

NEIGHBORHOOD #10 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 001 02 0100 002	17655 CLARANN	03/28/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$31,000	29.52	\$107,962	\$43,018	\$61,982	\$62,506	0.992	720	\$86.09	010	4.3904	1.00 STORY	\$43,018	NEIGHBORHOOD #010	401	57
47 001 02 0101 002	17663 CLARANN	12/07/23	\$91,500	PTA	03-ARM'S LENGTH	\$91,500	\$29,400	32.13	\$91,374	\$43,018	\$48,482	\$46,541	1.042	720	\$67.34	010	0.6191	1.00 STORY	\$43,018	NEIGHBORHOOD #010	401	45
47 001 02 0356 002	17655 FLORA	03/28/25	\$99,500	PTA	03-ARM'S LENGTH	\$99,500	\$40,200	40.40	\$97,923	\$50,054	\$49,446	\$46,072	1.073	720	\$68.68	010	3.7713	1.00 STORY	\$44,690	NEIGHBORHOOD #010	401	45
Totals:			\$296,000			\$296,000	\$100,600		\$297,259		\$159,910	\$155,119			\$74.03		0.4633					
								Sale. Ratio =>	33.99			E.C.F. =>	1.031	Std. Deviation=>		0.04115881						
								Std. Dev. =>	5.68			Ave. E.C.F. =>	1.036	Ave. Variance=>		2.9269		Coefficient of Var=>	2.826518209			

NEIGHBORHOOD #20 2026 ECF																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
47 002 02 0156 000	2557 DOWNING	12/30/24	\$89,000	PTA	03-ARM'S LENGTH	\$89,000	\$34,300	38.54	\$84,820	\$36,190	\$52,810	\$47,031	1.123	696	\$75.88	020	4.8984	1.00 STORY	\$36,190	NEIGHBORHOOD #020	401	45	
47 002 02 0223 000	2393 FISHER	11/12/24	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$33,000	36.67	\$81,587	\$34,732	\$55,268	\$45,314	1.220	696	\$79.41	020	14.5765	1.00 STORY	\$34,732	NEIGHBORHOOD #020	401	45	
47 002 02 0226 000	2371 FISHER	06/06/24	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$39,500	39.50	\$96,661	\$34,732	\$65,268	\$59,893	1.090	696	\$93.78	020	1.5856	1.00 STORY	\$34,732	NEIGHBORHOOD #020	401	56	
47 002 02 0232 000	2327 FISHER	05/13/24	\$95,000	QC	03-ARM'S LENGTH	\$95,000	\$41,600	43.79	\$94,328	\$34,732	\$60,268	\$57,636	1.046	696	\$86.59	020	2.8234	1.00 STORY	\$34,732	NEIGHBORHOOD #020	401	57	
47 003 02 0087 000	2524 EMOGENE	01/08/25	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$42,800	40.76	\$106,182	\$36,301	\$68,699	\$67,583	1.017	864	\$79.51	020	5.7383	1.00 STORY	\$36,301	NEIGHBORHOOD #020	401	45	
47 003 02 0090 000	2546 EMOGENE	02/28/24	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$40,000	28.78	\$146,163	\$46,959	\$92,041	\$95,942	0.959	864	\$106.53	020	11.4553	1.00 STORY	\$36,301	NEIGHBORHOOD #020	401	58	
47 003 02 0130 000	2568 BLANCHE	07/12/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$42,000	32.31	\$104,264	\$46,673	\$83,327	\$55,697	1.496	696	\$119.72	020	42.2176	1.00 STORY	\$46,673	NEIGHBORHOOD #020	401	45	
47 003 02 0187 000	2551 DAVID	01/29/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,500	42.81	\$172,808	\$34,848	\$125,152	\$133,424	0.938	1,920	\$65.18	020	13.5888	2.00 STORY	\$34,848	NEIGHBORHOOD #020	401	45	
47 003 02 0187 000	2551 DAVID	02/07/25	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$68,500	38.92	\$172,808	\$34,848	\$141,152	\$133,424	1.058	1,920	\$73.52	020	1.5970	2.00 STORY	\$34,848	NEIGHBORHOOD #020	401	45	
47 003 02 0226 000	2539 NORMAN	04/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,700	37.13	\$138,179	\$38,673	\$76,327	\$96,234	0.793	878	\$86.93	020	28.0754	1.25 STORY	\$36,301	NEIGHBORHOOD #020	401	57	
Totals:			\$1,199,000			\$1,199,000	\$452,900		\$1,197,800		\$820,312	\$792,178			\$86.70		3.8379						
								Sale. Ratio =>	37.77					E.C.F. =>	1.036	Std. Deviation=>		0.187642					
								Std. Dev. =>	4.57					Ave. E.C.F. =>	1.074	Ave. Variance=>		12.6556	Coefficient of Var=>	11.78481855			

NEIGHBORHOOD #30 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 004 01 0591 000	2769 BLANCHE	02/16/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$50,400	27.24	\$180,546	\$50,956	\$134,044	\$126,553	1.059	1,165	\$115.06	030	2.9460	1.00 STORY	\$50,956	NEIGHBORHOOD #030	401	58
47 004 01 0653 000	2735 DAVID	01/08/25	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$44,900	41.96	\$111,108	\$50,956	\$56,044	\$58,742	0.954	725	\$77.30	030	7.5667	1.00 STORY	\$50,956	NEIGHBORHOOD #030	401	45
47 004 03 0041 000	19211 STANLEY	05/17/24	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$47,200	37.76	\$116,090	\$50,800	\$74,200	\$63,760	1.164	710	\$104.51	030	13.4009	1.00 STORY	\$50,800	NEIGHBORHOOD #030	401	45
47 004 03 0166 000	19518 ROGER	09/21/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$49,300	28.33	\$184,169	\$52,552	\$121,448	\$128,532	0.945	965	\$125.85	030	8.4851	1.25 STORY	\$52,552	NEIGHBORHOOD #030	401	57
47 004 06 0008 000	19150 WALL	10/02/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$62,800	41.32	\$151,762	\$64,195	\$87,805	\$85,515	1.027	1,343	\$65.38	030	0.2951	1.00 STORY	\$64,195	NEIGHBORHOOD #030	401	41
Totals:			\$743,000			\$743,000	\$254,600		\$743,675		\$473,541	\$463,102			\$97.62		0.7192					
								Sale. Ratio =>	34.27					E.C.F. =>	1.023	Std. Deviation=>		0.08910692				
								Std. Dev. =>	7.07					Ave. E.C.F. =>	1.030	Ave. Variance=>		6.5388	Coefficient of Var=>	6.349956702		

NEIGHBORHOOD #40 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 005 01 0046 000	17477 PARK	09/20/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$86,100	40.61	\$222,375	\$81,997	\$130,003	\$125,787	1.034	1,290	\$100.78	040	5.0386	1.00 STORY	\$81,997	NEIGHBORHOOD #040	401	46
47 006 05 0101 000	3595 ELIZABETH	10/10/23	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$68,600	32.82	\$221,226	\$57,096	\$151,904	\$147,070	1.033	950	\$159.90	040	5.1036	1.00 STORY	\$57,096	NEIGHBORHOOD #040	401	57
47 006 05 0157 000	3339 MELWOOD	10/14/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$73,600	34.72	\$203,158	\$60,823	\$151,177	\$127,540	1.185	950	\$159.13	040	10.1422	1.00 STORY	\$60,823	NEIGHBORHOOD #040	401	58
Totals:			\$633,000			\$633,000	\$228,300		\$646,759		\$433,084	\$400,397			\$139.94		0.2269					
									Sale. Ratio =>	36.07			E.C.F. =>	1.082	Std. Deviation=>	0.08783453						
									Std. Dev. =>	4.06			Ave. E.C.F. =>	1.084	Ave. Variance=>	6.7615	Coefficient of Var=>	6.238053908				

NORTHPOINTE CONDOS 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 006 07 0041 000	3592 NORTHPOINT	03/28/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$57,300	36.97	\$155,514	\$55,000	\$100,000	\$155,594	0.643	1,260	\$79.37	045	0.1035	1.00 STORY	\$55,000	NORTHPOINTE CONDOS	401	76
47 006 07 0099 000	3344 SKYLINE	08/20/24	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$60,800	39.87	\$157,868	\$55,000	\$97,500	\$159,238	0.612	1,248	\$78.13	045	2.9372	1.00 STORY	\$55,000	NORTHPOINTE CONDOS	401	77
47 006 07 0119 000	3362 WILKERSON	01/24/25	\$151,500	PTA	03-ARM'S LENGTH	\$151,500	\$62,300	41.12	\$145,600	\$55,000	\$96,500	\$140,248	0.688	1,260	\$76.59	045	4.6407	1.00 STORY	\$55,000	NORTHPOINTE CONDOS	401	76
47 006 07 0271 000	3296 WILKERSON	10/02/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$59,300	37.30	\$162,737	\$55,000	\$104,000	\$166,776	0.624	1,353	\$76.87	045	1.8069	2.00 STORY	\$55,000	NORTHPOINTE CONDOS	401	76
Totals:			\$618,000			\$618,000	\$239,700		\$621,719		\$398,000	\$621,856			\$77.74		0.1642					
								Sale. Ratio =>	38.79					E.C.F. =>	0.640	Std. Deviation=>	0.033386					
								Std. Dev. =>	2.01					Ave. E.C.F. =>	0.642	Ave. Variance=>	2.3721	Coefficient of Var=>	3.696763346			

NEIGHBORHOOD #50 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 006 01 0377 000	17177 EDDON	03/23/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,500	29.67	\$131,019	\$50,480	\$99,520	\$79,663	1.249	720	\$138.22	050	20.3645	1.00 STORY	\$50,480	NEIGHBORHOOD #050	401	45
47 006 02 0048 002	17329 PALMER	10/16/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$51,200	37.93	\$126,640	\$56,530	\$78,470	\$69,347	1.132	744	\$105.47	050	8.5931	1.00 STORY	\$56,530	NEIGHBORHOOD #050	401	45
47 006 04 0022 000	17567 WALL	01/24/25	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$46,700	35.92	\$115,742	\$48,331	\$81,669	\$66,678	1.225	880	\$92.81	050	17.9213	1.25 STORY	\$48,331	NEIGHBORHOOD #050	401	45
47 006 04 0095 301	17259 WALL	09/05/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$56,300	28.15	\$205,895	\$50,747	\$149,253	\$153,460	0.973	1,555	\$95.98	050	7.3036	MULTI/MIXED	\$50,747	NEIGHBORHOOD #050	401	57
47 006 04 0104 000	17221 WALL	07/06/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$36,100	27.79	\$134,146	\$50,410	\$79,490	\$82,825	0.960	729	\$109.04	050	8.5887	1.00 STORY	\$48,331	NEIGHBORHOOD #050	401	57
47 006 04 0114 000	17220 WALL	01/10/24	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$37,900	26.50	\$155,237	\$48,331	\$94,669	\$105,743	0.895	729	\$129.86	050	15.0346	1.00 STORY	\$48,331	NEIGHBORHOOD #050	401	57
47 006 04 0120 000	17246 WALL	07/31/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$43,700	29.93	\$155,427	\$48,331	\$97,669	\$105,931	0.922	725	\$134.72	050	12.3614	1.00 STORY	\$48,331	NEIGHBORHOOD #050	401	57
47 006 04 0278 000	17335 FLINT	08/30/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$56,500	28.54	\$198,184	\$53,156	\$144,844	\$143,450	1.010	1,182	\$122.54	050	3.5905	1.50 STORY	\$53,156	NEIGHBORHOOD #050	401	58
Totals:		#####				#####	\$372,900		\$1,222,290		\$825,584	\$807,096			\$116.08		2.2715					
							Sale. Ratio =>		30.27			E.C.F. =>	1.023		Std. Deviation=>	0.13776641						
							Std. Dev. =>		4.11			Ave. E.C.F. =>	1.046		Ave. Variance=>	11.7197	Coefficient of Var=>	11.2083622				

NEIGHBORHOOD #60 2026 ECF																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
47 008 01 0036 000	17447 PROSPECT	02/29/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,900	37.79	\$155,284	\$46,970	\$93,030	\$107,775	0.863	1,172	\$79.38	060	17.9636	1.00 STORY	\$46,970	NEIGHBORHOOD #060	401	58		
47 008 02 0136 300	17307 PROSPECT	07/19/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$31,000	26.27	\$111,532	\$51,334	\$66,666	\$59,899	1.113	720	\$92.59	060	7.0161	1.00 STORY	\$50,499	NEIGHBORHOOD #060	401	58		
47 008 03 1640 000	17041 HENRY	10/22/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$45,100	37.58	\$106,969	\$40,918	\$79,082	\$65,722	1.203	891	\$88.76	060	16.0451	1.25 STORY	\$40,918	NEIGHBORHOOD #060	401	45		
47 008 03 1684 000	17450 WOOD	12/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$49,400	35.29	\$115,929	\$41,261	\$98,739	\$74,297	1.329	891	\$110.82	060	28.6164	1.25 STORY	\$41,261	NEIGHBORHOOD #060	401	45		
47 008 03 1780 000	17327 HANNA	04/21/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$49,200	38.29	\$155,999	\$46,764	\$81,736	\$108,692	0.752	891	\$91.74	060	29.0822	1.25 STORY	\$46,764	NEIGHBORHOOD #060	401	57		
47 008 03 1783 000	17305 HANNA	03/18/25	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$51,000	34.69	\$119,433	\$46,764	\$100,236	\$72,307	1.386	877	\$114.29	060	34.3425	1.25 STORY	\$46,764	NEIGHBORHOOD #060	401	45		
47 008 03 1795 000	17177 HANNA	02/07/25	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,400	36.71	\$144,593	\$46,764	\$123,236	\$97,342	1.266	1,660	\$74.24	060	22.3185	1.00 STORY	\$46,764	NEIGHBORHOOD #060	401	42		
47 008 03 1847 000	17381 HARMAN	03/03/25	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$41,200	44.30	\$96,602	\$41,937	\$51,063	\$54,393	0.939	696	\$73.37	060	10.4044	1.00 STORY	\$41,937	NEIGHBORHOOD #060	401	45		
47 008 03 1886 000	17196 ROBERT	02/05/25	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,000	46.25	\$87,875	\$41,937	\$38,063	\$45,709	0.833	696	\$54.69	060	21.0106	1.00 STORY	\$41,937	NEIGHBORHOOD #060	401	45		
47 008 03 1908 000	17446 ROBERT	06/26/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$45,100	32.21	\$153,905	\$41,937	\$98,063	\$111,411	0.880	1,281	\$76.55	060	16.2630	1.75 STORY	\$41,937	NEIGHBORHOOD #060	401	57		
47 008 03 1933 000	17207 ROBERT	08/28/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,400	38.48	\$94,940	\$44,593	\$60,407	\$50,097	1.206	696	\$86.79	060	16.2990	1.00 STORY	\$42,253	NEIGHBORHOOD #060	401	47		
47 008 03 1942 000	17143 ROBERT	11/26/24	\$85,425	PTA	03-ARM'S LENGTH	\$85,425	\$38,800	45.42	\$91,079	\$41,256	\$44,169	\$49,575	0.891	840	\$52.58	060	15.1871	1.00 STORY	\$41,256	NEIGHBORHOOD #060	401	41		
47 008 03 1946 002	4517 S DEARBORN	05/23/24	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$54,700	44.11	\$130,922	\$52,898	\$71,102	\$77,636	0.916	912	\$77.96	060	12.6982	1.00 STORY	\$52,898	NEIGHBORHOOD #060	401	46		
47 008 03 1954 000	4431 S DEARBORN	12/20/24	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$40,400	41.65	\$96,214	\$51,168	\$45,832	\$44,822	1.023	696	\$65.85	060	2.0286	1.00 STORY	\$51,168	NEIGHBORHOOD #060	401	45		
Totals:			\$1,687,925			\$1,687,925	\$638,600		\$1,661,276		\$1,051,424	\$1,019,677			\$81.40		1.1687							
Sale. Ratio =>								37.83	E.C.F. =>					1.031	Std. Deviation=>		0.20470248							
Std. Dev. =>								5.56	Ave. E.C.F. =>					1.043	Ave. Variance=>		17.8054	Coefficient of Var=>	17.07422385					

NEIGHBORHOOD #70 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 009 01 1256 000	17745 HENRY	05/15/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,800	35.57	\$148,532	\$54,860	\$85,140	\$91,387	0.932	891	\$95.56	070	10.1914	1.25 STORY	\$54,860	NEIGHBORHOOD #070	401	58
47 009 01 1266 002	17673 HENRY	01/02/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,200	40.69	\$170,695	\$68,967	\$106,033	\$99,247	1.068	889	\$119.27	070	3.4824	1.25 STORY	\$68,967	NEIGHBORHOOD #070	401	45
47 009 01 1283 000	17646 WOOD	10/11/24	\$163,950	WD	03-ARM'S LENGTH	\$163,950	\$72,300	44.10	\$172,794	\$54,860	\$109,090	\$115,058	0.948	874	\$124.82	070	8.5419	1.25 STORY	\$54,860	NEIGHBORHOOD #070	401	57
47 009 01 1329 000	17634 HANNA	11/15/24	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$83,600	39.43	\$205,571	\$60,280	\$151,720	\$141,747	1.070	1,932	\$78.53	070	3.6802	2.00 STORY	\$60,280	NEIGHBORHOOD #070	401	45
47 009 01 1452 000	17673 ROBERT	11/13/24	\$137,000	QC	03-ARM'S LENGTH	\$137,000	\$54,700	39.93	\$134,603	\$61,615	\$75,385	\$71,208	1.059	904	\$83.39	070	2.5109	1.00 STORY	\$61,615	NEIGHBORHOOD #070	401	42
47 009 02 0056 000	17995 RUTH	08/07/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,900	29.94	\$155,410	\$51,126	\$118,874	\$101,740	1.168	964	\$123.31	070	13.4851	1.25 STORY	\$51,126	NEIGHBORHOOD #070	401	58
47 009 02 0126 000	17953 REED	07/24/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,700	32.90	\$166,140	\$52,984	\$92,016	\$110,396	0.834	969	\$94.96	070	20.0045	1.00 STORY	\$52,984	NEIGHBORHOOD #070	401	57
47 009 02 0126 000	17953 REED	01/02/25	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$70,900	40.98	\$166,140	\$52,984	\$120,016	\$110,396	1.087	969	\$123.86	070	5.3587	1.00 STORY	\$52,984	NEIGHBORHOOD #070	401	57
47 009 02 0142 000	17639 REED	11/04/24	\$122,500	PTA	03-ARM'S LENGTH	\$122,500	\$49,200	40.16	\$120,849	\$52,876	\$69,624	\$66,315	1.050	720	\$96.70	070	1.6343	1.00 STORY	\$52,876	NEIGHBORHOOD #070	401	45
47 009 02 0166 002	17658 REED	07/25/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$34,900	25.47	\$123,168	\$43,106	\$93,894	\$78,109	1.202	857	\$109.56	070	16.8532	1.00 STORY	\$43,106	NEIGHBORHOOD #070	401	57
47 009 03 0738 000	18275 HARMAN	04/23/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,100	44.44	\$166,678	\$56,226	\$103,774	\$107,758	0.963	932	\$111.35	070	7.0525	1.25 STORY	\$56,226	NEIGHBORHOOD #070	401	57
47 009 03 0771 000	17911 HARMAN	05/24/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,100	29.70	\$140,228	\$56,226	\$78,774	\$81,953	0.961	790	\$99.71	070	7.2346	1.25 STORY	\$56,226	NEIGHBORHOOD #070	401	57
47 009 03 0894 000	18260 HANNA	09/30/24	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$63,300	35.76	\$153,966	\$54,860	\$122,140	\$96,689	1.263	1,083	\$112.78	070	22.9675	1.00 STORY	\$54,860	NEIGHBORHOOD #070	401	45
47 009 03 1020 000	18291 HENRY	05/24/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$139,287	\$54,860	\$85,140	\$82,368	1.034	822	\$103.58	070	0.0103	1.25 STORY	\$54,860	NEIGHBORHOOD #070	401	57
47 009 04 0076 000	18020 RUTH	10/11/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$47,600	28.00	\$181,227	\$53,695	\$116,305	\$124,421	0.935	964	\$120.65	070	9.8787	1.25 STORY	\$53,695	NEIGHBORHOOD #070	401	57
47 009 04 0118 002	18035 REED	08/28/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$189,620	\$69,037	\$105,963	\$117,642	0.901	966	\$109.69	070	13.2829	1.25 STORY	\$69,037	NEIGHBORHOOD #070	401	58
47 009 05 0036 000	18317 REED	06/02/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$45,700	25.40	\$172,125	\$59,233	\$120,667	\$110,139	1.096	1,078	\$111.94	070	6.2040	1.00 STORY	\$59,233	NEIGHBORHOOD #070	401	57
Totals:			#####			#####	\$953,100		\$2,707,033		\$1,754,555	\$1,706,574			\$107.04		0.5438					
							Sale. Ratio =>	35.14				E.C.F. =>	1.028		Std. Deviation=>	0.11314666						
							Std. Dev. =>	6.29				Ave. E.C.F. =>	1.034		Ave. Variance=>	8.9631	Coefficient of Var=>	8.672141323				

NEIGHBORHOOD #80 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 010 01 0084 000	18540 RUTH	08/20/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,800	34.00	\$179,513	\$61,290	\$158,710	\$116,821	1.359	1,050	\$151.15	080	37.1239	1.50 STORY	\$61,290	NEIGHBORHOOD #080	401	57
47 010 01 0120 000	18666 REED	04/18/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,600	33.94	\$164,304	\$61,290	\$93,710	\$103,014	0.910	1,324	\$70.78	080	7.7651	1.00 STORY	\$61,290	NEIGHBORHOOD #080	401	41
47 010 01 0162 000	18633 PROSPECT	04/12/22	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$45,000	34.88	\$139,780	\$61,527	\$67,473	\$77,325	0.873	820	\$82.28	080	11.4745	1.25 STORY	\$59,988	NEIGHBORHOOD #080	401	45
47 010 02 0038 000	18835 RUTH	06/03/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$61,900	35.37	\$150,844	\$55,535	\$119,465	\$94,179	1.268	1,092	\$109.40	080	28.1157	2.00 STORY	\$51,891	NEIGHBORHOOD #080	401	45
47 010 02 0052 000	18868 RUTH	05/01/25	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$62,800	50.24	\$132,244	\$54,917	\$70,083	\$76,410	0.917	965	\$72.62	080	7.0138	1.25 STORY	\$54,917	NEIGHBORHOOD #080	401	45
47 010 02 0065 000	18855 REED	06/26/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$45,000	31.58	\$156,004	\$54,917	\$87,583	\$99,888	0.877	900	\$97.31	080	11.0524	1.00 STORY	\$54,917	NEIGHBORHOOD #080	401	57
47 010 03 0140 002	18884 HENRY	04/11/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$39,600	33.00	\$124,850	\$58,959	\$61,041	\$65,110	0.938	731	\$83.50	080	4.9823	1.00 STORY	\$58,959	NEIGHBORHOOD #080	402	45
47 010 03 0143 002	18906 HENRY	11/11/25	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$62,200	41.19	\$130,751	\$58,959	\$92,041	\$70,941	1.297	935	\$98.44	080	31.0102	1.00 STORY	\$58,959	NEIGHBORHOOD #080	401	45
47 010 03 0166 000	19111 HENRY	10/30/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$65,100	43.40	\$163,869	\$90,707	\$59,293	\$72,294	0.820	904	\$65.59	080	16.7174	1.25 STORY	\$90,707	NEIGHBORHOOD #080	401	45
47 010 03 0337 000	18557 WOOD	12/20/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$110,299	\$55,495	\$64,505	\$54,154	1.191	728	\$88.61	080	20.3803	1.50 STORY	\$55,495	NEIGHBORHOOD #080	401	45
47 010 03 0375 000	18836 HANNA	02/20/25	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$55,500	37.00	\$138,541	\$62,896	\$87,104	\$74,748	1.165	870	\$100.12	080	17.7968	1.00 STORY	\$62,896	NEIGHBORHOOD #080	401	45
47 010 03 0439 000	18623 HANNA	04/08/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$49,200	35.14	\$154,135	\$62,896	\$77,104	\$90,157	0.855	1,005	\$76.72	080	13.2115	1.25 STORY	\$62,896	NEIGHBORHOOD #080	401	45
47 010 03 0444 000	18583 HANNA	05/30/25	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$78,800	45.03	\$163,804	\$62,896	\$112,104	\$99,711	1.124	1,029	\$108.94	080	13.6951	1.50 STORY	\$62,896	NEIGHBORHOOD #080	401	45
47 010 03 0465 000	18534 HARMAN	06/22/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$76,800	40.44	\$204,421	\$55,495	\$134,405	\$147,160	0.913	1,296	\$103.71	080	7.4008	1.50 STORY	\$55,495	NEIGHBORHOOD #080	401	56
47 010 03 0483 000	18802 HARMAN	02/26/25	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$58,900	42.99	\$145,408	\$57,205	\$79,795	\$87,157	0.916	1,152	\$69.27	080	7.1803	1.50 STORY	\$57,205	NEIGHBORHOOD #080	401	45
47 010 03 0493 000	18872 HARMAN	04/11/25	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$60,500	44.81	\$127,533	\$55,495	\$79,505	\$71,184	1.117	886	\$89.73	080	12.9564	1.00 STORY	\$55,495	NEIGHBORHOOD #080	401	45
47 010 03 0512 000	18839 HARMAN	08/12/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$80,600	46.59	\$196,714	\$56,405	\$116,595	\$138,645	0.841	1,244	\$93.73	080	14.6374	1.25 STORY	\$56,405	NEIGHBORHOOD #080	401	57
47 010 03 0591 300	18855 ROBERT	04/28/25	\$141,500	PTA	03-ARM'S LENGTH	\$141,500	\$74,400	52.58	\$154,330	\$62,107	\$79,393	\$91,129	0.871	1,344	\$59.07	080	11.6122	1.00 STORY	\$62,107	NEIGHBORHOOD #080	401	44
47 011 01 0024 000	19657 HARMAN	12/17/25	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$72,400	45.25	\$152,425	\$66,743	\$93,257	\$84,666	1.101	1,232	\$75.70	080	11.4136	1.00 STORY	\$66,743	NEIGHBORHOOD #080	401	45
47 011 01 0053 000	19091 HARMAN	11/17/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,200	31.29	\$175,100	\$70,948	\$99,052	\$102,917	0.962	884	\$112.05	080	2.4888	1.25 STORY	\$66,743	NEIGHBORHOOD #080	401	57
47 011 01 0065 000	18929 HARMAN	11/07/25	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$63,400	46.96	\$132,600	\$81,651	\$53,349	\$50,345	1.060	768	\$69.46	080	7.2338	1.00 STORY	\$81,651	NEIGHBORHOOD #080	401	45
47 011 01 0073 000	19052 HARMAN	05/16/25	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$77,300	51.53	\$160,554	\$67,029	\$82,971	\$92,416	0.898	867	\$95.70	080	8.9534	1.25 STORY	\$67,029	NEIGHBORHOOD #080	401	57
47 011 01 0095 000	19560 HARMAN	08/23/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,100	43.40	\$164,885	\$63,984	\$86,016	\$99,705	0.863	877	\$98.08	080	12.4624	1.25 STORY	\$63,984	NEIGHBORHOOD #080	401	57
47 011 02 0041 000	19550 HENRY	02/15/23	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$40,800	30.00	\$153,334	\$52,912	\$83,088	\$99,231	0.837	867	\$95.83	080	15.0016	1.25 STORY	\$52,912	NEIGHBORHOOD #080	401	57
47 011 02 0048 000	19502 HENRY	02/01/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,800	30.22	\$155,825	\$53,521	\$81,479	\$101,091	0.806	867	\$93.98	080	18.1336	1.25 STORY	\$52,912	NEIGHBORHOOD #080	401	57
47 011 02 0049 000	19166 HENRY	09/10/25	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$61,700	45.70	\$129,038	\$52,912	\$82,088	\$75,223	1.091	867	\$94.68	080	10.3924	1.25 STORY	\$52,912	NEIGHBORHOOD #080	401	45
47 011 02 0066 000	19525 HENRY	07/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$36,600	26.14	\$139,732	\$52,912	\$87,088	\$85,791	1.015	867	\$100.45	080	2.7790	1.25 STORY	\$52,912	NEIGHBORHOOD #080	401	55
47 011 02 0081 000	19578 WOOD	06/26/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$51,900	30.99	\$181,744	\$53,391	\$114,109	\$126,831	0.900	976	\$116.91	080	8.7640	1.00 STORY	\$53,391	NEIGHBORHOOD #080	401	57
47 011 02 0081 000	19578 WOOD	02/09/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$51,900	28.83	\$181,744	\$53,391	\$126,609	\$126,831	0.998	976	\$129.72	080	1.0916	1.00 STORY	\$53,391	NEIGHBORHOOD #080	401	57
47 011 02 0133 000	19524 HANNA	10/29/24	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$69,000	46.31	\$162,780	\$52,912	\$96,088	\$108,565	0.885	872	\$110.19	080	10.2262	1.25 STORY	\$52,912	NEIGHBORHOOD #080	401	54
47 011 02 0159 000	19559 HANNA	07/17/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$49,500	30.00	\$168,695	\$51,434	\$113,566	\$115,871	0.980	867	\$130.99	080	0.7222	1.25 STORY	\$51,434	NEIGHBORHOOD #080	401	58
47 011 03 0020 000	19626 HENRY	08/19/25	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$74,400	49.60	\$155,451	\$72,565	\$77,435	\$81,903	0.945	880	\$87.99	080	4.1888	1.00 STORY	\$72,565	NEIGHBORHOOD #080	401	45
Totals:			\$4,851,400			\$4,851,400	\$1,895,900		\$4,951,251		\$2,916,104	\$2,981,414			\$94.77		0.9239					
							Sale. Ratio =>	39.08				E.C.F. =>	0.978		Std. Deviation=>	0.148214187						
							Std. Dev. =>	7.61				Ave. E.C.F. =>	0.987		Ave. Variance=>	12.1243	Coefficient of Var=>	12.27984992				

NEIGHBORHOOD KAIERS FORT BLVD #90 2026 ECF

Small neighborhood, only 30 parcels. Use Neighborhood #10 study ECF of 1.031. Near #90 and similar neighborhood.

COMMERCIAL 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	
47 003 01 0273 000	18630 DIX	06/28/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$262,100	43.68	\$796,211	\$412,111	\$187,889	\$526,164	0.357	2,062	\$91.12	100	38.3090	\$399,299	COMMERCIAL	201	
47 006 02 0078 000	2928 OAKWOOD	07/20/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$38,000	19.49	\$164,474	\$19,262	\$175,738	\$196,498	0.894	1,500	\$117.16	100	15.4168	\$12,600	COMMERCIAL	201	
47 009 05 0028 300	3822 OAKWOOD	11/06/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$67,507	\$14,264	\$55,736	\$72,047	0.774	1,200	\$46.45	100	3.3420	\$11,246	COMMERCIAL	201	
47 010 02 0024 002	18906 ALLEN	11/01/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$47,100	49.58	\$92,846	\$27,515	\$67,485	\$88,405	0.763	2,760	\$24.45	100	2.3183	\$21,168	COMMERCIAL	201	
47 011 05 0009 301	19400 ALLEN	11/22/24	\$1,690,000	PTA	03-ARM'S LENGTH	\$1,690,000	\$763,300	45.17	\$1,445,161	\$402,312	\$1,287,688	\$1,411,162	0.913	35,512	\$36.26	100	17.2319	\$341,775	COMMERCIAL	201	
Totals:			\$2,650,000			\$2,650,000	\$1,143,200		\$2,566,199		\$1,774,536	\$2,294,277			\$63.09		3.3280				
Sale. Ratio =>								43.14	E.C.F. =>				0.773	Std. Deviation=>		0.22465215					
Std. Dev. =>								12.18	Ave. E.C.F. =>				0.740	Ave. Variance=>		15.3236		Coefficient of Var=>			

NEIGHBORHOOD MULTI RES 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
47 006 01 0242 000	17346 EDDON	09/12/25	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$128,100	55.70	\$265,858	\$36,283	\$193,717	\$229,575	0.844	6,292	\$30.79	101	2.8268		\$31,809	COMMERCIAL	201	0
47 009 01 1313 000	17681 WOOD	07/18/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,100	52.56	\$176,343	\$12,349	\$147,651	\$163,994	0.900	1,728	\$85.45	101	2.8268	2.00 STORY	\$12,349	COMMERCIAL	401	57
Totals:			\$390,000			\$390,000	\$212,200		\$442,201		\$341,368	\$393,569			\$58.12		0.4710					
Sale. Ratio =>								54.41					E.C.F. =>	0.867	Std. Deviation=>		0.03997761					
Std. Dev. =>								2.22					Ave. E.C.F. =>	0.872	Ave. Variance=>		2.8268	Coefficient of Var=>	3.241513029			

INDUSTRIAL 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value
80 125 99 0011 704	35777 GENRON CT	09/07/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$352,600	100.17	\$873,245	\$122,728	\$229,272	\$730,786	0.314	26,647	\$8.60	31.3734	\$111,514
83 023 99 0003 000	175 RAWSONVILLE	03/09/23	\$726,000	WD	03-ARM'S LENGTH	\$726,000	\$601,500	82.85	\$1,361,425	\$428,082	\$297,918	\$908,805	0.328	34,148	\$8.72	32.7813	\$420,354
77 071 99 0002 703	NAPIER	10/27/23	\$2,327,000	WD	03-ARM'S LENGTH	\$2,327,000	\$0	0.00	\$3,111,101	\$1,849,317	\$477,683	\$1,397,324	0.342	71,393	\$6.69	34.1855	\$1,849,317
79 006 02 0551 001	26310 SEVEN MILE	10/18/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$49,000	61.25	\$137,234	\$10,441	\$69,559	\$139,948	0.497	3,128	\$22.24	49.7034	\$9,300
79 007 03 0001 002	18840 WOODWORTH	05/26/22	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$144,500	55.90	\$316,906	\$82,487	\$176,013	\$258,741	0.680	8,847	\$19.90	68.0268	\$68,564
57 023 17 0001 300	4644 BIDDLE	10/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,900	48.42	\$344,718	\$41,935	\$218,065	\$294,823	0.740	4,200	\$51.92	73.9648	\$36,591
60 017 99 0025 704	7531 HOLLAND	12/13/22	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$430,300	54.13	\$1,006,131	\$104,135	\$690,865	\$878,282	0.787	20,270	\$34.08	78.6609	\$82,524
43 008 01 0048 002	13950 JOHN R	05/18/22	\$250,000	CD	03-ARM'S LENGTH	\$250,000	\$109,500	43.80	\$242,845	\$5,685	\$244,315	\$280,331	0.872	13,880	\$17.60	87.1523	\$5,685
79 006 03 0215 001	26042 SEVEN MILE	12/15/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,600	48.67	\$30,475	\$6,099	\$23,901	\$26,905	0.888	800	\$29.88	88.8345	\$4,150
78 016 02 0008 300	43938 PLYMOUTH OAKS BLVD	03/21/24	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,232,800	56.04	\$2,469,761	\$453,050	\$1,746,950	\$1,872,526	0.933	36,605	\$47.72	93.2937	\$453,050
79 007 01 0132 302	25945 SEVEN MILE	08/04/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$0	0.00	\$143,091	\$31,766	\$153,234	\$161,341	0.950	3,276	\$46.77	94.9755	\$31,766
47 009 01 1205 000	17675 ALLEN	12/31/22	\$380,000	QC	03-ARM'S LENGTH	\$380,000	\$200,600	52.79	\$342,344	\$33,433	\$346,567	\$340,961	1.016	10,100	\$34.31	101.6441	\$20,000
60 056 99 0021 704	24341 BREST	12/28/22	\$1,590,000	WD	03-ARM'S LENGTH	\$1,590,000	\$721,000	45.35	\$1,506,050	\$170,405	\$1,419,595	\$1,300,531	1.092	30,585	\$46.41	109.1551	\$124,976
50 006 99 0007 004	260 MARION	03/21/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,000	20.00	\$162,934	\$54,450	\$145,550	\$128,232	1.135	7,330	\$19.86	113.5055	\$54,450
78 008 01 0031 000	47659 HALYARD	10/25/22	\$3,925,000	WD	03-ARM'S LENGTH	\$3,925,000	\$1,818,700	46.34	\$3,545,855	\$748,060	\$3,176,940	\$2,783,876	1.141	26,185	\$121.33	114.1193	\$650,787
80 008 01 0012 000	6830 METROPLEX	12/31/22	\$1,100,000	QC	03-ARM'S LENGTH	\$1,100,000	\$359,300	32.66	\$975,084	\$147,232	\$952,768	\$806,088	1.182	27,728	\$34.36	118.1966	\$104,544
Totals:			\$14,658,500			\$14,658,500	\$6,200,300		\$16,569,199		\$10,369,195	\$12,309,499			\$34.40	3.6390	
							Sale. Ratio ==>	42.30				E.C.F. ==>	0.842		Std. Devi:	0.2987	
							Std. Dev. ==>	25.73				Ave. E.C.F. ==>	0.806		Ave. Vari:	Coefficient of Var=>	3.24151303