

VISIT QUICK LINKS - INSTRUCTIONS AND CODES - TO FIND YOUR LAND STUDY CODE FOR USE IN THIS DOCUMENT

GEORGETOWN 2024 ECF STUDY AH														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Apprais	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-15-123-001	7964 TEAKWOOD	5/6/2022	259900	WD	03-ARM'S LEN	259900	159300	61.29280492	318617	90508	169392	238857.5938	0.709175695	AH
70-14-15-124-015	7915 TEAKWOOD	6/24/2022	315000	WD	03-ARM'S LEN	315000	137000	43.49206349	274055	90898	224102	191787.4375	1.168491549	AH
70-14-15-173-012	7735 TEAKWOOD	7/27/2021	293000	WD	03-ARM'S LEN	293000	135900	46.38225256	271742	88656	204344	191713.0938	1.065884421	AH
70-14-15-175-005	7832 22ND	11/12/2021	280000	WD	03-ARM'S LEN	280000	139000	49.64285714	277995	97913	182087	188567.5469	0.965632756	AH
70-14-15-175-015	7752 22ND	11/21/2022	350000	WD	03-ARM'S LEN	350000	156900	44.82857143	313796	88976	261024	235413.6094	1.108788913	AH
70-14-15-175-019	7720 22ND	11/5/2021	289500	WD	03-ARM'S LEN	289500	150300	51.91709845	300663	87920	201580	222767.5469	0.904889437	AH
		Totals:	1787400			1787400	878400		1756868		1242529	1269106.828		
							Sale. Ratio =>	49.14400806				E.C.F. =>	0.979057848	
6							Std. Dev. =>	6.519500881				Ave. E.C.F. =>	0.987143795	

GEORGETOWN 2024 ECF AHE HP1SR MLE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-295-001	3207 ROLLINGVIEW	9/15/2022	380000	WD	03-ARM'S LENGTH	380000	169700	44.65789474	339449	96073	283927	254347.0781	1.11629747	HP1SR
70-14-20-295-009	3244 ROLLINGVIEW	3/9/2022	380000	WD	03-ARM'S LENGTH	380000	198200	52.15789474	396331	89086	290914	321095.2188	0.90600539	HP1SR
70-14-21-112-012	3114 MAPLEPOND	3/17/2022	400000	WD	03-ARM'S LENGTH	400000	171600	42.9	343270	89677	310323	265024.6563	1.17092124	MLE
70-14-21-114-002	3099 MAPLEPOND	2/7/2023	375000	WD	03-ARM'S LENGTH	375000	148400	39.57333333	296707	88339	286661	217760.9688	1.31640212	MLE
70-14-21-165-014	6927 BRIDLE CREEK	4/12/2022	332500	WD	03-ARM'S LENGTH	332500	152500	45.86466165	304908	88274	244226	226399.5781	1.07873876	HP1SR
70-14-21-175-006	3040 CREEK RIDGE	1/23/2023	355000	WD	03-ARM'S LENGTH	355000	139500	39.29577465	278946	88274	266726	199267.25	1.33853405	HP1SR
70-14-21-180-009	2858 ROSEWOOD	6/23/2022	301000	WD	03-ARM'S LENGTH	301000	126800	42.12624585	253667	91699	209301	169269.3125	1.23649702	AHE
70-14-21-301-003	6783 ROLLINGVIEW	11/8/2021	350000	WD	03-ARM'S LENGTH	350000	176300	50.37142857	352505	94705	255295	269421.2813	0.94756806	HP1SR
70-14-21-303-002	3131 MEADOWVIEW	6/10/2022	360000	WD	03-ARM'S LENGTH	360000	152800	42.44444444	305654	90914	269086	224420.2031	1.19902752	HP1SR
70-14-21-303-003	3115 MEADOWVIEW	8/16/2022	385000	WD	03-ARM'S LENGTH	385000	174400	45.2987013	348889	95457	289543	264856.4063	1.09320746	HP1SR
70-14-21-315-004	6677 KNOLLVIEW	5/28/2021	315000	WD	03-ARM'S LENGTH	315000	156100	49.55555556	312178	88274	226726	233997.3125	0.96892566	HP1SR
70-14-21-316-010	6560 ROLLINGVIEW	9/23/2022	340000	WD	03-ARM'S LENGTH	340000	138500	40.73529412	277095	97387	242613	187809	1.2918071	HP1SR
		Totals:	4273500			4273500	1904800		3809599		3175341	2833668.266		
								Sale. Ratio =>	44.57236457			E.C.F. =>	1.12057612	
								Std. Dev. =>	4.254084911			Ave. E.C.F. =>	1.13866099	

GEORGETOWN 2024 ECF STUDY AS BC BH BSP OP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
70-14-23-470-021	6381 WRENWOOD	5/21/2021	243000	WD	03-ARM'S LE	243000	133400	54.8971193	266764	75131	167869	198594.6875	0.84528444	1634	BH
70-14-23-472-005	6478 WILLOWOOD	5/20/2021	276000	WD	03-ARM'S LE	276000	139700	50.615942	279400	89447	186553	196853.6563	0.94767353	1334	BH
70-14-23-473-012	6490 OAKLAND	3/15/2023	300000	WD	03-ARM'S LE	300000	133900	44.6333333	267820	96124	203876	177933.4063	1.14579946	1144	BH
70-14-23-474-013	6426 WRENWOOD	10/8/2021	322000	WD	03-ARM'S LE	322000	168900	52.4534161	337875	100697	221303	245794.25	0.90035873	1740	BH
70-14-23-475-005	6420 OAKLAND	4/6/2022	293000	WD	03-ARM'S LE	293000	131400	44.8464164	262736	88112	204888	180967.7813	1.13217943	1404	BH
70-14-23-475-007	6405 CHERRYWOOD	7/22/2022	297000	WD	03-ARM'S LE	297000	157300	52.962963	314649	95648	201352	226956.9063	0.88718164	1300	BH
70-14-23-479-023	841 GLENWOOD	7/7/2022	350000	WD	03-ARM'S LE	350000	146600	41.8857143	293173	90956	259044	209563.1719	1.23611414	1444	BH
70-14-23-482-001	6452 ORCHID	5/16/2022	285000	WD	03-ARM'S LE	285000	133000	46.6666667	265920	89757	195243	182562.6875	1.06945731	1230	BH
70-14-24-352-020	6481 LILY	2/15/2022	295000	WD	03-ARM'S LE	295000	150400	50.9830508	300784	90937	204063	217470.3594	0.93834857	1524	OP
70-14-23-479-015	6545 8TH	8/27/2021	285000	WD	03-ARM'S LE	285000	138700	48.6666667	277370	90766	194234	184030.6406	1.05544381	AS	
70-14-25-101-003	6358 8TH	3/24/2023	300000	WD	03-ARM'S LE	300000	146500	48.8333333	292958	115282	184718	175225.75	1.05417155	AS	
70-14-24-353-013	6517 POINSETTA	2/7/2022	336000	WD	03-ARM'S LE	336000	162200	48.2738095	324371	93803	242197	238944.125	1.01361354	1838	OP
70-14-24-429-001	66 RAVENSWOOD	2/17/2023	320000	WD	03-ARM'S LE	320000	135600	42.375	271210	87372	232628	190516.5	1.2210386	1106	BSP
70-14-24-429-003	6716 EASTGATE	6/16/2022	385000	WD	03-ARM'S LE	385000	159200	41.3506494	318464	101038	283962	225324.6875	1.26023474	1580	BSP
70-14-24-429-006	6731 KENOWA	8/4/2022	325000	WD	03-ARM'S LE	325000	145900	44.8923077	291875	103930	221070	194772.7031	1.13501531	1596	BSP
70-14-26-229-007	6324 ORCHID	4/21/2021	275000	WD	03-ARM'S LE	275000	134700	48.9818182	269359	90477	184523	185380.4531	0.99537463	1464	BH
70-14-26-231-001	970 MEADOW	7/1/2021	305000	WD	03-ARM'S LE	305000	142500	46.7213115	284982	91980	213020	200013.4219	1.06502853	1659	BH
		Totals:	5192000			5192000	2459900		4919710		3600543	3430905.188			
							Sale. Ratio =>	47.3786595				E.C.F. =>	1.04944404		
							Std. Dev. =>	3.99572418				Ave. E.C.F. =>	1.05307753		

GEORGETOWN STUDY 2024 ECF ASLCL ASLGS 0-80														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-04-480-010	2626 FILLMORE	8/19/2022	927000	WD	03-ARM'S LENGTH	927000	377500	40.7227616	755022	215237	711763	469378.25	1.516395359	ASLCL
70-14-04-484-009	9061 24TH	6/1/2022	918000	WD	03-ARM'S LENGTH	918000	383200	41.74291939	766452	213813	704187	480555.6563	1.465359924	ASLCL
70-14-04-484-012	9015 24TH	11/29/2021	650000	PTA	03-ARM'S LENGTH	650000	313700	48.26153846	627485	210641	439359	362473.0313	1.212115005	ASLCL
70-14-10-125-001	8750 24TH	3/29/2023	850000	WD	03-ARM'S LENGTH	850000	326800	38.44705882	653523	216330	633670	380167.8125	1.666816546	ASLCL
70-14-10-126-007	8693 CEDAR LAKE	3/15/2023	807000	WD	03-ARM'S LENGTH	807000	307600	38.11648079	615231	212419	594581	350271.3125	1.697487002	ASLCL
70-14-10-126-011	8643 CEDAR LAKE	8/9/2021	840000	WD	03-ARM'S LENGTH	840000	405000	48.21428571	809949	210308	629692	521426.9688	1.207632205	ASLCL
70-14-10-126-012	8633 CEDAR LAKE	9/16/2022	679900	WD	03-ARM'S LENGTH	679900	296000	43.53581409	592061	211993	467907	330493.9063	1.415781021	ASLCL
70-14-27-463-001	1971 VANBUREN	2/23/2023	1035000	WD	03-ARM'S LENGTH	1035000	487600	47.11111111	975274	236775	798225	624592.9375	1.277992356	ASLGS
70-14-27-497-016	5757 16TH	7/2/2021	710000	WD	03-ARM'S LENGTH	710000	354200	49.88732394	708404	226942	483058	407201.3125	1.186287925	ASLGS
		Totals:	7416900			7416900	3251600		6503401		5462442	3926561.188		
							Sale. Ratio =>		43.8404185			E.C.F. =>	1.391151631	
							Std. Dev. =>		4.496685795			Ave. E.C.F. =>	1.405096371	

GEORGETOWN STUDY 2024 ECF ASLCL 81 - 100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-03-339-001	2109 EAST VIEW	9/10/2021	439900	WD	03-ARM'S LENGTH	439900	204600	46.5105706	409126	92928	346972	349776.5625	0.99198185	CL2
70-14-03-346-001	8995 CEDAR LAKE	12/3/2021	430000	WD	03-ARM'S LENGTH	430000	190200	44.2325581	380490	91889	338111	319248.9063	1.05908272	CL2
70-14-03-347-009	8988 CEDAR LAKE	11/21/2022	450000	WD	03-ARM'S LENGTH	450000	191200	42.4888889	382353	92198	357802	320967.9063	1.11475943	CL2
70-14-04-499-012	2448 CEDAR WEST	6/4/2021	399900	WD	03-ARM'S LENGTH	399900	196400	49.1122781	392735	93703	306197	330787.625	0.92566038	CL2
		Totals:	1719800			1719800	782400		1564704		1349082	1320781		
							Sale. Ratio =>	45.4936621				E.C.F. =>	1.02142747	
							Std. Dev. =>	2.87015504				Ave. E.C.F. =>	1.02287109	

GEORGETOWN 2024 STUDY ECF ASLGS 81-100														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-357-003	1463 PONSTE	9/30/2021	550000	WD	03-ARM'S LEN	550000	285600	51.9272727	571204	131383	418617	440396.406	0.9505459	GTS
70-14-26-358-010	1479 LAKESID	4/15/2022	600000	WD	03-ARM'S LEN	600000	263700	43.95	527468	115237	484763	412770.313	1.17441343	GTS
70-14-26-359-001	1572 LAKESID	11/28/2022	450000	WD	03-ARM'S LEN	450000	200600	44.5777778	401176	91829	358171	309751.719	1.15631642	GTS
70-14-26-359-007	5646 SOUTH	8/12/2022	495000	WD	03-ARM'S LEN	495000	207100	41.8383838	414227	99444	395556	315194.844	1.25495708	GTS
70-14-26-359-008	1492 LAKESID	12/3/2021	469900	WD	03-ARM'S LEN	469900	206000	43.8391147	412081	95376	374524	317119.344	1.18101909	GTS
70-14-26-359-022	1414 PONSTE	8/12/2021	417500	WD	03-ARM'S LEN	417500	197800	47.3772455	395594	95369	322131	300617.781	1.07156336	GTS
70-14-27-276-006	1673 NORTH	3/7/2023	485000	WD	03-ARM'S LEN	485000	266200	54.8865979	532396	92964	392036	440006.906	0.89097692	GTS
70-14-27-276-013	6132 16TH	9/30/2021	470000	WD	03-ARM'S LEN	470000	243900	51.893617	487897	96747	373253	391661.75	0.95299835	GTS
70-14-27-276-018	6052 16TH	11/7/2022	605000	WD	03-ARM'S LEN	605000	265800	43.9338843	531694	93896	511104	438370.781	1.16591712	GTS
70-14-27-326-006	5902 22ND	8/9/2021	460000	WD	03-ARM'S LEN	460000	212800	46.2608696	425569	93134	366866	332869.938	1.10213017	GTS
70-14-27-463-001	1971 VANBU	2/23/2023	1035000	WD	03-ARM'S LEN	1035000	487600	47.1111111	975274	236775	798225	624592.938	1.27799236	ASLGS
		Totals:	6037400			6037400	2837100		5674580		4795246	4323352.72		
							Sale. Ratio =>	46.9920827				E.C.F. =>	1.10914985	
							Std. Dev. =>	4.15086532				Ave. E.C.F. =>	1.10716638	

GEORGETOWN 2024 STUDY ECF ASLRM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-23-255-001	1060 BRENTV	9/15/2022	500000	WD	03-ARM'S LENGTH	500000	238700	47.74	477465	209526	290474	339163.281	0.85644295	ASLRM
70-14-23-401-013	1080 BLAIR	7/16/2021	415000	WD	03-ARM'S LENGTH	415000	191800	46.2168675	383633	210099	204901	219663.297	0.9327958	ASLRM
70-14-23-433-012	961 RUSHMO	10/1/2021	450000	WD	03-ARM'S LENGTH	450000	242300	53.8444444	484570	202849	247151	356608.875	0.69305903	ASLRM
		Totals:	1365000			1365000	672800		1345668		742526	915435.453		
							Sale. Ratio =>	49.2893773				E.C.F. =>	0.81111781	
							Std. Dev. =>	4.03658488				Ave. E.C.F. =>	0.82743259	

GEORGETOWN 2024 STUDY ECF AV BTE IE PGH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-15-473-004	1932 PINE GROVE	8/20/2021	290000	WD	03-ARM'S LENGTH	290000	153200	52.82758621	306361	92224	197776	243308.8438	0.81285989	PGH
70-14-16-223-001	2690 PARKSIDE	5/28/2021	360000	WD	03-ARM'S LENGTH	360000	168200	46.72222222	336480	90275	269725	248943.375	1.083479325	AV
70-14-16-270-005	2761 BALDWIN	5/26/2022	270000	WD	03-ARM'S LENGTH	270000	143500	53.14814815	286980	89831	180169	199341.7656	0.903819626	AV
70-14-16-270-009	7623 CARDINAL	12/16/2022	255000	WD	03-ARM'S LENGTH	255000	135700	53.21568627	271325	88623	166377	184734.0781	0.900629714	AV
70-14-16-270-021	2784 LARK	10/27/2021	290000	WD	03-ARM'S LENGTH	290000	157800	54.4137931	315538	88701	201299	229359.9531	0.877655394	AV
70-14-16-271-006	7666 CARDINAL	5/17/2022	300000	WD	03-ARM'S LENGTH	300000	160600	53.53333333	321110	108276	191724	215201.2188	0.890905735	AV
70-14-19-201-011	7189 GETTYSBURG	6/10/2022	465600	WD	03-ARM'S LENGTH	465600	260500	55.94931271	521000	113563	352037	411968.6563	0.854523748	BTE
70-14-19-202-002	4376 CHATEAU WEST	7/20/2021	381500	WD	03-ARM'S LENGTH	381500	191100	50.09174312	382292	115985	265515	269268.9688	0.986058666	BTE
		Totals:	2612100			2612100	1370600		2741086		1824622	2002126.859		
								Sale. Ratio =>	52.47119176				E.C.F. =>	0.911341852
								Std. Dev. =>	2.849786159				Ave. E.C.F. =>	0.913741512

GEORGETOWN 2024 ECF STUDY AWE HLW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
70-14-20-306-003	3877 DELIA	12/9/2021	498260	WD	03-ARM'S LENGTH	498260	250200	50.21474732	500329	92042	406218	453085.125	0.896560001	2380	AWE
70-14-20-306-005	3851 DELIA	9/2/2021	415000	WD	03-ARM'S LENGTH	415000	218500	52.65060241	436958	92981	322019	381718.9063	0.843602438	2018	AWE
70-14-20-306-008	3813 DELIA	9/28/2021	426000	WD	03-ARM'S LENGTH	426000	222600	52.25352113	445244	93723	332277	390090.6563	0.851794306	2200	AWE
70-14-20-306-009	3801 DELIA	5/23/2022	430000	WD	03-ARM'S LENGTH	430000	195600	45.48837209	391176	93750	336250	330060.2188	1.018753491	2048	AWE
70-14-20-307-001	3902 DELIA	4/15/2021	414466	WD	03-ARM'S LENGTH	414466	213000	51.39142897	425960	94912	319554	367371.3125	0.869839286	2070	AWE
70-14-20-307-003	6741 ARLENE	12/30/2021	472900	WD	03-ARM'S LENGTH	472900	231700	48.99555931	463380	92738	380162	411309.6563	0.924272003	2071	AWE
70-14-20-307-007	6689 ARLENE	10/8/2021	358233	WD	03-ARM'S LENGTH	358233	183500	51.22364495	367025	91977	266256	305226.875	0.872321613	1452	AWE
70-14-20-307-010	6649 ARLENE	12/27/2021	424900	WD	03-ARM'S LENGTH	424900	221700	52.17698282	443390	92896	332004	388950.9688	0.85358831	2264	AWE
70-14-20-308-008	6728 ARLENE	4/15/2021	369705	WD	03-ARM'S LENGTH	369705	204400	55.28732368	408843	91188	278517	352508.8125	0.790099396	2264	AWE
70-14-20-308-010	3862 DELIA	12/8/2021	405000	WD	03-ARM'S LENGTH	405000	203600	50.27160494	407206	92601	312399	349124.1563	0.894807748	1952	AWE
70-14-20-308-011	3848 DELIA	12/20/2021	392000	WD	03-ARM'S LENGTH	392000	213700	54.51530612	427430	92318	299682	371881.2188	0.805854087	1550	AWE
70-14-20-309-004	6709 MARIA	11/4/2022	550900	WD	03-ARM'S LENGTH	550900	251300	45.61626429	502523	91720	459180	455877.1875	1.007244961	2096	AWE
70-14-20-309-006	6683 MARIA	3/10/2023	519900	WD	03-ARM'S LENGTH	519900	243100	46.75899211	486297	92562	427338	436936.4688	0.978032347	2365	AWE
70-14-20-309-009	6645 MARIA	2/3/2023	454900	WD	03-ARM'S LENGTH	454900	206300	45.35062651	412690	92078	362822	355790.25	1.019763751	2264	AWE
70-14-20-326-002	3778 DELIA	2/4/2022	511000	WD	03-ARM'S LENGTH	511000	267800	52.40704501	535509	93487	417513	490521.625	0.851161251	2288	AWE
70-14-20-327-009	6726 MARIA	3/17/2023	484900	WD	03-ARM'S LENGTH	484900	232800	48.00989895	465520	92343	392557	414122.7813	0.947924185	2454	AWE
70-14-20-327-011	6743 DELIA	12/21/2022	585707	WD	03-ARM'S LENGTH	585707	271300	46.32008837	542509	92595	493112	499279.5313	0.987647138	2076	AWE
70-14-20-338-001	6606 MARIA	11/3/2022	655000	WD	03-ARM'S LENGTH	655000	310900	47.46564885	621857	117946	537054	559201.1875	0.960394956	1830	AWE
70-14-20-351-004	6575 ALWARD	7/19/2021	430000	WD	03-ARM'S LENGTH	430000	228700	53.18604651	457338	95905	334095	401090.2188	0.832967209	2280	AWE
70-14-20-352-003	6584 ALWARD	10/27/2021	413100	WD	03-ARM'S LENGTH	413100	232100	56.18494311	464294	119591	293509	382524.5625	0.767294519	1691	AWE
70-14-20-371-008	6547 MARIA	2/28/2023	435000	WD	03-ARM'S LENGTH	435000	195800	45.01149425	391570	96191	338809	327788.625	1.03362037	2044	AWE
		Totals:	9646871			9646871	4798600		9597048		7641327	8424460.344			
							Sale. Ratio =>	49.74255383				E.C.F. =>	0.907040533		
							Std. Dev. =>	3.495866557				Ave. E.C.F. =>	0.905121113		

GEORGETOWN 2024 STUDY ECF BB3STRY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-14-330-002	7500 BOULDER BLUFF	12/20/2021	125000	WD	03-ARM'S LEN	125000	67500	54	135091	26400	98600	116923.969	0.84328304	BB3ST
70-14-14-330-009	7500 BOULDER BLUFF	6/9/2022	132000	WD	03-ARM'S LEN	132000	67300	50.9848485	134619	26400	105600	116416.219	0.9070901	BB3ST
70-14-14-330-013	7500 BOULDER BLUFF	10/19/2022	140000	WD	03-ARM'S LEN	140000	67400	48.1428571	134763	26400	113600	116571.125	0.97451234	BB3ST
70-14-14-330-016	7500 BOULDER BLUFF	5/3/2021	130500	WD	03-ARM'S LEN	130500	67300	51.5708812	134619	26400	104100	116416.219	0.8942053	BB3ST
70-14-14-330-016	7500 BOULDER BLUFF	4/8/2022	135000	WD	03-ARM'S LEN	135000	67300	49.8518519	134619	26400	108600	116416.219	0.93285971	BB3ST
70-14-14-330-036	7530 BOULDER BLUFF	2/28/2023	135000	WD	03-ARM'S LEN	135000	67400	49.9259259	134763	26400	108600	116571.125	0.93162007	BB3ST
70-14-14-330-042	7530 BOULDER BLUFF	12/2/2022	132000	WD	03-ARM'S LEN	132000	67600	51.2121212	135296	26400	105600	117144.5	0.90145077	BB3ST
70-14-14-330-055	7450 BOULDER BLUFF	8/26/2022	139900	WD	03-ARM'S LEN	139900	68200	48.7491065	136337	26400	113500	118264.352	0.95971439	BB3ST
70-14-14-330-061	7450 BOULDER BLUFF	7/21/2021	125000	WD	03-ARM'S LEN	125000	67400	53.92	134763	26400	98600	116571.125	0.84583554	BB3ST
70-14-14-330-071	7450 BOULDER BLUFF	10/1/2021	130500	WD	03-ARM'S LEN	130500	68200	52.2605364	136337	26400	104100	118264.352	0.88023144	BB3ST
		Totals:	1324900			1324900	675600		1351207		1060900	1169559.2		
							Sale. Ratio =>	50.9925277				E.C.F. =>	0.90709388	
							Std. Dev. =>	1.97624617				Ave. E.C.F. =>	0.90708027	

GEORGETOWN 2024 STUDY ECF BB2STRY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-14-331-001	7545 BOULDER BLUFF	12/13/2021	148000	WD	03-ARM'S LEN	148000	76900	51.9594595	153720	39486	108514	142163.766	0.7633028	BB2ST
70-14-14-332-013	7443 BOULDER BLUFF	4/23/2021	158000	WD	03-ARM'S LEN	158000	86300	54.6202532	172658	39100	118900	166212.422	0.71534966	BB2ST
70-14-14-333-014	7403 BOULDER BLUFF	6/23/2022	185000	WD	03-ARM'S LEN	185000	78900	42.6486486	157850	39100	145900	147783.922	0.98725219	BB2ST
		Totals:	491000			491000	242100		484228		373314	456160.109		
								Sale. Ratio =>	49.3075356				E.C.F. =>	0.8183837
								Std. Dev. =>	6.28610022				Ave. E.C.F. =>	0.82196822

GEORGETOWN 2024 ECF STUDY BBG HH JWP PH														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-303-010	7512 SUNSET	6/29/2022	285000	WD	03-ARM'S LENGTH	285000	124500	43.68421053	249057	89090	195910	160932.594	1.21734197	JWP
70-14-14-304-009	7506 14TH	6/25/2021	337000	WD	03-ARM'S LENGTH	337000	157300	46.67655786	314537	114386	222614	201359.156	1.10555688	JWP
70-14-14-353-003	1410 MIEDE	5/24/2021	265000	WD	03-ARM'S LENGTH	265000	149400	56.37735849	298865	94885	170115	205211.266	0.82897496	JWP
70-14-14-354-003	7348 EDGEWOOD	10/7/2022	331000	WD	03-ARM'S LENGTH	331000	152200	45.98187311	304393	110003	220997	195563.375	1.13005311	JWP
70-14-14-354-013	7276 EDGEWOOD	11/23/2021	261500	WD	03-ARM'S LENGTH	261500	126700	48.45124283	253311	88906	172594	165397.391	1.04351102	JWP
70-14-14-356-002	1482 FAIRVIEW	5/21/2021	240000	WD	03-ARM'S LENGTH	240000	115600	48.16666667	231230	77914	162086	154241.453	1.05085888	JWP
70-14-14-376-004	7350 14TH	8/1/2022	308000	WD	03-ARM'S LENGTH	308000	170400	55.32467532	340767	111552	196448	230598.594	0.85190459	JWP
70-14-14-376-009	7296 CRESTWOOD	6/25/2021	330000	WD	03-ARM'S LENGTH	330000	158200	47.93939394	316312	117628	212372	199883.297	1.06247997	JWP
70-14-14-376-013	7248 CRESTWOOD	7/14/2021	362500	WD	03-ARM'S LENGTH	362500	210400	58.04137931	420835	122718	239782	299916.5	0.79949586	JWP
70-14-14-376-015	7224 CRESTWOOD	6/3/2022	355500	WD	03-ARM'S LENGTH	355500	185300	52.12376934	370535	112965	242535	259124.75	0.93597775	JWP
70-14-15-223-010	1935 PARKWOOD	11/22/2021	260000	WD	03-ARM'S LENGTH	260000	129200	49.69230769	258471	90214	169786	180641.797	0.93990429	PH
70-14-21-201-013	7130 28TH	12/16/2022	314000	WD	03-ARM'S LENGTH	314000	130200	41.46496815	260459	93848	220152	192538.781	1.1434164	HH
70-14-21-206-004	2615 WINDCREST	6/23/2022	310000	WD	03-ARM'S LENGTH	310000	135600	43.74193548	271155	88274	221726	211340.703	1.04914007	HH
70-14-21-207-003	7051 MAGNOLIA	11/23/2022	285000	WD	03-ARM'S LENGTH	285000	129600	45.47368421	259228	89508	195492	196131.609	0.99673888	HH
70-14-21-228-017	2425 OAK HOLLOW	7/23/2021	277000	WD	03-ARM'S LENGTH	277000	141300	51.01083032	282522	88751	188249	223925.391	0.84067733	HH
70-14-21-229-002	7062 MAGNOLIA	8/23/2022	335000	WD	03-ARM'S LENGTH	335000	135800	40.53731343	271673	95905	239095	203120.781	1.17710752	HH
70-14-21-229-032	2498 OAK HOLLOW	4/21/2021	241000	WD	03-ARM'S LENGTH	241000	123300	51.16182573	246571	88274	152726	182930.969	0.83488324	HH
70-14-21-229-033	2595 ROSEWOOD	4/29/2022	310000	WD	03-ARM'S LENGTH	310000	133100	42.93548387	266168	89737	220263	203886.969	1.08031917	HH
70-14-21-229-039	7027 HIDDEN HILLS	8/2/2021	275000	WD	03-ARM'S LENGTH	275000	141000	51.27272727	281958	95738	179262	215199.313	0.83300452	HH
70-14-23-102-003	7148 WESTGATE	8/25/2021	310000	WD	03-ARM'S LENGTH	310000	156100	50.35483871	312284	87543	222457	226097.578	0.9838982	JWP
70-14-23-103-011	7110 SUNSET	7/6/2021	324000	WD	03-ARM'S LENGTH	324000	167700	51.75925926	335430	91604	232396	245297.781	0.9474036	JWP
70-14-23-106-007	1433 ROSEWOOD	7/9/2021	240000	WD	03-ARM'S LENGTH	240000	111400	46.41666667	222751	87112	152888	136457.75	1.1204054	JWP
70-14-23-107-005	7068 EDGEWOOD	11/19/2021	287000	WD	03-ARM'S LENGTH	287000	145800	50.80139373	291673	87372	199628	205534.203	0.97126413	JWP
		Totals:	6843500			6843500	3330100		6660185		4629573	4695332		
							Sale. Ratio =>	48.660773				E.C.F. =>	0.98599481	
							Std. Dev. =>	4.608701241				Ave. E.C.F. =>	0.99757903	

GEORGETOWN 2024 ECF STUDY BE BE1															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
70-14-10-204-003	1870 CEDAR	10/25/2022	380000	WD	03-ARM'S LENGTH	380000	190400	50.1052632	380864	89103	290897	269022.844	1.08130966	1620	BE
70-14-10-205-004	1944 CEDARE	11/11/2022	350000	WD	03-ARM'S LENGTH	350000	171100	48.8857143	342222	112756	237244	211582.766	1.12128225	1468	BE
70-14-10-205-008	1910 CEDARE	4/30/2021	359000	WD	03-ARM'S LENGTH	359000	201500	56.1281337	403020	113945	245055	266546.188	0.91937162	1864	BE
70-14-11-145-004	8716 COTTON	3/3/2022	295000	WD	03-ARM'S LENGTH	295000	151800	51.4576271	303528	92777	202223	194326.297	1.04063631	1187	BE
70-14-11-145-008	8740 COTTON	6/3/2021	266050	WD	03-ARM'S LENGTH	266050	143700	54.0124037	287427	91991	174059	180204.859	0.96589515	1086	BE
70-14-11-148-010	1440 CHEVEL	9/30/2021	310000	WD	03-ARM'S LENGTH	310000	159300	51.3870968	318556	103281	206719	198497.719	1.04141751	1237	BE
70-14-11-149-010	1291 CAPRIC	4/30/2021	331500	WD	03-ARM'S LENGTH	331500	156400	47.1794872	312721	87191	244309	207953.5	1.17482514	1378	BE
70-14-11-152-027	1422 CAPRIC	11/18/2021	273000	WD	03-ARM'S LENGTH	273000	140500	51.4652015	281022	94458	178542	172024.297	1.03788827	1024	BE
70-14-11-153-008	1484 SPRING	1/5/2022	338000	WD	03-ARM'S LENGTH	338000	156600	46.3313609	313204	110983	227017	186461.078	1.21750342	1092	BE
70-14-11-153-008	1484 SPRING	3/7/2023	340000	WD	03-ARM'S LENGTH	340000	156600	46.0588235	313204	110983	229017	186461.078	1.22822952	1092	BE
70-14-11-153-016	1483 CAPRIC	6/11/2021	320000	WD	03-ARM'S LENGTH	320000	164000	51.25	328062	111227	208773	199936.141	1.04419841	1304	BE
70-14-11-153-027	8504 CORSIC	5/4/2022	366000	WD	03-ARM'S LENGTH	366000	162000	44.2622951	323946	115857	250143	191871.75	1.30369896	1198	BE
70-14-11-177-010	1242 MONTE	9/27/2021	348000	WD	03-ARM'S LENGTH	348000	185500	53.3045977	371093	90209	257791	258993.547	0.99535685	1860	BE
70-14-11-205-022	1054 LUMINA	11/1/2022	400000	WD	03-ARM'S LENGTH	400000	235300	58.825	470669	88884	311116	352030.906	0.88377468	1784	BE1
70-14-11-210-015	1242 ASTRO	5/7/2021	298000	WD	03-ARM'S LENGTH	298000	148100	49.6979866	296183	88274	209726	191705.781	1.09399935	1620	BE1
70-14-11-210-019	8681 ASTRO	10/17/2022	300000	WD	03-ARM'S LENGTH	300000	142200	47.4	284407	88842	211158	180323.813	1.17099343	1318	BE1
70-14-11-220-008	8702 ASTRO	9/29/2022	375000	WD	03-ARM'S LENGTH	375000	173800	46.3466667	347587	91794	283206	235857.984	1.20074799	1901	BE1
70-14-11-251-010	8539 BERETT	9/3/2021	370000	WD	03-ARM'S LENGTH	370000	208700	56.4054054	417343	107365	262635	285820.125	0.91888211	2130	BE1
70-14-11-257-008	1092 CORVET	2/8/2022	408500	WD	03-ARM'S LENGTH	408500	190800	46.7074663	381574	89452	319048	269355.719	1.18448571	2384	BE1
		Totals:	6428050			6428050	3238300		6476632		4548678	4238976.39			
							Sale. Ratio =>	50.3776417				E.C.F. =>	1.07306047		
							Std. Dev. =>	4.01846516				Ave. E.C.F. =>	1.08549981		

GEORGETOWN 2024 ECF STUDY BF GVE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-17-301-001	7581 HIDE AWAY	4/5/2021	319000	WD	03-ARM'S LENGTH	319000	166000	52.0376176	332013	89995	229005	217870.141	1.05110778	BF
70-14-17-301-013	7499 KATIE	2/28/2023	325000	WD	03-ARM'S LENGTH	325000	177000	54.4615385	353960	114423	210577	215636.688	0.97653605	BF
70-14-17-301-017	7449 KATIE	12/3/2021	306500	WD	03-ARM'S LENGTH	306500	156900	51.1908646	313817	91654	214846	199996.219	1.07425031	BF
70-14-17-303-003	7532 KATIE	12/16/2021	286100	WD	03-ARM'S LENGTH	286100	154300	53.9321915	308584	96612	189488	190822.047	0.99300895	BF
70-14-17-305-001	3984 CLEMSON	9/10/2021	325000	WD	03-ARM'S LENGTH	325000	152800	47.0153846	305509	94433	230567	190015.438	1.21341194	BF
70-14-17-332-005	7529 BREWER	8/18/2022	359900	WD	03-ARM'S LENGTH	359900	171600	47.6799111	343235	89751	270149	228192.094	1.18386661	BF
70-14-17-333-005	7551 KEISER	8/26/2022	350000	WD	03-ARM'S LENGTH	350000	167400	47.8285714	334798	91558	258442	218970.203	1.18026104	BF
70-14-17-333-008	7574 KEISER	8/8/2022	310000	WD	03-ARM'S LENGTH	310000	146700	47.3225806	293415	91797	218203	181501.141	1.20221283	BF
70-14-17-333-023	7454 RUSSELL	5/6/2021	265000	WD	03-ARM'S LENGTH	265000	132400	49.9622642	264858	88488	176512	158772.313	1.11173036	BF
70-14-17-334-006	3690 RUSSELL	12/9/2022	331000	WD	03-ARM'S LENGTH	331000	159200	48.0966767	318487	90459	240541	205276.016	1.17179301	BF
70-14-17-339-002	3747 BANTAM	7/19/2022	325000	WD	03-ARM'S LENGTH	325000	167200	51.4461538	334351	89582	235418	220346.656	1.06839833	BF
70-14-17-339-025	3663 LENTERS	7/6/2022	375000	WD	03-ARM'S LENGTH	375000	166600	44.4266667	333105	88997	286003	219751.609	1.30148307	BF
70-14-17-341-009	3686 LENTERS	5/28/2021	300000	WD	03-ARM'S LENGTH	300000	159500	53.1666667	319026	88401	211599	207613.906	1.01919473	BF
70-14-17-409-002	7566 ALYCIA	7/29/2021	350000	WD	03-ARM'S LENGTH	350000	177500	50.7142857	355081	92483	257517	244322.141	1.05400599	GVE
70-14-17-418-004	7417 ANDY	12/23/2021	329900	WD	03-ARM'S LENGTH	329900	158700	48.1054865	317435	91321	238579	210377.297	1.13405298	GVE
70-14-17-419-005	7358 ANDY	5/2/2022	374900	WD	03-ARM'S LENGTH	374900	174800	46.6257669	349612	90110	284790	241441.609	1.17953985	GVE
70-14-17-446-001	7414 ALYCIA	9/9/2021	330000	WD	03-ARM'S LENGTH	330000	165000	50	329924	93734	236266	219752.047	1.07514812	GVE
70-14-17-446-004	7372 ALYCIA	8/18/2021	364000	WD	03-ARM'S LENGTH	364000	180500	49.5879121	360932	91954	272046	250258.125	1.08706161	GVE
70-14-17-448-002	7409 ALYCIA	4/23/2021	360000	WD	03-ARM'S LENGTH	360000	178700	49.6388889	357414	101857	258143	237771.172	1.08567829	GVE
70-14-17-448-004	7381 ALYCIA	7/20/2021	305000	WD	03-ARM'S LENGTH	305000	146000	47.8688525	291977	89141	215859	188719.359	1.14380952	GVE
70-14-17-448-017	3451 STEPHANIE	7/23/2021	301000	WD	03-ARM'S LENGTH	301000	156300	51.9269103	312508	89141	211859	207821.484	1.01942781	GVE
		Totals:	6892300			6892300	3415100		6830041		4946409	4455227.7		
							Sale. Ratio =>	49.5494973				E.C.F. =>	1.1102483	
							Std. Dev. =>	2.60429509				Ave. E.C.F. =>	1.11076091	

GEORGETOWN 2024 ECF STUDY BFW														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-29-103	6306 PLAINVILLE	9/13/2022	335000	WD	03-ARM'S LEN	335000	149800	44.7164179	299625	88274	246726	193343.906	1.27609918	BFW
70-14-29-105	3985 BROOKFIELD	5/12/2021	295000	WD	03-ARM'S LEN	295000	142300	48.2372881	284675	87462	207538	180410.469	1.15036562	BFW
70-14-29-107	6286 PLAINVILLE	4/26/2022	305000	WD	03-ARM'S LEN	305000	148100	48.557377	296213	89767	215233	188856.813	1.13966236	BFW
70-14-29-107	6323 BROOKFIELD	3/11/2022	343500	WD	03-ARM'S LEN	343500	160000	46.5793304	320086	110640	232860	191601.203	1.21533684	BFW
70-14-29-108	3958 BROOKFIELD	8/8/2022	355000	WD	03-ARM'S LEN	355000	155400	43.7746479	310806	88274	266726	203572.281	1.31022749	BFW
70-14-29-108	3900 BROOKFIELD	11/5/2021	300000	WD	03-ARM'S LEN	300000	149400	49.8	298792	90471	209529	190572.063	1.09947385	BFW
70-14-29-111	6245 PLAINVILLE	4/15/2022	367500	WD	03-ARM'S LEN	367500	170000	46.2585034	339975	88640	278860	229921.266	1.21284997	BFW
70-14-29-111	6235 PLAINVILLE	8/13/2021	279500	WD	03-ARM'S LEN	279500	148200	53.0232558	296359	88782	190718	189891.453	1.00435273	BFW
		Totals:	2580500			2580500	1223200		2446531		1848190	1568169.45		
							Sale. Ratio =>	47.4016663				E.C.F. =>	1.17856523	
							Std. Dev. =>	2.96073012				Ave. E.C.F. =>	1.176046	

GEORGETOWN 2024 ECF BG ESB														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-10-460-021	1956 MELLOWWOOD WEST	11/8/2021	285000	WD	03-ARM'S LENGTH	285000	156600	54.94736842	313220	88115	196885	228727.2813	0.860784944	BG
70-14-10-465-001	8303 BIRCHWOOD	4/2/2021	310000	WD	03-ARM'S LENGTH	310000	169500	54.67741935	338916	87338	222662	255626.2656	0.871045076	BG
70-14-10-465-002	8280 MELLOWWOOD	8/22/2022	340000	WD	03-ARM'S LENGTH	340000	154500	45.44117647	309073	96384	243616	216111.4844	1.127270032	BG
70-14-10-465-009	8210 MELLOWWOOD	1/6/2022	291100	WD	03-ARM'S LENGTH	291100	161700	55.54792168	323334	104578	186522	222276.1094	0.839145514	BG
70-14-10-465-012	8184 MELLOWWOOD	9/16/2022	324000	WD	03-ARM'S LENGTH	324000	171000	52.77777778	342026	94683	229317	251323.125	0.912438917	BG
70-14-10-470-002	1958 NEWCASTLE	5/27/2021	315000	WD	03-ARM'S LENGTH	315000	159600	50.66666667	319243	92174	222826	230722.875	0.965773333	BG
70-14-10-470-004	1934 NEWCASTLE	4/26/2021	311050	WD	03-ARM'S LENGTH	311050	159800	51.37437711	319566	92822	218228	230392.6563	0.94720033	BG
70-14-10-472-009	8163 GREENRIDGE	3/15/2023	390175	WD	03-ARM'S LENGTH	390175	170300	43.64708144	340630	88701	301474	255982.9219	1.177711379	BG
70-14-10-473-010	8162 GREENRIDGE	8/31/2021	325000	WD	03-ARM'S LENGTH	325000	148700	45.75384615	297378	89249	235751	211478.1094	1.11477732	BG
70-14-10-474-017	8056 BIRCHWOOD	8/19/2022	320000	WD	03-ARM'S LENGTH	320000	160000	50	320040	101942	218058	221607.5156	0.983982873	BG
70-14-10-476-001	1795 BROADVIEW	5/28/2021	346000	WD	03-ARM'S LENGTH	346000	169300	48.93063584	338519	91197	254803	251301.7813	1.013932328	BG
70-14-10-476-003	1775 BROADVIEW	9/10/2021	324000	WD	03-ARM'S LENGTH	324000	146600	45.24691358	293230	93321	230679	203125.8281	1.135645832	BG
70-14-10-477-005	8104 ENGELHURST	6/29/2021	280000	WD	03-ARM'S LENGTH	280000	157200	56.14285714	314413	94185	185815	223771.7969	0.830377208	BG
70-14-10-478-001	8090 PARKWAY	10/24/2022	259900	WD	03-ARM'S LENGTH	259900	131300	50.51943055	262601	85567	174333	179882.7344	0.969148043	BG
70-14-10-480-002	1748 NEWCASTLE	12/15/2021	301800	WD	03-ARM'S LENGTH	301800	149600	49.56925116	299202	90133	211667	212433.2344	0.996393058	BG
70-14-12-375-003	601 EDGEWORTH	10/8/2021	244000	WD	03-ARM'S LENGTH	244000	129000	52.86885246	257991	96785	147215	177852.9219	0.827734504	ESB
70-14-12-385-007	8001 GROVE	10/13/2022	300000	WD	03-ARM'S LENGTH	300000	146500	48.83333333	293094	109710	190290	202321.125	0.940534509	ESB
70-14-13-105-007	723 EDGEWORTH	6/3/2022	300000	WD	03-ARM'S LENGTH	300000	142000	47.33333333	283929	87909	212091	216261.9844	0.98071328	ESB
70-14-13-106-020	630 SUMMERSET	12/9/2022	289900	WD	03-ARM'S LENGTH	289900	143500	49.49982753	287000	92244	197656	214867.4531	0.919897347	ESB
70-14-13-106-023	660 SUMMERSET	9/8/2022	244000	WD	03-ARM'S LENGTH	244000	110000	45.08196721	220062	85747	158253	148185.0156	1.067941987	ESB
70-14-15-210-002	1965 MULBERRY	4/1/2021	275000	WD	03-ARM'S LENGTH	275000	155600	56.58181818	311111	90813	184187	223842.9219	0.822840403	BG
70-14-15-215-009	1955 TULIP	8/12/2021	306002	WD	03-ARM'S LENGTH	306002	165900	54.21533193	331852	103084	202918	232449.2188	0.872956257	BG
70-14-15-245-001	7994 ENGELHURST	7/23/2021	278000	WD	03-ARM'S LENGTH	278000	143400	51.58273381	286854	89606	188394	200422.0156	0.939986555	BG
70-14-15-245-018	1648 NEWCASTLE	8/16/2021	290000	WD	03-ARM'S LENGTH	290000	149800	51.65517241	299681	94513	195487	208469.4531	0.937724914	BG
70-14-15-245-018	1648 NEWCASTLE	9/16/2022	329000	WD	03-ARM'S LENGTH	329000	149800	45.53191489	299681	94513	234487	208469.4531	1.124802682	BG
70-14-15-245-024	7901 HOLLYHOCK	6/7/2022	301000	WD	03-ARM'S LENGTH	301000	142600	47.37541528	285149	94185	206815	194036.8906	1.065854021	BG
70-14-15-249-011	7798 LILAC	7/29/2022	280000	WD	03-ARM'S LENGTH	280000	129000	46.07142857	258046	88355	191645	172421.5781	1.111490813	BG
70-14-15-250-009	7816 RONSON	10/29/2021	259000	WD	03-ARM'S LENGTH	259000	134900	52.08494208	269706	76289	182711	196529.375	0.929687992	BG
70-14-15-250-013	7836 RONSON	4/16/2021	313000	WD	03-ARM'S LENGTH	313000	141700	45.27156555	283323	79036	233964	207574.2813	1.127133856	BG
70-14-15-277-012	7711 HOLLYHOCK	4/16/2021	290000	WD	03-ARM'S LENGTH	290000	156100	53.82758621	312145	87445	202555	228315.7656	0.887170448	BG
70-14-15-277-023	1755 BALDWIN	4/12/2021	215000	WD	03-ARM'S LENGTH	215000	116600	54.23255814	233189	85888	129112	149671.2969	0.86263701	BG
70-14-15-277-025	7615 HOLLYHOCK	9/23/2022	250000	WD	03-ARM'S LENGTH	250000	119600	47.84	239113	88579	161421	152956.3125	1.055340557	BG
		Totals:	9486927			9486927	4741700		9483317		6551837	6729410.781		
							Sale. Ratio =>	49.98141126				E.C.F. =>	0.973612284	
							Std. Dev. =>	3.772369681				Ave. E.C.F. =>	0.975627291	

GEORGETOWN 2024 ECF STUDY BGR														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-198	6857 NORTHBEECH	5/14/2021	470100	WD	03-ARM'S LENGTH	470100	264800	56.3284408	529526	118030	352070	373102.5	0.94362809	BGR
70-14-20-337	3703 WESTBEECH	2/14/2022	840000	WD	03-ARM'S LENGTH	840000	437000	52.0238095	874075	117852	722148	685665.688	1.05320714	BGR
		Totals:	1310100			1310100	701800		1403601		1074218	1058768.19		
							Sale. Ratio =>	53.5684299				E.C.F. =>	1.01459225	
							Std. Dev. =>	3.04383394				Ave. E.C.F. =>	0.99841762	

GEORGETOWN 2024 STUDY BR BSF														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-03-452-008	9040 CEDARVIEW	5/20/2022	450000	WD	03-ARM'S LEN	450000	172300	38.2888889	344515	95615	354385	274875.125	1.28925817	BSF
70-14-03-455-003	8923 CEDARVIEW	8/29/2022	410000	WD	03-ARM'S LEN	410000	179800	43.8536585	359594	112505	297495	272875.125	1.09022396	BSF
70-14-09-345-002	2903 FOX HILL	2/17/2023	328000	WD	03-ARM'S LEN	328000	147000	44.8170732	294045	93782	234218	192947.766	1.2138933	BR
70-14-09-345-004	2875 FOX HILL	7/9/2021	315000	WD	03-ARM'S LEN	315000	159600	50.6666667	319293	90148	224852	220774.75	1.01846792	BR
70-14-09-346-004	2854 FOX HILL	9/23/2021	325000	WD	03-ARM'S LEN	325000	156500	48.1538462	312991	90111	234889	214738.609	1.09383683	BR
70-14-03-456-005	8951 BOSWORTH	6/30/2021	330000	WD	03-ARM'S LEN	330000	187100	56.6969697	374144	90407	239593	313347.688	0.76462348	BSF
70-14-03-458-007	8964 BOSWORTH	12/8/2022	370000	WD	03-ARM'S LEN	370000	148100	40.027027	296217	88274	281726	229643.859	1.22679527	BSF
		Totals:	2528000			2528000	1150400		2300799		1867158	1719202.92		
							Sale. Ratio =>	45.5063291				E.C.F. =>	1.08606028	

GEORGETOWN 2024 ECF STUDY BVW CH CL1 JA PSR														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-10-357-007	2216 PINEWOOD	6/17/2022	380000	WD	03-ARM'S LENGTH	380000	171800	45.21052632	343548	117531	262469	249604.063	1.05154138	BVW
70-14-10-398-012	2197 PINEWOOD	5/13/2021	282000	WD	03-ARM'S LENGTH	282000	152100	53.93617021	304118	90109	191891	236342.906	0.81191775	BVW
70-14-10-398-013	2183 PINEWOOD	7/13/2021	277900	WD	03-ARM'S LENGTH	277900	147700	53.14861461	295406	89493	188407	227402.016	0.82851948	BVW
70-14-10-398-015	2159 PINEWOOD	10/5/2021	288000	WD	03-ARM'S LENGTH	288000	140000	48.61111111	279969	90448	197552	209299.344	0.943873	BVW
70-14-10-399-007	2084 PINEWOOD	9/16/2022	370000	WD	03-ARM'S LENGTH	370000	160000	43.24324324	319994	88112	281888	256081.125	1.10077617	BVW
70-14-10-151-029	8696 CEDAR LAKE	9/7/2022	599000	WD	03-ARM'S LENGTH	599000	239600	40	479182	111288	487712	406287.281	1.20041169	CL1
70-14-16-103-007	7887 PARKSIDE	5/20/2022	492500	WD	03-ARM'S LENGTH	492500	210100	42.65989848	420214	90724	401776	363875.469	1.10415797	PSR
70-14-03-460-004	8971 JOSHUA	7/30/2021	340000	WD	03-ARM'S LENGTH	340000	174900	51.44117647	349705	88534	251466	288426.719	0.87185404	JA
70-14-03-461-009	1897 JESSICA	9/21/2022	420000	WD	03-ARM'S LENGTH	420000	172700	41.11904762	345300	90638	329362	281238.438	1.17111303	JA
		Totals:	3449400			3449400	1568900		3137436		2592523	2518557.36		
							Sale. Ratio =>	45.48327245					E.C.F. =>	1.02936826

GEORGETOWN STUDY 2024 ECF CV 0-80														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF AREA
70-14-20-298-001	3207 CREEK RIDGE	10/21/2022	330000	WD	03-ARM'S LENGTH	330000	163200	49.45454545	326314	117373	212627	206794.5313	1.028204173	CV
70-14-20-299-003	3234 CREEK RIDGE	1/21/2022	365000	WD	03-ARM'S LENGTH	365000	190500	52.19178082	381069	106634	258366	271615.7188	0.951218881	CV
70-14-20-441-020	3276 NOBB HILL	10/14/2022	339900	WD	03-ARM'S LENGTH	339900	163200	48.0141218	326347	89838	250062	234079.3281	1.068278869	CV
70-14-20-441-026	6680 CROWN POINT	6/4/2021	380000	WD	03-ARM'S LENGTH	380000	198300	52.18421053	396678	88802	291198	304713.1563	0.955646299	CV
70-14-20-443-020	6578 CITY VIEW	4/2/2021	339000	WD	03-ARM'S LENGTH	339000	186800	55.10324484	373606	96969	242031	273795.0938	0.883985891	CV
		Totals:	1753900			1753900	902000		1804014		1254284	1290997.828		
							Sale. Ratio =>	51.42824562				E.C.F. =>	0.972	
							Std. Dev. =>	2.747924085				Ave. E.C.F. =>	0.977466823	

GEORGETOWN STUDY 2024 ECF CC CV TF SM 81-100														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF AREA
70-14-17-376-005	7289 YELLOWSTONE	5/6/2022	454900	WD	03-ARM'S LENGTH	454900	220400	48.4502088	440849	115093	339807	328383.063	1.03478845	TF
70-14-17-376-008	7335 YELLOWSTONE	5/27/2022	550000	WD	03-ARM'S LENGTH	550000	275300	50.0545455	550590	120733	429267	433323.594	0.99063842	TF
70-14-17-376-010	7361 YELLOWSTONE	4/1/2022	466409	WD	03-ARM'S LENGTH	466409	231800	49.6988694	463599	90054	376355	376557.469	0.99946232	TF
70-14-17-376-017	3709 TETON	2/25/2022	484900	WD	03-ARM'S LENGTH	484900	243200	50.1546711	486416	92476	392424	397116.938	0.98818248	TF
70-14-17-376-019	3687 TETON	3/15/2023	460000	WD	03-ARM'S LENGTH	460000	215800	46.9130435	431558	93451	366549	340833.656	1.07544837	TF
70-14-17-376-020	3675 TETON	2/24/2023	409900	WD	03-ARM'S LENGTH	409900	195600	47.7189558	391196	94360	315540	299229.844	1.05450712	TF
70-14-17-377-004	7262 YELLOWSTONE	7/21/2022	549900	WD	03-ARM'S LENGTH	549900	266300	48.4269867	532504	115306	434594	420562.5	1.03336365	TF
70-14-17-377-005	7268 YELLOWSTONE	2/24/2022	445000	WD	03-ARM'S LENGTH	445000	230700	51.8426966	461472	112546	332454	351739.906	0.94516998	TF
70-14-17-377-009	7346 YELLOWSTONE	5/27/2022	499900	WD	03-ARM'S LENGTH	499900	243400	48.6897379	486895	112493	387407	377421.375	1.0264575	TF
70-14-17-377-012	3726 TETON	10/24/2022	499900	WD	03-ARM'S LENGTH	499900	255100	51.030206	510125	115451	384449	397856.844	0.96629983	TF
70-14-17-377-015	3688 TETON	5/6/2022	496803	WD	03-ARM'S LENGTH	496803	228100	45.9135714	456207	115756	381047	343196.563	1.11028793	TF
70-14-17-377-019	3654 TETON	3/21/2022	555906	WD	03-ARM'S LENGTH	555906	298900	53.7680831	597845	112872	443034	488884.063	0.90621486	TF
70-14-17-377-020	3644 TETON	12/21/2022	480000	WD	03-ARM'S LENGTH	480000	254200	52.9583333	508411	115837	364163	395739.906	0.92020793	CV
70-14-20-288-011	3334 HIGH MEADOW	9/15/2022	605000	PTA	03-ARM'S LENGTH	605000	233500	38.5950413	466987	126313	478687	413912.969	1.15649191	CV
70-14-20-289-004	6842 HIGH MEADOW	3/22/2022	407500	WD	03-ARM'S LENGTH	407500	166400	40.8343558	332750	89444	318056	295612.531	1.07592191	CV
70-14-21-101-001	7113 CRIMSON	9/30/2022	435000	WD	03-ARM'S LENGTH	435000	183100	42.091954	366108	96135	338865	338312.031	1.00163449	SM
70-14-21-103-003	7135 SUGARMAPLE	3/21/2023	450000	WD	03-ARM'S LENGTH	450000	221900	49.3111111	443881	92609	357391	354104.844	1.00928018	SM
70-14-21-104-003	7160 SUGARMAPLE	3/30/2023	594000	WD	03-ARM'S LENGTH	594000	297700	50.1178451	595385	107118	486882	492204.625	0.98918615	
		Totals:	10598918			10598918	5163400		10326792		8181255	8135990.55		
								Sale. Ratio =>	48.7162935			E.C.F. =>	1.00556348	
								Std. Dev. =>	4.0001415			Ave. E.C.F. =>	1.00742946	

GEORGETOWN 2024 ECF STUDY CE GTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-357-003	1463 PONSTEIN	9/30/2021	550000	WD	03-ARM'S LENGTH	550000	285600	51.9272727	571204	131383	418617	440396.4063	0.9505459	GTS
70-14-26-358-010	1479 LAKESIDE	4/15/2022	600000	WD	03-ARM'S LENGTH	600000	263700	43.95	527468	115237	484763	412770.3125	1.17441343	GTS
70-14-26-359-001	1572 LAKESIDE	11/28/2022	450000	WD	03-ARM'S LENGTH	450000	200600	44.5777778	401176	91829	358171	309751.7188	1.15631642	GTS
70-14-26-359-007	5646 SOUTHLAKE	8/12/2022	495000	WD	03-ARM'S LENGTH	495000	207100	41.8383838	414227	99444	395556	315194.8438	1.25495708	GTS
70-14-26-359-008	1492 LAKESIDE	12/3/2021	469900	WD	03-ARM'S LENGTH	469900	206000	43.8391147	412081	95376	374524	317119.3438	1.18101909	GTS
70-14-26-359-022	1414 PONSTEIN	8/12/2021	417500	WD	03-ARM'S LENGTH	417500	197800	47.3772455	395594	95369	322131	300617.7813	1.07156336	GTS
70-14-27-276-006	1673 NORTH BAY	3/7/2023	485000	WD	03-ARM'S LENGTH	485000	266200	54.8865979	532396	92964	392036	440006.9063	0.89097692	GTS
70-14-27-276-013	6132 16TH	9/30/2021	470000	WD	03-ARM'S LENGTH	470000	243900	51.893617	487897	96747	373253	391661.75	0.95299835	GTS
70-14-27-276-018	6052 16TH	11/7/2022	605000	WD	03-ARM'S LENGTH	605000	265800	43.9338843	531694	93896	511104	438370.7813	1.16591712	GTS
70-14-27-326-006	5902 22ND	8/9/2021	460000	WD	03-ARM'S LENGTH	460000	212800	46.2608696	425569	93134	366866	332869.9375	1.10213017	GTS
70-14-27-363-010	5741 CORY	11/17/2021	464900	WD	03-ARM'S LENGTH	464900	216600	46.5906647	433262	93676	371224	340030.2813	1.09173806	CE
		Totals:	5467300			5467300	2566100		5132568		4368245	4038790.063		
							Sale. Ratio =>	46.935416				E.C.F. =>	1.08157268	
							Std. Dev. =>	4.15311691				Ave. E.C.F. =>	1.09023417	

GEORGETOWN 2024 ECF CEIE FSE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-11-326-007	1244 BAUER	7/23/2021	326100	WD	03-ARM'S LENGTH	326100	155900	47.807421	311785	76249	249851	234809	1.06406058	CEIE
70-14-14-205-013	1118 CONIFE	8/1/2022	415000	WD	03-ARM'S LENGTH	415000	181400	43.7108434	362837	90413	324587	271583.156	1.19516617	CEIE
70-14-20-405-005	3470 TIMOTH	11/10/2022	410000	WD	03-ARM'S LENGTH	410000	170900	41.6829268	341736	90765	319235	250196.359	1.27593783	FSE
70-14-20-413-004	6665 CLAYMO	3/10/2022	370000	WD	03-ARM'S LENGTH	370000	182200	49.2432432	364463	93955	276045	269673.063	1.02362838	FSE
70-14-20-414-008	3425 STONYR	7/29/2022	370000	WD	03-ARM'S LENGTH	370000	165700	44.7837838	331424	88884	281116	241791.391	1.16263858	FSE
70-14-20-414-009	3413 STONYR	2/14/2023	365000	WD	03-ARM'S LENGTH	365000	187000	51.2328767	373903	91723	273277	281309.031	0.97144766	FSE
70-14-20-415-002	6698 34TH	7/20/2022	386011	WD	03-ARM'S LENGTH	386011	173900	45.0505296	347782	98032	287979	248979.141	1.15663906	FSE
70-14-20-425-010	6593 34TH	7/28/2021	360000	WD	03-ARM'S LENGTH	360000	165600	46	331114	93698	266302	236683.203	1.1251411	FSE
70-14-20-430-003	6644 34TH	11/8/2021	315000	WD	03-ARM'S LENGTH	315000	157100	49.8730159	314250	89127	225873	224428.141	1.00643796	FSE
70-14-20-460-004	3428 MEADO	8/11/2022	355000	WD	03-ARM'S LENGTH	355000	169300	47.6901408	338583	88274	266726	249536.406	1.06888612	FSE
70-14-20-460-005	3412 MEADO	9/21/2022	374900	WD	03-ARM'S LENGTH	374900	163700	43.6649773	327439	99785	275115	226951.328	1.21222027	FSE
		Totals:	4047011			4047011	1872700		3745316		3046106	2735940.22		
							Sale. Ratio =>	46.2736573					E.C.F. =>	1.11336716
							Std. Dev. =>	2.97814185					Ave. E.C.F. =>	1.11474579

GEORGETOWN STUDY 2024 ECF CL2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-03-338-001	2108 EAST VIEW	2/7/2022	405000	WD	03-ARM'S LENGTH	405000	231400	57.1358025	462819	89986	315014	412425.875	0.76380756	CL2
70-14-03-339-001	2109 EAST VIEW	9/10/2021	439900	WD	03-ARM'S LENGTH	439900	204600	46.5105706	409126	92928	346972	349776.563	0.99198185	CL2
70-14-03-346-001	8995 CEDAR LAKE	12/3/2021	430000	WD	03-ARM'S LENGTH	430000	190200	44.2325581	380490	91889	338111	319248.906	1.05908272	CL2
70-14-03-347-009	8988 CEDAR LAKE	11/21/2022	450000	WD	03-ARM'S LENGTH	450000	191200	42.4888889	382353	92198	357802	320967.906	1.11475943	CL2
70-14-04-499-012	2448 CEDAR WEST	6/4/2021	399900	WD	03-ARM'S LENGTH	399900	196400	49.1122781	392735	93703	306197	330787.625	0.92566038	CL2
		Totals:	2124800			2124800	1013800		2027523		1664096	1733206.88		
							Sale. Ratio =>	47.7127259				E.C.F. =>	0.96012543	
							Std. Dev. =>	5.7321539				Ave. E.C.F. =>	0.97105839	

GEORGETOWN 2024 STUDY CNR 1 2 4 6 CSR 1 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
70-14-05-200-009	3284 FILLMORE	10/29/2021	389900	WD	03-ARM'S LEN	389900	175200	44.9345986	350377	101900	288000	258769.719	1.11295866	1684	171.021378	CNR6
70-14-05-400-026	3361 TAYLOR	4/29/2021	350000	WD	03-ARM'S LEN	350000	171300	48.9428571	342645	122937	227063	228809.016	0.99236911	2013	112.798311	CNR6
70-14-06-100-012	9412 48TH	4/30/2021	460000	WD	03-ARM'S LEN	460000	241800	52.5652174	483546	251190	208810	241980.922	0.86291927	1696	123.119104	CNR6
70-14-07-200-011	8435 40TH	7/21/2021	320000	WD	03-ARM'S LEN	320000	167400	52.3125	334718	100530	219470	243888.813	0.89987728	1736	126.422811	CNR6
70-14-07-200-014	8541 40TH	11/3/2022	357000	WD	03-ARM'S LEN	357000	149400	41.8487395	298783	92483	264517	214845.609	1.23119574	1830	144.544809	CNR6
70-14-07-300-019	8238 48TH	7/11/2022	275000	WD	03-ARM'S LEN	275000	111100	40.4	222130	77648	197352	150466.906	1.31159738	1292	152.749226	CNR2
70-14-07-300-020	8218 48TH	10/14/2021	300000	WD	03-ARM'S LEN	300000	169600	56.5333333	339201	78387	221613	271617.75	0.81590029	1697	130.591043	CNR6
70-14-07-400-004	4080 BAUER	7/9/2021	381000	WD	03-ARM'S LEN	381000	196500	51.5748031	393056	112028	268972	292669.094	0.9190311	2124	126.634652	CNR6
70-14-08-100-053	8530 40TH	11/19/2021	362900	WD	03-ARM'S LEN	362900	161900	44.612841	323704	122942	239958	209078.203	1.14769496	1526	157.246396	CNR4
70-14-08-200-024	3438 TAYLOR	3/24/2023	760000	WD	03-ARM'S LEN	760000	296600	39.0263158	593150	163222	596778	447737	1.33287622	2787	214.129171	CNR6
70-14-08-200-027	3225 BAUER	2/13/2023	639000	WD	03-ARM'S LEN	639000	357800	55.9937402	715555	240740	398260	494483.344	0.80540663	2534	157.166535	CNR6
70-14-09-200-037	8745 24TH	9/22/2021	329000	WD	03-ARM'S LEN	329000	164900	50.1215805	329741	154378	174622	182627.094	0.956167	1898	92.0031612	CNR6
70-14-10-100-014	2189 BAUER	11/30/2022	210000	WD	03-ARM'S LEN	210000	95100	45.2857143	190118	71019	138981	124032.461	1.2052118	976	142.398566	CNR1
70-14-10-100-024	8416 24TH	2/10/2023	285000	WD	03-ARM'S LEN	285000	134400	47.1578947	268819	91118	193882	185061.938	1.04766006	1268	152.903785	CNR2
70-14-11-100-073	8735 COTTONWOOD	3/1/2022	309000	WD	03-ARM'S LEN	309000	173900	56.2783172	347706	113889	195111	243502.453	0.80126914	1872	104.225962	CNR6
70-14-11-320-033	1414 BAUER	6/21/2022	252000	WD	03-ARM'S LEN	252000	128000	50.7936508	256022	76700	175300	186750.094	0.93868761	1214	144.398682	CNR2
70-14-11-405-001	8405 COTTONWOOD	12/27/2021	230000	WD	03-ARM'S LEN	230000	115500	50.2173913	230926	87995	142005	148851.656	0.95400349	1008	140.877976	CNR1
70-14-13-106-015	7926 COTTONWOOD	7/14/2021	250000	WD	03-ARM'S LEN	250000	142600	57.04	285187	87299	162701	206085.156	0.78948432	1502	108.322903	CNR4
70-14-13-400-037	131 TYLER	10/5/2021	261000	WD	03-ARM'S LEN	261000	132600	50.8045977	265281	92754	168246	179673.625	0.93639787	1610	104.500621	CNR6
70-14-14-197-016	1249 BALDWIN	4/20/2022	186000	WD	03-ARM'S LEN	186000	105100	56.5053763	210164	89738	96262	125414.43	0.76755123	960	100.272917	CNR1
70-14-14-197-018	1235 BALDWIN	5/7/2021	235000	WD	03-ARM'S LEN	235000	114100	48.5531915	228221	89060	145940	144925.5	1.00700015	1316	110.896657	CNR2
70-14-14-200-064	1121 CHIPPEWA	11/10/2021	500000	WD	33-TO BE DET	500000	246300	49.26	510536	197410	302590	326096.688	0.92791498	1758	172.121729	CNR6
70-14-14-300-013	7435 12TH	7/5/2022	335000	WD	03-ARM'S LEN	335000	147200	43.9402985	294474	93420	241580	209382.297	1.15377472	1638	147.484737	CNR6
70-14-14-422-004	1088 BALDWIN	11/29/2021	268000	WD	08-ESTATE	268000	137600	51.3432836	275290	93360	174640	189466.125	0.92174789	1636	106.748166	CNR6
70-14-14-422-015	1121 ROBIN	2/18/2022	248000	WD	03-ARM'S LEN	248000	115400	46.5322581	230840	92118	155882	144468.313	1.07900478	1046	149.026769	CNR1
70-14-14-422-015	1121 ROBIN	6/21/2022	260000	WD	03-ARM'S LEN	260000	115400	44.3846154	230840	92118	167882	144468.313	1.16206798	1046	160.499044	CNR1
70-14-15-171-023	7631 LAMPLIGHT	6/9/2021	315000	WD	03-ARM'S LEN	315000	161700	51.3333333	323491	92319	222681	240747.891	0.92495514	1551	143.572534	CNR4
70-14-15-174-029	2267 BALDWIN	12/23/2021	226000	WD	03-ARM'S LEN	226000	131600	58.2300885	263141	91146	134854	179119.578	0.75287136	1175	114.769362	CNR2
70-14-15-175-037	2225 BALDWIN	12/30/2022	237500	WD	03-ARM'S LEN	237500	104400	43.9578947	208883	90145	147355	123656.508	1.19164776	1080	136.439815	CNR1
70-14-15-400-019	7482 20TH	8/16/2021	272000	WD	03-ARM'S LEN	272000	132400	48.6764706	264750	90356	181644	181617.953	1.00014342	1548	117.341085	CNR4
70-14-15-400-046	1720 BALDWIN	8/24/2021	199000	WD	03-ARM'S LEN	199000	115300	57.9396985	230550	90224	108776	146138.75	0.74433372	1338	81.2974589	CNR2
70-14-16-100-071	7691 28TH	10/27/2021	240000	WD	03-ARM'S LEN	240000	131200	54.6666667	262454	87201	152799	182512.547	0.83719724	1484	102.964286	CNR4
70-14-16-271-009	2671 BALDWIN	1/18/2022	250000	WD	03-ARM'S LEN	250000	121500	48.6	242928	92527	157473	156631.094	1.00537509	1242	126.789855	CNR2
70-14-16-300-007	7575 28TH	10/13/2022	286000	WD	03-ARM'S LEN	286000	138900	48.5664336	277749	88681	197319	196899.797	1.00212902	1183	166.795435	CNR2
70-14-16-400-004	2630 BALDWIN	2/21/2022	279250	WD	03-ARM'S LEN	279250	119800	42.9006267	239520	95014	184236	150491.906	1.22422531	1311	140.530892	CNR2
70-14-16-400-036	7500 28TH	12/21/2022	246000	WD	03-ARM'S LEN	246000	102500	41.6666667	205090	91043	154957	118771.195	1.30466819	1099	140.99818	CNR1
70-14-17-400-029	3528 BALDWIN	3/29/2022	335000	WD	03-ARM'S LEN	335000	135800	40.5373134	271566	91954	243046	187052.109	1.29934915	1112	218.566547	CNR2
70-14-18-100-019	4649 BALDWIN	10/29/2021	311500	WD	03-ARM'S LEN	311500	155900	50.0481541	311753	112085	199415	207938.891	0.95900771	1168	170.732021	CNR2
70-14-18-200-048	7615 42ND	3/16/2022	430000	WD	03-ARM'S LEN	430000	196200	45.627907	392391	111531	318469	292494.125	1.08880478	2464	129.248782	CNR6
70-14-18-300-010	7418 48TH	1/24/2022	280000	WD	03-ARM'S LEN	280000	128300	45.8214286	256573	80689	199311	183169.672	1.08812227	1246	159.960674	CNR2
70-14-18-300-034	7486 48TH	1/5/2022	190000	WD	03-ARM'S LEN	190000	92200	48.5263158	184398	73572	116428	115416.766	1.00876159	660	176.406061	CNR1
70-14-18-300-038	7576 48TH	2/2/2023	465000	WD	03-ARM'S LEN	465000	194400	41.8064516	388833	103603	361397	297045.125	1.21664006	1428	253.079132	CNR4
70-14-19-100-001	7180 48TH	5/6/2022	312000	WD	03-ARM'S LEN	312000	156000	50	311933	123413	188587	196329.109	0.96056566	1307	144.289977	CNR2
70-14-19-100-037	6906 48TH	11/5/2021	330000	WD	03-ARM'S LEN	330000	147900	44.8181818	295870	95445	234555	208727.25	1.12373923	1366	171.70937	CNR2
70-14-19-400-012	6567 40TH	3/21/2022	145000	WD	03-ARM'S LEN	145000	65400	45.1034483	130863	70287	74713	63085.25	1.18431805	684	109.229532	CNR1
70-14-20-200-011	6840 36TH	11/22/2022	334900	WD	03-ARM'S LEN	334900	152000	45.3868626	303976	82021	252879	231149.094	1.09400818	1479	170.979716	CNR4
70-14-20-200-059	3278 CREEK RIDGE	3/21/2022	372500	WD	03-ARM'S LEN	372500	159400	42.7919463	318702	87176	285324	241116.547	1.18334475	1563	182.548944	CNR4
70-14-20-400-111	3530 PORT SHELDON	10/26/2021	244000	WD	03-ARM'S LEN	244000	111100	45.5327869	222203	93840	150160	133680.203	1.12327777	1190	126.184874	CNR2

70-14-20-400-123	3335 HARRISON	9/22/2022	410000	WD	03-ARM'S LEN	410000	204400	49.8536585	408834	169075	240925	249690.578	0.96489424	1392	173.078305	CNR2
70-14-20-471-003	3400 PORT SHELDON	3/9/2022	235000	WD	03-ARM'S LEN	235000	117000	49.787234	234085	89383	145617	150696.016	0.96629628	1144	127.287587	CNR2
70-14-20-477-001	3387 PORT SHELDON	11/10/2022	250000	WD	03-ARM'S LEN	250000	107400	42.96	214704	87461	162539	132513.813	1.22658157	936	173.652778	CNR1
70-14-21-100-019	7041 28TH	9/30/2021	223000	WD	03-ARM'S LEN	223000	108200	48.5201794	216422	88366	134634	133360.484	1.00954942	881	152.819523	CNR1
70-14-21-100-104	7037 ROLLING HILLS	10/11/2022	334500	WD	03-ARM'S LEN	334500	149200	44.6038864	298382	89850	244650	217170.063	1.12653649	1016	240.797244	CNR4
70-14-21-200-053	2630 ROSEWOOD	1/27/2023	256000	WD	03-ARM'S LEN	256000	111900	43.7109375	223819	83400	172600	146235.609	1.18028708	1064	162.218045	CNR1
70-14-21-200-071	2680 ROSEWOOD	4/23/2021	175000	WD	03-ARM'S LEN	175000	98900	56.5142857	197807	91946	83054	110246.102	0.7533509	1008	82.3948413	CNR1
70-14-21-400-005	6748 28TH	7/15/2022	214900	WD	03-ARM'S LEN	214900	97400	45.3234062	194879	88913	125987	110355.453	1.14164725	1120	112.488393	CNR2
70-14-21-400-008	6710 28TH	8/2/2021	185000	WD	03-ARM'S LEN	185000	98800	53.4054054	197620	85320	99680	116951.828	0.85231673	976	102.131148	CNR1
70-14-22-100-041	2041 ROSEWOOD	4/19/2021	240000	WD	03-ARM'S LEN	240000	119400	49.75	238802	96368	143632	148334.078	0.96830076	1055	136.144076	CNR1
70-14-22-153-020	2260 ROSEWOOD	4/23/2021	238000	WD	03-ARM'S LEN	238000	131600	55.2941176	263142	105571	132429	164098.094	0.8070112	1512	87.5853175	CNR4
70-14-22-200-005	1774 ROSEWOOD	12/20/2021	237500	WD	03-ARM'S LEN	237500	114400	48.1684211	228755	119324	118176	113963.984	1.03695918	846	139.687943	CNR1
70-14-22-225-020	1811 ROSEWOOD	9/3/2021	202500	WD	03-ARM'S LEN	202500	99100	48.9382716	198111	91492	111008	111035.5	0.99975233	672	165.190476	CNR1
70-14-22-400-011	1732 PORT SHELDON	1/30/2023	210000	WD	03-ARM'S LEN	210000	92400	44	184754	69800	140200	119715.766	1.17110724	1127	124.401065	CSR1
70-14-22-400-025	1698 PORT SHELDON	5/11/2022	228000	WD	03-ARM'S LEN	228000	90700	39.7807018	181486	73376	154624	112588.266	1.37335804	1180	131.037288	CSR1
70-14-23-250-032	7047 8TH	5/17/2021	250000	WD	03-ARM'S LEN	250000	138700	55.48	277457	92254	157746	192874.703	0.81786775	1158	136.222798	CSR1
70-14-23-250-037	7011 8TH	4/15/2022	260000	WD	03-ARM'S LEN	260000	119300	45.8846154	238663	90102	169898	154714.875	1.09813617	1042	163.049904	CSR1
70-14-23-253-030	6931 11TH	6/6/2022	237000	WD	03-ARM'S LEN	237000	113700	47.9746835	227404	90102	146898	142989.484	1.02733429	1100	133.543636	CSR1
70-14-23-380-023	1341 JEFFERY	11/29/2022	243200	CD	03-ARM'S LEN	243200	123400	50.7401316	246765	93148	150052	159980.313	0.93794041	1224	122.591503	CSR1
70-14-23-401-001	1198 BLAIR	7/16/2021	240000	WD	03-ARM'S LEN	240000	115000	47.9166667	230017	92468	147532	143246.719	1.02991539	1026	143.793372	CSR1
70-14-24-200-007	7189 KENOWA	12/8/2021	245000	WD	03-ARM'S LEN	245000	132700	54.1632653	265377	86508	158492	186278.328	0.85083435	1318	120.251897	CSR1
70-14-24-200-013	236 PORT SHELDON	4/14/2021	312100	WD	03-ARM'S LEN	312100	170600	54.6619673	341185	93926	218174	257501.266	0.84727351	2062	105.806984	CSR4
70-14-24-200-105	284 PORT SHELDON	8/23/2022	319000	WD	03-ARM'S LEN	319000	142200	44.5768025	284456	88246	230754	204337.641	1.19227799	1230	187.604878	CSR1
70-14-24-300-008	461 PORT SHELDON	2/4/2022	305000	WD	03-ARM'S LEN	305000	160700	52.6885246	321338	73602	231398	257998.016	0.89689837	1360	170.145588	CSR1
70-14-24-300-043	557 PORT SHELDON	5/16/2022	290000	WD	03-ARM'S LEN	290000	125600	43.3103448	251241	91930	198070	165910.172	1.1938388	1471	134.649898	CSR1
70-14-24-352-007	6542 8TH	10/3/2022	250000	WD	03-ARM'S LEN	250000	115900	46.36	231708	90854	159146	146688.625	1.08492393	1040	153.025	CSR1
70-14-24-400-017	6581 KENOWA	7/7/2022	270000	WD	03-ARM'S LEN	270000	137200	50.8148148	274371	98105	171895	183567.5	0.93641304	1712	100.405958	CSR4
70-14-24-426-013	6805 KENOWA	7/15/2021	320000	WD	03-ARM'S LEN	320000	154500	48.28125	308960	89531	230469	228518.453	1.00853562	1581	145.774194	CSR1
70-14-26-100-006	6394 12TH	5/19/2022	375000	WD	03-ARM'S LEN	375000	167600	44.6933333	335215	86178	288822	259352.906	1.11362546	2216	130.334838	CSR1
70-14-26-400-096	1015 PARSONS	7/15/2022	390000	WD	03-ARM'S LEN	390000	185100	47.4615385	370167	84261	305739	297749.156	1.02683414	1340	228.163433	CSR1
70-14-28-400-034	2460 EDSON	6/3/2022	325000	WD	03-ARM'S LEN	325000	139700	42.9846154	279325	95484	229516	191456.281	1.19879065	1012	226.794466	CSR1
70-14-28-466-006	2659 EDSON	7/29/2022	330000	WD	03-ARM'S LEN	330000	138800	42.0606061	277635	99787	230213	185215.031	1.24294988	1000	230.213	CSR1
70-14-29-100-018	6345 36TH	9/10/2021	250000	WD	03-ARM'S LEN	250000	122200	48.88	244471	88461	161539	162472.438	0.99425479	1356	119.129056	CNR2
70-14-30-200-053	6005 40TH	6/30/2022	196000	WD	03-ARM'S LEN	196000	80900	41.2755102	161884	59341	136659	106790.656	1.27969061	878	155.648064	CNR1
70-14-30-400-020	4393 VANBUREN	12/14/2021	190000	WD	03-ARM'S LEN	190000	91500	48.1578947	182926	71356	118644	116191.586	1.02110664	768	154.484375	CSR1
70-14-31-200-094	4104 BARRY	9/21/2021	472900	WD	03-ARM'S LEN	472900	206000	43.5610066	411900	109966	362934	314441.063	1.15421948	1942	186.886715	CSR4
70-14-34-400-055	1921 JACKSON	8/22/2022	293000	WD	03-ARM'S LEN	293000	112700	38.4641638	225415	83384	209616	147914.375	1.41714421	1400	149.725714	CSR1
70-14-35-200-022	830 MCCLELLAND	7/26/2021	195500	WD	03-ARM'S LEN	195500	111100	56.8286445	222197	90902	104598	136733.656	0.76497625	1008	103.767857	CSR1
70-14-35-300-003	5095 12TH	6/18/2021	217000	WD	03-ARM'S LEN	217000	125300	57.7419355	250579	56808	160192	201797.609	0.79382506	1280	125.15	CSR1
70-14-35-400-040	4899 8TH	6/24/2022	540000	WD	03-ARM'S LEN	540000	246800	45.7037037	493641	187799	352201	318510.969	1.10577354	2520	139.762302	CSR4
70-14-35-400-056	5188 12TH	4/7/2022	285000	WD	03-ARM'S LEN	285000	130300	45.7192982	260659	89485	195515	178264.578	1.09676865	1790	109.226257	CSR4
70-14-36-300-021	575 JACKSON	9/17/2021	600000	WD	03-ARM'S LEN	600000	285300	47.55	570592	261821	338179	321561.281	1.05167823	1644	205.704988	CSR4
70-14-36-300-072	5051 4TH	10/21/2022	565000	WD	03-ARM'S LEN	565000	281400	49.8053097	562789	96886	468114	485202.188	0.96478131	2591	180.66924	CSR4
70-14-36-360-004	741 JACKSON	7/26/2022	540000	WD	03-ARM'S LEN	540000	251400	46.5555556	502733	170277	369723	346227.406	1.06786174	2019	183.121842	CSR4
		Totals:	27998550			27998550	13387000		26791319		18645278	18160386.8			145.588059	
							Sale. Ratio =>	47.8131903				E.C.F. =>	1.02670049		Std. Deviation	0.15675958
							Std. Dev. =>	4.85488953				Ave. E.C.F. =>	1.03308677		Ave. Variance	12.8041785

GEORGETOWN 2024 STUDY ECF CNR 3 5 7 CSR 3 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-05-200-040	3388 KAYELIN	7/27/2022	650000	WD	03-ARM'S LEN	650000	352900	54.2923077	705894	199812	450188	523894.406	0.85931057	CNR7
70-14-06-100-020	4656 FILLMORE	6/29/2022	825000	WD	03-ARM'S LEN	825000	350900	42.5333333	701702	289690	535310	426513.469	1.25508346	CNR7
70-14-07-400-042	8032 42ND	3/10/2023	579900	WD	03-ARM'S LEN	579900	270400	46.6287291	540783	95660	484240	460789.844	1.05089122	CNR7
70-14-07-400-043	8018 42ND	3/29/2023	589900	WD	03-ARM'S LEN	589900	278800	47.2622478	557538	94951	494949	478868.531	1.03358013	CNR7
70-14-07-400-046	8050 42ND	8/5/2022	465000	WD	03-ARM'S LEN	465000	229300	49.311828	458589	93867	371133	377559	0.98298014	CNR7
70-14-09-200-041	8419 24TH	3/31/2023	460000	WD	03-ARM'S LEN	460000	235800	51.2608696	471597	101424	358576	383201.875	0.93573655	CNR5
70-14-09-300-046	2880 BAUER	10/12/2022	525000	WD	03-ARM'S LEN	525000	243500	46.3809524	487095	98540	426460	402230.844	1.06023694	CNR7
70-14-16-271-011	2633 BALDWIN	8/18/2021	435000	WD	03-ARM'S LEN	435000	204700	47.0574713	409409	112210	322790	307659.406	1.04917969	CNR3
70-14-16-400-037	2768 WOODRIDGE	3/23/2023	549900	WD	03-ARM'S LEN	549900	269400	48.9907256	538799	78252	471648	476756.719	0.98928443	CNR7
70-14-18-300-033	7494 48TH	6/4/2021	270000	WD	03-ARM'S LEN	270000	109600	40.5925926	219221	76379	193621	147869.563	1.30940402	CNR5
70-14-20-300-109	6423 ALWARD	7/29/2022	316000	WD	03-ARM'S LEN	316000	127700	40.4113924	255489	88406	227594	172963.766	1.31584786	CNR3
70-14-20-470-007	6515 34TH	2/17/2022	420000	WD	03-ARM'S LEN	420000	211700	50.4047619	423407	99582	320418	335222.563	0.95583662	CNR7
70-14-20-478-012	6464 34TH	10/18/2021	320000	WD	03-ARM'S LEN	320000	143200	44.75	286373	91976	228024	201239.125	1.13309974	CNR3
70-14-26-300-055	1509 PONSTEIN	10/7/2022	715000	WD	03-ARM'S LEN	715000	364900	51.034965	729880	123559	591441	627661.5	0.94229294	CSR5
70-14-27-100-049	1917 EDSON	6/17/2022	437500	WD	03-ARM'S LEN	437500	188800	43.1542857	377576	112864	324636	274029	1.18467753	CSR3
70-14-27-300-050	2375 EDSON	6/15/2022	670000	WD	03-ARM'S LEN	670000	272800	40.7164179	545648	120791	549209	439810.563	1.2487399	CSR5
70-14-31-100-054	5346 48TH	9/30/2022	630000	WD	03-ARM'S LEN	630000	276900	43.952381	553826	111646	518354	457743.281	1.13241203	CNR7
70-14-34-200-018	5415 16TH	7/27/2021	425000	WD	03-ARM'S LEN	425000	204500	48.1176471	408980	100647	324353	319185.313	1.01619024	CSR5
70-14-35-300-043	1535 JACKSON	10/21/2022	693550	WD	03-ARM'S LEN	693550	291400	42.0157162	582797	205499	488051	390577.625	1.24956211	CSR5
70-14-35-400-054	955 JACKSON	4/7/2022	523000	WD	03-ARM'S LEN	523000	267500	51.1472275	534989	156780	366220	391520.719	0.93537834	CSR5
70-14-36-400-054	315 JACKSON	9/29/2022	860000	WD	03-ARM'S LEN	860000	433700	50.4302326	867380	115343	744657	778506.188	0.95652034	CSR5
70-14-36-451-002	353 RIDGESIDE	6/9/2022	950000	WD	03-ARM'S LEN	950000	433700	45.6526316	867487	106553	843447	787716.375	1.07074961	CSR5
70-14-36-476-010	357 WHITESTAG	11/21/2022	575000	WD	03-ARM'S LEN	575000	288600	50.1913043	577175	128409	446591	464561.063	0.96131819	CSR5
70-14-36-476-016	382 WHITESTAG	6/18/2021	555000	WD	03-ARM'S LEN	555000	269700	48.5945946	539367	120346	434654	433769.156	1.0020399	CSR5
		Totals:	13439750			13439750	6320400		12641001		10516564	10059849.9		
							Sale. Ratio =>	47.0276605				E.C.F. =>	1.04539969	
							Std. Dev. =>	3.90842059				Ave. E.C.F. =>	1.06793135	

GEORGETOWN ECF 2024 COMMERCIAL APARTMENT									
PARCEL	CITY/TWP	OWNER	SALE DATE	SALE	LAND VALUE	LAND IMPROVEMENT	BLDG SALE VAL	BLD APP VALUE	ECF
2020/2021 SALES									
70-14-13-200-030	GT	303 BALDWIN	12/2/2020	6550000	1281317	48492	5220191	4981583.61	1.0478979
70-14-16-126-002	7999 GREENMEADOW CT 1		3/12/2021	1000000	168306	22712	808982	564659.84	1.4326891
# OF SALES		Sub-Total 20/21Sales		13361800			6029173	5546243.45	1.087
2021/2022SALES									
70-09-27-200-050	6692 MARTINIE	UNION	12/15/2021	2800000	1198458.87	117562.5	1483978.63	1435702	1.0336258
70-14-26-400-063	5955 8TH	Eaglebrook	12/15/2022	8400000	896116	62653	7441231.00	4981583.607	1.49374809
70-09-22-400-073	6433 Lake Michigan Dr		1/18/2023	360000	61116.4224	10388	288495.58	199932	1.4429685
# OF SALES		Sub-Total 21/22 Sales		7550000			8925209.63	6617217.607	1.3488
							14954382.63	12163461.06	1.22945127

GEORGETOWN 2024 STUDY ECF COMMERCIAL BANK, MEDICAL, OFFICE

PARCEL	CITY/TWP	SALE DATE	SALE	LAND VALUE	LAND IMPROVEMENT	BLDG SALE VAL	BLD APP VALUE	ECF
70-14-21-300-112	GT	3/21/2022	\$ 707,000.00	\$ 107,985.00	34335	\$ 564,680.00	540594	1.044554694
70-14-32-276-049	HUDSONVILLE	10/15/2021	\$ 800,000.00	\$ 372,220.20	22500	\$ 405,279.80	564944	0.717380484
70-14-15-227-013	GT	5/21/2021	\$ 2,248,524.00	\$ 320,732.00	68014	\$ 1,859,778.00	1768338.28	1.051709405
70-14-09-23-300-096	ALLENDALE	2/10/2022	\$ 1,200,000.00	\$ 259,700.36	47437.5	\$ 892,862.14	915347	0.975435694
						3722599.936	3789223.28	0.982417678

GEORGETOWN COMMERCIAL GENERAL ECF 2024								
PARCEL	ADDRESS/CITY/TWP	SALE DATE	SALE	LAND VALUE	16	BLDG SALE VAL	BLD APP VALUE	ECF
70-14-13-100-096	7666 COTTONWOOD	5/3/2021	\$ 710,000.00	\$ 176,282.00	\$ 18,500.00	\$ 515,218.00	507993.0693	1.01422250
70-14-13-100-101	7763 COTTONWOOD	6/3/2022	\$ 4,000,000.00	\$ 325,567.00	\$ 156,767.00	\$ 3,517,666.00	2376244.554	1.480346791
70-14-13-401-031	7550 COTTONWOOD	4/28/2022	\$ 933,106.00	\$ 186,750.00	\$ 47,432.00	\$ 698,924.00	\$ 338,258.00	2.066245292
						\$ 4,731,808.00	\$ 3,222,495.62	1.468367549

COMMERCIAL MINI STORAGE ECF 2024

PARCEL	CITY/TWP	SALE DATE	SALE	LAND VALUE	LAND IMPROVEMENT	BLDG SALE VAL	BLD APP VALUE	ECF
70-14-22-361-008	2383 PORT SHELDON	9/11/2020	\$ 1,830,000.00	\$ 156,600.00	\$ 36,728.00	\$ 1,636,672.00	\$ 919,410.69	1.780131575
70-14-22-350-004	6600 CENTER INDUSTRIAL	9/11/2020	\$ 3,100,000.00	\$ 480,554.00	\$ 64,699.00	\$ 2,554,747.00	\$ 2,101,437.11	1.215714233
70-14-22-450-017	1778 CHICAGO DR	2/22/2022	\$ 3,700,000.00	\$ 316,420.00	\$ 238,310.00	\$ 3,145,270.00	\$ 1,857,729.00	1.693072563
						\$ 7,336,689.00	\$ 4,878,576.80	1.503858462

COMMERCIAL RETAIL ECF 2024

PARCEL	ADDRESS/CITY/TWP	SALE DATE	SALE	LAND VALUE	LAND IMPROVEMENT	BLDG SALE VAL	BLD APP VALUE	ECF
70-14-21-300-112	2874 PORT SHELDON	3/21/2022	\$ 707,000.00	\$ 107,985.00	\$ 34,335.00	\$ 564,680.00	\$ 577,784.35	0.977319652
70-14-13-401-029	312 BALDWIN	9/9/2022	\$ 2,225,000.00	\$ 518,364.00	\$ 46,731.00	\$ 1,659,905.00	\$ 938,351.30	1.768959024
70-14-32-258-088	3424 CHICAGO DR	5/13/2022	\$ 5,200,000.00	\$ 213,967.45	\$ 57,358.00	\$ 4,928,674.55	\$ 3,525,245.00	1.398108373
70-14-32-261-021	3501 KELLY	4/12/2022	\$ 775,000.00	\$ 16,439.54	\$ 15,161.00	\$ 743,399.46	\$ 707,723.00	1.050410197
70-17-18-357-023	111 E MAIN	2/28/2023	\$ 465,000.00	\$ 27,145.12	\$ -	\$ 437,854.88	\$ 423,411.00	1.034113134
						\$ 8,334,513.88	\$ 6,172,514.65	1.350262309

GEORGETOWN 2024 ECF STUDY CON-A														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-334-003	7428 BOULDER BLUFF	11/24/2021	191000	WD	03-ARM'S LENGTH	191000	101400	53.0890052	202728	40238	150762	142178.609	1.06037048	CON-A
70-14-14-334-006	7434 BOULDER BLUFF	6/4/2021	185300	WD	03-ARM'S LENGTH	185300	95400	51.4840799	190846	40184	145116	131829.109	1.10078875	CON-A
70-14-14-334-009	7422 BOULDER BLUFF	1/21/2022	209000	WD	03-ARM'S LENGTH	209000	105000	50.2392344	209925	40816	168184	147970.219	1.13660709	CON-A
70-14-14-334-013	7414 BOULDER BLUFF	1/9/2023	249000	WD	03-ARM'S LENGTH	249000	112000	44.9799197	223912	41493	207507	159616.469	1.30003503	CON-A
70-14-14-334-023	7408 BOULDER BLUFF	8/24/2022	225000	WD	03-ARM'S LENGTH	225000	110500	49.1111111	220960	40847	184153	157598.719	1.168493	CON-A
70-14-24-274-010	110 GRAND VILLAGE	8/17/2021	190000	WD	03-ARM'S LENGTH	190000	103700	54.5789474	207361	40526	149474	145980.484	1.02393139	CON-A
70-14-24-274-014	130 GRAND VILLAGE	3/8/2023	220000	WD	03-ARM'S LENGTH	220000	103700	47.1363636	207361	40526	179474	145980.484	1.22943831	CON-A
		Totals:	1469300			1469300	731700		1463093		1184670	1031154.09		
							Sale. Ratio =>	49.7992241				E.C.F. =>	1.14887775	
							Std. Dev. =>	3.33929893				Ave. E.C.F. =>	1.14566629	

GEORGETOWN 2024 ECF STUDY CON-B														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-24-357-009	6539 ANDRE'S CROSSING	11/21/2022	498000	WD	03-ARM'S LENGTH	498000	232900	46.7670683	465867	89228	408772	430640	0.94921977	CON-B
70-14-26-276-088	6068 GLENEAGLE HIGHLANDS	6/1/2022	445000	WD	03-ARM'S LENGTH	445000	233600	52.494382	467239	87338	357662	434369.6875	0.8234046	CON-B
70-14-26-276-090	6088 GLENEAGLE HIGHLANDS	7/15/2021	364900	WD	03-ARM'S LENGTH	364900	204400	56.0153467	408866	87291	277609	367681.1563	0.75502646	CON-B
70-14-26-276-091	6090 GLENEAGLE HIGHLANDS	8/23/2021	365000	WD	03-ARM'S LENGTH	365000	195800	53.6438356	391525	92490	272510	341909.4375	0.79702392	CON-B
70-14-26-276-094	6112 GLENEAGLE HIGHLANDS	10/4/2021	366000	WD	03-ARM'S LENGTH	366000	199800	54.5901639	399620	87667	278333	356679.5938	0.78034461	CON-B
70-14-26-401-032	5901 GLENEAGLE	8/20/2021	425000	WD	03-ARM'S LENGTH	425000	220900	51.9764706	441760	89293	335707	403002.3125	0.83301507	CON-B
70-14-26-401-035	1177 GLENEAGLE	8/2/2022	455924	WD	03-ARM'S LENGTH	455924	211700	46.4331775	423410	90878	365046	380209.125	0.96011899	CON-B
70-14-26-401-036	1179 GLENEAGLE	9/30/2022	425000	WD	03-ARM'S LENGTH	425000	205500	48.3529412	410908	88045	336955	369153.8125	0.9127767	CON-B
		Totals:	3344824			3344824	1704600		3409195		2632594	3083645.125		
							Sale. Ratio =>	50.9623227				E.C.F. =>	0.85372794	
							Std. Dev. =>	3.65188763				Ave. E.C.F. =>	0.85136626	

GEORGETOWN 2024 ECF STUDY CON-C														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-27-230-046	6271 MELBOURNE	11/3/2022	357000	WD	03-ARM'S LENGTH	357000	158500	44.3977591	316951	67934	289066	274853.1875	1.05171056	CON-C
70-14-27-230-049	6260 MELBOURNE	1/11/2023	360000	WD	03-ARM'S LENGTH	360000	162400	45.11111111	324800	67686	292314	283790.2813	1.03003527	CON-C
70-14-27-230-057	6342 MANSFIELD	1/11/2023	272500	WD	03-ARM'S LENGTH	272500	136000	49.90825688	272096	67122	205378	226240.625	0.90778568	CON-C
70-14-27-230-066	1658 STONEGATE	9/2/2022	360000	WD	03-ARM'S LENGTH	360000	152300	42.30555556	304690	68597	291403	260588.2969	1.11825053	CON-C
70-14-27-230-099	6338 THORNHILL	9/9/2022	311000	WD	03-ARM'S LENGTH	311000	156900	50.45016077	313726	67554	243446	271713.0313	0.89596733	CON-C
70-14-27-230-117	6352 GENTRY	10/31/2022	309000	WD	03-ARM'S LENGTH	309000	146900	47.54045307	293838	67144	241856	250214.125	0.96659611	CON-C
		Totals:	1969500			1969500	913000		1826101		1563463	1567399.547		
								Sale. Ratio =>	46.35694339				E.C.F. =>	0.99748849
								Std. Dev. =>	3.22984589				Ave. E.C.F. =>	0.99505758

GEORGETOWN 2024 ECF STUDY CON-D														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-27-215-020	6291 EASTRIDGE	6/23/2022	304000	WD	03-ARM'S LEN	304000	137800	45.32894737	275589	63842	240158	233716.328	1.02756192	CON-D
70-14-27-215-031	6282 SPRINGMONT	10/11/2021	315000	WD	03-ARM'S LEN	315000	164400	52.19047619	328751	64038	250962	292177.719	0.85893613	CON-D
70-14-27-215-034	6288 SPRINGMONT	11/5/2021	325000	WD	03-ARM'S LEN	325000	151900	46.73846154	303732	63672	261328	264966.875	0.98626668	CON-D
70-14-27-215-038	6265 SPRINGMONT	12/16/2022	337500	WD	03-ARM'S LEN	337500	156500	46.37037037	312904	63215	274285	275594.938	0.99524687	CON-D
70-14-27-215-051	6232 SPRINGMONT	12/8/2021	249900	WD	03-ARM'S LEN	249900	145500	58.22328932	290922	63537	186363	250976.828	0.74255062	CON-D
70-14-27-215-060	6223 EASTRIDGE	11/1/2022	310000	WD	03-ARM'S LEN	310000	158300	51.06451613	316568	63588	246412	279227.375	0.88247794	CON-D
70-14-27-215-066	6355 SPRINGMONT	11/21/2022	279000	WD	03-ARM'S LEN	279000	128200	45.94982079	256447	63131	215869	213373.063	1.01169753	CON-D
70-14-27-215-073	6370 SPRINGMONT	2/28/2023	295000	WD	03-ARM'S LEN	295000	140700	47.69491525	281415	64738	230262	239157.844	0.96280346	CON-D
		Totals:	2415400			2415400	1183300		2366328		1905639	2049190.97		
							Sale. Ratio =>	48.98981535				E.C.F. =>	0.929947	
							Std. Dev. =>	4.403227633				Ave. E.C.F. =>	0.93344265	

GEORGETOWN ECF STUDY 2024 CON-F														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-24-320-008	755 PORT SHELDON	5/28/2021	195000	WD	03-ARM'S LEN	195000	106400	54.5641026	212802	40251	154749	166929.281	0.92703329	CON-F
70-14-24-320-024	670 WATERVIEW	4/12/2021	181900	WD	03-ARM'S LEN	181900	108300	59.5382078	216690	39913	141987	171017.594	0.83024791	CON-F
70-14-24-320-024	670 WATERVIEW	1/20/2023	210000	WD	03-ARM'S LEN	210000	108300	51.5714286	216690	39913	170087	171017.594	0.99455849	CON-F
70-14-24-320-026	674 WATERVIEW	9/30/2022	215000	WD	03-ARM'S LEN	215000	108100	50.2790698	216256	39777	175223	170729.313	1.02632054	CON-F
70-14-24-320-077	6788 WATERVIEW	10/3/2022	220000	WD	03-ARM'S LEN	220000	108600	49.3636364	217200	41109	178891	170353.953	1.05011358	CON-F
70-14-24-320-083	6762 WATERFRONT	7/8/2022	301000	WD	03-ARM'S LEN	240000	116900	48.7083333	233783	39746	200254	187715.266	1.06679656	CON-F
		Totals:	1322900			1261900	656600		1313421		1021191	1037763		
							Sale. Ratio =>	52.0326492				E.C.F. =>	0.98403104	
							Std. Dev. =>	4.0901508				Ave. E.C.F. =>	0.98251173	

GEORGETOWN 2024 ECF STUDY CON-H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-150-001	2801 PARKSIDE	11/12/2021	245600	WD	03-ARM'S LENGTH	245600	126700	51.5879479	253425	47975	197625	188659.3281	1.04752308	CON-H
70-14-16-150-018	2855 PARKSIDE	10/19/2022	237500	WD	03-ARM'S LENGTH	237500	118600	49.9368421	237201	47141	190359	174527.0938	1.09071317	CON-H
70-14-16-150-059	2930 PARKSIDE	7/27/2021	240000	WD	03-ARM'S LENGTH	240000	123300	51.375	246533	47322	192678	182930.2188	1.05328688	CON-H
70-14-16-150-060	2946 PARKSIDE	11/4/2021	220000	WD	03-ARM'S LENGTH	220000	121300	55.1363636	242529	48126	171874	178515.1563	0.9627978	CON-H
70-14-16-150-084	2921 PARKSIDE	5/12/2022	280000	WD	03-ARM'S LENGTH	280000	125300	44.75	250599	47539	232461	186464.6406	1.24667604	CON-H
70-14-16-150-085	2923 PARKSIDE	10/6/2021	210000	WD	03-ARM'S LENGTH	210000	109800	52.2857143	219542	48984	161016	156618.9219	1.02807501	CON-H
70-14-16-150-086	2927 PARKSIDE	12/8/2021	245000	WD	03-ARM'S LENGTH	245000	121000	49.3877551	242055	47322	197678	178818.1875	1.10546921	CON-H
		Totals:	1678100			1678100	846000		1691884		1343691	1246533.547		
							Sale. Ratio =>	50.4141589				E.C.F. =>	1.07794211	
							Std. Dev. =>	3.19163178				Ave. E.C.F. =>	1.07636303	

GEORGETOWN 2024 STUDY ECF CON-I														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-21-380-018	6487 EDGESTONE	11/12/2022	241000	WD	03-ARM'S LENGTH	241000	100700	41.78423237	201312	48969	192031	140952.4219	1.3623817	CON-I
70-14-21-380-031	2979 EDGESTONE	6/16/2022	205000	WD	03-ARM'S LENGTH	205000	94400	46.04878049	188732	48179	156821	130043.9531	1.20590767	CON-I
70-14-21-380-032	2975 EDGESTONE	8/31/2022	265500	WD	03-ARM'S LENGTH	265500	118800	44.74576271	237670	48618	216882	174916.7188	1.23991578	CON-I
70-14-21-380-036	2937 PEBBLESTONE	10/13/2022	230000	WD	03-ARM'S LENGTH	230000	95400	41.47826087	190815	48821	181179	131377.2031	1.37907488	CON-I
70-14-21-380-037	2933 PEBBLESTONE	7/16/2021	204000	WD	03-ARM'S LENGTH	204000	94200	46.17647059	188478	48998	155002	129051.1797	1.20108937	CON-I
70-14-21-380-049	2955 EDGESTONE	10/15/2021	273000	WD	03-ARM'S LENGTH	273000	137300	50.29304029	274595	50022	222978	207781.8438	1.07313515	CON-I
70-14-21-380-056	2927 EDGESTONE	7/27/2022	272000	WD	03-ARM'S LENGTH	272000	133300	49.00735294	266561	49798	222202	200555.7813	1.10793116	CON-I
70-14-21-380-075	2934 EDGESTONE	7/28/2021	236000	WD	03-ARM'S LENGTH	236000	117200	49.66101695	234391	49265	186735	171284.2656	1.09020522	CON-I
70-14-21-380-076	2938 EDGESTONE	9/22/2021	248500	WD	03-ARM'S LENGTH	248500	113600	45.71428571	227266	49265	199235	164692	1.20974304	CON-I
70-14-21-380-113	6452 STONEY CREEK	9/2/2022	257000	WD	03-ARM'S LENGTH	257000	119600	46.53696498	239105	49420	207580	175502.3906	1.18277591	CON-I
70-14-21-380-115	6444 STONEY CREEK	12/9/2022	215000	WD	03-ARM'S LENGTH	215000	96700	44.97674419	193491	49387	165613	133329.4531	1.24213365	CON-I
		Totals:	2647000			2647000	1221200		2442416		2106258	1759487.211		
								Sale. Ratio =>	46.13524745			E.C.F. =>	1.19708628	
								Std. Dev. =>	2.865372975			Ave. E.C.F. =>	1.20857214	

GEORGETOWN 2024 STUDY ECF CON-J														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-21-349-005	6652 WENTWARD	9/30/2021	189900	WD	03-ARM'S LENGTH	189900	103900	54.71300685	207842	42400	147500	158621.2813	0.92988784	CON-J
70-14-21-349-018	2924 WENTWARD	11/4/2022	227000	WD	03-ARM'S LENGTH	227000	98000	43.17180617	196047	42725	184275	147000.9531	1.2535633	CON-J
70-14-21-349-043	2881 WENTWARD	7/20/2022	218000	WD	03-ARM'S LENGTH	218000	99200	45.50458716	198440	42400	175600	149606.9063	1.17374261	CON-J
70-14-21-349-046	2887 WENTWARD	3/27/2023	212000	WD	03-ARM'S LENGTH	212000	102000	48.11320755	203981	42400	169600	154919.4688	1.09476234	CON-J
70-14-21-349-060	6697 WENTWARD	2/23/2022	182500	WD	03-ARM'S LENGTH	182500	102100	55.94520548	204298	42563	139937	155067.1094	0.90242864	CON-J
70-14-21-349-075	6688 WENTWARD	8/1/2022	219000	WD	03-ARM'S LENGTH	219000	98000	44.74885845	195922	42679	176321	146925.2188	1.20007308	CON-J
70-14-21-349-081	6730 WENTWARD	4/7/2022	250500	WD	03-ARM'S LENGTH	250500	122300	48.82235529	244630	42968	207532	193348.0313	1.07335978	CON-J
70-14-21-349-103	6700 WENTWARD	9/8/2021	230000	WD	03-ARM'S LENGTH	230000	114000	49.56521739	228069	42563	187437	177858.1094	1.05385692	CON-J
70-14-21-349-113	6748 WENTWARD	4/9/2021	175000	WD	03-ARM'S LENGTH	175000	100700	57.54285714	201438	42563	132437	152325.0313	0.86943688	CON-J
70-14-21-349-123	6768 WENTWARD	5/23/2022	220000	WD	03-ARM'S LENGTH	220000	103500	47.04545455	206949	42400	177600	157765.0938	1.1257243	CON-J
70-14-21-349-132	2919 WENTWARD	12/21/2021	220000	WD	03-ARM'S LENGTH	220000	117100	53.22727273	234219	42400	177600	183910.8281	0.96568539	CON-J
70-14-21-349-151	6790 WENTWARD	2/28/2022	230000	WD	03-ARM'S LENGTH	230000	113100	49.17391304	226217	42400	187600	176238.7344	1.0644652	CON-J
		Totals:	2573900			2573900	1273900		2548052		2063439	1953586.766		
							Sale. Ratio =>	49.4929873				E.C.F. =>	1.05623105	
							Std. Dev. =>	4.605652719				Ave. E.C.F. =>	1.05891552	

GEORGETOWN 2024 STUDY ECF CON-K

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-11-298-002	8403 WALLINWOOD SPRINGS	4/22/2022	390000	WD	03-ARM'S LENGTH	390000	216700	55.56410256	433342	80505	309495	475164.0313	0.65134349	CON-K
70-14-11-299-003	8422 WALLINWOOD SPRINGS	5/14/2021	422000	WD	03-ARM'S LENGTH	422000	221300	52.44075829	442617	82793	339207	484573.375	0.70001163	CON-K
70-14-12-325-010	8259 WALLINWOOD SPRINGS	3/25/2022	278000	WD	03-ARM'S LENGTH	278000	153600	55.25179856	307183	81665	196335	303704.0938	0.64646807	CON-K
70-14-12-325-019	8295 WALLINWOOD SPRINGS	8/27/2021	340000	WD	03-ARM'S LENGTH	340000	184900	54.38235294	369749	82089	257911	387390.4375	0.66576501	CON-K
70-14-12-325-026	8305 WALLINWOOD SPRINGS	8/13/2021	295000	WD	03-ARM'S LENGTH	295000	166100	56.30508475	332181	79949	215051	339679.7188	0.63309932	CON-K
		Totals:	1725000			1725000	942600		1885072		1317999	1990511.656		
							Sale. Ratio =>	54.64347826				E.C.F. =>	0.66214081	
							Std. Dev. =>	1.482656419				Ave. E.C.F. =>	0.65933751	

GEORGETOWN 2024 STUDY ECF CON-L														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-21-405-016	2722 CEDAR GROVE	12/28/2021	290000	WD	03-ARM'S LENGTH	290000	150400	51.86206897	300875	62950	227050	282578.7188	0.803492921	CON-L
70-14-21-405-043	2779 CEDAR GROVE NORTH	11/15/2022	231000	WD	03-ARM'S LENGTH	231000	131200	56.7965368	262355	62036	168964	237914.8281	0.710186924	CON-L
70-14-21-405-044	2777 CEDAR GROVE NORTH	2/24/2022	290000	WD	03-ARM'S LENGTH	290000	139500	48.10344828	279040	62036	227964	257731.2656	0.884502699	CON-L
70-14-21-405-054	2735 CEDAR GROVE NORTH	8/17/2022	310000	WD	03-ARM'S LENGTH	310000	145800	47.03225806	291519	62157	247843	272408.625	0.909820678	CON-L
70-14-21-405-056	2717 CEDAR GROVE NORTH	2/8/2023	285000	WD	03-ARM'S LENGTH	285000	151100	53.01754386	302243	62185	222815	285112.0313	0.781499816	CON-L
70-14-21-405-059	2693 CEDAR GROVE NORTH	7/26/2022	310000	WD	03-ARM'S LENGTH	310000	154200	49.74193548	308409	63400	246600	290992.25	0.84744525	CON-L
70-14-21-405-061	2689 CEDAR GROVE NORTH	9/2/2022	324900	WD	03-ARM'S LENGTH	324900	147700	45.46014158	295452	62988	261912	276092.7813	0.948637624	CON-L
70-14-21-405-062	2687 CEDAR GROVE NORTH	1/31/2023	319900	WD	03-ARM'S LENGTH	319900	148100	46.29571741	296202	62988	256912	276983.5625	0.927535185	CON-L
70-14-21-405-063	2665 CEDAR GROVE NORTH	12/6/2022	275000	WD	03-ARM'S LENGTH	275000	150100	54.58181818	300197	63025	211975	281684.375	0.752526653	CON-L
70-14-21-405-064	2663 CEDAR GROVE NORTH	12/6/2021	300000	WD	03-ARM'S LENGTH	300000	147800	49.26666667	295580	62185	237815	277198.5313	0.857923016	CON-L
70-14-21-405-095	6665 CEDAR GROVE	6/13/2022	310000	WD	03-ARM'S LENGTH	310000	149300	48.16129032	298548	63035	246965	279714.0313	0.882919598	CON-L
70-14-21-405-103	6636 CEDAR GROVE SOUTH	11/19/2021	280000	WD	03-ARM'S LENGTH	280000	155500	55.53571429	310948	63650	216350	293710.8438	0.736608827	CON-L
70-14-21-405-121	6596 CEDAR GROVE	4/26/2022	305000	WD	03-ARM'S LENGTH	305000	155700	51.04918033	311474	62164	242836	296100.4375	0.820113614	CON-L
70-14-21-405-158	2655 CEDAR GROVE SOUTH	5/4/2022	311400	WD	03-ARM'S LENGTH	311400	151000	48.49068722	301928	62321	249079	284576.375	0.875262397	CON-L
		Totals:	4142200			4142200	2077400		4154770		3265080	3892798.656		
							Sale. Ratio =>	50.15209309				E.C.F. =>	0.838748748	
							Std. Dev. =>	3.534711658				Ave. E.C.F. =>	0.838462514	

GEORGETOWN 2024 STUDY ECF CON-M														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-276-049	1059 ABERDEEN	12/21/2021	290000	WD	03-ARM'S LENGTH	290000	161000	55.51724138	321970	73293	216707	268840	0.806081684	CON-M
70-14-26-276-118	6113 GLENEAGLE HIGHLANDS	10/18/2021	374900	WD	03-ARM'S LENGTH	374900	197700	52.73406242	395322	73825	301075	347564.3125	0.866242561	CON-M
70-14-26-401-008	1014 CASTLEBAY	9/16/2022	345000	WD	03-ARM'S LENGTH	345000	177100	51.33333333	354236	74913	270087	301970.8125	0.894414257	CON-M
70-14-26-401-009	1016 CASTLEBAY	3/1/2023	344900	WD	03-ARM'S LENGTH	344900	176700	51.23224123	353347	74568	270332	301382.6875	0.896972558	CON-M
70-14-26-401-011	1020 CASTLEBAY	11/29/2022	351000	WD	03-ARM'S LENGTH	351000	176900	50.3988604	353851	74528	276472	301970.8125	0.915558685	CON-M
70-14-26-401-025	5920 GLENEAGLE	12/30/2021	359900	WD	03-ARM'S LENGTH	359900	197100	54.76521256	394209	74062	285838	346104.875	0.82587106	CON-M
70-14-26-401-026	5918 GLENEAGLE	5/6/2022	399000	WD	03-ARM'S LENGTH	399000	181600	45.51378446	363121	73879	325121	312694.0625	1.039741521	CON-M
		Totals:	2464700			2464700	1268100		2536056		1945632	2180527.563		
							Sale. Ratio =>	51.45048079				E.C.F. =>	0.892275811	
							Std. Dev. =>	3.299700789				Ave. E.C.F. =>	0.892126046	

GEORGETOWN 2024 STUDY ECF CON-N														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-15-423-002	7513 PINE GROVE	6/29/2021	160000	WD	03-ARM'S LENGTH	160000	86900	54.3125	173766	38700	121300	128879.7734	0.941187254	CON-N
70-14-15-423-015	7493 PINE GROVE	2/2/2022	182500	WD	03-ARM'S LENGTH	182500	86000	47.12328767	172081	39431	143069	126574.4297	1.130315186	CON-N
70-14-15-423-022	7483 PINE GROVE	1/30/2023	223000	WD	03-ARM'S LENGTH	223000	98700	44.26008969	197440	42220	180780	148110.6875	1.220573633	CON-N
70-14-15-423-024	7487 PINE GROVE	3/14/2023	225000	WD	03-ARM'S LENGTH	225000	93200	41.42222222	186354	38700	186300	140891.2188	1.322296745	CON-N
70-14-15-423-028	7457 PINE GROVE	6/17/2021	165000	WD	03-ARM'S LENGTH	165000	89500	54.24242424	178971	38700	126300	133846.375	0.943619131	CON-N
70-14-15-423-033	7508 PINE GROVE	8/31/2021	180000	WD	03-ARM'S LENGTH	180000	86500	48.05555556	173046	38700	141300	128192.75	1.102246422	CON-N
70-14-15-423-036	7502 PINE GROVE	12/21/2022	179900	WD	03-ARM'S LENGTH	179900	90500	50.3057254	180995	39523	140377	134992.3594	1.039888484	CON-N
70-14-15-423-046	7476 PINE GROVE	11/2/2021	210000	WD	03-ARM'S LENGTH	210000	103400	49.23809524	206833	38883	171117	160257.6406	1.067761882	CON-N
70-14-15-423-057	7448 PINE GROVE	9/13/2022	200000	WD	03-ARM'S LENGTH	200000	94400	47.2	188856	38700	161300	143278.625	1.125778531	CON-N
70-14-15-423-065	7428 PINE GROVE	1/18/2023	210000	WD	03-ARM'S LENGTH	210000	89200	42.47619048	178468	39660	170340	132450.375	1.286066574	CON-N
70-14-15-423-088	7388 PINE GROVE	2/8/2023	199900	WD	03-ARM'S LENGTH	199900	86300	43.17158579	172568	39660	160240	126820.6094	1.263517032	CON-N
70-14-15-423-089	7447 PINE GROVE	8/25/2021	173000	WD	03-ARM'S LENGTH	173000	101400	58.61271676	202724	38700	134300	156511.4531	0.858084168	CON-N
70-14-15-423-099	7423 PINE GROVE	7/28/2021	190000	WD	03-ARM'S LENGTH	190000	101600	53.47368421	203214	38700	151300	156979	0.963823187	CON-N
70-14-15-423-112	7367 PINE GROVE	10/22/2021	190000	WD	03-ARM'S LENGTH	190000	97100	51.10526316	194145	38700	151300	148325.375	1.020054728	CON-N
70-14-15-423-130	7387 PINE GROVE	1/21/2022	195000	WD	03-ARM'S LENGTH	195000	98600	50.56410256	197282	38700	156300	151318.7031	1.032919241	CON-N
70-14-15-465-010	7326 PINE GROVE	5/17/2021	165000	WD	03-ARM'S LENGTH	165000	86200	52.24242424	172350	38700	126300	127528.625	0.990365888	CON-N
70-14-15-465-038	7321 PINE GROVE	7/30/2021	200000	WD	03-ARM'S LENGTH	200000	94600	47.3	189120	40013	159987	142277.6719	1.124470185	CON-N
70-14-15-465-045	7337 PINE GROVE	12/7/2021	180000	WD	03-ARM'S LENGTH	180000	94400	52.44444444	188860	38700	141300	143282.4375	0.986164128	CON-N
70-14-15-465-054	1823 ELIZABETH	6/7/2022	192000	WD	03-ARM'S LENGTH	192000	102200	53.22916667	204396	38700	153300	158106.875	0.969597306	CON-N
70-14-15-465-061	1837 ELIZABETH	5/16/2022	227500	WD	03-ARM'S LENGTH	227500	101200	44.48351648	202346	38700	188800	156150.7656	1.209087892	CON-N
70-14-15-465-064	1855 ELIZABETH	11/4/2021	175000	WD	03-ARM'S LENGTH	175000	100900	57.65714286	201785	38700	136300	155615.4531	0.875877024	CON-N
70-14-15-465-098	1875 ELIZABETH	4/23/2021	184000	WD	03-ARM'S LENGTH	184000	104400	56.73913043	208831	38700	145300	162338.7344	0.895042089	CON-N
70-14-15-465-107	1893 ELIZABETH	1/11/2022	222500	WD	03-ARM'S LENGTH	222500	109700	49.30337079	219303	38700	183800	172331.1094	1.066551481	CON-N
		Totals:	4429300			4429300	2196900		4393734		3530710	3335061.047		
							Sale. Ratio =>	49.59925948				E.C.F. =>	1.058664279	
							Std. Dev. =>	4.854005892				Ave. E.C.F. =>	1.062403834	

GEORGETOWN 2024 STUDY ECF CON-O														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-251-009	1163 FAIRFIELD	10/20/2022	265000	WD	03-ARM'S LENGTH	265000	129800	48.98113208	259586	51744	213256	201202.3281	1.05990821	CON-O
70-14-26-251-017	1115 FAIRFIELD	2/1/2023	229000	WD	03-ARM'S LENGTH	229000	128900	56.28820961	257750	51790	177210	199380.4375	0.88880335	CON-O
70-14-26-251-035	1152 FAIRFIELD	11/8/2021	246000	WD	03-ARM'S LENGTH	246000	129100	52.4796748	258102	51067	194933	200421.1094	0.97261711	CON-O
70-14-26-251-043	1141 FAIRFIELD	5/20/2022	267000	WD	03-ARM'S LENGTH	267000	125700	47.07865169	251474	51699	215301	193393.0313	1.1132821	CON-O
70-14-26-251-044	1139 FAIRFIELD	12/30/2022	230000	WD	03-ARM'S LENGTH	230000	126700	55.08695652	253355	51564	178436	195344.625	0.91344208	CON-O
70-14-26-251-049	1049 FAIRFIELD	9/23/2021	239900	WD	03-ARM'S LENGTH	239900	128900	53.73072113	257866	51880	188020	199405.6094	0.94290226	CON-O
70-14-26-251-052	1043 FAIRFIELD	9/1/2022	253000	WD	03-ARM'S LENGTH	253000	127000	50.19762846	254075	51880	201120	195735.7188	1.02750791	CON-O
70-14-26-251-053	1041 FAIRFIELD	9/1/2021	238000	WD	03-ARM'S LENGTH	238000	126900	53.31932773	253740	51384	186616	195891.5781	0.95264943	CON-O
70-14-26-251-055	1037 FAIRFIELD	3/9/2023	265000	WD	03-ARM'S LENGTH	265000	140100	52.86792453	280168	51384	213616	221475.3125	0.96451382	CON-O
70-14-26-251-057	1033 FAIRFIELD	6/17/2021	251000	WD	03-ARM'S LENGTH	251000	138800	55.29880478	277551	51790	199210	218548.8906	0.91151229	CON-O
70-14-26-251-077	1036 FAIRFIELD	6/7/2021	247500	WD	03-ARM'S LENGTH	247500	131000	52.92929293	262052	51790	195710	203545.0156	0.96150721	CON-O
70-14-26-251-081	1026 FAIRFIELD	6/15/2022	276000	WD	03-ARM'S LENGTH	276000	140300	50.83333333	280572	51384	224616	221866.4063	1.01239302	CON-O
70-14-26-251-086	1012 FAIRFIELD	12/8/2021	242000	WD	03-ARM'S LENGTH	242000	130900	54.09090909	261783	51925	190075	203153.9219	0.93562063	CON-O
		Totals:	3249400			3249400	1704100		3408074		2578119	2649363.984		
								Sale. Ratio =>	52.44352804				E.C.F. =>	0.97310865
								Std. Dev. =>	2.641488307				Ave. E.C.F. =>	0.97358919

GEORGETOWN 2024 STUDY CON-P 0-90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-276-005	6183 GLENEAGLE HIGHLANDS	1/28/2022	265000	WD	03-ARM'S LENGTH	265000	137400	51.8490566	274791	72770	192230	222981.2344	0.862090483	CON-P
70-14-26-276-026	6184 GLENEAGLE HIGHLANDS	2/24/2023	276000	WD	03-ARM'S LENGTH	276000	152600	55.28985507	305262	72824	203176	256554.0781	0.791942196	CON-P
70-14-26-276-104	1137 CASTLEBAY	11/30/2021	312000	WD	03-ARM'S LENGTH	312000	174100	55.80128205	348131	73483	238517	303143.5	0.786812186	CON-P
70-14-26-327-005	1327 GLENEAGLE	2/18/2022	315000	WD	03-ARM'S LENGTH	315000	158400	50.28571429	316783	59074	255926	284447.0313	0.899731661	CON-P
70-14-26-327-010	1301 GLENEAGLE	1/31/2023	292000	WD	03-ARM'S LENGTH	292000	146300	50.10273973	292601	60173	231827	256543.0469	0.903657311	CON-P
70-14-26-327-023	5905 GLENEAGLE	3/31/2023	237000	WD	03-ARM'S LENGTH	237000	122300	51.60337553	244684	60154	176846	203675.5	0.868273307	CON-P
		Totals:	1697000			1697000	891100		1782252		1298522	1527344.391		
							Sale. Ratio =>	52.51031232				E.C.F. =>	0.850182845	
							Std. Dev. =>	2.472187904				Ave. E.C.F. =>	0.852084524	

GEORGETOWN 2024 STUDY CON-P 91-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-401-001	972 CASTLEBAY	9/17/2021	281000	WD	03-ARM'S LENGTH	281000	152900	54.41281139	305800	74562	206438	228948.5156	0.9016787	CON-P
70-14-26-401-002	974 CASTLEBAY	9/22/2021	274900	WD	03-ARM'S LENGTH	274900	153500	55.83848672	306902	75060	199840	229546.5313	0.870586015	CON-P
70-14-26-401-003	976 CASTLEBAY	9/29/2021	300000	WD	03-ARM'S LENGTH	300000	156700	52.23333333	313457	78495	221505	232635.6406	0.95215419	CON-P
70-14-26-401-004	1004 CASTLEBAY	5/11/2021	274900	WD	03-ARM'S LENGTH	274900	150300	54.67442706	300512	75664	199236	222621.7813	0.894952861	CON-P
		Totals:	1130800			1130800	613400		1226671		827019	913752.4688		
							Sale. Ratio =>	54.24478245				E.C.F. =>	0.905079908	
							Std. Dev. =>	1.504499417				Ave. E.C.F. =>	0.904842942	

GEORGETOWN 2024 STUDY ECF CON-Q

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-36-119-002	655 STONEBRIAR	5/21/2021	482403	WD	03-ARM'S LENGTH	482403	248400	51.49221709	496809	89882	392521	479684.7188	0.81828957	CON-Q
70-14-36-119-004	671 STONEBRIAR	10/29/2021	360972	WD	03-ARM'S LENGTH	360972	187200	51.85997806	374490	88280	272692	337383.7813	0.80825462	CON-Q
70-14-36-119-012	5497 ARROYO	6/1/2021	467777	WD	03-ARM'S LENGTH	467777	260900	55.77443953	521754	106396	361381	489623.1563	0.73807988	CON-Q
70-14-36-119-013	713 STONEBRIAR	7/14/2022	563435	WD	03-ARM'S LENGTH	563435	281900	50.0323906	563857	115159	448276	528924.3125	0.84752391	CON-Q
70-14-36-119-015	731 STONEBRIAR	4/16/2021	509096	WD	03-ARM'S LENGTH	509096	280900	55.17623395	561752	107526	401570	535440.6875	0.74998036	CON-Q
70-14-36-119-016	734 STONEBRIAR	9/20/2022	495653	WD	03-ARM'S LENGTH	495653	252000	50.84202053	504017	106581	389072	468496.75	0.83046894	CON-Q
70-14-36-119-018	724 STONEBRIAR	1/21/2022	405900	WD	03-ARM'S LENGTH	405900	201600	49.66740576	403229	89031	316869	370375.9688	0.85553337	CON-Q
70-14-36-119-019	718 STONEBRIAR	12/14/2021	413835	WD	03-ARM'S LENGTH	413835	210200	50.79319052	420383	89285	324550	390297.6563	0.83154483	CON-Q
70-14-36-119-020	714 STONEBRIAR	10/13/2021	423794	WD	03-ARM'S LENGTH	423794	232800	54.93234921	465693	91866	331928	440666.5	0.75324083	CON-Q
70-14-36-119-021	696 STONEBRIAR	7/15/2021	383900	WD	03-ARM'S LENGTH	383900	199600	51.99270643	399106	88707	295193	365897.7188	0.80676371	CON-Q
70-14-36-119-022	686 STONEBRIAR	3/28/2022	437730	WD	03-ARM'S LENGTH	437730	226800	51.81276129	453592	86497	351233	432730.8438	0.8116662	CON-Q
70-14-36-119-023	676 STONEBRIAR	6/3/2021	319000	WD	03-ARM'S LENGTH	319000	164400	51.53605016	328740	86349	232651	285730.0313	0.81423363	CON-Q
70-14-36-119-024	670 STONEBRIAR	5/3/2022	407000	WD	03-ARM'S LENGTH	407000	200500	49.26289926	401025	86257	320743	371047.875	0.86442484	CON-Q
		Totals:	5670495			5670495	2947200		5894447		4438679	5496300		
							Sale. Ratio =>	51.97429854				E.C.F. =>	0.80757582	
							Std. Dev. =>	2.101793794				Ave. E.C.F. =>	0.81000036	

GEORGETOWN ECF STUDY 2024 CON-R

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-24-320-045	707 WATERVIEW	3/25/2022	210000	WD	03-ARM'S LENGTH	210000	112200	53.4285714	224373	45657	164343	172893.4219	0.95054513	CON-R
70-14-24-320-050	689 WATERVIEW	11/1/2021	225000	WD	03-ARM'S LENGTH	225000	116500	51.7777778	232961	45774	179226	181088.4375	0.98971532	CON-R
70-14-24-320-086	6707 WATERVIEW	1/23/2023	196000	WD	03-ARM'S LENGTH	196000	111100	56.6836735	222286	45889	150111	170649.9844	0.87964262	CON-R
70-14-24-320-093	6747 WATERFRONT	8/17/2021	220000	WD	03-ARM'S LENGTH	220000	117800	53.5454545	235685	45712	174288	183783.6719	0.94833234	CON-R
		Totals:	851000			851000	457600		915305		667968	708415.5156		
							Sale. Ratio =>	53.7720329				E.C.F. =>	0.94290425	
							Std. Dev. =>	2.04888958				Ave. E.C.F. =>	0.94205885	

GEORGETOWN 2024 STUDY ECF CON-S														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-130-019	1339 BENT TREE	5/9/2022	228000	WD	03-ARM'S LENGTH	228000	132300	58.0263158	264545	46857	181143	241791.672	0.74916972	CON-S
70-14-26-130-022	1358 BENT TREE	10/25/2022	225000	WD	03-ARM'S LENGTH	225000	125700	55.8666667	251427	46339	178661	227796.516	0.78430085	CON-S
70-14-26-130-029	1350 BENT TREE	10/19/2022	240000	WD	03-ARM'S LENGTH	240000	113500	47.2916667	227002	46925	193075	200016.156	0.96529702	CON-S
70-14-26-130-032	1344 BENT TREE	1/11/2022	239900	WD	03-ARM'S LENGTH	239900	130100	54.2309296	260126	46966	192934	236762.297	0.81488481	CON-S
70-14-26-130-037	1338 BENT TREE	12/2/2021	268000	WD	03-ARM'S LENGTH	268000	131000	48.880597	261902	47047	220953	238644.984	0.92586484	CON-S
70-14-26-130-049	1376 BENT TREE	4/8/2021	201150	WD	03-ARM'S LENGTH	201150	108400	53.8901317	216745	46153	154997	189480.922	0.81800848	CON-S
70-14-26-130-050	1374 BENT TREE	5/21/2021	200000	WD	03-ARM'S LENGTH	200000	101400	50.7	202833	45805	154195	174415.047	0.88406937	CON-S
70-14-26-130-059	1353 BENT TREE	6/8/2021	206900	WD	03-ARM'S LENGTH	206900	101900	49.2508458	203856	45841	161059	175511.328	0.91765587	CON-S
70-14-26-130-061	1323 BENT TREE	3/20/2023	261900	WD	03-ARM'S LENGTH	261900	131800	50.3245514	263567	47413	214487	240087.813	0.89336896	CON-S
70-14-26-130-079	1335 BENT TREE	7/18/2022	215000	WD	03-ARM'S LENGTH	215000	104100	48.4186047	208140	46135	168865	179943.125	0.93843541	CON-S
70-14-26-130-089	1348 BENT TREE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	116500	58.25	233087	46844	153156	206864.891	0.7403673	CON-S
70-14-26-130-092	1342 BENT TREE	8/24/2021	220000	WD	03-ARM'S LENGTH	220000	114800	52.1818182	229699	46722	173278	203237.266	0.8525897	CON-S
70-14-26-130-093	1338 BENT TREE	12/6/2022	230000	WD	03-ARM'S LENGTH	230000	112100	48.7391304	224145	46600	183400	197203.797	0.93000238	CON-S
70-14-26-130-100	1322 BENT TREE	8/18/2021	203000	WD	03-ARM'S LENGTH	203000	110200	54.2857143	220420	46600	156400	193066.344	0.81008423	CON-S
70-14-26-130-102	1301 BENT TREE	5/9/2022	259000	WD	03-ARM'S LENGTH	259000	127900	49.3822394	255730	47006	211994	231835.125	0.91441709	CON-S
		Totals:	3397850			3397850	1761700		3523224		2698597	3136657.28		
							Sale. Ratio =>	51.8474918				E.C.F. =>	0.86034168	
							Std. Dev. =>	3.56969804				Ave. E.C.F. =>	0.86256773	

GEORGETOWN 2024 STUDY CON-T														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-04-363-017	3184 BRAEBURN	3/4/2022	451000	WD	19-MULTI PA	451000	255400	56.62971175	510841	89683	361317	458278.563	0.78842222	CON-T
70-14-04-372-003	3066 BRAYRIDGE	10/1/2021	485000	WD	19-MULTI PA	485000	242400	49.97938144	484828	87768	397232	432056.594	0.91939807	CON-T
70-14-04-372-005	8839 BRAYRIDGE	10/19/2022	390000	WD	19-MULTI PA	390000	206200	52.87179487	412383	85103	304897	356126.219	0.8561487	CON-T
70-14-04-372-023	8811 BRAYRIDGE	10/28/2022	375000	WD	19-MULTI PA	375000	205400	54.77333333	410693	84425	290575	355025.031	0.81846342	CON-T
70-14-04-372-024	8815 BRAYRIDGE	1/10/2022	418450	PTA	19-MULTI PA	418450	206300	49.30099176	412581	83716	334734	357850.938	0.93540065	CON-T
70-14-04-372-027	8829 BRAYRIDGE	2/17/2022	370000	WD	19-MULTI PA	370000	182800	49.40540541	365626	85293	284707	305041.344	0.93333906	CON-T
70-14-04-372-034	3065 BRAYRIDGE	6/24/2022	434819	PTA	03-ARM'S LEN	434819	211700	48.6869249	423433	81066	353753	372542.969	0.94956295	CON-T
70-14-05-494-002	8863 BRAEBURN	6/4/2021	352000	PTA	19-MULTI PA	352000	185700	52.75568182	371512	80791	271209	316344.938	0.8573205	CON-T
70-14-05-494-032	3206 BRAEBURN	8/30/2022	445000	WD	19-MULTI PA	445000	214900	48.29213483	429871	88545	356455	371410.219	0.95973396	CON-T
70-14-09-107-017	8788 BRAYRIDGE	7/13/2022	412000	WD	03-ARM'S LEN	412000	200500	48.66504854	401094	82858	329142	346285.094	0.95049428	CON-T
		Totals:	4133269			4133269	2111300		4222862		3284021	3670961.91		
								Sale. Ratio =>	51.08063376				E.C.F. =>	0.89459414
								Std. Dev. =>	2.923820446				Ave. E.C.F. =>	0.89682838

GEORGETOWN 2024 ECF STUDY CON-U UNITY TIMBERS														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-31-412-004	4223 COTTAGE	11/10/2022	375000	WD	03-ARM'S LENGTH	375000	176800	47.14666667	353673	76428	298572	338103.6563	0.88307829	CON-U
70-14-31-412-005	4234 COTTAGE	9/3/2021	330000	WD	03-ARM'S LENGTH	330000	171300	51.90909091	342568	78306	251694	322270.7188	0.78100176	CON-U
70-14-31-412-014	4274 COTTAGE	7/11/2022	370000	WD	03-ARM'S LENGTH	370000	176200	47.62162162	352472	77107	292893	335810.9688	0.87219605	CON-U
70-14-31-412-021	4303 COTTAGE	12/23/2021	355000	WD	03-ARM'S LENGTH	355000	173000	48.73239437	346002	75512	279488	329865.8438	0.84727778	CON-U
70-14-31-429-007	4118 COTTAGE	8/22/2022	299900	WD	03-ARM'S LENGTH	299900	150600	50.21673891	301160	75473	224427	275228.0625	0.81542194	CON-U
70-14-31-429-021	4170 COTTAGE	4/4/2022	395400	WD	03-ARM'S LENGTH	395400	195500	49.44360142	391052	76360	319040	383770.7188	0.83132971	CON-U
70-14-31-429-027	4202 COTTAGE	10/6/2021	369000	WD	03-ARM'S LENGTH	369000	195100	52.87262873	390138	76400	292600	382607.3125	0.76475276	CON-U
70-14-31-429-028	4204 COTTAGE	2/28/2023	355000	WD	03-ARM'S LENGTH	355000	176100	49.60563338	352242	76400	278600	336392.6875	0.82819874	CON-U
		Totals:	2849300			2849300	1414600		2829307		2237314	2704049.969		
							Sale. Ratio =>	49.64728179				E.C.F. =>	0.82739373	
							Std. Dev. =>	1.966229725				Ave. E.C.F. =>	0.82790713	

GEORGETOWN 2024 STUDY ECF THM-1 AND CON-V

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-05-489-012	8924 BARRINGTON	1/3/2023	315000	WD	03-ARM'S LENGTH	315000	156900	49.8095238	313802	61973	253027	269624.188	0.93844325	THM-1
70-14-05-489-017	8901 DALTON	4/1/2021	291125	WD	03-ARM'S LENGTH	291125	159900	54.9248605	319854	62932	228193	275077.094	0.82956017	THM-1
70-14-05-489-018	8903 DALTON	6/3/2021	254900	WD	03-ARM'S LENGTH	254900	139800	54.8450373	279582	63037	191863	231846.891	0.82754183	THM-1
70-14-05-489-019	8905 DALTON	6/7/2021	265450	WD	03-ARM'S LENGTH	265450	147900	55.7167075	295763	62151	203299	250119.922	0.81280611	THM-1
70-14-05-489-022	8904 BARRINGTON	6/9/2021	271462	WD	03-ARM'S LENGTH	271462	142000	52.3093472	283947	62151	209311	237468.953	0.8814247	THM-1
70-14-05-489-023	8902 BARRINGTON	5/17/2021	266847	WD	03-ARM'S LENGTH	266847	142000	53.214014	283947	62151	204696	237468.953	0.86199058	THM-1
70-14-05-489-025	8901 BARRINGTON	11/30/2021	308774	WD	03-ARM'S LENGTH	308774	154200	49.9394379	308491	62151	246623	263747.313	0.93507304	THM-1
70-14-05-489-027	8905 BARRINGTON	12/21/2021	299900	WD	03-ARM'S LENGTH	299900	141400	47.1490497	282842	63037	236863	235337.266	1.00648318	THM-1
70-14-05-489-028	8907 BARRINGTON	12/10/2021	309321	WD	03-ARM'S LENGTH	309321	151900	49.1075614	303726	63037	246284	257697	0.95571155	THM-1
70-14-05-489-029	3356 WINDBORNE	11/17/2022	364900	WD	03-ARM'S LENGTH	364900	183900	50.3973691	367899	63066	301834	326373.656	0.92481116	THM-1
70-14-05-489-030	3358 WINDBORNE	11/29/2022	290000	WD	03-ARM'S LENGTH	290000	138100	47.6206897	276198	62171	227829	229150.969	0.99423101	THM-1
70-14-05-489-031	3360 WINDBORNE	1/10/2023	301100	WD	03-ARM'S LENGTH	301100	137700	45.7323148	275353	62171	238929	228246.25	1.04680362	THM-1
70-14-05-489-035	3382 WINDBORNE	7/15/2022	385847	WD	03-ARM'S LENGTH	385847	183900	47.6613787	367899	63066	322781	326373.656	0.9889922	THM-1
70-14-05-489-036	3384 WINDBORNE	11/10/2022	325000	WD	03-ARM'S LENGTH	325000	154800	47.6307692	309631	62171	262829	264946.469	0.99200794	THM-1
70-14-05-489-037	3386 WINDBORNE	7/29/2022	320000	WD	03-ARM'S LENGTH	320000	142100	44.40625	284244	62171	257829	237765.531	1.08438342	THM-1
70-14-05-489-038	3388 WINDBORNE	7/29/2022	320569	WD	03-ARM'S LENGTH	320569	142100	44.3274303	284244	62171	258398	237765.531	1.08677653	THM-1
70-14-05-489-039	3390 WINDBORNE	10/31/2022	299900	WD	03-ARM'S LENGTH	299900	138100	46.0486829	276198	62171	237729	229150.969	1.03743397	THM-1
70-14-05-489-040	3392 WINDBORNE	8/5/2022	375400	WD	03-ARM'S LENGTH	375400	183900	48.9877464	367899	63066	312334	326373.656	0.95698288	THM-1
70-14-17-194-014	3739 BLACK STAR	2/23/2023	365000	WD	03-ARM'S LENGTH	365000	169400	46.4109589	338745	63837	301163	319660.469	0.94213401	CON-V
		Totals:	5930495			5930495	2910000		5820264		4741814	4984194.73		
							Sale. Ratio =>	49.0684167				E.C.F. =>	0.95137013	
							Std. Dev. =>	3.52114007				Ave. E.C.F. =>	0.95282059	

GEORGETOWN 2024 ECF CON-W														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-188-006	7656 BALDWIN WOODS	10/1/2021	453345	WD	03-ARM'S LENGTH	453345	233700	51.55014393	467483	96913	356432	454129.9063	0.784867931	CON-W
70-14-14-188-007	7662 BALDWIN WOODS	9/1/2021	478434	WD	03-ARM'S LENGTH	478434	250700	52.40012206	501445	97885	380549	494558.8125	0.769471679	CON-W
70-14-14-188-008	7676 BALDWIN WOODS	10/28/2021	407855	WD	03-ARM'S LENGTH	407855	205300	50.33651665	410576	95777	312078	385783.0938	0.808946802	CON-W
70-14-14-188-009	7682 BALDWIN WOODS	10/1/2021	426170	WD	03-ARM'S LENGTH	426170	225200	52.84276228	450438	97551	328619	432459.5625	0.759883764	CON-W
70-14-14-188-023	7725 BALDWIN WOODS	6/29/2021	376900	WD	03-ARM'S LENGTH	376900	205500	54.52374635	410999	91045	285855	392100.5	0.729035031	CON-W
70-14-14-188-025	7713 BALDWIN WOODS	12/10/2021	417465	WD	03-ARM'S LENGTH	417465	231000	55.33398009	462087	91918	325547	453638.4688	0.717635347	CON-W
70-14-14-188-026	7707 BALDWIN WOODS	12/20/2021	395210	WD	03-ARM'S LENGTH	395210	226800	57.38721186	453559	93627	301583	441093.125	0.683717299	CON-W
		Totals:	2955379			2955379	1578200		3156587		2290663	3053763.469		
							Sale. Ratio =>	53.40093436				E.C.F. =>	0.750111469	
							Std. Dev. =>	2.414227394				Ave. E.C.F. =>	0.750508265	

GEORGETOWN 2024 STUDY ECF CON-X

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-17-202-008	3507 EAGLES ROOST	6/10/2021	287900	WD	03-ARM'S LENGTH	287900	157700	54.77596388	315423	84141	203759	276984.438	0.73563339	CON-X
70-14-17-202-016	3474 EAGLES ROOST	10/4/2021	332000	WD	03-ARM'S LENGTH	332000	168900	50.87349398	337797	87169	244831	300153.281	0.81568657	CON-X
70-14-17-202-019	3464 GOLDEN EAGLE	2/25/2022	385000	WD	03-ARM'S LENGTH	385000	192200	49.92207792	384392	84528	300472	359118.563	0.83669304	CON-X
70-14-17-202-024	3442 GOLDEN EAGLE	1/14/2022	374900	WD	03-ARM'S LENGTH	374900	186900	49.85329421	373742	84365	290535	346559.281	0.83834142	CON-X
70-14-17-202-027	3432 GOLDEN EAGLE	4/20/2021	322200	WD	03-ARM'S LENGTH	322200	187100	58.06952204	374210	84174	238026	347348.5	0.68526566	CON-X
70-14-17-202-041	3371 GOLDEN EAGLE	12/28/2021	408000	WD	03-ARM'S LENGTH	408000	214200	52.5	428424	83921	324079	412578.438	0.7854967	CON-X
70-14-17-202-064	7978 GOLDEN EAGLE	6/13/2022	470000	WD	03-ARM'S LENGTH	470000	217600	46.29787234	435293	83174	386826	421699.406	0.91730269	CON-X
70-14-17-202-069	3348 BALD EAGLE	11/18/2021	385880	WD	03-ARM'S LENGTH	385880	203800	52.81434643	407580	85514	300366	385707.781	0.7787398	CON-X
70-14-17-202-070	3350 BALD EAGLE	5/12/2022	345900	WD	03-ARM'S LENGTH	345900	162700	47.03671581	325404	84101	261799	288985.625	0.90592395	CON-X
70-14-17-202-071	3345 BALD EAGLE	11/10/2022	421715	WD	03-ARM'S LENGTH	421715	197800	46.90371459	395503	84111	337604	372924.563	0.90528765	CON-X
70-14-17-202-073	3358 BALD EAGLE	7/14/2021	356200	WD	03-ARM'S LENGTH	356200	194200	54.51993262	388414	84397	271803	364092.219	0.74652241	CON-X
70-14-17-202-074	3364 BALD EAGLE	5/14/2021	386100	WD	03-ARM'S LENGTH	386100	204100	52.86195286	408136	85481	300619	386413.188	0.77797293	CON-X
70-14-17-202-077	3382 BALD EAGLE	3/25/2022	441900	WD	03-ARM'S LENGTH	441900	221300	50.07920344	442685	84063	357837	429487.438	0.83317222	CON-X
70-14-17-202-078	3384 BALD EAGLE	1/28/2022	388270	WD	03-ARM'S LENGTH	388270	192300	49.52739073	384508	84260	304010	359578.438	0.84546226	CON-X
70-14-17-202-080	3383 BALD EAGLE	8/19/2022	457865	WD	03-ARM'S LENGTH	457865	207300	45.27535409	414654	84900	372965	394914.969	0.94441849	CON-X
70-14-17-202-084	3402 BALD EAGLE	6/8/2021	394655	WD	03-ARM'S LENGTH	394655	205200	51.99478025	410406	84397	310258	390429.938	0.7946573	CON-X
70-14-17-202-085	3399 BALD EAGLE	9/9/2022	393515	WD	03-ARM'S LENGTH	393515	188000	47.77454481	379596	83447	310068	350310.188	0.88512413	CON-X
70-14-17-202-087	3416 BALD EAGLE	6/18/2021	386100	WD	03-ARM'S LENGTH	386100	222600	57.65345765	445138	84063	302037	432425.156	0.69847232	CON-X
70-14-17-202-088	3422 BALD EAGLE	6/30/2021	317900	WD	03-ARM'S LENGTH	317900	173000	54.41962881	346038	84286	233614	313475.438	0.74523861	CON-X
70-14-17-202-091	3432 BALD EAGLE	9/10/2021	358975	WD	03-ARM'S LENGTH	358975	196900	54.85061634	393775	85481	273494	369214.375	0.74074581	CON-X
70-14-17-202-092	3440 BALD EAGLE	6/14/2021	395010	WD	03-ARM'S LENGTH	395010	219500	55.56821346	438909	86597	308413	421930.531	0.73095682	CON-X
70-14-17-202-093	3437 BALD EAGLE	11/11/2021	365400	WD	03-ARM'S LENGTH	365400	187000	51.17679256	374080	84063	281337	347325.75	0.81000905	CON-X
70-14-17-202-094	3445 BALD EAGLE	10/21/2021	427875	WD	03-ARM'S LENGTH	427875	219400	51.2766579	438706	83937	343938	424873.063	0.80950766	CON-X
70-14-17-202-095	3453 BALD EAGLE	5/13/2022	451150	WD	03-ARM'S LENGTH	451150	208700	46.25955891	417306	84249	366901	398870.656	0.91984957	CON-X
70-14-17-202-096	3459 BALD EAGLE	8/29/2022	376900	WD	03-ARM'S LENGTH	376900	174300	46.24568851	348593	84223	292677	316610.781	0.92440663	CON-X
70-14-17-202-097	7976 EAGLES ROOST	6/1/2021	360600	WD	03-ARM'S LENGTH	360600	191700	53.16139767	383491	84030	276570	358635.938	0.77117202	CON-X
70-14-17-202-098	7968 EAGLES ROOST	4/8/2021	415230	WD	03-ARM'S LENGTH	415230	218500	52.62143872	436987	85507	329723	420934.125	0.78331259	CON-X
70-14-17-202-100	7954 EAGLES ROOST	5/25/2021	356200	WD	03-ARM'S LENGTH	356200	196200	55.08141494	392317	84023	272177	369214.375	0.73717877	CON-X
70-14-17-202-103	7969 EAGLES ROOST	5/31/2022	446400	WD	03-ARM'S LENGTH	446400	219800	49.23835125	439584	84190	362210	425621.563	0.85101422	CON-X
70-14-17-202-104	7975 EAGLES ROOST	4/12/2022	389400	WD	03-ARM'S LENGTH	389400	188700	48.45916795	377363	84336	305064	350930.531	0.86930025	CON-X
70-14-17-202-106	3472 BALD EAGLE	12/23/2021	398900	WD	03-ARM'S LENGTH	398900	222300	55.72825269	444693	86703	312197	428730.531	0.72818933	CON-X
70-14-17-202-107	3469 BALD EAGLE	10/8/2021	383750	WD	03-ARM'S LENGTH	383750	206800	53.88925081	413543	84174	299576	394453.906	0.75947023	CON-X
70-14-17-202-108	3475 BALD EAGLE	7/29/2021	386360	WD	03-ARM'S LENGTH	386360	218000	56.42406046	436083	84397	301963	421180.844	0.71694381	CON-X
70-14-17-202-109	3482 BALD EAGLE	9/2/2021	389925	WD	03-ARM'S LENGTH	389925	215000	55.13880875	429993	83951	305974	414421.563	0.73831583	CON-X
70-14-17-202-110	3490 BALD EAGLE	11/12/2021	382625	WD	03-ARM'S LENGTH	382625	209000	54.62267233	418082	83944	298681	400165.281	0.74639409	CON-X
70-14-17-202-111	3485 BALD EAGLE	8/25/2022	452750	WD	03-ARM'S LENGTH	452750	207600	45.85311982	415104	84051	368699	396470.656	0.92995281	CON-X
70-14-17-202-112	3491 BALD EAGLE	9/22/2022	419900	WD	03-ARM'S LENGTH	419900	196100	46.70159562	392214	84276	335624	368788.031	0.91007292	CON-X
70-14-17-202-116	3507 BALD EAGLE	4/12/2022	466570	WD	03-ARM'S LENGTH	466570	222000	47.58128469	443924	84715	381855	430190.406	0.88764183	CON-X
70-14-17-202-119	7998 BALD EAGLE	4/14/2022	448335	WD	03-ARM'S LENGTH	448335	224500	50.07416329	449042	83288	365047	438028.75	0.83338594	CON-X
70-14-17-202-120	7996 BALD EAGLE	9/23/2022	395000	WD	03-ARM'S LENGTH	395000	188300	47.67088608	376503	84336	310664	349900.594	0.8878636	CON-X
		Totals:	15723255			15723255	8027200		16053995		12344292	15179679.1		
							Sale. Ratio =>	51.05304213				E.C.F. =>	0.81321166	
							Std. Dev. =>	3.638589905				Ave. E.C.F. =>	0.81402737	

GEORGETOWN 2024 ECF CON-Y SHELDON CROSSING

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-21-357-010	6579 SHELDON CROSSING	6/11/2021	353300	WD	03-ARM'S LENGTH	353300	194100	54.9391452	388115	73997	279303	384477.3438	0.726448527	CON-Y
70-14-21-357-015	6593 SHELDON CROSSING	2/11/2022	342250	WD	03-ARM'S LENGTH	342250	166300	48.59021183	332649	74239	268011	316291.3125	0.847354921	CON-Y
70-14-21-357-016	6595 SHELDON CROSSING	3/25/2022	346300	WD	03-ARM'S LENGTH	346300	166900	48.19520647	333826	75009	271291	316789.4688	0.856376322	CON-Y
70-14-21-357-017	6615 SHELDON CROSSING	11/29/2021	340400	WD	03-ARM'S LENGTH	340400	179300	52.6733255	358505	73985	266415	348249.6875	0.765011455	CON-Y
70-14-21-357-018	6617 SHELDON CROSSING	11/16/2021	349805	WD	03-ARM'S LENGTH	349805	192800	55.11642201	385678	75350	274455	379838.4375	0.722557206	CON-Y
70-14-21-357-019	6616 SHELDON CROSSING	6/28/2021	347100	WD	03-ARM'S LENGTH	347100	182900	52.6937482	365747	73052	274048	358255.8125	0.764950604	CON-Y
70-14-21-357-021	6620 SHELDON CROSSING	8/9/2021	350200	WD	03-ARM'S LENGTH	350200	183800	52.48429469	367584	72947	277253	360632.8125	0.768795823	CON-Y
70-14-21-357-024	6647 SHELDON CROSSING	7/28/2022	406391	WD	03-ARM'S LENGTH	406391	196200	48.27862822	392370	73722	332669	390022.0313	0.852949252	CON-Y
70-14-21-357-025	6649 SHELDON CROSSING	7/8/2022	383271	WD	03-ARM'S LENGTH	383271	197700	51.58230077	395427	74604	308667	392684.2188	0.786043811	CON-Y
70-14-21-357-027	6646 SHELDON CROSSING	10/15/2021	284900	WD	03-ARM'S LENGTH	284900	145700	51.14075114	291376	73157	211743	267097.9063	0.792754249	CON-Y
70-14-21-357-028	6648 SHELDON CROSSING	10/5/2021	341000	WD	03-ARM'S LENGTH	341000	167100	49.00293255	334145	73052	267948	319575.2813	0.83845033	CON-Y
70-14-21-357-029	6647 CROFT	9/23/2022	388604	WD	03-ARM'S LENGTH	388604	180700	46.4997787	361336	73085	315519	352816.4063	0.894286644	CON-Y
70-14-21-357-030	6645 CROFT	10/13/2022	314900	WD	03-ARM'S LENGTH	314900	147400	46.80851064	294756	73085	241815	271323.125	0.891243605	CON-Y
70-14-21-357-031	6643 CROFT	10/10/2022	395000	WD	03-ARM'S LENGTH	395000	181200	45.87341772	362398	73085	321915	354116.2813	0.909065799	CON-Y
70-14-21-357-032	6619 CROFT	8/29/2022	449900	WD	03-ARM'S LENGTH	449900	203300	45.18781952	406623	72978	376922	408378.2188	0.922972829	CON-Y
70-14-21-357-033	6617 CROFT	9/9/2022	337431	WD	03-ARM'S LENGTH	337431	170100	50.41030611	340193	72978	264453	327068.5313	0.808555317	CON-Y
70-14-21-357-035	6597 CROFT	5/27/2022	359900	WD	03-ARM'S LENGTH	359900	193700	53.8205057	387347	72978	286922	384784.5625	0.745669208	CON-Y
70-14-21-357-036	6595 CROFT	6/1/2022	314900	WD	03-ARM'S LENGTH	314900	155800	49.47602413	311621	73085	241815	291965.7188	0.828230797	CON-Y
70-14-21-357-037	6593 CROFT	5/18/2022	355900	WD	03-ARM'S LENGTH	355900	165700	46.55802192	331388	72978	282922	316291.3125	0.894498169	CON-Y
		Totals:	6761452			6761452	3370700		6741084		5364086	6540658.469		
							Sale. Ratio =>	49.85171824				E.C.F. =>	0.820114064	
							Std. Dev. =>	3.1059119				Ave. E.C.F. =>	0.821906046	

GEORGETOWN 2024 STUDY CON-Z														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-163-001	1414 EAGLE SHORE	10/28/2022	354900	WD	03-ARM'S LENGTH	354900	187900	52.94449141	375822	80808	274092	289797.6563	0.94580475	CON-Z
70-14-26-163-015	1510 EAGLE SHORE	8/17/2022	344925	WD	03-ARM'S LENGTH	344925	185800	53.86678263	371612	80788	264137	285681.7188	0.92458489	CON-Z
70-14-26-163-016	1516 EAGLE SHORE	11/4/2022	349900	WD	03-ARM'S LENGTH	349900	182500	52.15775936	364935	80788	269112	279122.7813	0.96413485	CON-Z
70-14-26-163-017	1526 EAGLE SHORE	8/15/2022	420000	WD	03-ARM'S LENGTH	420000	227900	54.26190476	455718	80695	339305	368391.9375	0.9210435	CON-Z
70-14-26-163-018	1532 EAGLE SHORE	9/29/2022	419900	PTA	03-ARM'S LENGTH	419900	224500	53.46511074	449015	80695	339205	361807.4688	0.93752902	CON-Z
70-14-26-163-019	1538 EAGLE SHORE	9/30/2022	422900	WD	03-ARM'S LENGTH	422900	224100	52.99125089	448290	80808	342092	360984.2813	0.94766453	CON-Z
70-14-26-163-026	1563 EAGLE SHORE	8/16/2022	439900	WD	03-ARM'S LENGTH	439900	228000	51.82996135	456012	80629	359271	368745.5938	0.97430588	CON-Z
70-14-26-163-027	1557 EAGLE SHORE	12/9/2022	383413	WD	03-ARM'S LENGTH	383413	203900	53.1802521	407760	80922	302491	321058.9375	0.94216658	CON-Z
		Totals:	3135838			3135838	1664600		3329164		2489705	2635590.375		
								Sale. Ratio =>	53.08309932				E.C.F. =>	0.94464793
								Std. Dev. =>	0.811808956				Ave. E.C.F. =>	0.94465425

GEORGETOWN 2024 STUDY ECF CSE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-14-476-019	7291 WALNUT	6/24/2022	285000	WD	03-ARM'S LENGTH	285000	119100	41.78947368	238268	90811	194189	160576.9688	1.20932037	CSE
70-14-14-477-009	896 MIEDE	8/19/2022	300000	WD	03-ARM'S LENGTH	300000	145700	48.56666667	291474	112257	187743	195162.7969	0.9619815	CSE
70-14-14-477-019	7340 WALNUT	9/30/2022	360000	WD	03-ARM'S LENGTH	360000	148600	41.27777778	297124	111203	248797	202463.2969	1.22884989	CSE
70-14-14-479-004	7271 BAY VIEW	9/3/2021	262500	WD	03-ARM'S LENGTH	262500	132800	50.59047619	265610	101143	161357	179100.4219	0.90093032	CSE
70-14-14-481-002	840 CRYSTAL	3/8/2022	365000	WD	03-ARM'S LENGTH	365000	153800	42.1369863	307594	95010	269990	231498.625	1.16627043	CSE
		Totals:	1572500			1572500	700000		1400070		1062076	968802.1094		
								Sale. Ratio =>	44.51510334				E.C.F. =>	1.09627755
								Std. Dev. =>	4.366126233				Ave. E.C.F. =>	1.0934705

GEORGETOWN 2024 STUDY ECF CV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-298-001	3207 CREEK RIDGE	10/21/2022	330000	WD	03-ARM'S LENGTH	330000	163200	49.45454545	326314	117373	212627	206794.5313	1.0282	CV
70-14-20-299-003	3234 CREEK RIDGE	1/21/2022	365000	WD	03-ARM'S LENGTH	365000	190500	52.19178082	381069	106634	258366	271615.7188	0.95122	CV
70-14-20-441-020	3276 NOBB HILL	10/14/2022	339900	WD	03-ARM'S LENGTH	339900	163200	48.0141218	326347	89838	250062	234079.3281	1.06828	CV
70-14-20-441-026	6680 CROWN POINT	6/4/2021	380000	WD	03-ARM'S LENGTH	380000	198300	52.18421053	396678	88802	291198	304713.1563	0.95565	CV
70-14-20-443-020	6578 CITY VIEW	4/2/2021	339000	WD	03-ARM'S LENGTH	339000	186800	55.10324484	373606	96969	242031	273795.0938	0.88399	CV
		Totals:	1753900			1753900	902000		1804014		1254284	1290997.828		
							Sale. Ratio =>	51.42824562				E.C.F. =>	0.97156	
							Std. Dev. =>	2.747924085				Ave. E.C.F. =>	0.97747	

GEORGETOWN STUDY 2024 ECF CW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-18-332-004	7542 HIDDEN FOREST	9/9/2022	396550	WD	03-ARM'S LENGTH	396550	190700	48.0897743	381396	112812	283738	297461.1563	0.95386572	CW
70-14-18-334-009	7541 WOODCLIFF	5/12/2021	355000	WD	03-ARM'S LENGTH	355000	207700	58.50704225	415495	97434	257566	352257.75	0.731186184	CW
70-14-18-335-002	7522 WOODCLIFF	2/14/2022	387000	WD	03-ARM'S LENGTH	387000	160100	41.36950904	320279	91579	295421	253288.9688	1.16633978	CW
70-14-18-342-004	7418 HIDDEN FOREST	7/19/2022	500000	WD	03-ARM'S LENGTH	500000	271700	54.34	543317	113907	386093	475578.5625	0.811838528	CW
70-14-18-376-006	7341 HIDDEN FOREST	8/20/2021	412000	WD	03-ARM'S LENGTH	412000	208900	50.7038835	417707	120575	291425	329078.5313	0.885578889	CW
70-14-18-376-007	7331 HIDDEN FOREST	7/26/2022	397000	WD	03-ARM'S LENGTH	397000	220100	55.44080605	440133	110374	286626	365213.4688	0.784817715	CW
70-14-18-376-010	7326 HIDDEN FOREST	6/24/2022	529000	WD	03-ARM'S LENGTH	529000	257700	48.71455577	515446	123065	405935	434568.3438	0.934110839	CW
70-14-18-376-011	7336 HIDDEN FOREST	6/24/2021	390000	WD	03-ARM'S LENGTH	390000	179900	46.12820513	359704	113852	276148	272285.0938	1.014186991	CW
70-14-18-376-017	4554 GLEN HOLLOW	7/28/2021	425000	WD	03-ARM'S LENGTH	425000	230800	54.30588235	461563	133726	291274	363084.8125	0.80222028	CW
70-14-18-393-010	7213 SABLE	11/1/2022	427500	WD	03-ARM'S LENGTH	427500	216900	50.73684211	433868	110374	317126	358274.875	0.885147193	CW
70-14-18-394-019	4545 GLEN HOLLOW	9/7/2021	325000	WD	03-ARM'S LENGTH	325000	148100	45.56923077	296272	110679	214321	205547.2656	1.042684754	CW
70-14-18-394-020	4549 GLEN HOLLOW	9/2/2021	285000	WD	03-ARM'S LENGTH	285000	151200	53.05263158	302388	110374	174626	212658.625	0.821156443	CW
70-14-18-395-005	4487 GLEN HOLLOW	2/6/2023	386000	WD	03-ARM'S LENGTH	386000	168700	43.70466321	337461	107667	278333	254500.5938	1.093643814	CW
70-14-18-395-009	4472 CHANDLER	4/22/2022	385000	WD	03-ARM'S LENGTH	385000	182200	47.32467532	364494	110374	274626	281442.0313	0.975781758	CW
70-14-18-396-009	7234 SABLE	5/7/2021	326500	WD	03-ARM'S LENGTH	326500	166900	51.1179173	333844	113664	212836	243852.9375	0.872804741	CW
70-14-18-398-018	7460 WOODSIDE	1/14/2022	348200	WD	03-ARM'S LENGTH	348200	147600	42.38943136	295271	90589	257611	226688.6406	1.13640895	CW
70-14-18-398-026	7564 WOODSIDE	12/8/2022	320000	WD	03-ARM'S LENGTH	320000	138200	43.1875	276435	88274	231726	208391.375	1.111975004	CW
70-14-18-399-002	4434 GLEN HOLLOW	3/10/2022	350000	WD	03-ARM'S LENGTH	350000	176100	50.31428571	352233	110829	239171	267358.875	0.894569144	CW
70-14-19-145-003	7151 YOUNGSTOWN	9/14/2022	482500	WD	03-ARM'S LENGTH	482500	210000	43.52331606	419930	110608	371892	342579.1563	1.08556517	CW
70-14-19-146-001	7187 YOUNGSTOWN	6/14/2021	315000	WD	03-ARM'S LENGTH	315000	156200	49.58730159	312426	90275	224725	246035.8438	0.913383174	CW
70-14-19-147-015	4470 BRIDGEVILLE	1/5/2022	410000	WD	03-ARM'S LENGTH	410000	172300	42.02439024	344635	106397	303603	263852.4688	1.150654384	CW
70-14-19-150-008	4430 BRIDGEPORT	6/1/2021	395000	WD	03-ARM'S LENGTH	395000	224300	56.78481013	448648	123200	271800	360438.9688	0.754080506	CW
		Totals:	8547250			8547250	4186300		8372945		6146622	6614438.344		
							Sale. Ratio =>	48.97832636				E.C.F. =>	0.929273459	
							Std. Dev. =>	5.090253486				Ave. E.C.F. =>	0.946454544	

GEORETOWN 2024 STUDY ECF CWH JHT PSKY														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-11-320-017	1519 WOODLAND	12/15/2022	270000	WD	03-ARM'S LENGTH	270000	121600	45.03703704	243229	78275	191725	167296.1406	1.146021655	CWH
70-14-11-320-028	8309 THORNWOOD	9/29/2021	240000	WD	03-ARM'S LENGTH	240000	137200	57.16666667	274463	78730	161270	198512.1719	0.81239351	CWH
70-14-11-321-024	1391 OAKWOOD	5/13/2022	323000	WD	03-ARM'S LENGTH	323000	133400	41.3003096	266733	74783	248217	194675.4531	1.275029779	CWH
70-14-11-322-001	1540 OAKWOOD	11/17/2021	280000	WD	03-ARM'S LENGTH	280000	132100	47.17857143	264238	73131	206869	193820.4844	1.067322686	CWH
70-14-11-326-001	8382 BRIARWOOD	11/12/2021	239900	WD	03-ARM'S LENGTH	239900	132800	55.3563985	265534	91967	147933	176031.4375	0.840378299	CWH
70-14-11-327-004	1294 WOODLAND	11/30/2021	249900	WD	03-ARM'S LENGTH	249900	119400	47.77911164	238743	76018	173882	165035.5	1.053603619	CWH
70-14-11-329-008	1246 BEECHWOOD	10/7/2022	250000	WD	03-ARM'S LENGTH	250000	140300	56.12	280641	77741	172259	205780.9375	0.837098917	CWH
70-14-11-377-003	1404 MAPLEWOOD	11/18/2022	319900	WD	03-ARM'S LENGTH	319900	124100	38.79337293	248238	88103	231797	180730.4531	1.282556404	JHT
70-14-11-377-004	1386 MAPLEWOOD	5/26/2021	340000	WD	03-ARM'S LENGTH	340000	149900	44.08823529	299862	91229	248771	235465.9219	1.056505324	JHT
70-14-11-377-022	1260 ELMWOOD	10/24/2022	250000	WD	03-ARM'S LENGTH	250000	134300	53.72	268632	93618	156382	197523.0781	0.791715082	JHT
70-14-11-405-010	1175 BEECHWOOD	6/29/2022	265000	WD	03-ARM'S LENGTH	265000	128900	48.64150943	257772	77762	187238	182565.9219	1.025591184	CWH
70-14-11-405-010	1175 BEECHWOOD	7/13/2022	268000	WD	03-ARM'S LENGTH	268000	128900	48.09701493	257772	77762	190238	182565.9219	1.042023605	CWH
70-14-11-406-010	1194 BEECHWOOD	6/15/2022	289000	MLC	03-ARM'S LENGTH	289000	130200	45.05190311	260438	75771	213229	187289.0469	1.138502243	CWH
70-14-11-451-004	8305 COTTONWOOD	3/31/2023	231000	WD	03-ARM'S LENGTH	231000	101700	44.02597403	203419	86470	144530	131990.1719	1.095005772	JHT
70-14-11-452-007	1056 ELMWOOD	5/25/2022	300000	WD	03-ARM'S LENGTH	300000	128600	42.86666667	257243	95584	204416	182450.4531	1.120391846	JHT
70-14-11-475-004	976 CYPRESS	10/26/2021	280000	WD	03-ARM'S LENGTH	280000	133200	47.57142857	266348	91985	188015	196788.3594	0.955417285	PSKY
70-14-11-480-002	8087 COTTONWOOD	10/24/2022	284000	WD	03-ARM'S LENGTH	284000	133900	47.14788732	267737	90610	193390	199907.8438	0.967395758	PSKY
		Totals:	4679700			4679700	2210500		4421042		3260161	3178429.297		
							Sale. Ratio =>	47.23593393				E.C.F. =>	1.025714495	
							Std. Dev. =>	5.251528705				Ave. E.C.F. =>	1.029820763	

GEORGETOWN 2024 STUDY ECF CWS														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-18-301-007	7565 FOX MEADOW	6/7/2022	460000	PTA	03-ARM'S LEN	460000	177100	38.5	354141	79395	380605	302477.063	1.25829376	CWS
70-14-18-312-002	7473 FOX MEADOW	9/1/2021	361434	WD	03-ARM'S LEN	361434	184400	51.0189966	368763	80852	280582	316970.844	0.88519814	CWS
70-14-18-312-003	7461 FOX MEADOW	5/12/2021	370000	WD	03-ARM'S LEN	370000	200300	54.1351351	400500	80088	289912	352752.281	0.82185719	CWS
70-14-18-313-004	7438 FOX MEADOW	4/8/2022	465000	WD	03-ARM'S LEN	465000	220200	47.3548387	440385	87693	377307	388290.406	0.97171342	CWS
		Totals:	1656434			1656434	782000		1563789		1328406	1360490.59		
							Sale. Ratio =>	47.2098496				E.C.F. =>	0.97641689	
							Std. Dev. =>	6.76202439				Ave. E.C.F. =>	0.98426563	

GEORGETOWN 2024 STUDY ECF DS FARMHOUSE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-10-31-300-021	4742 LUCE	7/22/2022	345000	WD	03-ARM'S LENGTH	345000	138600	40.17391304	277293	101601	243399	233781.9375	1.04113689	FARMH
70-14-12-374-017	7976 COTTONWOOD	12/9/2022	285000	WD	03-ARM'S LENGTH	285000	112500	39.47368421	224977	89867	195133	179782.0938	1.08538618	FARMH
70-14-13-106-026	7916 COTTONWOOD	7/15/2022	280000	WD	03-ARM'S LENGTH	280000	128800	46	257694	93280	186720	218775.0313	0.85347948	FARMH
70-14-14-301-002	7569 ASTRONAUT	7/14/2022	280000	WD	03-ARM'S LENGTH	280000	160000	57.14285714	320071	89090	190910	230534.8438	0.82811777	DS
70-14-14-301-005	7523 ASTRONAUT	8/2/2021	310000	WD	03-ARM'S LENGTH	310000	157800	50.90322581	315692	95427	214573	219839.5313	0.97604375	DS
70-14-14-301-013	7395 ASTRONAUT	5/3/2021	224900	WD	03-ARM'S LENGTH	224900	125000	55.58025789	249938	89112	135788	160515.3438	0.84595028	DS
70-14-14-302-011	7504 ASTRONAUT	6/28/2021	250000	WD	03-ARM'S LENGTH	250000	135300	54.12	270611	89801	160199	180460.75	0.88772212	DS
70-14-14-302-019	7442 ASTRONAUT	2/4/2022	280000	WD	03-ARM'S LENGTH	280000	142900	51.03571429	285784	87696	192304	197705.375	0.97267968	DS
70-14-14-426-019	990 BALDWIN	10/31/2022	180000	WD	03-ARM'S LENGTH	180000	78500	43.61111111	157024	85522	94478	95143.07031	0.99300979	FARMH
70-14-20-100-007	7061 36TH	7/18/2022	329000	WD	03-ARM'S LENGTH	329000	142200	43.2218845	284340	151568	177432	176671.0781	1.004307	FARMH
70-14-21-200-022	7038 28TH	11/17/2021	233000	WD	03-ARM'S LENGTH	233000	99200	42.5751073	198309	87791	145209	147059.125	0.98741918	FARMH
70-14-23-100-084	7055 12TH	9/3/2021	209000	WD	03-ARM'S LENGTH	209000	98500	47.1291866	196967	88673	120327	144099.7969	0.83502547	FARMH
		Totals:	3205900			3205900	1519300		3038700		2056472	2184367.977		
							Sale. Ratio =>	47.39074831				E.C.F. =>	0.939	
							Std. Dev. =>	6.062298268				Ave. E.C.F. =>	0.94252313	

GEORGETOWN 2024 STUDY ECF DUPLX

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-03-300-036	8921 NORMAN	7/16/2021	274900	WD	03-ARM'S LENGTH	274900	158800	57.76646053	317540	113337	161563	271719.6563	0.594594452	DUPLX
70-14-10-460-036	8184 20TH	2/28/2023	330225	MLC	03-ARM'S LENGTH	330225	130300	39.45794534	260645	93638	236587	222225.375	1.064626396	DUPLX
70-14-13-353-001	7289 MELODY	6/17/2022	300000	WD	03-ARM'S LENGTH	300000	111800	37.26666667	223676	89021	210979	179176.6563	1.177491557	DUPLX
70-14-14-483-003	920 CORAL	5/7/2021	189000	PTA	03-ARM'S LENGTH	189000	110800	58.62433862	221543	90657	98343	174161.5	0.564665555	DUPLX
70-14-14-483-006	850 CORAL	9/16/2022	280000	WD	03-ARM'S LENGTH	280000	108700	38.82142857	217326	90418	189582	168868.2344	1.122662298	DUPLX
70-14-23-226-015	7128 10TH	4/29/2022	400000	WD	03-ARM'S LENGTH	400000	160400	40.1	320879	88355	311645	309404.5938	1.007241025	DUPLX
		Totals:	1774125			1774125	780800		1561609		1208699	1325556.016		
							Sale. Ratio =>	44.01042768				E.C.F. =>	0.91184302	
							Std. Dev. =>	10.00617034				Ave. E.C.F. =>	0.921880214	

GEORGETOWN 2024 STUDY ECF DVP														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-15-175-024	7655 GRACELAND	8/19/2022	315000	WD	03-ARM'S LEN	315000	139100	44.1587302	278140	88942	226058	221803.047	1.01918347	DVP
70-14-15-175-035	2165 BALDWIN	4/16/2021	237000	WD	03-ARM'S LEN	237000	143900	60.7172996	287775	112296	124704	205719.813	0.60618371	DVP
70-14-15-177-008	7705 FAIRLAWN	8/27/2021	330000	WD	03-ARM'S LEN	330000	148900	45.1212121	297762	93458	236542	239512.313	0.9875985	DVP
70-14-15-177-011	7661 FAIRLAWN	8/26/2022	245000	WD	03-ARM'S LEN	245000	120300	49.1020408	240683	89484	155516	177255.563	0.8773547	DVP
		Totals:	1127000			1127000	552200		1104360		742820	844290.734		
								Sale. Ratio =>	48.9973381				E.C.F. =>	0.87981541
								Std. Dev. =>	7.60234662				Ave. E.C.F. =>	0.8725801

GEORGETOWN 2024 STUDY ECF ER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-08-426-001	8381 BAUERRIDGE	2/22/2023	469900	WD	03-ARM'S LENGTH	469900	217200	46.2226006	434359	113780	356120	355169.813	1.0026753	ER
70-14-08-427-005	8328 BAUERRIDGE	12/22/2022	525000	WD	03-ARM'S LENGTH	525000	262500	50	525006	116380	408620	452717.188	0.9025944	ER
70-14-08-476-003	8195 EAGLE PEAK	3/13/2023	609000	WD	03-ARM'S LENGTH	609000	284900	46.7816092	569768	111869	497131	507306.781	0.97994156	ER
70-14-08-476-004	8181 EAGLE PEAK	12/17/2021	500000	WD	03-ARM'S LENGTH	500000	267500	53.5	534903	111699	388301	468868.156	0.82816671	ER
70-14-08-476-005	8169 EAGLE PEAK	3/2/2023	529900	WD	03-ARM'S LENGTH	529900	257800	48.6506888	515589	114709	415191	444135.375	0.93482984	ER
70-14-08-476-006	8157 EAGLE PEAK	8/3/2021	503800	WD	03-ARM'S LENGTH	503800	279700	55.5180627	559391	114241	389559	493182.156	0.78988868	ER
70-14-08-476-008	8127 EAGLE PEAK	3/30/2022	580000	WD	03-ARM'S LENGTH	580000	292400	50.4137931	584729	118212	461788	516854.688	0.89345809	ER
70-14-08-477-011	3301 EAGLE PEAK	4/22/2022	580000	WD	03-ARM'S LENGTH	580000	280800	48.4137931	561532	117926	462074	491471.563	0.94018461	ER
70-14-08-477-012	3259 EAGLE PEAK	5/28/2021	660000	WD	03-ARM'S LENGTH	660000	375200	56.8484848	750449	118812	541188	699791.313	0.77335627	ER
70-14-08-477-013	3245 EAGLE PEAK	4/15/2022	651450	WD	03-ARM'S LENGTH	651450	349600	53.6649014	699212	136412	515038	623526.75	0.82600787	ER
70-14-08-477-020	3361 BOX ELDER	11/29/2022	580000	WD	03-ARM'S LENGTH	580000	272400	46.9655172	544793	115770	464230	475315.031	0.97667856	ER
70-14-08-488-002	3378 BOX ELDER	2/23/2022	611060	WD	03-ARM'S LENGTH	611060	295400	48.342225	590836	116546	494514	525466.375	0.94109542	ER
70-14-08-488-005	3334 BOX ELDER	7/14/2022	630000	WD	03-ARM'S LENGTH	630000	297900	47.2857143	595891	113766	516234	534146.813	0.96646463	ER
		Totals:	7430110			7430110	3733300		7466458		5909988	6587952		
							Sale. Ratio =>	50.2455549				E.C.F. =>	0.89709032	
							Std. Dev. =>	3.54691952				Ave. E.C.F. =>	0.90425707	

GEORGETOWN 2024 STUDY ECF FE GF														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-19-176-017	6937 YOUNGSTOWN	11/19/2021	325000	WD	03-ARM'S LENGTH	325000	178000	54.76923077	355940	110374	214626	242102.2813	0.88650961	GF
70-14-19-178-001	4545 LEXINGTON	3/24/2023	365500	WD	03-ARM'S LENGTH	365500	176900	48.3994528	353766	111069	254431	239273.75	1.0633469	GF
70-14-19-225-014	7024 GEORGETOWN	7/15/2021	295000	WD	03-ARM'S LENGTH	295000	140100	47.49152542	280129	75022	219978	202213.9688	1.0878477	GF
70-14-19-225-014	7024 GEORGETOWN	12/29/2022	312500	WD	03-ARM'S LENGTH	312500	140100	44.832	280129	75022	237478	202213.9688	1.17438969	GF
70-14-19-273-005	6929 PINEBROOK	7/15/2022	306000	WD	03-ARM'S LENGTH	306000	162500	53.10457516	325074	80568	225432	241057.2344	0.9351804	GF
70-14-19-273-010	6871 PINEBROOK	7/26/2022	425000	WD	03-ARM'S LENGTH	425000	202800	47.71764706	405540	87297	337703	313754.1875	1.07632986	GF
70-14-19-273-019	4312 CRESTLANE	3/22/2023	347500	WD	03-ARM'S LENGTH	347500	143500	41.29496403	286957	77445	270055	206556.8281	1.3074126	GF
70-14-19-273-020	6946 GETTYSBURG	12/28/2021	340000	WD	03-ARM'S LENGTH	340000	181500	53.38235294	362973	110983	229017	248435.6719	0.92183622	GF
70-14-19-274-007	6863 GEORGETOWN	10/29/2021	276500	WD	03-ARM'S LENGTH	276500	132800	48.02893309	265688	74892	201608	188104.8125	1.07178544	GF
70-14-19-275-009	6898 GEORGETOWN	2/14/2023	296000	WD	03-ARM'S LENGTH	296000	148300	50.10135135	296687	75405	220595	218160.8125	1.01115777	GF
70-14-19-275-010	6897 SPRINGFIELD	2/8/2023	290000	WD	03-ARM'S LENGTH	290000	161900	55.82758621	323875	86574	203426	233953.8594	0.86951333	FE
70-14-19-275-030	4133 BLAIR	8/1/2022	360000	WD	03-ARM'S LENGTH	360000	153500	42.63888889	306983	76886	283114	226851.4844	1.24801476	FE
70-14-19-276-014	4117 CRESTLANE	5/25/2022	355000	WD	03-ARM'S LENGTH	355000	156800	44.16901408	313575	97466	257534	213060.7813	1.20873489	FE
70-14-19-278-003	4136 CRESTLANE	12/23/2021	285000	WD	03-ARM'S LENGTH	285000	135100	47.40350877	270238	76787	208213	190722.375	1.09170725	FE
70-14-19-279-007	6905 40TH	6/20/2022	300000	WD	03-ARM'S LENGTH	300000	155200	51.73333333	310484	96518	203482	210948	0.96460739	FE
70-14-19-279-012	6877 40TH	10/14/2021	307000	WD	03-ARM'S LENGTH	307000	161600	52.63843648	323218	108688	198312	211504.0469	0.93762745	FE
		Totals:	5186000			5186000	2530600		5061256		3765004	3588914.063		
								Sale. Ratio =>	48.79676051				E.C.F. =>	1.04906496
								Std. Dev. =>	4.367878775				Ave. E.C.F. =>	1.05350008

GEORGETOWN 2024 STUDY ECF FP SA SBA SBAL													
Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
1470 WINIFRED	6/10/2022	320000	WD	03-ARM'S LENGTH	320000	156600	48.9375	313229	75861	244139	181989.375	1.34150139	FP
1361 CAROL	9/9/2022	335000	WD	03-ARM'S LENGTH	335000	159200	47.5223881	318425	88365	246635	176386.359	1.39826572	FP
1354 CAROL	3/28/2022	285000	WD	03-ARM'S LENGTH	285000	154900	54.3508772	309703	88599	196401	169519.813	1.15857254	FP
6489 12TH	5/31/2022	311000	WD	03-ARM'S LENGTH	311000	154700	49.7427653	309419	73378	237622	180971.969	1.31303208	FP
6701 BROOKWOOD	12/10/2021	309800	WD	19-MULTI PARCEL ARM'S LENGTH	309800	121000	39.0574564	242014	98232	211568	175044.734	1.20865104	SBA
226 SUNNYVIEW	7/14/2022	341900	WD	03-ARM'S LENGTH	341900	148800	43.5214975	297505	90083	251817	230764.328	1.09123018	SBA
254 SUNCREST	11/30/2021	395000	WD	03-ARM'S LENGTH	395000	205800	52.1012658	411638	89030	305970	358912.844	0.85249109	SBAL
129 SUNCREST	11/17/2021	408000	WD	03-ARM'S LENGTH	408000	170600	41.8137255	341296	102604	305396	265553.313	1.15003649	SBA
73 SUNCREST	5/17/2022	385000	WD	03-ARM'S LENGTH	385000	153600	39.8961039	307275	91839	293161	239680.188	1.22313406	SBA
108 SUNCREST	12/23/2022	410000	WD	03-ARM'S LENGTH	410000	156200	38.097561	312387	111395	298605	223610.734	1.33537865	SBAL
	Totals:	3500700			3500700	1581400		3162891		2591314	2202433.66		
							Sale. Ratio =>	45.1738224				E.C.F. =>	1.17656847
							Std. Dev. =>	5.78341786				Ave. E.C.F. =>	1.20722932

GEORGETOWN 2024 STUDY GEW MAE PAR5														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-175-009	1560 JOSEPH	7/6/2021	415000	WD	03-ARM'S LENGTH	415000	204300	49.22891566	408632	89172	325828	371765.0313	0.87643531	GEW
70-14-26-175-019	1459 JOSEPH	8/22/2022	455000	WD	03-ARM'S LENGTH	455000	200700	44.10989011	401359	89290	365710	363163.9063	1.00701087	GEW
70-14-26-305-008	5856 JULIE	9/30/2021	386000	WD	03-ARM'S LENGTH	386000	181400	46.99481865	362865	91886	294114	315346.25	0.93267004	GEW
70-14-26-305-022	1603 REBECCA	6/9/2022	520000	WD	03-ARM'S LENGTH	520000	190700	36.67307692	381372	89853	430147	339249.2813	1.26793784	GEW
		Totals:	1776000			1776000	777100		1554228		1415799	1389524.469		
							Sale. Ratio =>	43.75563063				E.C.F. =>	1.01890901	
							Std. Dev. =>	5.469704851				Ave. E.C.F. =>	1.02101351	

GEORGETOWN 2024 STUDY ECF GG PHS SVE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-15-305-003	7555 ROSELANE	10/18/2021	350000	WD	03-ARM'S LENGTH	350000	169600	48.45714286	339298	96230	253770	237482.1406	1.06858562	GG
70-14-15-306-009	7519 NORTH GARDEN	7/20/2021	305000	WD	03-ARM'S LENGTH	305000	153100	50.19672131	306212	107340	197660	194301.7969	1.01728344	GG
70-14-15-306-012	7544 NORTH GARDEN	2/16/2023	342000	WD	03-ARM'S LENGTH	342000	161500	47.22222222	322907	114702	227298	203420.3125	1.11738104	GG
70-14-15-306-016	7490 NORTH GARDEN	6/28/2021	299000	WD	03-ARM'S LENGTH	299000	153800	51.43812709	307697	90797	208203	211915.5	0.98248122	GG
70-14-15-311-007	7501 23RD	10/4/2022	360000	WD	03-ARM'S LENGTH	360000	163100	45.30555556	326203	92896	267104	227945.4531	1.17178911	PHS
70-14-15-312-003	7466 23RD	10/11/2021	295000	WD	03-ARM'S LENGTH	295000	146700	49.72881356	293319	88193	206807	200412.0781	1.03190886	PHS
70-14-15-324-010	7425 22ND	6/2/2021	270000	WD	03-ARM'S LENGTH	270000	151600	56.14814815	303105	90595	179405	207626.3906	0.86407609	PHS
70-14-15-325-012	7502 22ND	2/10/2023	274700	WD	03-ARM'S LENGTH	274700	125900	45.83181653	251737	88082	186618	159894.1094	1.16713493	PHS
70-14-15-325-020	7438 22ND	7/22/2021	310000	WD	03-ARM'S LENGTH	310000	158400	51.09677419	316779	93400	216600	218245.6094	0.99245983	PHS
70-14-15-325-025	2147 PINE	6/24/2021	292100	WD	03-ARM'S LENGTH	292100	138300	47.34679904	276542	89333	202767	182906.8125	1.10858091	PHS
70-14-15-326-006	7524 CHERRY	6/22/2021	340000	WD	03-ARM'S LENGTH	340000	168100	49.44117647	336177	107291	232709	223626.0625	1.04061663	PHS
70-14-15-326-009	7507 21ST	11/30/2021	326000	WD	03-ARM'S LENGTH	326000	176100	54.01840491	352117	89970	236030	256122.7031	0.92155048	PHS
70-14-15-326-012	7474 CHERRY	5/27/2021	287750	WD	03-ARM'S LENGTH	287750	137600	47.81928758	275165	88801	198949	182081.2344	1.09263868	PHS
70-14-15-355-012	7235 ROSELANE	6/3/2022	378000	WD	03-ARM'S LENGTH	378000	161900	42.83068783	323779	89726	288274	228674.3125	1.26063132	GG
70-14-15-360-026	7236 SOUTH GARDEN	5/14/2021	292000	WD	03-ARM'S LENGTH	292000	146600	50.20547945	293110	88863	203137	199553.2813	1.01795871	GG
70-14-15-360-028	2319 TYLER	8/13/2021	250000	WD	03-ARM'S LENGTH	250000	144600	57.84	289143	90224	159776	194347.7188	0.8221141	GG
70-14-15-373-004	7365 22ND	3/23/2023	326000	WD	03-ARM'S LENGTH	326000	143300	43.95705521	286660	96590	229410	185702.0781	1.23536582	PHS
70-14-15-373-013	7288 23RD	8/2/2021	225000	WD	03-ARM'S LENGTH	225000	128000	56.88888889	256055	88856	136144	163356.6563	0.83341569	PHS
70-14-15-373-022	2221 TYLER	5/2/2022	300000	WD	03-ARM'S LENGTH	300000	127000	42.33333333	253903	88166	211834	161928.2656	1.30819656	PHS
70-14-16-472-008	2686 SUN VALLEY	10/10/2022	352000	WD	03-ARM'S LENGTH	352000	166100	47.1875	332237	87601	264399	239014.1094	1.10620666	SVE
70-14-16-473-002	2697 GREEN TREE	4/29/2022	305000	WD	03-ARM'S LENGTH	305000	147400	48.32786885	294804	88534	216466	201529.7813	1.0741142	SVE
70-14-16-473-017	2761 SUN VALLEY	4/5/2021	285000	WD	03-ARM'S LENGTH	285000	145900	51.19298246	291852	88274	196726	198899.6563	0.98907159	SVE
70-14-16-475-002	2622 SUN VALLEY	8/19/2021	259900	WD	03-ARM'S LENGTH	259900	150800	58.02231628	301685	88274	171626	208506.6875	0.82311988	SVE
		Totals:	7024450			7024450	3465400		6930486		4891712	4687492.75		
							Sale. Ratio =>	49.33339977				E.C.F. =>	1.04356684	
							Std. Dev. =>	4.516941656				Ave. E.C.F. =>	1.04550789	

GEORGETOWN 2024 STUDY ECF GN GP LPRP RO SO														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-18-403-003	7424 PHEASANT RUN	5/18/2022	325000	WD	03-ARM'S LENGTH	325000	140700	43.2923077	281460	88945	236055	204982.313	1.15158716	GN
70-14-18-415-004	4269 HERITAGE	5/11/2022	350000	WD	03-ARM'S LENGTH	350000	138800	39.6571429	277633	90356	259644	199405.094	1.30209312	GN
70-14-18-424-010	7449 YORKSHIRE	7/30/2021	269900	WD	03-ARM'S LENGTH	269900	137000	50.7595406	273947	88274	181626	197697.219	0.91870792	GN
70-14-18-460-001	4327 PHEASANT RUN	8/4/2022	385000	WD	03-ARM'S LENGTH	385000	156200	40.5714286	312431	88599	296401	238327.406	1.24367149	GN
70-14-18-460-004	4285 PHEASANT RUN	6/24/2021	290000	WD	03-ARM'S LENGTH	290000	137500	47.4137931	275073	88274	201726	198896.141	1.01422782	GN
70-14-18-461-006	7336 PHEASANT RUN	9/29/2022	300000	WD	03-ARM'S LENGTH	300000	134100	44.7	268286	90102	209898	189723.234	1.10633788	GN
70-14-18-461-017	4331 HERITAGE	2/27/2023	294000	WD	03-ARM'S LENGTH	294000	124900	42.4829932	249733	88274	205726	171915.125	1.1966719	GN
70-14-18-473-007	7387 YORKSHIRE	10/19/2021	311000	WD	03-ARM'S LENGTH	311000	159900	51.414791	319732	118459	192541	214307.484	0.89843339	GN
70-14-18-474-006	4318 GLEN HOLLOW	4/22/2022	297000	WD	03-ARM'S LENGTH	297000	138300	46.5656566	276577	91240	205760	197339.469	1.04267028	GN
70-14-18-475-009	4220 GLEN HOLLOW	7/30/2021	305000	WD	03-ARM'S LENGTH	305000	162000	53.1147541	323943	111253	193747	226463.844	0.85553171	GN
70-14-18-480-003	7345 QUAIL RUN	11/5/2021	355000	WD	03-ARM'S LENGTH	355000	186900	52.6478873	373746	90102	264898	263239.156	1.00630166	GP
70-14-18-481-001	7372 QUAIL RUN	8/30/2021	306500	WD	03-ARM'S LENGTH	306500	155800	50.8319739	311692	87137	219363	208400.906	1.05260099	GP
70-14-18-482-007	4014 QUAIL RUN	8/18/2021	290000	WD	03-ARM'S LENGTH	290000	140300	48.3793103	280545	90325	199675	176535.906	1.13107302	GP
70-14-19-228-015	7157 ROYAL OAK	10/31/2022	345000	WD	03-ARM'S LENGTH	345000	160300	46.4637681	320507	115541	229459	218239.641	1.05140844	RO
70-14-19-426-012	6743 DALE	6/16/2022	335000	WD	03-ARM'S LENGTH	335000	158700	47.3731343	317379	109834	225166	220985.656	1.01891681	SO
70-14-19-426-017	4089 MARION	11/1/2021	242000	WD	03-ARM'S LENGTH	242000	131800	54.4628099	263608	113576	128424	159748.109	0.80391562	SO
70-14-19-426-019	4057 MARION	9/16/2022	300000	WD	03-ARM'S LENGTH	300000	163400	54.4666667	326838	119646	180354	220609.797	0.81752489	SO
70-14-19-427-015	6697 CINDY	12/14/2022	249500	WD	03-ARM'S LENGTH	249500	119000	47.6953908	237976	88837	160663	158797.281	1.01174906	SO
70-14-19-428-001	6665 DALE	7/22/2022	321000	WD	03-ARM'S LENGTH	321000	137100	42.7102804	274128	96352	224648	189288.813	1.1868002	SO
70-14-19-429-018	6661 40TH	1/27/2023	259900	WD	03-ARM'S LENGTH	259900	112000	43.0934975	224015	77197	182703	156325.969	1.16873096	SO
70-14-19-429-024	4097 CHESTER	8/10/2022	280000	WD	03-ARM'S LENGTH	280000	130500	46.6071429	260977	88274	191726	183887.281	1.04262785	SO
		Totals:	6410800			6410800	3025200		6050226		4390203	4195115.84		
							Sale. Ratio =>	47.1891184				E.C.F. =>	1.0465034	
							Std. Dev. =>	4.4603223				Ave. E.C.F. =>	1.04864677	

GEORGETOWN 2024 STUDY ECF HA HR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-427-008	7466 HARMON	4/26/2021	256000	WD	03-ARM'S LENGTH	256000	121700	47.5390625	243332	87907	168093	165365.1406	1.016495976	HR
70-14-16-448-009	7461 MAGNOLIA	7/20/2022	305000	WD	03-ARM'S LENGTH	305000	127500	41.80327869	255042	87372	217628	178393.2656	1.219933943	HA
70-14-16-476-002	7379 HARMON	5/14/2021	315000	WD	03-ARM'S LENGTH	315000	145500	46.19047619	290902	100232	214768	202864.2188	1.058678565	HR
70-14-16-477-003	7366 HARMON	12/9/2022	296000	WD	03-ARM'S LENGTH	296000	134500	45.43918919	268920	94962	201038	185083.4219	1.086202092	HR
70-14-16-496-018	7261 COCONUT	3/9/2022	300000	PTA	03-ARM'S LENGTH	300000	157200	52.4	314488	96424	203576	232010.2031	0.87744417	HA
		Totals:	1472000			1472000	686400		1372684		1005103	963716.25		
							Sale. Ratio =>	46.63043478				E.C.F. =>	1.042944954	
							Std. Dev. =>	3.841155016				Ave. E.C.F. =>	1.051750949	

GEORGETOWN 2024 STUDY ECF HGF 0-90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-110-001	7088 JASPER	7/14/2022	470000	WD	03-ARM'S LENGTH	470000	225100	47.89361702	450174	92959	377041	332912.4063	1.13255317	HGF
70-14-20-115-003	7027 ACADIA	7/16/2021	419900	WD	03-ARM'S LENGTH	419900	209400	49.86901643	418835	101488	318412	295756.75	1.07660096	HGF
70-14-20-107-001	3830 ZION	10/18/2022	425000	WD	03-ARM'S LENGTH	425000	193800	45.6	387643	94002	330998	273663.5625	1.20950702	HGF
70-14-20-116-001	3879 ACADIA	4/1/2022	450000	WD	03-ARM'S LENGTH	450000	174700	38.82222222	349319	89566	360434	242081.0781	1.48889786	HGF
70-14-20-116-003	6957 GLACIER	6/29/2021	325000	WD	03-ARM'S LENGTH	325000	178200	54.83076923	356485	89176	235824	249123.0156	0.94661667	HGF
70-14-20-120-004	3865 JASPER	9/7/2022	479900	WD	03-ARM'S LENGTH	479900	270500	56.36590956	540945	96413	383487	414288.9063	0.92565114	HGF
70-14-20-120-008	3872 JASPER	8/17/2022	485000	WD	03-ARM'S LENGTH	485000	269000	55.46391753	537962	95978	389022	411914.25	0.94442472	HGF
70-14-20-120-009	3866 JASPER	11/5/2021	481300	WD	03-ARM'S LENGTH	481300	255200	53.02306254	510423	118774	362526	365003.7188	0.9932118	HGF
70-14-20-123-003	7020 GLACIER	6/25/2021	432500	WD	03-ARM'S LENGTH	432500	219300	50.70520231	438650	94796	337704	320460.4063	1.05380881	HGF
70-14-20-124-003	7016 YOSEMITE	9/7/2021	400000	WD	03-ARM'S LENGTH	400000	194200	48.55	388369	103929	296071	265088.5313	1.11687593	HGF
70-14-20-124-011	6912 YOSEMITE	2/13/2023	519000	WD	03-ARM'S LENGTH	519000	209300	40.32755299	418573	89688	429312	306509.7813	1.40064698	HGF
70-14-20-124-022	3796 ACADIA	9/19/2022	543000	WD	03-ARM'S LENGTH	543000	231200	42.57826888	462480	117166	425834	321821.0625	1.32320115	HGF
		Totals:	5430600			5430600	2629900		5259858		4246665	3798623.469		
							Sale. Ratio =>	48.42742975				E.C.F. =>	1.11794839	
							Std. Dev. =>	5.889857677				Ave. E.C.F. =>	1.13433302	

GEORGETOWN 2024 STUDY ECF HGF 91-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-106-004	3823 BRYCE	6/3/2022	620000	WD	03-ARM'S LENGTH	620000	283200	45.67741935	566328	116462	503538	475545.4688	1.05886405	HGF
70-14-20-127-004	3683 BRYCE	6/25/2021	430000	WD	03-ARM'S LENGTH	430000	218700	50.86046512	437395	91710	338290	365417.5625	0.92576284	HGF
70-14-20-128-012	3630 BRYCE	9/23/2021	410000	WD	03-ARM'S LENGTH	410000	189400	46.19512195	378853	97764	312236	297134.25	1.05082467	HGF
70-14-20-151-018	6854 ALWARD	5/21/2021	445000	WD	03-ARM'S LENGTH	445000	249100	55.97752809	498145	99671	345329	421219.875	0.81983074	HGF
70-14-20-152-001	3962 DENALI	4/15/2022	628000	WD	03-ARM'S LENGTH	628000	281300	44.79299363	562603	116376	511624	471698.7188	1.08464149	HGF
70-14-20-152-002	3944 DENALI	5/12/2022	591000	WD	03-ARM'S LENGTH	591000	262200	44.36548223	524466	121404	469596	426069.7813	1.10215749	HGF
70-14-20-152-003	3922 DENALI	8/29/2022	574900	WD	03-ARM'S LENGTH	574900	282400	49.12158636	564842	116280	458620	474167.0313	0.96721191	HGF
70-14-20-152-005	6853 ALWARD	6/17/2022	582000	WD	03-ARM'S LENGTH	582000	284400	48.86597938	568808	93173	488827	502785.4063	0.97223785	HGF
		Totals:	4280900			4280900	2050700		4101440		3428060	3434038.094		
							Sale. Ratio =>	47.90347824				E.C.F. =>	0.99825916	
							Std. Dev. =>	3.883054889				Ave. E.C.F. =>	0.99769138	

GEORGETOWN 2024 ECF HHE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-381-001	7246 ROLLING HILLS	12/20/2021	340000	WD	03-ARM'S LEN	340000	154000	45.2941176	308010	88274	251726	229641.422	1.09616984	HHE
70-14-16-381-011	2934 ROLLING HILLS	10/8/2021	390000	WD	03-ARM'S LEN	390000	188000	48.2051282	376024	102909	287091	285426.688	1.00583096	HHE
70-14-21-144-001	7194 MICHAEL	6/30/2021	318900	WD	03-ARM'S LEN	318900	188500	59.1094387	377070	89493	229407	300540.594	0.76331452	HHE
70-14-21-144-002	2919 MICHAEL	8/26/2022	364900	WD	03-ARM'S LEN	364900	191600	52.5075363	383164	100265	264635	295651.719	0.89509035	HHE
70-14-21-145-003	7105 KEVIN	4/7/2022	335000	WD	03-ARM'S LEN	335000	173500	51.7910448	346965	122918	212082	234146.75	0.90576529	HHE
		Totals:	1748800			1748800	895600		1791233		1244941	1345407.17		
							Sale. Ratio =>	51.2122598				E.C.F. =>	0.92532657	
5							Std. Dev. =>	5.20341914				Ave. E.C.F. =>	0.93323419	

GEORGETOWN 2024 ECF STUDY HL														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-18-140-010	7906 OAK TREE	10/14/2022	525000	WD	03-ARM'S LENGTH	525000	259000	49.33333333	517944	118822	406178	451923.8125	0.89877539	HL
70-14-18-140-018	7885 MOORING	7/29/2021	600000	WD	03-ARM'S LENGTH	600000	303200	50.53333333	606330	116029	483971	555165.3125	0.87176016	HL
70-14-18-198-011	4538 HIDDEN RIDGE	2/18/2022	415000	WD	03-ARM'S LENGTH	415000	207600	50.02409639	415174	110892	304108	344536.9688	0.8826571	HL
70-14-18-198-012	4534 HIDDEN RIDGE	10/31/2022	499900	WD	03-ARM'S LENGTH	499900	250100	50.030006	500197	113566	386334	437780.3125	0.88248372	HL
70-14-18-199-009	4421 HIDDEN LAKE	11/15/2021	395000	WD	03-ARM'S LENGTH	395000	201600	51.03797468	403117	92335	302665	351896.875	0.86009573	HL
		Totals:	2434900			2434900	1221500		2442762		1883256	2141303.281		
							Sale. Ratio =>	50.16633127				E.C.F. =>	0.87949055	
							Std. Dev. =>	0.637166269				Ave. E.C.F. =>	0.87915442	

GEORGETOWN 2024 STUDY ECF HM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-18-126-001	7967 MEADOWOOD	7/1/2022	740000	WD	03-ARM'S LENGTH	740000	364100	49.2027027	728204	137806	602194	616472.938	0.97683769	HM
70-14-18-128-001	4426 OAK MEADOW	5/10/2021	401000	WD	03-ARM'S LENGTH	401000	204600	51.02244389	409255	93547	307453	329651.219	0.9326615	HM
70-14-18-201-011	4352 FOREST	9/29/2021	379000	WD	03-ARM'S LENGTH	379000	186800	49.28759894	373526	89250	289750	296831.031	0.97614457	HM
70-14-18-202-010	7888 MEADOWS	6/11/2021	415000	WD	03-ARM'S LENGTH	415000	213500	51.44578313	426944	89980	325020	351846	0.92375642	HM
70-14-18-206-001	7945 OAK MEADOW	6/22/2022	460000	WD	03-ARM'S LENGTH	460000	181800	39.52173913	363682	91776	368224	283914.719	1.29695284	HM
70-14-18-208-003	7815 MEADOWOOD	2/15/2023	410000	WD	03-ARM'S LENGTH	410000	173800	42.3902439	347565	89103	320897	269876.969	1.18904922	HM
70-14-18-208-004	7811 MEADOWOOD	9/17/2021	388000	WD	03-ARM'S LENGTH	388000	191000	49.22680412	381907	93961	294039	300663.125	0.97796828	HM
		Totals:	3193000			3193000	1515600		3031083		2507577	2449256		
							Sale. Ratio =>	47.4663326				E.C.F. =>	1.02381172	
							Std. Dev. =>	4.596963915				Ave. E.C.F. =>	1.03905293	

GEORGETOWN 2024 ECF STUDY HNM														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-251-001	3501 ROSEWOOD	6/21/2022	420000	WD	03-ARM'S LENGTH	420000	203400	48.4285714	406718	92769	327231	312979.969	1.04553337	HNM
70-14-20-252-008	3532 ROSEWOOD	7/29/2022	400000	WD	03-ARM'S LENGTH	400000	174600	43.65	349234	93706	306294	254739.297	1.20238221	HNM
70-14-20-252-010	3506 ROSEWOOD	8/2/2021	343000	WD	03-ARM'S LENGTH	343000	171500	50	342973	90503	252497	251690.734	1.0032034	HNM
70-14-20-252-020	3490 FOXTAIL	4/15/2022	470000	WD	03-ARM'S LENGTH	470000	218000	46.3829787	435907	136916	333084	298068.156	1.11747596	HNM
70-14-20-261-015	3516 CITY RIDGE	4/19/2021	369000	WD	03-ARM'S LENGTH	369000	191500	51.897019	383006	92641	276359	289468.781	0.9547109	HNM
70-14-20-261-022	6827 CITY RIDGE	10/25/2022	402500	WD	03-ARM'S LENGTH	402500	187200	46.5093168	374326	91882	310618	281572.219	1.10315571	HNM
70-14-20-262-008	6842 CITY RIDGE	4/30/2021	312000	WD	03-ARM'S LENGTH	312000	180400	57.8205128	360789	89184	222816	270766.688	0.82290773	HNM
70-14-20-262-009	6828 CITY RIDGE	1/24/2022	380000	WD	03-ARM'S LENGTH	380000	176500	46.4473684	353069	90549	289451	261709.719	1.1060002	HNM
		Totals:	3096500			3096500	1503100		3006022		2318350	2220995.56		
							Sale. Ratio =>	48.5419021				E.C.F. =>	1.04383369	
							Std. Dev. =>	4.40159168				Ave. E.C.F. =>	1.04442118	

GEORGETOWN 2024 STUDY HP HWE KYS TO														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-09-313-004	8356 BRIAR	3/24/2023	375000	WD	03-ARM'S LENGTH	375000	168200	44.85333333	336429	91127	283873	251076.7656	1.130622339	HP
70-14-09-313-008	8303 BRIAR	11/1/2021	290000	WD	03-ARM'S LENGTH	290000	145700	50.24137931	291401	89160	200840	207002.0469	0.970231952	HP
70-14-09-348-001	2855 TWO OAKS	5/7/2021	304000	WD	03-ARM'S LENGTH	304000	175400	57.69736842	350747	91379	212621	252854.9219	0.840881397	TO
70-14-09-348-005	2889 TWO OAKS	1/3/2023	350000	WD	03-ARM'S LENGTH	350000	176200	50.34285714	352311	91574	258426	254189.5469	1.016666512	TO
70-14-09-348-006	2886 TWO OAKS	2/23/2022	365000	WD	03-ARM'S LENGTH	365000	178300	48.84931507	356580	89703	275297	260175.3594	1.058120956	TO
70-14-22-211-011	7140 KEYSTONE	1/28/2022	398000	WD	03-ARM'S LENGTH	398000	159600	40.10050251	319114	91971	306029	232490.2813	1.316308787	KYS
		Totals:	2082000			2082000	1003400		2006582		1537086	1457788.922		
							Sale. Ratio =>	48.19404419				E.C.F. =>	1.054395446	
							Std. Dev. =>	5.91262634				Ave. E.C.F. =>	1.05547199	

GEORGETOWN 2024 STUDY ECF HP2NR														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-17-450-019	3477 TEAROSE	4/29/2022	405000	WD	03-ARM'S LENGTH	405000	176500	43.58024691	357473	92285	312715	274285.9063	1.140105973	HP2NR
70-14-17-452-002	3532 TEAROSE	10/7/2022	405000	WD	03-ARM'S LENGTH	405000	172700	42.64197531	345336	92224	312776	261795.6094	1.194733559	HP2NR
70-14-17-497-009	3327 PRIMROSE	4/6/2022	450000	WD	03-ARM'S LENGTH	450000	200200	44.48888889	400394	92133	357867	318836.625	1.122414967	HP2NR
70-14-20-204-002	7205 SAGEROSE	1/4/2022	392000	WD	03-ARM'S LENGTH	392000	197600	50.40816327	395101	91347	300653	314175	0.956960293	HP2NR
70-14-20-204-006	7143 SAGEROSE	8/27/2021	412000	WD	03-ARM'S LENGTH	412000	191100	46.38349515	382177	112948	299052	278465.5625	1.073928127	HP2NR
70-14-20-205-002	7180 SAGEROSE	8/11/2022	450000	WD	03-ARM'S LENGTH	450000	197200	43.82222222	394321	96668	353332	307864.7188	1.14768591	HP2NR
70-14-20-230-004	3386 STEPHANIE	12/15/2022	474900	WD	03-ARM'S LENGTH	474900	199400	41.9877869	398855	117514	357386	290993.0938	1.228159732	HP2NR
70-14-20-230-006	3370 STEPHANIE	4/19/2022	415000	WD	03-ARM'S LENGTH	415000	174200	41.97590361	348404	93051	321949	264113.5	1.218979719	HP2NR
70-14-20-234-005	7112 DEEP ROSE	2/1/2022	375000	WD	03-ARM'S LENGTH	375000	202900	54.10666667	405796	92721	282279	323815.7813	0.871727125	HP2NR
70-14-20-237-002	3247 PRIMROSE	4/16/2021	412500	WD	03-ARM'S LENGTH	412500	201500	48.84848485	403002	95047	317453	318520.125	0.996649741	HP2NR
70-14-20-247-006	3254 CAMROSE	8/19/2021	405000	WD	03-ARM'S LENGTH	405000	202300	49.95061728	404620	112936	292064	301690.9375	0.968090067	HP2NR
70-14-20-247-014	7025 ROSEWOOD	7/23/2021	411000	WD	03-ARM'S LENGTH	411000	215900	52.53041363	431848	92652	318348	350832.9375	0.907406249	HP2NR
		Totals:	5007400			5007400	2331500		4667327		3825874	3605389.797		
							Sale. Ratio =>	46.56108959				E.C.F. =>	1.061154054	
							Std. Dev. =>	4.282839641				Ave. E.C.F. =>	1.068903455	

GEORGETOWN STUDY 2024 ECF HPV														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-20-220-010	3396 SAGECREST	12/17/2021	400000	WD	03-ARM'S LENGTH	400000	189200	47.3	378317	91635	308365	346234.3125	0.89062519	HPV
70-14-20-220-021	3450 SAGECREST	9/20/2021	432500	WD	03-ARM'S LENGTH	432500	194500	44.9710983	389043	97022	335478	352682.375	0.9512185	HPV
70-14-20-220-022	3444 SAGECREST	4/28/2022	550000	WD	03-ARM'S LENGTH	550000	263800	47.9636364	527627	93021	456979	524886.5	0.87062441	HPV
70-14-20-226-005	3392 TEAROSE	6/4/2021	418000	WD	03-ARM'S LENGTH	418000	206300	49.354067	412542	91710	326290	387478.25	0.84208598	HPV
70-14-20-226-010	3383 CAMROSE	6/17/2022	550000	WD	03-ARM'S LENGTH	550000	263300	47.8727273	526525	92888	457112	523716.1875	0.87282389	HPV
70-14-20-227-002	3415 TEAROSE	9/30/2021	330000	WD	03-ARM'S LENGTH	330000	157800	47.8181818	315655	91476	238524	270747.5938	0.8809829	HPV
		Totals:	2680500			2680500	1274900		2549709		2122748	2405745.219		
							Sale. Ratio =>	47.562022				E.C.F. =>	0.88236609	
							Std. Dev. =>	1.43631422				Ave. E.C.F. =>	0.88472681	

GEORGETOWN 2024 STUDY ECF HPW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-09-306-007	3098 TWIN LAKES	5/7/2021	629000	WD	03-ARM'S LENGTH	629000	331200	52.65500795	662470	119972	509028	542498	0.93830392	HPW
70-14-09-308-007	3071 PARK NORTH	1/11/2022	430000	WD	03-ARM'S LENGTH	430000	210200	48.88372093	420314	92769	337231	343338.5625	0.982211254	HPW
70-14-09-308-009	3043 PARK NORTH	5/7/2021	398500	WD	03-ARM'S LENGTH	398500	219300	55.03136763	438611	91908	306592	363420.3438	0.843629162	HPW
70-14-09-308-010	3029 PARK NORTH	6/28/2021	415000	WD	03-ARM'S LENGTH	415000	224000	53.97590361	448061	92118	322882	373105.875	0.86538975	HPW
70-14-09-309-010	3045 TWIN LAKES	4/16/2021	435000	WD	03-ARM'S LENGTH	435000	251200	57.74712644	502308	117747	317253	384561	0.824974451	HPW
70-14-09-310-005	3063 PARK SOUTH	8/10/2022	410000	WD	03-ARM'S LENGTH	410000	213500	52.07317073	427008	113525	296475	313483	0.945745064	HPW
70-14-09-351-004	8117 PARK WEST	2/22/2022	558000	WD	03-ARM'S LENGTH	558000	284500	50.98566308	569082	113897	444103	455185	0.975653855	HPW
70-14-09-352-008	3047 HUNTERS	7/8/2021	497000	WD	03-ARM'S LENGTH	497000	276500	55.63380282	552914	119525	377475	433389	0.870984266	HPW
70-14-09-354-008	3038 HUNTERS	5/16/2022	560000	WD	03-ARM'S LENGTH	560000	272700	48.69642857	545380	113879	446121	431501	1.033881729	HPW
70-14-09-355-004	3091 PARK WEST	8/25/2021	529900	WD	03-ARM'S LENGTH	529900	257800	48.65068881	515549	93690	436210	421859	1.034018475	HPW
70-14-09-355-007	3066 PARK WEST	6/25/2021	557500	WD	03-ARM'S LENGTH	557500	276500	49.59641256	552983	115294	442206	437689	1.010320113	HPW
70-14-09-355-011	3110 PARK WEST	7/21/2021	537000	WD	03-ARM'S LENGTH	537000	271900	50.63314711	543803	140136	396864	403667	0.983147	HPW
70-14-09-355-016	8101 PARK WEST	11/4/2022	486500	WD	03-ARM'S LENGTH	486500	268800	55.25179856	537682	114286	372214	423396	0.879115533	HPW
		Totals:	6443400			6443400	3358100		6716165		5004654	5327092.781		
							Sale. Ratio =>	52.11689481				E.C.F. =>	0.939471904	
							Std. Dev. =>	3.023986164				Ave. E.C.F. =>	0.937490352	

GEORGETOWN 2024 STUDY ECF HRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-09-375-004	8220 BRIAR	5/2/2022	410000	WD	03-ARM'S LENGTH	410000	213500	52.07317073	426986	90745	319255	326447.5625	0.977967174	HRE
70-14-09-376-005	8203 BRIAR	10/1/2021	335000	WD	03-ARM'S LENGTH	335000	175400	52.35820896	350726	90177	244823	252960.1875	0.967832142	HRE
70-14-09-376-016	8231 HUNTING	8/17/2021	299900	WD	03-ARM'S LENGTH	299900	160400	53.48449483	320794	89323	210577	239122.9375	0.880622337	HRE
70-14-09-379-002	2899 HUNTERS	4/8/2021	352100	WD	03-ARM'S LENGTH	352100	199900	56.77364385	399714	88320	263780	302324.2813	0.872506829	HRE
70-14-09-379-004	2871 HUNTERS	3/25/2022	370000	WD	03-ARM'S LENGTH	370000	165300	44.67567568	330680	98389	271611	225525.25	1.204348515	HRE
70-14-09-379-005	2859 HUNTERS	4/19/2022	360000	WD	03-ARM'S LENGTH	360000	154600	42.94444444	309262	91123	268877	211785.4375	1.269572654	HRE
70-14-09-381-009	8144 BRIAR	5/4/2022	401000	WD	03-ARM'S LENGTH	401000	168900	42.11970075	337737	90835	310165	239710.6719	1.293914024	HRE
70-14-09-381-017	2816 HUNTERS	2/10/2022	360000	WD	03-ARM'S LENGTH	360000	154700	42.97222222	309489	88274	271726	214771.8438	1.265184464	HRE
		Totals:	2888000			2888000	1392700		2785388		2160814	2012648.172		
							Sale. Ratio =>	48.22368421				E.C.F. =>	1.073617352	
							Std. Dev. =>	5.826799298				Ave. E.C.F. =>	1.091493517	

GEORGETOWN 2024 STUDY ECF HHTH														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-352-021	1601 FAIRVIEW	11/12/2021	260000	WD	03-ARM'S LENGTH	260000	124000	47.69230769	248080	76402	183598	171346.3906	1.071502	HTHT
70-14-15-430-015	7528 PINE GROVE	4/8/2022	339106	WD	03-ARM'S LENGTH	339106	155400	45.82637877	310750	89496	249610	220826.625	1.13034377	HTHT
70-14-15-434-005	7552 WESTLANE	10/29/2021	315000	WD	03-ARM'S LENGTH	315000	158000	50.15873016	316069	95566	219434	220077.0781	0.99707794	HTHT
70-14-15-434-024	7407 EASTLANE	1/27/2022	246000	WD	03-ARM'S LENGTH	246000	135900	55.24390244	271824	91344	154656	180131.3906	0.85857329	HTHT
70-14-15-434-032	7343 EASTLANE	2/13/2023	290000	WD	03-ARM'S LENGTH	290000	121700	41.96551724	243419	94245	195755	148885.8594	1.31479914	HTHT
70-14-15-475-002	7433 WESTWOOD	11/10/2021	280000	WD	03-ARM'S LENGTH	280000	146400	52.28571429	292884	90712	189288	201781.4844	0.93808409	HTHT
70-14-15-475-011	7333 WESTWOOD	3/14/2023	250000	WD	03-ARM'S LENGTH	250000	135200	54.08	270404	87626	162374	182424.9531	0.89008657	HTHT
70-14-15-477-001	1764 SOUTHLAWN	11/1/2021	316600	WD	03-ARM'S LENGTH	316600	145100	45.8307012	290246	104695	211905	185192.5938	1.14424122	HTHT
70-14-15-477-010	7249 HEATHERWOOD	7/25/2022	325000	WD	03-ARM'S LENGTH	325000	153400	47.2	306838	106749	218251	199702.5156	1.09288057	HTHT
70-14-15-477-011	7230 WESTWOOD	12/27/2022	285000	WD	03-ARM'S LENGTH	285000	122400	42.94736842	244850	77523	207477	167003.7969	1.242349	HTHT
70-14-15-478-005	1680 SOUTHLAWN	3/30/2023	350000	WD	03-ARM'S LENGTH	350000	151200	43.2	302318	86362	263638	215538.8594	1.22315763	HTHT
70-14-15-478-015	1683 FAIRVIEW	2/10/2023	285000	WD	03-ARM'S LENGTH	285000	123000	43.15789474	245919	74446	210554	171141.7813	1.23028987	HTHT
70-14-15-478-022	1611 FAIRVIEW	8/17/2022	304000	WD	03-ARM'S LENGTH	304000	120600	39.67105263	241260	75717	228283	165223.2344	1.38166403	HTHT
70-14-15-479-012	1606 FAIRVIEW	9/27/2021	258000	WD	03-ARM'S LENGTH	258000	122800	47.59689922	245518	74907	183093	170281.4531	1.07523748	HTHT
70-14-22-225-003	7165 WESTWOOD	3/20/2023	260000	WD	03-ARM'S LENGTH	260000	122300	47.03846154	244603	92849	167151	151460.875	1.10359193	HTHT
70-14-22-226-003	7180 WESTWOOD	10/15/2021	260000	WD	03-ARM'S LENGTH	260000	142100	54.65384615	284184	90366	169634	193443.625	0.87691698	HTHT
70-14-22-227-013	7144 EASTWOOD	7/28/2022	333750	WD	03-ARM'S LENGTH	333750	141200	42.3071161	282404	90488	243262	191545.2969	1.26999725	HTHT
70-14-22-227-016	7108 EASTWOOD	2/16/2022	244500	WD	03-ARM'S LENGTH	244500	115500	47.2392638	231092	88650	155850	142166.8594	1.09624705	HTHT
70-14-22-227-017	7096 EASTWOOD	8/11/2022	280000	WD	03-ARM'S LENGTH	280000	131800	47.07142857	263518	89340	190660	173841.5625	1.09674578	HTHT
70-14-22-228-002	1720 WOODVIEW	8/6/2021	280000	WD	03-ARM'S LENGTH	280000	130400	46.57142857	260865	87787	192213	172743.6875	1.11270636	HTHT
70-14-22-228-011	7150 HEATHERWOOD	4/29/2022	325000	WD	03-ARM'S LENGTH	325000	139700	42.98461538	279304	93047	231953	185897.2344	1.24774853	HTHT
70-14-22-228-013	1707 CEDAR LANE	8/13/2021	267000	WD	03-ARM'S LENGTH	267000	145700	54.56928839	291438	88767	178233	202279.5156	0.88112234	HTHT
70-14-22-228-015	1683 CEDAR LANE	5/2/2022	340000	WD	03-ARM'S LENGTH	340000	153500	45.14705882	306903	88147	251853	218333.4531	1.15352456	HTHT
70-14-22-228-018	1647 CEDAR LANE	11/23/2022	299900	WD	03-ARM'S LENGTH	299900	134400	44.81493831	268780	95631	204269	172814.5469	1.18201276	HTHT
70-14-22-228-027	7130 HEATHERWOOD	8/10/2021	316000	WD	03-ARM'S LENGTH	316000	154000	48.73417722	308055	88314	227686	219316.5469	1.03816152	HTHT
70-14-22-229-002	1688 CEDAR LANE	7/9/2021	288000	WD	03-ARM'S LENGTH	288000	148300	51.49305556	296617	92534	195466	203688.7969	0.95963059	HTHT
		Totals:	7597856			7597856	3574000		7148142		5286146	4827090.016		
								Sale. Ratio =>	47.0395859			E.C.F. =>	1.09509994	
								Std. Dev. =>	4.325874041			Ave. E.C.F. =>	1.10033432	

GEORGETOWN 2024 STUDY ECF INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-22-343-001	2255 PINE RIDGE	1/27/2023	670000	WD	19-MULTI PARCEL ARM'S LENGTH	670000	322700	48.1641791	645619	125084	544916	386440.238	1.41009126	I
70-14-22-343-005	2255 PINE RIDGE	1/27/2023	630000	WD	19-MULTI PARCEL ARM'S LENGTH	630000	298400	47.3650794	597040	115456	514544	357523.385	1.43918977	I
70-14-22-347-006	2206 PINE RIDGE	6/11/2021	4150000	WD	19-MULTI PARCEL ARM'S LENGTH	4150000	2071300	49.9108434	4142651	605225	3544775	2626151.45	1.34979839	I
70-14-22-360-008	6659 ROGER	11/1/2021	2328000	WD	03-ARM'S LENGTH	2328000	1275900	54.806701	2551847	299752	2028248	1671933.93	1.21311492	I
		Totals:	7778000			7778000	3968300		7937157		6632483	5042049		
							Sale. Ratio =	51.0195423				E.C.F. =>	1.31543406	
							Std. Dev. =>	3.3371715				Ave. E.C.F. =	1.35304859	

GEORGETOWN STUDY 2024 ECF IS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-252-003	7766 HENRY	10/5/2021	240000	WD	03-ARM'S LENGTH	240000	139300	58.04166667	278620	87390	152610	215805.2031	0.70716553	IS
70-14-14-252-004	7765 STEELE	2/1/2023	270000	WD	03-ARM'S LENGTH	270000	109000	40.37037037	218073	74882	195118	161592.6406	1.20746836	IS
70-14-14-252-005	7750 HENRY	1/14/2022	275000	WD	03-ARM'S LENGTH	275000	136700	49.70909091	273300	87888	187112	209239.5156	0.89424791	IS
70-14-14-252-008	7729 STEELE	5/27/2022	250000	WD	03-ARM'S LENGTH	250000	120700	48.28	241365	78456	171544	183844.625	0.93309228	IS
70-14-14-252-019	1155 BALDWIN	3/20/2023	300000	WD	03-ARM'S LENGTH	300000	121300	40.43333333	242620	86727	213273	175927	1.21228123	IS
70-14-14-254-001	7676 STEELE	9/22/2021	280000	WD	03-ARM'S LENGTH	280000	132900	47.46428571	265802	77071	202929	212985.0469	0.9527852	IS
70-14-14-254-008	1085 BALDWIN	3/21/2022	275000	WD	03-ARM'S LENGTH	275000	141800	51.56363636	283582	91443	183557	216831.0156	0.84654402	IS
70-14-14-255-020	7649 WALNUT	5/18/2022	315000	WD	03-ARM'S LENGTH	315000	141200	44.82539683	282413	86880	228120	220661.1875	1.0338021	IS
70-14-14-276-003	7778 WALNUT	3/15/2023	284000	WD	03-ARM'S LENGTH	284000	133300	46.93661972	266545	92357	191643	196573.1094	0.97491972	IS
70-14-14-277-002	7780 HICKORY	10/31/2022	262000	WD	03-ARM'S LENGTH	262000	124000	47.32824427	247926	87482	174518	181062.8594	0.96385311	IS
70-14-14-278-017	885 BALDWIN	12/8/2022	286900	WD	03-ARM'S LENGTH	286900	157000	54.72289997	313969	104284	182616	236631.875	0.77173035	IS
70-14-14-279-003	7715 SALLY	12/1/2022	260000	WD	03-ARM'S LENGTH	260000	138900	53.42307692	277807	88599	171401	213523.3438	0.80272722	IS
70-14-14-280-001	7734 SALLY	9/14/2021	225000	WD	03-ARM'S LENGTH	225000	120200	53.42222222	240383	91837	133163	167635.8281	0.79435883	IS
		Totals:	3522900			3522900	1716300		3432405		2387604	2592313.25		
							Sale. Ratio =>	48.71838542				E.C.F. =>	0.92103221	
							Std. Dev. =>	5.290676392				Ave. E.C.F. =>	0.93038276	

GEORGETOWN STUDY 2024 IWE

Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
11/12/2021	332500	WD	03-ARM'S LEN	332500	168300	50.6165414	336529	92224	240276	224458.563	1.0704693	IWE
3/15/2023	332350	WD	03-ARM'S LEN	332350	151600	45.614563	303282	86145	246205	199497.594	1.23412516	IWE
9/10/2021	285000	WD	03-ARM'S LEN	285000	159800	56.0701754	319657	88274	196726	212586.297	0.92539361	IWE
7/23/2021	365000	WD	03-ARM'S LEN	365000	190900	52.3013699	398153	110374	254626	264400.906	0.96302998	IWE
Totals:	1314850			1314850	670600		1357621		937833	900943.359		
						Sale. Ratio =>	51.0020154				E.C.F. =>	1.04094557
						Std. Dev. =>	4.33818005				Ave. E.C.F. =>	1.04825451

GEORGETOWN 2024 ECF JPE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-15-375-001	7369 CHERRY	4/30/2021	329500	WD	03-ARM'S LEN	329500	172900	52.4734446	345836	90827	238673	221361.984	1.0782023	JPE
70-14-15-375-009	7263 CHERRY	10/12/2022	355000	WD	03-ARM'S LEN	355000	178100	50.1690141	356212	94132	260868	227500	1.14667253	JPE
70-14-15-376-008	7278 CHERRY	7/2/2021	315000	WD	03-ARM'S LEN	315000	154900	49.1746032	309704	92926	222074	188175.344	1.18014398	JPE
70-14-15-394-003	7255 PINE AIRE	6/15/2021	337000	WD	03-ARM'S LEN	337000	163900	48.6350148	327799	89542	247458	206820.313	1.19648789	JPE
70-14-15-394-005	7281 PINE AIRE	6/1/2021	378000	WD	03-ARM'S LEN	378000	175100	46.3227513	350140	89782	288218	226005.203	1.27527152	JPE
70-14-15-394-006	7295 PINE AIRE	5/20/2021	300000	WD	03-ARM'S LEN	300000	163100	54.3666667	326156	89087	210913	205789.063	1.02489898	JPE
70-14-15-394-012	7352 PINE AIRE	7/11/2022	325000	WD	03-ARM'S LEN	325000	170300	52.4	340532	88426	236574	218842.016	1.08102642	JPE
		Totals:	2339500			2339500	1178300		2356379		1704778	1494493.92		
							Sale. Ratio =>	50.3654627				E.C.F. =>	1.14070588	
							Std. Dev. =>	2.74618382				Ave. E.C.F. =>	1.14038623	

GEORGETOWN 2024 STUDY ECF KE ME OF OL PVE SHO SS VDP														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-18-235-001	7995 WEST SIDE	9/2/2021	265000	WD	03-ARM'S LENGTH	265000	146100	55.13207547	2922212	90566	174434	187139.938	0.93210462	SS
70-14-18-236-002	7961 SCHOOLSIDE	9/20/2021	288000	WD	03-ARM'S LENGTH	288000	151500	52.60416667	303061	92501	195499	195412.688	1.00044169	SS
70-14-18-237-006	7960 SCHOOLSIDE	2/6/2023	340000	WD	03-ARM'S LENGTH	340000	155800	45.82352941	311694	89800	250200	205931.344	1.21496803	SS
70-14-18-237-011	7896 SCHOOLSIDE	6/3/2022	379900	WD	03-ARM'S LENGTH	379900	150200	39.53672019	300435	88638	291262	196560.703	1.48179161	SS
70-14-18-251-002	7768 BASS CREEK	7/15/2021	340000	WD	03-ARM'S LENGTH	340000	147700	43.44117647	295389	95422	244578	212916.906	1.14870164	OF
70-14-18-251-007	7720 BASS CREEK	5/18/2022	320000	WD	03-ARM'S LENGTH	320000	125800	39.3125	251611	91001	228999	171011.141	1.3390882	OF
70-14-18-280-011	4167 WOOD DUCK	12/12/2022	325000	WD	03-ARM'S LENGTH	325000	139600	42.95384615	279144	89379	235621	202054.219	1.16612759	ME
70-14-18-281-005	7754 PINTAIL	8/10/2022	380000	WD	03-ARM'S LENGTH	380000	149700	39.39473684	299462	88833	291167	224269.375	1.2982914	ME
70-14-18-289-007	7654 TEAL POND	11/18/2022	306000	WD	03-ARM'S LENGTH	306000	158300	51.73202614	316657	110537	195463	219468.375	0.89062035	ME
70-14-18-289-009	4122 WIDGEON	7/6/2022	377000	WD	03-ARM'S LENGTH	377000	176100	46.71087533	352230	111057	265943	256791.422	1.03563818	ME
70-14-18-293-002	7843 WEST SIDE	9/2/2021	325000	WD	03-ARM'S LENGTH	325000	162200	49.90769231	324392	90469	234531	217095	1.08031507	SS
70-14-18-294-002	7844 WEST SIDE	10/14/2022	340000	WD	03-ARM'S LENGTH	340000	138700	40.79411765	277413	88404	251596	175412.031	1.43431439	SS
70-14-18-296-004	7817 SCHOOLSIDE	5/27/2021	287500	WD	03-ARM'S LENGTH	287500	160500	55.82608696	321016	88339	199161	215938.625	0.92230373	SS
70-14-18-299-018	7654 SCHOOLSIDE	2/8/2022	355000	WD	03-ARM'S LENGTH	355000	159700	44.98591549	319302	88957	266043	213774.391	1.24450361	SS
70-14-18-299-020	4015 SCHOOLSIDE	5/31/2022	382000	WD	03-ARM'S LENGTH	382000	180200	47.17277487	360412	89102	292898	251792.438	1.16325178	SS
70-14-18-299-021	4022 SCHOOLSIDE	10/21/2022	390000	WD	03-ARM'S LENGTH	390000	159500	40.8974359	318990	88762	301238	213665.813	1.40985587	SS
70-14-18-363-015	7208 PINE OAK	8/5/2022	385000	WD	03-ARM'S LENGTH	385000	194600	50.54545455	389176	115350	269650	254127.438	1.0610818	OL
70-14-18-430-001	4195 YORKSHIRE	9/23/2022	350000	WD	03-ARM'S LENGTH	350000	136000	38.85714286	272075	91575	258425	192189.219	1.34463838	VDP
70-14-18-445-012	7388 TORY	6/15/2022	530000	WD	03-ARM'S LENGTH	530000	236000	44.52830189	471962	88884	441116	407886.219	1.08146826	VDP
70-14-18-445-013	7372 TORY	10/20/2022	365000	WD	03-ARM'S LENGTH	365000	142300	38.98630137	284552	88274	276726	208989	1.32411754	VDP
70-14-19-405-003	4274 NANCY	7/11/2022	366000	WD	03-ARM'S LENGTH	366000	139100	38.00546448	278150	91344	274656	198903.594	1.38084986	SHO
70-14-19-405-006	4226 NANCY	7/15/2022	320000	WD	03-ARM'S LENGTH	320000	155200	48.5	310367	101726	218274	222152.641	0.98254065	SHO
70-14-19-405-007	4216 NANCY	3/29/2023	370000	WD	03-ARM'S LENGTH	370000	159300	43.05405405	318560	98379	271621	234439.969	1.1585951	SHO
70-14-19-405-021	4315 OAKVIEW	3/13/2023	375000	WD	03-ARM'S LENGTH	375000	142100	37.89333333	284297	98043	276957	198315.844	1.396545	SHO
70-14-19-476-002	6579 DALE	7/6/2021	306000	WD	03-ARM'S LENGTH	306000	160200	52.35294118	320413	93707	212293	210397.172	1.00901071	KE
70-14-29-201-011	3519 RUSH CREEK	8/5/2022	375000	WD	03-ARM'S LENGTH	375000	163700	43.65333333	327491	88339	286661	221947.828	1.2915693	PVE
70-14-29-201-021	6357 RUSHVIEW	7/28/2021	335000	WD	03-ARM'S LENGTH	335000	175400	52.35820896	350759	90652	244348	241395.359	1.01223156	PVE
70-14-29-201-022	6373 RUSHVIEW	5/20/2021	325000	WD	03-ARM'S LENGTH	325000	167900	51.66153846	335746	89547	235453	228487.875	1.03048357	PVE
70-14-29-202-004	3522 RUSH CREEK	7/20/2021	362500	WD	03-ARM'S LENGTH	362500	166000	45.79310345	332089	91138	271362	223617.406	1.21351018	PVE
		Totals:	10164900			10164900	4599400		9199057		7456175	6402083.97		
							Sale. Ratio =>	45.24786274				E.C.F. =>	1.16464811	
							Std. Dev. =>	5.526165951				Ave. E.C.F. =>	1.17410206	

GEORGETOWN STUDY 2024 ECF KLE RMA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-23-254-018	1057 BRENTWOOD	4/22/2022	340000	WD	03-ARM'S LE	340000	142000	41.76470588	283908	89249	250751	202240.422	1.23986589	RMA
70-14-23-254-024	6861 BELHURST	12/12/2022	300000	WD	03-ARM'S LE	300000	174100	58.03333333	348177	98295	201705	259614.203	0.77694131	RMA
70-14-23-277-006	847 BRENTWOOD	8/19/2021	325000	WD	03-ARM'S LE	325000	157400	48.43076923	314809	89264	235736	234329.344	1.0060029	RMA
70-14-23-434-010	862 RUSHMORE	12/13/2021	315000	WD	03-ARM'S LE	315000	165300	52.47619048	330641	91326	223674	248635.656	0.89960548	RMA
70-14-24-275-020	6948 BLISS	6/16/2022	405000	WD	03-ARM'S LE	405000	198500	49.01234568	396920	112710	292290	295279.188	0.98987674	KLE
70-14-24-275-041	7100 BLISS	11/10/2022	360000	MLC	03-ARM'S LE	360000	196000	54.44444444	391910	89405	270595	314286.719	0.86098134	KLE
		Totals:	2045000			2045000	1033300		2066365		1474751	1554385.53		
								Sale. Ratio =>	50.52811736				E.C.F. =>	0.94876784
								Std. Dev. =>	5.635429311				Ave. E.C.F. =>	0.96221228

GEORGETOWN 2024 STUDY ECF LLE LLH SHE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-09-475-006	8117 EMBERLY	4/2/2021	310000	WD	03-ARM'S LENGTH	310000	159900	51.58064516	319730	92256	217744	229752.2969	0.94773372	LLE
70-14-09-476-011	8100 BELAIRE	5/27/2021	305000	WD	03-ARM'S LENGTH	305000	147900	48.49180328	295811	72071	232929	225980.9063	1.03074638	LLE
70-14-09-479-016	8101 CRESTVIEW	4/11/2022	375000	WD	03-ARM'S LENGTH	375000	179300	47.81333333	358582	90837	284163	270426.625	1.0507952	LLE
70-14-09-480-004	8150 CRESTVIEW	6/1/2022	335000	WD	03-ARM'S LENGTH	335000	168600	50.32835821	337202	97992	237008	241605.8438	0.98096965	LLE
70-14-10-304-018	8258 HEARTHWAY	8/4/2022	315000	WD	03-ARM'S LENGTH	315000	138100	43.84126984	276105	88346	226654	189639.5313	1.1951833	LLE
70-14-10-352-001	2390 BASSWOOD	6/2/2022	331000	WD	03-ARM'S LENGTH	331000	189300	57.19033233	378501	122757	208243	258305.4375	0.80618899	LLE
70-14-10-352-007	8111 HEARTHWAY	3/28/2022	300000	WD	03-ARM'S LENGTH	300000	140700	46.9	281422	100838	199162	182392.6719	1.0919408	LLE
70-14-10-353-015	8110 HEARTHWAY	10/28/2021	300000	WD	03-ARM'S LENGTH	300000	141700	47.23333333	283314	90249	209751	194998.6719	1.07565348	LLE
70-14-15-121-002	7977 HEARTHWAY	11/17/2021	301000	WD	03-ARM'S LENGTH	301000	161800	53.75415282	323696	111400	189600	214422.2813	0.88423647	LLE
70-14-15-121-008	7903 HEARTHWAY	6/25/2021	355000	WD	03-ARM'S LENGTH	355000	156000	43.94366197	311949	97558	257442	216538.2656	1.18889841	LLE
70-14-15-122-014	7917 LAMPLIGHT	7/12/2021	265000	WD	03-ARM'S LENGTH	265000	148400	56	296760	89899	175101	208932.8438	0.83807312	LLE
70-14-15-172-010	7751 LAMPLIGHT	8/16/2022	300000	WD	03-ARM'S LENGTH	300000	139900	46.63333333	279856	89138	210862	192628.1563	1.09465825	LLE
70-14-15-172-011	7738 HEARTHWAY	10/7/2021	250000	WD	03-ARM'S LENGTH	250000	135200	54.08	270489	88436	161564	183876.375	0.87865556	LLE
70-14-15-172-018	7691 LAMPLIGHT	10/8/2021	300000	WD	03-ARM'S LENGTH	300000	141300	47.1	282651	103514	196486	180931.1719	1.08597097	LLE
70-14-15-173-011	7736 LAMPLIGHT	9/7/2022	295000	WD	03-ARM'S LENGTH	295000	145700	49.38983051	291351	88599	206401	204782.6875	1.00790258	LLE
70-14-16-228-010	7830 EMBERLY	10/8/2021	250500	WD	03-ARM'S LENGTH	250500	115800	46.22754491	231591	88432	162068	175711.7188	0.92235169	SHE
70-14-16-228-025	7831 PARK LANE	5/18/2022	330000	WD	03-ARM'S LENGTH	330000	128600	38.96969697	257176	89249	240751	206111.6719	1.16806097	SHE
70-14-16-229-007	2479 ALMAR	12/22/2022	320000	WD	03-ARM'S LENGTH	320000	132500	41.40625	264936	87761	232239	217462.5625	1.06794934	SHE
70-14-16-279-002	2475 THRUSH	9/3/2021	250000	WD	03-ARM'S LENGTH	250000	119600	47.84	239129	88274	161726	185157.7031	0.87345002	SHE
70-14-16-281-013	7755 COCONUT	5/23/2022	285000	WD	03-ARM'S LENGTH	285000	118500	41.57894737	236944	96409	188591	172491.0469	1.09333791	SHE
70-14-16-282-009	7676 COCONUT	7/15/2022	305000	WD	03-ARM'S LENGTH	305000	118500	38.85245902	236937	88381	216619	182335.9375	1.18802142	SHE
		Totals:	6377500			6377500	3027300		6054132		4415104	4334484.406		
								Sale. Ratio =>	47.46844375				E.C.F. =>	1.01859958
								Std. Dev. =>	5.131213457				Ave. E.C.F. =>	1.02241801

GEORGETOWN 2024 STUDY ECF LOW 0-90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-09-112-003	8687 TWIN LAKES	5/28/2021	460000	WD	03-ARM'S LENGTH	460000	235700	51.23913043	471433	92612	367388	346108.9375	1.061480824	LOW
70-14-09-119-003	8704 TWIN LAKES	9/21/2022	475000	WD	03-ARM'S LENGTH	475000	230200	48.46315789	460315	115079	359921	315424.0938	1.141070093	LOW
70-14-09-157-003	2993 LEHIGH	1/28/2022	435000	WD	03-ARM'S LENGTH	435000	219400	50.43678161	438836	92412	342588	316509.5	1.082394051	LOW
70-14-09-158-005	2976 LEHIGH	5/24/2022	575000	WD	03-ARM'S LENGTH	575000	312600	54.36521739	625276	114647	460353	466535.0313	0.986749052	LOW
70-14-09-158-006	2960 LEHIGH	6/29/2022	457000	WD	03-ARM'S LENGTH	457000	223300	48.86214442	446532	112018	344982	305627.9688	1.128764496	LOW
70-14-09-163-009	8501 TWIN LAKES	7/20/2022	489900	WD	03-ARM'S LENGTH	489900	216600	44.21310472	433208	87841	402059	315543.7813	1.274178177	LOW
70-14-09-163-011	8517 TWIN LAKES	10/8/2021	458000	WD	03-ARM'S LENGTH	458000	228700	49.93449782	457452	92234	365766	333680.5938	1.096156045	LOW
70-14-09-163-018	8559 TWIN LAKES	6/24/2022	450000	WD	03-ARM'S LENGTH	450000	199500	44.33333333	398906	89198	360802	282964	1.275080929	LOW
70-14-09-163-024	8449 TWIN LAKES	3/17/2022	550000	WD	03-ARM'S LENGTH	550000	251500	45.72727273	503054	92459	457541	375139.1875	1.219656637	LOW
70-14-09-164-009	3185 LOWINGWOOD	7/1/2021	562500	WD	03-ARM'S LENGTH	562500	299800	53.29777778	599505	96232	466268	459814.25	1.014035559	LOW
70-14-09-164-012	3162 LOWINGWOOD	4/16/2021	489000	WD	03-ARM'S LENGTH	489000	252700	51.67689162	505366	91205	397795	378397.25	1.051262925	LOW
70-14-09-164-013	3154 LOWINGWOOD	6/25/2021	490000	WD	03-ARM'S LENGTH	490000	256100	52.26530612	512103	91991	398009	383834.375	1.036929014	LOW
70-14-09-168-008	8540 TWIN LAKES	10/12/2022	445000	WD	03-ARM'S LENGTH	445000	235100	52.83146067	470144	96364	348636	341503.25	1.020886331	LOW
70-14-09-168-013	8510 TWIN LAKES	8/23/2021	402000	WD	03-ARM'S LENGTH	402000	219600	54.62686567	439218	90102	311898	318969.0313	0.977831606	LOW
70-14-09-170-004	3115 GILMORE	9/20/2021	380000	WD	03-ARM'S LENGTH	380000	190400	50.10526316	380874	89739	290261	265994.8438	1.09122792	LOW
70-14-09-171-001	8451 GILMORE	5/20/2021	295000	WD	03-ARM'S LENGTH	295000	151900	51.49152542	303726	88274	206726	196847.2344	1.050184935	LOW
70-14-09-171-005	8420 GILMORE	5/14/2021	330000	WD	03-ARM'S LENGTH	330000	171700	52.03030303	343359	89154	240846	232253.8281	1.036994748	LOW
70-14-09-171-014	8449 TUCKER	6/18/2021	305750	WD	03-ARM'S LENGTH	305750	155500	50.85854456	311084	87895	217855	203916.125	1.068355923	LOW
70-14-09-176-007	3023 GILMORE	8/23/2022	469900	WD	03-ARM'S LENGTH	469900	206600	43.96680145	413249	94602	375298	291131.125	1.289102977	LOW
70-14-09-178-008	8484 HOLDEN	12/1/2021	395000	WD	03-ARM'S LENGTH	395000	188700	47.7721519	377372	94473	300527	258470.0313	1.162715068	LOW
70-14-09-178-013	2980 GILMORE	5/24/2021	351100	WD	03-ARM'S LENGTH	351100	173400	49.38763885	346723	89455	261645	235052.3281	1.113135114	LOW
70-14-09-178-016	2952 GILMORE	6/29/2021	310000	WD	03-ARM'S LENGTH	310000	168200	54.25806452	336377	88274	221726	226678.75	0.978150797	LOW
		Totals:	9575150			9575150	4787200		9574112		7498890	6850395.516		
							Sale. Ratio =>	49.99608361				E.C.F. =>	1.094665262	
							Std. Dev. =>	3.260855336				Ave. E.C.F. =>	1.098015601	

GEORGETOWN 2024 STUDY ECF LOW 91-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-04-357-002	3097 DEER HAVEN	6/18/2021	374820	WD	03-ARM'S LENGTH	374820	186900	49.8639347	373781	90413	284407	317398.813	0.89605565	LOW
70-14-04-357-007	3081 DEER HAVEN	11/22/2021	531311	WD	03-ARM'S LENGTH	531311	293300	55.2030732	586696	94564	436747	551234.125	0.79230762	LOW
70-14-04-357-008	3079 DEER HAVEN	1/12/2022	439303	WD	03-ARM'S LENGTH	439303	225900	51.4223668	451899	93206	346097	401769.906	0.86143087	LOW
70-14-04-357-010	3075 DEER HAVEN	2/23/2023	580000	WD	03-ARM'S LENGTH	580000	244100	42.0862069	488159	94803	485197	440595.719	1.10122949	LOW
70-14-04-357-014	3067 DEER HAVEN	5/26/2021	371198	WD	03-ARM'S LENGTH	371198	208800	56.2503031	417599	90643	280555	366221.5	0.76608009	LOW
70-14-04-357-016	3063 DEER HAVEN	11/29/2021	553105	WD	03-ARM'S LENGTH	553105	296200	53.5522188	592462	90834	462271	561870.563	0.82273575	LOW
70-14-04-357-017	3061 DEER HAVEN	9/30/2021	465573	WD	03-ARM'S LENGTH	465573	257800	55.3726268	515669	93907	371666	472413.125	0.78673936	LOW
70-14-04-357-018	3059 DEER HAVEN	11/17/2021	467602	WD	03-ARM'S LENGTH	467602	268700	57.4633984	537395	90138	377464	500969.938	0.75346637	LOW
70-14-04-357-019	3057 DEER HAVEN	6/17/2022	552280	WD	25-PARTIAL CONST	552280	305900	55.388571	611725	90645	461635	583658.625	0.79093323	LOW
70-14-04-358-001	3108 DEER HAVEN	2/4/2022	481000	WD	03-ARM'S LENGTH	481000	240500	50	480926	90446	390554	437374.344	0.89295133	LOW
70-14-04-358-011	8812 EMERADO	10/21/2022	540831	WD	03-ARM'S LENGTH	540831	286500	52.9740344	573073	90566	450265	540453.25	0.83312479	LOW
70-14-04-371-001	3053 DEER HAVEN	2/4/2022	381453	WD	03-ARM'S LENGTH	381453	200200	52.4835301	400311	90626	290827	346876.344	0.83841693	LOW
70-14-05-476-001	3347 DEER HAVEN	9/8/2021	406000	WD	03-ARM'S LENGTH	406000	198100	48.7931034	396258	112513	293487	317821.094	0.92343462	LOW
70-14-05-476-003	3335 DEER HAVEN	3/25/2022	451294	WD	03-ARM'S LENGTH	451294	262000	58.055281	523999	90227	361067	485865.469	0.74314193	LOW
70-14-05-476-005	3313 DEER HAVEN	4/26/2021	333882	WD	03-ARM'S LENGTH	333882	185200	55.4686985	370309	90348	243534	313582.656	0.77661821	LOW
70-14-05-482-012	3169 DEER HAVEN	11/15/2022	430350	WD	03-ARM'S LENGTH	430350	202900	47.1476705	405752	92065	338285	351358.969	0.96279028	LOW
70-14-05-483-001	3270 DEER HAVEN	1/17/2023	450000	WD	03-ARM'S LENGTH	450000	193500	43	387060	90857	359143	331775.219	1.08248893	LOW
70-14-05-483-004	3232 DEER HAVEN	1/18/2023	448450	WD	03-ARM'S LENGTH	448450	195700	43.6392017	391466	90114	358336	337542.594	1.06160232	LOW
70-14-05-498-003	8882 ABBINGTON	10/7/2021	408708	WD	03-ARM'S LENGTH	408708	222600	54.4643119	445101	89756	318952	398019.844	0.80134698	LOW
70-14-09-101-006	3152 LOWINGSIDE	8/3/2022	471400	WD	03-ARM'S LENGTH	471400	215400	45.6936784	430867	90102	381298	381688.875	0.99897593	LOW
70-14-09-102-007	3139 LOWINGSIDE	8/3/2022	584900	WD	03-ARM'S LENGTH	584900	258400	44.178492	516700	90563	494337	477313.531	1.03566517	LOW
70-14-09-126-001	8772 DEER HAVEN	4/14/2021	405000	WD	03-ARM'S LENGTH	405000	215400	53.1851852	430835	90728	314272	380951.844	0.82496516	LOW
70-14-09-127-001	3046 BRIXTON	6/15/2022	625000	WD	03-ARM'S LENGTH	625000	283100	45.296	566210	112526	512474	508168.781	1.00847203	LOW
70-14-09-127-002	3032 BRIXTON	4/9/2021	364947	WD	03-ARM'S LENGTH	364947	213900	58.6112504	427758	115810	249137	349411.125	0.71301966	LOW
70-14-09-127-005	3014 BRIXTON	8/8/2022	559900	WD	03-ARM'S LENGTH	559900	296500	52.955885	593087	112862	447038	537897.188	0.83108447	LOW
70-14-09-127-009	2958 BRIXTON	3/28/2023	590000	WD	03-ARM'S LENGTH	590000	279500	47.3728814	559001	116537	473463	495601.313	0.9553304	LOW
70-14-09-127-014	2973 BRIXTON	8/4/2022	574192	WD	24-PARTIAL ASSES	574192	297300	51.7771059	594591	93696	480496	561049.563	0.85642345	LOW
		Totals:	12842499			12842499	6534300		13068689		10263004	11748884.3		
							Sale. Ratio =>	50.8802843				E.C.F. =>	0.87353009	
							Std. Dev. =>	4.90785068				Ave. E.C.F. =>	0.87817893	

GEORGETOWN 2024 ECF STUDY MA VLP														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-03-349-007	9001 VICTOR	11/12/2021	253000	WD	03-ARM'S LENGTH	253000	125300	49.5256917	250609	75355	177645	185081.7	0.9598194	VLP
70-14-03-349-011	8946 NORMAN	3/14/2023	300000	WD	03-ARM'S LENGTH	300000	132100	44.03333333	264213	89238	210762	184787	1.140567	VLP
70-14-03-473-003	1922 PLEASANT WOOD	5/17/2022	375000	WD	03-ARM'S LENGTH	375000	149600	39.89333333	299142	77119	297881	234473.3	1.2704259	VLP
70-14-03-473-011	1788 PLEASANT WOOD	1/16/2023	270000	WD	03-ARM'S LENGTH	270000	139100	51.51851852	278268	77886	192114	211618.8	0.9078305	VLP
70-14-03-475-009	1878 GREENWOODS	7/20/2021	286000	WD	03-ARM'S LENGTH	286000	144700	50.59440559	289430	74036	211964	227472.6	0.9318221	VLP
70-14-03-493-004	1785 GREENWOODS	11/3/2021	280000	WD	03-ARM'S LENGTH	280000	132000	47.14285714	264088	74191	205809	200545.8	1.0262442	VLP
70-14-10-174-002	8465 CEDARCREST	7/29/2022	287500	WD	03-ARM'S LENGTH	287500	137700	47.89565217	275475	75953	211547	202045.2	1.0470282	MA
70-14-10-175-003	8534 CEDARCREST	6/3/2022	326000	WD	03-ARM'S LENGTH	326000	154700	47.45398773	309329	74969	251031	237323.8	1.0577575	MA
70-14-10-246-010	1695 OAKBROOK	3/1/2023	330000	WD	03-ARM'S LENGTH	330000	133800	40.54545455	267634	76305	253695	193748.6	1.3094032	MA
70-14-10-247-014	8559 THORNBROOK	7/15/2022	300000	WD	03-ARM'S LENGTH	300000	132300	44.1	264694	74804	225196	192291.4	1.1711185	MA
70-14-10-248-016	8672 HONEYBROOK	6/18/2021	300000	WD	03-ARM'S LENGTH	300000	147700	49.23333333	295423	77464	222536	220715.3	1.0082489	MA
70-14-10-248-016	8672 HONEYBROOK	10/18/2022	333000	WD	03-ARM'S LENGTH	333000	147700	44.35435435	295423	77464	255536	220715.3	1.1577627	MA
70-14-10-248-018	8664 SHADOWBROOK	5/14/2021	299900	WD	03-ARM'S LENGTH	299900	155300	51.78392798	310634	100265	199635	213029.4	0.9371244	MA
70-14-10-248-023	8742 SHADOWBROOK	8/18/2021	295000	WD	03-ARM'S LENGTH	295000	136700	46.33898305	273433	75385	219615	200552.5	1.0950497	MA
70-14-10-248-032	1652 OAKBROOK	9/30/2021	270000	WD	03-ARM'S LENGTH	270000	139200	51.55555556	278424	76529	193471	204448.2	0.9463081	MA
70-14-10-249-014	1645 STONYBROOK	11/16/2021	265000	WD	03-ARM'S LENGTH	265000	132600	50.03773585	265281	73878	191122	193823.5	0.986062	MA
70-14-10-299-001	8568 MEADOWBROOK	10/8/2021	307000	WD	03-ARM'S LENGTH	307000	137200	44.69055375	274475	72025	234975	205010.2	1.1461624	MA
70-14-11-103-001	1581 HONEYBROOK	5/6/2022	275000	WD	03-ARM'S LENGTH	275000	131800	47.92727273	263507	71967	203033	193962.3	1.0467655	MA
70-14-11-104-003	1564 HONEYBROOK	6/28/2022	280000	WD	03-ARM'S LENGTH	280000	127400	45.5	254790	77071	202929	179966.5	1.1275934	MA
		Totals:	5632400			5632400	2636900		5274272		4160496	3901611		
							Sale. Ratio =>	46.81663234				E.C.F. =>	1.0663532	
							Std. Dev. =>	3.526009627				Ave. E.C.F. =>	1.0670049	

GEORGETOWN 2024 STUDY ECF MJE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-21-293-001	6887 ERIC	2/10/2023	290000	WD	03-ARM'S LENGTH	290000	142700	49.20689655	285336	114664	175336	159276.4375	1.100828238	MJE
70-14-21-293-003	6861 ERIC	5/18/2021	305000	WD	03-ARM'S LENGTH	305000	155300	50.91803279	310568	109887	195113	187281.7656	1.041815253	MJE
70-14-21-294-003	2455 ANGELA	8/20/2021	304500	WD	03-ARM'S LENGTH	304500	143600	47.1592775	287259	95427	209073	179023.6094	1.167851552	MJE
70-14-21-295-013	2518 ANGELA	7/21/2021	281000	WD	03-ARM'S LENGTH	281000	150400	53.52313167	300739	90349	190651	196342.5	0.971012389	MJE
70-14-21-297-004	6854 TODD	9/6/2022	300000	WD	03-ARM'S LENGTH	300000	135800	45.26666667	271503	88209	211791	171055.6719	1.238140762	MJE
70-14-21-299-009	2418 OLDE FARM	4/12/2022	340000	WD	03-ARM'S LENGTH	340000	140300	41.26470588	280684	88274	251726	179563.0156	1.401881112	MJE
		Totals:	1820500			1820500	868100		1736089		1233690	1072543		
							Sale. Ratio =>	47.684702				E.C.F. =>	1.150247589	
							Std. Dev. =>	4.334644773				Ave. E.C.F. =>	1.153588218	

GEORGETOWN 2024 STUDY ECF MP VG VK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-426-015	7487 WALNUT	9/29/2021	256900	WD	03-ARM'S LENGTH	256900	137900	53.67847411	275775	93840	163060	166299.6094	0.980519441	VG
70-14-14-426-016	7471 WALNUT	8/15/2022	331500	WD	03-ARM'S LENGTH	331500	150300	45.33936652	300616	89889	241611	192617.2344	1.254358162	VG
70-14-14-434-019	7468 FLORAL	7/19/2021	282000	WD	03-ARM'S LENGTH	282000	152200	53.97163121	304423	89028	192972	162245.6719	1.189381496	MP
70-14-14-434-002	7572 FLORAL	44378	310000	WD	03-ARM'S LENGTH	310000	114900	37.06451613	229733	82347	227653	168216.9219	1.353329959	1246
70-14-14-435-005	7534 PETE	12/14/2022	256000	WD	03-ARM'S LENGTH	256000	140500	54.8828125	280992	86326	169674	146631.6094	1.157144771	MP
70-14-14-435-006	7522 PETE	2/18/2022	255000	WD	03-ARM'S LENGTH	255000	140100	54.94117647	280118	92570	162430	141270	1.149784101	MP
70-14-23-201-009	1105 VOS	6/14/2021	240000	WD	03-ARM'S LENGTH	240000	114400	47.66666667	228780	86650	153350	129915.4297	1.180383272	VK
70-14-23-202-014	1046 VOS	5/20/2021	225000	WD	03-ARM'S LENGTH	225000	120100	53.37777778	240237	88405	136595	138783.6406	0.984229837	VK
70-14-23-202-028	1047 KOSTER	9/23/2022	250000	WD	03-ARM'S LENGTH	250000	116400	46.56	232798	88990	161010	131449.2188	1.224883659	VK
70-14-23-203-005	1142 KOSTER	11/29/2021	255000	WD	03-ARM'S LENGTH	255000	127500	50	255086	91558	163442	149474.5	1.093444032	VK
70-14-23-203-007	1118 KOSTER	9/16/2022	257500	WD	03-ARM'S LENGTH	257500	123800	48.0776699	247586	86527	170973	147217.6875	1.16136181	VK
		Totals:	2918900			2918900	1438100		2876144		1942770	1674121.523		
							Sale. Ratio =>	49.26856007				E.C.F. =>	1.159	
							Std. Dev. =>	5.451615035				Ave. E.C.F. =>	1.157165504	

GEORGETOWN 2024 STUDY ECF NAVC														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-13-160-010	7797 COACHMANS	3/7/2023	135000	WD	03-ARM'S LENGTH	135000	59000	43.7037037	117987	27081	107919	82404.0859	1.30963166	NAVC
70-14-13-161-010	7771 COACHMANS	10/21/2022	120000	WD	03-ARM'S LENGTH	120000	64000	53.3333333	127920	27249	92751	91255.8203	1.01638449	NAVC
70-14-13-162-011	7747 COACHMANS	11/18/2021	154000	WD	03-ARM'S LENGTH	154000	65800	42.7272727	131523	27249	126751	94521.8594	1.34097024	NAVC
70-14-13-163-001	7703 COACHMANS	2/4/2022	145000	WD	03-ARM'S LENGTH	145000	64600	44.5517241	129186	27000	118000	92629.1328	1.27389728	NAVC
70-14-13-163-010	7721 COACHMANS	1/31/2022	130000	WD	03-ARM'S LENGTH	130000	64000	49.2307692	128029	27000	103000	91580.3438	1.12469549	NAVC
70-14-13-164-012	7732 COACHMANS	8/8/2022	130000	WD	03-ARM'S LENGTH	130000	72100	55.4615385	144100	27081	102919	106074.891	0.97024847	NAVC
70-14-13-164-015	695 CARRIAGE	2/24/2023	140000	WD	03-ARM'S LENGTH	140000	63600	45.4285714	127197	27508	112492	90365.6641	1.24485335	NAVC
70-14-13-165-001	649 CARRIAGE	7/22/2021	140000	WD	03-ARM'S LENGTH	140000	82500	58.9285714	164907	27548	112452	124512.609	0.90313745	NAVC
70-14-13-165-002	647 CARRIAGE	5/18/2022	131000	WD	03-ARM'S LENGTH	131000	67600	51.6030534	135127	27000	104000	98014.5078	1.06106741	NAVC
70-14-13-165-011	644 VILLAGE	9/16/2022	125000	WD	03-ARM'S LENGTH	125000	65100	52.08	130147	28127	96873	92478.6563	1.04751738	NAVC
70-14-13-165-014	638 VILLAGE	2/25/2022	125000	WD	03-ARM'S LENGTH	125000	65300	52.24	130576	27000	98000	93889.1328	1.04378427	NAVC
70-14-13-165-019	607 CARRIAGE	5/10/2021	135000	WD	03-ARM'S LENGTH	135000	66300	49.1111111	132586	27000	108000	95711.1484	1.12839519	NAVC
70-14-13-166-002	690 VILLAGE	8/18/2021	133000	WD	03-ARM'S LENGTH	133000	59900	45.037594	119886	27000	106000	84198.9063	1.25892372	NAVC
70-14-13-166-004	694 VILLAGE	8/4/2021	125000	WD	03-ARM'S LENGTH	125000	64800	51.84	129593	27000	98000	92998.0703	1.05378531	NAVC
70-14-13-166-006	698 VILLAGE	12/16/2021	134200	WD	03-ARM'S LENGTH	134200	67900	50.5961252	135820	27000	107200	98642.6953	1.08675052	NAVC
70-14-13-166-013	706 VILLAGE	8/1/2022	143000	WD	03-ARM'S LENGTH	143000	76300	53.3566434	152583	27000	116000	113837.945	1.01899239	NAVC
70-14-13-167-004	883 VILLAGE	12/14/2021	129000	WD	03-ARM'S LENGTH	129000	63200	48.9922481	126406	27000	102000	90109.1328	1.13196073	NAVC
70-14-13-167-006	879 VILLAGE	10/25/2022	142500	WD	03-ARM'S LENGTH	142500	67700	47.5087719	135433	27325	115175	97997.2813	1.17528771	NAVC
70-14-13-167-016	897 VILLAGE	9/16/2022	145000	WD	03-ARM'S LENGTH	145000	73800	50.8965517	147575	27325	117675	109003.711	1.0795504	NAVC
70-14-13-169-006	926 VILLAGE	3/29/2023	120000	WD	03-ARM'S LENGTH	120000	61100	50.9166667	122280	27000	93000	86369.0156	1.07677504	NAVC
70-14-13-169-013	7805 COACHMANS	3/24/2023	145750	WD	03-ARM'S LENGTH	145750	67000	45.9691252	134041	27508	118242	96569.5859	1.22442277	NAVC
70-14-13-171-006	964 VILLAGE	6/22/2021	122500	WD	03-ARM'S LENGTH	122500	59600	48.6530612	119159	27000	95500	83539.8984	1.14316634	NAVC
70-14-14-247-015	1040 VILLAGE	9/17/2021	165000	WD	03-ARM'S LENGTH	165000	82500	50	165071	27677	137323	124544.336	1.10260333	NAVC
70-14-14-248-009	1049 VILLAGE	6/27/2022	202000	WD	03-ARM'S LENGTH	202000	83600	41.3861386	167146	27000	175000	127038.953	1.37753024	NAVC
70-14-14-248-014	1059 VILLAGE	3/28/2023	170000	WD	03-ARM'S LENGTH	170000	81500	47.9411765	162945	27000	143000	123230.852	1.16042369	NAVC
70-14-14-249-003	991 VILLAGE	5/28/2021	129000	WD	03-ARM'S LENGTH	129000	66400	51.4728682	132812	27762	101238	95225.2813	1.06314204	NAVC
70-14-14-249-014	1015 VILLAGE	9/23/2022	143000	WD	03-ARM'S LENGTH	143000	76200	53.2867133	152476	27000	116000	113740.953	1.01986133	NAVC
70-14-14-249-016	1019 VILLAGE	8/27/2021	135000	WD	03-ARM'S LENGTH	135000	76600	56.7407407	153148	27000	108000	114350.109	0.94446783	NAVC
70-14-14-250-006	1012 VILLAGE	8/15/2022	139000	WD	03-ARM'S LENGTH	139000	66600	47.9136691	133151	27000	112000	96223.3125	1.1639591	NAVC
		Totals:	4032950			4032950	1994600		3988810		3244510	2901057.89		
							Sale. Ratio =>	49.4575931				E.C.F. =>	1.11838857	
							Std. Dev. =>	4.14893507				Ave. E.C.F. =>	1.12228225	

GEORGETOWN 2024 STUDY ECF OPE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-22-152-011	6839 OLDE PINE	8/20/2021	274900	WD	03-ARM'S LENGTH	274900	138100	50.2364496	276175	89482	185418	199182.953	0.930892916	OPE
70-14-22-154-019	2335 OLDE FARM	7/14/2022	335000	WD	03-ARM'S LENGTH	335000	145900	43.5522388	291883	93895	241105	211233.609	1.141414005	OPE
70-14-22-154-020	2321 OLDE FARM	10/21/2022	285000	WD	03-ARM'S LENGTH	285000	137500	48.245614	275018	98719	186281	188093.594	0.990363341	OPE
70-14-22-154-024	2275 OLDE FARM	6/11/2021	260000	WD	03-ARM'S LENGTH	260000	146000	56.1538462	291906	114380	145620	189402.672	0.768838151	OPE
70-14-22-154-033	2240 GREENDALE	11/2/2021	290000	WD	03-ARM'S LENGTH	290000	164600	56.7586207	329205	103860	186140	240420.828	0.774225767	OPE
70-14-22-155-002	2382 OLDE FARM	4/15/2022	317000	WD	03-ARM'S LENGTH	317000	137900	43.5015773	275884	89171	227829	199204.297	1.143695209	OPE
70-14-22-174-007	2234 OLDE FARM	6/17/2022	380000	WD	03-ARM'S LENGTH	380000	145900	38.3947368	291730	106470	273530	197654.094	1.383882291	OPE
70-14-22-175-001	6818 LOWBANK	8/30/2021	280000	WD	03-ARM'S LENGTH	280000	138200	49.3571429	276376	96904	183096	191478.875	0.956220366	OPE
		Totals:	2421900			2421900	1154100		2308177		1629019	1616670.92		
							Sale. Ratio =>	47.6526694				E.C.F. =>	1.007637966	
							Std. Dev. =>	6.34459112				Ave. E.C.F. =>	1.011191506	

GEORGETOWN 2024 ECF STUDY PE RA														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-13-369-004	7329 LOUISE	9/30/2021	265000	WD	03-ARM'S LENGTH	265000	142600	53.81132075	285280	88173	176827	176343.2813	1.00274305	PE
70-14-13-370-007	7323 BUIST	8/18/2022	285000	WD	03-ARM'S LENGTH	285000	143000	50.1754386	286018	85775	199225	179148.9375	1.11206353	PE
70-14-13-370-018	7366 LOUISE	8/19/2021	297600	WD	03-ARM'S LENGTH	297600	146500	49.22715054	293034	90803	206797	180927.5156	1.14298259	PE
70-14-13-371-007	7330 THOMAS	2/2/2023	250000	WD	03-ARM'S LENGTH	250000	121900	48.76	243837	90173	159827	137476.6719	1.16257542	PE
70-14-22-195-002	6974 ROSEDALE	8/19/2022	280000	WD	03-ARM'S LENGTH	280000	125300	44.75	250695	88681	191319	173939.2813	1.09991831	RA
70-14-22-195-007	6955 GREENDALE	4/14/2022	351500	WD	03-ARM'S LENGTH	351500	139300	39.63015647	278608	87344	264156	205342.2656	1.28641806	RA
70-14-22-196-011	2191 TIMBERLANE	4/28/2021	246500	WD	03-ARM'S LENGTH	246500	122500	49.69574037	245029	88464	158036	168089.1875	0.94019135	RA
70-14-22-196-013	2159 TIMBERLANE	10/1/2021	217500	WD	03-ARM'S LENGTH	217500	112000	51.49425287	224038	89347	128153	144605.125	0.88622723	RA
70-14-22-196-014	2143 TIMBERLANE	3/15/2023	306000	WD	03-ARM'S LENGTH	306000	136700	44.67320261	273407	88365	217635	198662.2813	1.09550237	RA
70-14-22-197-020	2041 TIMBERLANE	8/12/2022	270000	WD	03-ARM'S LENGTH	270000	122300	45.2962963	244693	89412	180588	166710.6875	1.08324189	RA
		Totals:	2769100			2769100	1312100		2624639		1882563	1731245.234		
							Sale. Ratio =>	47.38362645				E.C.F. =>	1.087404	
							Std. Dev. =>	4.137215315				Ave. E.C.F. =>	1.08118638	

GEORGETOWN 2024 STUDY RES-F 0-80														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-25-251-005	6131 REGAL	6/10/2022	570000	WD	03-ARM'S LENGTH	570000	296600	52.03508772	593288	174879	395121	458781.813	0.86123946	RES-F
70-14-25-251-023	6024 HILLSBOROUGH	6/4/2021	649900	WD	03-ARM'S LENGTH	649900	303300	46.66871826	606614	160860	489040	488765.344	1.00056194	RES-F
70-14-25-270-003	6132 REGAL	4/4/2022	515000	WD	03-ARM'S LENGTH	515000	285400	55.41747573	570739	203124	311876	403086.625	0.77371954	RES-F
70-14-25-270-008	237 REGAL	8/10/2022	595000	WD	03-ARM'S LENGTH	595000	286300	48.11764706	572502	159838	435162	452482.469	0.96172124	RES-F
70-14-25-270-009	219 REGAL	6/4/2021	664900	WD	03-ARM'S LENGTH	664900	333500	50.15791848	666952	175542	489358	538826.75	0.90819173	RES-F
70-14-25-275-003	147 SUMMERFIELD	12/16/2022	542500	WD	03-ARM'S LENGTH	542500	279300	51.48387097	558641	177116	365384	418338.813	0.87341645	RES-F
70-14-25-275-005	109 STONEHENG	5/28/2021	550900	WD	03-ARM'S LENGTH	550900	321700	58.39535306	643397	182285	368615	505605.25	0.72905691	RES-F
70-14-25-275-014	137 STONEHENG	8/15/2022	550000	WD	03-ARM'S LENGTH	550000	285500	51.90909091	571070	134150	415850	479078.938	0.86801979	RES-F
70-14-25-476-003	351 STONEHENG	7/22/2021	575000	WD	03-ARM'S LENGTH	575000	313600	54.53913043	627152	181494	393506	488660.094	0.8052755	RES-F
70-14-25-476-005	381 STONEHENG	7/19/2021	600000	WD	03-ARM'S LENGTH	600000	343200	57.2	686318	150173	449827	587878.313	0.76517026	RES-F
70-14-25-477-001	362 STONEHENG	6/4/2021	575000	WD	03-ARM'S LENGTH	575000	292000	50.7826087	583923	184372	390628	438104.156	0.89163272	RES-F
70-14-25-479-002	337 COVINGTON	11/2/2022	715000	WD	03-ARM'S LENGTH	715000	310500	43.42657343	620921	155525	559475	510302.625	1.09635924	RES-F
70-14-25-480-001	5780 STONEBRIDGE	9/27/2021	499900	WD	03-ARM'S LENGTH	499900	242600	48.52970594	485202	143835	356065	374305.906	0.95126738	RES-F
70-14-25-482-009	162 STONEHENG	12/16/2022	600000	WD	03-ARM'S LENGTH	600000	347600	57.93333333	695229	209476	390524	532623.875	0.73320784	RES-F
		Totals:	8203100			8203100	4241100		8481948		5810431	6676840.97		
								Sale. Ratio =>	51.70118614				E.C.F. =>	0.87023654
								Std. Dev. =>	4.431735334				Ave. E.C.F. =>	0.87277429

GEORGETOWN 2024 STUDY RES-F 81-90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-25-276-010	6092 STONEHENGE	9/17/2021	620000	WD	03-ARM'S LENGTH	620000	311600	50.25806452	623179	119777	500223	502397.2188	0.99567231	RES-F
70-14-25-325-012	566 STONEHENGE	8/10/2022	929900	WD	03-ARM'S LENGTH	929900	467200	50.2419615	934350	214733	715167	718180.625	0.99580381	RES-F
70-14-25-480-006	336 NORMANDY	4/7/2021	525000	WD	03-ARM'S LENGTH	525000	290700	55.37142857	581416	168081	356919	412509.9688	0.86523727	RES-F
70-14-25-482-005	5892 KENSINGTON	5/28/2021	658000	WD	03-ARM'S LENGTH	658000	368800	56.04863222	737683	173232	484768	563324.375	0.8605486	RES-F
		Totals:	2732900			2732900	1438300		2876628		2057077	2196412.188		
							Sale. Ratio =>	52.62907534				E.C.F. =>	0.93656237	
							Std. Dev. =>	3.164449499				Ave. E.C.F. =>	0.9293155	

GEORGETOWN 2024 STUDY RES-F 91-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-25-324-024	517 STONEHENGE	5/18/2022	1000000	WD	03-ARM'S LENGTH	1000000	447700	44.77	895450	170730	829270	772622.625	1.0733183	RES-F
70-14-25-376-021	557 STONEHILL	2/13/2023	965000	WD	03-ARM'S LENGTH	965000	424100	43.94818653	848183	117437	847563	779046.9375	1.08794857	RES-F
70-14-25-376-023	605 STONEHILL	12/16/2021	899900	WD	03-ARM'S LENGTH	899900	416600	46.29403267	833211	176465	723435	700155.625	1.03324886	RES-F
70-14-25-376-026	640 STONEHILL	7/9/2021	1050000	WD	03-ARM'S LENGTH	1050000	487400	46.41904762	974756	253203	796797	769246.25	1.03581525	RES-F
70-14-25-376-028	618 STONEHILL	12/21/2022	1330000	WD	03-ARM'S LENGTH	1330000	626000	47.06766917	1252038	157389	1172611	1167003.25	1.00480526	RES-F
70-14-25-376-032	679 STONEBRIDGE	1/6/2023	860000	WD	03-ARM'S LENGTH	860000	432300	50.26744186	864505	210409	649591	697330.5	0.93153964	RES-F
70-14-25-388-004	5603 STONEBRIDGE	10/3/2022	1200000	WD	03-ARM'S LENGTH	1200000	511000	42.58333333	1021965	178681	1021319	899023.4375	1.13603156	RES-F
70-14-36-126-006	5531 STONEBRIDGE	5/19/2021	693049	WD	03-ARM'S LENGTH	693049	359800	51.91552112	719558	184474	508575	570452	0.89152987	RES-F
70-14-36-127-001	5610 STONEBRIDGE	8/26/2022	850000	WD	03-ARM'S LENGTH	850000	401900	47.28235294	803736	109654	740346	739959.5	1.00052233	RES-F
		Totals:	8847949			8847949	4106800		8213402		7289507	7094840.125		
							Sale. Ratio =>	46.41527658				E.C.F. =>	1.02743781	
							Std. Dev. =>	2.934362627				Ave. E.C.F. =>	1.02163996	

GEORGETOWN 2024 STUDY ECF RESLL														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-27-175-003	6020 22ND	1/25/2023	810000	WD	03-ARM'S LENGTH	810000	377600	46.61728395	755133	238321	571679	510119.1875	1.120677312	RESLL
70-14-27-261-004	6129 WEST BAY	6/21/2022	838000	WD	03-ARM'S LENGTH	838000	409000	48.80668258	817999	231447	606553	578956	1.047666835	RESLL
70-14-27-326-016	5947 CORY POINT	12/23/2021	701000	WD	03-ARM'S LENGTH	701000	329800	47.04707561	659655	236596	464404	417580.3125	1.112130975	RESLL
70-14-27-326-022	5904 CORY POINT	7/6/2021	850000	WD	03-ARM'S LENGTH	850000	444800	52.32941176	889676	230468	619532	650671.125	0.952143066	RESLL
70-14-27-326-027	2091 CORY	5/16/2022	700000	WD	03-ARM'S LENGTH	700000	386100	55.15714286	772261	233350	466650	531932	0.877273787	RESLL
		Totals:	3899000			3899000	1947300		3894724		2728818	2689258.625		
							Sale. Ratio =>	49.94357528				E.C.F. =>	1.014710142	
							Std. Dev. =>	3.660889879				Ave. E.C.F. =>	1.021978395	

GEORGETOWN 2024 STUDY ECF RESSL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-27-175-003	6020 22ND	1/25/2023	810000	WD	03-ARM'S LE	810000	377600	46.617284	755133	238321	571679	510119.188	1.12067731	RESSL
70-14-27-261-004	6129 WEST BAY	6/21/2022	838000	WD	03-ARM'S LE	838000	409000	48.8066826	817999	231447	606553	578956	1.04766683	RESSL
70-14-27-307-006	5927 22ND	8/23/2021	570000	WD	03-ARM'S LE	570000	249100	43.7017544	498105	151240	418760	355394.469	1.17829633	RESSL
70-14-27-326-016	5947 CORY POINT	12/23/2021	701000	WD	03-ARM'S LE	701000	329800	47.0470756	659655	236596	464404	417580.313	1.11213097	RESSL
70-14-27-326-022	5904 CORY POINT	7/6/2021	850000	WD	03-ARM'S LE	850000	444800	52.3294118	889676	230468	619532	650671.125	0.95214307	RESSL
70-14-27-326-027	2091 CORY	5/16/2022	700000	WD	03-ARM'S LE	700000	386100	55.1571429	772261	233350	466650	531932	0.87727379	RESSL
70-14-27-362-004	5771 22ND	5/16/2022	685000	WD	03-ARM'S LE	685000	287100	41.9124088	574252	152918	532082	431694.688	1.23254239	RESSL
70-14-27-364-010	5736 CORY	10/18/2022	599000	WD	03-ARM'S LE	599000	234900	39.2153589	469709	149114	449886	328478.469	1.36960575	RESSL
70-14-27-365-002	2323 VANBUREN	8/9/2022	810000	WD	03-ARM'S LE	810000	308700	38.1111111	617306	157254	652746	471364.75	1.3848002	RESSL
70-14-27-376-029	2131 VANBUREN	6/4/2021	615000	WD	03-ARM'S LE	615000	333800	54.2764228	667502	168970	446030	510790.969	0.87321434	RESSL
		Totals:	7178000			7178000	3360900		6721598		5228322	4786981.97		
								Sale. Ratio =>	46.8222346				E.C.F. =>	1.09219588
								Std. Dev. =>	6.02658425				Ave. E.C.F. =>	1.1148351

GEORGETOWN 2024 STUDY ECF RHE 0-90														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-303-002	7579 MEDINAH	6/8/2021	400000	WD	03-ARM'S LENGTH	400000	199000	49.75	397913	95586	304414	325492.5	0.935241211	RHE
70-14-16-303-011	7513 MEDINAH	7/11/2022	425000	WD	03-ARM'S LENGTH	425000	171300	40.30588235	342504	89054	335946	272870.3438	1.231156143	RHE
70-14-16-304-001	7582 MEDINAH	4/16/2021	340000	WD	03-ARM'S LENGTH	340000	178100	52.38235294	356201	114379	225621	260351.3594	0.866601966	RHE
70-14-16-305-001	7514 MEDINAH	5/27/2022	515000	WD	03-ARM'S LENGTH	515000	203600	39.53398058	407141	94564	420436	336527.9063	1.249334727	RHE
70-14-16-313-005	7414 MEDINAH	8/27/2021	396000	WD	03-ARM'S LENGTH	396000	178400	45.05050505	356848	91101	304899	286109.5938	1.065672059	RHE
70-14-16-313-012	7370 MEDINAH	10/14/2022	485000	WD	03-ARM'S LENGTH	485000	205200	42.30927835	410452	92270	392730	342562.375	1.146448147	RHE
70-14-16-314-001	7452 AUGUSTA	8/16/2021	390000	WD	03-ARM'S LENGTH	390000	169900	43.56410256	339862	91050	298950	267876.9688	1.115997398	RHE
		Totals:	2951000			2951000	1305500		2610921		2282996	2091791.047		
							Sale. Ratio =>	44.23924094					E.C.F. =>	1.091407291
							Std. Dev. =>	4.789671837					Ave. E.C.F. =>	1.087207379

GEORGETOWN 2024 STUDY ECF RHE 91-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-301-001	3193 PINEHURST	12/16/2022	499900	WD	03-ARM'S LENGTH	499900	199000	39.80796159	398075	89734	410166	331967.3125	1.235561408	RHE
70-14-16-369-003	7260 MEDINAH	10/14/2022	600000	WD	03-ARM'S LENGTH	600000	298200	49.7	596331	118686	481314	514244.0625	0.935964137	RHE
70-14-16-369-004	7248 MEDINAH	4/8/2022	450000	WD	03-ARM'S LENGTH	450000	194100	43.13333333	388203	115567	334433	293526.4688	1.139362325	RHE
70-14-17-476-003	7363 WIND STONE	11/21/2022	557000	WD	03-ARM'S LENGTH	557000	245900	44.14721724	491753	90041	466959	432492.7813	1.079692009	RHE
70-14-17-476-007	3331 DORAL	4/22/2021	400000	WD	03-ARM'S LENGTH	400000	233400	58.35	466809	114469	285531	379337.6875	0.752709286	RHE
70-14-17-477-002	3340 DORAL	11/14/2022	415000	WD	03-ARM'S LENGTH	415000	219400	52.86746988	438866	92340	322660	373078.2188	0.864858852	RHE
70-14-17-477-003	3326 DORAL	4/7/2022	540000	WD	03-ARM'S LENGTH	540000	229500	42.5	459028	91295	448705	395910.1563	1.133350567	RHE
70-14-17-478-004	3313 OAKMONT	5/2/2022	580000	WD	03-ARM'S LENGTH	580000	255800	44.10344828	511554	101589	478411	441378.1563	1.083902756	RHE
70-14-17-478-015	3195 OAKMONT	11/4/2022	540000	WD	19-MULTI PARCEL ARM'S LENGTH	540000	223200	41.33333333	446440	103651	436349	369054.875	1.182341786	RHE
70-14-17-479-010	3302 OAKMONT	9/20/2022	550000	WD	03-ARM'S LENGTH	550000	295900	53.8	591899	91758	458242	538463.8125	0.851017263	RHE
		Totals:	5131900			5131900	2394400		4788958		4122770	4069453.531		
							Sale. Ratio =>	46.6571835				E.C.F. =>	1.013101629	
							Std. Dev. =>	6.256899355				Ave. E.C.F. =>	1.025876039	

GEORGETOWN 2024 STUDY RR														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-34-239-001	1791 ERICRIDGE	11/12/2021	379900	WD	03-ARM'S LENGTH	379900	172500	45.40668597	345053	90702	289198	242658.0313	1.19179241	RR
70-14-34-239-004	1753 ERICRIDGE	1/5/2022	385000	WD	03-ARM'S LENGTH	385000	174500	45.32467532	349084	111568	273432	226596.9688	1.20668869	RR
70-14-34-245-005	5464 ROZEVELD	10/28/2022	385000	WD	03-ARM'S LENGTH	385000	190700	49.53246753	381362	95443	289557	272774.7813	1.06152408	RR
70-14-34-258-009	5327 STEVENDALE	7/23/2021	419900	WD	03-ARM'S LENGTH	419900	210100	50.03572279	420109	115360	304540	290739.125	1.04746824	RR
70-14-34-260-007	5330 STEVENDALE	7/29/2021	435000	WD	03-ARM'S LENGTH	435000	228200	52.45977011	456459	113484	321516	327207.8125	0.9826049	RR
70-14-34-260-009	5322 STEVENDALE	11/10/2022	405000	WD	03-ARM'S LENGTH	405000	197900	48.86419753	395750	110104	294896	272514.3438	1.0821302	RR
		Totals:	2409800			2409800	1173900		2347817		1773139	1632491.063		
							Sale. Ratio =>	48.71358619				E.C.F. =>	1.08615541	
							Std. Dev. =>	2.786515219				Ave. E.C.F. =>	1.09536809	

GEORGETOWN 2024 ECF RVE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-422-001	2737 FAIRBROOK	2/17/2023	390000	WD	03-ARM'S LENGTH	390000	170400	43.69230769	340796	101762	288238	249809.3438	1.15383194	RVE
70-14-16-423-001	2754 FAIRBROOK	7/6/2022	257000	WD	03-ARM'S LENGTH	257000	137300	53.42412451	274546	89005	167995	193904.9531	0.86637807	RVE
70-14-16-423-012	2659 WOODRIDGE	12/15/2021	362000	WD	03-ARM'S LENGTH	362000	169800	46.90607735	339520	89168	272832	261637.5469	1.04278611	RVE
70-14-16-427-018	7521 WINDGATE	12/7/2021	284000	WD	03-ARM'S LENGTH	284000	164700	57.99295775	329386	89493	194507	250707.0625	0.77583375	RVE
70-14-16-427-019	7507 WINDGATE	7/27/2022	305000	WD	03-ARM'S LENGTH	305000	156200	51.21311475	312446	90102	214898	232366.9844	0.92482157	RVE
70-14-16-495-023	7284 WINDGATE	8/19/2021	350000	WD	03-ARM'S LENGTH	350000	164200	46.91428571	328438	105168	244832	233334.7188	1.04927377	RVE
		Totals:	1948000			1948000	962600		1925132		1383302	1421760.609		
							Sale. Ratio =>	49.41478439				E.C.F. =>	0.97295001	
							Std. Dev. =>	5.214618299				Ave. E.C.F. =>	0.96882087	

GEORGETOWN 2024 ECF STUDY RWE SV TG														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-101-021	7963 HOLLYHOCK	10/21/2022	322500	WD	03-ARM'S LENGTH	322500	149300	46.29457364	298553	92296	230204	201074.4531	1.144869457	RWE
70-14-14-103-003	7865 RIDGEWOOD	10/11/2022	292749	WD	03-ARM'S LENGTH	292749	148500	50.72604859	296956	85423	207326	206217.8906	1.005373488	RWE
70-14-14-103-016	1401 RIDGEWOOD	8/31/2021	449000	WD	03-ARM'S LENGTH	449000	240600	53.5857461	481265	141565	307435	331164.4688	0.928345366	RWE
70-14-14-104-005	7855 ELBOW	7/22/2021	341000	WD	03-ARM'S LENGTH	341000	161600	47.39002933	323160	97418	243582	220069.8594	1.10683944	RWE
70-14-14-171-005	1488 RIDGEWOOD	6/23/2021	305000	WD	03-ARM'S LENGTH	305000	152300	49.93442623	304606	91788	213212	207470.5938	1.027673349	RWE
70-14-14-171-006	1466 RIDGEWOOD	12/3/2021	320000	WD	03-ARM'S LENGTH	320000	172900	54.03125	345805	95715	224285	243806.0781	0.919931946	RWE
70-14-14-171-015	7824 RIDGEWOOD	6/10/2022	325923	WD	03-ARM'S LENGTH	325923	151800	46.57541812	303554	93765	232158	204517.7031	1.135148676	RWE
70-14-14-171-031	7787 CHICKADEE	1/28/2022	305000	WD	03-ARM'S LENGTH	305000	160000	52.45901639	319938	100895	204105	213539.1875	0.955819877	RWE
70-14-14-171-036	1487 CHIPWOOD	4/29/2021	291000	WD	03-ARM'S LENGTH	291000	153300	52.68041237	306673	91158	199842	210099.8281	0.951176409	RWE
70-14-14-172-003	1478 CHIPWOOD	6/15/2022	325000	WD	03-ARM'S LENGTH	325000	145000	44.61538462	289926	88883	236117	195991.4688	1.204731009	RWE
70-14-14-173-002	7786 CHICKADEE	11/19/2021	282400	WD	03-ARM'S LENGTH	282400	147400	52.19546742	294709	88428	193972	201097.8438	0.96456529	RWE
70-14-14-173-003	7770 CHICKADEE	9/24/2021	288000	WD	03-ARM'S LENGTH	288000	147500	51.21527778	295024	90046	197954	199827.5938	0.990623949	RWE
70-14-14-422-006	7585 TERRACE	12/7/2021	299900	WD	03-ARM'S LENGTH	299900	173400	57.81927309	346841	87372	212528	261035.2188	0.814173662	TG
70-14-14-423-013	7471 LUPINE	7/11/2022	340000	WD	03-ARM'S LENGTH	340000	147900	43.5	295827	87868	252132	209214.2813	1.205137615	TG
70-14-14-424-006	7487 GLENDORA	6/7/2021	270000	WD	03-ARM'S LENGTH	270000	130600	48.37037037	261172	89477	180523	172731.3906	1.045108242	TG
70-14-14-424-013	7422 LUPINE	7/1/2022	280000	WD	03-ARM'S LENGTH	280000	130600	46.64285714	261203	88274	191726	173972.8438	1.10204556	TG
70-14-14-424-016	7407 GLENDORA	7/30/2021	306000	WD	03-ARM'S LENGTH	306000	134100	43.82352941	268234	87787	218213	181536.2188	1.202035613	TG
70-14-14-474-002	7369 TERRACE	9/20/2021	267800	WD	03-ARM'S LENGTH	267800	146700	54.77968633	293493	90064	177736	204656.9375	0.868458222	TG
70-14-14-474-003	7350 GLENDORA	4/22/2022	265000	WD	03-ARM'S LENGTH	265000	132100	49.8490566	264148	94723	170277	170447.6875	0.998989593	TG
70-14-14-476-012	7350 TERRACE	6/30/2022	290000	WD	03-ARM'S LENGTH	290000	140600	48.48275862	281287	87269	202731	195189.1406	1.038638724	TG
70-14-15-279-043	7671 RIDGEWOOD	8/15/2022	365000	WD	03-ARM'S LENGTH	365000	176500	48.35616438	353051	109351	255649	237576.6406	1.076069597	RWE
70-14-15-411-002	7562 SANDY HILL	7/14/2021	290000	WD	03-ARM'S LENGTH	290000	145900	50.31034483	291825	93694	196306	177259.4219	1.1074503	SV
70-14-15-411-007	7482 SANDY HILL	11/30/2021	280000	WD	03-ARM'S LENGTH	280000	163100	58.25	326116	90468	189532	210824.2969	0.89900454	SV
70-14-15-420-005	7401 SHADBLEAU	9/29/2021	330000	WD	03-ARM'S LENGTH	330000	162800	49.33333333	325615	107624	222376	195027.3125	1.140230038	SV
70-14-15-420-012	7415 SHADBLEAU	10/25/2021	380000	WD	03-ARM'S LENGTH	380000	199900	52.60526316	399877	117749	262251	252407.9844	1.038996451	SV
70-14-15-421-006	7424 SANDY HILL	11/29/2021	305000	WD	03-ARM'S LENGTH	305000	179400	58.81967213	358758	110391	194609	222203.4375	0.875814534	SV
		Totals:	8706272			8706272	4382300		8764498		6017284	5888683.125		
								Sale. Ratio =>	50.3349769			E.C.F. =>	1.021838647	
								Std. Dev. =>	4.697395628			Ave. E.C.F. =>	1.028896963	

GEORGETOWN 2024 ECF STUDY SD SDW SVM 0-80														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-30-131-003	6301 WALTON HEATH	1/26/2023	417500	WD	03-ARM'S LENGTH	417500	205500	49.2215569	411079	112553	304947	360156.5	0.84670692	SDW
70-14-30-184-002	6159 SUNNINGDALE	10/4/2022	452500	WD	03-ARM'S LENGTH	452500	215300	47.5801105	430626	116445	336055	379043.469	0.88658697	SDW
70-14-30-184-003	6147 SUNNINGDALE	2/17/2023	415000	WD	03-ARM'S LENGTH	415000	193600	46.6506024	387150	114424	300576	329030.094	0.9135213	SDW
70-14-30-185-005	6174 HEATHCROSS	8/5/2022	460000	WD	03-ARM'S LENGTH	460000	185400	40.3043478	370896	92682	367318	335651.094	1.09434471	SDW
70-14-30-187-006	6068 SUNNINGDALE	10/25/2022	409000	WD	03-ARM'S LENGTH	409000	185600	45.3789731	371126	98872	310128	328460.656	0.94418614	SDW
70-14-30-188-007	4483 SUNNINGDALE	4/9/2021	420000	WD	03-ARM'S LENGTH	420000	196600	46.8095238	393192	89920	330080	365882.313	0.90214801	SDW
70-14-30-202-004	6286 HEATHCROSS	5/6/2021	395000	WD	03-ARM'S LENGTH	395000	219700	55.6202532	439360	115172	279828	391116.406	0.71545963	SDW
70-14-30-210-003	6353 SUMMERHILL	7/26/2021	410000	WD	03-ARM'S LENGTH	410000	184300	44.9512195	368627	99548	310452	324630.188	0.95632511	SD
70-14-30-211-002	6344 SUMMERHILL	8/25/2022	469900	WD	03-ARM'S LENGTH	469900	190000	40.4341349	380046	90102	379798	349802.75	1.08574904	SD
70-14-30-270-010	6111 GANTON	4/16/2021	399000	WD	03-ARM'S LENGTH	399000	207000	51.8796992	413954	96309	302691	383222.594	0.78985687	SD
		Totals:	4247900			4247900	1983000		3966056		3221873	3546996.06		
							Sale. Ratio =>	46.6818899				E.C.F. =>	0.90833848	
							Std. Dev. =>	4.69256164				Ave. E.C.F. =>	0.91348847	

GEORGETOWN 2024 ECF STUDY SD SDW SVM 81-100														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-30-128-009	6284 WYNSTONE	7/1/2022	421000	WD	03-ARM'S LENGTH	421000	184700	43.871734	369401	114861	306139	264252.5	1.15850938	SDW
70-14-30-186-001	6135 SUNNINGDALE	5/18/2022	415000	WD	03-ARM'S LENGTH	415000	212800	51.2771084	425567	114315	300685	323128.438	0.93054329	SDW
70-14-30-276-008	6116 SUMMERHILL	11/10/2022	542000	WD	03-ARM'S LENGTH	542000	290000	53.5055351	579948	116809	425191	480811	0.88432045	SD
70-14-30-401-007	5927 SUMMERHILL	10/22/2021	487000	WD	03-ARM'S LENGTH	487000	242300	49.7535934	484595	112489	374511	386304.469	0.96947105	SD
70-14-30-401-008	5918 SUMMERHILL	9/2/2022	510000	WD	03-ARM'S LENGTH	510000	286400	56.1568627	572772	126588	383412	463209.063	0.82772992	SD
		Totals:	2375000			2375000	1216200		2432283		1789938	1917705.47		
							Sale. Ratio =>	51.2084211				E.C.F. =>	0.93337482	
							Std. Dev. =>	4.61723836				Ave. E.C.F. =>	0.95411482	

GEORGETOWN 2024 ECF STUDY SE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisa	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-30-110-012	4621 STONEWOOD	5/21/2021	375000	WD	03-ARM'S LENGTH	375000	181700	48.4533333	363472	91526	283474	266159.625	1.0650526	SE
70-14-30-110-017	4691 STONEWOOD	8/6/2021	395000	WD	03-ARM'S LENGTH	395000	189300	47.9240506	378648	113861	281139	259152.938	1.08483818	SE
70-14-30-110-024	4670 STONEWOOD	8/10/2022	365000	WD	03-ARM'S LENGTH	365000	166700	45.6712329	333464	90901	274099	237401.813	1.15457838	SE
		Totals:	1135000			1135000	537700		1075584		838712	762714.375		
								Sale. Ratio =>	47.3744493				E.C.F. =>	1.099641
								Std. Dev. =>	1.47735185				Ave. E.C.F. =>	1.10148972

GEORGETOWN 2024 ECF STUDY SOE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-30-143-006	6179 SHELDON OAK	4/11/2022	510000	WD	03-ARM'S LENGTH	510000	235700	46.2156863	471494	94458	415542	375095.813	1.10782895	SOE
70-14-30-144-012	4572 SHELDON OAK	12/27/2021	400000	WD	03-ARM'S LENGTH	400000	186700	46.675	373321	113012	286988	258969.469	1.10819241	SOE
70-14-30-153-006	6186 SHELDON	10/22/2021	360000	WD	03-ARM'S LENGTH	360000	183700	51.0277778	367457	110959	249041	255178.094	0.97594976	SOE
		Totals:	1270000			1270000	606100		1212272		951571	889243.375		
							Sale. Ratio =>	47.7244094				E.C.F. =>	1.07009063	
							Std. Dev. =>	2.65561883				Ave. E.C.F. =>	1.06399037	

GEORGETOWN STUDY 2024 ECF SRA														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-26-120-017	1563 SPENCER	7/6/2021	318000	WD	03-ARM'S LENC	318000	163900	51.5408805	327839	110374	207626	201160.6875	1.03214004	SRA
70-14-26-123-004	6264 DEREK	4/5/2021	302640	WD	03-ARM'S LENC	302640	160000	52.86809411	319979	90992	211648	211818.8281	0.999193518	SRA
70-14-26-124-004	1483 CRAIG	8/10/2021	292000	WD	03-ARM'S LENC	292000	145200	49.7260274	290307	88274	203726	186885.6875	1.090110231	SRA
70-14-26-124-006	1459 CRAIG	8/10/2021	308750	WD	03-ARM'S LENC	308750	149300	48.3562753	298621	88274	220476	194576.3594	1.133107849	SRA
70-14-26-124-007	1446 SPENCER	10/26/2022	349900	WD	03-ARM'S LENC	349900	144100	41.1831952	288204	89859	260041	183474.2031	1.417316416	SRA
70-14-26-125-009	1434 CRAIG	9/15/2022	359000	WD	03-ARM'S LENC	359000	166700	46.43454039	333487	89341	269659	225841.2969	1.194019888	SRA
70-14-26-125-010	6223 14TH	9/23/2022	350000	WD	03-ARM'S LENC	350000	182900	52.25714286	365714	88274	261726	256639.0938	1.019821245	SRA
70-14-26-151-007	1455 SUNFLOV	10/15/2021	313000	WD	03-ARM'S LENC	313000	178800	57.12460064	357685	91260	221740	246449.9375	0.899736483	SRA
70-14-26-151-009	1429 SUNFLOV	8/12/2021	276900	PTA	03-ARM'S LENC	276900	143600	51.85987721	287217	88339	188561	183967.2344	1.024970564	SRA
70-14-26-152-004	1546 SUNFLOV	12/2/2021	383000	WD	03-ARM'S LENC	383000	240800	62.87206266	481684	114518	268482	339637.9375	0.790494731	SRA
		Totals:	3253190			3253190	1675300		3350737		2313685	2230451.266		
							Sale. Ratio =>	51.49714588				E.C.F. =>	1.037316993	
							Std. Dev. =>	5.855680786				Ave. E.C.F. =>	1.060091096	

GEORGETOWN STUDY 2024 SSR														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-25-398-007	5657 BLOOMFIELD	8/20/2021	525000	WD	03-ARM'S LENGTH	525000	271400	51.6952381	542810	88337	436663	387394.9375	1.127177869	SSR
70-14-25-399-001	5748 BLOOMFIELD	1/10/2022	670000	WD	03-ARM'S LENGTH	670000	372600	55.6119403	745216	126820	543180	527123.6875	1.030460237	SSR
70-14-25-399-004	5692 BLOOMFIELD	12/5/2022	535000	WD	03-ARM'S LENGTH	535000	290200	54.24299065	580473	114534	420466	397168.625	1.058658649	SSR
		Totals:	1730000			1730000	934200		1868499		1400309	1311687.25		
							Sale. Ratio =>	54				E.C.F. =>	1.067563171	
							Std. Dev. =>	1.987696421				Ave. E.C.F. =>	1.072098918	

GEORGETOWN 2024 STUDY ECF TPE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-22-105-019	2323 ROSEWOOD	9/24/2021	285000	WD	03-ARM'S LENGTH	285000	156500	54.9122807	313081	89810	195190	212388.516	0.91902333	TPE
70-14-22-106-004	7166 23RD	1/7/2022	252000	WD	03-ARM'S LENGTH	252000	140900	55.9126984	281898	89521	162479	183000.328	0.8878618	TPE
70-14-22-106-022	7087 OLDE FARM	7/26/2021	256500	WD	03-ARM'S LENGTH	256500	127300	49.6296296	254603	88274	168226	158221.938	1.06322804	TPE
70-14-22-107-013	2133 SANDSTONE	7/7/2022	287075	WD	03-ARM'S LENGTH	287075	132500	46.1551859	265013	91233	195842	165309.766	1.1846971	TPE
70-14-22-107-018	2091 SANDSTONE	8/16/2021	270000	WD	03-ARM'S LENGTH	270000	134400	49.7777778	268772	87706	182294	172240.641	1.0583681	TPE
70-14-22-107-036	2202 TYLER	4/29/2021	262000	WD	03-ARM'S LENGTH	262000	130300	49.7328244	260653	91873	170127	160553.469	1.05962831	TPE
70-14-22-108-011	2203 OAK HOLLOW	8/15/2022	283000	WD	03-ARM'S LENGTH	283000	141200	49.8939929	282359	89980	193020	183002.219	1.05474131	TPE
70-14-22-109-004	7034 OLDE FARM	10/13/2021	281000	WD	03-ARM'S LENGTH	281000	130100	46.2989324	260247	88335	192665	163532.813	1.17814277	TPE
70-14-22-129-012	2137 TYLER	12/8/2021	306600	WD	03-ARM'S LENGTH	306600	154200	50.2935421	308403	90945	215655	206858.844	1.04252251	TPE
70-14-22-129-016	2185 TYLER	6/17/2022	320000	WD	03-ARM'S LENGTH	320000	137400	42.9375	274704	88834	231166	176810.484	1.30742247	TPE
70-14-22-131-003	7051 OAK HOLLOW	6/11/2021	272500	WD	03-ARM'S LENGTH	272500	148300	54.4220183	296660	86494	186006	199922.266	0.93039162	TPE
70-14-22-131-006	7046 OAK HOLLOW	11/10/2022	329900	WD	03-ARM'S LENGTH	329900	166500	50.4698393	333037	90726	239174	230500.484	1.03762906	TPE
		Totals:	3405575			3405575	1699600		3399430		2331844	2212341.77		
								Sale. Ratio =>	49.9064035				E.C.F. =>	1.05401617
								Std. Dev. =>	3.78471074				Ave. E.C.F. =>	1.0603047

GEORGETOWN 2024 STUDY ECF UT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-31-401-001	5191 TRINITY	8/26/2021	540000	WD	03-ARM'S LENGTH	540000	275600	51.03703704	551164	112805	427195	481445.656	0.88731718	UT
70-14-31-402-006	4295 UNITY	8/5/2022	475000	WD	03-ARM'S LENGTH	475000	233900	49.24210526	467886	114969	360031	387605.5	0.92885937	UT
70-14-31-428-001	4204 UNITY	5/21/2021	430000	WD	03-ARM'S LENGTH	430000	203900	47.41860465	407832	125894	304106	309649.906	0.98209621	UT
		Totals:	1445000			1445000	713400		1426882		1091332	1178701.06		
							Sale. Ratio =>	49.37024221				E.C.F. =>	0.92587683	
							Std. Dev. =>	1.80923499				Ave. E.C.F. =>	0.93275759	

GEORGETOWN 2024 ECF VP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-16-151-003	3179 VIEW POINT	8/2/2021	350000	WD	03-ARM'S LENGTH	350000	169500	48.42857143	339094	94798	255202	243541.9688	1.04787689	VP
70-14-16-152-004	3105 VIEW POINT	5/3/2021	403000	WD	03-ARM'S LENGTH	403000	218500	54.21836228	437039	94019	308981	341961.25	0.90355559	VP
70-14-16-152-024	7682 GOLF VIEW	4/1/2022	510000	WD	03-ARM'S LENGTH	510000	270100	52.96078431	540177	96294	413706	442512.9375	0.93490148	VP
70-14-16-153-011	3164 VIEW POINT	6/18/2021	342000	WD	03-ARM'S LENGTH	342000	177500	51.9005848	354922	94894	247106	259225.4063	0.95324761	VP
70-14-16-153-012	7701 PARK RIDGE	11/4/2022	400000	WD	03-ARM'S LENGTH	400000	191000	47.75	382058	98375	301625	282807.4063	1.06653855	VP
		Totals:	2005000			2005000	1026600		2053290		1526620	1570048.969		
							Sale. Ratio =>	51.20199501				E.C.F. =>	0.9723391	

Std. Dev. => 2.836149886

Ave. E.C.F. => 0.98122402

GEORGETOWN 2024 ECF STUDY VVP WJ														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-14-420-007	7471 BROWER	11/5/2021	347000	WD	03-ARM'S LENGTH	347000	186200	53.65994236	372441	100785	246215	243039.125	1.01306734	WJ
70-14-14-420-009	7519 BROWER	10/7/2022	360000	WD	03-ARM'S LENGTH	360000	170400	47.33333333	340752	88274	271726	225881.375	1.20295885	WJ
70-14-14-421-007	1162 MIEDE	6/30/2021	372000	WD	03-ARM'S LENGTH	372000	209000	56.1827957	417978	92083	279917	291564.4688	0.96005182	WJ
70-14-22-252-004	1923 RIDGEVIEW	7/26/2021	275000	WD	03-ARM'S LENGTH	275000	146200	53.16363636	292305	92184	182816	179039.7813	1.02109151	VVP
70-14-22-253-002	1850 ROSEWOOD	6/8/2022	250000	WD	03-ARM'S LENGTH	250000	136900	54.76	273734	91199	158801	163306.3438	0.9724117	VVP
70-14-22-254-002	1950 RIDGEVIEW	1/4/2022	305000	WD	03-ARM'S LENGTH	305000	149100	48.8852459	298208	93180	211820	183429.875	1.15477372	VVP
70-14-22-254-004	6898 VALLEY VIEW	5/18/2022	308600	WD	03-ARM'S LENGTH	308600	155000	50.22683085	310040	92022	216578	195051.4688	1.11036334	VVP
70-14-22-254-009	6871 GLENVIEW	9/8/2021	275000	WD	03-ARM'S LENGTH	275000	139200	50.61818182	278328	88103	186897	170186.25	1.09819095	VVP
70-14-22-256-001	1990 GREENDALE	11/28/2022	265000	WD	03-ARM'S LENGTH	265000	148400	56	296779	91575	173425	183587.3281	0.94464581	VVP
		Totals:	2757600			2757600	1440400		2880565		1928195	1835086.016		
							Sale. Ratio =>	52.23382652				E.C.F. =>	1.05073821	
							Std. Dev. =>	3.17934747				Ave. E.C.F. =>	1.05306167	

GEORGETOWN 2024 STUDY ECF WC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
70-14-09-207-008	8682 HAWTHORNE	7/29/2022	370000	WD	03-ARM'S LENGTH	370000	164200	44.37837838	328341	91829	278171	226930.0156	1.225800823	WC
70-14-09-208-014	2654 HAWTHORNE	11/29/2021	377500	WD	03-ARM'S LENGTH	377500	177500	47.01986755	354956	89762	287738	254450.0156	1.130823275	WC
70-14-09-208-016	2641 TAMARACK	5/19/2021	400000	WD	03-ARM'S LENGTH	400000	201400	50.35	402710	92060	307940	298064.4063	1.033132415	WC
70-14-09-244-004	8621 WILLOWRUN	8/24/2022	339000	WD	03-ARM'S LENGTH	339000	162300	47.87610619	324595	88274	250726	226746.7656	1.105753369	WC
70-14-09-245-003	2546 WILLOWRIDGE	2/22/2023	404500	WD	03-ARM'S LENGTH	404500	165700	40.96415328	331344	90370	314130	231211.25	1.358627662	WC
70-14-09-246-002	2467 WILLOW CREEK	6/29/2022	355000	WD	03-ARM'S LENGTH	355000	157000	44.22535211	313988	89550	265450	215345.1875	1.232672079	WC
70-14-09-246-003	2483 WILLOW CREEK	3/17/2023	419000	WD	03-ARM'S LENGTH	419000	206200	49.2124105	412454	89905	329095	309481.3438	1.063375892	WC
70-14-09-246-016	2470 WILLOW CREEK	11/14/2022	385000	WD	03-ARM'S LENGTH	385000	165200	42.90909091	330447	91958	293042	228826.9219	1.280627286	WC
70-14-09-248-002	2443 WILLOWVIEW	10/19/2021	327000	WD	03-ARM'S LENGTH	327000	156300	47.79816514	312511	88339	238661	215089.9688	1.109586846	WC
70-14-09-280-002	2551 CEDAR LAKE	10/21/2021	360000	WD	03-ARM'S LENGTH	360000	167500	46.52777778	334949	116096	243904	209986.4531	1.161522548	WC
		Totals:	3737000			3737000	1723300		3446295		2808857	2416132.328		
							Sale. Ratio =>	46.11453037				E.C.F. =>	1.1625427	
							Std. Dev. =>	2.94103813				Ave. E.C.F. =>	1.17019222	

GEORGETOWN 2024 STUDY ECF WE														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-11-426-010	8271 FAIRWOOD	4/15/2021	365000	WD	03-ARM'S LENGTH	365000	208300	57.0684932	416528	88664	276336	316165.875	0.87402222	WE
70-14-11-428-002	8372 FAIRWOOD	10/15/2021	353000	WD	03-ARM'S LENGTH	353000	167100	47.3371105	334176	91626	261374	233895.859	1.117480235	WE
70-14-11-428-004	8346 FAIRWOOD	10/27/2021	415000	WD	03-ARM'S LENGTH	415000	192700	46.4337349	385318	89469	325531	285293.156	1.14104034	WE
70-14-11-428-005	8332 FAIRWOOD	8/20/2021	370000	WD	03-ARM'S LENGTH	370000	179900	48.6216216	359857	91626	278374	258660.563	1.076213541	WE
70-14-11-430-004	945 GOLFSIDE	5/21/2021	335000	WD	03-ARM'S LENGTH	335000	178100	53.1641791	356231	89519	245481	257195.75	0.954452008	WE
70-14-11-435-004	8179 FAIRWOOD	3/29/2023	400000	WD	03-ARM'S LENGTH	400000	158900	39.725	317801	89250	310750	220396.328	1.409959969	WE
70-14-11-436-010	916 FAIRWOOD	6/16/2021	331500	WD	03-ARM'S LENGTH	331500	167900	50.6485671	335872	94396	237104	232860.172	1.018224792	WE
70-14-11-436-011	926 FAIRWOOD	8/15/2022	380000	WD	03-ARM'S LENGTH	380000	151800	39.9473684	303605	88664	291336	207271.938	1.405573777	WE
70-14-11-440-004	8260 GOLFSIDE	2/7/2023	580000	WD	03-ARM'S LENGTH	580000	287900	49.637931	575834	123201	456799	436483.125	1.046544468	WE
70-14-11-440-006	8238 GOLFSIDE	4/30/2021	450000	WD	03-ARM'S LENGTH	450000	244800	54.4	489685	114163	335837	362123.438	0.927410284	WE
70-14-11-442-008	878 WALLIN	11/5/2021	455000	WD	03-ARM'S LENGTH	455000	216400	47.5604396	432769	91970	363030	328639.344	1.104645585	WE
70-14-11-483-006	8139 FAIRWOOD	6/24/2022	420000	WD	03-ARM'S LENGTH	420000	185900	44.2619048	371812	94733	325267	267192.875	1.217349078	WE
70-14-12-351-001	8228 GOLFSIDE	4/2/2021	435000	WD	03-ARM'S LENGTH	435000	259900	59.7471264	519860	117992	317008	387529.406	0.818023084	WE
		Totals:	5289500			5289500	2599600		5199348		4024227	3793707.83		
							Sale. Ratio =>	49.1464222				E.C.F. =>	1.060763554	
							Std. Dev. =>	6.00022583				Ave. E.C.F. =>	1.085456875	

GEORGETOWN 2024 STUDY ECF WG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
70-14-08-426-001	8381 BAUERR	2/22/2023	469900	WD	03-ARM'S LEN	469900	217200	46.2226006	434359	113780	356120	355169.813	1.0026753	1663	ER
70-14-08-476-003	8195 EAGLE P	3/13/2023	609000	WD	03-ARM'S LEN	609000	284900	46.7816092	569768	111869	497131	507306.781	0.97994156	2913	ER
70-14-08-476-004	8181 EAGLE P	12/17/2021	500000	WD	03-ARM'S LEN	500000	267500	53.5	534903	111699	388301	468868.156	0.82816671	2623	ER
70-14-08-476-005	8169 EAGLE P	3/2/2023	529900	WD	03-ARM'S LEN	529900	257800	48.6506888	515589	114709	415191	444135.375	0.93482984	2260	ER
70-14-08-476-006	8157 EAGLE P	8/3/2021	503800	WD	03-ARM'S LEN	503800	279700	55.5180627	559391	114241	389559	493182.156	0.78988868	2536	ER
70-14-08-476-008	8127 EAGLE P	3/30/2022	580000	WD	03-ARM'S LEN	580000	292400	50.4137931	584729	118212	461788	516854.688	0.89345809	3239	ER
70-14-08-477-011	3301 EAGLE P	4/22/2022	580000	WD	03-ARM'S LEN	580000	280800	48.4137931	561532	117926	462074	491471.563	0.94018461	1936	ER
70-14-08-477-012	3259 EAGLE P	5/28/2021	660000	WD	03-ARM'S LEN	660000	375200	56.8484848	750449	118812	541188	699791.313	0.77335627	2890	ER
70-14-08-477-013	3245 EAGLE P	4/15/2022	651450	WD	03-ARM'S LEN	651450	349600	53.6649014	699212	136412	515038	623526.75	0.82600787	2067	ER
70-14-08-477-020	3361 BOX ELE	11/29/2022	580000	WD	03-ARM'S LEN	580000	272400	46.9655172	544793	115770	464230	475315.031	0.97667856	2617	ER
70-14-08-488-002	3378 BOX ELE	2/23/2022	611060	WD	03-ARM'S LEN	611060	295400	48.342225	590836	116546	494514	525466.375	0.94109542	2869	ER
70-14-08-488-005	3334 BOX ELE	7/14/2022	630000	WD	03-ARM'S LEN	630000	297900	47.2857143	595891	113766	516234	534146.813	0.96646463	2895	ER
70-14-08-494-001	8075 GOLDEN	7/30/2021	685000	WD	03-ARM'S LEN	685000	329200	48.0583942	675192	125970	559030	606599.75	0.92157967	1974	WG
70-14-08-495-008	3234 BOX ELE	1/12/2022	510000	WD	03-ARM'S LEN	510000	265500	52.0588235	531079	115672	394328	458804.969	0.85946759	1677	WG
		Totals:	8100110			8100110	4065500		8147723		6454726	7200639.53			
							Sale. Ratio =>	50.1906764				E.C.F. =>	0.8964101		
							Std. Dev. =>	3.49691024				Ave. E.C.F. =>	0.90241391		

GEORGETOWN ECF 2024 STUDY ECF WWF														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	ECF Area
70-14-25-251-005	6131 REGAL	6/10/2022	570000	WD	03-ARM'S LEN	570000	296600	52.0350877	593288	174879	395121	458781.813	0.86123946	RES-F
70-14-25-251-023	6024 HILLSBOROUGH	6/4/2021	649900	WD	03-ARM'S LEN	649900	303300	46.6687183	606614	160860	489040	488765.344	1.00056194	RES-F
70-14-25-270-003	6132 REGAL	4/4/2022	515000	WD	03-ARM'S LEN	515000	285400	55.4174757	570739	203124	311876	403086.625	0.77371954	RES-F
70-14-25-270-008	237 REGAL	8/10/2022	595000	WD	03-ARM'S LEN	595000	286300	48.1176471	572502	159838	435162	452482.469	0.96172124	RES-F
70-14-25-270-009	219 REGAL	6/4/2021	664900	WD	03-ARM'S LEN	664900	333500	50.1579185	666952	175542	489358	538826.75	0.90819173	RES-F
70-14-25-275-003	147 SUMMERFIELD	12/16/2022	542500	WD	03-ARM'S LEN	542500	279300	51.483871	558641	177116	365384	418338.813	0.87341645	RES-F
70-14-25-275-005	109 STONEHENGE	5/28/2021	550900	WD	03-ARM'S LEN	550900	321700	58.3953531	643397	182285	368615	505605.25	0.72905691	RES-F
70-14-25-275-014	137 STONEHENGE	8/15/2022	550000	WD	03-ARM'S LEN	550000	285500	51.9090909	571070	134150	415850	479078.938	0.86801979	RES-F
70-14-25-276-010	6092 STONEHENGE	9/17/2021	620000	WD	03-ARM'S LEN	620000	311600	50.2580645	623179	119777	500223	502397.219	0.99567231	RES-F
70-14-25-324-024	517 STONEHENGE	5/18/2022	1000000	WD	03-ARM'S LEN	1000000	447700	44.77	895450	170730	829270	772622.625	1.0733183	RES-F
70-14-25-325-012	566 STONEHENGE	8/10/2022	929900	WD	03-ARM'S LEN	929900	467200	50.2419615	934350	214733	715167	718180.625	0.99580381	RES-F
70-14-25-376-021	557 STONEHILL	2/13/2023	965000	WD	03-ARM'S LEN	965000	424100	43.9481865	848183	117437	847563	779046.938	1.08794857	RES-F
70-14-25-376-023	605 STONEHILL	12/16/2021	899900	WD	03-ARM'S LEN	899900	416600	46.2940327	833211	176465	723435	700155.625	1.03324886	RES-F
70-14-25-376-026	640 STONEHILL	7/9/2021	1050000	WD	03-ARM'S LEN	1050000	487400	46.4190476	974756	253203	796797	769246.25	1.03581525	RES-F
70-14-25-376-028	618 STONEHILL	12/21/2022	1330000	WD	03-ARM'S LEN	1330000	626000	47.0676692	1252038	157389	1172611	1167003.25	1.00480526	RES-F
70-14-25-376-032	679 STONEBRIDGE	1/6/2023	860000	WD	03-ARM'S LEN	860000	432300	50.2674419	864505	210409	649591	697330.5	0.93153964	RES-F
70-14-25-388-004	5603 STONEBRIDGE	10/3/2022	1200000	WD	03-ARM'S LEN	1200000	511000	42.5833333	1021965	178681	1021319	899023.438	1.13603156	RES-F
70-14-25-476-003	351 STONEHENGE	7/22/2021	575000	WD	03-ARM'S LEN	575000	313600	54.5391304	627152	181494	393506	488660.094	0.8052755	RES-F
70-14-25-476-005	381 STONEHENGE	7/19/2021	600000	WD	03-ARM'S LEN	600000	343200	57.2	686318	150173	449827	587878.313	0.76517026	RES-F
70-14-25-477-001	362 STONEHENGE	6/4/2021	575000	WD	03-ARM'S LEN	575000	292000	50.7826087	583923	184372	390628	438104.156	0.89163272	RES-F
70-14-25-479-002	337 COVINGTON	11/2/2022	715000	WD	03-ARM'S LEN	715000	310500	43.4265734	620921	155525	559475	510302.625	1.09635924	RES-F
70-14-25-480-001	5780 STONEBRIDGE	9/27/2021	499900	WD	03-ARM'S LEN	499900	242600	48.5297059	485202	143835	356065	374305.906	0.95126738	RES-F
70-14-25-480-006	336 NORMANDY	4/7/2021	525000	WD	03-ARM'S LEN	525000	290700	55.3714286	581416	168081	356919	412509.969	0.86523727	RES-F
70-14-25-482-005	5892 KENSINGTON	5/28/2021	658000	WD	03-ARM'S LEN	658000	368800	56.0486322	737683	173232	484768	563324.375	0.8605486	RES-F
70-14-25-482-009	162 STONEHENGE	12/16/2022	600000	WD	03-ARM'S LEN	600000	347600	57.9333333	695229	209476	390524	532623.875	0.73320784	RES-F
70-14-36-126-006	5531 STONEBRIDGE	5/19/2021	693049	WD	03-ARM'S LEN	693049	359800	51.9155211	719558	184474	508575	570452	0.89152987	RES-F
70-14-36-127-001	5610 STONEBRIDGE	8/26/2022	850000	WD	03-ARM'S LEN	850000	401900	47.2823529	803736	109654	740346	739959.5	1.00052233	RES-F
		Totals:	19783949			19783949	9786200		19571978		15157015	15968093.3		
							Sale. Ratio =>	49.4653519				E.C.F. =>	0.94920632	0.1132689
							Std. Dev. =>	4.53039897				Ave. E.C.F. =>	0.93077265	9.43554476