

**2026 Egelston Twp Apple/Prime ECF Analysis 04/01/2023 - 3/31/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
11-020-300-0012-00	4970 E APPLE AVE	06/08/23	\$350,000	\$350,000	\$92,900	26.54	\$239,760	\$93,228	\$256,772	\$195,376	1.314	
11-026-200-0017-00	7815 E APPLE AVE	08/29/24	\$115,000	\$115,000	\$45,200	39.30	\$86,911	\$11,397	\$103,603	\$90,981	1.139	
11-022-300-0027-00	6660 E APPLE AVE	09/29/23	\$164,000	\$164,000	\$68,700	41.89	\$184,709	\$44,139	\$119,861	\$157,052	0.763	
11-020-400-0033-00	5490 E APPLE AVE	10/17/23	\$215,000	\$215,000	\$107,600	50.05	\$217,577	\$63,959	\$151,041	\$204,824	0.737	
12-020-400-0001-00	10380 E APPLE AVE	02/25/25	\$150,000	\$150,000	\$89,200	59.47	\$156,767	\$41,676	\$108,324	\$138,664	0.781	
10-023-400-0016-00	3086 E APPLE AVE	06/01/23	\$300,000	\$300,000	\$119,000	39.67	\$320,838	\$71,374	\$228,626	\$293,487	0.779	
<b>Totals:</b>			<b>\$1,294,000</b>	<b>\$1,294,000</b>	<b>\$522,600</b>		<b>\$1,206,562</b>		<b>\$968,227</b>	<b>\$1,080,384</b>		
											<b>E.C.F. =&gt;</b>	<b>0.896</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>0.947</b>

**2026 Egelston Twp Industrial ECF Analysis 4/01/2023 - 3/31/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-031-100-0006-00	4350 E EVANSTON AVE	07/11/24	\$260,000	\$260,000	\$127,600	\$386,985	\$52,240	\$207,760	\$293,636	0.708
21-029-300-0005-00	8155 COOK ST	06/12/24	\$1,375,000	\$1,375,000	\$384,000	\$1,122,121	\$91,795	\$1,283,205	\$903,795	1.420
24-694-000-0041-00	2304 OLTHOFF DR	11/22/23	\$375,000	\$375,000	\$181,000	\$435,305	\$110,630	\$264,370	\$284,803	0.928
26-185-082-0006-00	2221 LEMUEL ST	08/04/23	\$335,000	\$165,300	49.34	\$347,334	\$67,457	\$267,543	\$430,580	0.621
26-185-128-0006-00	2441 NINTH ST	04/26/24	\$51,000	\$22,300	43.73	\$62,442	\$16,042	\$34,958	\$71,385	0.490
									<b>ECF</b>	<b>0.833</b>
									<b>AVG ECF</b>	<b>0.833</b>

Per sales analysis the current Industrial ECF of .83 will remain the same.

**2026 Egelston Twp Agricultural ECF Analysis 4/01/2023 - 03/31/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
05-001-100-0005-00	11606 BRICKYARD RD	03/27/24	\$431,000	\$431,000	\$189,700	\$419,922	\$11,078	\$31,121	0.356
12-024-100-0001-00	465 GOEBEL RD	10/30/23	\$342,000	\$342,000	\$123,200	\$249,274	\$92,726	\$47,167	1.966
<b>Totals:</b>			<b>\$1,836,500</b>	<b>\$1,811,500</b>	<b>\$669,800</b>		<b>\$536,971</b>	<b>\$198,367</b>	
									<b>E.C.F. =&gt; 2.707</b>
									<b>Ave. E.C.F. =&gt; 2.724</b>
<b>OUTLIER</b>									
12-032-400-0002-00	10080 E SHERMAN	11/15/23	\$605,000	\$605,000	\$226,600	\$415,358	\$189,642	\$38,298	4.952

Per sales analysis and lack of sales no changes were made to Agricultural ECF's.

**EGELSTON TOWNSHIP GENERAL RESIDENTIAL ECF ANALYSIS 4/01/2023 - 03-31-2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-002-100-0005-00	1851 N MAPLE ISLAND RD	11/15/24	\$410,000	\$410,000	\$193,700	47.24	\$391,186	\$50,785	\$359,215	\$261,847	1.372
11-007-400-0003-00	4324 WHITE RD	09/06/24	\$245,000	\$245,000	\$93,900	38.33	\$196,774	\$21,221	\$223,779	\$126,753	1.765
11-007-400-0013-20	628 CAIDEN ALAN CT	04/07/23	\$250,000	\$250,000	\$119,100	47.64	\$224,147	\$27,489	\$222,511	\$165,259	1.346
11-009-300-0002-10	5792 WHITE RD	01/03/25	\$320,000	\$320,000	\$194,600	58.02	\$394,745	\$31,987	\$288,013	\$261,919	1.100
11-009-400-0013-00	6302 WHITE RD	12/27/23	\$290,000	\$290,000	\$139,100	47.97	\$277,227	\$40,695	\$249,305	\$181,948	1.370
11-014-300-0007-00	32 N MAPLE ISLAND RD	12/10/24	\$220,000	\$220,000	\$78,900	35.86	\$182,553	\$49,166	\$170,834	\$96,308	1.774
11-015-100-0026-10	256 N HILTON PARK RD	12/28/23	\$250,000	\$250,000	\$117,300	46.92	\$194,817	\$22,081	\$227,919	\$132,874	1.715
11-015-100-0026-10	256 N HILTON PARK RD	08/08/24	\$277,000	\$277,000	\$142,700	51.52	\$246,005	\$22,081	\$254,919	\$172,249	1.480
11-015-300-0027-00	6724 HALL RD	03/28/24	\$178,000	\$178,000	\$61,800	34.72	\$155,385	\$24,228	\$153,772	\$94,698	1.624
11-015-400-0001-10	6831 BAILEY LN	03/24/25	\$270,000	\$270,000	\$138,700	51.37	\$288,628	\$24,531	\$245,469	\$190,546	1.288
11-015-400-0009-00	7068 HALL RD	04/15/24	\$100,000	\$100,000	\$47,800	47.80	\$102,989	\$24,415	\$75,585	\$56,732	1.332
11-015-400-0014-00	7112 HALL RD	08/02/24	\$113,000	\$113,000	\$64,100	56.73	\$137,645	\$24,700	\$88,300	\$81,549	1.083
11-016-200-0022-50	297 N HILTON PARK RD	10/10/23	\$407,500	\$407,500	\$186,800	45.84	\$485,557	\$44,875	\$362,625	\$318,182	1.140
11-016-400-0028-00	147 S HILTON PARK RD	08/21/23	\$160,000	\$160,000	\$72,300	45.19	\$144,866	\$16,655	\$143,345	\$107,740	1.330
11-017-300-0021-00	37 S PARK ST	02/19/25	\$205,000	\$205,000	\$84,100	41.02	\$181,766	\$30,275	\$174,725	\$109,301	1.599
11-017-300-0022-00	45 S PARK ST	05/15/23	\$135,000	\$135,000	\$66,700	49.41	\$136,987	\$25,145	\$109,855	\$93,985	1.169
11-017-300-0027-00	5126 HALL RD	09/24/24	\$170,000	\$170,000	\$67,600	39.76	\$148,482	\$51,466	\$118,534	\$70,048	1.692
11-018-100-0008-00	475 FERNWOOD LN	04/18/23	\$350,000	\$350,000	\$174,400	49.83	\$353,913	\$24,501	\$325,499	\$276,817	1.176
11-018-100-0023-00	4102 MACARTHUR RD	09/11/24	\$260,000	\$260,000	\$113,000	43.46	\$241,560	\$19,909	\$240,091	\$160,037	1.500
11-018-200-0007-00	4683 WHITE RD	09/27/24	\$230,250	\$230,250	\$146,200	63.50	\$289,325	\$23,680	\$206,570	\$204,342	1.011
11-018-200-0015-00	4376 MACARTHUR RD	05/30/23	\$259,900	\$259,900	\$118,600	45.63	\$245,169	\$46,617	\$213,283	\$166,850	1.278
11-018-300-0006-00	4141 MACARTHUR RD	01/12/24	\$207,000	\$207,000	\$84,900	41.01	\$212,847	\$34,377	\$172,623	\$128,859	1.340
11-018-300-0008-00	4171 MACARTHUR RD	06/21/24	\$250,500	\$250,500	\$96,000	38.32	\$205,136	\$34,846	\$215,654	\$122,953	1.754
11-018-400-0013-00	4320 HALL RD	11/15/24	\$245,000	\$245,000	\$80,900	33.02	\$195,280	\$32,799	\$212,201	\$117,315	1.809
11-018-400-0026-00	4576 HALL RD	08/05/24	\$171,000	\$171,000	\$97,500	57.02	\$209,925	\$15,200	\$155,800	\$140,596	1.108
11-019-200-0012-00	4555 HALL RD	03/12/25	\$165,000	\$165,000	\$83,100	50.36	\$177,017	\$15,200	\$149,800	\$116,751	1.283
11-019-300-0026-00	849 LINTNER RD	08/30/24	\$155,000	\$155,000	\$56,300	36.32	\$120,421	\$26,850	\$128,150	\$67,560	1.897
11-019-400-0003-00	4516 E APPLE AVE	04/22/24	\$210,000	\$210,000	\$97,100	46.24	\$200,666	\$50,950	\$159,050	\$115,166	1.381
11-019-400-0009-00	4622 E APPLE AVE	11/02/23	\$132,000	\$132,000	\$51,600	39.09	\$105,374	\$18,737	\$113,263	\$72,804	1.556
11-019-400-0013-00	645 S CARR RD	04/20/23	\$185,000	\$185,000	\$86,200	46.59	\$177,011	\$26,841	\$158,159	\$126,193	1.253
11-020-400-0002-00	5220 E APPLE AVE	01/09/24	\$217,500	\$217,500	\$106,300	48.87	\$217,937	\$42,116	\$175,384	\$135,247	1.297
11-020-400-0019-00	697 S WOLF LAKE RD	12/13/24	\$264,900	\$264,900	\$110,900	41.86	\$221,741	\$44,076	\$220,824	\$136,665	1.616
11-021-100-0001-10	5664 RICHMOND AVE	09/23/24	\$379,900	\$379,900	\$205,700	54.15	\$387,812	\$31,329	\$348,571	\$274,218	1.271
11-021-100-0012-00	271 S CHATTERSON RD	08/29/23	\$250,000	\$250,000	\$100,700	40.28	\$169,187	\$14,000	\$236,000	\$130,409	1.810
11-021-200-0002-00	6207 HALL RD	12/04/23	\$366,500	\$366,500	\$173,000	47.20	\$390,900	\$41,125	\$325,375	\$252,545	1.288
11-021-300-0042-00	5876 E APPLE AVE	05/30/23	\$165,000	\$165,000	\$57,800	35.03	\$109,392	\$17,700	\$147,300	\$77,052	1.912
11-022-100-0007-00	6575 HALL RD	06/20/24	\$140,000	\$140,000	\$58,000	41.43	\$124,290	\$20,200	\$119,800	\$75,155	1.594
11-022-100-0013-40	6663 HALL RD	02/27/25	\$300,000	\$300,000	\$150,900	50.30	\$313,994	\$23,311	\$276,689	\$209,728	1.319
11-022-200-0002-00	240 S BROTON RD	10/18/24	\$230,000	\$230,000	\$96,400	41.91	\$204,623	\$19,483	\$210,517	\$133,675	1.575
11-022-200-0003-00	264 S BROTON RD	04/22/24	\$240,000	\$240,000	\$110,100	45.88	\$222,214	\$17,010	\$222,990	\$157,849	1.413
11-022-200-0022-00	381 S MAPLE ISLAND RD	10/18/24	\$230,000	\$230,000	\$132,400	57.57	\$256,511	\$81,875	\$148,125	\$134,335	1.103

11-023-300-0012-00	7490 E APPLE AVE	01/04/24	\$230,000	\$230,000	\$93,800	40.78	\$236,250	\$42,173	\$187,827	\$140,128	1.340
11-025-100-0020-10	1242 S SULLIVAN RD	09/27/24	\$333,000	\$333,000	\$173,400	52.07	\$350,251	\$28,517	\$304,483	\$247,488	1.230
11-025-400-0007-00	8654 E LAKETON AVE	11/30/23	\$270,000	\$270,000	\$105,500	39.07	\$260,519	\$60,910	\$209,090	\$144,122	1.451
11-026-100-0010-00	7577 E APPLE AVE	11/13/23	\$384,900	\$384,900	\$164,100	42.63	\$418,683	\$57,071	\$327,829	\$261,092	1.256
11-026-400-0017-00	1752 S BARNES RD	03/12/25	\$399,000	\$399,000	\$192,900	48.35	\$398,342	\$125,888	\$273,112	\$196,576	1.389
11-027-100-0003-00	6505 E APPLE AVE	10/30/23	\$208,000	\$208,000	\$71,400	34.33	\$178,332	\$19,416	\$188,584	\$114,741	1.644
11-027-200-0003-00	6867 E APPLE AVE	09/18/24	\$140,000	\$140,000	\$70,400	50.29	\$151,268	\$59,951	\$80,049	\$65,933	1.214
11-028-100-0003-00	5655 E APPLE AVE	07/18/24	\$220,000	\$220,000	\$71,300	32.41	\$184,780	\$20,200	\$199,800	\$118,830	1.681
11-028-100-0006-00	5707 E APPLE AVE	07/02/24	\$208,000	\$208,000	\$98,800	47.50	\$207,257	\$24,620	\$183,380	\$131,868	1.391
11-028-100-0015-00	1326 S WOLF LAKE RD	01/14/25	\$164,900	\$164,900	\$54,400	32.99	\$119,506	\$12,700	\$152,200	\$77,116	1.974
11-028-100-0028-00	5951 E APPLE AVE	11/08/24	\$197,000	\$197,000	\$74,700	37.92	\$159,823	\$16,754	\$180,246	\$103,299	1.745
11-028-100-0030-00	5983 E APPLE AVE	02/27/24	\$195,000	\$195,000	\$105,600	54.15	\$210,960	\$19,008	\$175,992	\$147,655	1.192
11-028-200-0010-00	1082 S CHATTERSON RD	06/30/23	\$389,900	\$389,900	\$169,800	43.55	\$419,522	\$87,251	\$302,649	\$239,907	1.262
11-028-300-0019-01	5771 S WHIPPLE TR	12/08/23	\$434,000	\$434,000	\$212,900	49.06	\$456,591	\$79,653	\$354,347	\$289,952	1.222
11-029-100-0015-00	1043 HOFFMAN ST	12/13/24	\$115,000	\$115,000	\$57,500	50.00	\$122,918	\$15,200	\$99,800	\$77,775	1.283
11-029-200-0019-00	1255 S FOREST RD	02/12/24	\$205,000	\$205,000	\$83,000	40.49	\$167,911	\$16,334	\$188,666	\$116,598	1.618
11-029-200-0030-00	1088 S FOREST RD	06/16/23	\$205,000	\$205,000	\$95,300	46.49	\$193,534	\$25,594	\$179,406	\$141,126	1.271
11-029-200-0033-00	1130 S FOREST RD	02/20/24	\$200,000	\$200,000	\$82,900	41.45	\$167,863	\$18,050	\$181,950	\$115,241	1.579
11-029-200-0052-00	5549 E APPLE AVE	04/24/24	\$219,000	\$219,000	\$91,000	41.55	\$192,384	\$35,842	\$183,158	\$113,027	1.620
11-029-300-0004-00	1798 S CARR RD	01/09/25	\$335,000	\$335,000	\$146,700	43.79	\$297,689	\$65,928	\$269,072	\$178,278	1.509
11-029-300-0011-00	1503 S PARKWAY ST	07/03/24	\$325,500	\$325,500	\$155,800	47.86	\$329,920	\$53,734	\$271,766	\$199,412	1.363
11-029-300-0016-00	1670 S CARR RD	04/24/24	\$185,000	\$185,000	\$107,600	58.16	\$194,814	\$22,433	\$162,567	\$124,463	1.306
11-029-300-0019-00	1708 S CARR RD	12/18/24	\$150,000	\$150,000	\$76,600	51.07	\$153,206	\$21,269	\$128,731	\$101,490	1.268
11-029-400-0012-00	1529 S WOLF LAKE RD	10/02/24	\$247,000	\$247,000	\$135,800	54.98	\$276,956	\$59,395	\$187,605	\$157,084	1.194
11-030-100-0020-01	1162 S BROOKS RD	01/06/25	\$321,000	\$321,000	\$149,100	46.45	\$330,697	\$34,058	\$286,942	\$214,180	1.340
11-030-200-0059-00	1141 S CARR RD	07/26/23	\$164,900	\$164,900	\$48,700	29.53	\$129,985	\$26,916	\$137,984	\$74,418	1.854
11-030-200-0070-00	1351 S CARR RD	02/29/24	\$216,500	\$216,500	\$100,400	46.37	\$152,545	\$17,700	\$198,800	\$103,727	1.917
11-030-400-0019-00	4636 E LAKETON AVE	04/28/23	\$167,900	\$167,900	\$62,700	37.34	\$115,560	\$26,371	\$141,529	\$74,949	1.888
11-030-400-0025-30	4700 E LAKETON AVE	10/11/24	\$339,900	\$339,900	\$179,800	52.90	\$362,886	\$27,765	\$312,135	\$257,785	1.211
11-031-200-0003-00	4425 E LAKETON AVE	03/22/24	\$183,000	\$183,000	\$89,100	48.69	\$203,633	\$18,013	\$164,987	\$134,022	1.231
11-031-300-0004-00	4035 E EVANSTON AVE	03/20/24	\$429,000	\$429,000	\$202,400	47.18	\$406,936	\$38,617	\$390,383	\$283,322	1.378
11-033-100-0010-00	5650 E EVANSTON AVE	07/27/23	\$305,000	\$305,000	\$123,700	40.56	\$246,331	\$28,926	\$276,074	\$182,693	1.511
11-033-100-0010-00	5650 E EVANSTON AVE	02/26/25	\$279,900	\$279,900	\$134,900	48.20	\$280,875	\$28,878	\$251,022	\$181,816	1.381
11-033-100-0032-00	5803 E EVANSTON AVE	11/07/23	\$318,000	\$318,000	\$142,800	44.91	\$288,028	\$23,793	\$294,207	\$222,046	1.325
11-034-200-0011-00	6808 E EVANSTON AVE	01/31/25	\$335,000	\$335,000	\$154,200	46.03	\$323,570	\$58,011	\$276,989	\$191,601	1.446
11-034-400-0010-00	6881 E EVANSTON AVE	02/07/25	\$475,000	\$475,000	\$280,200	58.99	\$561,610	\$35,642	\$439,358	\$379,486	1.158
11-035-300-0007-00	7479 E EVANSTON AVE	05/17/23	\$325,000	\$325,000	\$143,400	44.12	\$282,722	\$70,768	\$254,232	\$178,113	1.427
11-035-400-0016-00	2483 S SULLIVAN RD	06/14/24	\$314,900	\$314,900	\$137,600	43.70	\$298,517	\$89,900	\$225,000	\$150,626	1.494
11-140-000-0028-00	1267 S PARKWAY ST	03/14/25	\$239,900	\$239,900	\$106,300	44.31	\$220,471	\$19,673	\$220,227	\$144,876	1.520
11-141-000-0118-00	1142 BOLEN RD	11/10/23	\$156,000	\$156,000	\$55,900	35.83	\$141,043	\$18,754	\$137,246	\$88,295	1.554
11-178-000-0018-00	844 DELORA ST	11/09/23	\$145,000	\$145,000	\$55,200	38.07	\$143,755	\$21,387	\$123,613	\$88,352	1.399
11-179-000-0010-00	1164 BRIAN DR	07/12/24	\$315,000	\$315,000	\$185,000	58.73	\$391,347	\$24,384	\$290,616	\$264,955	1.097
11-184-000-0005-00	4450 TOMPKINS TR	04/19/24	\$347,000	\$347,000	\$160,600	46.28	\$337,068	\$41,534	\$305,466	\$213,382	1.432
11-190-000-0010-00	6647 MEGAN CT	06/28/24	\$269,900	\$269,900	\$122,700	45.46	\$257,671	\$20,429	\$249,471	\$171,294	1.456
11-190-000-0023-00	1205 ABBY CT	02/13/25	\$265,000	\$265,000	\$116,300	43.89	\$241,778	\$19,583	\$245,417	\$160,314	1.531

11-190-000-0025-00	1181 COPPER CREEK DR	07/22/24	\$260,000	\$260,000	\$123,600	47.54	\$265,701	\$18,868	\$241,132	\$178,219	1.353
11-191-000-0060-00	6675 MINARD DR	05/29/24	\$250,000	\$250,000	\$139,000	55.60	\$291,680	\$23,583	\$226,417	\$193,572	1.170
11-195-000-0011-00	171 S BROTON RD	10/25/24	\$247,000	\$247,000	\$118,400	47.94	\$238,716	\$21,179	\$225,821	\$167,336	1.350
11-240-000-0001-00	7479 SUE MARIE LN	11/03/23	\$335,000	\$335,000	\$183,600	54.81	\$380,947	\$26,762	\$308,238	\$255,729	1.205
11-240-000-0002-00	7481 SUE MARIE LN	03/19/25	\$340,000	\$340,000	\$159,200	46.82	\$331,546	\$26,127	\$313,873	\$220,360	1.424
11-300-000-0008-00	1287 S CHATTERSON RD	04/19/23	\$205,000	\$205,000	\$96,600	47.12	\$183,682	\$20,666	\$184,334	\$136,988	1.346
11-350-002-0006-00	4490 E LAKETON AVE	10/18/24	\$229,000	\$229,000	\$84,400	36.86	\$171,053	\$18,867	\$210,133	\$117,066	1.795
11-360-003-0014-00	5454 HALL RD	07/15/24	\$121,000	\$121,000	\$47,300	39.09	\$100,914	\$11,500	\$109,500	\$64,559	1.696
11-360-004-0018-00	156 S STEWART ST	10/31/24	\$105,000	\$105,000	\$42,500	40.48	\$89,706	\$11,500	\$93,500	\$56,466	1.656
11-360-004-0019-00	152 S STEWART ST	04/26/23	\$149,900	\$149,900	\$48,100	32.09	\$96,986	\$11,500	\$138,400	\$71,837	1.927
11-360-005-0009-00	161 S STEWART ST	11/22/24	\$215,000	\$215,000	\$118,300	55.02	\$221,856	\$19,762	\$195,238	\$145,916	1.338
11-360-008-0017-00	164 S PARK ST	01/05/24	\$170,000	\$170,000	\$65,700	38.65	\$158,945	\$19,237	\$150,763	\$100,872	1.495
11-360-011-0008-00	61 S DENGLER RD	07/29/24	\$169,900	\$169,900	\$51,200	30.14	\$132,317	\$12,508	\$157,392	\$86,505	1.819
11-360-014-0010-00	89 S KENSINGTON ST	10/29/24	\$209,900	\$209,900	\$86,900	41.40	\$175,757	\$18,012	\$191,888	\$121,342	1.581
11-360-014-0023-00	20 S KENWOOD ST	09/11/23	\$180,000	\$180,000	\$67,800	37.67	\$120,770	\$16,657	\$163,343	\$87,490	1.867
11-360-016-0010-00	79 S WOLF LAKE RD	05/22/24	\$223,000	\$223,000	\$91,100	40.85	\$192,819	\$24,122	\$198,878	\$121,803	1.633
11-360-021-0003-00	71 N STEWART ST	12/05/23	\$182,500	\$182,500	\$75,700	41.48	\$153,372	\$15,000	\$167,500	\$106,440	1.574
11-360-021-0023-00	78 N DENGLER RD	06/14/24	\$45,000	\$45,000	\$27,400	60.89	\$47,567	\$19,360	\$25,640	\$20,366	1.259
11-360-022-0011-00	3 N DENGLER RD	06/29/23	\$175,000	\$175,000	\$90,200	51.54	\$232,329	\$15,788	\$159,212	\$156,347	1.018
11-360-029-0010-00	173 VISTA TER	05/10/24	\$140,000	\$140,000	\$70,700	50.50	\$141,261	\$20,108	\$119,892	\$87,475	1.371
11-360-029-0014-00	131 VISTA TER	02/23/24	\$158,000	\$158,000	\$67,300	42.59	\$136,173	\$11,500	\$146,500	\$95,902	1.528
11-360-029-0016-00	93 CIRCLE DR	01/10/24	\$176,000	\$176,000	\$68,300	38.81	\$168,449	\$17,887	\$158,113	\$108,709	1.454
11-360-029-0019-00	5452 CIRCLE DR	05/05/23	\$143,900	\$138,900	\$54,900	39.52	\$96,695	\$15,000	\$123,900	\$68,651	1.805
11-360-029-0024-00	5408 CIRCLE DR	09/27/24	\$214,900	\$214,900	\$102,600	47.74	\$222,574	\$15,566	\$199,334	\$149,464	1.334
11-360-033-0024-00	356 VISTA TER	02/13/25	\$170,848	\$170,848	\$82,200	48.11	\$163,031	\$17,143	\$153,705	\$105,258	1.460
11-405-000-0003-00	157 MARIGOLD ST	10/30/24	\$339,900	\$339,900	\$142,600	41.95	\$287,249	\$36,562	\$303,338	\$192,836	1.573
11-405-000-0019-00	4500 ARBUTUS CT	06/07/24	\$306,000	\$306,000	\$110,500	36.11	\$242,626	\$25,117	\$280,883	\$156,933	1.790
11-405-000-0028-00	110 MARIGOLD ST	02/29/24	\$230,000	\$230,000	\$90,100	39.17	\$198,614	\$17,217	\$212,783	\$130,878	1.626
11-410-001-0014-00	921 S CHANDLER ST	11/22/23	\$167,080	\$167,080	\$56,900	34.06	\$149,928	\$18,109	\$148,971	\$95,176	1.565
11-410-002-0013-00	719 S CHANDLER ST	12/20/23	\$175,000	\$175,000	\$85,100	48.63	\$172,240	\$15,424	\$159,576	\$120,628	1.323
11-410-004-0001-00	5058 E APPLE AVE	07/31/23	\$186,000	\$186,000	\$74,700	40.16	\$149,516	\$20,004	\$165,996	\$108,834	1.525
11-410-004-0042-00	870 S CHANDLER ST	05/12/23	\$180,000	\$180,000	\$90,000	50.00	\$225,301	\$22,238	\$157,762	\$146,616	1.076
11-450-000-0009-00	6257 LAZY OAK TRL	11/22/23	\$334,000	\$334,000	\$171,300	51.29	\$344,977	\$43,777	\$290,223	\$231,692	1.253
11-450-000-0013-00	6266 LAZY OAK TRL	03/03/25	\$420,000	\$420,000	\$221,300	52.69	\$438,832	\$34,534	\$385,466	\$291,701	1.321
11-472-000-0009-00	2134 S MAPLE ISLAND RD	09/20/24	\$255,101	\$255,101	\$120,000	47.04	\$241,965	\$17,307	\$237,794	\$172,814	1.376
11-485-000-0019-00	5419 RUSS RD	07/19/23	\$155,000	\$155,000	\$52,900	34.13	\$100,458	\$13,720	\$141,280	\$72,889	1.938
11-485-000-0033-00	831 S WOLF LAKE RD	12/09/24	\$151,000	\$151,000	\$68,300	45.23	\$138,924	\$19,434	\$131,566	\$91,915	1.431
11-505-000-0003-00	5701 HALL RD	10/20/23	\$230,000	\$230,000	\$126,300	54.91	\$276,650	\$22,501	\$207,499	\$183,501	1.131
11-505-000-0014-00	5791 HALL RD	08/04/23	\$226,000	\$226,000	\$103,300	45.71	\$191,031	\$15,200	\$210,800	\$147,757	1.427
11-505-000-0014-00	5791 HALL RD	11/04/24	\$239,000	\$239,000	\$112,800	47.20	\$236,876	\$15,200	\$223,800	\$160,055	1.398
11-505-000-0015-00	5793 HALL RD	02/15/24	\$189,900	\$189,900	\$94,600	49.82	\$193,623	\$22,273	\$167,627	\$131,808	1.272
11-505-000-0021-00	5766 RICHMOND AVE	03/29/24	\$290,000	\$290,000	\$131,600	45.38	\$268,832	\$19,953	\$270,047	\$191,445	1.411
11-505-000-0093-00	330 S WOLF LAKE RD	06/13/24	\$217,000	\$217,000	\$88,300	40.69	\$230,969	\$30,343	\$186,657	\$144,752	1.289
11-505-000-0133-00	5690 OLSEN AVE	05/08/23	\$210,000	\$210,000	\$96,100	45.76	\$195,406	\$15,200	\$194,800	\$151,434	1.286
11-505-000-0149-00	356 S WOLF LAKE RD	01/14/25	\$157,000	\$157,000	\$75,100	47.83	\$159,981	\$12,700	\$144,300	\$106,340	1.357

11-505-000-0155-00	5649 OLSEN AVE	10/16/24	\$175,000	\$175,000	\$69,600	39.77	\$161,287	\$18,354	\$156,646	\$103,201	1.518	
11-550-000-0001-00	126 S BROOKS RD	07/25/23	\$190,000	\$190,000	\$88,800	46.74	\$176,705	\$19,049	\$170,951	\$132,484	1.290	
11-620-000-0013-00	897 N VAN EYCK ST	10/01/24	\$219,000	\$219,000	\$88,700	40.50	\$180,074	\$24,034	\$194,966	\$120,031	1.624	
11-640-000-0029-00	5702 LEONA AVE	05/31/24	\$219,900	\$219,900	\$85,200	38.74	\$181,108	\$18,826	\$201,074	\$117,171	1.716	
11-640-000-0030-00	5714 LEONA AVE	06/30/23	\$159,900	\$159,900	\$78,800	49.28	\$166,418	\$18,646	\$141,254	\$124,178	1.138	
11-640-000-0042-00	708 SEPMAN ST	06/10/24	\$245,000	\$245,000	\$106,400	43.43	\$225,531	\$21,595	\$223,405	\$147,246	1.517	
11-640-000-0052-00	5677 MARJORIE AVE	01/03/24	\$205,000	\$205,000	\$70,600	34.44	\$188,152	\$15,352	\$189,648	\$124,765	1.520	
11-650-000-0017-00	1250 WOODRIDGE ST	09/26/24	\$210,000	\$210,000	\$85,400	40.67	\$185,772	\$17,449	\$192,551	\$121,533	1.584	
11-650-000-0027-00	1329 WOODRIDGE ST	06/13/24	\$279,900	\$279,900	\$140,000	50.02	\$301,310	\$22,703	\$257,197	\$201,015	1.279	
11-650-000-0028-00	1317 WOODRIDGE ST	11/20/23	\$180,000	\$180,000	\$90,000	50.00	\$181,744	\$24,359	\$155,641	\$121,065	1.286	
11-650-000-0043-00	1091 WOODRIDGE ST	10/06/23	\$210,000	\$210,000	\$79,400	37.81	\$170,359	\$15,200	\$194,800	\$130,386	1.494	
11-650-000-0057-00	1106 WOODCREST ST	01/17/24	\$268,000	\$268,000	\$115,600	43.13	\$277,880	\$41,301	\$226,699	\$170,815	1.327	
11-650-000-0123-00	1370 HOLIDAY ST	02/23/24	\$175,500	\$175,500	\$64,400	36.70	\$168,499	\$20,077	\$155,423	\$107,164	1.450	
<b>Totals:</b>			<b>\$33,688,979</b>	<b>\$33,683,979</b>	<b>\$15,337,100</b>		<b>\$32,331,994</b>		<b>\$29,588,499</b>	<b>\$21,194,246</b>		
											<b>E.C.F. =&gt;</b>	<b>1.381</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>1.396</b>

Per sales analysis general Residential ECF's will not change for 2026.

#### OUTLIERS

11-650-000-0049-00	1005 WOODRIDGE ST	06/14/23	\$225,000	\$225,000	\$93,600	41.60	\$134,050	\$18,647	\$206,353	\$96,977	2.128
11-198-002-0011-00	6972 E EVANSTON AVE	10/10/24	\$169,900	\$169,900	\$58,500	34.43	\$110,973	\$19,553	\$150,347	\$70,323	2.138
11-034-300-0015-00	6757 E EVANSTON AVE	08/21/24	\$170,000	\$170,000	\$45,800	26.94	\$97,170	\$17,700	\$152,300	\$57,379	2.654
11-178-000-0008-00	885 S CHATTERSON RD	07/24/23	\$140,000	\$140,000	\$45,700	32.64	\$84,639	\$17,700	\$122,300	\$56,251	2.174
11-031-200-0013-00	4595 E LAKETON AVE	02/28/25	\$229,900	\$229,900	\$80,000	34.80	\$165,977	\$45,249	\$184,651	\$87,105	2.120
11-008-400-0005-00	5514 WHITE RD	05/18/23	\$131,500	\$131,500	\$76,300	58.02	\$169,529	\$32,283	\$99,217	\$115,333	0.860

#### EGELSTON TOWNSHIP GENERAL RESIDENTIAL ECF ANALYSIS 91-100% HOUSING

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-029-300-0006-00	5047 VINE AVE	01/03/25	\$365,000	\$365,000	\$166,900	45.73	\$462,452	\$44,314	\$320,686	\$301,905	1.062
11-194-000-0010-00	309 JAYDEN DR	07/24/23	\$330,000	\$330,000	\$180,300	54.64	\$364,291	\$22,985	\$307,015	\$286,812	1.070
11-445-000-0016-00	7118 ANNABELL DR	07/12/24	\$320,000	\$320,000	\$175,700	54.91	\$394,480	\$29,121	\$290,879	\$263,797	1.103
11-194-000-0008-00	285 JAYDEN DR	03/08/24	\$249,900	\$249,900	\$142,400	56.98	\$287,097	\$23,192	\$226,708	\$203,004	1.117
11-240-000-0006-00	7484 SUE MARIE LN	08/23/23	\$295,000	\$295,000	\$154,000	52.20	\$312,023	\$28,724	\$266,276	\$238,066	1.118
11-028-100-0014-20	1300 S WOLF LAKE RD	05/19/23	\$259,900	\$259,900	\$132,500	50.98	\$268,567	\$21,679	\$238,221	\$207,469	1.148
11-015-100-0026-20	224 N HILTON PARK RD	09/20/24	\$282,500	\$282,500	\$158,600	56.14	\$327,443	\$30,082	\$252,418	\$214,546	1.177
11-029-200-0035-00	1170 S FOREST RD	11/16/23	\$310,000	\$310,000	\$79,700	25.71	\$359,946	\$18,578	\$291,422	\$246,475	1.182
11-481-000-0028-00	413 SABINE DRIVE	11/06/24	\$408,760	\$408,760	\$221,800	54.26	\$446,252	\$27,436	\$381,324	\$322,166	1.184
11-021-100-0003-20	280 RAHN ST	10/10/23	\$369,000	\$369,000	\$185,500	50.27	\$426,060	\$30,256	\$338,744	\$285,779	1.185
11-481-000-0029-00	411 SABINE DRIVE	06/14/23	\$425,000	\$425,000	\$205,500	48.35	\$414,999	\$28,072	\$396,928	\$325,149	1.221
11-481-000-0021-00	6019 VESPER DRIVE	06/09/23	\$394,342	\$394,342	\$207,200	52.54	\$383,734	\$25,230	\$369,112	\$301,264	1.225
11-481-000-0023-00	6022 VESPER DRIVE	03/08/24	\$399,900	\$399,900	\$198,800	49.71	\$396,640	\$21,248	\$378,652	\$288,763	1.311
11-481-000-0015-00	6033 VESPER DRIVE	02/14/24	\$427,500	\$427,500	\$208,600	48.80	\$419,877	\$22,273	\$405,227	\$305,849	1.325
11-481-000-0016-00	6031 VESPER DRIVE	08/17/23	\$423,144	\$423,144	\$203,900	48.19	\$382,978	\$30,175	\$392,969	\$296,473	1.325
11-481-000-0022-00	6020 VESPER DRIVE	08/12/24	\$460,000	\$460,000	\$233,500	50.76	\$478,197	\$28,304	\$431,696	\$324,598	1.330

11-481-000-0024-00	6024 VESPER DRIVE	01/15/25	\$399,900	\$399,900	\$194,800	48.71	\$389,519	\$20,466	\$379,434	\$283,887	1.337
11-035-200-0014-30	1983 S SULLIVAN RD	08/26/24	\$470,000	\$470,000	\$230,300	49.00	\$483,637	\$60,338	\$409,662	\$305,631	1.340
11-179-000-0030-00	1131 BRIAN DR	02/01/24	\$285,000	\$285,000	\$117,900	41.37	\$289,691	\$20,274	\$264,726	\$194,525	1.361
11-028-100-0014-10	1296 S WOLF LAKE RD	05/21/24	\$340,000	\$340,000	\$162,300	47.74	\$340,513	\$26,420	\$313,580	\$226,782	1.383
11-481-000-0027-00	415 SABINE DRIVE	05/03/24	\$427,100	\$427,100	\$206,700	48.40	\$401,206	\$23,965	\$403,135	\$290,185	1.389
11-029-200-0075-10	1195 S WOLF LAKE RD	07/03/24	\$263,900	\$263,900	\$131,400	49.79	\$262,725	\$21,085	\$242,815	\$174,469	1.392
11-481-000-0013-00	416 SABINE DRIVE	10/16/23	\$488,000	\$488,000	\$230,200	47.17	\$420,049	\$42,458	\$445,542	\$317,303	1.404
11-035-200-0012-11	1794 S BARNES RD	01/14/25	\$399,700	\$399,700	\$194,600	48.69	\$388,937	\$30,873	\$368,827	\$258,530	1.427
11-481-000-0026-00	6028 VESPER DRIVE	04/30/24	\$439,900	\$439,900	\$196,300	44.62	\$395,153	\$22,690	\$417,210	\$286,510	1.456
11-481-000-0020-00	6021 VESPER DRIVE	09/14/23	\$390,000	\$390,000	\$207,100	53.10	\$305,086	\$26,332	\$363,668	\$234,247	1.552
			<b>\$9,623,446</b>	<b>\$9,623,446</b>	<b>\$4,726,500</b>		<b>\$9,801,552</b>		<b>\$8,896,876</b>	<b>\$6,984,185</b>	
									<b>E.C.F. =&gt;</b>		<b>1.225</b>
									<b>Ave. E.C.F. =&gt;</b>		<b>1.298</b>

Adjusted 401 improved properties ECF's in General Residential that are 91% to 100% age from 1.386 to 1.298

**2026 Egelston Twp General Commercial ECF Analysis 4/01/2023 - 04/01/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-021-100-0015-00	420 S WOLF LAKE RD	09/19/23	\$175,000	\$175,000	\$71,700	40.97	\$152,965	\$29,686	\$145,314	\$176,113	0.825
21-161-015-0009-00	8603 WATER ST	03/17/25	\$184,000	\$184,000	\$80,300	43.64	\$187,884	\$93,845	\$90,155	\$113,300	0.796
07-012-400-0013-00	5576 HOLTON RD	11/07/24	\$150,000	\$150,000	\$75,800	50.53	\$179,074	\$48,539	\$101,461	\$157,271	0.645
43-725-002-0001-40	12432 STAFFORD ST	07/16/24	\$50,000	\$50,000	\$38,900	77.80	\$85,163	\$13,975	\$36,025	\$85,769	0.420
05-031-400-0006-00	6951 HOLTON RD	10/11/24	\$154,000	\$154,000	\$70,600	45.84	\$142,594	\$31,193	\$122,807	\$134,218	0.915
06-112-400-0003-15	5706 WHITEHALL RD	08/08/24	\$50,000	\$50,000	\$24,700	49.40	\$52,208	\$12,750	\$37,250	\$47,540	0.784
10-007-100-0002-00	761 W GILES RD	10/11/24	\$200,000	\$200,000	\$70,500	35.25	\$222,090	\$38,843	\$161,157	\$220,780	0.730
11-022-300-0027-00	6660 E APPLE AVE	09/29/23	\$164,000	\$164,000	\$68,700	41.89	\$161,013	\$110,072	\$53,928	\$72,773	0.741
11-026-200-0017-00	7815 E APPLE AVE	08/29/24	\$115,000	\$115,000	\$57,200	49.74	\$90,023	\$38,913	\$76,087	\$73,014	1.042
					<b>\$558,400</b>		<b>\$1,273,014</b>		<b>\$824,184</b>	<b>\$1,080,777</b>	
										E.C.F. =>	<b>0.763</b>
										Ave. E.C.F. =>	<b>0.766</b>

**EGELSTON TOWNSHIP WOLF LAKE ECF ANALYSIS 4/01/2023 - 03-31-2025**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
11-016-100-0004-00	5709 E HARDING AVE	12/20/24	\$150,000	\$150,000	\$97,200	64.80	\$187,792	\$94,915	\$55,085	\$62,628	0.880	
11-016-100-0024-00	525 GROVER RD	12/30/24	\$544,200	\$544,200	\$212,600	39.07	\$425,187	\$114,248	\$429,952	\$212,972	2.019	
11-016-100-0037-00	447 GROVER RD	08/23/24	\$550,000	\$550,000	\$255,000	46.36	\$510,094	\$102,788	\$447,212	\$274,650	1.628	
11-016-400-0007-50	71 HUBBARD WOODS	07/17/23	\$450,100	\$450,100	\$186,600	41.46	\$390,278	\$149,600	\$300,500	\$185,137	1.623	
11-250-000-0004-00	6117 HUBBARD RD	06/22/23	\$455,000	\$455,000	\$172,200	37.85	\$364,421	\$113,919	\$341,081	\$192,694	1.770	
<b>Totals:</b>			<b>\$2,149,300</b>	<b>\$2,149,300</b>	<b>\$923,600</b>		<b>\$1,877,772</b>		<b>\$1,573,830</b>	<b>\$928,081</b>		
											<b>E.C.F. =&gt;</b>	<b>1.696</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>1.584</b>

Per sales analysis ECF's were changed from 1.483 to 1.560