918 | \$253,582 | \$154,159 | 1.645 | R4 |
| 27-295-000-0035-00 | 09/15/23 | \$251,000 | \$39,391 | \$211,609 | \$142,755 | 1.482 | R4 |
| 27-340-000-0002-00 | 09/22/22 | \$226,200 | \$37,759 | \$188,441 | \$137,068 | 1.375 | R4 |
| 27-340-000-0015-00 | 07/28/22 | \$230,000 | \$37,734 | \$192,266 | \$120,777 | 1.592 | R4 |
| 27-340-000-0016-00 | 05/22/23 | \$218,000 | \$37,239 | \$180,761 | \$128,529 | 1.406 | R4 |
| 27-340-000-0023-00 | 01/23/23 | \$174,000 | \$37,868 | \$136,132 | \$96,310 | 1.413 | R4 |
| 27-340-000-0032-00 | 04/04/22 | \$233,500 | \$39,081 | \$194,419 | \$149,182 | 1.303 | R4 |
| 27-340-000-0053-00 | 04/14/22 | \$182,500 | \$35,400 | \$147,100 | \$124,555 | 1.181 | R4 |
| 27-340-000-0056-00 | 03/31/23 | \$212,500 | \$36,051 | \$176,449 | \$112,784 | 1.564 | R4 |
| 27-340-000-0060-00 | 04/15/22 | \$225,000 | \$36,915 | \$188,085 | \$112,284 | 1.675 | R4 |
| 27-340-000-0060-00 | 08/28/23 | \$245,000 | \$36,915 | \$208,085 | \$112,284 | 1.853 | R4 |
| 27-340-000-0065-00 | 08/22/23 | \$208,000 | \$41,136 | \$166,864 | \$123,426 | 1.352 | R4 |
| 27-342-000-0084-00 | 10/12/22 | \$189,900 | \$37,117 | \$152,783 | \$112,969 | 1.352 | R4 |
| 27-367-000-0008-00 | 05/02/23 | \$285,000 | \$46,907 | \$238,093 | \$178,819 | 1.331 | R4 |
| 27-380-000-0001-00 | 08/26/22 | \$276,500 | \$37,563 | \$238,937 | \$161,353 | 1.481 | R4 |
| 27-380-000-0003-00 | 11/16/23 | \$370,000 | \$41,099 | \$328,901 | \$232,755 | 1.413 | R4 |
| 27-380-000-0021-00 | 04/11/23 | \$185,000 | \$36,851 | \$148,149 | \$167,680 | 0.884 | R4 |
| 27-380-000-0022-00 | 05/27/22 | \$350,127 | \$51,933 | \$298,194 | \$235,504 | 1.266 | R4 |
| 27-380-000-0039-00 | 05/06/22 | \$300,000 | \$40,433 | \$259,567 | \$252,173 | 1.029 | R4 |
| 27-382-000-0065-00 | 09/22/23 | \$328,400 | \$59,957 | \$268,443 | \$232,519 | 1.154 | R4 |
| 27-390-000-0004-00 | 02/24/23 | \$229,000 | \$38,695 | \$190,305 | \$172,838 | 1.101 | R4 |
| 27-401-000-0007-00 | 02/22/24 | \$290,000 | \$38,785 | \$251,215 | \$215,668 | 1.165 | R4 |
| 27-401-000-0010-00 | 11/07/22 | \$234,000 | \$38,690 | \$195,310 | \$192,937 | 1.012 | R4 |
| 27-402-000-0028-00 | 09/09/22 | \$240,000 | \$36,804 | \$203,196 | \$173,556 | 1.171 | R4 |
| 27-402-000-0049-00 | 11/28/23 | \$250,000 | \$38,846 | \$211,154 | \$175,827 | 1.201 | R4 |
| 27-456-000-0003-00 | 10/07/22 | \$164,000 | \$35,068 | \$128,932 | \$102,193 | 1.262 | R4 |
| 27-456-000-0006-00 | 01/30/24 | \$188,500 | \$37,151 | \$151,349 | \$95,285 | 1.588 | R4 |
| 27-456-000-0010-00 | 06/30/22 | \$214,900 | \$36,950 | \$177,950 | \$127,192 | 1.399 | R4 |
| 27-456-000-0037-00 | 08/22/23 | \$230,000 | \$36,598 | \$193,402 | \$134,416 | 1.439 | R4 |
| 27-456-000-0038-00 | 11/22/23 | \$195,000 | \$33,283 | \$161,717 | \$112,266 | 1.440 | R4 |

| | | | | | | | |
|--------------------|----------|-----------|----------|-----------|-----------|-------|----|
| 27-456-000-0062-00 | 07/12/23 | \$260,000 | \$36,345 | \$223,655 | \$132,072 | 1.693 | R4 |
| 27-456-000-0072-00 | 02/26/24 | \$225,000 | \$35,264 | \$189,736 | \$129,785 | 1.462 | R4 |
| 27-456-000-0079-00 | 10/10/22 | \$286,000 | \$36,252 | \$249,748 | \$175,044 | 1.427 | R4 |
| 27-456-000-0092-00 | 10/02/23 | \$245,000 | \$43,857 | \$201,143 | \$133,802 | 1.503 | R4 |
| 27-456-000-0108-00 | 08/18/23 | \$254,000 | \$35,074 | \$218,926 | \$157,590 | 1.389 | R4 |
| 27-456-000-0160-00 | 06/09/23 | \$235,000 | \$40,381 | \$194,619 | \$147,022 | 1.324 | R4 |
| 27-456-000-0172-00 | 01/19/24 | \$190,000 | \$38,366 | \$151,634 | \$139,348 | 1.088 | R4 |
| 27-456-000-0204-00 | 10/13/23 | \$224,500 | \$35,087 | \$189,413 | \$102,426 | 1.849 | R4 |
| 27-456-000-0207-00 | 01/23/24 | \$190,000 | \$37,709 | \$152,291 | \$100,310 | 1.518 | R4 |
| 27-485-000-0010-00 | 09/21/22 | \$260,000 | \$37,006 | \$222,994 | \$214,598 | 1.039 | R4 |
| 27-485-000-0017-00 | 04/12/22 | \$240,000 | \$37,451 | \$202,549 | \$235,855 | 0.859 | R4 |
| 27-485-000-0023-00 | 11/28/22 | \$236,500 | \$39,541 | \$196,959 | \$139,911 | 1.408 | R4 |
| 27-520-000-0003-00 | 09/13/22 | \$149,900 | \$35,619 | \$114,281 | \$113,292 | 1.009 | R4 |
| 27-520-000-0012-10 | 02/10/23 | \$229,000 | \$36,614 | \$192,386 | \$145,019 | 1.327 | R4 |
| 27-531-000-0032-00 | 06/09/22 | \$233,000 | \$37,108 | \$195,892 | \$133,133 | 1.471 | R4 |
| 27-531-000-0033-00 | 12/30/22 | \$231,500 | \$36,548 | \$194,952 | \$138,932 | 1.403 | R4 |
| 27-531-000-0046-00 | 12/12/22 | \$199,900 | \$35,987 | \$163,913 | \$121,572 | 1.348 | R4 |
| 27-531-000-0053-00 | 09/08/23 | \$265,000 | \$36,349 | \$228,651 | \$127,173 | 1.798 | R4 |
| 27-531-000-0056-00 | 06/27/23 | \$256,000 | \$43,000 | \$213,000 | \$156,752 | 1.359 | R4 |
| 27-547-000-0006-00 | 04/11/22 | \$155,000 | \$52,400 | \$102,600 | \$108,540 | 0.945 | R4 |
| 27-547-000-0023-00 | 12/01/23 | \$195,132 | \$37,436 | \$157,696 | \$79,377 | 1.987 | R4 |
| 27-547-000-0026-01 | 05/10/22 | \$186,000 | \$34,695 | \$151,305 | \$96,269 | 1.572 | R4 |
| 27-550-000-0002-00 | 03/18/24 | \$264,900 | \$36,488 | \$228,412 | \$129,302 | 1.766 | R4 |
| 27-550-000-0007-00 | 05/27/22 | \$267,500 | \$36,498 | \$231,002 | \$160,417 | 1.440 | R4 |
| 27-550-000-0009-00 | 10/04/23 | \$228,000 | \$42,656 | \$185,344 | \$100,907 | 1.837 | R4 |
| 27-550-000-0010-00 | 12/12/23 | \$190,000 | \$32,933 | \$157,067 | \$107,290 | 1.464 | R4 |
| 27-551-000-0022-00 | 09/29/23 | \$270,000 | \$37,871 | \$232,129 | \$137,398 | 1.689 | R4 |
| 27-551-000-0027-00 | 11/09/22 | \$221,000 | \$37,703 | \$183,297 | \$138,087 | 1.327 | R4 |
| 27-552-000-0035-00 | 09/18/23 | \$275,000 | \$37,765 | \$237,235 | \$151,161 | 1.569 | R4 |
| 27-552-000-0037-00 | 10/21/22 | \$198,500 | \$36,981 | \$161,519 | \$167,852 | 0.962 | R4 |
| 27-553-000-0064-00 | 10/27/22 | \$250,000 | \$36,800 | \$213,200 | \$148,898 | 1.432 | R4 |
| 27-553-000-0070-00 | 06/16/23 | \$310,000 | \$46,884 | \$263,116 | \$232,798 | 1.130 | R4 |
| 27-553-000-0078-00 | 04/15/22 | \$260,000 | \$38,028 | \$221,972 | \$160,297 | 1.385 | R4 |
| 27-553-000-0081-00 | 11/03/22 | \$182,000 | \$36,938 | \$145,062 | \$112,421 | 1.290 | R4 |
| 27-554-000-0094-10 | 12/06/22 | \$234,900 | \$35,281 | \$199,619 | \$141,735 | 1.408 | R4 |
| 27-555-000-0109-00 | 04/14/22 | \$254,000 | \$38,512 | \$215,488 | \$196,087 | 1.099 | R4 |
| 27-555-000-0124-00 | 08/08/22 | \$191,000 | \$36,783 | \$154,217 | \$145,483 | 1.060 | R4 |
| 27-555-000-0135-00 | 09/25/23 | \$279,000 | \$36,104 | \$242,896 | \$151,214 | 1.606 | R4 |
| 27-556-000-0155-00 | 09/30/22 | \$215,000 | \$33,749 | \$181,251 | \$121,185 | 1.496 | R4 |
| 27-556-000-0158-00 | 05/27/22 | \$212,000 | \$42,336 | \$169,664 | \$116,907 | 1.451 | R4 |
| 27-558-000-0177-00 | 05/10/23 | \$237,500 | \$41,122 | \$196,378 | \$100,852 | 1.947 | R4 |
| 27-559-000-0187-00 | 08/18/23 | \$305,000 | \$40,611 | \$264,389 | \$194,336 | 1.360 | R4 |
| 27-559-000-0188-00 | 06/16/22 | \$263,091 | \$37,173 | \$225,918 | \$138,839 | 1.627 | R4 |
| 27-559-000-0188-00 | 05/25/23 | \$305,000 | \$37,173 | \$267,827 | \$138,839 | 1.929 | R4 |
| 27-559-000-0196-00 | 09/15/23 | \$300,000 | \$50,594 | \$249,406 | \$178,303 | 1.399 | R4 |
| 27-560-000-0221-00 | 10/26/22 | \$325,000 | \$40,264 | \$284,736 | \$251,652 | 1.131 | R4 |
| 27-565-000-0004-00 | 06/27/23 | \$214,000 | \$36,828 | \$177,172 | \$136,914 | 1.294 | R4 |
| 27-565-000-0009-00 | 10/13/23 | \$240,000 | \$38,533 | \$201,467 | \$128,367 | 1.569 | R4 |
| 27-565-000-0014-00 | 07/31/23 | \$248,000 | \$36,780 | \$211,220 | \$106,949 | 1.975 | R4 |
| 27-565-000-0035-00 | 03/15/24 | \$206,900 | \$37,259 | \$169,641 | \$117,000 | 1.450 | R4 |

| | | | | | | | | |
|--------------------|----------|---------------------|----------|---------------------|---------------------|--------------------------|--------------|-------------------|
| 27-565-000-0070-00 | 02/16/24 | \$205,000 | \$37,398 | \$167,602 | \$115,558 | 1.450 | R4 | |
| 27-575-000-0028-00 | 08/16/23 | \$329,000 | \$43,604 | \$285,396 | \$193,391 | 1.476 | R4 | |
| 27-620-000-0004-00 | 03/02/23 | \$216,100 | \$37,429 | \$178,671 | \$126,153 | 1.416 | R4 | |
| 27-620-000-0018-00 | 02/22/23 | \$190,000 | \$37,634 | \$152,366 | \$113,860 | 1.338 | R4 | |
| 27-620-000-0026-00 | 09/15/22 | \$195,000 | \$38,644 | \$156,356 | \$159,798 | 0.978 | R4 | |
| 27-620-000-0026-00 | 11/08/23 | \$263,000 | \$38,644 | \$224,356 | \$159,798 | 1.404 | R4 | |
| 27-621-000-0038-00 | 08/05/22 | \$215,000 | \$40,793 | \$174,207 | \$128,007 | 1.361 | R4 | |
| 27-627-000-0011-00 | 12/01/22 | \$286,000 | \$49,572 | \$236,428 | \$142,916 | 1.654 | R4 | |
| 27-627-000-0015-00 | 07/29/22 | \$250,000 | \$38,894 | \$211,106 | \$156,459 | 1.349 | R4 | |
| 27-634-000-0003-00 | 09/30/22 | \$335,000 | \$42,552 | \$292,448 | \$225,378 | 1.298 | R4 | |
| 27-638-000-0006-00 | 08/25/23 | \$304,000 | \$37,819 | \$266,181 | \$173,750 | 1.532 | R4 | |
| 27-638-000-0016-00 | 08/31/23 | \$240,000 | \$43,622 | \$196,378 | \$154,281 | 1.273 | R4 | |
| 27-638-000-0027-00 | 12/20/23 | \$255,000 | \$38,603 | \$216,397 | \$146,477 | 1.477 | R4 | |
| 27-638-000-0033-00 | 08/24/22 | \$237,650 | \$51,540 | \$186,110 | \$140,160 | 1.328 | R4 | |
| 27-638-000-0040-00 | 05/30/23 | \$300,000 | \$37,242 | \$262,758 | \$165,577 | 1.587 | R4 | |
| 27-638-000-0048-00 | 08/25/23 | \$302,023 | \$37,353 | \$264,670 | \$137,398 | 1.926 | R4 | |
| 27-685-000-0009-00 | 01/13/23 | \$260,000 | \$39,658 | \$220,342 | \$175,999 | 1.252 | R4 | |
| 27-685-000-0017-00 | 05/05/22 | \$227,000 | \$37,503 | \$189,497 | \$159,256 | 1.190 | R4 | |
| 27-685-000-0028-00 | 10/19/22 | \$217,500 | \$33,087 | \$184,413 | \$158,327 | 1.165 | R4 | |
| 27-698-000-0004-00 | 09/11/23 | \$385,000 | \$52,524 | \$332,476 | \$334,964 | 0.993 | R4 | |
| 27-731-000-0030-00 | 05/24/23 | \$279,900 | \$39,349 | \$240,551 | \$163,832 | 1.468 | R4 | |
| 27-732-000-0053-00 | 03/28/23 | \$271,900 | \$39,175 | \$232,725 | \$186,489 | 1.248 | R4 | |
| 27-732-000-0054-00 | 04/15/22 | \$445,150 | \$41,181 | \$403,969 | \$289,011 | 1.398 | R4 | |
| 27-732-000-0057-00 | 08/24/23 | \$260,000 | \$40,585 | \$219,415 | \$213,079 | 1.030 | R4 | |
| 27-732-000-0075-00 | 07/15/22 | \$369,000 | \$38,080 | \$330,920 | \$230,556 | 1.435 | R4 | |
| 27-760-000-0004-00 | 05/26/23 | \$226,000 | \$34,483 | \$191,517 | \$134,713 | 1.422 | R4 | |
| 27-761-000-0035-00 | 01/11/24 | \$215,000 | \$38,477 | \$176,523 | \$169,679 | 1.040 | R4 | |
| 27-761-000-0048-00 | 03/20/24 | \$195,000 | \$35,174 | \$159,826 | \$114,193 | 1.400 | R4 | |
| 27-761-000-0055-00 | 03/08/24 | \$310,000 | \$36,557 | \$273,443 | \$143,104 | 1.911 | R4 | |
| 27-761-000-0075-00 | 04/17/23 | \$227,000 | \$35,437 | \$191,563 | \$144,002 | 1.330 | R4 | |
| 27-762-000-0090-00 | 06/13/22 | \$253,800 | \$33,467 | \$220,333 | \$147,521 | 1.494 | R4 | |
| 27-762-000-0091-00 | 06/21/22 | \$250,000 | \$33,351 | \$216,649 | \$127,704 | 1.696 | R4 | |
| 27-762-000-0105-00 | 08/14/23 | \$263,000 | \$37,990 | \$225,010 | \$129,481 | 1.738 | R4 | |
| 27-762-000-0108-00 | 06/05/23 | \$260,000 | \$36,376 | \$223,624 | \$143,351 | 1.560 | R4 | |
| 27-763-000-0111-00 | 11/18/22 | \$222,500 | \$36,487 | \$186,013 | \$128,098 | 1.452 | R4 | |
| 27-763-000-0113-00 | 06/30/22 | \$180,000 | \$35,789 | \$144,211 | \$132,731 | 1.086 | R4 | |
| 27-763-000-0115-00 | 09/16/22 | \$235,000 | \$38,124 | \$196,876 | \$146,877 | 1.340 | R4 | |
| 27-764-000-0127-00 | 09/25/23 | \$345,000 | \$52,099 | \$292,901 | \$216,562 | 1.353 | R4 | |
| 27-766-000-0014-00 | 05/06/22 | \$385,000 | \$39,185 | \$345,815 | \$300,728 | 1.150 | R4 | |
| 27-815-000-0003-00 | 04/21/23 | \$234,900 | \$34,561 | \$200,339 | \$151,501 | 1.322 | R4 | |
| 27-815-000-0015-00 | 01/05/23 | \$269,000 | \$35,301 | \$233,699 | \$146,822 | 1.592 | R4 | |
| 27-815-000-0031-00 | 05/26/23 | \$230,500 | \$38,954 | \$191,546 | \$117,443 | 1.631 | R4 | |
| 27-815-000-0046-00 | 08/24/22 | \$145,000 | \$37,152 | \$107,848 | \$86,583 | 1.246 | R4 | |
| Totals: | | \$34,393,076 | | \$28,990,658 | \$21,273,996 | | | |
| | | | | | | E.C.F. => | 1.363 | 0.24461798 |
| | | | | | | Ave. E.C.F. => | 1.396 | 18.5931 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.36

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R5 - Sec 4 NE Cor of Sec 8

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-104-100-0025-00 | 07/27/23 | \$95,402 | \$21,752 | \$73,650 | \$82,151 | 0.897 | R5 |
| 27-104-100-0025-00 | 10/30/23 | \$145,000 | \$21,752 | \$123,248 | \$82,151 | 1.500 | R5 |
| 27-104-300-0016-00 | 10/26/23 | \$179,000 | \$23,616 | \$155,384 | \$101,031 | 1.538 | R5 |
| 27-104-300-0021-00 | 07/13/23 | \$216,001 | \$25,696 | \$190,305 | \$150,758 | 1.262 | R5 |
| 27-108-200-0015-00 | 03/15/23 | \$169,900 | \$20,853 | \$149,047 | \$113,615 | 1.312 | R5 |
| 27-108-200-0029-00 | 11/20/23 | \$134,000 | \$18,780 | \$115,220 | \$80,597 | 1.430 | R5 |
| 27-108-200-0030-00 | 11/08/22 | \$140,000 | \$13,000 | \$127,000 | \$83,007 | 1.530 | R5 |
| 27-150-000-0024-00 | 08/08/23 | \$128,750 | \$17,400 | \$111,350 | \$84,135 | 1.323 | R5 |
| 27-150-000-0038-10 | 07/14/23 | \$140,000 | \$20,302 | \$119,698 | \$88,855 | 1.347 | R5 |
| 27-150-000-0045-00 | 03/01/24 | \$199,000 | \$22,453 | \$176,547 | \$113,204 | 1.560 | R5 |
| 27-150-000-0047-00 | 03/20/23 | \$164,000 | \$19,000 | \$145,000 | \$95,401 | 1.520 | R5 |
| 27-150-000-0087-00 | 03/29/24 | \$155,000 | \$29,895 | \$125,105 | \$74,615 | 1.677 | R5 |
| 27-150-000-0092-00 | 11/17/22 | \$144,000 | \$17,878 | \$126,122 | \$109,623 | 1.151 | R5 |
| 27-150-000-0097-00 | 01/13/23 | \$98,000 | \$19,000 | \$79,000 | \$53,201 | 1.485 | R5 |
| 27-150-000-0123-00 | 08/24/23 | \$152,813 | \$23,769 | \$129,044 | \$99,840 | 1.293 | R5 |
| 27-150-000-0142-10 | 03/03/23 | \$80,000 | \$14,119 | \$65,881 | \$77,335 | 0.852 | R5 |
| 27-150-000-0143-00 | 11/10/22 | \$79,000 | \$18,697 | \$60,303 | \$72,337 | 0.834 | R5 |
| 27-150-000-0151-00 | 12/20/22 | \$142,000 | \$17,000 | \$125,000 | \$114,183 | 1.095 | R5 |
| 27-150-000-0153-00 | 09/18/23 | \$57,000 | \$21,155 | \$35,845 | \$95,445 | 0.376 | R5 |
| 27-150-000-0157-00 | 05/16/23 | \$115,000 | \$17,000 | \$98,000 | \$77,569 | 1.263 | R5 |
| 27-150-000-0159-00 | 06/30/23 | \$120,000 | \$21,911 | \$98,089 | \$74,519 | 1.316 | R5 |
| 27-183-000-0001-00 | 07/22/22 | \$164,900 | \$17,228 | \$147,672 | \$89,015 | 1.659 | R5 |
| 27-183-000-0002-00 | 02/20/24 | \$46,000 | \$21,618 | \$24,382 | \$51,519 | 0.473 | R5 |
| 27-183-000-0013-00 | 12/28/22 | \$146,000 | \$19,000 | \$127,000 | \$80,961 | 1.569 | R5 |
| 27-183-000-0016-00 | 10/24/22 | \$140,000 | \$21,152 | \$118,848 | \$64,823 | 1.833 | R5 |
| 27-185-000-0010-00 | 02/08/24 | \$94,900 | \$13,000 | \$81,900 | \$63,392 | 1.292 | R5 |
| 27-185-000-0069-00 | 08/21/23 | \$155,000 | \$17,000 | \$138,000 | \$78,620 | 1.755 | R5 |
| 27-270-000-0025-10 | 10/06/22 | \$75,000 | \$13,000 | \$62,000 | \$65,280 | 0.950 | R5 |
| 27-270-000-0027-00 | 07/19/23 | \$65,000 | \$13,808 | \$51,192 | \$58,490 | 0.875 | R5 |
| 27-270-000-0048-00 | 09/07/23 | \$135,000 | \$14,334 | \$120,666 | \$76,753 | 1.572 | R5 |
| 27-270-000-0054-00 | 09/30/22 | \$57,500 | \$13,000 | \$44,500 | \$75,818 | 0.587 | R5 |
| 27-270-000-0056-00 | 02/10/23 | \$125,000 | \$17,774 | \$107,226 | \$66,530 | 1.612 | R5 |
| 27-298-000-0032-00 | 08/10/22 | \$143,000 | \$20,535 | \$122,465 | \$120,572 | 1.016 | R5 |
| 27-440-000-0012-20 | 05/20/22 | \$99,900 | \$17,000 | \$82,900 | \$75,091 | 1.104 | R5 |
| 27-440-000-0021-00 | 08/19/22 | \$139,900 | \$21,272 | \$118,628 | \$92,288 | 1.285 | R5 |
| 27-440-000-0022-00 | 05/26/22 | \$122,500 | \$20,459 | \$102,041 | \$56,570 | 1.804 | R5 |
| 27-471-000-0001-00 | 01/27/23 | \$136,600 | \$18,912 | \$117,688 | \$96,258 | 1.223 | R5 |
| 27-471-000-0009-00 | 01/27/23 | \$160,000 | \$13,959 | \$146,041 | \$94,258 | 1.549 | R5 |
| 27-519-000-0005-00 | 05/05/23 | \$107,000 | \$22,746 | \$84,254 | \$65,776 | 1.281 | R5 |
| 27-519-000-0008-00 | 06/22/22 | \$101,150 | \$17,665 | \$83,485 | \$65,154 | 1.281 | R5 |
| 27-519-000-0015-00 | 06/16/22 | \$160,000 | \$25,799 | \$134,201 | \$114,258 | 1.175 | R5 |
| 27-519-000-0027-00 | 12/01/23 | \$165,000 | \$17,973 | \$147,027 | \$82,202 | 1.789 | R5 |

| | | | | | | | | |
|--------------------|----------|--------------------|----------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-690-000-0019-00 | 03/27/24 | \$72,000 | \$20,614 | \$51,386 | \$97,601 | 0.526 | R5 | |
| 27-690-000-0023-00 | 02/17/23 | \$167,500 | \$19,664 | \$147,836 | \$117,873 | 1.254 | R5 | |
| 27-690-000-0047-00 | 08/30/23 | \$80,000 | \$18,977 | \$61,023 | \$81,459 | 0.749 | R5 | |
| 27-690-000-0059-00 | 09/29/23 | \$150,000 | \$20,761 | \$129,239 | \$59,380 | 2.176 | R5 | |
| 27-690-000-0070-00 | 11/21/22 | \$119,900 | \$18,114 | \$101,786 | \$67,447 | 1.509 | R5 | |
| 27-700-002-0030-00 | 03/19/24 | \$195,000 | \$17,308 | \$177,692 | \$128,214 | 1.386 | R5 | |
| 27-700-004-0014-00 | 06/29/23 | \$66,000 | \$20,742 | \$45,258 | \$44,895 | 1.008 | R5 | |
| 27-700-004-0035-00 | 05/02/23 | \$71,000 | \$18,429 | \$52,571 | \$79,970 | 0.657 | R5 | |
| 27-700-006-0024-00 | 07/05/22 | \$85,000 | \$17,000 | \$68,000 | \$74,530 | 0.912 | R5 | |
| 27-700-008-0019-00 | 05/20/22 | \$120,000 | \$18,175 | \$101,825 | \$96,998 | 1.050 | R5 | |
| 27-701-000-0040-10 | 10/28/22 | \$115,000 | \$13,000 | \$102,000 | \$56,534 | 1.804 | R5 | |
| Totals: | | \$6,634,616 | | \$5,629,570 | \$4,462,103 | | | |
| | | | | | | E.C.F. => | 1.262 | 0.38377938 |
| | | | | | | Ave. E.C.F. => | 1.269 | 29.8377 |

A result of the analysis indicates a change in the ECF calculation.

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| USED - 1.26 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R6 - Mona Lake Frontage

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|---------------------|-------------|---------------------|--------------------------|--------------|-------------------|
| 27-012-300-0016-00 | 06/30/22 | \$1,225,000 | \$269,017 | \$955,983 | \$339,201 | 2.818 | R6 |
| 27-013-200-0004-00 | 09/19/22 | \$1,350,000 | \$247,571 | \$1,102,429 | \$561,356 | 1.964 | R6 |
| 27-014-200-0015-00 | 09/12/22 | \$910,000 | \$291,388 | \$618,612 | \$398,289 | 1.553 | R6 |
| 27-164-000-0002-00 | 09/14/23 | \$1,150,000 | \$326,018 | \$823,982 | \$406,741 | 2.026 | R6 |
| 27-164-000-0004-00 | 03/08/24 | \$1,225,000 | \$275,280 | \$949,720 | \$417,440 | 2.275 | R6 |
| 27-172-000-0037-00 | 02/01/23 | \$1,100,000 | \$200,000 | \$900,000 | \$878,558 | 1.024 | R6 |
| 27-300-000-0014-00 | 06/30/23 | \$543,200 | \$206,152 | \$337,048 | \$203,604 | 1.655 | R6 |
| 27-320-000-0007-00 | 03/29/24 | \$951,500 | \$204,244 | \$747,256 | \$597,743 | 1.250 | R6 |
| 27-424-000-0119-00 | 07/06/23 | \$510,000 | \$189,101 | \$320,899 | \$350,816 | 0.915 | R6 |
| 27-487-000-0009-50 | 06/23/23 | \$715,000 | \$220,000 | \$495,000 | \$520,186 | 0.952 | R6 |
| 27-583-000-0015-00 | 06/23/23 | \$650,000 | \$213,427 | \$436,573 | \$271,910 | 1.606 | R6 |
| 27-630-004-0006-00 | 06/19/23 | \$354,050 | \$157,585 | \$196,465 | \$151,308 | 1.298 | R6 |
| 27-633-000-0004-00 | 11/27/23 | \$1,060,000 | \$283,294 | \$776,706 | \$542,704 | 1.431 | R6 |
| 27-640-000-0007-00 | 08/12/22 | \$500,000 | \$166,576 | \$333,424 | \$206,771 | 1.613 | R6 |
| 27-647-004-0008-00 | 12/01/22 | \$404,000 | \$170,157 | \$233,843 | \$157,706 | 1.483 | R6 |
| 27-721-000-0044-00 | 10/11/23 | \$309,000 | \$166,819 | \$142,181 | \$105,221 | 1.351 | R6 |
| 27-796-000-0006-00 | 06/15/22 | \$729,900 | \$168,656 | \$561,244 | \$518,516 | 1.082 | R6 |
| 27-814-000-0002-00 | 12/15/22 | \$1,050,000 | \$222,173 | \$827,827 | \$619,878 | 1.335 | R6 |
| 27-814-000-0003-00 | 09/15/23 | \$1,400,000 | \$217,342 | \$1,182,658 | \$443,724 | 2.665 | R6 |
| 27-820-000-0005-00 | 07/11/22 | \$567,500 | \$232,809 | \$334,691 | \$318,538 | 1.051 | R6 |
| Totals: | | \$16,704,150 | | \$12,276,541 | \$8,010,209 | | |
| | | | | | E.C.F. => | 1.533 | 0.54053231 |
| | | | | | Ave. E.C.F. => | 1.567 | 40.8266 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.53

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R7 - Aspn, Evrgr, Blohms

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-147-000-0011-00 | 06/22/22 | \$550,000 | \$74,204 | \$475,796 | \$559,743 | 0.850 | R7 | |
| 27-147-000-0045-00 | 06/03/22 | \$439,900 | \$68,443 | \$371,457 | \$364,841 | 1.018 | R7 | |
| 27-147-000-0046-00 | 12/20/22 | \$560,000 | \$74,568 | \$485,432 | \$407,818 | 1.190 | R7 | |
| 27-285-000-0017-00 | 09/22/23 | \$650,000 | \$83,830 | \$566,170 | \$577,634 | 0.980 | R7 | |
| 27-285-000-0027-00 | 10/31/22 | \$445,000 | \$76,905 | \$368,095 | \$381,848 | 0.964 | R7 | |
| 27-285-000-0030-00 | 09/05/23 | \$474,900 | \$89,216 | \$385,684 | \$393,495 | 0.980 | R7 | |
| 27-285-000-0037-00 | 07/15/22 | \$446,000 | \$80,613 | \$365,387 | \$400,299 | 0.913 | R7 | |
| 27-285-000-0060-00 | 09/14/23 | \$500,000 | \$84,237 | \$415,763 | \$447,323 | 0.929 | R7 | |
| 27-285-000-0061-00 | 11/13/23 | \$565,000 | \$82,192 | \$482,808 | \$522,885 | 0.923 | R7 | |
| 27-285-000-0064-00 | 05/03/22 | \$440,000 | \$67,194 | \$372,806 | \$421,845 | 0.884 | R7 | |
| 27-285-000-0064-00 | 08/02/23 | \$485,000 | \$67,194 | \$417,806 | \$421,845 | 0.990 | R7 | |
| Totals: | | \$5,555,800 | | \$4,707,204 | \$4,899,577 | | | |
| | | | | | | E.C.F. => | 0.961 | 0.08957498 |
| | | | | | | Ave. E.C.F. => | 0.966 | 6.0138 |

The result of the analysis indicates a change in the ECF calculation.

USED - 0.96

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R8 - Sec 12, 14, 18, 23 - 26, 36

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-013-200-0013-00 | 10/02/23 | \$625,000 | \$110,416 | \$514,584 | \$415,504 | 1.238 | R8 |
| 27-013-400-0006-00 | 04/20/23 | \$705,000 | \$170,990 | \$534,010 | \$393,112 | 1.358 | R8 |
| 27-013-400-0018-00 | 03/12/24 | \$310,000 | \$84,307 | \$225,693 | \$204,920 | 1.101 | R8 |
| 27-014-200-0006-00 | 05/13/22 | \$335,000 | \$72,390 | \$262,610 | \$238,639 | 1.100 | R8 |
| 27-014-400-0025-00 | 09/14/22 | \$270,000 | \$69,033 | \$200,967 | \$129,918 | 1.547 | R8 |
| 27-014-400-0031-00 | 08/18/22 | \$400,000 | \$68,906 | \$331,094 | \$318,207 | 1.040 | R8 |
| 27-023-200-0015-00 | 02/17/23 | \$335,000 | \$76,775 | \$258,225 | \$211,801 | 1.219 | R8 |
| 27-023-200-0023-00 | 12/07/22 | \$275,000 | \$67,515 | \$207,485 | \$162,197 | 1.279 | R8 |
| 27-023-200-0038-00 | 01/19/23 | \$170,000 | \$67,858 | \$102,142 | \$97,195 | 1.051 | R8 |
| 27-023-200-0038-00 | 11/10/23 | \$265,000 | \$67,858 | \$197,142 | \$97,195 | 2.028 | R8 |
| 27-023-200-0053-00 | 03/25/24 | \$286,500 | \$75,998 | \$210,502 | \$147,689 | 1.425 | R8 |
| 27-023-200-0064-00 | 04/27/22 | \$149,600 | \$63,578 | \$86,022 | \$65,142 | 1.321 | R8 |
| 27-024-100-0002-00 | 05/18/23 | \$259,900 | \$67,051 | \$192,849 | \$157,795 | 1.222 | R8 |
| 27-024-100-0004-00 | 09/27/22 | \$186,900 | \$76,667 | \$110,233 | \$101,674 | 1.084 | R8 |
| 27-024-100-0040-00 | 08/12/22 | \$290,000 | \$67,745 | \$222,255 | \$136,631 | 1.627 | R8 |
| 27-024-200-0057-00 | 11/22/23 | \$450,000 | \$173,594 | \$276,406 | \$202,465 | 1.365 | R8 |
| 27-024-300-0023-00 | 02/16/24 | \$393,300 | \$119,068 | \$274,232 | \$263,752 | 1.040 | R8 |
| 27-024-400-0006-00 | 07/22/22 | \$485,000 | \$99,600 | \$385,400 | \$377,369 | 1.021 | R8 |
| 27-024-400-0020-00 | 10/24/22 | \$249,900 | \$113,304 | \$136,596 | \$99,385 | 1.374 | R8 |
| 27-024-400-0023-00 | 12/28/22 | \$224,500 | \$64,151 | \$160,349 | \$172,041 | 0.932 | R8 |
| 27-025-100-0020-00 | 08/12/22 | \$465,000 | \$107,486 | \$357,514 | \$330,666 | 1.081 | R8 |
| 27-025-100-0021-00 | 01/13/23 | \$221,000 | \$75,735 | \$145,265 | \$116,512 | 1.247 | R8 |
| 27-025-200-0027-00 | 04/17/23 | \$145,000 | \$65,000 | \$80,000 | \$71,489 | 1.119 | R8 |
| 27-025-200-0031-00 | 12/16/22 | \$422,000 | \$113,002 | \$308,998 | \$341,925 | 0.904 | R8 |
| 27-173-000-0067-00 | 09/15/22 | \$280,000 | \$64,005 | \$215,995 | \$178,563 | 1.210 | R8 |
| 27-174-000-0077-00 | 09/09/22 | \$368,000 | \$87,001 | \$280,999 | \$227,138 | 1.237 | R8 |
| 27-174-000-0079-00 | 06/30/22 | \$365,000 | \$73,933 | \$291,067 | \$209,516 | 1.389 | R8 |
| 27-189-000-0013-00 | 04/08/22 | \$250,000 | \$70,337 | \$179,663 | \$133,317 | 1.348 | R8 |
| 27-197-000-0022-00 | 07/14/23 | \$258,200 | \$63,360 | \$194,840 | \$152,557 | 1.277 | R8 |
| 27-325-000-0001-00 | 03/21/24 | \$350,000 | \$63,031 | \$286,969 | \$219,758 | 1.306 | R8 |
| 27-334-001-0008-20 | 09/11/23 | \$225,000 | \$71,444 | \$153,556 | \$154,043 | 0.997 | R8 |
| 27-334-002-0003-00 | 09/19/23 | \$208,500 | \$65,980 | \$142,520 | \$132,892 | 1.072 | R8 |
| 27-350-000-0007-00 | 09/28/22 | \$330,000 | \$75,136 | \$254,864 | \$195,669 | 1.303 | R8 |
| 27-352-000-0041-00 | 08/30/23 | \$328,000 | \$68,050 | \$259,950 | \$185,015 | 1.405 | R8 |
| 27-353-000-0063-00 | 07/26/23 | \$420,000 | \$73,325 | \$346,675 | \$276,452 | 1.254 | R8 |
| 27-353-000-0064-00 | 11/09/23 | \$390,000 | \$88,699 | \$301,301 | \$317,889 | 0.948 | R8 |
| 27-354-000-0089-00 | 03/18/24 | \$380,000 | \$72,406 | \$307,594 | \$265,707 | 1.158 | R8 |
| 27-370-000-0012-00 | 07/15/22 | \$251,052 | \$72,388 | \$178,664 | \$128,859 | 1.387 | R8 |
| 27-371-000-0029-00 | 05/04/22 | \$275,000 | \$66,022 | \$208,978 | \$171,861 | 1.216 | R8 |
| 27-371-000-0029-00 | 03/22/24 | \$315,000 | \$66,022 | \$248,978 | \$171,861 | 1.449 | R8 |
| 27-372-000-0044-00 | 07/21/23 | \$253,000 | \$64,686 | \$188,314 | \$112,590 | 1.673 | R8 |
| 27-373-000-0050-00 | 02/26/24 | \$234,900 | \$72,938 | \$161,962 | \$162,311 | 0.998 | R8 |

| | | | | | | | | |
|--------------------|----------|---------------------|-----------|---------------------|---------------------|--------------------------|--------------|-------------------|
| 27-373-000-0052-00 | 07/29/22 | \$279,900 | \$65,414 | \$214,486 | \$134,676 | 1.593 | R8 | |
| 27-373-000-0058-00 | 07/12/23 | \$325,000 | \$63,466 | \$261,534 | \$134,574 | 1.943 | R8 | |
| 27-373-000-0066-00 | 10/11/23 | \$195,000 | \$68,636 | \$126,364 | \$130,872 | 0.966 | R8 | |
| 27-374-000-0088-00 | 10/11/23 | \$230,000 | \$62,976 | \$167,024 | \$111,122 | 1.503 | R8 | |
| 27-421-000-0057-00 | 05/15/23 | \$375,000 | \$68,066 | \$306,934 | \$167,501 | 1.832 | R8 | |
| 27-424-000-0124-00 | 10/20/23 | \$465,000 | \$87,436 | \$377,564 | \$310,981 | 1.214 | R8 | |
| 27-425-000-0133-00 | 04/29/22 | \$371,000 | \$66,336 | \$304,664 | \$241,755 | 1.260 | R8 | |
| 27-425-000-0155-00 | 11/04/22 | \$250,000 | \$63,200 | \$186,800 | \$175,698 | 1.063 | R8 | |
| 27-517-000-0009-00 | 07/15/22 | \$210,000 | \$69,368 | \$140,632 | \$135,577 | 1.037 | R8 | |
| 27-571-000-0016-00 | 02/23/23 | \$258,000 | \$64,527 | \$193,473 | \$127,511 | 1.517 | R8 | |
| 27-571-000-0019-00 | 08/24/23 | \$242,000 | \$63,350 | \$178,650 | \$121,814 | 1.467 | R8 | |
| 27-591-000-0029-00 | 06/10/22 | \$357,500 | \$63,429 | \$294,071 | \$155,785 | 1.888 | R8 | |
| 27-591-000-0040-00 | 04/22/22 | \$350,000 | \$63,830 | \$286,170 | \$208,623 | 1.372 | R8 | |
| 27-591-000-0043-00 | 11/10/23 | \$335,000 | \$64,957 | \$270,043 | \$166,472 | 1.622 | R8 | |
| 27-633-000-0023-00 | 03/01/24 | \$209,900 | \$71,025 | \$138,875 | \$140,357 | 0.989 | R8 | |
| 27-633-000-0025-00 | 06/24/22 | \$330,000 | \$68,622 | \$261,378 | \$285,114 | 0.917 | R8 | |
| 27-680-000-0015-00 | 07/17/23 | \$315,000 | \$69,608 | \$245,392 | \$179,240 | 1.369 | R8 | |
| 27-682-000-0028-00 | 11/28/22 | \$470,000 | \$70,092 | \$399,908 | \$424,762 | 0.941 | R8 | |
| 27-712-000-0011-00 | 02/08/24 | \$408,000 | \$71,562 | \$336,438 | \$388,410 | 0.866 | R8 | |
| 27-718-000-0005-00 | 08/15/23 | \$390,000 | \$66,279 | \$323,721 | \$246,243 | 1.315 | R8 | |
| 27-719-000-0005-00 | 07/05/22 | \$300,000 | \$70,169 | \$229,831 | \$182,240 | 1.261 | R8 | |
| 27-719-000-0031-00 | 03/29/23 | \$223,000 | \$61,986 | \$161,014 | \$102,086 | 1.577 | R8 | |
| 27-725-000-0002-00 | 07/27/22 | \$273,000 | \$65,954 | \$207,046 | \$177,713 | 1.165 | R8 | |
| 27-725-000-0009-00 | 09/09/22 | \$389,900 | \$94,478 | \$295,422 | \$201,210 | 1.468 | R8 | |
| 27-831-000-0028-00 | 11/04/22 | \$235,000 | \$61,118 | \$173,882 | \$149,378 | 1.164 | R8 | |
| 27-832-000-0056-00 | 06/05/23 | \$286,000 | \$62,867 | \$223,133 | \$194,635 | 1.146 | R8 | |
| 27-843-000-0007-00 | 07/14/22 | \$550,000 | \$78,673 | \$471,327 | \$538,408 | 0.875 | R8 | |
| 27-843-000-0013-00 | 04/21/23 | \$579,000 | \$103,487 | \$475,513 | \$470,419 | 1.011 | R8 | |
| 27-843-000-0025-00 | 07/11/22 | \$649,900 | \$87,686 | \$562,214 | \$388,893 | 1.446 | R8 | |
| 27-847-000-0015-00 | 01/12/24 | \$298,000 | \$63,904 | \$234,096 | \$133,064 | 1.759 | R8 | |
| Totals: | | \$23,550,352 | | \$18,031,061 | \$14,774,356 | | | |
| | | | | | | E.C.F. => | 1.220 | 0.26267683 |
| | | | | | | Ave. E.C.F. => | 1.276 | 20.5861 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.22

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R9 - Roodmont Subs

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-740-000-0039-00 | 08/10/22 | \$280,023 | \$64,661 | \$215,362 | \$159,948 | 1.346 | R9 | |
| 27-740-000-0081-00 | 08/05/22 | \$200,000 | \$62,489 | \$137,511 | \$109,337 | 1.258 | R9 | |
| 27-741-000-0107-00 | 07/20/22 | \$263,000 | \$65,397 | \$197,603 | \$158,613 | 1.246 | R9 | |
| 27-741-000-0117-00 | 04/14/22 | \$195,000 | \$58,779 | \$136,221 | \$106,990 | 1.273 | R9 | |
| 27-821-000-0063-00 | 02/26/24 | \$290,000 | \$61,242 | \$228,758 | \$197,704 | 1.157 | R9 | |
| 27-822-000-0081-00 | 08/16/23 | \$356,000 | \$59,231 | \$296,769 | \$201,507 | 1.473 | R9 | |
| 27-822-000-0089-00 | 05/01/23 | \$375,000 | \$63,829 | \$311,171 | \$257,310 | 1.209 | R9 | |
| 27-823-000-0098-00 | 01/03/23 | \$269,000 | \$57,398 | \$211,602 | \$182,101 | 1.162 | R9 | |
| Totals: | | \$2,228,023 | | \$1,734,997 | \$1,373,510 | | | |
| | | | | | | E.C.F. => | 1.263 | 0.10394683 |
| | | | | | | Ave. E.C.F. => | 1.266 | 7.3948 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 1.26 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R10 - Sec 9 16 and Subs

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-109-300-0018-00 | 01/05/24 | \$230,900 | \$27,383 | \$203,517 | \$163,946 | 1.241 | R10 |
| 27-116-100-0005-00 | 04/27/22 | \$186,500 | \$23,860 | \$162,640 | \$95,169 | 1.709 | R10 |
| 27-116-100-0009-00 | 09/30/22 | \$200,000 | \$27,961 | \$172,039 | \$128,949 | 1.334 | R10 |
| 27-116-100-0012-00 | 01/22/24 | \$129,000 | \$25,593 | \$103,407 | \$76,414 | 1.353 | R10 |
| 27-116-100-0015-00 | 01/26/24 | \$225,000 | \$23,882 | \$201,118 | \$108,965 | 1.846 | R10 |
| 27-116-400-0009-00 | 08/15/23 | \$270,000 | \$42,404 | \$227,596 | \$147,407 | 1.544 | R10 |
| 27-116-400-0026-00 | 01/12/23 | \$150,000 | \$58,100 | \$91,900 | \$79,909 | 1.150 | R10 |
| 27-166-000-0020-00 | 04/18/22 | \$262,000 | \$25,338 | \$236,662 | \$144,110 | 1.642 | R10 |
| 27-167-000-0046-00 | 11/18/22 | \$150,000 | \$27,646 | \$122,354 | \$96,934 | 1.262 | R10 |
| 27-239-000-0005-00 | 10/20/23 | \$281,400 | \$31,719 | \$249,681 | \$174,890 | 1.428 | R10 |
| 27-239-000-0057-00 | 06/22/22 | \$203,000 | \$28,889 | \$174,111 | \$94,160 | 1.849 | R10 |
| 27-239-000-0074-10 | 10/31/22 | \$279,000 | \$38,257 | \$240,743 | \$169,216 | 1.423 | R10 |
| 27-239-000-0074-10 | 03/28/24 | \$305,000 | \$38,257 | \$266,743 | \$169,216 | 1.576 | R10 |
| 27-273-000-0039-00 | 06/07/22 | \$265,000 | \$28,274 | \$236,726 | \$127,287 | 1.860 | R10 |
| 27-273-000-0040-00 | 06/29/23 | \$295,000 | \$28,274 | \$266,726 | \$169,819 | 1.571 | R10 |
| 27-279-000-0002-00 | 03/13/23 | \$300,000 | \$27,819 | \$272,181 | \$206,155 | 1.320 | R10 |
| 27-330-000-0021-00 | 05/13/22 | \$170,000 | \$26,531 | \$143,469 | \$74,479 | 1.926 | R10 |
| 27-330-000-0028-00 | 08/05/22 | \$150,000 | \$28,059 | \$121,941 | \$73,744 | 1.654 | R10 |
| 27-333-002-0007-00 | 08/29/22 | \$178,000 | \$22,582 | \$155,418 | \$87,285 | 1.781 | R10 |
| 27-333-002-0014-00 | 03/03/23 | \$169,000 | \$22,000 | \$147,000 | \$121,760 | 1.207 | R10 |
| 27-333-002-0024-00 | 11/02/23 | \$208,500 | \$27,302 | \$181,198 | \$93,493 | 1.938 | R10 |
| 27-333-002-0037-00 | 07/18/22 | \$244,000 | \$23,467 | \$220,533 | \$119,642 | 1.843 | R10 |
| 27-430-000-0010-00 | 04/22/22 | \$160,000 | \$22,000 | \$138,000 | \$147,434 | 0.936 | R10 |
| 27-430-000-0010-00 | 11/08/22 | \$225,000 | \$22,000 | \$203,000 | \$147,434 | 1.377 | R10 |
| 27-430-000-0010-00 | 10/20/23 | \$235,000 | \$22,000 | \$213,000 | \$147,434 | 1.445 | R10 |
| 27-430-000-0037-00 | 12/21/22 | \$325,000 | \$142,915 | \$182,085 | \$163,734 | 1.112 | R10 |
| 27-430-000-0052-00 | 05/18/22 | \$190,000 | \$32,845 | \$157,155 | \$129,599 | 1.213 | R10 |
| 27-435-004-0004-00 | 07/06/22 | \$130,000 | \$22,789 | \$107,211 | \$54,811 | 1.956 | R10 |
| 27-435-004-0013-00 | 07/22/22 | \$154,500 | \$20,888 | \$133,612 | \$84,559 | 1.580 | R10 |
| 27-435-005-0001-00 | 07/18/22 | \$196,000 | \$25,357 | \$170,643 | \$87,819 | 1.943 | R10 |
| 27-435-005-0005-00 | 11/02/22 | \$117,500 | \$21,762 | \$95,738 | \$56,888 | 1.683 | R10 |
| 27-435-005-0011-00 | 05/11/23 | \$141,000 | \$21,944 | \$119,056 | \$76,197 | 1.562 | R10 |
| 27-435-007-0003-00 | 09/12/23 | \$181,000 | \$19,000 | \$162,000 | \$80,796 | 2.005 | R10 |
| 27-435-007-0008-00 | 03/29/23 | \$162,500 | \$20,219 | \$142,281 | \$91,421 | 1.556 | R10 |
| 27-435-007-0016-00 | 05/12/22 | \$175,000 | \$19,385 | \$155,615 | \$109,166 | 1.425 | R10 |
| 27-480-000-0007-00 | 08/19/22 | \$225,000 | \$25,267 | \$199,733 | \$126,780 | 1.575 | R10 |
| 27-600-000-0012-00 | 06/24/22 | \$180,100 | \$27,378 | \$152,722 | \$89,613 | 1.704 | R10 |
| 27-600-000-0017-00 | 05/19/23 | \$193,000 | \$25,393 | \$167,607 | \$102,348 | 1.638 | R10 |
| 27-600-000-0032-00 | 12/29/23 | \$246,000 | \$26,762 | \$219,238 | \$164,261 | 1.335 | R10 |
| 27-601-000-0061-00 | 09/08/22 | \$220,000 | \$25,101 | \$194,899 | \$157,450 | 1.238 | R10 |
| 27-601-000-0074-00 | 07/28/22 | \$201,500 | \$29,507 | \$171,993 | \$144,464 | 1.191 | R10 |
| 27-644-000-0004-00 | 12/08/23 | \$164,500 | \$24,412 | \$140,088 | \$100,105 | 1.399 | R10 |

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|--------------------|----------|---------------------|----------|--------------------|--------------------|--------------------------|--------------|------------------|
| 27-644-000-0025-00 | 10/11/22 | \$80,000 | \$19,000 | \$61,000 | \$66,609 | 0.916 | R10 | |
| 27-644-000-0025-00 | 06/30/23 | \$160,000 | \$19,000 | \$141,000 | \$66,609 | 2.117 | R10 | |
| 27-644-000-0033-00 | 01/05/24 | \$165,000 | \$25,856 | \$139,144 | \$82,611 | 1.684 | R10 | |
| 27-645-000-0001-00 | 04/15/22 | \$130,000 | \$28,509 | \$101,491 | \$81,306 | 1.248 | R10 | |
| 27-645-000-0008-00 | 08/12/22 | \$215,000 | \$26,188 | \$188,812 | \$162,952 | 1.159 | R10 | |
| 27-645-000-0025-00 | 05/06/22 | \$230,500 | \$34,322 | \$196,178 | \$149,156 | 1.315 | R10 | |
| 27-790-000-0001-00 | 11/14/22 | \$155,000 | \$31,241 | \$123,759 | \$98,926 | 1.251 | R10 | |
| 27-790-000-0033-00 | 01/20/23 | \$117,000 | \$27,187 | \$89,813 | \$73,888 | 1.216 | R10 | |
| 27-790-000-0154-00 | 09/18/23 | \$275,000 | \$27,299 | \$247,701 | \$191,978 | 1.290 | R10 | |
| 27-790-000-0196-10 | 02/23/24 | \$289,900 | \$30,447 | \$259,453 | \$195,123 | 1.330 | R10 | |
| 27-885-001-0028-00 | 05/25/23 | \$165,000 | \$26,678 | \$138,322 | \$95,752 | 1.445 | R10 | |
| 27-885-001-0028-00 | 03/20/24 | \$179,900 | \$26,678 | \$153,222 | \$95,752 | 1.600 | R10 | |
| 27-885-002-0001-00 | 05/17/23 | \$183,665 | \$25,467 | \$158,198 | \$148,853 | 1.063 | R10 | |
| Totals: | | \$11,019,865 | | \$9,421,472 | \$6,494,776 | | | |
| | | | | | | E.C.F. => | 1.451 | 0.2854368 |
| | | | | | | Ave. E.C.F. => | 1.490 | 23.9870 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 1.45 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R11 - Sections SE Cor of City

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-117-200-0007-00 | 11/08/22 | \$175,000 | \$51,212 | \$123,788 | \$92,340 | 1.341 | R11 |
| 27-118-100-0003-00 | 07/13/22 | \$249,900 | \$41,521 | \$208,379 | \$149,707 | 1.392 | R11 |
| 27-118-200-0021-00 | 05/20/22 | \$191,000 | \$35,212 | \$155,788 | \$100,401 | 1.552 | R11 |
| 27-118-200-0021-00 | 12/08/23 | \$200,000 | \$35,212 | \$164,788 | \$100,401 | 1.641 | R11 |
| 27-118-200-0043-00 | 10/21/22 | \$247,500 | \$40,479 | \$207,021 | \$121,992 | 1.697 | R11 |
| 27-118-200-0051-00 | 04/20/23 | \$215,000 | \$39,267 | \$175,733 | \$98,906 | 1.777 | R11 |
| 27-118-200-0051-00 | 03/22/24 | \$227,000 | \$39,267 | \$187,733 | \$98,906 | 1.898 | R11 |
| 27-118-300-0002-00 | 11/09/23 | \$330,000 | \$40,237 | \$289,763 | \$223,773 | 1.295 | R11 |
| 27-118-300-0029-00 | 01/06/23 | \$204,900 | \$37,723 | \$167,177 | \$114,343 | 1.462 | R11 |
| 27-118-300-0032-00 | 07/22/22 | \$299,000 | \$54,886 | \$244,114 | \$173,430 | 1.408 | R11 |
| 27-118-300-0047-00 | 10/14/22 | \$218,000 | \$36,280 | \$181,720 | \$127,179 | 1.429 | R11 |
| 27-118-300-0061-00 | 11/22/23 | \$635,000 | \$102,949 | \$532,051 | \$380,394 | 1.399 | R11 |
| 27-118-300-0064-00 | 03/15/24 | \$385,000 | \$61,159 | \$323,841 | \$170,047 | 1.904 | R11 |
| 27-118-300-0074-10 | 06/13/23 | \$525,000 | \$60,935 | \$464,065 | \$420,355 | 1.104 | R11 |
| 27-118-300-0077-00 | 04/06/22 | \$279,000 | \$54,926 | \$224,074 | \$132,849 | 1.687 | R11 |
| 27-118-300-0095-00 | 09/09/22 | \$270,000 | \$42,611 | \$227,389 | \$131,348 | 1.731 | R11 |
| 27-118-300-0095-00 | 05/12/23 | \$281,500 | \$42,611 | \$238,889 | \$131,348 | 1.819 | R11 |
| 27-118-300-0098-00 | 09/19/22 | \$286,000 | \$41,104 | \$244,896 | \$170,151 | 1.439 | R11 |
| 27-118-300-0109-00 | 12/14/22 | \$200,000 | \$35,344 | \$164,656 | \$117,228 | 1.405 | R11 |
| 27-118-400-0002-00 | 01/12/24 | \$164,000 | \$38,412 | \$125,588 | \$94,505 | 1.329 | R11 |
| 27-118-400-0003-00 | 04/12/22 | \$168,000 | \$39,603 | \$128,397 | \$85,017 | 1.510 | R11 |
| 27-118-400-0012-00 | 08/25/23 | \$238,500 | \$39,436 | \$199,064 | \$116,246 | 1.712 | R11 |
| 27-118-400-0021-00 | 09/22/23 | \$254,000 | \$35,621 | \$218,379 | \$153,660 | 1.421 | R11 |
| 27-119-100-0005-00 | 01/05/24 | \$260,000 | \$36,000 | \$224,000 | \$180,826 | 1.239 | R11 |
| 27-119-100-0028-00 | 04/25/23 | \$191,500 | \$61,204 | \$130,296 | \$94,990 | 1.372 | R11 |
| 27-119-200-0009-00 | 08/22/22 | \$329,900 | \$77,507 | \$252,393 | \$154,874 | 1.630 | R11 |
| 27-119-400-0002-10 | 12/15/23 | \$385,000 | \$52,627 | \$332,373 | \$337,714 | 0.984 | R11 |
| 27-119-400-0013-00 | 12/29/23 | \$740,000 | \$98,005 | \$641,995 | \$604,951 | 1.061 | R11 |
| 27-120-400-0012-00 | 11/30/23 | \$120,000 | \$35,696 | \$84,304 | \$55,640 | 1.515 | R11 |
| 27-121-300-0046-00 | 08/26/22 | \$188,000 | \$34,000 | \$154,000 | \$100,848 | 1.527 | R11 |
| 27-121-300-0046-00 | 03/25/24 | \$205,000 | \$34,000 | \$171,000 | \$100,848 | 1.696 | R11 |
| 27-121-300-0047-00 | 08/31/22 | \$125,000 | \$34,000 | \$91,000 | \$44,219 | 2.058 | R11 |
| 27-129-100-0001-00 | 09/07/23 | \$345,000 | \$60,873 | \$284,127 | \$212,071 | 1.340 | R11 |
| 27-129-100-0008-01 | 04/21/23 | \$620,000 | \$214,733 | \$405,267 | \$370,678 | 1.093 | R11 |
| 27-129-100-0008-10 | 08/26/22 | \$144,900 | \$45,721 | \$99,179 | \$75,888 | 1.307 | R11 |
| 27-129-100-0013-10 | 07/28/22 | \$560,000 | \$88,556 | \$471,444 | \$474,434 | 0.994 | R11 |
| 27-129-200-0001-01 | 12/06/23 | \$399,900 | \$56,004 | \$343,896 | \$155,352 | 2.214 | R11 |
| 27-129-300-0001-00 | 06/12/23 | \$190,000 | \$66,831 | \$123,169 | \$109,000 | 1.130 | R11 |
| 27-129-300-0005-00 | 12/22/22 | \$360,000 | \$110,186 | \$249,814 | \$233,595 | 1.069 | R11 |
| 27-129-300-0016-00 | 09/07/23 | \$276,950 | \$86,256 | \$190,694 | \$79,692 | 2.393 | R11 |
| 27-129-400-0020-00 | 06/06/22 | \$180,000 | \$42,000 | \$138,000 | \$85,401 | 1.616 | R11 |
| 27-130-300-0010-00 | 08/12/22 | \$251,000 | \$57,906 | \$193,094 | \$188,677 | 1.023 | R11 |

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|--------------------|----------|-----------|----------|-----------|-----------|-------|-----|
| 27-130-400-0002-00 | 05/25/23 | \$285,000 | \$40,607 | \$244,393 | \$143,504 | 1.703 | R11 |
| 27-130-400-0018-00 | 02/14/24 | \$232,380 | \$95,952 | \$136,428 | \$142,268 | 0.959 | R11 |
| 27-130-400-0019-00 | 02/21/23 | \$195,000 | \$47,406 | \$147,594 | \$130,231 | 1.133 | R11 |
| 27-131-200-0003-00 | 11/03/23 | \$480,000 | \$63,073 | \$416,927 | \$388,675 | 1.073 | R11 |
| 27-132-100-0026-00 | 10/21/22 | \$110,000 | \$39,066 | \$70,934 | \$70,830 | 1.001 | R11 |
| 27-133-100-0019-30 | 04/01/22 | \$246,000 | \$38,730 | \$207,270 | \$167,405 | 1.238 | R11 |
| 27-133-100-0021-00 | 09/28/23 | \$215,000 | \$70,487 | \$144,513 | \$117,858 | 1.226 | R11 |
| 27-193-000-0020-00 | 10/17/22 | \$211,000 | \$38,180 | \$172,820 | \$124,218 | 1.391 | R11 |
| 27-193-000-0030-00 | 04/01/22 | \$290,000 | \$43,877 | \$246,123 | \$239,876 | 1.026 | R11 |
| 27-193-000-0048-00 | 09/06/22 | \$195,000 | \$34,470 | \$160,530 | \$97,945 | 1.639 | R11 |
| 27-221-000-0003-00 | 06/22/22 | \$161,000 | \$35,911 | \$125,089 | \$107,577 | 1.163 | R11 |
| 27-221-000-0017-00 | 04/01/22 | \$214,900 | \$34,937 | \$179,963 | \$87,242 | 2.063 | R11 |
| 27-221-000-0021-00 | 05/08/23 | \$220,000 | \$37,871 | \$182,129 | \$120,711 | 1.509 | R11 |
| 27-221-000-0024-00 | 03/22/24 | \$186,000 | \$36,606 | \$149,394 | \$91,356 | 1.635 | R11 |
| 27-222-000-0070-00 | 05/05/23 | \$210,000 | \$37,360 | \$172,640 | \$135,356 | 1.275 | R11 |
| 27-222-000-0070-10 | 02/17/23 | \$220,000 | \$38,986 | \$181,014 | \$152,798 | 1.185 | R11 |
| 27-222-000-0070-10 | 07/27/23 | \$250,000 | \$38,986 | \$211,014 | \$152,798 | 1.381 | R11 |
| 27-223-000-0114-00 | 02/22/23 | \$221,450 | \$35,020 | \$186,430 | \$146,621 | 1.272 | R11 |
| 27-223-000-0116-00 | 12/07/23 | \$229,999 | \$38,493 | \$191,506 | \$132,604 | 1.444 | R11 |
| 27-223-000-0117-00 | 07/29/22 | \$235,000 | \$48,089 | \$186,911 | \$167,099 | 1.119 | R11 |
| 27-223-000-0146-00 | 03/21/24 | \$225,000 | \$42,553 | \$182,447 | \$175,346 | 1.040 | R11 |
| 27-225-000-0214-00 | 08/31/22 | \$302,000 | \$48,873 | \$253,127 | \$225,737 | 1.121 | R11 |
| 27-225-000-0223-00 | 12/14/23 | \$230,000 | \$38,456 | \$191,544 | \$153,410 | 1.249 | R11 |
| 27-225-000-0242-00 | 01/05/24 | \$165,000 | \$36,150 | \$128,850 | \$72,134 | 1.786 | R11 |
| 27-225-000-0246-00 | 07/31/23 | \$305,000 | \$49,800 | \$255,200 | \$194,997 | 1.309 | R11 |
| 27-225-000-0251-00 | 10/24/22 | \$178,500 | \$51,977 | \$126,523 | \$109,787 | 1.152 | R11 |
| 27-225-000-0252-00 | 09/19/22 | \$197,000 | \$35,737 | \$161,263 | \$94,546 | 1.706 | R11 |
| 27-225-000-0254-10 | 10/24/23 | \$223,000 | \$42,287 | \$180,713 | \$104,325 | 1.732 | R11 |
| 27-225-000-0255-00 | 04/13/22 | \$249,000 | \$44,376 | \$204,624 | \$141,963 | 1.441 | R11 |
| 27-226-000-0268-00 | 04/04/22 | \$188,900 | \$35,462 | \$153,438 | \$98,044 | 1.565 | R11 |
| 27-231-000-0006-00 | 06/10/22 | \$300,000 | \$38,667 | \$261,333 | \$166,726 | 1.567 | R11 |
| 27-241-000-0004-00 | 01/27/23 | \$248,000 | \$39,994 | \$208,006 | \$172,602 | 1.205 | R11 |
| 27-258-000-0009-00 | 12/19/22 | \$315,000 | \$67,604 | \$247,396 | \$213,887 | 1.157 | R11 |
| 27-277-000-0010-00 | 02/10/23 | \$239,900 | \$38,062 | \$201,838 | \$132,659 | 1.521 | R11 |
| 27-277-000-0010-00 | 08/25/22 | \$229,000 | \$38,062 | \$190,938 | \$132,659 | 1.439 | R11 |
| 27-418-000-0003-00 | 09/21/22 | \$196,000 | \$36,400 | \$159,600 | \$112,069 | 1.424 | R11 |
| 27-418-000-0009-00 | 11/17/23 | \$226,000 | \$38,153 | \$187,847 | \$130,080 | 1.444 | R11 |
| 27-418-000-0014-00 | 02/16/23 | \$259,900 | \$39,121 | \$220,779 | \$129,085 | 1.710 | R11 |
| 27-418-000-0019-00 | 11/18/22 | \$220,000 | \$37,802 | \$182,198 | \$157,582 | 1.156 | R11 |
| 27-418-000-0019-00 | 06/22/23 | \$255,000 | \$37,802 | \$217,198 | \$157,582 | 1.378 | R11 |
| 27-437-000-0006-00 | 03/22/24 | \$369,900 | \$57,570 | \$312,330 | \$244,938 | 1.275 | R11 |
| 27-525-000-0027-00 | 11/30/22 | \$280,000 | \$37,447 | \$242,553 | \$171,190 | 1.417 | R11 |
| 27-629-000-0001-30 | 12/06/23 | \$255,000 | \$37,455 | \$217,545 | \$206,764 | 1.052 | R11 |
| 27-640-000-0024-00 | 04/06/22 | \$125,000 | \$34,000 | \$91,000 | \$94,558 | 0.962 | R11 |
| 27-780-000-0010-00 | 08/31/22 | \$245,000 | \$46,994 | \$198,006 | \$138,598 | 1.429 | R11 |
| 27-780-000-0012-00 | 09/14/23 | \$240,000 | \$37,355 | \$202,645 | \$110,780 | 1.829 | R11 |
| 27-780-000-0014-00 | 05/12/23 | \$259,900 | \$35,858 | \$224,042 | \$162,301 | 1.380 | R11 |

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|--------------------|----------|---------------------|----------|---------------------|---------------------|--------------------------|--------------|-------------------|
| 27-781-000-0022-00 | 03/01/23 | \$320,000 | \$39,905 | \$280,095 | \$149,963 | 1.868 | R11 | |
| 27-781-000-0022-00 | 09/08/23 | \$289,900 | \$39,905 | \$249,995 | \$149,963 | 1.667 | R11 | |
| 27-789-000-0012-00 | 06/29/22 | \$195,000 | \$34,945 | \$160,055 | \$104,016 | 1.539 | R11 | |
| 27-789-000-0013-00 | 08/11/23 | \$274,400 | \$41,779 | \$232,621 | \$141,228 | 1.647 | R11 | |
| 27-789-000-0021-00 | 05/31/22 | \$252,500 | \$40,948 | \$211,552 | \$166,437 | 1.271 | R11 | |
| 27-789-000-0030-00 | 08/08/23 | \$205,000 | \$42,031 | \$162,969 | \$82,366 | 1.979 | R11 | |
| 27-800-000-0007-00 | 11/10/22 | \$337,500 | \$37,833 | \$299,667 | \$235,052 | 1.275 | R11 | |
| Totals: | | \$25,124,479 | | \$20,490,897 | \$15,114,582 | | | |
| | | | | | | E.C.F. => | 1.356 | 0.29607987 |
| | | | | | | Ave. E.C.F. => | 1.435 | 23.3663 |

The result of the analysis indicates a change in the ECF calculation.

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|--------------------|
| USED - 1.36 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R12 - Section 6

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-288-000-0134-00 | 12/29/23 | \$92,700 | \$14,967 | \$77,733 | \$83,549 | 0.930 | R12 | |
| 27-288-000-0167-00 | 09/22/23 | \$105,000 | \$17,207 | \$87,793 | \$67,602 | 1.299 | R12 | |
| 27-288-000-0193-00 | 08/25/23 | \$172,000 | \$21,472 | \$150,528 | \$151,641 | 0.993 | R12 | |
| Totals: | | \$369,700 | | \$316,054 | \$302,793 | | | |
| | | | | | | E.C.F. => | 1.044 | 0.19712328 |
| | | | | | | Ave. E.C.F. => | 1.074 | 14.9841 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 1.04 |
|--------------------|

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R14 - Mona Vista/Rec Park/Mona B

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-108-100-0007-00 | 10/25/23 | \$275,000 | \$22,558 | \$252,442 | \$210,436 | 1.200 | R14 | |
| 27-630-002-0003-00 | 11/15/23 | \$152,000 | \$25,113 | \$126,887 | \$68,065 | 1.864 | R14 | |
| 27-721-000-0013-01 | 09/01/22 | \$91,000 | \$22,000 | \$69,000 | \$46,793 | 1.475 | R14 | |
| 27-721-000-0013-07 | 05/11/22 | \$133,900 | \$20,069 | \$113,831 | \$88,831 | 1.281 | R14 | |
| 27-721-000-0030-00 | 09/01/23 | \$125,000 | \$19,000 | \$106,000 | \$94,907 | 1.117 | R14 | |
| Totals: | | \$776,900 | | \$668,160 | \$509,032 | | | |
| | | | | | | E.C.F. => | 1.313 | 0.29775202 |
| | | | | | | Ave. E.C.F. => | 1.387 | 22.5645 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.31

City of Norton Shores ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R15 - Sec 7 N of Seaway Dr

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|------------------|
| 27-107-200-0007-00 | 05/26/23 | \$215,000 | \$24,659 | \$190,341 | \$145,933 | 1.304 | R15 | |
| 27-107-200-0015-00 | 04/13/22 | \$180,000 | \$23,627 | \$156,373 | \$139,053 | 1.125 | R15 | |
| 27-268-000-0012-00 | 05/26/22 | \$190,000 | \$26,179 | \$163,821 | \$103,930 | 1.576 | R15 | |
| 27-268-000-0015-00 | 02/26/24 | \$162,000 | \$17,941 | \$144,059 | \$106,034 | 1.359 | R15 | |
| 27-753-000-0006-00 | 06/27/23 | \$160,000 | \$19,141 | \$140,859 | \$109,679 | 1.284 | R15 | |
| Totals: | | \$907,000 | | \$795,453 | \$604,630 | | | |
| | | | | | | E.C.F. => | 1.316 | 0.1631116 |
| | | | | | | Ave. E.C.F. => | 1.330 | 11.0267 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.31

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R16 - Maranatha

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|---------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-012-300-0016-00 | 06/30/22 | \$1,225,000 | \$269,017 | \$955,983 | \$339,201 | 2.818 | R6 | |
| 27-012-300-0016-00 | 08/30/22 | \$1,271,931 | \$269,017 | \$1,002,914 | \$339,201 | 2.957 | R6 | |
| 27-013-200-0004-00 | 09/19/22 | \$1,350,000 | \$247,571 | \$1,102,429 | \$561,356 | 1.964 | R6 | |
| 27-014-200-0015-00 | 09/12/22 | \$910,000 | \$291,388 | \$618,612 | \$398,289 | 1.553 | R6 | |
| 27-148-001-0023-00 | 06/02/22 | \$515,283 | \$106,449 | \$408,834 | \$312,415 | 1.309 | R63 | |
| 27-148-001-0023-00 | 12/09/22 | \$570,000 | \$106,449 | \$463,551 | \$312,415 | 1.484 | R63 | |
| 27-148-001-0026-00 | 06/02/23 | \$482,500 | \$106,029 | \$376,471 | \$266,568 | 1.412 | R63 | |
| 27-164-000-0002-00 | 09/14/23 | \$1,150,000 | \$324,831 | \$825,169 | \$408,060 | 2.022 | R6 | |
| 27-164-000-0004-00 | 03/08/24 | \$1,225,000 | \$275,280 | \$949,720 | \$417,440 | 2.275 | R6 | |
| 27-300-000-0014-00 | 06/30/23 | \$543,200 | \$206,152 | \$337,048 | \$203,604 | 1.655 | R6 | |
| 27-300-000-0014-00 | 09/26/23 | \$850,000 | \$206,152 | \$643,848 | \$203,604 | 3.162 | R6 | |
| 27-640-000-0007-00 | 08/12/22 | \$500,000 | \$166,576 | \$333,424 | \$206,771 | 1.613 | R6 | |
| 27-814-000-0003-00 | 09/15/23 | \$1,400,000 | \$217,342 | \$1,182,658 | \$443,724 | 2.665 | R6 | |
| Totals: | | \$11,992,914 | | \$9,200,661 | \$4,412,647 | | | |
| | | | | | | E.C.F. => | 2.085 | 0.64248533 |
| | | | | | | Ave. E.C.F. => | 2.068 | 54.3933 |

No sales in the analysis period, expanded to similar neighborhoods.

USED - 2.09

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R17 - Black Lake Frontage

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-014-200-0015-00 | 09/12/22 | \$910,000 | \$291,388 | \$618,612 | \$398,289 | 1.553 | R6 |
| 27-108-100-0007-00 | 10/25/23 | \$275,000 | \$22,558 | \$252,442 | \$210,436 | 1.200 | R14 |
| 27-117-200-0007-00 | 11/08/22 | \$175,000 | \$51,212 | \$123,788 | \$92,340 | 1.341 | R11 |
| 27-118-100-0003-00 | 07/13/22 | \$249,900 | \$41,521 | \$208,379 | \$149,707 | 1.392 | R11 |
| 27-118-200-0021-00 | 05/20/22 | \$191,000 | \$35,212 | \$155,788 | \$100,401 | 1.552 | R11 |
| 27-118-200-0021-00 | 12/08/23 | \$200,000 | \$35,212 | \$164,788 | \$100,401 | 1.641 | R11 |
| 27-118-200-0043-00 | 10/21/22 | \$247,500 | \$40,479 | \$207,021 | \$121,992 | 1.697 | R11 |
| 27-118-200-0051-00 | 04/20/23 | \$215,000 | \$39,267 | \$175,733 | \$98,906 | 1.777 | R11 |
| 27-118-200-0051-00 | 03/22/24 | \$227,000 | \$39,267 | \$187,733 | \$98,906 | 1.898 | R11 |
| 27-118-300-0002-00 | 11/09/23 | \$330,000 | \$40,237 | \$289,763 | \$223,773 | 1.295 | R11 |
| 27-118-300-0029-00 | 01/06/23 | \$204,900 | \$37,723 | \$167,177 | \$114,343 | 1.462 | R11 |
| 27-118-300-0032-00 | 07/22/22 | \$299,000 | \$54,886 | \$244,114 | \$173,430 | 1.408 | R11 |
| 27-118-300-0047-00 | 10/14/22 | \$218,000 | \$36,280 | \$181,720 | \$127,179 | 1.429 | R11 |
| 27-118-300-0061-00 | 11/22/23 | \$635,000 | \$102,949 | \$532,051 | \$380,394 | 1.399 | R11 |
| 27-118-300-0064-00 | 03/15/24 | \$385,000 | \$61,159 | \$323,841 | \$170,047 | 1.904 | R11 |
| 27-118-300-0074-10 | 06/13/23 | \$525,000 | \$60,935 | \$464,065 | \$420,355 | 1.104 | R11 |
| 27-118-300-0077-00 | 04/06/22 | \$279,000 | \$54,926 | \$224,074 | \$132,849 | 1.687 | R11 |
| 27-118-300-0095-00 | 09/09/22 | \$270,000 | \$42,611 | \$227,389 | \$131,348 | 1.731 | R11 |
| 27-118-300-0095-00 | 05/12/23 | \$281,500 | \$42,611 | \$238,889 | \$131,348 | 1.819 | R11 |
| 27-118-300-0098-00 | 09/19/22 | \$286,000 | \$41,104 | \$244,896 | \$170,151 | 1.439 | R11 |
| 27-118-300-0109-00 | 12/14/22 | \$200,000 | \$35,344 | \$164,656 | \$117,228 | 1.405 | R11 |
| 27-118-400-0002-00 | 01/12/24 | \$164,000 | \$38,412 | \$125,588 | \$94,505 | 1.329 | R11 |
| 27-118-400-0003-00 | 04/12/22 | \$168,000 | \$39,603 | \$128,397 | \$85,017 | 1.510 | R11 |
| 27-118-400-0012-00 | 08/25/23 | \$238,500 | \$39,436 | \$199,064 | \$116,246 | 1.712 | R11 |
| 27-118-400-0021-00 | 09/22/23 | \$254,000 | \$35,621 | \$218,379 | \$153,660 | 1.421 | R11 |
| 27-119-100-0005-00 | 01/05/24 | \$260,000 | \$36,000 | \$224,000 | \$180,826 | 1.239 | R11 |
| 27-119-100-0028-00 | 04/25/23 | \$191,500 | \$61,204 | \$130,296 | \$94,990 | 1.372 | R11 |
| 27-119-200-0009-00 | 08/22/22 | \$329,900 | \$77,507 | \$252,393 | \$154,874 | 1.630 | R11 |
| 27-120-400-0012-00 | 11/30/23 | \$120,000 | \$35,696 | \$84,304 | \$55,640 | 1.515 | R11 |
| 27-121-300-0046-00 | 08/26/22 | \$188,000 | \$34,000 | \$154,000 | \$100,848 | 1.527 | R11 |
| 27-121-300-0046-00 | 03/25/24 | \$205,000 | \$34,000 | \$171,000 | \$100,848 | 1.696 | R11 |
| 27-121-300-0047-00 | 08/31/22 | \$125,000 | \$34,000 | \$91,000 | \$44,219 | 2.058 | R11 |
| 27-129-100-0001-00 | 09/07/23 | \$345,000 | \$60,873 | \$284,127 | \$212,071 | 1.340 | R11 |
| 27-129-100-0008-01 | 04/21/23 | \$620,000 | \$201,671 | \$418,329 | \$383,360 | 1.091 | R11 |
| 27-129-100-0008-10 | 08/26/22 | \$144,900 | \$45,721 | \$99,179 | \$75,888 | 1.307 | R11 |
| 27-129-200-0001-01 | 12/06/23 | \$399,900 | \$56,004 | \$343,896 | \$155,352 | 2.214 | R11 |
| 27-129-300-0001-00 | 06/12/23 | \$190,000 | \$54,754 | \$135,246 | \$120,725 | 1.120 | R11 |
| 27-129-300-0005-00 | 12/22/22 | \$360,000 | \$110,186 | \$249,814 | \$233,595 | 1.069 | R11 |
| 27-129-300-0016-00 | 09/07/23 | \$276,950 | \$86,256 | \$190,694 | \$79,692 | 2.393 | R11 |
| 27-129-400-0020-00 | 06/06/22 | \$180,000 | \$42,000 | \$138,000 | \$85,401 | 1.616 | R11 |
| 27-130-400-0002-00 | 05/25/23 | \$285,000 | \$40,607 | \$244,393 | \$143,504 | 1.703 | R11 |
| 27-130-400-0019-00 | 02/21/23 | \$195,000 | \$47,406 | \$147,594 | \$130,231 | 1.133 | R11 |

| | | | | | | | |
|--------------------|----------|-------------|-----------|-------------|-----------|-------|-----|
| 27-131-200-0003-00 | 11/03/23 | \$480,000 | \$63,073 | \$416,927 | \$388,675 | 1.073 | R11 |
| 27-132-100-0026-00 | 10/21/22 | \$110,000 | \$39,066 | \$70,934 | \$70,830 | 1.001 | R11 |
| 27-133-100-0019-30 | 04/01/22 | \$246,000 | \$38,730 | \$207,270 | \$167,405 | 1.238 | R11 |
| 27-133-100-0021-00 | 09/28/23 | \$215,000 | \$70,487 | \$144,513 | \$117,858 | 1.226 | R11 |
| 27-148-001-0023-00 | 06/02/22 | \$515,283 | \$106,449 | \$408,834 | \$312,415 | 1.309 | R63 |
| 27-148-001-0023-00 | 12/09/22 | \$570,000 | \$106,449 | \$463,551 | \$312,415 | 1.484 | R63 |
| 27-148-001-0026-00 | 06/02/23 | \$482,500 | \$106,029 | \$376,471 | \$266,568 | 1.412 | R63 |
| 27-164-000-0002-00 | 09/14/23 | \$1,150,000 | \$324,831 | \$825,169 | \$408,060 | 2.022 | R6 |
| 27-164-000-0004-00 | 03/08/24 | \$1,225,000 | \$275,280 | \$949,720 | \$417,440 | 2.275 | R6 |
| 27-193-000-0020-00 | 10/17/22 | \$211,000 | \$38,180 | \$172,820 | \$124,218 | 1.391 | R11 |
| 27-193-000-0048-00 | 09/06/22 | \$195,000 | \$34,470 | \$160,530 | \$97,945 | 1.639 | R11 |
| 27-221-000-0017-00 | 04/01/22 | \$214,900 | \$34,937 | \$179,963 | \$87,242 | 2.063 | R11 |
| 27-221-000-0021-00 | 05/08/23 | \$220,000 | \$37,871 | \$182,129 | \$120,711 | 1.509 | R11 |
| 27-221-000-0024-00 | 03/22/24 | \$186,000 | \$36,606 | \$149,394 | \$91,356 | 1.635 | R11 |
| 27-225-000-0242-00 | 01/05/24 | \$165,000 | \$36,150 | \$128,850 | \$72,134 | 1.786 | R11 |
| 27-225-000-0252-00 | 09/19/22 | \$197,000 | \$35,737 | \$161,263 | \$94,546 | 1.706 | R11 |
| 27-225-000-0254-10 | 10/24/23 | \$223,000 | \$42,287 | \$180,713 | \$104,325 | 1.732 | R11 |
| 27-225-000-0255-00 | 04/13/22 | \$249,000 | \$44,376 | \$204,624 | \$141,963 | 1.441 | R11 |
| 27-226-000-0268-00 | 04/04/22 | \$188,900 | \$35,462 | \$153,438 | \$98,044 | 1.565 | R11 |
| 27-231-000-0006-00 | 06/10/22 | \$300,000 | \$38,667 | \$261,333 | \$166,726 | 1.567 | R11 |
| 27-241-000-0004-00 | 01/27/23 | \$248,000 | \$39,994 | \$208,006 | \$172,602 | 1.205 | R11 |
| 27-277-000-0010-00 | 02/10/23 | \$239,900 | \$38,062 | \$201,838 | \$132,659 | 1.521 | R11 |
| 27-277-000-0010-00 | 08/25/22 | \$229,000 | \$38,062 | \$190,938 | \$132,659 | 1.439 | R11 |
| 27-300-000-0014-00 | 06/30/23 | \$543,200 | \$206,152 | \$337,048 | \$203,604 | 1.655 | R6 |
| 27-418-000-0003-00 | 09/21/22 | \$196,000 | \$36,400 | \$159,600 | \$112,069 | 1.424 | R11 |
| 27-418-000-0009-00 | 11/17/23 | \$226,000 | \$38,153 | \$187,847 | \$130,080 | 1.444 | R11 |
| 27-418-000-0014-00 | 02/16/23 | \$259,900 | \$39,121 | \$220,779 | \$129,085 | 1.710 | R11 |
| 27-418-000-0019-00 | 06/22/23 | \$255,000 | \$37,802 | \$217,198 | \$157,582 | 1.378 | R11 |
| 27-525-000-0027-00 | 11/30/22 | \$280,000 | \$37,447 | \$242,553 | \$171,190 | 1.417 | R11 |
| 27-583-000-0015-00 | 06/23/23 | \$650,000 | \$213,427 | \$436,573 | \$271,910 | 1.606 | R6 |
| 27-630-002-0003-00 | 11/15/23 | \$152,000 | \$25,113 | \$126,887 | \$68,065 | 1.864 | R14 |
| 27-633-000-0004-00 | 11/27/23 | \$1,060,000 | \$283,294 | \$776,706 | \$542,704 | 1.431 | R6 |
| 27-640-000-0007-00 | 08/12/22 | \$500,000 | \$166,576 | \$333,424 | \$206,771 | 1.613 | R6 |
| 27-647-004-0008-00 | 12/01/22 | \$404,000 | \$170,157 | \$233,843 | \$157,706 | 1.483 | R6 |
| 27-721-000-0013-01 | 09/01/22 | \$91,000 | \$22,000 | \$69,000 | \$46,793 | 1.475 | R14 |
| 27-780-000-0012-00 | 09/14/23 | \$240,000 | \$37,355 | \$202,645 | \$110,780 | 1.829 | R11 |
| 27-780-000-0014-00 | 05/12/23 | \$259,900 | \$35,858 | \$224,042 | \$162,301 | 1.380 | R11 |
| 27-781-000-0022-00 | 03/01/23 | \$320,000 | \$39,905 | \$280,095 | \$149,963 | 1.868 | R11 |
| 27-781-000-0022-00 | 09/08/23 | \$289,900 | \$39,905 | \$249,995 | \$149,963 | 1.667 | R11 |
| 27-789-000-0012-00 | 06/29/22 | \$195,000 | \$34,945 | \$160,055 | \$104,016 | 1.539 | R11 |
| 27-789-000-0013-00 | 08/11/23 | \$274,400 | \$41,779 | \$232,621 | \$141,228 | 1.647 | R11 |
| 27-789-000-0030-00 | 08/08/23 | \$205,000 | \$42,031 | \$162,969 | \$82,366 | 1.979 | R11 |
| 27-814-000-0003-00 | 09/15/23 | \$1,400,000 | \$217,342 | \$1,182,658 | \$443,724 | 2.665 | R6 |

Totals: \$27,706,233

\$21,862,378

\$14,106,019

E.C.F. =>

1.550

0.30109847

Ave. E.C.F. =>

1.558

22.6312

No sales existed in the analysis period, so expanded to similar neighborhoods.
The result of the analysis indicates a change in the ECF calculation.

USED - 1.55

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R18 - Black Lake Influence

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|---------------------|-------------|--------------------|--------------------|--------------------------------|------------------|
| 27-118-300-0074-10 | 06/13/23 | \$525,000 | \$60,935 | \$464,065 | \$420,355 | 1.104 | R11 |
| 27-119-400-0002-10 | 12/15/23 | \$385,000 | \$52,627 | \$332,373 | \$337,714 | 0.984 | R11 |
| 27-119-400-0013-00 | 12/29/23 | \$740,000 | \$98,005 | \$641,995 | \$604,951 | 1.061 | R11 |
| 27-120-400-0012-00 | 11/30/23 | \$120,000 | \$35,696 | \$84,304 | \$55,640 | 1.515 | R11 |
| 27-121-300-0046-00 | 08/26/22 | \$188,000 | \$34,000 | \$154,000 | \$100,848 | 1.527 | R11 |
| 27-129-100-0001-00 | 09/07/23 | \$345,000 | \$60,873 | \$284,127 | \$212,071 | 1.340 | R11 |
| 27-129-100-0008-01 | 04/21/23 | \$620,000 | \$214,733 | \$405,267 | \$370,678 | 1.093 | R11 |
| 27-129-100-0008-10 | 08/26/22 | \$144,900 | \$45,721 | \$99,179 | \$75,888 | 1.307 | R11 |
| 27-129-100-0013-10 | 07/28/22 | \$560,000 | \$88,556 | \$471,444 | \$474,434 | 0.994 | R11 |
| 27-129-300-0001-00 | 06/12/23 | \$190,000 | \$66,831 | \$123,169 | \$109,000 | 1.130 | R11 |
| 27-129-300-0005-00 | 12/22/22 | \$360,000 | \$110,186 | \$249,814 | \$233,595 | 1.069 | R11 |
| 27-129-400-0020-00 | 06/06/22 | \$180,000 | \$42,000 | \$138,000 | \$85,401 | 1.616 | R11 |
| 27-130-300-0010-00 | 08/12/22 | \$251,000 | \$57,906 | \$193,094 | \$188,677 | 1.023 | R11 |
| 27-130-400-0018-00 | 02/14/24 | \$232,380 | \$95,952 | \$136,428 | \$142,268 | 0.959 | R11 |
| 27-130-400-0019-00 | 02/21/23 | \$195,000 | \$47,406 | \$147,594 | \$130,231 | 1.133 | R11 |
| 27-131-200-0003-00 | 11/03/23 | \$480,000 | \$63,073 | \$416,927 | \$388,675 | 1.073 | R11 |
| 27-132-100-0026-00 | 10/21/22 | \$110,000 | \$39,066 | \$70,934 | \$70,830 | 1.001 | R11 |
| 27-133-100-0019-30 | 04/01/22 | \$246,000 | \$38,730 | \$207,270 | \$167,405 | 1.238 | R11 |
| 27-133-100-0021-00 | 09/28/23 | \$215,000 | \$70,487 | \$144,513 | \$117,858 | 1.226 | R11 |
| 27-193-000-0020-00 | 10/17/22 | \$211,000 | \$38,180 | \$172,820 | \$124,218 | 1.391 | R11 |
| 27-193-000-0030-00 | 04/01/22 | \$290,000 | \$43,877 | \$246,123 | \$239,876 | 1.026 | R11 |
| 27-193-000-0048-00 | 09/06/22 | \$195,000 | \$34,470 | \$160,530 | \$97,945 | 1.639 | R11 |
| 27-221-000-0003-00 | 06/22/22 | \$161,000 | \$35,911 | \$125,089 | \$107,577 | 1.163 | R11 |
| 27-223-000-0117-00 | 07/29/22 | \$235,000 | \$48,089 | \$186,911 | \$167,099 | 1.119 | R11 |
| 27-223-000-0146-00 | 03/21/24 | \$225,000 | \$42,553 | \$182,447 | \$175,346 | 1.040 | R11 |
| 27-241-000-0004-00 | 01/27/23 | \$248,000 | \$39,994 | \$208,006 | \$172,602 | 1.205 | R11 |
| 27-258-000-0009-00 | 12/19/22 | \$315,000 | \$67,604 | \$247,396 | \$213,887 | 1.157 | R11 |
| 27-418-000-0003-00 | 09/21/22 | \$196,000 | \$36,400 | \$159,600 | \$112,069 | 1.424 | R11 |
| 27-418-000-0009-00 | 11/17/23 | \$226,000 | \$38,153 | \$187,847 | \$130,080 | 1.444 | R11 |
| 27-437-000-0006-00 | 03/22/24 | \$369,900 | \$57,570 | \$312,330 | \$244,938 | 1.275 | R11 |
| 27-525-000-0027-00 | 11/30/22 | \$280,000 | \$37,447 | \$242,553 | \$171,190 | 1.417 | R11 |
| 27-629-000-0001-30 | 12/06/23 | \$255,000 | \$37,455 | \$217,545 | \$206,764 | 1.052 | R11 |
| 27-640-000-0024-00 | 04/06/22 | \$125,000 | \$34,000 | \$91,000 | \$94,558 | 0.962 | R11 |
| 27-789-000-0021-00 | 05/31/22 | \$252,500 | \$40,948 | \$211,552 | \$166,437 | 1.271 | R11 |
| 27-800-000-0007-00 | 11/10/22 | \$337,500 | \$37,833 | \$299,667 | \$235,052 | 1.275 | R11 |
| Totals: | | \$10,009,180 | | \$8,015,913 | \$6,946,161 | E.C.F. => 1.154 | 0.1922933 |
| | | | | | | Ave. E.C.F. => 1.207 | 15.9776 |

No sales in the analysis period, expanded to similar neighborhoods.
 A result of the analysis indicates a change in the ECF calculation.

USED - 1.15

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R19 - Windflower Bay Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|------------------|
| 27-853-000-0006-00 | 10/27/23 | \$400,000 | \$60,174 | \$339,826 | \$327,371 | 1.038 | R19 | |
| 27-853-000-0017-00 | 08/02/22 | \$441,525 | \$67,209 | \$374,316 | \$340,262 | 1.100 | R19 | |
| 27-853-000-0018-00 | 07/25/22 | \$380,000 | \$55,000 | \$325,000 | \$299,275 | 1.086 | R19 | |
| 27-853-000-0045-00 | 05/08/23 | \$362,000 | \$59,851 | \$302,149 | \$329,090 | 0.918 | R19 | |
| 27-853-000-0057-00 | 09/22/22 | \$406,000 | \$65,564 | \$340,436 | \$315,356 | 1.080 | R19 | |
| 27-853-000-0075-00 | 04/29/22 | \$423,000 | \$66,957 | \$356,043 | \$331,982 | 1.072 | R19 | |
| 27-853-000-0082-00 | 07/31/23 | \$500,000 | \$68,507 | \$431,493 | \$347,126 | 1.243 | R19 | |
| 27-853-000-0090-00 | 08/18/23 | \$476,000 | \$60,088 | \$415,912 | \$368,573 | 1.128 | R19 | |
| 27-853-000-0106-00 | 05/12/22 | \$412,000 | \$59,331 | \$352,669 | \$336,627 | 1.048 | R19 | |
| 27-853-000-0109-00 | 04/14/23 | \$810,000 | \$108,682 | \$701,318 | \$692,530 | 1.013 | R19 | |
| 27-853-000-0155-00 | 04/28/22 | \$415,000 | \$70,344 | \$344,656 | \$257,966 | 1.336 | R19 | |
| 27-853-000-0155-00 | 07/14/23 | \$475,000 | \$70,344 | \$404,656 | \$257,966 | 1.569 | R19 | |
| Totals: | | \$5,500,525 | | \$4,688,474 | \$4,204,124 | | | |
| | | | | | | E.C.F. => | 1.115 | 0.1731535 |
| | | | | | | Ave. E.C.F. => | 1.136 | 12.3342 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.11

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R20 - Cedar, Chrwoods

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-206-000-0003-00 | 04/13/22 | \$389,900 | \$65,023 | \$324,877 | \$258,444 | 1.257 | R20 | |
| 27-238-000-0013-00 | 11/14/23 | \$369,000 | \$55,827 | \$313,173 | \$306,600 | 1.021 | R20 | |
| 27-238-000-0014-00 | 03/05/24 | \$435,000 | \$53,558 | \$381,442 | \$358,449 | 1.064 | R20 | |
| 27-238-000-0016-00 | 07/17/23 | \$384,000 | \$52,249 | \$331,751 | \$246,584 | 1.345 | R20 | |
| 27-238-000-0017-00 | 10/11/22 | \$405,000 | \$56,403 | \$348,597 | \$312,255 | 1.116 | R20 | |
| 27-238-000-0020-00 | 06/03/22 | \$435,100 | \$56,595 | \$378,505 | \$296,420 | 1.277 | R20 | |
| 27-238-000-0037-00 | 10/25/22 | \$400,000 | \$61,119 | \$338,881 | \$336,911 | 1.006 | R20 | |
| 27-703-000-0003-00 | 12/22/23 | \$384,525 | \$53,983 | \$330,542 | \$230,609 | 1.433 | R20 | |
| 27-703-000-0005-00 | 02/26/24 | \$381,000 | \$53,983 | \$327,017 | \$226,655 | 1.443 | R20 | |
| Totals: | | \$3,583,525 | | \$3,074,785 | \$2,572,928 | | | |
| | | | | | | E.C.F. => | 1.195 | 0.17167257 |
| | | | | | | Ave. E.C.F. => | 1.218 | 14.7726 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.19

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R40 - Seminold Grove Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-750-002-0005-00 | 02/29/24 | \$209,900 | \$34,927 | \$174,973 | \$116,479 | 1.502 | R40 | |
| 27-750-002-0007-00 | 06/30/23 | \$200,150 | \$35,309 | \$164,841 | \$107,719 | 1.530 | R40 | |
| 27-750-008-0030-00 | 05/10/22 | \$143,900 | \$34,684 | \$109,216 | \$67,174 | 1.626 | R40 | |
| 27-750-009-0034-00 | 07/29/22 | \$159,900 | \$35,069 | \$124,831 | \$77,121 | 1.619 | R40 | |
| Totals: | | \$713,850 | | \$573,861 | \$368,493 | | | |
| | | | | | | E.C.F. => | 1.557 | 0.06234487 |
| | | | | | | Ave. E.C.F. => | 1.569 | 5.3009 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.55

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R41 - Fairway Farms Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------------|-------------------|
| 27-293-000-0006-00 | 03/18/24 | \$339,900 | \$41,366 | \$298,534 | \$282,514 | 1.057 | R41 |
| 27-293-000-0009-00 | 08/11/22 | \$350,000 | \$40,876 | \$309,124 | \$258,520 | 1.196 | R41 |
| 27-293-000-0011-00 | 03/08/24 | \$315,000 | \$41,497 | \$273,503 | \$282,239 | 0.969 | R41 |
| 27-293-000-0013-00 | 06/23/23 | \$310,000 | \$40,061 | \$269,939 | \$285,523 | 0.945 | R41 |
| 27-293-000-0024-00 | 08/01/23 | \$320,000 | \$39,963 | \$280,037 | \$268,711 | 1.042 | R41 |
| 27-293-000-0035-00 | 06/21/23 | \$400,000 | \$41,352 | \$358,648 | \$277,487 | 1.292 | R41 |
| 27-293-000-0037-00 | 10/03/23 | \$329,900 | \$41,041 | \$288,859 | \$271,249 | 1.065 | R41 |
| 27-293-000-0039-00 | 07/01/22 | \$323,000 | \$41,955 | \$281,045 | \$292,570 | 0.961 | R41 |
| 27-293-000-0050-00 | 03/01/23 | \$245,000 | \$40,357 | \$204,643 | \$211,019 | 0.970 | R41 |
| 27-293-000-0053-00 | 04/04/22 | \$295,000 | \$39,813 | \$255,187 | \$209,838 | 1.216 | R41 |
| 27-293-000-0071-00 | 03/17/23 | \$285,900 | \$40,676 | \$245,224 | \$264,474 | 0.927 | R41 |
| 27-293-000-0086-00 | 04/17/23 | \$329,500 | \$40,763 | \$288,737 | \$266,699 | 1.083 | R41 |
| 27-293-000-0090-00 | 04/26/23 | \$330,000 | \$43,079 | \$286,921 | \$248,396 | 1.155 | R41 |
| Totals: | | \$4,173,200 | | \$3,640,401 | \$3,419,239 | E.C.F. => 1.065 | 0.11657267 |
| | | | | | | Ave. E.C.F. => 1.068 | 9.2986 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.06

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R43 - Hidden Creek Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------|-------------|----------------|--------------|--------|----------|
| 27-433-000-0005-00 | 08/23/22 | \$260,000 | \$38,769 | \$221,231 | \$147,448 | 1.500 | R43 |
| 27-433-000-0006-00 | 10/19/23 | \$255,000 | \$37,169 | \$217,831 | \$131,009 | 1.663 | R43 |
| 27-433-000-0014-00 | 04/07/23 | \$239,900 | \$36,622 | \$203,278 | \$123,939 | 1.640 | R43 |
| 27-433-000-0022-00 | 03/28/23 | \$247,000 | \$36,702 | \$210,298 | \$127,752 | 1.646 | R43 |
| 27-433-000-0035-00 | 03/22/24 | \$252,000 | \$37,088 | \$214,912 | \$146,361 | 1.468 | R43 |
| 27-433-000-0037-00 | 06/02/23 | \$250,000 | \$37,802 | \$212,198 | \$136,754 | 1.552 | R43 |

| | | | | | | | |
|----------------|--------------------|--|--------------------|------------------|--------------------------|--------------|-------------------|
| Totals: | \$1,503,900 | | \$1,279,748 | \$813,264 | | | |
| | | | | | E.C.F. => | 1.574 | 0.08296412 |
| | | | | | Ave. E.C.F. => | 1.578 | 7.1426 |

A result of the analysis indicates a change in the ECF calculation.

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|--------------------|
| USED - 1.57 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R44 - Arbors of Mona Lake Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------------|-------------------|
| 27-145-000-0001-00 | 06/16/22 | \$185,000 | \$35,926 | \$149,074 | \$93,879 | 1.588 | R44 |
| 27-145-000-0011-00 | 03/06/24 | \$234,900 | \$36,331 | \$198,569 | \$122,335 | 1.623 | R44 |
| 27-145-000-0014-00 | 12/12/22 | \$185,000 | \$35,993 | \$149,007 | \$99,450 | 1.498 | R44 |
| 27-145-000-0015-00 | 12/09/22 | \$189,900 | \$35,892 | \$154,008 | \$98,136 | 1.569 | R44 |
| Totals: | | \$794,800 | | \$650,658 | \$413,800 | E.C.F. => 1.572 | 0.05255839 |
| | | | | | | Ave. E.C.F. => 1.570 | 3.5866 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.57

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R45 - Trellis of Mona Lake Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------------|-------------|--------------------|------------------|--------------------------------|-------------------|
| 27-803-000-0001-00 | 01/11/23 | \$257,400 | \$38,076 | \$219,324 | \$241,749 | 0.907 | R45 |
| 27-803-000-0014-00 | 07/21/23 | \$345,000 | \$38,107 | \$306,893 | \$235,560 | 1.303 | R45 |
| 27-803-000-0019-00 | 07/14/23 | \$300,000 | \$37,140 | \$262,860 | \$232,268 | 1.132 | R45 |
| 27-803-000-0020-00 | 04/01/22 | \$255,000 | \$37,882 | \$217,118 | \$200,218 | 1.084 | R45 |
| Totals: | | \$1,157,400 | | \$1,006,195 | \$909,795 | E.C.F. => 1.106 | 0.16265484 |
| | | | | | | Ave. E.C.F. => 1.107 | 11.0720 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.10

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R46 - Mona Kai Villas Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-635-000-0015-00 | 12/01/23 | \$325,000 | \$35,614 | \$289,386 | \$162,847 | 1.777 | R46 | |
| 27-635-000-0019-00 | 10/28/22 | \$325,000 | \$34,427 | \$290,573 | \$148,352 | 1.959 | R46 | |
| 27-635-000-0021-00 | 12/12/23 | \$345,000 | \$36,228 | \$308,772 | \$160,227 | 1.927 | R46 | |
| Totals: | | \$995,000 | | \$888,731 | \$471,427 | | | |
| | | | | | | E.C.F. => | 1.885 | 0.09704128 |
| | | | | | | Ave. E.C.F. => | 1.888 | 7.3707 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 1.88 |
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City of Norton Shores ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2023
Neighborhood: R47 - Lakeside Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-012-400-0020-00 | 07/26/23 | \$570,000 | \$218,860 | \$351,140 | \$459,993 | 0.763 | R6 | |
| 27-424-000-0119-00 | 07/06/23 | \$510,000 | \$189,101 | \$320,899 | \$350,816 | 0.915 | R6 | |
| 27-450-000-0048-00 | 06/21/22 | \$330,000 | \$75,188 | \$254,812 | \$250,990 | 1.015 | R3 | |
| 27-487-000-0009-50 | 06/23/23 | \$715,000 | \$220,000 | \$495,000 | \$520,186 | 0.952 | R6 | |
| 27-489-000-0031-00 | 06/08/23 | \$345,000 | \$74,620 | \$270,380 | \$257,461 | 1.050 | R3 | |
| 27-640-000-0008-00 | 08/30/23 | \$451,000 | \$155,430 | \$295,570 | \$441,919 | 0.669 | R6 | |
| 27-820-000-0005-00 | 07/11/22 | \$567,500 | \$232,809 | \$334,691 | \$318,538 | 1.051 | R6 | |
| 27-839-000-0021-00 | 04/14/23 | \$450,000 | \$67,537 | \$382,463 | \$439,093 | 0.871 | R3 | |
| 27-839-000-0023-00 | 12/01/23 | \$489,900 | \$70,755 | \$419,145 | \$448,030 | 0.936 | R3 | |
| Totals: | | \$4,428,400 | | \$3,124,100 | \$3,487,026 | | | |
| | | | | | | E.C.F. => | 0.896 | 0.12942237 |
| | | | | | | Ave. E.C.F. => | 0.913 | 9.7149 |

No sales within the analysis period, expanded to similar neighborhoods.
The result of the analysis indicates a change in the ECF calculation.

USED - .89

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R48 - Walnut Grove Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-813-000-0005-00 | 08/23/22 | \$168,000 | \$34,914 | \$133,086 | \$89,124 | 1.493 | R48 | |
| 27-813-000-0008-00 | 03/27/23 | \$175,000 | \$35,219 | \$139,781 | \$89,190 | 1.567 | R48 | |
| 27-813-000-0014-00 | 04/18/23 | \$189,900 | \$34,960 | \$154,940 | \$118,241 | 1.310 | R48 | |
| 27-813-000-0019-00 | 08/18/23 | \$165,000 | \$35,321 | \$129,679 | \$92,207 | 1.406 | R48 | |
| 27-813-000-0027-00 | 05/25/23 | \$174,000 | \$34,930 | \$139,070 | \$89,350 | 1.556 | R48 | |
| 27-813-000-0028-00 | 01/12/24 | \$179,900 | \$35,240 | \$144,660 | \$87,171 | 1.660 | R48 | |
| 27-813-000-0056-00 | 07/18/22 | \$276,000 | \$36,451 | \$239,549 | \$182,857 | 1.310 | R48 | |
| 27-813-000-0062-00 | 04/27/22 | \$255,000 | \$36,417 | \$218,583 | \$152,449 | 1.434 | R48 | |
| 27-813-000-0070-00 | 09/20/23 | \$295,000 | \$36,503 | \$258,497 | \$186,222 | 1.388 | R48 | |
| 27-813-000-0077-00 | 10/12/23 | \$279,500 | \$36,318 | \$243,182 | \$174,177 | 1.396 | R48 | |
| 27-813-000-0083-00 | 06/27/23 | \$265,900 | \$36,943 | \$228,957 | \$178,949 | 1.279 | R48 | |
| 27-813-000-0089-00 | 02/16/24 | \$275,000 | \$37,013 | \$237,987 | \$171,571 | 1.387 | R48 | |
| Totals: | | \$2,698,200 | | \$2,267,971 | \$1,611,508 | | | |
| | | | | | | E.C.F. => | 1.407 | 0.11603665 |
| | | | | | | Ave. E.C.F. => | 1.432 | 9.1439 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.40

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R49 - Just Off the Green Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-465-000-0044-00 | 09/02/22 | \$285,000 | \$84,637 | \$200,363 | \$161,587 | 1.240 | R49 | |
| 27-465-000-0046-00 | 12/21/22 | \$245,000 | \$69,427 | \$175,573 | \$152,696 | 1.150 | R49 | |
| 27-465-000-0047-00 | 09/29/22 | \$285,000 | \$69,489 | \$215,511 | \$152,830 | 1.410 | R49 | |
| 27-465-000-0049-00 | 04/21/23 | \$309,900 | \$86,038 | \$223,862 | \$172,178 | 1.300 | R49 | |
| 27-465-000-0058-00 | 05/01/23 | \$311,000 | \$71,808 | \$239,192 | \$170,391 | 1.404 | R49 | |
| 27-465-000-0068-00 | 09/06/22 | \$310,000 | \$71,808 | \$238,192 | \$184,920 | 1.288 | R49 | |
| 27-465-000-0078-00 | 11/17/23 | \$309,000 | \$71,259 | \$237,741 | \$157,249 | 1.512 | R49 | |
| Totals: | | \$2,054,900 | | \$1,530,434 | \$1,151,852 | | | |
| | | | | | | E.C.F. => | 1.329 | 0.12121334 |
| | | | | | | Ave. E.C.F. => | 1.329 | 9.6695 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.33

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R51 - Brookfield Park Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------------|----------------|
| 27-192-000-0025-00 | 05/27/22 | \$253,000 | \$37,607 | \$215,393 | \$186,770 | 1.153 | R51 |
| Totals: | | \$253,000 | | \$215,393 | \$186,770 | E.C.F. => 1.153 | #DIV/0! |
| | | | | | | Ave. E.C.F. => 1.153 | 0.0000 |

A result of the analysis indicates a change in the ECF calculation.

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|--------------------|
| USED - 1.15 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R53 - Pheasant Run Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-707-000-0014-00 | 03/01/24 | \$175,000 | \$48,311 | \$126,689 | \$70,095 | 1.807 | R53 | |
| 27-707-000-0022-00 | 09/02/22 | \$145,900 | \$48,311 | \$97,589 | \$73,898 | 1.321 | R53 | |
| 27-707-000-0027-00 | 10/19/23 | \$178,000 | \$48,311 | \$129,689 | \$69,191 | 1.874 | R53 | |
| 27-707-000-0040-00 | 10/17/23 | \$156,000 | \$48,311 | \$107,689 | \$59,413 | 1.813 | R53 | |
| 27-707-000-0043-00 | 07/20/23 | \$155,000 | \$48,311 | \$106,689 | \$72,524 | 1.471 | R53 | |
| 27-707-000-0044-00 | 08/04/23 | \$132,250 | \$48,311 | \$83,939 | \$65,849 | 1.275 | R53 | |
| 27-707-000-0048-00 | 05/05/23 | \$161,000 | \$48,311 | \$112,689 | \$67,224 | 1.676 | R53 | |
| 27-707-000-0053-00 | 03/08/24 | \$160,000 | \$48,645 | \$111,355 | \$70,535 | 1.579 | R53 | |
| 27-707-000-0062-00 | 05/05/23 | \$153,000 | \$48,645 | \$104,355 | \$70,366 | 1.483 | R53 | |
| 27-707-000-0071-00 | 06/16/23 | \$179,900 | \$48,645 | \$131,255 | \$75,241 | 1.744 | R53 | |
| 27-707-000-0076-00 | 07/10/23 | \$149,900 | \$48,645 | \$101,255 | \$63,532 | 1.594 | R53 | |
| 27-707-000-0084-00 | 04/13/23 | \$139,900 | \$48,645 | \$91,255 | \$71,944 | 1.268 | R53 | |
| 27-707-000-0094-00 | 06/09/23 | \$165,000 | \$48,645 | \$116,355 | \$75,436 | 1.542 | R53 | |
| 27-707-000-0105-00 | 03/18/24 | \$157,500 | \$48,645 | \$108,855 | \$72,488 | 1.502 | R53 | |
| 27-707-000-0118-00 | 11/03/22 | \$145,000 | \$48,645 | \$96,355 | \$76,916 | 1.253 | R53 | |
| Totals: | | \$2,353,350 | | \$1,626,013 | \$1,054,652 | | | |
| | | | | | | E.C.F. => | 1.542 | 0.20803812 |
| | | | | | | Ave. E.C.F. => | 1.547 | 16.7978 |

The result of the analysis indicates a change in the ECF Calculation.

USED - 1.54

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R54 - Sec 12-300/400 Lake Influent

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-014-200-0022-00 | 06/23/23 | \$447,000 | \$70,918 | \$376,082 | \$405,231 | 0.928 | R54 | |
| 27-164-000-0013-00 | 02/13/23 | \$285,000 | \$63,773 | \$221,227 | \$238,011 | 0.929 | R54 | |
| 27-176-000-0003-00 | 04/08/22 | \$500,000 | \$89,641 | \$410,359 | \$443,927 | 0.924 | R54 | |
| 27-487-000-0022-00 | 11/22/22 | \$425,000 | \$78,732 | \$346,268 | \$303,549 | 1.141 | R54 | |
| 27-490-000-0005-00 | 10/26/22 | \$680,000 | \$136,442 | \$543,558 | \$549,343 | 0.989 | R54 | |
| 27-492-000-0034-00 | 07/19/23 | \$361,000 | \$66,945 | \$294,055 | \$245,108 | 1.200 | R54 | |
| 27-527-000-0011-00 | 10/27/23 | \$486,000 | \$70,878 | \$415,122 | \$388,401 | 1.069 | R54 | |
| 27-527-000-0013-00 | 04/21/22 | \$550,000 | \$73,482 | \$476,518 | \$509,748 | 0.935 | R54 | |
| 27-583-000-0032-00 | 08/03/23 | \$295,000 | \$74,571 | \$220,429 | \$144,589 | 1.525 | R54 | |
| 27-583-000-0040-00 | 07/11/22 | \$162,500 | \$55,000 | \$107,500 | \$75,512 | 1.424 | R54 | |
| 27-785-000-0003-00 | 06/03/22 | \$240,000 | \$68,475 | \$171,525 | \$96,598 | 1.776 | R54 | |
| Totals: | | \$4,431,500 | | \$3,582,643 | \$3,400,018 | | | |
| | | | | | | E.C.F. => | 1.054 | 0.28867562 |
| | | | | | | Ave. E.C.F. => | 1.167 | 22.8124 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.05

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R56 - Sandalwood Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-745-000-0033-00 | 12/15/22 | \$349,900 | \$39,112 | \$310,788 | \$309,702 | 1.004 | R56 | |
| 27-745-000-0042-00 | 05/15/23 | \$324,900 | \$38,874 | \$286,026 | \$246,332 | 1.161 | R56 | |
| 27-745-000-0048-00 | 04/29/22 | \$315,000 | \$37,865 | \$277,135 | \$218,757 | 1.267 | R56 | |
| 27-745-000-0052-00 | 09/08/22 | \$339,500 | \$38,796 | \$300,704 | \$283,638 | 1.060 | R56 | |
| 27-745-000-0056-00 | 07/29/22 | \$270,000 | \$40,196 | \$229,804 | \$225,791 | 1.018 | R56 | |
| 27-745-000-0081-00 | 08/29/22 | \$330,000 | \$39,533 | \$290,467 | \$241,439 | 1.203 | R56 | |
| 27-745-000-0083-00 | 08/29/22 | \$344,900 | \$40,196 | \$304,704 | \$293,219 | 1.039 | R56 | |
| Totals: | | \$2,274,200 | | \$1,999,628 | \$1,818,879 | | | |
| | | | | | | E.C.F. => | 1.099 | 0.10261677 |
| | | | | | | Ave. E.C.F. => | 1.107 | 8.8262 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.10

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R57 - Forest Park Hills

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-------------------|
| 27-310-000-0009-00 | 07/21/22 | \$335,000 | \$69,451 | \$265,549 | \$226,999 | 1.170 | R57 | |
| 27-310-000-0017-00 | 07/17/23 | \$310,000 | \$80,640 | \$229,360 | \$203,138 | 1.129 | R57 | |
| 27-312-000-0023-00 | 09/07/22 | \$348,750 | \$63,511 | \$285,239 | \$299,440 | 0.953 | R57 | |
| 27-312-000-0029-00 | 03/15/24 | \$529,000 | \$73,131 | \$455,869 | \$308,026 | 1.480 | R57 | |
| 27-314-000-0066-00 | 10/26/22 | \$449,900 | \$65,761 | \$384,139 | \$336,984 | 1.140 | R57 | |
| 27-317-000-0095-00 | 08/01/22 | \$570,000 | \$69,669 | \$500,331 | \$385,954 | 1.296 | R57 | |
| 27-405-000-0012-00 | 08/29/23 | \$335,000 | \$66,681 | \$268,319 | \$243,833 | 1.100 | R57 | |
| 27-650-000-0015-00 | 10/03/22 | \$360,000 | \$65,646 | \$294,354 | \$258,468 | 1.139 | R57 | |
| 27-652-000-0018-00 | 11/22/23 | \$477,500 | \$70,210 | \$407,290 | \$330,713 | 1.232 | R57 | |
| 27-652-000-0032-00 | 05/27/22 | \$368,500 | \$68,942 | \$299,558 | \$192,082 | 1.560 | R57 | |
| 27-652-000-0032-00 | 04/26/23 | \$350,000 | \$68,942 | \$281,058 | \$192,082 | 1.463 | R57 | |
| 27-653-000-0043-00 | 03/31/23 | \$355,000 | \$63,855 | \$291,145 | \$311,671 | 0.934 | R57 | |
| 27-653-000-0043-00 | 10/13/23 | \$480,000 | \$63,855 | \$416,145 | \$311,671 | 1.335 | R57 | |
| 27-654-000-0068-00 | 03/01/24 | \$348,000 | \$64,823 | \$283,177 | \$230,055 | 1.231 | R57 | |
| 27-656-000-0094-00 | 10/12/22 | \$405,000 | \$81,564 | \$323,436 | \$214,339 | 1.509 | R57 | |
| 27-658-000-0119-00 | 01/20/23 | \$380,000 | \$66,090 | \$313,910 | \$328,252 | 0.956 | R57 | |
| 27-659-000-0129-00 | 05/16/22 | \$570,000 | \$74,368 | \$495,632 | \$484,301 | 1.023 | R57 | |
| Totals: | | \$6,971,650 | | \$5,794,511 | \$4,858,008 | | | |
| | | | | | | E.C.F. => | 1.193 | 0.20061037 |
| | | | | | | Ave. E.C.F. => | 1.215 | 16.3289 |

A result of the analysis indicates a change in the ECF Calculation.

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| USED - 1.19 |
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City of Norton Shores Residential ECF Analysis
Analysis Period - 04/01/2022 - 03/31/2024
Neighborhood: R58

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------------|-------------|------------------|------------------|--------------------------------|-------------------|
| 27-715-000-0009-00 | 10/10/23 | \$370,900 | \$50,755 | \$320,145 | \$276,311 | 1.159 | R58 |
| 27-715-000-0016-00 | 08/18/23 | \$370,000 | \$50,015 | \$319,985 | \$275,086 | 1.163 | R58 |
| 27-854-000-0008-00 | 05/22/23 | \$310,000 | \$50,078 | \$259,922 | \$225,745 | 1.151 | R58 |
| Totals: | | \$1,050,900 | | \$900,052 | \$777,143 | E.C.F. => 1.158 | 0.00596119 |
| | | | | | | Ave. E.C.F. => 1.158 | 0.4237 |

A result of the analysis indicates a change in the ECF calculation.

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| USED - 1.16 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R59 - Judds Estates

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-463-000-0001-00 | 08/29/22 | \$340,000 | \$56,196 | \$283,804 | \$225,964 | 1.256 | R59 | |
| 27-463-000-0009-00 | 09/29/23 | \$389,900 | \$61,157 | \$328,743 | \$256,411 | 1.282 | R59 | |
| Totals: | | \$729,900 | | \$612,547 | \$482,375 | | | |
| | | | | | | E.C.F. => | 1.270 | 0.01847218 |
| | | | | | | Ave. E.C.F. => | 1.269 | 1.3062 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 1.27 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R60 - Torrie Estates Site Condo

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------------|-------------|--------------------|------------------|--------------------------------|------------------|
| 27-801-000-0001-00 | 06/09/23 | \$263,000 | \$37,429 | \$225,571 | \$192,916 | 1.169 | R60 |
| 27-801-000-0014-00 | 05/31/23 | \$357,000 | \$37,895 | \$319,105 | \$222,130 | 1.437 | R60 |
| 27-801-000-0020-00 | 08/18/23 | \$285,000 | \$37,343 | \$247,657 | \$197,612 | 1.253 | R60 |
| 27-801-000-0034-00 | 09/29/23 | \$301,000 | \$41,658 | \$259,342 | \$239,593 | 1.082 | R60 |
| Totals: | | \$1,206,000 | | \$1,051,675 | \$852,251 | E.C.F. => 1.234 | 0.1511734 |
| | | | | | | Ave. E.C.F. => 1.235 | 10.9530 |

The result of the analysis indicates a change in the ECF calculation.

USED - 1.23

City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhood: R61 - Marshall Glen Site Condo

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|---------------------|-------------|--------------------|--------------------|--------------------------------|--------------------|
| 27-192-000-0025-00 | 05/27/22 | \$253,000 | \$37,607 | \$215,393 | \$186,770 | 1.153 | R51 |
| 27-745-000-0033-00 | 12/15/22 | \$349,900 | \$39,112 | \$310,788 | \$309,702 | 1.004 | R56 |
| 27-745-000-0042-00 | 05/15/23 | \$324,900 | \$38,874 | \$286,026 | \$246,332 | 1.161 | R56 |
| 27-745-000-0048-00 | 04/29/22 | \$315,000 | \$37,865 | \$277,135 | \$218,757 | 1.267 | R56 |
| 27-745-000-0052-00 | 09/08/22 | \$339,500 | \$38,796 | \$300,704 | \$283,638 | 1.060 | R56 |
| 27-745-000-0056-00 | 07/29/22 | \$270,000 | \$40,196 | \$229,804 | \$225,791 | 1.018 | R56 |
| 27-745-000-0081-00 | 08/29/22 | \$330,000 | \$39,533 | \$290,467 | \$241,439 | 1.203 | R56 |
| 27-745-000-0083-00 | 08/29/22 | \$344,900 | \$40,196 | \$304,704 | \$293,219 | 1.039 | R56 |
| 27-310-000-0009-00 | 07/21/22 | \$335,000 | \$69,451 | \$265,549 | \$226,999 | 1.170 | R57 |
| 27-310-000-0017-00 | 07/17/23 | \$310,000 | \$80,640 | \$229,360 | \$203,138 | 1.129 | R57 |
| 27-312-000-0023-00 | 09/07/22 | \$348,750 | \$63,511 | \$285,239 | \$299,440 | 0.953 | R57 |
| 27-312-000-0029-00 | 03/15/24 | \$529,000 | \$73,131 | \$455,869 | \$308,026 | 1.480 | R57 |
| 27-314-000-0066-00 | 10/26/22 | \$449,900 | \$65,761 | \$384,139 | \$336,984 | 1.140 | R57 |
| 27-317-000-0095-00 | 08/01/22 | \$570,000 | \$69,669 | \$500,331 | \$385,954 | 1.296 | R57 |
| 27-405-000-0012-00 | 08/29/23 | \$335,000 | \$66,681 | \$268,319 | \$243,833 | 1.100 | R57 |
| 27-650-000-0015-00 | 10/03/22 | \$360,000 | \$65,646 | \$294,354 | \$258,468 | 1.139 | R57 |
| 27-652-000-0018-00 | 11/22/23 | \$477,500 | \$70,210 | \$407,290 | \$330,713 | 1.232 | R57 |
| 27-653-000-0043-00 | 03/31/23 | \$355,000 | \$63,855 | \$291,145 | \$311,671 | 0.934 | R57 |
| 27-654-000-0068-00 | 03/01/24 | \$348,000 | \$64,823 | \$283,177 | \$230,055 | 1.231 | R57 |
| 27-656-000-0094-00 | 10/12/22 | \$405,000 | \$81,564 | \$323,436 | \$214,339 | 1.509 | R57 |
| 27-658-000-0119-00 | 01/20/23 | \$380,000 | \$66,090 | \$313,910 | \$328,252 | 0.956 | R57 |
| 27-659-000-0129-00 | 05/16/22 | \$570,000 | \$74,368 | \$495,632 | \$484,301 | 1.023 | R57 |
| 27-715-000-0009-00 | 10/10/23 | \$370,900 | \$50,755 | \$320,145 | \$276,311 | 1.159 | R58 |
| 27-715-000-0016-00 | 08/18/23 | \$370,000 | \$50,015 | \$319,985 | \$275,086 | 1.163 | R58 |
| 27-854-000-0008-00 | 05/22/23 | \$310,000 | \$50,078 | \$259,922 | \$225,745 | 1.151 | R58 |
| 27-801-000-0001-00 | 06/09/23 | \$263,000 | \$37,429 | \$225,571 | \$192,916 | 1.169 | R60 |
| 27-801-000-0014-00 | 05/31/23 | \$357,000 | \$37,895 | \$319,105 | \$222,130 | 1.437 | R60 |
| 27-801-000-0020-00 | 08/18/23 | \$285,000 | \$37,343 | \$247,657 | \$197,612 | 1.253 | R60 |
| 27-801-000-0034-00 | 09/29/23 | \$301,000 | \$41,658 | \$259,342 | \$239,593 | 1.082 | R60 |
| Totals: | | \$10,557,250 | | \$8,964,498 | \$7,797,215 | E.C.F. => 1.150 | 0.144730127 |
| | | | | | | Ave. E.C.F. => 1.159 | 10.3370 |

No sales in the analysis period, expanded to include similar neighborhoods.
 The result of the analysis indicates a change in the ECF calculation.

USED - 1.15

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R62 - The Cottages at Mona Kai

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|----------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|----------------|
| 27-247-000-0001-00 | 3619 KIANA | 04/08/22 | \$393,769 | \$35,000 | \$358,769 | \$308,302 | 1.164 | R62 | |
| Totals: | | | \$393,769 | | \$358,769 | \$308,302 | | | |
| | | | | | | | E.C.F. => | 1.164 | #DIV/0! |
| | | | | | | | Ave. E.C.F. => | 1.164 | 0.0000 |

The result of the analysis indicates a change in the ECF Calculation.

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|--------------------|
| USED - 1.16 |
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City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R63 - Atwater Springs Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|--------------------|-------------|------------------|------------------|--------------------------|--------------|-------------------|
| 27-148-001-0023-00 | 12/09/22 | \$570,000 | \$106,449 | \$463,551 | \$312,415 | 1.484 | R63 | |
| 27-148-001-0026-00 | 06/02/23 | \$482,500 | \$106,029 | \$376,471 | \$266,568 | 1.412 | R63 | |
| Totals: | | \$1,052,500 | | \$840,022 | \$578,983 | | | |
| | | | | | | E.C.F. => | 1.451 | 0.05054198 |
| | | | | | | Ave. E.C.F. => | 1.448 | 3.5739 |

The result of the analysis indicates a change in the ECF calculation.

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| USED - 1.45 |
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City of Norton Shores Residential ECF Analysis

Analysis Period: 04/01/2022 - 03/31/2024

Neighborhoods: R169 - Berryfield Crossing Condos, R395 - Harbor Pines Sub

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area | |
|--------------------|-----------|------------------|-------------|------------------|------------------|--------------------------|--------------|----------------|
| 27-169-000-0025-00 | 09/08/23 | \$500,000 | \$57,316 | \$442,684 | \$360,114 | 1.229 | R169 | |
| 27-169-000-0024-00 | 07/11/22 | \$418,000 | \$57,682 | \$360,318 | \$322,976 | 1.116 | R169 | |
| Totals: | | \$418,000 | | \$803,002 | \$683,090 | | | |
| | | | | | | E.C.F. => | 1.176 | #DIV/0! |
| | | | | | | Ave. E.C.F. => | 1.116 | 0.0000 |

The result of the analysis indicates a change in the ECF Calculation.

USED - 1.17

City of Norton Shores Residential ECF Analysis
Analysis Period: 04/01/2022 - 03/31/2024
Neighborhood: R305 - Forest Glenn Condos

| Parcel Number | Sale Date | Adj. Sale \$ | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | ECF Area |
|--------------------|-----------|--------------------|-------------|--------------------|--------------------|--------------------------------|-------------------|
| 27-305-000-0004-00 | 10/17/22 | \$565,000 | \$69,072 | \$495,928 | \$465,590 | 1.065 | R305 |
| 27-305-000-0026-00 | 11/13/23 | \$390,000 | \$60,113 | \$329,887 | \$363,031 | 0.909 | R305 |
| 27-305-000-0027-00 | 07/22/22 | \$420,000 | \$58,644 | \$361,356 | \$308,194 | 1.172 | R305 |
| 27-305-000-0053-00 | 07/25/22 | \$495,251 | \$66,944 | \$428,307 | \$450,866 | 0.950 | R305 |
| 27-305-000-0078-00 | 09/29/22 | \$537,000 | \$74,473 | \$462,527 | \$471,122 | 0.982 | R305 |
| 27-305-000-0085-00 | 06/13/22 | \$435,000 | \$64,956 | \$370,044 | \$390,512 | 0.948 | R305 |
| Totals: | | \$2,842,251 | | \$2,448,049 | \$2,449,314 | E.C.F. => 0.999 | 0.09778532 |
| | | | | | | Ave. E.C.F. => 1.004 | 7.6367 |

A result of the analysis indicates a change in the ECF calculation.

USED - 1.00