

BRITTANY MEADOWS, CROWN ACRES, GRAND WILLOW, INDIAN FARMS, MAPLE VALLEY, RIVER PARK, WILLOW BYE, AND WILLOW HILLS SUBS ECF TABLES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
030-047-600-050-00	8378 N COCHRAN RD	11/29/22	\$225,000	\$225,000	\$107,400	47.73	\$229,308	\$68,856	\$156,144	\$140,133	1.114
030-072-600-210-00	12923 W MELODY RD	10/28/22	\$240,000	\$240,000	\$100,400	41.83	\$246,479	\$62,210	\$177,790	\$160,934	1.105
030-063-600-220-00	3729 PEPPERKORN DR	05/05/22	\$280,000	\$280,000	\$115,200	41.14	\$276,041	\$79,064	\$200,936	\$172,032	1.168
030-072-600-400-00	13145 E MELODY RD	11/17/23	\$289,000	\$289,000	\$125,100	43.29	\$282,823	\$92,829	\$196,171	\$165,934	1.182
030-057-600-460-00	12927 CHIPPEWA DR	01/18/23	\$250,000	\$250,000	\$97,500	39.00	\$239,193	\$77,855	\$172,145	\$140,907	1.222
030-085-600-320-00	5915 PEACHTREE DR	11/09/23	\$220,000	\$220,000	\$88,400	40.18	\$208,897	\$72,381	\$147,619	\$119,228	1.238
030-057-600-250-00	12721 IROQUOIS DR	04/20/23	\$235,000	\$235,000	\$97,700	41.57	\$222,567	\$70,471	\$164,529	\$132,835	1.239
030-057-600-180-00	5827 GRAND RIVER DR	03/08/24	\$425,000	\$425,000	\$177,800	41.84	\$397,568	\$82,473	\$342,527	\$275,192	1.245
030-072-600-420-00	13002 W MELODY RD	04/07/23	\$250,000	\$250,000	\$98,400	39.36	\$219,667	\$56,498	\$193,502	\$142,506	1.358
030-057-600-450-00	12953 CHIPPEWA DR	09/30/22	\$310,000	\$310,000	\$110,000	35.48	\$272,081	\$71,603	\$238,397	\$175,090	1.362
030-085-600-330-00	5895 PEACHTREE DR	10/25/22	\$247,200	\$247,200	\$87,500	35.40	\$219,267	\$79,741	\$167,459	\$121,857	1.374
030-083-600-040-00	5626 WILLOW HWY	05/09/22	\$275,000	\$275,000	\$90,300	32.84	\$216,100	\$57,449	\$217,551	\$138,560	1.570
030-083-600-040-00	5626 WILLOW HWY	06/16/23	\$280,000	\$280,000	\$96,700	34.54	\$216,100	\$57,449	\$222,551	\$138,560	1.606
030-053-600-170-00	5941 GRAND RIVER DR	11/16/23	\$350,000	\$350,000	\$126,100	36.03	\$280,068	\$106,528	\$243,472	\$151,563	1.606
030-053-600-190-00	5989 GRAND RIVER DR	07/15/22	\$450,000	\$450,000	\$147,400	32.76	\$348,087	\$116,414	\$333,586	\$202,335	1.649
030-085-600-450-00	12536 CHERRY LN	06/30/23	\$248,000	\$248,000	\$88,800	35.81	\$214,575	\$65,188	\$182,812	\$130,469	1.401

Totals:	\$4,574,200	\$4,574,200	\$1,754,700		\$4,088,821		\$3,357,191	\$2,508,133		
			Sale. Ratio =>		38.36			E.C.F. =>		1.339
			Std. Dev. =>		4.19			Ave. E.C.F. =>		1.340

Orig ECF	1.321	Used:	1.339
Orig St Dev	0.270		
Min ECF	0.916		
Max ECF	1.726		

NOT USED

030-072-600-530-00	12811 E MELODY RD	08/11/23	\$150,000	\$150,000	\$97,300	64.87	\$221,460	\$86,614	\$63,386	\$117,769	0.538
030-085-600-070-00	12449 CRABAPPLE LN	02/01/24	\$260,000	\$260,000	\$85,500	32.88	\$191,825	\$66,806	\$193,194	\$109,187	1.769