

## Chesterfield Township ECFs 2022

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### Chesterfield Township ECFs 2022

5014 CHESTEFIELD SQUARE CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-18-352-008	51346 ELLY DR	08/30/19	\$147,900	03-ARM'S LENGTH	\$147,900	\$76,200	\$20,000	\$127,900	\$136,456	0.937	5014	EXT RANCH
15-09-18-352-010	51322 ELLY DR	11/06/19	\$154,000	03-ARM'S LENGTH	\$154,000	\$74,200	\$20,000	\$134,000	\$132,273	1.013	5014	INT RANCH
15-09-18-352-026	25327 AMBER CT	03/09/21	\$205,000	03-ARM'S LENGTH	\$205,000	\$93,600	\$20,000	\$185,000	\$172,295	1.074	5014	INT RANCH
15-09-18-352-027	25339 AMBER CT	07/02/20	\$168,000	03-ARM'S LENGTH	\$168,000	\$82,000	\$20,000	\$148,000	\$148,529	0.996	5014	INT RANCH
15-09-18-352-033	51213 ELLY DR	06/27/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$88,700	\$20,000	\$175,000	\$162,221	1.079	5014	EXT RANCH
15-09-18-352-071	25271 JULIANNA DR	12/08/20	\$159,500	03-ARM'S LENGTH	\$159,500	\$80,300	\$21,051	\$138,449	\$143,954	0.962	5014	EXT RANCH
15-09-18-352-073	25295 JULIANNA DR	03/31/21	\$164,500	03-ARM'S LENGTH	\$164,500	\$77,500	\$20,000	\$144,500	\$139,146	1.038	5014	INT RANCH
15-09-18-352-094	25353 SAMANTHA DR	08/07/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$77,100	\$21,828	\$133,172	\$136,456	0.976	5014	EXT RANCH
15-09-18-352-094	25353 SAMANTHA DR	11/04/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$77,100	\$21,828	\$138,172	\$136,456	1.013	5014	EXT RANCH
15-09-18-352-110	25342 JULIANNA DR	10/13/20	\$155,000	03-ARM'S LENGTH	\$155,000	\$76,700	\$20,000	\$135,000	\$137,427	0.982	5014	INT RANCH
<b>Totals:</b>			<b>\$1,663,900</b>		<b>\$1,663,900</b>	<b>\$803,400</b>		<b>\$1,459,193</b>	<b>\$1,445,211</b>			
										<b>E.C.F. =&gt;</b>	<b>1.010</b>	

USED: 0.970  
 With consideration given to market conditions a trend was used indicating a lower ECF is warranted.

5616 STONEHENGE CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-477-004	28789 BERWICK CT	06/10/19	\$169,900	03-ARM'S LENGTH	\$169,900	\$82,500	\$18,000	\$151,900	\$204,039	0.744	5616	TOWN EXTERIOR
15-09-20-477-020	28737 SHEFFIELD CT	07/10/19	\$149,900	03-ARM'S LENGTH	\$149,900	\$69,900	\$18,000	\$131,900	\$169,253	0.779	5616	RANCH
15-09-20-477-037	28710 PORTSMOUTH CT	06/28/19	\$145,000	03-ARM'S LENGTH	\$145,000	\$76,800	\$18,000	\$127,000	\$218,618	0.581	5616	UPPER RANCH
15-09-20-477-038	28706 PORTSMOUTH CT	01/17/20	\$139,200	03-ARM'S LENGTH	\$139,200	\$70,600	\$18,000	\$121,200	\$171,153	0.708	5616	RANCH
15-09-20-477-132	48733 CHELMSFORD CT	08/13/19	\$139,000	03-ARM'S LENGTH	\$139,000	\$75,400	\$18,000	\$121,000	\$214,276	0.565	5616	UPPER RANCH
15-09-20-477-135	48726 CHELMSFORD CT	01/25/21	\$177,000	03-ARM'S LENGTH	\$177,000	\$81,100	\$18,000	\$159,000	\$200,383	0.793	5616	TOWN EXTERIOR
15-09-20-477-140	48719 BRIGHTON CT	10/09/20	\$142,500	03-ARM'S LENGTH	\$142,500	\$68,900	\$18,000	\$124,500	\$166,501	0.748	5616	RANCH
<b>Totals:</b>			<b>\$1,062,500</b>		<b>\$1,062,500</b>	<b>\$525,200</b>		<b>\$936,500</b>	<b>\$1,344,223</b>			
										<b>E.C.F. =&gt;</b>	<b>0.697</b>	

USED: RANCH 0.720  
 TOWN EXTERIOR 0.720  
 UPPER RANCH 0.620  
 With consideration given to market conditions a trend was used indicating a lower ECF is warranted.

**Chesterfield Township ECFs 2022**

5618 STONEHENGE II CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-478-001	48461 BIRMINGHAM DR	09/20/19	\$249,900	03-ARM'S LENGTH	\$249,900	\$130,700	\$19,043	\$230,857	\$263,488	0.876	5618	EXT RANCH
15-09-20-478-002	48483 BIRMINGHAM DR	12/13/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$119,300	\$19,251	\$215,749	\$238,399	0.905	5618	INT RANCH
15-09-20-478-003	48505 BIRMINGHAM DR	03/20/20	\$229,900	03-ARM'S LENGTH	\$229,900	\$119,300	\$19,251	\$210,649	\$238,399	0.884	5618	INT RANCH
15-09-20-478-004	48527 BIRMINGHAM DR	11/07/19	\$264,720	03-ARM'S LENGTH	\$264,720	\$130,700	\$19,043	\$245,677	\$263,488	0.932	5618	EXT RANCH
15-09-20-478-005	48571 BIRMINGHAM DR	12/15/20	\$264,900	03-ARM'S LENGTH	\$264,900	\$132,100	\$20,063	\$244,837	\$265,341	0.923	5618	EXT RANCH
15-09-20-478-006	48593 BIRMINGHAM DR	01/29/21	\$248,250	03-ARM'S LENGTH	\$248,250	\$119,000	\$19,642	\$228,608	\$237,361	0.963	5618	INT RANCH
15-09-20-478-007	48615 BIRMINGHAM DR	03/26/21	\$253,685	03-ARM'S LENGTH	\$253,685	\$119,000	\$19,642	\$234,043	\$237,361	0.986	5618	INT RANCH
15-09-20-478-008	48637 BIRMINGHAM DR	02/26/21	\$249,810	03-ARM'S LENGTH	\$249,810	\$119,000	\$19,642	\$230,168	\$237,361	0.970	5618	INT RANCH
15-09-20-478-010	48681 BIRMINGHAM DR	02/10/21	\$272,000	03-ARM'S LENGTH	\$272,000	\$131,900	\$19,642	\$252,358	\$265,341	0.951	5618	EXT RANCH
<b>Totals:</b>			<b>\$2,268,165</b>		<b>\$2,268,165</b>	<b>\$1,121,000</b>		<b>\$2,092,946</b>	<b>\$2,246,539</b>			

E.C.F. => 0.932

USED:	EXT RANCH	0.920
	INT RANCH	0.920

With consideration given to market conditions a trend was used indicating a lower ECF is warranted.

5810 BAYVIEW MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-29-252-015	28456 COTTON RD	03/19/21	\$136,500	03-ARM'S LENGTH	\$136,500	\$64,300	\$12,000	\$124,500	\$112,714	1.105	5810	EXT RANCH
15-09-29-252-025	47479 LIZABETH DR	03/29/21	\$116,800	03-ARM'S LENGTH	\$116,800	\$53,200	\$12,000	\$104,800	\$91,183	1.149	5810	EXT RANCH
15-09-29-252-027	47475 LIZABETH DR	12/20/19	\$120,000	03-ARM'S LENGTH	\$120,000	\$54,500	\$12,000	\$108,000	\$93,727	1.152	5810	EXT RANCH
15-09-29-252-043	47441 BRENT CT	09/28/20	\$122,000	03-ARM'S LENGTH	\$122,000	\$53,900	\$12,000	\$110,000	\$92,648	1.187	5810	EXT RANCH
15-09-29-252-060	47424 BRENT CT	12/16/20	\$118,900	03-ARM'S LENGTH	\$118,900	\$54,000	\$12,000	\$106,900	\$92,743	1.153	5810	EXT RANCH
15-09-29-252-088	28544 DINO CIR	06/10/20	\$106,500	03-ARM'S LENGTH	\$106,500	\$54,100	\$12,000	\$94,500	\$92,871	1.018	5810	EXT RANCH
15-09-29-252-102	28529 DINO CIR	12/16/20	\$92,000	03-ARM'S LENGTH	\$92,000	\$53,200	\$12,000	\$80,000	\$91,165	0.878	5810	EXT RANCH
<b>Totals:</b>			<b>\$812,700</b>		<b>\$812,700</b>	<b>\$387,200</b>		<b>\$728,700</b>	<b>\$667,050</b>			

E.C.F. => 1.092

USED:	1.035
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With consideration given to market conditions a trend was used indicating a lower ECF was warranted.



**Chesterfield Township ECFs 2022**

5811 BAY WINDS CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-16-385-026	29748 BEVERLY LN	08/28/20	\$97,000	03-ARM'S LENGTH	\$97,000	\$48,600	\$12,365	\$84,635	\$123,036	0.688	5811	TOWN EXTERIOR
15-09-16-385-027	29754 BEVERLY LN	08/07/20	\$97,000	03-ARM'S LENGTH	\$97,000	\$47,400	\$12,365	\$84,635	\$119,430	0.709	5811	TOWN INTERIOR
15-09-16-385-040	29776 BEVERLY LN	11/13/19	\$90,000	03-ARM'S LENGTH	\$90,000	\$47,400	\$12,365	\$77,635	\$119,430	0.650	5811	TOWN INTERIOR
15-09-16-385-042	29780 BEVERLY LN	02/03/20	\$91,750	03-ARM'S LENGTH	\$91,750	\$47,900	\$12,365	\$79,385	\$120,968	0.656	5811	TOWN EXTERIOR
15-09-16-385-046	29788 BEVERLY LN	07/16/19	\$85,000	03-ARM'S LENGTH	\$85,000	\$47,400	\$12,365	\$72,635	\$119,430	0.608	5811	TOWN INTERIOR
15-09-16-385-047	29794 BEVERLY LN	06/14/19	\$89,900	03-ARM'S LENGTH	\$89,900	\$47,400	\$12,365	\$77,535	\$119,430	0.649	5811	TOWN INTERIOR
15-09-16-385-067	29831 CATHY LN	08/20/19	\$78,000	03-ARM'S LENGTH	\$78,000	\$47,400	\$12,365	\$65,635	\$119,430	0.550	5811	TOWN INTERIOR
15-09-16-385-072	29841 CATHY LN	10/04/19	\$91,000	03-ARM'S LENGTH	\$91,000	\$48,600	\$12,365	\$78,635	\$123,036	0.639	5811	TOWN EXTERIOR
15-09-16-385-077	29851 CATHY LN	03/24/20	\$93,000	03-ARM'S LENGTH	\$93,000	\$47,400	\$12,365	\$80,635	\$119,430	0.675	5811	TOWN INTERIOR
15-09-16-385-085	29868 DONNA LN	11/21/19	\$89,000	03-ARM'S LENGTH	\$89,000	\$47,400	\$12,365	\$76,635	\$119,430	0.642	5811	TOWN INTERIOR
15-09-16-385-090	29874 DONNA LN	06/04/19	\$93,000	03-ARM'S LENGTH	\$93,000	\$48,600	\$12,365	\$80,635	\$123,036	0.655	5811	TOWN EXTERIOR
15-09-16-385-095	29888 DONNA LN	03/23/21	\$115,600	03-ARM'S LENGTH	\$115,600	\$47,400	\$12,365	\$103,235	\$119,430	0.864	5811	TOWN INTERIOR
15-09-16-385-102	29898 DONNA LN	09/03/19	\$95,000	03-ARM'S LENGTH	\$95,000	\$47,400	\$12,365	\$82,635	\$119,430	0.692	5811	TOWN INTERIOR
15-09-16-385-104	29902 DONNA LN	08/06/20	\$101,000	03-ARM'S LENGTH	\$101,000	\$47,400	\$12,365	\$88,635	\$119,430	0.742	5811	TOWN INTERIOR
15-09-16-385-106	29906 DONNA LN	05/17/19	\$92,100	03-ARM'S LENGTH	\$92,100	\$47,400	\$12,365	\$79,735	\$119,430	0.668	5811	TOWN INTERIOR
15-09-16-385-121	29937 EMILY LN	10/09/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$47,900	\$12,370	\$87,630	\$120,867	0.725	5811	TOWN INTERIOR
15-09-16-385-128	29951 EMILY LN	05/10/19	\$94,500	03-ARM'S LENGTH	\$94,500	\$49,100	\$12,370	\$82,130	\$124,516	0.660	5811	TOWN EXTERIOR
<b>Totals:</b>			<b>\$1,592,850</b>		<b>\$1,592,850</b>	<b>\$812,100</b>		<b>\$1,382,635</b>	<b>\$2,049,194</b>			
										<b>E.C.F. =&gt;</b>	<b>0.675</b>	

USED: 0.675

5820 CHERBROOKE VILLAGE CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
<b>Totals:</b>			<b>\$0</b>		<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>			
										<b>E.C.F. =&gt;</b>	<b>0.840</b>	

USED SIMILAR ECF IN COMPARISON TO CHERBROOKE CONDO

5825 - CHERBROOKE CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-301-050	31679 JOANN DR	07/08/20	\$180,000	03-ARM'S LENGTH	\$180,000	\$90,900	\$31,849	\$148,151	\$149,214	0.993	5825	RANCH
<b>Totals:</b>			<b>\$180,000</b>		<b>\$180,000</b>	<b>\$90,900</b>		<b>\$148,151</b>	<b>\$149,214</b>			
										<b>E.C.F. =&gt;</b>	<b>0.993</b>	

USED: RANCH 1.005  
2 STORY 1.118

With consideration given to market conditions a different ECF was used for each style that more represents the market.

### Chesterfield Township ECFs 2022

5830 CHERRYWOOD CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-302-009	51138 S FOSTER RD	12/30/20	\$110,000	03-ARM'S LENGTH	\$110,000	\$53,200	\$10,000	\$100,000	\$91,768	1.090	5830	EXT RANCH
15-09-15-302-012	51144 S FOSTER RD	01/22/20	\$99,900	03-ARM'S LENGTH	\$99,900	\$46,900	\$10,000	\$89,900	\$89,114	1.009	5830	CARRIAGE HOUSE
15-09-15-302-016	51158 S FOSTER RD	10/13/20	\$117,000	03-ARM'S LENGTH	\$117,000	\$46,700	\$10,000	\$107,000	\$88,694	1.206	5830	CARRIAGE HOUSE
<b>Totals:</b>			<b>\$326,900</b>		<b>\$326,900</b>	<b>\$146,800</b>		<b>\$296,900</b>	<b>\$269,575</b>	<b>E.C.F. =&gt; 1.101</b>		

USED:	RANCH	1.050
	CARRIAGE	0.940
	TWN EXT	1.035

With consideration given to market conditions a trend was used indicating a lower ECF was warranted.

5835 - CHESTERFIELD SQ VILLAS CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-18-353-015	25095 KERWICK DR	09/18/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$120,000	\$25,000	\$215,000	\$217,818	0.987	5835	INT RANCH
15-09-18-353-018	25071 KERWICK DR	10/15/19	\$260,000	03-ARM'S LENGTH	\$260,000	\$124,300	\$26,569	\$233,431	\$224,862	1.038	5835	INT RANCH
15-09-18-353-027	51079 PAXTON DR	09/23/19	\$234,000	03-ARM'S LENGTH	\$234,000	\$107,200	\$25,000	\$209,000	\$191,828	1.090	5835	EXT RANCH
15-09-18-353-102	51138 DUNSTON LN	05/16/19	\$234,900	03-ARM'S LENGTH	\$234,900	\$126,700	\$25,000	\$209,900	\$231,385	0.907	5835	INT RANCH
15-09-18-353-104	51154 DUNSTON LN	11/06/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$117,000	\$25,000	\$205,000	\$211,812	0.968	5835	EXT RANCH
15-09-18-353-107	51178 DUNSTON LN	09/11/19	\$236,000	03-ARM'S LENGTH	\$236,000	\$114,100	\$25,000	\$211,000	\$205,875	1.025	5835	EXT RANCH
15-09-18-353-110	51202 DUNSTON LN	08/28/19	\$244,000	03-ARM'S LENGTH	\$244,000	\$123,300	\$25,000	\$219,000	\$224,614	0.975	5835	EXT RANCH
15-09-18-353-114	25103 KERWICK DR	07/26/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$118,000	\$25,000	\$210,000	\$213,705	0.983	5835	EXT RANCH
15-09-18-353-146	51129 DUNSTON LN	04/10/19	\$218,500	03-ARM'S LENGTH	\$218,500	\$115,700	\$25,000	\$193,500	\$209,117	0.925	5835	EXT RANCH
<b>Totals:</b>			<b>\$2,132,400</b>		<b>\$2,132,400</b>	<b>\$1,066,300</b>		<b>\$1,905,831</b>	<b>\$1,931,015</b>	<b>E.C.F. =&gt; 0.987</b>		

USED:	0.987
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5840 CHESTERFIELD GARDENS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
<b>Totals:</b>			<b>\$0</b>		<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>E.C.F. =&gt; 0.800</b>		

COMPAIRED WITH DONNER MEADOWS

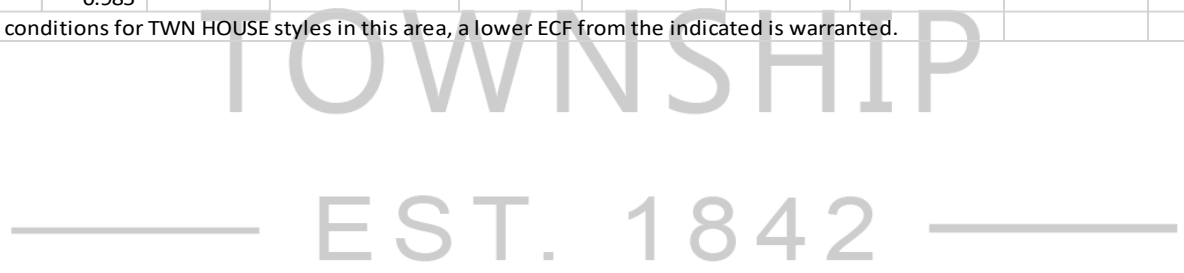
**Chesterfield Township ECFs 2022**

5844 COURTYARD CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-455-002	51118 COURTYARD DR	03/10/21	\$180,500	03-ARM'S LENGTH	\$180,500	\$85,900	\$18,497	\$162,003	\$158,102	1.025	5844	1 + STORIES
15-09-14-455-005	51130 COURTYARD DR	07/28/20	\$165,000	03-ARM'S LENGTH	\$165,000	\$89,100	\$18,497	\$146,503	\$164,689	0.890	5844	1 + STORIES
15-09-14-455-008	51142 COURTYARD DR	07/27/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$85,900	\$18,497	\$166,503	\$158,102	1.053	5844	1 + STORIES
15-09-14-455-021	51131 COURTYARD DR	09/15/20	\$175,000	03-ARM'S LENGTH	\$175,000	\$85,900	\$18,497	\$156,503	\$158,102	0.990	5844	1 + STORIES
<b>Totals:</b>			<b>\$705,500</b>		<b>\$705,500</b>	<b>\$346,800</b>		<b>\$631,512</b>	<b>\$638,995</b>			
										<b>E.C.F. =&gt;</b>	<b>0.988</b>	

USED: 0.970  
 With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

5845 CRICKLEWOOD ESTATES CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-476-014	34657 W WILMA CT	11/09/20	\$119,000	03-ARM'S LENGTH	\$119,000	\$54,700	\$10,000	\$109,000	\$100,993	1.079	5845	TOWN INTERIOR
15-09-14-476-019	34677 W WILMA CT	12/11/20	\$123,000	03-ARM'S LENGTH	\$123,000	\$54,200	\$11,466	\$111,534	\$98,355	1.134	5845	TOWN INTERIOR
15-09-14-476-027	34619 W MARINO CT	06/15/20	\$111,000	03-ARM'S LENGTH	\$111,000	\$53,600	\$12,430	\$98,570	\$96,225	1.024	5845	TOWN INTERIOR
15-09-14-476-028	34615 W MARINO CT	04/25/19	\$105,000	03-ARM'S LENGTH	\$105,000	\$56,700	\$10,000	\$95,000	\$104,886	0.906	5845	TOWN INTERIOR
15-09-14-476-032	34707 MARINO CT	01/28/20	\$111,000	03-ARM'S LENGTH	\$111,000	\$54,300	\$10,000	\$101,000	\$100,171	1.008	5845	TOWN INTERIOR
15-09-14-476-039	34735 E MARINO CT	04/11/19	\$111,000	03-ARM'S LENGTH	\$111,000	\$53,900	\$11,272	\$99,728	\$97,957	1.018	5845	TOWN INTERIOR
15-09-14-476-075	34781 E WILMA CT	10/26/20	\$131,650	03-ARM'S LENGTH	\$131,650	\$69,800	\$12,328	\$119,322	\$125,805	0.948	5845	EXT RANCH
15-09-14-476-087	34749 E WILMA CT	08/26/19	\$109,900	03-ARM'S LENGTH	\$109,900	\$58,000	\$11,794	\$98,106	\$105,841	0.927	5845	TOWN INTERIOR
15-09-14-476-089	34757 WILMA CT	03/29/21	\$125,000	03-ARM'S LENGTH	\$125,000	\$55,600	\$10,000	\$115,000	\$102,811	1.119	5845	TOWN INTERIOR
15-09-14-476-094	34697 E WILMA CT	12/16/20	\$112,500	03-ARM'S LENGTH	\$112,500	\$54,800	\$11,653	\$100,847	\$99,417	1.014	5845	TOWN INTERIOR
15-09-14-476-100	34721 E WILMA CT	12/04/20	\$131,650	03-ARM'S LENGTH	\$131,650	\$67,700	\$10,000	\$121,650	\$123,980	0.981	5845	EXT RANCH
<b>Totals:</b>			<b>\$1,290,700</b>		<b>\$1,290,700</b>	<b>\$633,300</b>		<b>\$1,169,757</b>	<b>\$1,156,442</b>			
										<b>E.C.F. =&gt;</b>	<b>1.012</b>	

USED: EXT RANCH 1.012  
 TWN 0.985  
 With consideration given to market conditions for TWN HOUSE styles in this area, a lower ECF from the indicated is warranted.





Chesterfield Township ECFs 2022

5847 DONNER MEADOWS CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-153-007	50189 N BENNY CT	10/11/19	\$97,000	03-ARM'S LENGTH	\$97,000	\$48,300	\$10,000	\$87,000	\$107,670	0.808	5847	TOWN EXTERIOR
15-09-21-153-015	50191 N ANGELO CT	09/11/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$48,300	\$10,000	\$90,000	\$107,670	0.836	5847	TOWN EXTERIOR
15-09-21-153-016	50193 N ANGELO CT	07/22/19	\$90,000	03-ARM'S LENGTH	\$90,000	\$47,900	\$10,000	\$80,000	\$115,999	0.690	5847	CARRIAGE HOUSE
15-09-21-153-025	50200 N HORST CT	11/20/20	\$103,000	03-ARM'S LENGTH	\$103,000	\$50,100	\$10,000	\$93,000	\$114,938	0.809	5847	EXT RANCH
15-09-21-153-042	50151 N HORST CT	08/19/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$47,900	\$10,000	\$90,000	\$106,612	0.844	5847	TOWN EXTERIOR
15-09-21-153-053	50216 N BENNY CT	01/31/20	\$93,120	03-ARM'S LENGTH	\$93,120	\$50,100	\$10,000	\$83,120	\$114,938	0.723	5847	EXT RANCH
15-09-21-153-064	50125 N BENNY CT	07/27/20	\$95,900	03-ARM'S LENGTH	\$95,900	\$47,900	\$10,000	\$85,900	\$115,999	0.741	5847	CARRIAGE HOUSE
15-09-21-153-071	50030 S BENNY CT	03/16/20	\$90,000	03-ARM'S LENGTH	\$90,000	\$48,300	\$10,000	\$80,000	\$107,670	0.743	5847	TOWN EXTERIOR
15-09-21-153-076	50013 S ANGELO CT	08/23/19	\$99,900	03-ARM'S LENGTH	\$99,900	\$47,900	\$10,000	\$89,900	\$116,019	0.775	5847	CARRIAGE HOUSE
15-09-21-153-077	50043 S ANGELO CT	06/16/20	\$101,500	03-ARM'S LENGTH	\$101,500	\$50,100	\$10,000	\$91,500	\$114,938	0.796	5847	EXT RANCH
15-09-21-153-078	50041 S ANGELO CT	04/25/19	\$90,000	03-ARM'S LENGTH	\$90,000	\$47,900	\$10,000	\$80,000	\$106,612	0.750	5847	TOWN EXTERIOR
15-09-21-153-083	50071 S ANGELO CT	05/30/19	\$85,360	03-ARM'S LENGTH	\$85,360	\$48,300	\$10,000	\$75,360	\$107,670	0.700	5847	TOWN EXTERIOR
15-09-21-153-087	50099 S ANGELO CT	02/02/21	\$101,000	03-ARM'S LENGTH	\$101,000	\$48,300	\$10,000	\$91,000	\$107,670	0.845	5847	TOWN EXTERIOR
15-09-21-153-089	50104 S ANGELO CT	08/17/20	\$110,500	03-ARM'S LENGTH	\$110,500	\$50,100	\$10,000	\$100,500	\$114,938	0.874	5847	EXT RANCH
15-09-21-153-098	50012 S ANGELO CT	03/09/20	\$82,650	03-ARM'S LENGTH	\$82,650	\$47,900	\$10,000	\$72,650	\$106,612	0.681	5847	TOWN EXTERIOR
15-09-21-153-102	50040 S ANGELO CT	11/11/20	\$105,375	03-ARM'S LENGTH	\$105,375	\$47,800	\$10,000	\$95,375	\$106,443	0.896	5847	TOWN EXTERIOR
15-09-21-153-111	50041 S HORST CT	09/11/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$48,300	\$10,000	\$90,000	\$107,670	0.836	5847	TOWN EXTERIOR
15-09-21-153-118	50103 S HORST CT	09/01/20	\$99,000	03-ARM'S LENGTH	\$99,000	\$47,900	\$10,000	\$89,000	\$106,612	0.835	5847	TOWN EXTERIOR
15-09-21-153-122	29354 APPLE GARDEN BLVD	11/26/19	\$97,000	03-ARM'S LENGTH	\$97,000	\$47,900	\$10,000	\$87,000	\$106,612	0.816	5847	TOWN EXTERIOR
15-09-21-153-125	50070 S HORST CT	08/15/19	\$96,500	03-ARM'S LENGTH	\$96,500	\$50,100	\$10,000	\$86,500	\$114,938	0.753	5847	EXT RANCH
15-09-21-153-128	50076 S HORST CT	07/02/19	\$89,000	03-ARM'S LENGTH	\$89,000	\$47,900	\$10,000	\$79,000	\$115,999	0.681	5847	CARRIAGE HOUSE
15-09-21-153-133	50025 S HORST CT	06/28/19	\$96,000	03-ARM'S LENGTH	\$96,000	\$50,100	\$10,000	\$86,000	\$114,938	0.748	5847	EXT RANCH
15-09-21-153-150	29366 APPLE GARDEN BLVD	08/06/20	\$101,500	03-ARM'S LENGTH	\$101,500	\$47,900	\$10,000	\$91,500	\$106,612	0.858	5847	TOWN EXTERIOR
15-09-21-153-160	50107 N JIMMY CT	12/14/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$47,900	\$10,000	\$90,000	\$115,999	0.776	5847	CARRIAGE HOUSE
15-09-21-153-173	50012 S JIMMY CT	07/24/19	\$97,500	03-ARM'S LENGTH	\$97,500	\$50,100	\$10,000	\$87,500	\$114,938	0.761	5847	EXT RANCH
15-09-21-153-175	50016 S JIMMY CT	07/02/19	\$92,000	03-ARM'S LENGTH	\$92,000	\$48,300	\$10,000	\$82,000	\$107,670	0.762	5847	TOWN EXTERIOR
15-09-21-153-176	50018 S JIMMY CT	12/17/19	\$100,000	03-ARM'S LENGTH	\$100,000	\$47,900	\$10,000	\$90,000	\$115,999	0.776	5847	CARRIAGE HOUSE
15-09-21-153-180	50032 S JIMMY CT	01/12/21	\$97,000	03-ARM'S LENGTH	\$97,000	\$47,900	\$10,000	\$87,000	\$115,999	0.750	5847	CARRIAGE HOUSE
15-09-21-153-188	50078 N JIMMY CT	08/28/20	\$103,000	03-ARM'S LENGTH	\$103,000	\$47,900	\$10,000	\$93,000	\$115,999	0.802	5847	CARRIAGE HOUSE

**Totals: \$2,813,805 \$2,813,805 \$1,407,200 \$2,523,805 \$3,232,377 E.C.F. => 0.781**

USED:	TOWN EXTERIOR	0.805										
	CARRIAGE HOUSE	0.740										
	EXT RANCH	0.785										

EST. 1842

### Chesterfield Township ECFs 2022

5848 EASTRIDGE COURT CONDOMINIUM													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-30-328-002	25811 EASTRIDGE CT	07/11/19	\$113,000	03-ARM'S LENGTH	\$113,000	\$58,400	\$18,000	\$95,000	\$131,799	0.721	5848	RANCH	
15-09-30-328-011	25865 EASTRIDGE CT	08/10/20	\$115,000	03-ARM'S LENGTH	\$115,000	\$59,200	\$18,000	\$97,000	\$143,554	0.676	5848	CARRIAGE HOUSE	

**Totals:      \$228,000                                      \$228,000      \$117,600                                      \$192,000      \$275,353**

E.C.F. =>      **0.697**

USED:	RANCH	0.750											
	CARRIAGE HOUSE	0.700											
	UPPER RANCH	0.720											

With consideration given to market conditions a different ECF was used for each style that more represents the market.

5849 HERITAGE COMMON CONDOS													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-09-301-002	29113 PHILADELPHIA DR	09/19/19	\$116,000	03-ARM'S LENGTH	\$116,000	\$63,000	\$18,000	\$98,000	\$147,879	0.663	5849	UPPER RANCH	
15-09-09-301-006	29129 PHILADELPHIA DR	04/29/19	\$150,000	03-ARM'S LENGTH	\$150,000	\$80,500	\$18,000	\$132,000	\$188,091	0.702	5849	RANCH	
15-09-09-301-017	29140 PHILADELPHIA DR	02/01/21	\$174,500	03-ARM'S LENGTH	\$174,500	\$79,500	\$18,000	\$156,500	\$178,406	0.877	5849	TOWN INTERIOR	
15-09-09-301-024	29153 PHILADELPHIA DR	08/05/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$85,800	\$18,000	\$142,000	\$194,414	0.730	5849	TOWN INTERIOR	
15-09-09-301-030	29180 PHILADELPHIA DR	02/26/21	\$175,000	03-ARM'S LENGTH	\$175,000	\$78,800	\$18,000	\$157,000	\$176,646	0.889	5849	TOWN INTERIOR	
15-09-09-301-031	29176 PHILADELPHIA DR	05/09/19	\$171,000	03-ARM'S LENGTH	\$171,000	\$87,600	\$18,000	\$153,000	\$198,901	0.769	5849	TOWN INTERIOR	
15-09-09-301-054	29192 PHILADELPHIA DR	12/29/20	\$164,900	03-ARM'S LENGTH	\$164,900	\$82,700	\$18,000	\$146,900	\$181,951	0.807	5849	TOWN EXTERIOR	
15-09-09-301-056	29256 PHILADELPHIA DR	11/13/20	\$155,000	03-ARM'S LENGTH	\$155,000	\$68,800	\$18,000	\$137,000	\$163,733	0.837	5849	UPPER RANCH	
15-09-09-301-057	29252 PHILADELPHIA DR	06/07/19	\$150,000	03-ARM'S LENGTH	\$150,000	\$79,600	\$18,000	\$132,000	\$178,799	0.738	5849	TOWN INTERIOR	
15-09-09-301-063	29228 PHILADELPHIA DR	12/02/19	\$155,250	03-ARM'S LENGTH	\$155,250	\$83,600	\$18,000	\$137,250	\$184,167	0.745	5849	TOWN EXTERIOR	
15-09-09-301-073	53729 TRADITIONAL DR	05/07/19	\$152,911	03-ARM'S LENGTH	\$152,911	\$80,100	\$18,000	\$134,911	\$187,072	0.721	5849	RANCH	
15-09-09-301-076	53741 TRADITIONAL DR	02/20/20	\$168,500	03-ARM'S LENGTH	\$168,500	\$86,600	\$18,000	\$150,500	\$196,404	0.766	5849	TOWN INTERIOR	
15-09-09-301-077	53745 TRADITIONAL DR	12/02/20	\$182,000	03-ARM'S LENGTH	\$182,000	\$86,400	\$18,000	\$164,000	\$196,047	0.837	5849	TOWN INTERIOR	
15-09-09-301-078	53749 TRADITIONAL DR	03/17/21	\$189,500	03-ARM'S LENGTH	\$189,500	\$88,900	\$18,000	\$171,500	\$202,330	0.848	5849	TOWN INTERIOR	
15-09-09-301-080	53757 TRADITIONAL DR	02/19/21	\$150,000	03-ARM'S LENGTH	\$150,000	\$64,300	\$18,000	\$132,000	\$151,532	0.871	5849	UPPER RANCH	
15-09-09-301-085	53786 TRADITIONAL DR	05/08/19	\$167,000	03-ARM'S LENGTH	\$167,000	\$87,500	\$18,000	\$149,000	\$198,770	0.750	5849	TOWN INTERIOR	
15-09-09-301-089	53770 TRADITIONAL DR	01/22/21	\$182,000	03-ARM'S LENGTH	\$182,000	\$87,400	\$18,000	\$164,000	\$198,408	0.827	5849	TOWN INTERIOR	
15-09-09-301-096	29365 CLASSIC DR	08/30/19	\$158,000	03-ARM'S LENGTH	\$158,000	\$87,700	\$18,000	\$140,000	\$199,337	0.702	5849	TOWN INTERIOR	
15-09-09-301-099	29377 CLASSIC DR	07/06/20	\$170,000	03-ARM'S LENGTH	\$170,000	\$84,700	\$18,000	\$152,000	\$186,822	0.814	5849	TOWN EXTERIOR	
15-09-09-301-102	29317 CLASSIC DR	05/08/19	\$167,000	03-ARM'S LENGTH	\$167,000	\$88,700	\$18,000	\$149,000	\$201,711	0.739	5849	TOWN INTERIOR	
15-09-09-301-113	29288 CLASSIC DR	11/19/19	\$170,000	03-ARM'S LENGTH	\$170,000	\$87,500	\$18,000	\$152,000	\$198,770	0.765	5849	TOWN INTERIOR	
15-09-09-301-115	29280 CLASSIC DR	09/27/19	\$153,600	03-ARM'S LENGTH	\$153,600	\$80,500	\$18,000	\$135,600	\$181,134	0.749	5849	TOWN INTERIOR	
15-09-09-301-116	29276 CLASSIC DR	04/10/19	\$151,500	03-ARM'S LENGTH	\$151,500	\$80,400	\$18,000	\$133,500	\$180,773	0.738	5849	TOWN INTERIOR	
15-09-09-301-127	53724 NEWBERRY DR	04/14/20	\$123,900	03-ARM'S LENGTH	\$123,900	\$65,000	\$18,000	\$105,900	\$153,355	0.691	5849	UPPER RANCH	
15-09-09-301-128	53720 NEWBERRY DR	09/03/19	\$95,000	03-ARM'S LENGTH	\$95,000	\$50,100	\$18,000	\$77,000	\$119,262	0.646	5849	CARRIAGE HOUSE	

**Totals:      \$3,952,561                                      \$3,952,561      \$1,995,700                                      \$3,502,561      \$4,544,713**

E.C.F. =>      **0.771**

Used:	UPPER RANCH	0.730											
	RANCH	0.760											
	TOWN INTERIOR	0.790											
	TOWN EXTERIOR	0.810											
	CARRIAGE HOUSE	0.690											

With consideration given to market conditions a different ECF was used for each style that more represents the market.

### Chesterfield Township ECFs 2022

5850 HIDDEN HARBOR CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-326-034	33689 BAYVIEW DR	07/26/19	\$107,000	03-ARM'S LENGTH	\$107,000	\$48,700	\$10,000	\$97,000	\$75,261	1.289	5850	CARRIAGE HOUSE
15-09-23-326-035	33653 BAYVIEW DR	04/26/19	\$110,000	03-ARM'S LENGTH	\$110,000	\$51,600	\$10,000	\$100,000	\$89,705	1.115	5850	EXT RANCH
15-09-23-326-044	33625 BAYVIEW DR	02/05/20	\$115,000	03-ARM'S LENGTH	\$115,000	\$51,900	\$10,000	\$105,000	\$86,774	1.210	5850	TOWN EXTERIOR
15-09-23-326-055	33606 BAYVIEW DR	03/20/20	\$87,500	03-ARM'S LENGTH	\$87,500	\$49,900	\$10,000	\$77,500	\$83,168	0.932	5850	TOWN EXTERIOR
15-09-23-326-059	33616 BAYVIEW DR	07/14/20	\$113,250	03-ARM'S LENGTH	\$113,250	\$49,600	\$10,000	\$103,250	\$82,631	1.250	5850	TOWN EXTERIOR
15-09-23-326-066	33634 BAYVIEW DR	12/16/19	\$111,000	03-ARM'S LENGTH	\$111,000	\$49,400	\$10,000	\$101,000	\$82,194	1.229	5850	TOWN EXTERIOR
15-09-23-326-076	33668 BAYVIEW DR	07/17/20	\$99,000	03-ARM'S LENGTH	\$99,000	\$51,300	\$10,000	\$89,000	\$79,773	1.116	5850	CARRIAGE HOUSE
15-09-23-326-102	33734 BAYVIEW DR	03/12/21	\$110,000	03-ARM'S LENGTH	\$110,000	\$49,000	\$10,000	\$100,000	\$81,478	1.227	5850	TOWN EXTERIOR
15-09-23-326-106	33744 BAYVIEW DR	08/13/20	\$112,000	03-ARM'S LENGTH	\$112,000	\$63,100	\$10,000	\$102,000	\$107,559	0.948	5850	TOWN EXTERIOR
15-09-23-326-115	33585 BAYVIEW DR	10/17/19	\$105,000	03-ARM'S LENGTH	\$105,000	\$52,300	\$10,000	\$95,000	\$87,547	1.085	5850	TOWN EXTERIOR
15-09-23-326-159	33771 BAYVIEW DR	08/26/19	\$95,000	03-ARM'S LENGTH	\$95,000	\$48,400	\$10,000	\$85,000	\$80,384	1.057	5850	TOWN EXTERIOR
15-09-23-326-175	33511 BAYVIEW DR	02/18/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$50,100	\$10,000	\$90,000	\$83,446	1.079	5850	TOWN EXTERIOR

**Totals:      \$1,264,750                                      \$1,264,750      \$615,300                                      \$1,144,750      \$1,019,921**

**E.C.F. =>      1.122**

USED:              CARRIAGE HOUSE      1.160  
                          EXT RANCH              1.040  
                          TOWN EXTERIOR        1.080

With consideration given to market conditions a different ECF was used for each style that more represents the market.

5855 - 23 EAST TOWNHOMES

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-102-007	50405 BAY RUN S	10/31/19	\$84,000	03-ARM'S LENGTH	\$84,000	\$42,900	\$12,334	\$71,666	\$104,907	0.683	5855	TOWN INTERIOR
15-09-21-102-017	50416 BAY RUN S	07/24/19	\$89,900	03-ARM'S LENGTH	\$89,900	\$43,400	\$12,334	\$77,566	\$106,277	0.730	5855	TOWN EXTERIOR
15-09-21-102-025	50424 BAY RUN S	03/06/20	\$84,000	03-ARM'S LENGTH	\$84,000	\$43,400	\$12,334	\$71,666	\$106,277	0.674	5855	TOWN EXTERIOR
15-09-21-102-026	50426 BAY RUN S	06/26/20	\$87,000	03-ARM'S LENGTH	\$87,000	\$42,900	\$12,334	\$74,666	\$104,907	0.712	5855	TOWN INTERIOR
15-09-21-102-027	50428 BAY RUN S	01/25/21	\$93,000	03-ARM'S LENGTH	\$93,000	\$42,900	\$12,334	\$80,666	\$104,907	0.769	5855	TOWN INTERIOR
15-09-21-102-041	50440 BAY RUN S	04/05/19	\$85,900	03-ARM'S LENGTH	\$85,900	\$43,400	\$12,334	\$73,566	\$106,277	0.692	5855	TOWN EXTERIOR
15-09-21-102-051	50452 BAY RUN N	08/21/20	\$88,000	03-ARM'S LENGTH	\$88,000	\$42,900	\$12,334	\$75,666	\$104,907	0.721	5855	TOWN INTERIOR
15-09-21-102-060	50462 BAY RUN N	10/08/20	\$94,600	03-ARM'S LENGTH	\$94,600	\$43,400	\$12,334	\$82,266	\$106,277	0.774	5855	TOWN EXTERIOR
15-09-21-102-087	50507 BAY RUN N	10/14/20	\$87,000	03-ARM'S LENGTH	\$87,000	\$43,400	\$12,334	\$74,666	\$106,321	0.702	5855	TOWN INTERIOR
15-09-21-102-088	50505 BAY RUN N	03/25/20	\$80,000	03-ARM'S LENGTH	\$80,000	\$43,900	\$12,334	\$67,666	\$107,710	0.628	5855	TOWN EXTERIOR
15-09-21-102-103	50491 BAY RUN N	06/12/19	\$83,000	03-ARM'S LENGTH	\$83,000	\$43,900	\$12,334	\$70,666	\$107,743	0.656	5855	TOWN INTERIOR
15-09-21-102-114	50476 BAY RUN N	08/07/19	\$84,000	03-ARM'S LENGTH	\$84,000	\$43,900	\$12,334	\$71,666	\$107,743	0.665	5855	TOWN INTERIOR
15-09-21-102-115	50474 BAY RUN N	10/10/19	\$88,000	03-ARM'S LENGTH	\$88,000	\$43,900	\$12,334	\$75,666	\$107,743	0.702	5855	TOWN INTERIOR

**Totals:      \$1,128,400                                      \$1,128,400      \$564,200                                      \$968,058      \$1,381,997**

**E.C.F. =>      0.700**

USED:              TOWN INTERIOR        0.700  
                          TOWN EXTERIOR        0.700

AS-INDICATED

### Chesterfield Township ECFs 2022

5860 JULES VILLAGE CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-308-001	51134 SARAH CT	08/19/20	\$125,000	03-ARM'S LENGTH	\$125,000	\$59,700	\$11,469	\$113,531	\$105,389	1.077	5860	EXT RANCH
15-09-15-308-006	51114 SARAH CT	10/01/20	\$128,000	03-ARM'S LENGTH	\$128,000	\$65,100	\$11,102	\$116,898	\$116,207	1.006	5860	EXT RANCH
15-09-15-308-009	51121 SARAH CT	06/02/20	\$120,000	03-ARM'S LENGTH	\$120,000	\$61,600	\$11,010	\$108,990	\$109,451	0.996	5860	EXT RANCH
<b>Totals:</b>			<b>\$373,000</b>		<b>\$373,000</b>	<b>\$186,400</b>		<b>\$339,419</b>	<b>\$331,047</b>	<b>E.C.F. =&gt; 1.025</b>		

USED:	EXT RANCH	1.025										
AS-INDICATED												

5865 - LAKEPOINTE CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-28-410-012	47600 LORIE LN	10/21/20	\$345,000	03-ARM'S LENGTH	\$345,000	\$170,100	\$72,400	\$272,600	\$256,595	1.062	5865	TOWN EXTERIOR
15-09-28-410-013	29705 ALEXANDRA LN	03/23/21	\$359,000	03-ARM'S LENGTH	\$359,000	\$181,900	\$72,400	\$286,600	\$279,180	1.027	5865	TOWN EXTERIOR
<b>Totals:</b>			<b>\$704,000</b>		<b>\$704,000</b>	<b>\$352,000</b>		<b>\$559,200</b>	<b>\$535,775</b>	<b>E.C.F. =&gt; 1.044</b>		

USED:	TOWN EXTERIOR	1.044										
	TOWN INTERIOR	1.044										
AS-INDICATED												

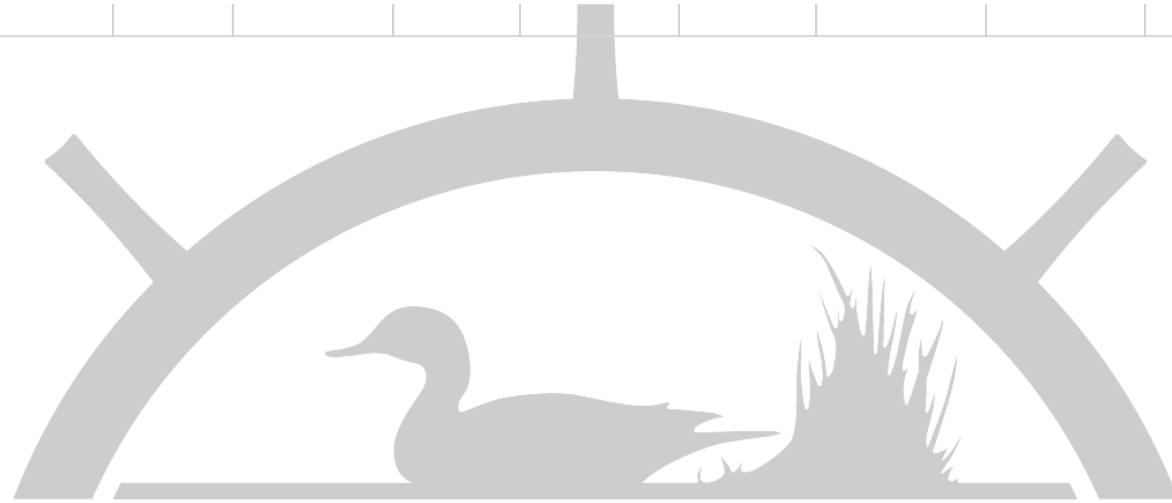
5870 RALEIGH PLACE CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-17-400-018	28416 RALEIGH CRESCENT DR	09/20/19	\$88,000	03-ARM'S LENGTH	\$88,000	\$41,500	\$10,000	\$78,000	\$70,210	1.111	5870	TOWN EXTERIOR
15-09-17-400-027	28374 RALEIGH CRESCENT DR	09/09/20	\$87,000	03-ARM'S LENGTH	\$87,000	\$37,000	\$11,693	\$75,307	\$69,931	1.077	5870	EXT RANCH
15-09-17-400-030	28382 RALEIGH CRESCENT DR	03/13/20	\$80,000	03-ARM'S LENGTH	\$80,000	\$40,700	\$10,000	\$70,000	\$68,575	1.021	5870	TOWN EXTERIOR
15-09-17-400-031	28384 RALEIGH CRESCENT DR	10/30/19	\$60,000	03-ARM'S LENGTH	\$60,000	\$40,900	\$10,000	\$50,000	\$68,975	0.725	5870	TOWN EXTERIOR
15-09-17-400-074	28409 RALEIGH CRESCENT DR	07/03/19	\$82,400	03-ARM'S LENGTH	\$82,400	\$39,200	\$10,000	\$72,400	\$80,558	0.899	5870	TOWN INTERIOR
15-09-17-400-075	28293 RALEIGH CRESCENT DR	03/02/21	\$125,000	03-ARM'S LENGTH	\$125,000	\$45,100	\$10,000	\$115,000	\$90,139	1.276	5870	EXT RANCH
15-09-17-400-103	28151 RALEIGH CRESCENT DR	11/14/19	\$88,000	03-ARM'S LENGTH	\$88,000	\$51,500	\$10,000	\$78,000	\$104,491	0.746	5870	EXT RANCH
15-09-17-400-104	28153 RALEIGH CRESCENT DR	06/30/20	\$76,000	03-ARM'S LENGTH	\$76,000	\$44,700	\$10,000	\$66,000	\$93,516	0.706	5870	TOWN INTERIOR
<b>Totals:</b>			<b>\$686,400</b>		<b>\$686,400</b>	<b>\$340,600</b>		<b>\$604,707</b>	<b>\$646,396</b>	<b>E.C.F. =&gt; 0.936</b>		

USED:	TOWN EXTERIOR	1.040										
	EXT RANCH	0.890										
	TOWN INTERIOR	0.850										
	CARRIAGE HOUSE	0.890										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

5875 NEW FOREST CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
<b>Totals:</b>			\$0		\$0	\$0		\$0	\$0	E.C.F. =>	0.000	
<b>NO SALES</b>												



CHESTERFIELD  
TOWNSHIP

— EST. 1842 —

## Chesterfield Township ECFs 2022

5877 NORTHPOINTE VILLAGE & MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-17-402-010	51790 ADLER PARK DR W	11/19/20	\$149,000	03-ARM'S LENGTH	\$149,000	\$70,000	\$18,000	\$131,000	\$163,762	0.800	5877	RANCH
15-09-17-402-019	51760 ADLER PARK DR W	08/30/19	\$134,900	03-ARM'S LENGTH	\$134,900	\$67,400	\$18,000	\$116,900	\$168,122	0.695	5877	CARRIAGE HOUSE
15-09-17-402-023	51768 ADLER PARK DR W	05/24/19	\$141,000	03-ARM'S LENGTH	\$141,000	\$72,100	\$18,000	\$123,000	\$186,461	0.660	5877	UPPER RANCH
15-09-17-402-024	51770 ADLER PARK DR W	06/21/19	\$135,000	03-ARM'S LENGTH	\$135,000	\$67,400	\$18,000	\$117,000	\$168,122	0.696	5877	CARRIAGE HOUSE
15-09-17-402-027	51754 ADLER PARK DR W	01/28/21	\$150,000	03-ARM'S LENGTH	\$150,000	\$70,700	\$18,000	\$132,000	\$165,761	0.796	5877	RANCH
15-09-17-402-033	51801 ADLER PARK DR W	07/10/20	\$146,000	03-ARM'S LENGTH	\$146,000	\$70,600	\$18,000	\$128,000	\$165,319	0.774	5877	RANCH
15-09-17-402-035	51797 ADLER PARK DR W	02/07/20	\$143,000	03-ARM'S LENGTH	\$143,000	\$72,900	\$18,000	\$125,000	\$188,792	0.662	5877	UPPER RANCH
15-09-17-402-042	51793 ADLER PARK DR W	09/17/20	\$145,000	03-ARM'S LENGTH	\$145,000	\$67,800	\$18,000	\$127,000	\$169,306	0.750	5877	CARRIAGE HOUSE
15-09-17-402-043	51781 ADLER PARK DR W	01/07/21	\$145,000	03-ARM'S LENGTH	\$145,000	\$67,400	\$18,000	\$127,000	\$168,122	0.755	5877	CARRIAGE HOUSE
15-09-17-402-054	51769 ADLER PARK DR W	12/30/19	\$149,900	03-ARM'S LENGTH	\$149,900	\$67,800	\$18,000	\$131,900	\$169,306	0.779	5877	CARRIAGE HOUSE
15-09-17-402-056	51755 ADLER PARK DR W	06/21/19	\$137,000	03-ARM'S LENGTH	\$137,000	\$72,000	\$18,000	\$119,000	\$185,990	0.640	5877	UPPER RANCH
15-09-17-402-060	51747 ADLER PARK DR W	02/22/21	\$165,000	03-ARM'S LENGTH	\$165,000	\$67,800	\$18,000	\$147,000	\$169,306	0.868	5877	CARRIAGE HOUSE
15-09-17-402-063	51739 ADLER PARK DR W	08/23/19	\$143,500	03-ARM'S LENGTH	\$143,500	\$70,700	\$18,000	\$125,500	\$165,761	0.757	5877	RANCH
15-09-17-402-071	51725 ADLER PARK DR W	09/26/19	\$145,000	03-ARM'S LENGTH	\$145,000	\$72,700	\$18,000	\$127,000	\$188,232	0.675	5877	UPPER RANCH
15-09-17-402-074	51713 ADLER PARK DR W	03/10/21	\$146,000	03-ARM'S LENGTH	\$146,000	\$72,700	\$18,000	\$128,000	\$188,232	0.680	5877	UPPER RANCH
15-09-17-402-081	51646 HALE LN	04/30/19	\$141,500	03-ARM'S LENGTH	\$141,500	\$71,300	\$18,000	\$123,500	\$167,311	0.738	5877	RANCH
15-09-17-402-083	51642 HALE LN	07/12/19	\$160,000	03-ARM'S LENGTH	\$160,000	\$72,700	\$18,000	\$142,000	\$188,232	0.754	5877	UPPER RANCH
15-09-17-402-085	51628 HALE LN	06/21/19	\$138,000	03-ARM'S LENGTH	\$138,000	\$68,500	\$18,000	\$120,000	\$171,342	0.700	5877	CARRIAGE HOUSE
15-09-17-402-086	51630 HALE LN	11/27/19	\$149,800	03-ARM'S LENGTH	\$149,800	\$72,700	\$18,000	\$131,800	\$188,232	0.700	5877	UPPER RANCH
15-09-17-402-089	51636 HALE LN	10/30/20	\$149,600	03-ARM'S LENGTH	\$149,600	\$72,900	\$18,000	\$131,600	\$188,708	0.697	5877	UPPER RANCH
15-09-17-402-096	51664 HALE LN	12/11/20	\$147,000	03-ARM'S LENGTH	\$147,000	\$68,500	\$18,000	\$129,000	\$171,342	0.753	5877	CARRIAGE HOUSE
15-09-17-402-101	51660 HALE LN	07/15/19	\$139,000	03-ARM'S LENGTH	\$139,000	\$72,900	\$18,000	\$121,000	\$188,708	0.641	5877	UPPER RANCH
15-09-17-402-112	51682 HALE LN	11/23/20	\$148,900	03-ARM'S LENGTH	\$148,900	\$71,500	\$18,000	\$130,900	\$167,758	0.780	5877	RANCH
15-09-17-402-114	51686 HALE LN	08/21/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$68,100	\$18,000	\$132,000	\$170,144	0.776	5877	CARRIAGE HOUSE
15-09-17-402-115	51697 HALE LN	06/27/19	\$140,000	03-ARM'S LENGTH	\$140,000	\$69,400	\$18,000	\$122,000	\$173,701	0.702	5877	CARRIAGE HOUSE
15-09-17-402-119	51689 HALE LN	03/20/20	\$145,500	03-ARM'S LENGTH	\$145,500	\$72,700	\$18,000	\$127,500	\$188,232	0.677	5877	UPPER RANCH
15-09-17-402-120	51687 HALE LN	07/27/20	\$126,000	03-ARM'S LENGTH	\$126,000	\$68,100	\$18,000	\$108,000	\$170,144	0.635	5877	CARRIAGE HOUSE
15-09-17-402-124	51681 HALE LN	06/16/20	\$140,000	03-ARM'S LENGTH	\$140,000	\$71,500	\$18,000	\$122,000	\$167,758	0.727	5877	RANCH
15-09-17-402-126	51685 HALE LN	05/08/19	\$135,000	03-ARM'S LENGTH	\$135,000	\$68,500	\$18,000	\$117,000	\$171,342	0.683	5877	CARRIAGE HOUSE
15-09-17-402-135	51586 STERN LN	11/19/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$71,300	\$18,000	\$132,000	\$167,311	0.789	5877	RANCH
15-09-17-402-137	51590 STERN LN	02/22/21	\$140,000	03-ARM'S LENGTH	\$140,000	\$72,900	\$18,000	\$122,000	\$188,708	0.647	5877	UPPER RANCH
15-09-17-402-143	28209 AURORA LN	02/14/20	\$148,000	03-ARM'S LENGTH	\$148,000	\$72,700	\$18,000	\$130,000	\$188,232	0.691	5877	UPPER RANCH
15-09-17-402-145	51557 STERN LN	11/18/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$68,500	\$18,000	\$132,000	\$171,342	0.770	5877	CARRIAGE HOUSE
15-09-17-402-147	51561 STERN LN	01/20/21	\$150,000	03-ARM'S LENGTH	\$150,000	\$71,300	\$18,000	\$132,000	\$167,311	0.789	5877	RANCH
15-09-17-402-154	51574 STERN LN	01/24/20	\$137,000	03-ARM'S LENGTH	\$137,000	\$71,300	\$18,000	\$119,000	\$167,311	0.711	5877	RANCH
15-09-17-402-157	51558 STERN LN	01/23/20	\$139,900	03-ARM'S LENGTH	\$139,900	\$68,100	\$18,000	\$121,900	\$170,144	0.716	5877	CARRIAGE HOUSE
15-09-17-402-168	51663 HALE LN	08/30/19	\$125,000	03-ARM'S LENGTH	\$125,000	\$68,500	\$18,000	\$107,000	\$171,342	0.624	5877	CARRIAGE HOUSE
15-09-17-402-170	51653 HALE LN	03/26/20	\$153,000	03-ARM'S LENGTH	\$153,000	\$72,700	\$18,000	\$135,000	\$188,232	0.717	5877	UPPER RANCH
15-09-17-402-171	51655 HALE LN	01/22/21	\$148,500	03-ARM'S LENGTH	\$148,500	\$71,300	\$18,000	\$130,500	\$167,311	0.780	5877	RANCH
15-09-17-402-181	51627 HALE LN	04/09/19	\$135,000	03-ARM'S LENGTH	\$135,000	\$68,500	\$18,000	\$117,000	\$171,342	0.683	5877	CARRIAGE HOUSE
15-09-17-402-192	51615 HALE LN	11/04/19	\$135,000	03-ARM'S LENGTH	\$135,000	\$69,300	\$18,000	\$117,000	\$173,384	0.675	5877	CARRIAGE HOUSE
15-09-17-402-197	51611 HALE LN	03/31/20	\$154,000	03-ARM'S LENGTH	\$154,000	\$73,600	\$18,000	\$136,000	\$190,957	0.712	5877	UPPER RANCH
15-09-17-402-199	51626 HALE LN	05/24/19	\$129,000	03-ARM'S LENGTH	\$129,000	\$69,300	\$18,000	\$111,000	\$173,384	0.640	5877	CARRIAGE HOUSE
15-09-17-402-203	51618 HALE LN	07/03/19	\$148,000	03-ARM'S LENGTH	\$148,000	\$73,500	\$18,000	\$130,000	\$190,476	0.683	5877	UPPER RANCH

## Chesterfield Township ECFs 2022

5877 NORTHPOINTE VILLAGE & MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-17-402-216	51699 ADLER PARK DR W	03/09/20	\$149,000	03-ARM'S LENGTH	\$149,000	\$68,100	\$18,000	\$131,000	\$170,144	0.770	5877	CARRIAGE HOUSE
15-09-17-402-217	51687 ADLER PARK DR W	09/30/20	\$140,000	03-ARM'S LENGTH	\$140,000	\$68,100	\$18,000	\$122,000	\$170,144	0.717	5877	CARRIAGE HOUSE
15-09-17-402-218	51689 ADLER PARK DR W	12/17/19	\$145,000	03-ARM'S LENGTH	\$145,000	\$72,700	\$18,000	\$127,000	\$188,232	0.675	5877	UPPER RANCH
15-09-17-402-222	51697 ADLER PARK DR W	09/10/20	\$146,000	03-ARM'S LENGTH	\$146,000	\$68,100	\$18,000	\$128,000	\$170,144	0.752	5877	CARRIAGE HOUSE
15-09-17-402-225	28306 ADLER PARK DR S	05/06/19	\$142,000	03-ARM'S LENGTH	\$142,000	\$72,800	\$18,000	\$124,000	\$171,297	0.724	5877	RANCH
15-09-17-402-225	28306 ADLER PARK DR S	10/09/19	\$146,950	03-ARM'S LENGTH	\$146,950	\$72,800	\$18,000	\$128,950	\$171,297	0.753	5877	RANCH
15-09-17-402-229	28312 ADLER PARK DR S	07/30/19	\$143,500	03-ARM'S LENGTH	\$143,500	\$69,500	\$18,000	\$125,500	\$174,199	0.720	5877	CARRIAGE HOUSE
15-09-17-402-232	28318 ADLER PARK DR S	04/05/19	\$138,000	03-ARM'S LENGTH	\$138,000	\$72,800	\$18,000	\$120,000	\$171,297	0.701	5877	RANCH
15-09-17-402-234	28322 ADLER PARK DR S	07/25/19	\$152,000	03-ARM'S LENGTH	\$152,000	\$70,000	\$18,000	\$134,000	\$175,426	0.764	5877	CARRIAGE HOUSE
15-09-17-402-246	28346 ADLER PARK DR S	07/18/19	\$146,000	03-ARM'S LENGTH	\$146,000	\$74,900	\$18,000	\$128,000	\$189,706	0.675	5877	CARRIAGE HOUSE
15-09-17-402-252	28348 ADLER PARK DR S	12/13/19	\$158,000	03-ARM'S LENGTH	\$158,000	\$81,800	\$18,000	\$140,000	\$209,504	0.668	5877	CARRIAGE HOUSE
15-09-17-402-254	28362 ADLER PARK DR S	06/24/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$84,200	\$18,000	\$167,000	\$222,097	0.752	5877	UPPER RANCH
15-09-17-402-258	28370 ADLER PARK DR S	10/13/20	\$167,000	03-ARM'S LENGTH	\$167,000	\$81,000	\$18,000	\$149,000	\$207,298	0.719	5877	CARRIAGE HOUSE
15-09-17-402-270	28394 ADLER PARK DR S	11/02/20	\$172,800	03-ARM'S LENGTH	\$172,800	\$83,300	\$18,000	\$154,800	\$213,914	0.724	5877	CARRIAGE HOUSE
15-09-17-402-271	28285 S POINTE LN	07/31/19	\$169,900	03-ARM'S LENGTH	\$169,900	\$83,300	\$18,000	\$151,900	\$213,914	0.710	5877	CARRIAGE HOUSE
15-09-17-402-272	28287 S POINTE LN	10/28/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$85,800	\$18,000	\$172,000	\$226,775	0.758	5877	UPPER RANCH
15-09-17-402-277	28273 S POINTE LN	08/02/19	\$172,500	03-ARM'S LENGTH	\$172,500	\$83,300	\$18,000	\$154,500	\$213,914	0.722	5877	CARRIAGE HOUSE
15-09-17-402-279	28277 S POINTE LN	01/12/21	\$179,000	03-ARM'S LENGTH	\$179,000	\$83,400	\$18,000	\$161,000	\$199,830	0.806	5877	RANCH
15-09-17-402-282	28283 S POINTE LN	05/31/19	\$169,900	03-ARM'S LENGTH	\$169,900	\$83,300	\$18,000	\$151,900	\$213,914	0.710	5877	CARRIAGE HOUSE
15-09-17-402-294	28249 S POINTE LN	01/23/20	\$167,800	03-ARM'S LENGTH	\$167,800	\$81,800	\$18,000	\$149,800	\$209,504	0.715	5877	CARRIAGE HOUSE
15-09-17-402-295	28237 S POINTE LN	10/29/20	\$145,000	03-ARM'S LENGTH	\$145,000	\$74,500	\$18,000	\$127,000	\$188,378	0.674	5877	CARRIAGE HOUSE
15-09-17-402-301	28235 S POINTE LN	07/17/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$74,500	\$18,000	\$142,000	\$188,378	0.754	5877	CARRIAGE HOUSE
15-09-17-402-304	28229 S POINTE LN	10/26/20	\$165,000	03-ARM'S LENGTH	\$165,000	\$78,200	\$18,000	\$147,000	\$185,732	0.791	5877	RANCH
15-09-17-402-314	28209 S POINTE LN	08/15/19	\$160,700	03-ARM'S LENGTH	\$160,700	\$77,300	\$18,000	\$142,700	\$201,677	0.708	5877	UPPER RANCH
15-09-17-402-315	28207 S POINTE LN	05/31/19	\$157,900	03-ARM'S LENGTH	\$157,900	\$75,800	\$18,000	\$139,900	\$179,260	0.780	5877	RANCH
15-09-17-402-316	28205 S POINTE LN	12/05/19	\$145,000	03-ARM'S LENGTH	\$145,000	\$76,000	\$18,000	\$127,000	\$179,740	0.707	5877	RANCH
15-09-17-402-319	28210 S POINTE LN	04/12/19	\$150,000	03-ARM'S LENGTH	\$150,000	\$73,500	\$18,000	\$132,000	\$185,626	0.711	5877	CARRIAGE HOUSE
15-09-17-402-321	28206 S POINTE LN	08/21/20	\$147,000	03-ARM'S LENGTH	\$147,000	\$76,500	\$18,000	\$129,000	\$181,254	0.712	5877	RANCH
15-09-17-402-324	28200 S POINTE LN	07/26/19	\$129,900	03-ARM'S LENGTH	\$129,900	\$73,100	\$18,000	\$111,900	\$184,327	0.607	5877	CARRIAGE HOUSE
15-09-17-402-325	28212 S POINTE LN	01/19/21	\$149,800	03-ARM'S LENGTH	\$149,800	\$73,100	\$18,000	\$131,800	\$184,327	0.715	5877	CARRIAGE HOUSE
15-09-17-402-326	28214 S POINTE LN	04/02/19	\$136,500	03-ARM'S LENGTH	\$136,500	\$78,000	\$18,000	\$118,500	\$203,917	0.581	5877	UPPER RANCH
15-09-17-402-331	28234 S POINTE LN	03/26/21	\$159,500	03-ARM'S LENGTH	\$159,500	\$74,500	\$18,000	\$141,500	\$188,378	0.751	5877	CARRIAGE HOUSE
15-09-17-402-339	28240 S POINTE LN	05/03/19	\$140,000	03-ARM'S LENGTH	\$140,000	\$78,000	\$18,000	\$122,000	\$185,238	0.659	5877	RANCH
15-09-17-402-348	28248 S POINTE LN	04/20/20	\$161,000	03-ARM'S LENGTH	\$161,000	\$83,300	\$18,000	\$143,000	\$213,914	0.668	5877	CARRIAGE HOUSE
15-09-17-402-353	28268 S POINTE LN	03/22/21	\$182,000	03-ARM'S LENGTH	\$182,000	\$85,800	\$18,000	\$164,000	\$226,775	0.723	5877	UPPER RANCH
15-09-17-402-355	28282 S POINTE LN	12/03/19	\$172,900	03-ARM'S LENGTH	\$172,900	\$83,300	\$18,000	\$154,900	\$213,914	0.724	5877	CARRIAGE HOUSE
15-09-17-402-356	28280 S POINTE LN	08/28/19	\$178,981	03-ARM'S LENGTH	\$178,981	\$85,800	\$18,000	\$160,981	\$226,775	0.710	5877	UPPER RANCH
15-09-17-402-357	28278 S POINTE LN	07/19/19	\$186,142	03-ARM'S LENGTH	\$186,142	\$83,400	\$18,000	\$168,142	\$199,830	0.841	5877	RANCH
15-09-17-402-358	28276 S POINTE LN	11/27/19	\$178,900	03-ARM'S LENGTH	\$178,900	\$83,400	\$18,000	\$160,900	\$199,830	0.805	5877	RANCH
15-09-17-402-359	28274 S POINTE LN	09/06/19	\$169,900	03-ARM'S LENGTH	\$169,900	\$85,800	\$18,000	\$151,900	\$226,775	0.670	5877	UPPER RANCH
15-09-17-402-360	28272 S POINTE LN	01/29/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$83,300	\$18,000	\$151,900	\$213,914	0.710	5877	CARRIAGE HOUSE
15-09-17-402-361	28284 S POINTE LN	08/06/19	\$169,900	03-ARM'S LENGTH	\$169,900	\$83,300	\$18,000	\$151,900	\$213,914	0.710	5877	CARRIAGE HOUSE
15-09-17-402-361	28284 S POINTE LN	10/16/20	\$170,000	03-ARM'S LENGTH	\$170,000	\$83,300	\$18,000	\$152,000	\$213,914	0.711	5877	CARRIAGE HOUSE
15-09-17-402-362	28286 S POINTE LN	07/03/19	\$175,100	03-ARM'S LENGTH	\$175,100	\$85,800	\$18,000	\$157,100	\$226,775	0.693	5877	UPPER RANCH

## Chesterfield Township ECFs 2022

5877 NORTHPOINTE VILLAGE & MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-17-402-362	28286 S POINTE LN	12/15/20	\$174,900	03-ARM'S LENGTH	\$174,900	\$85,800	\$18,000	\$156,900	\$226,775	0.692	5877	UPPER RANCH
15-09-17-402-363	28288 S POINTE LN	07/03/19	\$179,090	03-ARM'S LENGTH	\$179,090	\$83,400	\$18,000	\$161,090	\$199,830	0.806	5877	RANCH
15-09-17-402-364	28290 S POINTE LN	07/16/19	\$186,515	03-ARM'S LENGTH	\$186,515	\$83,400	\$18,000	\$168,515	\$199,830	0.843	5877	RANCH
15-09-17-402-365	28292 S POINTE LN	07/25/19	\$172,900	03-ARM'S LENGTH	\$172,900	\$85,800	\$18,000	\$154,900	\$226,775	0.683	5877	UPPER RANCH
15-09-17-402-366	28294 S POINTE LN	11/13/19	\$172,900	03-ARM'S LENGTH	\$172,900	\$83,300	\$18,000	\$154,900	\$213,914	0.724	5877	CARRIAGE HOUSE
15-09-17-402-366	28294 S POINTE LN	02/26/21	\$176,000	03-ARM'S LENGTH	\$176,000	\$83,300	\$18,000	\$158,000	\$213,914	0.739	5877	CARRIAGE HOUSE
15-09-17-403-001	51835 LIONEL LN	07/24/20	\$146,000	03-ARM'S LENGTH	\$146,000	\$74,300	\$18,000	\$128,000	\$187,784	0.682	5877	CARRIAGE HOUSE
15-09-17-403-005	51827 LIONEL LN	12/09/19	\$145,000	03-ARM'S LENGTH	\$145,000	\$72,900	\$18,000	\$127,000	\$188,756	0.673	5877	UPPER RANCH
15-09-17-403-011	51815 LIONEL LN	01/21/20	\$140,000	03-ARM'S LENGTH	\$140,000	\$72,900	\$18,000	\$122,000	\$188,756	0.646	5877	UPPER RANCH
15-09-17-403-026	51834 LIONEL LN	06/03/19	\$148,900	03-ARM'S LENGTH	\$148,900	\$72,900	\$18,000	\$130,900	\$188,756	0.693	5877	UPPER RANCH
15-09-17-403-028	51826 LIONEL LN	05/09/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$74,300	\$18,000	\$137,000	\$187,784	0.730	5877	CARRIAGE HOUSE
15-09-17-403-032	51881 ADLER PARK DR E	04/15/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$72,900	\$18,000	\$137,000	\$188,756	0.726	5877	UPPER RANCH
15-09-17-403-044	51857 ADLER PARK DR E	05/08/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$72,900	\$18,000	\$137,000	\$188,756	0.726	5877	UPPER RANCH
15-09-17-403-045	51855 ADLER PARK DR E	12/07/20	\$155,000	03-ARM'S LENGTH	\$155,000	\$72,400	\$18,000	\$137,000	\$170,105	0.805	5877	RANCH
15-09-17-403-048	51856 ADLER PARK DR E	03/08/21	\$165,000	03-ARM'S LENGTH	\$165,000	\$73,300	\$18,000	\$147,000	\$184,896	0.795	5877	CARRIAGE HOUSE
15-09-17-403-050	51870 ADLER PARK DR E	01/22/21	\$152,000	03-ARM'S LENGTH	\$152,000	\$72,900	\$18,000	\$134,000	\$188,756	0.710	5877	UPPER RANCH
15-09-17-403-059	51876 ADLER PARK DR E	06/12/20	\$144,000	03-ARM'S LENGTH	\$144,000	\$72,100	\$18,000	\$126,000	\$186,482	0.676	5877	UPPER RANCH
15-09-17-403-060	51878 ADLER PARK DR E	02/28/20	\$153,000	03-ARM'S LENGTH	\$153,000	\$71,600	\$18,000	\$135,000	\$168,056	0.803	5877	RANCH
15-09-17-403-075	51848 ADLER PARK DR E	09/25/19	\$138,000	03-ARM'S LENGTH	\$138,000	\$73,100	\$18,000	\$120,000	\$172,154	0.697	5877	RANCH
15-09-17-450-001	51879 E POINTE LN	09/29/20	\$172,000	03-ARM'S LENGTH	\$172,000	\$84,100	\$18,000	\$154,000	\$216,119	0.713	5877	CARRIAGE HOUSE
15-09-17-450-002	51881 E POINTE LN	01/10/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$86,600	\$18,000	\$151,900	\$229,111	0.663	5877	UPPER RANCH
15-09-17-450-003	51883 E POINTE LN	12/24/19	\$185,200	03-ARM'S LENGTH	\$185,200	\$84,000	\$18,000	\$167,200	\$201,338	0.830	5877	RANCH
15-09-17-450-004	51885 E POINTE LN	07/13/20	\$180,935	03-ARM'S LENGTH	\$180,935	\$84,000	\$18,000	\$162,935	\$201,338	0.809	5877	RANCH
15-09-17-450-005	51887 E POINTE LN	03/02/20	\$172,035	03-ARM'S LENGTH	\$172,035	\$86,600	\$18,000	\$154,035	\$229,111	0.672	5877	UPPER RANCH
15-09-17-450-006	51889 E POINTE LN	03/11/21	\$173,150	03-ARM'S LENGTH	\$173,150	\$84,100	\$18,000	\$155,150	\$216,119	0.718	5877	CARRIAGE HOUSE
15-09-17-450-007	51877 E POINTE LN	07/15/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$84,100	\$18,000	\$151,900	\$216,119	0.703	5877	CARRIAGE HOUSE
15-09-17-450-008	51875 E POINTE LN	02/25/20	\$173,085	03-ARM'S LENGTH	\$173,085	\$86,600	\$18,000	\$155,085	\$229,111	0.677	5877	UPPER RANCH
15-09-17-450-009	51873 E POINTE LN	02/12/21	\$182,710	03-ARM'S LENGTH	\$182,710	\$84,000	\$18,000	\$164,710	\$201,338	0.818	5877	RANCH
15-09-17-450-010	51871 E POINTE LN	01/07/20	\$191,030	03-ARM'S LENGTH	\$191,030	\$84,000	\$18,000	\$173,030	\$201,338	0.859	5877	RANCH
15-09-17-450-011	51869 E POINTE LN	12/23/19	\$177,825	03-ARM'S LENGTH	\$177,825	\$86,600	\$18,000	\$159,825	\$229,111	0.698	5877	UPPER RANCH
15-09-17-450-012	51867 E POINTE LN	05/26/20	\$171,300	03-ARM'S LENGTH	\$171,300	\$84,100	\$18,000	\$153,300	\$216,119	0.709	5877	CARRIAGE HOUSE
15-09-17-450-013	51855 E POINTE LN	01/22/21	\$175,550	03-ARM'S LENGTH	\$175,550	\$84,900	\$18,000	\$157,550	\$218,325	0.722	5877	CARRIAGE HOUSE
15-09-17-450-014	51857 E POINTE LN	12/21/20	\$177,265	03-ARM'S LENGTH	\$177,265	\$87,300	\$18,000	\$159,265	\$231,451	0.688	5877	UPPER RANCH
15-09-17-450-015	51859 E POINTE LN	02/02/21	\$185,460	03-ARM'S LENGTH	\$185,460	\$84,800	\$18,000	\$167,460	\$203,392	0.823	5877	RANCH
15-09-17-450-016	51861 E POINTE LN	01/15/21	\$185,460	03-ARM'S LENGTH	\$185,460	\$84,800	\$18,000	\$167,460	\$203,392	0.823	5877	RANCH
15-09-17-450-017	51863 E POINTE LN	02/23/21	\$176,200	03-ARM'S LENGTH	\$176,200	\$87,300	\$18,000	\$158,200	\$231,451	0.684	5877	UPPER RANCH
15-09-17-450-018	51865 E POINTE LN	02/19/21	\$176,200	03-ARM'S LENGTH	\$176,200	\$84,900	\$18,000	\$158,200	\$218,325	0.725	5877	CARRIAGE HOUSE
15-09-17-450-019	51853 E POINTE LN	12/31/20	\$176,550	03-ARM'S LENGTH	\$176,550	\$84,900	\$18,000	\$158,550	\$218,325	0.726	5877	CARRIAGE HOUSE
15-09-17-450-020	51851 E POINTE LN	11/19/20	\$177,540	03-ARM'S LENGTH	\$177,540	\$87,300	\$18,000	\$159,540	\$231,451	0.689	5877	UPPER RANCH
15-09-17-450-022	51847 E POINTE LN	03/26/21	\$189,110	03-ARM'S LENGTH	\$189,110	\$84,800	\$18,000	\$171,110	\$203,392	0.841	5877	RANCH
15-09-17-450-023	51845 E POINTE LN	12/29/20	\$179,550	03-ARM'S LENGTH	\$179,550	\$87,300	\$18,000	\$161,550	\$231,451	0.698	5877	UPPER RANCH
15-09-17-450-024	51843 E POINTE LN	02/05/21	\$180,875	03-ARM'S LENGTH	\$180,875	\$84,900	\$18,000	\$162,875	\$218,325	0.746	5877	CARRIAGE HOUSE
15-09-17-450-061	51878 E POINTE LN	02/02/21	\$171,025	03-ARM'S LENGTH	\$171,025	\$84,100	\$18,000	\$153,025	\$216,119	0.708	5877	CARRIAGE HOUSE
15-09-17-450-062	51876 E POINTE LN	06/10/20	\$170,940	03-ARM'S LENGTH	\$170,940	\$86,600	\$18,000	\$152,940	\$229,111	0.668	5877	UPPER RANCH
15-09-17-450-064	51872 E POINTE LN	10/26/20	\$180,585	03-ARM'S LENGTH	\$180,585	\$84,000	\$18,000	\$162,585	\$201,338	0.808	5877	RANCH



### Chesterfield Township ECFs 2022

5877 NORTHPOINTE VILLAGE & MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-17-450-065	51870 E POINTE LN	08/07/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$86,600	\$18,000	\$151,900	\$229,111	0.663	5877	UPPER RANCH
15-09-17-450-066	51868 E POINTE LN	06/24/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$84,100	\$18,000	\$151,900	\$216,119	0.703	5877	CARRIAGE HOUSE
15-09-17-450-067	51880 E POINTE LN	10/15/20	\$171,025	03-ARM'S LENGTH	\$171,025	\$84,100	\$18,000	\$153,025	\$216,119	0.708	5877	CARRIAGE HOUSE
15-09-17-450-068	51882 E POINTE LN	07/02/20	\$171,145	03-ARM'S LENGTH	\$171,145	\$86,600	\$18,000	\$153,145	\$229,111	0.668	5877	UPPER RANCH
15-09-17-450-069	51884 E POINTE LN	03/19/21	\$180,585	03-ARM'S LENGTH	\$180,585	\$84,000	\$18,000	\$162,585	\$201,338	0.808	5877	RANCH
15-09-17-450-070	51886 E POINTE LN	02/26/21	\$180,585	03-ARM'S LENGTH	\$180,585	\$84,000	\$18,000	\$162,585	\$201,338	0.808	5877	RANCH
15-09-17-450-071	51888 E POINTE LN	08/13/20	\$171,675	03-ARM'S LENGTH	\$171,675	\$86,600	\$18,000	\$153,675	\$229,111	0.671	5877	UPPER RANCH
15-09-17-450-072	51890 E POINTE LN	09/01/20	\$171,025	03-ARM'S LENGTH	\$171,025	\$84,100	\$18,000	\$153,025	\$216,119	0.708	5877	CARRIAGE HOUSE

<b>Totals:</b>	<b>\$22,390,798</b>	<b>\$22,390,798</b>	<b>\$10,902,900</b>	<b>\$19,852,798</b>	<b>\$27,476,772</b>	<b>E.C.F. =&gt;</b>	<b>0.723</b>
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USED:	RANCH	0.745					
	UPPER RANCH	0.677					
	CARRIAGE HOUSE	0.695					

With consideration given to market conditions a different ECF was used for each style that more represents the market.



Chesterfield Township ECFs 2022

5878 PLYMOUTH VILLAGE ON THE SOUTH													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-09-179-001	29970 CAMDEN CIR	01/15/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$119,100	\$30,000	\$220,000	\$265,110	0.830	5878	ATTACHED RANCH	
15-09-09-179-011	30019 CAMDEN CIR	02/07/20	\$224,000	03-ARM'S LENGTH	\$224,000	\$120,300	\$30,628	\$193,372	\$267,409	0.723	5878	ATTACHED RANCH	
15-09-09-179-012	30013 CAMDEN CIR	12/12/19	\$197,000	03-ARM'S LENGTH	\$197,000	\$107,900	\$30,628	\$166,372	\$235,915	0.705	5878	ATTACHED RANCH	
15-09-09-179-013	30007 CAMDEN CIR	05/28/19	\$240,000	03-ARM'S LENGTH	\$240,000	\$117,900	\$30,628	\$209,372	\$261,485	0.801	5878	ATTACHED 1+STY	
15-09-09-179-014	30001 CAMDEN CIR	03/23/20	\$228,000	03-ARM'S LENGTH	\$228,000	\$118,900	\$30,628	\$197,372	\$263,904	0.748	5878	ATTACHED 1+STY	
15-09-09-179-016	29989 CAMDEN CIR	10/31/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$94,100	\$30,000	\$155,000	\$201,445	0.769	5878	ATTACHED RANCH	
15-09-09-179-028	54318 HALIFAX ST	02/11/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$150,500	\$47,902	\$257,098	\$324,453	0.792	5878	1 + STORIES	
15-09-09-179-040	54283 CAMDEN CIR	12/29/20	\$195,000	03-ARM'S LENGTH	\$195,000	\$90,500	\$30,000	\$165,000	\$192,301	0.858	5878	ATTACHED RANCH	
15-09-09-179-060	54325 CAMDEN CIR	03/26/21	\$249,000	03-ARM'S LENGTH	\$249,000	\$114,500	\$30,000	\$219,000	\$253,489	0.864	5878	ATTACHED RANCH	
15-09-09-179-061	54331 CAMDEN CIR	12/10/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$114,600	\$30,000	\$210,000	\$253,725	0.828	5878	ATTACHED RANCH	
15-09-09-179-064	30004 DANVERS DR	12/05/19	\$40,000	03-ARM'S LENGTH	\$266,208	\$142,400	\$45,500	\$220,708	\$298,292	0.740	5878	1 + STORIES	
15-09-09-179-065	30010 DANVERS DR	03/31/20	\$40,000	03-ARM'S LENGTH	\$270,000	\$141,600	\$45,500	\$224,500	\$300,784	0.746	5878	RANCH	
15-09-09-179-066	30016 DANVERS DR	08/23/19	\$270,000	03-ARM'S LENGTH	\$270,000	\$141,800	\$45,500	\$224,500	\$305,382	0.735	5878	1 + STORIES	
15-09-09-179-068	30028 DANVERS DR	04/11/19	\$30,000	03-ARM'S LENGTH	\$280,000	\$141,800	\$45,500	\$234,500	\$305,382	0.768	5878	1 + STORIES	
15-09-09-179-069	30034 DANVERS DR	04/24/20	\$40,000	03-ARM'S LENGTH	\$282,000	\$147,500	\$45,500	\$236,500	\$315,892	0.749	5878	RANCH	
15-09-09-179-070	30045 DANVERS DR	05/16/19	\$30,000	03-ARM'S LENGTH	\$277,000	\$144,900	\$48,920	\$228,080	\$308,742	0.739	5878	1 + STORIES	
15-09-09-179-071	30039 DANVERS DR	09/11/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$141,800	\$45,500	\$219,500	\$305,382	0.719	5878	1 + STORIES	
15-09-09-179-072	30033 DANVERS DR	11/01/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$145,400	\$45,500	\$204,500	\$310,575	0.658	5878	RANCH	
15-09-09-179-073	30027 DANVERS DR	12/19/19	\$35,000	03-ARM'S LENGTH	\$245,000	\$135,200	\$45,500	\$199,500	\$288,321	0.692	5878	1 + STORIES	
15-09-09-179-074	30021 DANVERS DR	03/06/20	\$40,000	03-ARM'S LENGTH	\$270,000	\$141,600	\$45,500	\$224,500	\$300,784	0.746	5878	RANCH	
15-09-09-179-075	30015 DANVERS DR	11/27/19	\$270,000	03-ARM'S LENGTH	\$270,000	\$143,900	\$45,500	\$224,500	\$310,763	0.722	5878	1 + STORIES	
15-09-09-179-076	30009 DANVERS DR	12/04/19	\$40,000	03-ARM'S LENGTH	\$265,793	\$142,100	\$46,487	\$219,306	\$300,784	0.729	5878	RANCH	
15-09-09-179-077	54343 CAMDEN CIR	06/05/20	\$210,000	03-ARM'S LENGTH	\$210,000	\$109,900	\$30,000	\$180,000	\$241,736	0.745	5878	ATTACHED RANCH	
15-09-09-179-078	54349 CAMDEN CIR	08/19/20	\$30,000	03-ARM'S LENGTH	\$235,000	\$115,100	\$30,000	\$205,000	\$255,147	0.803	5878	ATTACHED RANCH	
15-09-09-179-079	54355 CAMDEN CIR	07/17/20	\$229,000	03-ARM'S LENGTH	\$229,000	\$115,100	\$30,000	\$199,000	\$255,147	0.780	5878	ATTACHED RANCH	
15-09-09-179-080	54361 CAMDEN CIR	10/26/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$109,900	\$30,000	\$200,000	\$241,736	0.827	5878	ATTACHED RANCH	
15-09-09-179-081	54367 CAMDEN CIR	12/01/20	\$234,900	03-ARM'S LENGTH	\$234,900	\$113,700	\$30,000	\$204,900	\$251,403	0.815	5878	ATTACHED RANCH	
15-09-09-179-082	54373 CAMDEN CIR	08/04/20	\$234,900	03-ARM'S LENGTH	\$234,900	\$119,200	\$30,000	\$204,900	\$265,452	0.772	5878	ATTACHED RANCH	
15-09-09-179-083	54379 CAMDEN CIR	07/02/20	\$239,000	03-ARM'S LENGTH	\$239,000	\$119,800	\$30,000	\$209,000	\$266,907	0.783	5878	ATTACHED RANCH	
15-09-09-179-084	54385 CAMDEN CIR	09/03/20	\$234,900	03-ARM'S LENGTH	\$234,900	\$119,200	\$30,000	\$204,900	\$265,452	0.772	5878	ATTACHED RANCH	
15-09-09-179-085	54391 CAMDEN CIR	08/06/20	\$234,900	03-ARM'S LENGTH	\$234,900	\$119,200	\$30,000	\$204,900	\$265,452	0.772	5878	ATTACHED RANCH	
15-09-09-179-088	54342 HALIFAX ST	02/05/21	\$310,000	03-ARM'S LENGTH	\$310,000	\$149,300	\$45,500	\$264,500	\$324,453	0.815	5878	1 + STORIES	
15-09-09-179-089	54348 HALIFAX ST	01/20/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$144,300	\$45,500	\$259,500	\$307,841	0.843	5878	RANCH	
15-09-09-179-092	54366 HALIFAX ST	10/02/20	\$40,000	03-ARM'S LENGTH	\$291,000	\$150,700	\$47,328	\$243,672	\$325,856	0.748	5878	1 + STORIES	
15-09-09-179-093	54372 HALIFAX ST	11/08/19	\$275,000	03-ARM'S LENGTH	\$275,000	\$139,800	\$45,500	\$229,500	\$296,285	0.775	5878	RANCH	
15-09-09-179-094	30015 QUINCY ST	11/10/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$142,300	\$45,500	\$254,500	\$306,413	0.831	5878	1 + STORIES	
15-09-09-179-097	29997 QUINCY ST	11/06/20	\$298,000	03-ARM'S LENGTH	\$298,000	\$138,400	\$47,548	\$250,452	\$290,153	0.863	5878	RANCH	
15-09-09-179-103	29961 QUINCY ST	08/13/19	\$274,000	03-ARM'S LENGTH	\$274,000	\$138,600	\$45,500	\$228,500	\$293,219	0.779	5878	RANCH	

Totals: \$7,342,600 \$9,659,601 \$4,902,800 \$8,196,404 \$10,622,967

E.C.F. => 0.772

USED:	ATTACHED RANCH	0.785											
	ATTACHED 1+STY	0.785											
	1 + STORIES	0.780											
	RANCH	0.790											

With consideration given to market conditions a different ECF was used for each style that more represents the market.

**Chesterfield Township ECFs 2022**

5879 PLYMOUTH VILLAGE NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-09-202-003	54713 DARBY ST	04/25/19	\$199,900	03-ARM'S LENGTH	\$199,900	\$107,200	\$31,398	\$168,502	\$202,224	0.833	5879	EXT RANCH
15-09-09-202-024	30087 ARLINGTON ST	11/04/19	\$220,000	03-ARM'S LENGTH	\$220,000	\$119,400	\$30,000	\$190,000	\$230,771	0.823	5879	EXT RANCH
15-09-09-202-027	30114 PROSPECT ST	07/10/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$113,600	\$32,024	\$207,976	\$215,575	0.965	5879	EXT RANCH
15-09-09-202-032	30084 PROSPECT ST	12/20/19	\$197,900	03-ARM'S LENGTH	\$197,900	\$112,100	\$30,000	\$167,900	\$214,630	0.782	5879	EXT RANCH

**Totals: \$857,800 \$857,800 \$452,300 \$734,378 \$863,200**

E.C.F. => **0.851**

USED: EXT RANCH 0.905

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.

5880 SALT RIVER CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-351-002	51236 JOHNS DR	06/11/20	\$103,900	03-ARM'S LENGTH	\$103,900	\$44,300	\$10,000	\$93,900	\$87,260	1.076	5880	TOWN EXTERIOR
15-09-14-351-007	51226 JOHNS DR	04/10/19	\$80,000	03-ARM'S LENGTH	\$80,000	\$45,600	\$10,000	\$70,000	\$90,267	0.775	5880	TOWN EXTERIOR
15-09-14-351-009	51246 JOHNS DR	06/18/20	\$90,000	03-ARM'S LENGTH	\$90,000	\$45,500	\$10,000	\$80,000	\$93,542	0.855	5880	EXT RANCH
15-09-14-351-034	51384 JOHNS DR	06/30/20	\$110,000	03-ARM'S LENGTH	\$110,000	\$46,600	\$10,000	\$100,000	\$92,547	1.081	5880	TOWN EXTERIOR
15-09-14-351-035	51386 JOHNS DR	11/20/20	\$118,000	03-ARM'S LENGTH	\$118,000	\$45,600	\$10,000	\$108,000	\$90,267	1.196	5880	TOWN EXTERIOR

**Totals: \$501,900 \$501,900 \$227,600 \$451,900 \$453,882**

E.C.F. => **0.996**

USED: EXT RANCH 0.87  
TOWN EXTERIOR 0.89  
CARRIAGE HOUSE 0.85

With consideration given to market conditions a different ECF was used for each style that more represents the market.

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

5883 SEATON PLACE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-431-103	32990 REDSTONE DR	02/04/21	\$159,000	03-ARM'S LENGTH	\$159,000	\$72,200	\$20,000	\$139,000	\$171,484	0.811	5883	UPPER RANCH
15-09-15-431-107	32974 REDSTONE DR	02/04/21	\$155,000	03-ARM'S LENGTH	\$155,000	\$66,100	\$20,000	\$135,000	\$155,761	0.867	5883	CARRIAGE HOUSE

**Totals: \$314,000 \$314,000 \$138,300 \$274,000 \$327,245**

E.C.F. => **0.837**

USED: UPPER RANCH 0.835  
CARRIAGE HOUSE 0.720  
RANCH 0.725

With consideration given to market conditions a different ECF was used for each style that more represents the market.

**Chesterfield Township ECFs 2022**

5883 SEATON PLACE II CONDO													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
<b>Totals:</b>			\$0		\$0	\$0		\$0	\$0				
										<b>E.C.F. =&gt;</b>	<b>0.000</b>		

**NO SALES**

5890 SALT RIVER EAST CONDO													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-14-352-020	51290 JOHNS DR	05/01/19	\$38,500	03-ARM'S LENGTH	\$38,500	\$26,700	\$5,000	\$33,500	\$71,076	0.471	5890	TOWN INTERIOR	
15-09-14-352-039	51170 JOHNS DR	11/03/20	\$65,000	03-ARM'S LENGTH	\$65,000	\$28,400	\$5,000	\$60,000	\$67,853	0.884	5890	TOWN EXTERIOR	
<b>Totals:</b>			<b>\$103,500</b>		<b>\$103,500</b>	<b>\$55,100</b>		<b>\$93,500</b>	<b>\$138,929</b>				
										<b>E.C.F. =&gt;</b>	<b>0.673</b>		

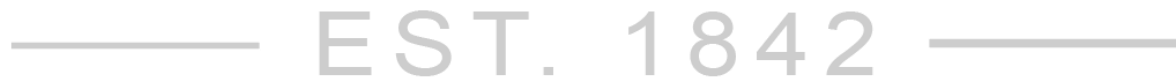
USED:	TOWN INTERIOR	0.728											
	TOWN EXTERIOR	0.682											

With consideration given to market conditions a different ECF was used for each style that more represents the market.

5891 RIVERSIDE LANDING CONDO													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-26-103-003	33888 MICHIGAMME DR	06/04/19	\$279,900	03-ARM'S LENGTH	\$279,900	\$148,200	\$40,000	\$239,900	\$378,264	0.634	5891	INT 1+ STY	
15-09-26-103-004	33884 MICHIGAMME DR	03/05/21	\$249,900	03-ARM'S LENGTH	\$249,900	\$124,500	\$40,000	\$209,900	\$299,562	0.701	5891	EXT RANCH	
15-09-26-103-009	33848 MICHIGAMME DR	09/29/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$118,000	\$40,000	\$195,000	\$280,731	0.695	5891	EXT RANCH	
15-09-26-103-010	33844 MICHIGAMME DR	02/24/21	\$244,900	03-ARM'S LENGTH	\$244,900	\$116,800	\$40,000	\$204,900	\$285,565	0.718	5891	INT 1+ STY	
15-09-26-103-018	33825 MICHIGAMME DR	10/29/20	\$277,500	03-ARM'S LENGTH	\$277,500	\$129,900	\$40,000	\$237,500	\$324,316	0.732	5891	INT 1+ STY	
15-09-26-103-041	33773 MICHIGAMME DR	09/25/19	\$263,500	03-ARM'S LENGTH	\$263,500	\$128,500	\$40,000	\$223,500	\$310,911	0.719	5891	EXT RANCH	
15-09-26-103-042	33777 MICHIGAMME DR	09/24/19	\$309,900	03-ARM'S LENGTH	\$309,900	\$151,200	\$40,000	\$269,900	\$386,942	0.698	5891	INT 1+ STY	
15-09-26-103-043	33781 MICHIGAMME DR	10/18/19	\$313,200	03-ARM'S LENGTH	\$313,200	\$152,000	\$41,729	\$271,471	\$386,942	0.702	5891	INT 1+ STY	
15-09-26-103-044	33785 MICHIGAMME DR	09/18/19	\$268,375	03-ARM'S LENGTH	\$268,375	\$128,500	\$40,000	\$228,375	\$310,911	0.735	5891	EXT RANCH	
15-09-26-103-046	33793 MICHIGAMME DR	01/24/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$136,500	\$40,000	\$220,000	\$343,521	0.640	5891	INT 1+ STY	
<b>Totals:</b>			<b>\$2,702,175</b>		<b>\$2,702,175</b>	<b>\$1,334,100</b>		<b>\$2,300,446</b>	<b>\$3,307,665</b>				
										<b>E.C.F. =&gt;</b>	<b>0.695</b>		

USED:	EXT RANCH	0.698											
	INT 1+ STY	0.678											

With consideration given to market conditions a different ECF was used for each style that more represents the market.



Chesterfield Township ECFs 2022

5892 RIVERSIDE WOODS CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-26-104-007	33859 AU SABLE DR	08/13/20	\$274,900	03-ARM'S LENGTH	\$274,900	\$123,500	\$40,000	\$234,900	\$289,446	0.812	5892	EXT RANCH
15-09-26-104-023	33835 AU SABLE DR	02/07/20	\$245,600	03-ARM'S LENGTH	\$245,600	\$129,300	\$40,000	\$205,600	\$312,159	0.659	5892	EXT 1+ STY
15-09-26-104-049	33795 AU SABLE DR	07/10/20	\$345,500	03-ARM'S LENGTH	\$345,500	\$157,400	\$40,000	\$305,500	\$392,499	0.778	5892	EXT 1+ STY
15-09-26-104-051	49510 KEWEENAW CT	05/21/19	\$269,900	03-ARM'S LENGTH	\$269,900	\$140,300	\$40,000	\$229,900	\$336,576	0.683	5892	EXT RANCH
15-09-26-104-052	49514 KEWEENAW CT	05/29/19	\$269,900	03-ARM'S LENGTH	\$269,900	\$139,400	\$40,000	\$229,900	\$334,052	0.688	5892	EXT RANCH
15-09-26-104-055	49523 KEWEENAW CT	08/14/20	\$382,931	03-ARM'S LENGTH	\$382,931	\$155,800	\$40,000	\$342,931	\$387,894	0.884	5892	EXT 1+ STY
15-09-26-104-056	49519 KEWEENAW CT	09/11/20	\$296,261	03-ARM'S LENGTH	\$296,261	\$150,000	\$40,000	\$256,261	\$371,519	0.690	5892	EXT 1+ STY
15-09-26-104-057	49515 KEWEENAW CT	07/02/20	\$249,000	03-ARM'S LENGTH	\$249,000	\$139,300	\$40,000	\$209,000	\$333,629	0.626	5892	EXT RANCH
15-09-26-104-067	33755 AU SABLE DR	09/09/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$139,100	\$40,000	\$225,000	\$333,066	0.676	5892	EXT RANCH
15-09-26-104-068	33751 AU SABLE DR	08/18/20	\$282,500	03-ARM'S LENGTH	\$282,500	\$147,900	\$40,000	\$242,500	\$365,366	0.664	5892	EXT 1+ STY
15-09-26-104-070	33750 AU SABLE DR	07/31/19	\$255,000	03-ARM'S LENGTH	\$255,000	\$132,000	\$40,000	\$215,000	\$319,966	0.672	5892	EXT 1+ STY
15-09-26-104-072	33743 AU SABLE DR	07/27/20	\$285,000	03-ARM'S LENGTH	\$285,000	\$147,200	\$40,000	\$245,000	\$363,356	0.674	5892	EXT 1+ STY
15-09-26-104-073	33746 AU SABLE DR	12/16/19	\$353,760	03-ARM'S LENGTH	\$353,760	\$157,800	\$40,000	\$313,760	\$393,614	0.797	5892	EXT 1+ STY
15-09-26-104-074	33742 AU SABLE DR	05/22/19	\$289,500	03-ARM'S LENGTH	\$289,500	\$150,900	\$40,000	\$249,500	\$374,070	0.667	5892	EXT 1+ STY
15-09-26-104-077	33730 AU SABLE DR	08/19/19	\$291,000	03-ARM'S LENGTH	\$291,000	\$150,000	\$40,000	\$251,000	\$371,566	0.676	5892	EXT 1+ STY
15-09-26-104-078	33726 AU SABLE DR	07/15/19	\$284,500	03-ARM'S LENGTH	\$284,500	\$152,300	\$40,000	\$244,500	\$377,881	0.647	5892	EXT 1+ STY
15-09-26-104-079	33722 AU SABLE DR	02/21/20	\$320,035	03-ARM'S LENGTH	\$320,035	\$150,300	\$40,000	\$280,035	\$372,339	0.752	5892	EXT 1+ STY
15-09-26-104-080	33718 AU SABLE DR	09/27/19	\$291,500	03-ARM'S LENGTH	\$291,500	\$154,700	\$40,000	\$251,500	\$384,967	0.653	5892	EXT 1+ STY
<b>Totals:</b>			<b>\$5,251,787</b>		<b>\$5,251,787</b>	<b>\$2,617,200</b>		<b>\$4,531,787</b>	<b>\$6,413,964</b>	<b>E.C.F. =&gt; 0.707</b>		

USED:	EXT 1+ STY	0.715										
	EXT RANCH	0.700										
With consideration given to market conditions a different ECF was used for each style that more represents the market.												



Chesterfield Township ECFs 2022

5895 APPLGROVE CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-30-253-002	48431 ROSEWOOD LN	06/28/19	\$161,500	03-ARM'S LENGTH	\$161,500	\$75,100	\$20,000	\$141,500	\$142,437	0.993	5895	INT RANCH
15-09-30-253-004	48451 ROSEWOOD LN	09/18/19	\$172,000	03-ARM'S LENGTH	\$172,000	\$78,900	\$20,000	\$152,000	\$150,856	1.008	5895	EXT RANCH
15-09-30-253-014	26121 N KNOLLWOOD DR	07/10/20	\$159,900	03-ARM'S LENGTH	\$159,900	\$75,200	\$20,000	\$139,900	\$142,704	0.980	5895	INT RANCH
15-09-30-253-022	48495 JUSWOOD LN	04/30/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$77,500	\$20,000	\$135,000	\$147,714	0.914	5895	EXT RANCH
15-09-30-253-026	26191 N KNOLLWOOD DR	12/15/20	\$180,000	03-ARM'S LENGTH	\$180,000	\$85,400	\$20,000	\$160,000	\$165,092	0.969	5895	INT RANCH
15-09-30-253-030	48483 MARWOOD DR	06/28/19	\$169,900	03-ARM'S LENGTH	\$169,900	\$89,100	\$20,000	\$149,900	\$173,133	0.866	5895	INT RANCH
15-09-30-253-043	48382 MARWOOD DR	07/07/20	\$157,000	03-ARM'S LENGTH	\$157,000	\$80,400	\$20,000	\$137,000	\$154,015	0.890	5895	EXT RANCH
15-09-30-253-044	48372 MARWOOD DR	10/23/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$86,800	\$20,000	\$165,000	\$168,053	0.982	5895	EXT RANCH
15-09-30-253-052	26234 JACKGROVE LN	05/23/19	\$169,000	03-ARM'S LENGTH	\$169,000	\$83,200	\$20,000	\$149,000	\$160,181	0.930	5895	EXT RANCH
15-09-30-253-056	26194 JACKGROVE LN	04/25/19	\$154,000	03-ARM'S LENGTH	\$154,000	\$88,100	\$20,000	\$134,000	\$170,798	0.785	5895	EXT RANCH
15-09-30-253-063	26195 JACKGROVE LN	11/05/20	\$195,000	03-ARM'S LENGTH	\$195,000	\$88,700	\$20,000	\$175,000	\$172,316	1.016	5895	EXT RANCH
15-09-30-253-069	26222 ANNAGROVE LN	04/08/19	\$139,000	03-ARM'S LENGTH	\$139,000	\$78,700	\$20,000	\$119,000	\$150,254	0.792	5895	INT RANCH
15-09-30-253-090	26170 N KNOLLWOOD DR	09/17/20	\$155,000	03-ARM'S LENGTH	\$155,000	\$78,000	\$20,000	\$135,000	\$148,757	0.908	5895	INT RANCH
15-09-30-253-100	26145 MARKIEGROVE	05/31/19	\$165,000	03-ARM'S LENGTH	\$165,000	\$92,000	\$20,000	\$145,000	\$179,402	0.808	5895	EXT RANCH
15-09-30-253-108	26225 MARKIEGROVE	05/16/19	\$165,000	03-ARM'S LENGTH	\$165,000	\$88,600	\$20,000	\$145,000	\$171,986	0.843	5895	EXT RANCH
15-09-30-253-110	26245 MARKIEGROVE	06/10/19	\$165,000	03-ARM'S LENGTH	\$165,000	\$82,200	\$20,000	\$145,000	\$157,952	0.918	5895	INT RANCH
15-09-30-254-022	48286 APPLGROVE LN	03/10/21	\$257,000	03-ARM'S LENGTH	\$257,000	\$120,200	\$20,000	\$237,000	\$241,098	0.983	5895	EXT RANCH
<b>Totals:</b>			<b>\$2,904,300</b>		<b>\$2,904,300</b>	<b>\$1,448,100</b>		<b>\$2,564,300</b>	<b>\$2,796,746</b>	<b>E.C.F. =&gt;</b>	<b>0.917</b>	

USED:	2 STORY	0.950										
	INT RANCH	0.914										
	EXT RANCH	0.914										

With consideration given to market conditions a different ECF was used for each style that more represents the market.



Chesterfield Township ECFs 2022

5907 CONCORDIA CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-04-428-011	30580 ANGELA MARIE CT	06/14/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$94,600	\$24,000	\$161,000	\$206,851	0.778	5907	INT RANCH
15-09-04-428-018	30555 MARY FRANCES CT	05/17/19	\$179,900	03-ARM'S LENGTH	\$179,900	\$89,200	\$24,000	\$155,900	\$193,356	0.806	5907	INT RANCH
15-09-04-428-019	30553 MARY FRANCES CT	03/11/20	\$177,500	03-ARM'S LENGTH	\$177,500	\$90,200	\$25,006	\$152,494	\$194,596	0.784	5907	INT RANCH
15-09-04-428-024	30559 MARY FRANCES CT	05/01/19	\$180,000	03-ARM'S LENGTH	\$180,000	\$91,500	\$25,300	\$154,700	\$197,486	0.783	5907	EXT RANCH
15-09-04-428-032	30556 MARY FRANCES CT	08/28/20	\$195,000	03-ARM'S LENGTH	\$195,000	\$96,800	\$25,268	\$169,732	\$210,698	0.806	5907	EXT RANCH
15-09-04-428-046	30579 BEATRICE CT	03/26/21	\$219,000	03-ARM'S LENGTH	\$219,000	\$107,000	\$24,000	\$195,000	\$237,856	0.820	5907	INT RANCH
15-09-04-428-059	30587 LYNN CT	06/18/20	\$242,500	03-ARM'S LENGTH	\$242,500	\$110,800	\$24,000	\$218,500	\$247,415	0.883	5907	INT RANCH
15-09-04-428-073	30609 ELEANOR CT	02/02/21	\$215,000	03-ARM'S LENGTH	\$215,000	\$106,100	\$27,828	\$187,172	\$230,854	0.811	5907	EXT RANCH
15-09-04-428-082	30637 MELISA CT	11/22/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$98,400	\$26,248	\$168,752	\$213,415	0.791	5907	INT RANCH
15-09-04-428-109	30614 CONSTANCE CT	04/06/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$102,900	\$27,364	\$172,636	\$223,275	0.773	5907	EXT RANCH
15-09-04-428-112	30620 CONSTANCE CT	04/05/19	\$205,000	03-ARM'S LENGTH	\$205,000	\$102,200	\$25,963	\$179,037	\$223,275	0.802	5907	EXT RANCH
15-09-04-428-114	30603 BARBARA CT	07/22/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$109,600	\$27,361	\$187,639	\$240,022	0.782	5907	INT RANCH
15-09-04-428-119	30609 BARBARA CT	05/20/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$110,800	\$28,558	\$186,442	\$241,642	0.772	5907	INT RANCH
15-09-04-428-127	30602 BARBARA CT	02/19/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$113,700	\$24,000	\$201,000	\$254,544	0.790	5907	INT RANCH
<b>Totals:</b>			<b>\$2,848,900</b>		<b>\$2,848,900</b>	<b>\$1,423,800</b>		<b>\$2,490,004</b>	<b>\$3,115,285</b>			

E.C.F. => 0.799

USED:	INT RANCH	0.799										
	EXT RANCH	0.799										
AS-INDICATED												

5908 CONCORDIA ESTATES CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-04-427-007	30599 VICTORIA CT	11/06/20	\$204,900	03-ARM'S LENGTH	\$204,900	\$105,500	\$24,331	\$180,569	\$233,525	0.773	5908	INT RANCH

**Totals: \$204,900 \$204,900 \$105,500 \$180,569 \$233,525**

E.C.F. => 0.773

USED:	INT RANCH	0.799										
	EXT RANCH	0.799										

SIMILAR TO 5907 CONCORDIA CONDO

5910 SHOREVIEW PLACE CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-307-009	48638 SUGARBUSH RD	01/27/21	\$97,000	03-ARM'S LENGTH	\$97,000	\$39,900	\$10,000	\$87,000	\$97,086	0.896	5910	TOWN INTERIOR
15-09-22-307-030	48498 SUGARBUSH RD	06/15/20	\$85,000	03-ARM'S LENGTH	\$85,000	\$38,600	\$10,000	\$75,000	\$82,828	0.905	5910	EXT RANCH
15-09-22-307-046	48528 SUGARBUSH RD	12/20/19	\$79,000	03-ARM'S LENGTH	\$79,000	\$46,200	\$10,000	\$69,000	\$114,747	0.601	5910	TOWN INTERIOR
15-09-22-307-059	48576 SUGARBUSH RD	06/21/19	\$79,000	03-ARM'S LENGTH	\$79,000	\$46,200	\$10,000	\$69,000	\$114,747	0.601	5910	TOWN INTERIOR
15-09-22-307-077	48618 SUGARBUSH RD	07/18/19	\$82,000	03-ARM'S LENGTH	\$82,000	\$43,500	\$10,000	\$72,000	\$107,206	0.672	5910	TOWN INTERIOR

**Totals: \$422,000 \$422,000 \$214,400 \$372,000 \$516,613**

E.C.F. => 0.720

USED:	TOWN INTERIOR	0.718										
	EXT RANCH	0.812										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

### Chesterfield Township ECFs 2022

5925 - COTTON CREEK CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-475-001	48105 COTTON CREEK BLVD	06/19/19	\$197,000	03-ARM'S LENGTH	\$197,000	\$103,200	\$25,000	\$172,000	\$204,957	0.839	5925	EXT RANCH
15-09-20-475-002	48109 COTTON CREEK BLVD	09/14/20	\$210,000	03-ARM'S LENGTH	\$210,000	\$100,600	\$25,000	\$185,000	\$199,168	0.929	5925	INT RANCH
15-09-20-475-004	48117 COTTON CREEK BLVD	05/06/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$101,800	\$25,000	\$180,000	\$201,898	0.892	5925	EXT RANCH
15-09-20-475-041	28142 COTTON CREEK CIR	11/20/20	\$206,000	03-ARM'S LENGTH	\$206,000	\$103,000	\$25,000	\$181,000	\$204,447	0.885	5925	INT RANCH
15-09-20-475-066	28049 COTTON CREEK DR	07/15/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$102,900	\$25,000	\$180,000	\$204,238	0.881	5925	INT RANCH
15-09-20-475-067	28045 COTTON CREEK DR	02/20/20	\$220,000	03-ARM'S LENGTH	\$220,000	\$105,900	\$25,000	\$195,000	\$211,176	0.923	5925	EXT RANCH
15-09-20-475-078	28001 COTTON CREEK CT	11/19/20	\$232,000	03-ARM'S LENGTH	\$232,000	\$109,900	\$25,000	\$207,000	\$220,059	0.941	5925	EXT RANCH
15-09-20-475-088	28088 COTTON CREEK CIR	06/03/19	\$192,500	03-ARM'S LENGTH	\$192,500	\$106,100	\$25,000	\$167,500	\$211,492	0.792	5925	EXT RANCH
Totals:			\$1,667,500		\$1,667,500	\$833,400		\$1,467,500	\$1,657,436			
										E.C.F. =>	0.885	

USED:	INT RANCH	0.885										
	EXT RNACH	0.885										
AS-INDICATED												

5930 LIGHTHOUSE COVE CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-457-001	33685 LIGHTHOUSE CT	07/28/20	\$338,000	03-ARM'S LENGTH	\$338,000	\$177,600	\$65,000	\$273,000	\$297,666	0.917	5930	RANCH
15-09-23-457-013	33692 LIGHTHOUSE CT	04/22/20	\$354,000	03-ARM'S LENGTH	\$354,000	\$169,900	\$65,000	\$289,000	\$281,918	1.025	5930	RANCH
15-09-23-457-029	49927 SCHOONER CT	09/13/19	\$460,000	03-ARM'S LENGTH	\$460,000	\$223,500	\$65,000	\$395,000	\$391,775	1.008	5930	RANCH
15-09-23-457-032	49892 SCHOONER CT	04/07/20	\$435,000	03-ARM'S LENGTH	\$435,000	\$227,900	\$65,000	\$370,000	\$400,772	0.923	5930	RANCH
15-09-23-457-034	49910 SCHOONER CT	10/31/19	\$380,000	03-ARM'S LENGTH	\$380,000	\$176,500	\$65,000	\$315,000	\$295,344	1.067	5930	RANCH
15-09-23-457-034	49910 SCHOONER CT	10/31/19	\$383,500	29-SELLERS INTEREST IN A LC	\$383,500	\$176,500	\$65,000	\$318,500	\$295,344	1.078	5930	RANCH
Totals:			\$2,350,500		\$2,350,500	\$1,151,900		\$1,960,500	\$1,962,818			
										E.C.F. =>	0.999	

USED:	RANCH	0.975										
	2 STORY	0.930										
	1+ STORIES	0.960										
With consideration given to market conditions a different ECF was used for each style that more represents the market.												

5935 GRAND MANOR CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-327-005	33829 HOOKER RD	04/22/19	\$130,000	03-ARM'S LENGTH	\$130,000	\$58,700	\$10,000	\$120,000	\$125,644	0.955	5935	EXT RANCH
Totals:			\$130,000		\$130,000	\$58,700		\$120,000	\$125,644			
										E.C.F. =>	0.955	

USED:	INT RANCH	0.855										
	EXT RANCH	0.855										
With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.												



Chesterfield Township ECFs 2022

5940 D & T BIRCHWOOD COMMON CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-310-005	51367 D W SEATON DR	08/09/19	\$199,500	03-ARM'S LENGTH	\$199,500	\$97,100	\$26,866	\$172,634	\$187,925	0.919	5940	2 STORY
15-09-14-310-006	51383 D W SEATON DR	05/21/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$79,300	\$26,000	\$143,900	\$150,655	0.955	5940	RANCH
15-09-14-310-014	32898 OAKWOOD DR	06/19/20	\$179,500	03-ARM'S LENGTH	\$179,500	\$89,900	\$26,000	\$153,500	\$174,665	0.879	5940	RANCH
15-09-14-310-017	32880 OAKWOOD DR	09/24/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$103,600	\$27,476	\$197,524	\$204,295	0.967	5940	RANCH
15-09-14-310-018	32849 BIRCHWOOD DR	01/08/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$124,600	\$26,000	\$214,000	\$250,802	0.853	5940	2 STORY
15-09-14-310-022	32873 BIRCHWOOD DR	05/03/19	\$242,900	03-ARM'S LENGTH	\$242,900	\$126,100	\$26,000	\$216,900	\$254,055	0.854	5940	2 STORY
15-09-14-310-023	32879 BIRCHWOOD DR	03/20/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$126,300	\$26,000	\$219,000	\$254,512	0.860	5940	2 STORY
15-09-14-310-024	32885 BIRCHWOOD DR	12/20/19	\$239,900	03-ARM'S LENGTH	\$239,900	\$125,900	\$26,000	\$213,900	\$253,598	0.843	5940	2 STORY
15-09-14-310-025	32891 BIRCHWOOD DR	06/24/19	\$248,400	03-ARM'S LENGTH	\$248,400	\$124,600	\$26,000	\$222,400	\$250,802	0.887	5940	2 STORY
15-09-14-310-026	32897 BIRCHWOOD DR	07/19/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$102,300	\$29,094	\$170,906	\$197,290	0.866	5940	2 STORY
15-09-14-310-029	32915 BIRCHWOOD DR	02/22/21	\$220,000	03-ARM'S LENGTH	\$220,000	\$100,400	\$27,406	\$192,594	\$194,778	0.989	5940	2 STORY
15-09-14-310-037	32963 BIRCHWOOD DR	06/05/20	\$165,500	03-ARM'S LENGTH	\$165,500	\$81,100	\$26,000	\$139,500	\$154,863	0.901	5940	RANCH
15-09-14-310-040	32986 BIRCHWOOD DR	01/30/20	\$191,900	03-ARM'S LENGTH	\$191,900	\$96,900	\$28,468	\$163,432	\$185,749	0.880	5940	2 STORY
15-09-14-310-047	32908 BIRCHWOOD DR	12/07/20	\$223,000	03-ARM'S LENGTH	\$223,000	\$98,100	\$26,000	\$197,000	\$191,212	1.030	5940	2 STORY
15-09-14-310-050	32890 BIRCHWOOD DR	05/15/19	\$246,900	03-ARM'S LENGTH	\$246,900	\$126,000	\$29,054	\$217,846	\$250,489	0.870	5940	2 STORY
15-09-14-310-054	32866 BIRCHWOOD DR	06/30/20	\$214,000	03-ARM'S LENGTH	\$214,000	\$102,800	\$26,000	\$188,000	\$201,840	0.931	5940	2 STORY
15-09-14-310-057	32848 BIRCHWOOD DR	05/21/19	\$244,900	03-ARM'S LENGTH	\$244,900	\$124,600	\$26,000	\$218,900	\$250,802	0.873	5940	2 STORY
15-09-14-310-058	32842 BIRCHWOOD DR	08/24/20	\$254,800	03-ARM'S LENGTH	\$254,800	\$126,600	\$26,000	\$228,800	\$255,375	0.896	5940	2 STORY
15-09-14-310-066	32794 BIRCHWOOD DR	08/12/20	\$224,900	03-ARM'S LENGTH	\$224,900	\$100,200	\$28,019	\$196,881	\$195,943	1.005	5940	RANCH
15-09-14-310-067	32795 BIRCHWOOD DR	01/31/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$99,200	\$26,000	\$164,000	\$195,943	0.837	5940	RANCH
15-09-14-310-068	32843 BIRCHWOOD DR	07/25/19	\$204,000	03-ARM'S LENGTH	\$204,000	\$102,300	\$27,492	\$176,508	\$198,924	0.887	5940	2 STORY
<b>Totals:</b>			<b>\$4,570,000</b>		<b>\$4,570,000</b>	<b>\$2,257,900</b>		<b>\$4,008,125</b>	<b>\$4,454,518</b>			
										<b>E.C.F. =&gt;</b>	<b>0.900</b>	

USED:	RANCH	0.880										
	2 STORY	0.890										
With consideration given to market conditions a different ECF was used for each style that more represents the market.												

5950 BIRCH GROVE												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-309-001	51402 FOX HILL TRL	10/09/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$108,400	\$25,000	\$220,000	\$205,057	1.073	5950	TOWN EXTERIOR
15-09-14-309-006	51414 FOX HILL TRL	04/03/19	\$188,000	03-ARM'S LENGTH	\$188,000	\$109,600	\$25,000	\$163,000	\$207,663	0.785	5950	TOWN INTERIOR
15-09-14-309-008	51406 FOX HILL TRL	06/28/19	\$208,000	03-ARM'S LENGTH	\$208,000	\$102,400	\$25,000	\$183,000	\$192,340	0.951	5950	TOWN EXTERIOR
<b>Totals:</b>			<b>\$641,000</b>		<b>\$641,000</b>	<b>\$320,400</b>		<b>\$566,000</b>	<b>\$605,060</b>			
										<b>E.C.F. =&gt;</b>	<b>0.935</b>	

USED:	TOWN EXTERIOR	0.935										
	TOWN INTERIOR	0.935										
AS-INDICATED												

**Chesterfield Township ECFs 2022**

5955 BIRCHGROVE CONDOS II												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-311-002	51478 FOX HILL TRL	04/10/19	\$222,500	03-ARM'S LENGTH	\$222,500	\$111,200	\$25,000	\$197,500	\$269,764	0.732	5955	1 + STORIES
<b>Totals:</b>			<b>\$222,500</b>		<b>\$222,500</b>	<b>\$111,200</b>		<b>\$197,500</b>	<b>\$269,764</b>	<b>E.C.F. =&gt;</b>		<b>0.732</b>
USED:	1 + STORIES	0.732										
AS-INDICATED												

5960 RIVERPOINTE CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-26-154-006	33466 MELDRUM ST	08/07/20	\$128,000	03-ARM'S LENGTH	\$128,000	\$61,000	\$10,000	\$118,000	\$104,241	1.132	5960	EXT RANCH
15-09-26-154-007	33460 MELDRUM ST	06/15/20	\$121,000	03-ARM'S LENGTH	\$121,000	\$62,400	\$10,000	\$111,000	\$106,731	1.040	5960	EXT RANCH
15-09-26-154-011	33502 MELDRUM ST	06/28/19	\$118,000	03-ARM'S LENGTH	\$118,000	\$67,200	\$10,000	\$108,000	\$115,731	0.933	5960	EXT RANCH
15-09-26-154-018	33524 MELDRUM ST	08/31/20	\$141,000	03-ARM'S LENGTH	\$141,000	\$68,800	\$10,000	\$131,000	\$118,709	1.104	5960	EXT RANCH
15-09-26-154-024	33536 MELDRUM ST	06/11/20	\$134,900	03-ARM'S LENGTH	\$134,900	\$67,100	\$10,000	\$124,900	\$115,626	1.080	5960	EXT RANCH
<b>Totals:</b>			<b>\$642,900</b>		<b>\$642,900</b>	<b>\$326,500</b>		<b>\$592,900</b>	<b>\$561,038</b>	<b>E.C.F. =&gt;</b>		<b>1.057</b>
USED:	EXT RANCH	1.075										
With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.												

5970 AUTUMN WOODS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-127-010	50918 NATURE DR	01/06/20	\$225,500	03-ARM'S LENGTH	\$225,500	\$109,300	\$25,000	\$200,500	\$212,182	0.945	5970	EXT RANCH
15-09-22-127-012	50927 NATURE DR	02/03/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$110,000	\$26,579	\$213,421	\$212,118	1.006	5970	EXT RANCH
15-09-22-128-038	50867 NATURE DR	05/07/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$112,100	\$25,000	\$190,000	\$218,412	0.870	5970	EXT RANCH
15-09-22-128-044	50842 NATURE DR	07/31/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$114,600	\$33,140	\$216,860	\$215,039	1.008	5970	EXT RANCH
15-09-22-128-053	31762 WOODS CT	11/03/20	\$248,000	03-ARM'S LENGTH	\$248,000	\$113,800	\$25,000	\$223,000	\$222,227	1.003	5970	EXT RANCH
<b>Totals:</b>			<b>\$1,178,500</b>		<b>\$1,178,500</b>	<b>\$559,800</b>		<b>\$1,043,781</b>	<b>\$1,079,979</b>	<b>E.C.F. =&gt;</b>		<b>0.966</b>
USED:	CAR HOUSE	0.810										
	TWN EXT	0.895										
	EXT RANCH	0.912										
	INT RANCH	0.905										
With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.												

**Chesterfield Township ECFs 2022**

5975 RAINTREE CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-210-021	50819 RAINTREE CIR	06/14/19	\$189,000	03-ARM'S LENGTH	\$189,000	\$97,100	\$25,000	\$164,000	\$194,564	0.843	5975	EXT RANCH
15-09-21-210-023	30115 INDIANWOOD DR	04/30/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$100,800	\$25,000	\$175,000	\$203,043	0.862	5975	INT RANCH
15-09-21-210-039	50758 RAINTREE CIR	04/04/19	\$187,000	03-ARM'S LENGTH	\$187,000	\$98,300	\$25,000	\$162,000	\$197,203	0.821	5975	INT RANCH
15-09-21-210-039	50758 RAINTREE CIR	07/07/20	\$207,000	03-ARM'S LENGTH	\$207,000	\$98,300	\$25,000	\$182,000	\$197,203	0.923	5975	INT RANCH
15-09-21-210-041	50750 RAINTREE CT	08/22/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$99,200	\$28,080	\$171,920	\$195,689	0.879	5975	EXT RANCH
15-09-21-210-064	50789 RAINTREE CIR	09/03/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$100,500	\$25,000	\$180,000	\$202,369	0.889	5975	EXT RANCH
15-09-21-210-074	30109 RAINTREE CIR	05/17/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$101,600	\$25,000	\$170,000	\$204,786	0.830	5975	EXT RANCH
15-09-21-210-076	30117 RAINTREE CIR	03/16/20	\$198,000	03-ARM'S LENGTH	\$198,000	\$99,200	\$25,000	\$173,000	\$199,247	0.868	5975	INT RANCH
<b>Totals:</b>			<b>\$1,581,000</b>		<b>\$1,581,000</b>	<b>\$795,000</b>		<b>\$1,377,920</b>	<b>\$1,594,105</b>			

E.C.F. => 0.864

USED:	INT RANCH	0.870
	EXT RANCH	0.870

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated. The later 2020 sales show the upward trajectory of the neighborhood.

5976 SANAJO CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-30-203-001	26311 SANAJO CT	07/19/19	\$167,500	03-ARM'S LENGTH	\$167,500	\$88,500	\$21,341	\$146,159	\$167,399	0.873	5976	EXT RANCH
15-09-30-203-007	26383 SANAJO CT	09/04/19	\$169,000	03-ARM'S LENGTH	\$169,000	\$88,300	\$20,852	\$148,148	\$167,399	0.885	5976	EXT RANCH
15-09-30-203-023	26394 SANAJO CT	08/23/19	\$210,000	03-ARM'S LENGTH	\$210,000	\$97,100	\$21,647	\$188,353	\$185,555	1.015	5976	INT RANCH
<b>Totals:</b>			<b>\$546,500</b>		<b>\$546,500</b>	<b>\$273,900</b>		<b>\$482,660</b>	<b>\$520,353</b>			

E.C.F. => 0.928

USED:	INT RANCH	0.870
	EXT RANCH	0.870

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated. All of these sales are from 2019, with the continued upward trend in the market a higher ECF is necessary.

5979 TIMBER WOODS CONDO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
<b>Totals:</b>			<b>\$0</b>		<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>			

E.C.F. => 0.000

<b>NO SALES</b>		
USED:	TOWN INTERIOR	0.675
	TOWN EXTERIOR	0.675

There were no sales for this style/area during the sales study period. With consideration given to market conditions and similar styles/areas, an estimated ECF will be used.

Chesterfield Township ECFs 2022

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
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<b>Totals:</b>			\$0		\$0	\$0		\$0	\$0	<b>E.C.F. =&gt;</b>	<b>0.000</b>	
USED:	TOWN EXTERIOR	0.840										

There were no sales for this style/area during the sales study period. With consideration given to market conditions and similar styles/areas, an estimated ECF will be used.

5985 WATERVIEW CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-26-102-008	33112 WHISPERING LN	08/11/20	\$194,700	03-ARM'S LENGTH	\$194,700	\$86,300	\$25,000	\$169,700	\$184,544	0.920	5985	EXT RANCH
15-09-26-102-009	33108 WHISPERING LN	03/11/21	\$195,000	03-ARM'S LENGTH	\$195,000	\$98,000	\$25,874	\$169,126	\$218,026	0.776	5985	EXT 1+ STY
15-09-26-102-016	33080 WHISPERING LN	05/01/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$95,100	\$25,000	\$165,000	\$211,691	0.779	5985	EXT 1+ STY
15-09-26-102-022	33052 WHISPERING LN	08/04/20	\$193,500	03-ARM'S LENGTH	\$193,500	\$87,500	\$25,676	\$167,824	\$186,613	0.899	5985	EXT RANCH
15-09-26-102-027	33032 WHISPERING LN	11/27/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$90,400	\$25,000	\$165,000	\$194,710	0.847	5985	EXT RANCH
15-09-26-102-028	33028 WHISPERING LN	07/12/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$96,200	\$25,000	\$160,000	\$214,492	0.746	5985	EXT 1+ STY
15-09-26-102-030	33020 WHISPERING LN	03/17/20	\$203,000	03-ARM'S LENGTH	\$203,000	\$97,700	\$25,000	\$178,000	\$218,464	0.815	5985	EXT 1+ STY
15-09-26-102-058	32901 WHISPERING LN	08/25/20	\$180,000	03-ARM'S LENGTH	\$180,000	\$93,000	\$25,000	\$155,000	\$201,303	0.770	5985	INT RANCH
15-09-26-102-070	32953 WHISPERING LN	03/27/20	\$192,500	03-ARM'S LENGTH	\$192,500	\$101,100	\$25,000	\$167,500	\$227,228	0.737	5985	EXT 1+ STY
15-09-26-102-071	32949 WHISPERING LN	09/10/19	\$174,500	03-ARM'S LENGTH	\$174,500	\$91,200	\$25,000	\$149,500	\$196,774	0.760	5985	EXT RANCH
15-09-26-102-073	32941 WHISPERING LN	12/11/20	\$219,500	03-ARM'S LENGTH	\$219,500	\$91,300	\$25,000	\$194,500	\$197,034	0.987	5985	INT RANCH
<b>Totals:</b>			<b>\$2,117,700</b>		<b>\$2,117,700</b>	<b>\$1,027,800</b>		<b>\$1,841,150</b>	<b>\$2,250,878</b>	<b>E.C.F. =&gt;</b>	<b>0.818</b>	

USED:	TOWN INTERIOR	0.780	EXT RANCH	0.800
	TOWN EXTERIOR	0.780	EXT 1+ STY	0.780
	INT RANCH	0.800	INT 1+ STY	0.780

With consideration given to market conditions a different ECF was used for each style that more represents the market.

5987 WHISPERING PINES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-08-478-005	28867 SUGARBERRY DR	07/19/19	\$188,900	03-ARM'S LENGTH	\$188,900	\$87,300	\$18,000	\$170,900	\$182,137	0.938	5987	EXT RANCH
15-09-08-478-020	53066 BARBERRY CIR	08/24/20	\$163,500	03-ARM'S LENGTH	\$163,500	\$79,400	\$18,000	\$145,500	\$161,730	0.900	5987	INT RANCH
15-09-08-478-023	53055 BARBERRY CIR	03/16/20	\$168,900	03-ARM'S LENGTH	\$168,900	\$82,400	\$20,221	\$148,679	\$168,035	0.885	5987	EXT RANCH
15-09-08-478-027	53071 BARBERRY CIR	08/06/20	\$180,000	03-ARM'S LENGTH	\$180,000	\$84,900	\$18,000	\$162,000	\$176,447	0.918	5987	EXT RANCH
15-09-08-478-028	53075 BARBERRY CIR	11/12/20	\$175,000	03-ARM'S LENGTH	\$175,000	\$81,700	\$18,848	\$156,152	\$168,035	0.929	5987	EXT RANCH
15-09-08-478-043	53203 PINERIDGE DR	06/02/20	\$163,000	03-ARM'S LENGTH	\$163,000	\$84,600	\$18,000	\$145,000	\$175,708	0.825	5987	EXT RANCH
15-09-08-478-045	53195 PINERIDGE DR	02/19/21	\$205,000	03-ARM'S LENGTH	\$205,000	\$92,100	\$18,000	\$187,000	\$188,963	0.990	5987	TOWN INTERIOR
15-09-08-478-047	53187 PINERIDGE DR	10/30/19	\$175,500	03-ARM'S LENGTH	\$175,500	\$87,700	\$18,000	\$157,500	\$180,929	0.871	5987	INT RANCH
15-09-08-478-054	53164 PINERIDGE DR	12/04/20	\$164,500	03-ARM'S LENGTH	\$164,500	\$81,800	\$19,131	\$145,369	\$166,146	0.875	5987	INT RANCH
15-09-08-478-055	53168 PINERIDGE DR	05/15/19	\$170,000	03-ARM'S LENGTH	\$170,000	\$90,200	\$20,306	\$149,694	\$182,003	0.822	5987	TOWN INTERIOR

**Chesterfield Township ECFs 2022**

5987 WHISPERING PINES CONDOS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-08-478-056	53172 PINERIDGE DR	05/02/19	\$183,500	03-ARM'S LENGTH	\$183,500	\$89,700	\$19,201	\$164,299	\$182,003	0.903	5987	TOWN INTERIOR
15-09-08-478-080	53276 PINERIDGE DR	10/30/20	\$189,900	03-ARM'S LENGTH	\$189,900	\$90,600	\$18,000	\$171,900	\$185,423	0.927	5987	TOWN INTERIOR
15-09-08-478-096	29244 RED MAPLE DR	10/14/19	\$167,750	03-ARM'S LENGTH	\$167,750	\$82,700	\$18,000	\$149,750	\$169,357	0.884	5987	INT RANCH
15-09-08-478-111	53570 MAGNOLIA DR	09/30/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$90,300	\$18,000	\$182,000	\$189,179	0.962	5987	EXT RANCH
15-09-08-478-116	53590 MAGNOLIA DR	02/10/21	\$170,000	03-ARM'S LENGTH	\$170,000	\$81,200	\$18,000	\$152,000	\$166,070	0.915	5987	INT RANCH
15-09-08-478-131	29253 RED MAPLE DR	03/23/20	\$169,900	03-ARM'S LENGTH	\$169,900	\$85,500	\$18,000	\$151,900	\$177,878	0.854	5987	EXT RANCH
15-09-08-478-138	29225 RED MAPLE DR	07/21/20	\$172,500	03-ARM'S LENGTH	\$172,500	\$86,700	\$18,000	\$154,500	\$178,725	0.864	5987	INT RANCH
15-09-08-478-139	29221 RED MAPLE DR	12/07/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$91,600	\$18,000	\$172,000	\$187,713	0.916	5987	TOWN INTERIOR
15-09-08-478-144	29201 RED MAPLE DR	10/30/20	\$175,000	03-ARM'S LENGTH	\$175,000	\$84,500	\$18,000	\$157,000	\$175,576	0.894	5987	EXT RANCH
15-09-08-478-165	53239 PINERIDGE DR	07/29/19	\$167,000	03-ARM'S LENGTH	\$167,000	\$81,500	\$18,623	\$148,377	\$166,020	0.894	5987	INT RANCH
15-09-08-478-167	53227 PINERIDGE DR	02/27/20	\$163,500	03-ARM'S LENGTH	\$163,500	\$84,600	\$18,000	\$145,500	\$175,708	0.828	5987	EXT RANCH
15-09-08-478-173	53206 BUTTERNUT ST	05/04/20	\$165,000	03-ARM'S LENGTH	\$165,000	\$83,600	\$18,000	\$147,000	\$173,537	0.847	5987	EXT RANCH
15-09-08-478-182	53246 BUTTERNUT ST	06/18/20	\$183,000	03-ARM'S LENGTH	\$183,000	\$87,500	\$18,880	\$164,120	\$177,445	0.925	5987	TOWN INTERIOR
15-09-08-478-186	53266 BUTTERNUT ST	05/20/20	\$170,000	03-ARM'S LENGTH	\$170,000	\$80,100	\$18,000	\$152,000	\$163,526	0.930	5987	INT RANCH
15-09-08-478-188	53274 BUTTERNUT ST	06/22/20	\$157,000	03-ARM'S LENGTH	\$157,000	\$88,600	\$18,000	\$139,000	\$180,907	0.768	5987	TOWN INTERIOR
15-09-08-478-193	53298 BUTTERNUT ST	09/30/20	\$179,000	03-ARM'S LENGTH	\$179,000	\$89,600	\$18,000	\$161,000	\$183,134	0.879	5987	TOWN INTERIOR
15-09-08-478-200	53317 BUTTERNUT ST	04/10/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$85,900	\$18,000	\$142,000	\$176,775	0.803	5987	INT RANCH
15-09-08-478-201	53309 BUTTERNUT ST	02/14/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$85,600	\$18,000	\$142,000	\$178,064	0.797	5987	EXT RANCH
15-09-08-478-208	53277 BUTTERNUT ST	07/08/20	\$164,900	03-ARM'S LENGTH	\$164,900	\$82,900	\$18,000	\$146,900	\$169,784	0.865	5987	INT RANCH
15-09-08-478-209	53273 BUTTERNUT ST	04/01/19	\$187,000	03-ARM'S LENGTH	\$187,000	\$93,400	\$18,000	\$169,000	\$191,780	0.881	5987	TOWN INTERIOR
15-09-08-478-220	53221 BUTTERNUT ST	07/24/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$87,500	\$18,000	\$167,000	\$180,466	0.925	5987	INT RANCH
15-09-08-478-224	53205 BUTTERNUT ST	09/10/19	\$172,000	03-ARM'S LENGTH	\$172,000	\$82,700	\$18,000	\$154,000	\$171,291	0.899	5987	EXT RANCH
15-09-08-478-225	53300 GLEN OAK DR	04/30/20	\$189,900	03-ARM'S LENGTH	\$189,900	\$90,700	\$19,565	\$170,335	\$188,195	0.905	5987	EXT RANCH
15-09-08-478-230	53280 GLEN OAK DR	01/22/21	\$185,000	03-ARM'S LENGTH	\$185,000	\$86,900	\$18,000	\$167,000	\$181,253	0.921	5987	EXT RANCH
15-09-08-478-238	53248 GLEN OAK DR	10/04/19	\$170,000	03-ARM'S LENGTH	\$170,000	\$83,600	\$18,000	\$152,000	\$171,423	0.887	5987	INT RANCH
15-09-08-478-239	53244 GLEN OAK DR	05/16/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$88,100	\$19,207	\$165,793	\$180,353	0.919	5987	INT RANCH
15-09-08-478-240	53240 GLEN OAK DR	08/20/20	\$189,900	03-ARM'S LENGTH	\$189,900	\$86,400	\$18,000	\$171,900	\$180,047	0.955	5987	EXT RANCH

**Totals: \$6,506,050 \$6,506,050 \$3,184,100 \$5,828,068 \$6,551,763 E.C.F. => 0.890**

USED:	TOWN INTERIOR	0.880
	INT RANCH	0.870
	EXT RANCH	0.860

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-103-010	50554 MAURICE RD	03/23/21	\$102,000	03-ARM'S LENGTH	\$102,000	\$44,300	\$12,348	\$89,652	\$110,879	0.809	5988	TOWN INTERIOR
15-09-21-103-011	50552 MAURICE RD	06/10/19	\$75,000	03-ARM'S LENGTH	\$75,000	\$44,300	\$12,348	\$62,652	\$110,879	0.565	5988	TOWN INTERIOR
15-09-21-103-017	50558 MAURICE RD	02/28/20	\$95,000	03-ARM'S LENGTH	\$95,000	\$45,500	\$12,348	\$82,652	\$114,267	0.723	5988	TOWN EXTERIOR
15-09-21-103-034	29434 MAURICE CT	06/19/20	\$89,000	03-ARM'S LENGTH	\$89,000	\$44,300	\$12,348	\$76,652	\$110,879	0.691	5988	TOWN INTERIOR
15-09-21-103-058	29392 MAURICE CT	01/15/21	\$103,900	03-ARM'S LENGTH	\$103,900	\$44,300	\$12,348	\$91,552	\$110,879	0.826	5988	TOWN INTERIOR
15-09-21-103-060	29388 MAURICE CT	02/25/20	\$91,000	03-ARM'S LENGTH	\$91,000	\$44,800	\$12,348	\$78,652	\$112,324	0.700	5988	TOWN EXTERIOR
15-09-21-103-073	29380 MAURICE CT	12/02/19	\$91,000	03-ARM'S LENGTH	\$91,000	\$44,800	\$12,348	\$78,652	\$112,324	0.700	5988	TOWN EXTERIOR
15-09-21-103-075	29384 MAURICE CT	08/19/19	\$94,000	29-SELLERS INTEREST IN A LC	\$94,000	\$44,300	\$12,348	\$81,652	\$110,879	0.736	5988	TOWN INTERIOR
15-09-21-103-079	29383 MAURICE CT	02/28/20	\$85,000	03-ARM'S LENGTH	\$85,000	\$44,300	\$12,348	\$72,652	\$110,879	0.655	5988	TOWN INTERIOR
15-09-21-103-082	29374 MAURICE CT	06/04/19	\$85,000	03-ARM'S LENGTH	\$85,000	\$44,300	\$12,348	\$72,652	\$110,879	0.655	5988	TOWN INTERIOR

**Totals: \$910,900 \$910,900 \$445,200 \$787,420 \$1,115,071 E.C.F. => 0.706**

USED:	TOWN EXTERIOR	0.688
	TOWN INTERIOR	0.688

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

5989 WELLINGTON PLACE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-444-003	34538 NORTHRUP DR	02/05/21	\$146,000	03-ARM'S LENGTH	\$146,000	\$76,600	\$18,000	\$128,000	\$216,237	0.592	5989	UPPER RANCH
15-09-14-444-012	34574 NORTHRUP DR	01/08/21	\$134,000	03-ARM'S LENGTH	\$134,000	\$65,100	\$18,000	\$116,000	\$172,631	0.672	5989	CARRIAGE HOUSE
15-09-14-444-013	34580 NORTHRUP DR	01/05/21	\$135,900	03-ARM'S LENGTH	\$135,900	\$65,100	\$18,000	\$117,900	\$172,631	0.683	5989	CARRIAGE HOUSE
15-09-14-444-014	34584 NORTHRUP DR	04/23/19	\$135,000	03-ARM'S LENGTH	\$135,000	\$74,100	\$18,000	\$117,000	\$183,501	0.638	5989	RANCH
15-09-14-444-021	34612 NORTHRUP DR	01/25/21	\$132,000	03-ARM'S LENGTH	\$132,000	\$69,100	\$18,000	\$114,000	\$192,264	0.593	5989	UPPER RANCH
15-09-14-444-023	34620 NORTHRUP DR	10/13/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$74,100	\$18,000	\$132,000	\$183,501	0.719	5989	RANCH
15-09-14-444-038	34581 NORTHRUP DR	09/27/19	\$143,750	03-ARM'S LENGTH	\$143,750	\$73,700	\$18,000	\$125,750	\$182,218	0.690	5989	RANCH
15-09-14-444-044	34605 NORTHRUP DR	03/12/21	\$152,000	03-ARM'S LENGTH	\$152,000	\$76,600	\$18,000	\$134,000	\$190,444	0.704	5989	RANCH
15-09-14-444-046	34613 NORTHRUP DR	11/06/20	\$135,000	03-ARM'S LENGTH	\$135,000	\$67,200	\$18,000	\$117,000	\$186,208	0.628	5989	UPPER RANCH

**Totals: \$1,263,650 \$1,263,650 \$641,600 \$1,101,650 \$1,679,635 E.C.F. => 0.656**

USED:	RANCH	0.710
	CARRIAGE HOUSE	0.650
	UPPER RANCH	0.625

With consideration given to market conditions a different ECF was used for each style that more represents the market.

**Chesterfield Township ECFs 2022**

AB00 - ANCHOR BAY											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-01-400-015	37461 25 MILE RD	12/22/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$59,017	\$240,983	\$175,389	1.374	AB00	RANCH
15-09-11-252-008	54151 WASHINGTON ST	02/03/21	\$296,000	03-ARM'S LENGTH	\$296,000	\$48,523	\$247,477	\$197,344	1.254	AB00	1 + STORIES
15-09-11-300-005	33455 24 MILE RD	02/19/21	\$250,000	03-ARM'S LENGTH	\$250,000	\$59,411	\$190,589	\$155,490	1.226	AB00	TRI-LEVEL
15-09-15-100-009	52325 SASS RD	11/05/19	\$202,000	03-ARM'S LENGTH	\$202,000	\$81,381	\$120,619	\$118,284	1.020	AB00	RANCH
15-09-15-100-018	52301 SASS RD	05/28/19	\$320,000	03-ARM'S LENGTH	\$320,000	\$91,646	\$228,354	\$286,499	0.797	AB00	RANCH
15-09-15-100-020	52241 SASS RD	08/07/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$56,957	\$178,043	\$226,648	0.786	AB00	RANCH
15-09-15-100-024	52495 SASS RD	04/15/20	\$315,000	03-ARM'S LENGTH	\$315,000	\$52,785	\$262,215	\$305,692	0.858	AB00	RANCH
15-09-15-400-053	51260 SASS RD	01/31/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$40,939	\$259,061	\$303,009	0.855	AB00	RANCH
15-09-22-126-051	31590 23 MILE RD	10/16/20	\$285,000	03-ARM'S LENGTH	\$285,000	\$114,812	\$170,188	\$160,600	1.060	AB00	RANCH
15-09-22-251-022	50060 SASS RD	12/21/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$89,661	\$210,339	\$229,181	0.918	AB00	TRI-LEVEL

**Totals:      \$2,803,000                                      \$2,803,000                                      \$2,107,868      \$2,158,135**

**E.C.F. =>      0.977**

USED:	RANCH	0.940	RANCH BC	0.945	STD DLX	0.940
	2 STY	1.040	2 STY BC	0.900	TRI	1.005
	1+ STY	1.020	1+ STY BC	0.900		

With consideration given to market conditions and the upward trend in the area, a slightly higher and lower ECF is warranted over the indicated.

CHESTERFIELD  
TOWNSHIP  
— EST. 1842 —

Chesterfield Township ECFs 2022

AB01A - BURGESS - HEATHERWOODS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-10-401-009	53263 JOANN MARIE DR	09/10/19	\$323,500	03-ARM'S LENGTH	\$323,500	\$80,478	\$243,022	\$336,035	0.723	AB01A	RANCH	
15-09-10-401-013	53311 JOANN MARIE DR	08/28/20	\$399,900	03-ARM'S LENGTH	\$399,900	\$60,000	\$339,900	\$465,122	0.731	AB01A	2 STORY	
15-09-10-401-024	53344 SHIRLEY ELLEN DR	05/14/19	\$335,500	03-ARM'S LENGTH	\$335,500	\$55,857	\$279,643	\$350,384	0.798	AB01A	RANCH	
15-09-10-401-033	32148 KENNY DR	10/09/20	\$370,000	03-ARM'S LENGTH	\$370,000	\$55,511	\$314,489	\$403,576	0.779	AB01A	1+ STORY BC	
15-09-10-401-034	32136 KENNY DR	04/05/19	\$313,000	03-ARM'S LENGTH	\$313,000	\$56,101	\$256,899	\$380,297	0.676	AB01A	RANCH BC	
15-09-10-401-036	32112 KENNY DR	04/30/19	\$312,000	03-ARM'S LENGTH	\$312,000	\$61,138	\$250,862	\$349,271	0.718	AB01A	RANCH	
15-09-10-401-040	53238 SAMS LN	03/03/20	\$356,000	03-ARM'S LENGTH	\$356,000	\$66,791	\$289,209	\$372,696	0.776	AB01A	RANCH	
15-09-10-402-002	53288 JOANN MARIE DR	05/29/20	\$268,000	03-ARM'S LENGTH	\$268,000	\$58,378	\$209,622	\$250,169	0.838	AB01A	RANCH	
15-09-10-402-015	53296 JOANN MARIE DR	07/15/20	\$400,000	03-ARM'S LENGTH	\$400,000	\$78,773	\$321,227	\$479,618	0.670	AB01A	1+ STORY BC	
15-09-10-403-005	53266 SAMS LN	07/31/19	\$295,000	03-ARM'S LENGTH	\$295,000	\$91,502	\$203,498	\$276,405	0.736	AB01A	RANCH	
15-09-10-403-014	53327 SHIRLEY ELLEN DR	03/31/21	\$375,000	03-ARM'S LENGTH	\$375,000	\$69,572	\$305,428	\$337,515	0.905	AB01A	RANCH	
15-09-10-403-017	32129 KENNY DR	11/06/20	\$360,000	03-ARM'S LENGTH	\$360,000	\$55,857	\$304,143	\$363,693	0.836	AB01A	RANCH	
15-09-10-404-007	53235 JOANN MARIE DR	01/29/21	\$312,000	03-ARM'S LENGTH	\$312,000	\$63,397	\$248,603	\$269,838	0.921	AB01A	RANCH	
15-09-10-404-009	53227 JOANN MARIE DR	10/13/20	\$307,200	03-ARM'S LENGTH	\$307,200	\$64,617	\$242,583	\$300,201	0.808	AB01A	RANCH BC	
15-09-10-404-010	53223 JOANN MARIE DR	11/01/19	\$267,000	03-ARM'S LENGTH	\$267,000	\$61,801	\$205,199	\$236,128	0.869	AB01A	RANCH	
15-09-10-404-019	53195 JOANN MARIE DR	06/03/20	\$510,000	03-ARM'S LENGTH	\$510,000	\$154,432	\$355,568	\$526,261	0.676	AB01A	1+ STORY BC	
15-09-10-405-022	53249 SAMS LN	05/30/19	\$329,200	03-ARM'S LENGTH	\$329,200	\$61,401	\$267,799	\$349,383	0.766	AB01A	RANCH	
15-09-10-406-003	32044 HIDDENBROOK DR	12/18/20	\$306,000	03-ARM'S LENGTH	\$306,000	\$57,966	\$248,034	\$264,883	0.936	AB01A	RANCH	
15-09-10-475-012	32865 GREENWOOD DR	06/04/19	\$299,900	03-ARM'S LENGTH	\$299,900	\$57,390	\$242,510	\$318,648	0.761	AB01A	RANCH	
15-09-10-476-001	32829 GREENWOOD DR	03/20/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$58,090	\$241,910	\$363,562	0.665	AB01A	1+ STORY BC	
15-09-10-476-006	32799 GREENWOOD DR	03/18/20	\$259,900	03-ARM'S LENGTH	\$259,900	\$49,548	\$210,352	\$227,809	0.923	AB01A	RANCH	
15-09-10-476-008	53251 SHAWN DR	03/30/21	\$451,000	03-ARM'S LENGTH	\$451,000	\$85,656	\$365,344	\$469,445	0.778	AB01A	1+ STORY BC	
15-09-10-476-015	53293 SHAWN DR	08/14/20	\$320,000	03-ARM'S LENGTH	\$320,000	\$55,421	\$264,579	\$330,854	0.800	AB01A	RANCH	
15-09-10-496-001	32792 GREENWOOD DR	07/19/19	\$280,000	03-ARM'S LENGTH	\$280,000	\$42,751	\$237,249	\$267,163	0.888	AB01A	RANCH	
15-09-10-496-004	32774 GREENWOOD DR	01/31/20	\$318,500	03-ARM'S LENGTH	\$318,500	\$46,696	\$271,804	\$385,136	0.706	AB01A	1+ STORY BC	
15-09-10-496-012	32726 GREENWOOD DR	03/04/21	\$340,000	03-ARM'S LENGTH	\$340,000	\$59,082	\$280,918	\$348,785	0.805	AB01A	2 STORY	
15-09-10-497-015	32727 GREENWOOD DR	07/26/19	\$290,000	03-ARM'S LENGTH	\$290,000	\$66,287	\$223,713	\$331,854	0.674	AB01A	RANCH BC	
15-09-10-498-001	53338 FORESTGLADE DR	07/02/20	\$365,000	03-ARM'S LENGTH	\$365,000	\$62,087	\$302,913	\$431,565	0.702	AB01A	1+ STORY BC	
15-09-10-499-006	32762 KATHLEEN DR	04/24/19	\$324,900	03-ARM'S LENGTH	\$324,900	\$57,715	\$267,185	\$359,289	0.744	AB01A	RANCH	
15-09-10-499-010	32786 GLASGOW DR	12/01/20	\$383,490	03-ARM'S LENGTH	\$383,490	\$61,591	\$321,899	\$477,910	0.674	AB01A	2 STORY	

Totals: \$10,071,990 \$10,071,990 \$8,116,104 \$10,623,491

E.C.F. => 0.764

USED:	RANCH	0.800	RANCH BC	0.745
	2STY	0.680		
	1+ STY	0.755	1+ STY BC	0.705

With consideration given to market conditions and the upward trend in the area, a mixed ECF is warranted over the indicated.



## Chesterfield Township ECFs 2022

AB01B - COPPER CREEK												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-15-176-008	52067 PLUM CREEK DR	06/03/19	\$258,000	03-ARM'S LENGTH	\$258,000	\$54,072	\$203,928	\$277,090	0.736	AB01B	2 STORY BC	
15-09-15-176-010	52043 PLUM CREEK DR	09/14/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$57,900	\$252,100	\$336,610	0.749	AB01B	1 + STORIES	
15-09-15-176-019	52048 COPPER CREEK CT	07/12/19	\$324,900	03-ARM'S LENGTH	\$324,900	\$72,902	\$251,998	\$357,976	0.704	AB01B	1 + STORIES	
<b>Totals:</b>			<b>\$892,900</b>		<b>\$892,900</b>		<b>\$708,026</b>	<b>\$971,675</b>				

E.C.F. =&gt; 0.729

USED:	RANCH	0.795									
	2 STY	0.790									
	1+ STY	0.735									

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.

AB-1 - SUGARBUSH - MAIN RD +2000 SF												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-377-004	48700 SUGARBUSH RD	04/22/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$135,100	\$92,534	\$207,466	\$189,107	1.097	AB-1	RANCH
15-09-23-279-029	50485 ALTMAN RD	11/08/19	\$278,900	03-ARM'S LENGTH	\$278,900	\$139,400	\$36,303	\$242,597	\$257,895	0.941	AB-1	RANCH
<b>Totals:</b>			<b>\$578,900</b>		<b>\$578,900</b>	<b>\$274,500</b>		<b>\$450,063</b>	<b>\$447,002</b>			

E.C.F. =&gt; 1.007

USED:	RANCH	0.940									
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With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

AB02A - CREEKSIDE MEADOWS #1												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-15-101-015	52897 CREEKSIDE DR	06/21/19	\$274,900	03-ARM'S LENGTH	\$274,900	\$46,796	\$228,104	\$241,180	0.946	AB02A	2 STORY	
15-09-15-101-026	52765 CREEKSIDE DR	03/01/21	\$265,000	03-ARM'S LENGTH	\$265,000	\$47,992	\$217,008	\$202,369	1.072	AB02A	RANCH	
15-09-15-102-009	52899 BURGESS DR	03/25/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$55,638	\$184,362	\$179,124	1.029	AB02A	RANCH	
15-09-15-104-002	31633 RIVERBEND DR	09/19/19	\$229,900	03-ARM'S LENGTH	\$229,900	\$44,086	\$185,814	\$219,303	0.847	AB02A	1 + STORIES	
15-09-15-104-018	52818 CROSS CREEK DR	12/23/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$44,306	\$205,694	\$190,072	1.082	AB02A	2 STORY	
15-09-15-104-019	52806 CROSS CREEK DR	05/28/19	\$245,000	03-ARM'S LENGTH	\$245,000	\$47,484	\$197,516	\$211,846	0.932	AB02A	2 STORY	
<b>Totals:</b>			<b>\$1,504,800</b>		<b>\$1,504,800</b>		<b>\$1,218,498</b>	<b>\$1,243,894</b>				

E.C.F. =&gt; 0.980

USED:	RANCH	0.961	2STY	0.940							
	1+ STY	0.920									

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

**Chesterfield Township ECFs 2022**

AB02B - CREEKSIDE MEADOWS #2											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-10-377-013	31599 HIDDENBROOK DR	03/20/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$41,108	\$238,892	\$237,573	1.006	AB02B	2 STORY
15-09-10-377-017	31647 HIDDENBROOK DR	03/18/21	\$282,000	03-ARM'S LENGTH	\$282,000	\$53,770	\$228,230	\$209,090	1.092	AB02B	2 STORY
15-09-10-377-022	53053 RILL CREEK DR	12/24/20	\$292,000	03-ARM'S LENGTH	\$292,000	\$48,937	\$243,063	\$222,901	1.090	AB02B	RANCH
15-09-10-377-043	31672 CRYSTAL CREEK DR	03/06/20	\$213,500	03-ARM'S LENGTH	\$213,500	\$46,893	\$166,607	\$185,743	0.897	AB02B	RANCH
15-09-10-378-001	53084 BLACK CREEK DR	04/01/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$51,324	\$223,676	\$271,487	0.824	AB02B	1 + STORIES
15-09-10-379-009	53152 CRIPPLE CREEK DR	12/22/20	\$244,000	03-ARM'S LENGTH	\$244,000	\$57,935	\$186,065	\$175,435	1.061	AB02B	RANCH
15-09-10-380-001	31550 HIDDENBROOK DR	03/19/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$55,180	\$214,820	\$255,383	0.841	AB02B	1 + STORIES
15-09-10-380-006	31610 HIDDENBROOK DR	05/04/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$54,772	\$225,228	\$231,565	0.973	AB02B	RANCH

**Totals: \$2,136,500 \$2,136,500 \$1,726,581 \$1,789,177**

**E.C.F. => 0.965**

USED:	RANCH	0.950	2STY	1.005
	1+ STY	0.950		

With consideration given to market conditions and the trend of other styles in this area, a lower and higher ECF from the indicated is warranted.

AB02C - BLUE HERON - LIONS POINTE											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-105-012	52547 ROBINS NEST DR	12/30/19	\$265,000	03-ARM'S LENGTH	\$265,000	\$51,097	\$213,903	\$269,318	0.794	AB02C	RANCH
15-09-15-106-010	31061 QUAIL RUN DR	12/30/20	\$317,000	03-ARM'S LENGTH	\$317,000	\$64,933	\$252,067	\$245,128	1.028	AB02C	1 + STORIES
15-09-15-108-003	31048 QUAIL RUN DR	06/10/19	\$220,000	03-ARM'S LENGTH	\$220,000	\$42,934	\$177,066	\$181,012	0.978	AB02C	RANCH
15-09-15-108-008	31108 QUAIL RUN DR	04/05/19	\$227,800	03-ARM'S LENGTH	\$227,800	\$42,934	\$184,866	\$208,518	0.887	AB02C	RANCH
15-09-15-108-009	31120 QUAIL RUN DR	05/29/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$44,723	\$210,277	\$214,651	0.980	AB02C	RANCH
15-09-15-109-005	31106 LION'S POINTE DR	10/01/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$46,466	\$223,534	\$251,146	0.890	AB02C	RANCH
15-09-15-109-015	52425 ROBINS NEST DR	12/18/20	\$282,500	03-ARM'S LENGTH	\$282,500	\$53,016	\$229,484	\$252,545	0.909	AB02C	RANCH
15-09-15-109-018	52449 ROBINS NEST DR	09/14/20	\$278,500	03-ARM'S LENGTH	\$278,500	\$50,380	\$228,120	\$244,769	0.932	AB02C	1 + STORIES
15-09-15-111-005	52542 FORD LN	04/15/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$43,015	\$206,985	\$219,070	0.945	AB02C	RANCH
15-09-15-151-009	31141 JAGUAR LN	11/25/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$53,651	\$206,349	\$241,532	0.854	AB02C	RANCH
15-09-15-151-017	31164 LEOPARD CIR	11/12/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$44,206	\$205,794	\$226,754	0.908	AB02C	2 STORY
15-09-15-151-025	31194 TIGER DR	10/06/20	\$330,000	03-ARM'S LENGTH	\$330,000	\$44,942	\$285,058	\$318,838	0.894	AB02C	RANCH
15-09-15-152-001	31148 LION'S POINTE DR	10/07/19	\$265,000	03-ARM'S LENGTH	\$265,000	\$59,884	\$205,116	\$245,174	0.837	AB02C	RANCH
15-09-15-153-005	52470 FORD LN	09/09/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$42,959	\$267,041	\$266,124	1.003	AB02C	RANCH
15-09-15-154-006	31133 LION'S POINTE DR	09/27/19	\$299,900	03-ARM'S LENGTH	\$299,900	\$49,100	\$250,800	\$255,442	0.982	AB02C	RANCH

**Totals: \$4,080,700 \$4,080,700 \$3,346,460 \$3,640,024**

**E.C.F. => 0.919**

USED:	RANCH	0.895	2STY	0.856
	1+ STY	0.895		

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

### Chesterfield Township ECFs 2022

AB-2 - SUGARBUSH - MAIN RD -2000 SF												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-176-025	48969 CALLENS RD	06/28/19	\$180,000	03-ARM'S LENGTH	\$180,000	\$107,000	\$31,623	\$148,377	\$158,793	0.934	AB-2	RANCH
15-09-22-303-008	48453 SUGARBUSH RD	09/11/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$82,600	\$32,253	\$117,747	\$127,843	0.921	AB-2	TRI-LEVEL
15-09-22-326-002	48521 SUGARBUSH RD	08/24/20	\$339,877	03-ARM'S LENGTH	\$339,877	\$175,800	\$53,947	\$285,930	\$259,268	1.103	AB-2	RANCH
15-09-22-326-041	48660 CALLENS RD	11/15/19	\$229,000	03-ARM'S LENGTH	\$229,000	\$126,900	\$64,362	\$164,638	\$165,065	0.997	AB-2	RANCH
15-09-22-376-011	48677 SUGARBUSH RD	05/24/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$168,600	\$72,578	\$162,422	\$234,820	0.692	AB-2	RANCH
15-09-22-376-015	48725 SUGARBUSH RD	08/21/19	\$165,000	03-ARM'S LENGTH	\$165,000	\$83,600	\$60,020	\$104,980	\$93,421	1.124	AB-2	RANCH
15-09-22-401-002	49420 CALLENS RD	06/17/19	\$237,000	03-ARM'S LENGTH	\$237,000	\$117,700	\$53,096	\$183,904	\$158,764	1.158	AB-2	RANCH
15-09-23-152-001	50190 CALLENS RD	05/20/19	\$170,000	03-ARM'S LENGTH	\$170,000	\$83,600	\$49,699	\$120,301	\$102,419	1.175	AB-2	RANCH
15-09-28-101-018	47563 SUGARBUSH RD	04/19/19	\$151,489	34-TO LENDING INSTITUTION	\$151,489	\$72,200	\$65,596	\$85,893	\$68,593	1.252	AB-2	RANCH
15-09-28-101-018	47563 SUGARBUSH RD	10/30/20	\$152,000	03-ARM'S LENGTH	\$152,000	\$72,200	\$65,596	\$86,404	\$68,593	1.260	AB-2	RANCH
15-09-28-101-025	47519 SUGARBUSH RD	12/17/20	\$305,000	03-ARM'S LENGTH	\$305,000	\$161,400	\$29,369	\$275,631	\$255,598	1.078	AB-2	RANCH
15-09-28-101-028	47515 SUGARBUSH RD	07/24/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$171,300	\$43,370	\$266,630	\$260,597	1.023	AB-2	RANCH
15-09-28-176-056	47706 SUGARBUSH RD	03/05/21	\$280,000	03-ARM'S LENGTH	\$280,000	\$132,800	\$34,095	\$245,905	\$201,683	1.219	AB-2	RANCH
15-09-28-326-013	29601 COTTON RD	07/02/20	\$241,500	03-ARM'S LENGTH	\$241,500	\$122,800	\$50,514	\$190,986	\$169,926	1.124	AB-2	RANCH
15-09-29-279-008	28821 COTTON RD	12/23/20	\$165,000	03-ARM'S LENGTH	\$165,000	\$67,800	\$30,548	\$134,452	\$91,458	1.470	AB-2	RANCH
<b>Totals:</b>			<b>\$3,310,866</b>		<b>\$3,310,866</b>	<b>\$1,746,300</b>		<b>\$2,574,200</b>	<b>\$2,416,842</b>			

E.C.F. => **1.065**

USED:	RANCH	1.148	TRI-LEVEL	1.0400
	1+ STY	1.190	2STY	1.140

With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB03A - OAKRIDGE - OAK KNOLL												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-15-310-020	51801 N ADELE CIR	03/12/20	\$243,500	03-ARM'S LENGTH	\$243,500	\$46,183	\$197,317	\$201,832	0.978	AB03A	2 STORY	
15-09-15-312-008	51634 N ADELE CIR	06/28/19	\$220,000	03-ARM'S LENGTH	\$220,000	\$44,958	\$175,042	\$155,187	1.128	AB03A	RANCH	
15-09-15-312-008	51634 N ADELE CIR	11/04/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$44,958	\$195,042	\$155,187	1.257	AB03A	RANCH	
15-09-15-312-015	51466 S ADELE CIR	02/27/20	\$212,000	03-ARM'S LENGTH	\$212,000	\$46,248	\$165,752	\$150,628	1.100	AB03A	RANCH	
15-09-15-351-006	31156 LOUISE DR	08/21/20	\$253,000	03-ARM'S LENGTH	\$253,000	\$42,844	\$210,156	\$199,849	1.052	AB03A	2 STORY	
15-09-15-351-012	51609 S ADELE CIR	06/24/20	\$256,000	03-ARM'S LENGTH	\$256,000	\$50,344	\$205,656	\$197,201	1.043	AB03A	RANCH	
15-09-15-351-030	51321 MISTY BROOK DR	03/26/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$41,418	\$228,582	\$203,560	1.123	AB03A	RANCH	
15-09-15-351-034	51391 MISTY BROOK DR	07/15/19	\$294,000	03-ARM'S LENGTH	\$294,000	\$41,529	\$252,471	\$281,824	0.896	AB03A	1 + STORIES	
15-09-15-351-048	51366 SKYLER DR	08/27/19	\$268,000	03-ARM'S LENGTH	\$268,000	\$39,029	\$228,971	\$207,709	1.102	AB03A	2 STORY	
15-09-15-351-051	51298 SKYLER DR	09/24/20	\$279,800	03-ARM'S LENGTH	\$279,800	\$41,352	\$238,448	\$215,657	1.106	AB03A	1 + STORIES	
15-09-15-351-060	31170 ROTHBURY WAY	05/31/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$39,333	\$210,667	\$235,115	0.896	AB03A	RANCH	
15-09-15-353-006	31234 PARTRIDGE LN	09/29/20	\$257,500	03-ARM'S LENGTH	\$257,500	\$50,693	\$206,807	\$231,854	0.892	AB03A	2 STORY	
15-09-15-353-007	31233 WOODVIEW DR	09/02/20	\$298,000	03-ARM'S LENGTH	\$298,000	\$46,510	\$251,490	\$228,303	1.102	AB03A	2 STORY	
15-09-15-353-008	31205 WOODVIEW DR	08/01/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$37,790	\$217,210	\$206,997	1.049	AB03A	RANCH	
15-09-15-354-002	31120 WOODVIEW DR	09/21/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$39,530	\$230,470	\$238,297	0.967	AB03A	1 + STORIES	
15-09-15-354-010	31147 ROTHBURY WAY	08/16/19	\$269,440	03-ARM'S LENGTH	\$269,440	\$40,112	\$229,328	\$209,087	1.097	AB03A	2 STORY	
<b>Totals:</b>			<b>\$4,136,240</b>		<b>\$4,136,240</b>		<b>\$3,443,409</b>	<b>\$3,318,285</b>				

E.C.F. => **1.038**

USED:	RANCH	1.050	2STY	1.010
	1+ STY	1.005		

With consideration given to market conditions and the trend of other styles in this area, a mixed ECF from the indicated is warranted.

**Chesterfield Township ECFs 2022**

AB-3 - HOOKER DIRT RD												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-326-189	33733 HOOKER RD	10/11/19	\$120,000	03-ARM'S LENGTH	\$120,000	\$55,900	\$51,736	\$68,264	\$57,741	1.182	AB-3	RANCH
15-09-23-326-207	49741 JEFFERSON AVE	09/04/20	\$175,000	03-ARM'S LENGTH	\$175,000	\$84,200	\$72,192	\$102,808	\$92,567	1.111	AB-3	RANCH
<b>Totals:</b>			<b>\$295,000</b>		<b>\$295,000</b>	<b>\$140,100</b>		<b>\$171,072</b>	<b>\$150,309</b>	<b>E.C.F. =&gt; 1.138</b>		

USED: RANCH 1.040  
 With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

AB04A - SALT RIVER MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-11-403-016	53349 ZACHARY DR	01/08/21	\$320,000	03-ARM'S LENGTH	\$320,000	\$46,957	\$273,043	\$342,583	0.797	AB04A	RANCH	
15-09-11-404-011	34456 DEVON CT	06/25/20	\$325,000	03-ARM'S LENGTH	\$325,000	\$62,486	\$262,514	\$396,926	0.661	AB04A	RANCH	
15-09-11-404-017	53398 ZACHARY DR	10/09/20	\$325,000	03-ARM'S LENGTH	\$325,000	\$52,544	\$272,456	\$358,810	0.759	AB04A	RANCH	
15-09-11-404-026	53290 ZACHARY DR	02/07/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$49,847	\$260,153	\$368,362	0.706	AB04A	1 + STORIES	
15-09-11-404-028	53266 ZACHARY DR	12/19/19	\$377,500	03-ARM'S LENGTH	\$377,500	\$53,319	\$324,181	\$497,696	0.651	AB04A	2 STORY	
15-09-11-453-004	53109 MICHAEL DR	10/14/20	\$340,000	03-ARM'S LENGTH	\$340,000	\$52,174	\$287,826	\$387,143	0.743	AB04A	1 + STORIES	
15-09-11-453-012	34333 JARED CT	05/22/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$58,888	\$201,112	\$335,825	0.599	AB04A	1 + STORIES	
15-09-11-453-015	34315 JARED CT	07/17/20	\$320,000	03-ARM'S LENGTH	\$320,000	\$47,347	\$272,653	\$369,815	0.737	AB04A	1 + STORIES	
15-09-11-453-017	53251 SETTIMO CT	07/25/19	\$270,000	03-ARM'S LENGTH	\$270,000	\$61,154	\$208,846	\$342,054	0.611	AB04A	RANCH	
15-09-11-453-021	53203 SETTIMO CT	10/04/19	\$329,000	03-ARM'S LENGTH	\$329,000	\$82,666	\$246,334	\$405,316	0.608	AB04A	RANCH	
15-09-11-454-004	53134 MICHAEL DR	05/03/19	\$275,000	03-ARM'S LENGTH	\$275,000	\$47,790	\$227,210	\$312,541	0.727	AB04A	RANCH	
<b>Totals:</b>			<b>\$3,451,500</b>		<b>\$3,451,500</b>		<b>\$2,836,328</b>	<b>\$4,117,071</b>	<b>E.C.F. =&gt; 0.689</b>			

USED: RANCH 0.700 2 STY 0.690 1+ STY 0.690  
 AS-INDICATED

AB04B - WEATHERVANE ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-14-127-010	52754 WEATHERVANE DR	12/19/19	\$360,000	03-ARM'S LENGTH	\$360,000	\$64,627	\$295,373	\$534,575	0.553	AB04B	1 + STORIES	
<b>Totals:</b>			<b>\$360,000</b>		<b>\$360,000</b>		<b>\$295,373</b>	<b>\$534,575</b>	<b>E.C.F. =&gt; 0.553</b>			

USED: RANCH 0.770 STD DLX 0.8200  
 1+ STY 0.715 2STY 0.715  
 end of other styles in this area, a higher ECF from the indicated is warranted.

**Chesterfield Township ECFs 2022**

AB05 - BAKER ROAD												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-11-452-006	53150 BAKER RD	07/30/20	\$345,000	03-ARM'S LENGTH	\$345,000	\$63,231	\$281,769	\$261,940	1.076	AB05	2 STORY	
15-09-14-200-033	52901 BAKER RD	03/18/21	\$400,000	03-ARM'S LENGTH	\$400,000	\$63,689	\$336,311	\$361,751	0.930	AB05	2 STORY BC	
15-09-14-353-002	51665 BAKER RD	03/05/21	\$410,000	03-ARM'S LENGTH	\$410,000	\$46,451	\$363,549	\$384,137	0.946	AB05	2 STORY BC	
15-09-14-353-006	51565 BAKER RD	09/30/19	\$370,000	03-ARM'S LENGTH	\$370,000	\$45,443	\$324,557	\$438,862	0.740	AB05	1+ STORY BC	
15-09-14-390-013	51069 BAKER RD	02/02/21	\$325,000	03-ARM'S LENGTH	\$325,000	\$37,679	\$287,321	\$278,955	1.030	AB05	1 + STORIES	
15-09-14-400-060	51600 BAKER RD	09/14/20	\$340,000	03-ARM'S LENGTH	\$340,000	\$59,643	\$280,357	\$256,061	1.095	AB05	2 STORY	
15-09-14-400-069	51172 BAKER RD	10/13/20	\$445,000	03-ARM'S LENGTH	\$445,000	\$64,083	\$380,917	\$452,963	0.841	AB05	RANCH BC	
<b>Totals:</b>			<b>\$2,635,000</b>		<b>\$2,635,000</b>		<b>\$2,254,781</b>	<b>\$2,434,668</b>				
									<b>E.C.F. =&gt;</b>	<b>0.926</b>		

USED:	RANCH	0.990	RANCH BC	0.8600								
	1+ STY	0.970	2STY	1.010								

With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB05A - SUMMERHILL ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-14-402-002	34036 CHERRY HILL LN	07/31/19	\$249,900	03-ARM'S LENGTH	\$249,900	\$48,476	\$201,424	\$217,282	0.927	AB05A	RANCH	
15-09-14-402-003	34060 CHERRY HILL LN	12/21/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$52,999	\$227,001	\$217,049	1.046	AB05A	2 STORY	
15-09-14-402-005	34108 CHERRY HILL LN	08/06/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$50,261	\$214,739	\$232,528	0.923	AB05A	2 STORY	
15-09-14-406-008	51512 MORNINGSIDE WAY DR	10/08/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$49,613	\$200,387	\$237,357	0.844	AB05A	RANCH	
15-09-14-407-004	34252 CHERRY HILL LN	05/07/19	\$289,900	03-ARM'S LENGTH	\$289,900	\$47,180	\$242,720	\$272,706	0.890	AB05A	2 STORY	
15-09-14-451-013	51348 SUNSET CT	09/03/20	\$285,000	03-ARM'S LENGTH	\$285,000	\$49,263	\$235,737	\$216,206	1.090	AB05A	RANCH	
15-09-14-451-016	34145 SUMMERHILL LN	07/31/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$49,775	\$205,225	\$193,175	1.062	AB05A	RANCH	
15-09-14-451-017	34169 SUMMERHILL LN	01/23/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$45,500	\$214,500	\$221,671	0.968	AB05A	RANCH	
15-09-14-452-004	34082 SUMMERHILL LN	08/17/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$45,500	\$224,500	\$212,853	1.055	AB05A	RANCH	
15-09-14-452-011	34250 SUMMERHILL LN	09/13/19	\$293,900	03-ARM'S LENGTH	\$293,900	\$48,202	\$245,698	\$279,445	0.879	AB05A	RANCH	
<b>Totals:</b>			<b>\$2,698,700</b>		<b>\$2,698,700</b>		<b>\$2,211,931</b>	<b>\$2,300,272</b>				
									<b>E.C.F. =&gt;</b>	<b>0.962</b>		

USED:	RANCH	0.960	2STY	0.942								
	1+ STY	0.901										

With consideration given to market conditions, and the trend of other styles in this area, a slightly lower ECF from the indicated is warranted.



## Chesterfield Township ECFs 2022

AB05B - CHESTERFIELD OAKS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-15-428-006	51517 CAROLINE DR	04/17/20	\$370,000	03-ARM'S LENGTH	\$370,000	\$58,100	\$311,900	\$426,493	0.731	AB05B	RANCH	
15-09-15-429-017	51229 CAROLINE DR	11/04/19	\$249,000	03-ARM'S LENGTH	\$249,000	\$52,500	\$196,500	\$247,521	0.794	AB05B	2 STORY	
15-09-15-430-006	51230 CAROLINE DR	12/11/20	\$336,900	03-ARM'S LENGTH	\$336,900	\$52,500	\$284,400	\$409,360	0.695	AB05B	1 + STORIES	
15-09-15-430-009	51278 CAROLINE DR	02/14/20	\$330,000	03-ARM'S LENGTH	\$330,000	\$56,846	\$273,154	\$394,274	0.693	AB05B	1 + STORIES	
15-09-15-430-010	51294 CAROLINE DR	01/15/21	\$310,000	03-ARM'S LENGTH	\$310,000	\$57,331	\$252,669	\$310,592	0.814	AB05B	RANCH	
<b>Totals:</b>			<b>\$1,595,900</b>		<b>\$1,595,900</b>		<b>\$1,318,623</b>	<b>\$1,788,240</b>				

E.C.F. => **0.737**

USED:	RANCH	0.730	1 + STORIES	0.730							
	2 STORY	0.730									

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

AB05C - CHESTERFIELD HILLS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-15-477-001	51503 NICOLETTE DR	05/28/19	\$300,000	03-ARM'S LENGTH	\$300,000	\$66,063	\$233,937	\$275,438	0.849	AB05C	1 + STORIES	
15-09-15-478-001	32788 REDBUD PKWY	07/17/19	\$383,500	03-ARM'S LENGTH	\$383,500	\$96,173	\$287,327	\$310,338	0.926	AB05C	1 + STORIES	
<b>Totals:</b>			<b>\$683,500</b>		<b>\$683,500</b>		<b>\$521,264</b>	<b>\$585,777</b>				

E.C.F. => **0.890**

USED:	1+ STY	0.910									
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With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB05D - ENGLISH OAKS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-22-102-011	31142 WHITE OAK CT	10/31/19	\$307,000	03-ARM'S LENGTH	\$307,000	\$60,847	\$246,153	\$288,560	0.853	AB05D	RANCH	
15-09-22-103-007	31155 WHITE OAK DR	04/21/20	\$263,800	03-ARM'S LENGTH	\$263,800	\$65,460	\$198,340	\$233,326	0.850	AB05D	RANCH	
<b>Totals:</b>			<b>\$570,800</b>		<b>\$570,800</b>		<b>\$444,493</b>	<b>\$521,886</b>				

E.C.F. => **0.852**

USED:	RANCH	0.860									
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With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB05E - ROSE ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-23-156-002	50277 ROSE MARIE DR	06/24/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$48,300	\$261,700	\$284,241	0.921	AB05E	RANCH	
15-09-23-156-003	50291 ROSE MARIE DR	03/09/20	\$290,000	03-ARM'S LENGTH	\$290,000	\$51,789	\$238,211	\$295,400	0.806	AB05E	RANCH	
15-09-23-156-008	50263 ROSE MARIE DR	07/31/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$52,500	\$257,500	\$288,943	0.891	AB05E	RANCH	
<b>Totals:</b>			<b>\$910,000</b>		<b>\$910,000</b>		<b>\$757,411</b>	<b>\$868,584</b>				

E.C.F. => **0.872**

USED:	RANCH	0.860									
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With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

**Chesterfield Township ECFs 2022**

AB05F - BLAIRE MEADOWS											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-201-005	52075 LILLIAN RD	05/09/19	\$280,000	03-ARM'S LENGTH	\$280,000	\$74,078	\$205,922	\$251,763	0.818	AB05F	2 STORY
15-09-14-401-007	34132 BLAIRE AVE	09/03/19	\$290,000	03-ARM'S LENGTH	\$290,000	\$62,731	\$227,269	\$248,726	0.914	AB05F	1 + STORIES
15-09-14-401-009	34196 BLAIRE AVE	10/28/19	\$258,000	03-ARM'S LENGTH	\$258,000	\$57,880	\$200,120	\$262,157	0.763	AB05F	RANCH
15-09-14-401-016	34420 BLAIRE AVE	09/17/19	\$244,899	03-ARM'S LENGTH	\$244,899	\$65,988	\$178,911	\$226,517	0.790	AB05F	2 STORY
15-09-14-403-002	51960 BAKER RD	07/17/20	\$371,000	03-ARM'S LENGTH	\$371,000	\$72,000	\$299,000	\$387,797	0.771	AB05F	RANCH BC
15-09-14-403-003	51930 BAKER RD	04/26/19	\$350,000	03-ARM'S LENGTH	\$350,000	\$86,496	\$263,504	\$383,474	0.687	AB05F	1+ STORY BC
15-09-14-403-004	51900 BAKER RD	04/10/20	\$323,000	03-ARM'S LENGTH	\$323,000	\$72,000	\$251,000	\$377,003	0.666	AB05F	RANCH BC
15-09-14-403-012	51795 LILLIAN RD	01/22/21	\$288,000	03-ARM'S LENGTH	\$288,000	\$58,255	\$229,745	\$242,739	0.946	AB05F	RANCH
15-09-14-427-001	34498 GILLIES RD	08/23/19	\$252,000	03-ARM'S LENGTH	\$252,000	\$58,079	\$193,921	\$229,030	0.847	AB05F	2 STORY

**Totals: \$2,656,899 \$2,656,899 \$2,049,392 \$2,609,204**

**E.C.F. => 0.785**

USED:	RANCH	0.880	RANCH BC	0.780
	1+ STY	0.860	2 STY	0.880

With consideration given to market conditions, and the trend of other styles in this area, a higher/lower ECF from the indicated is warranted.

AB05G - COUNTRY MEADOWS											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-252-008	34349 COUNTRY MEADOW RD	09/27/19	\$315,000	03-ARM'S LENGTH	\$315,000	\$54,869	\$260,131	\$274,514	0.948	AB05G	RANCH
15-09-14-252-010	34377 COUNTRY MEADOW RD	03/10/21	\$345,500	03-ARM'S LENGTH	\$345,500	\$64,826	\$280,674	\$276,084	1.017	AB05G	RANCH
15-09-14-252-011	34391 COUNTRY MEADOW RD	04/27/20	\$295,000	03-ARM'S LENGTH	\$295,000	\$65,869	\$229,131	\$275,548	0.832	AB05G	RANCH
15-09-14-252-012	34405 COUNTRY MEADOW RD	05/22/19	\$275,000	03-ARM'S LENGTH	\$275,000	\$60,900	\$214,100	\$271,281	0.789	AB05G	RANCH
15-09-14-255-008	52201 BOLAND RD	03/24/20	\$298,750	03-ARM'S LENGTH	\$298,750	\$61,335	\$237,415	\$299,089	0.794	AB05G	1 + STORIES

**Totals: \$1,529,250 \$1,529,250 \$1,221,451 \$1,396,516**

**E.C.F. => 0.875**

USED:	RANCH	0.860	1+ STY	0.840
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With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB05H - GARLAND											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-209-013	52457 SAVANNAH LN	07/29/19	\$279,900	03-ARM'S LENGTH	\$279,900	\$66,551	\$213,349	\$268,221	0.795	AB05H	RANCH
15-09-14-252-015	34306 IVY CT	07/10/20	\$295,000	03-ARM'S LENGTH	\$295,000	\$73,364	\$221,636	\$276,703	0.801	AB05H	RANCH
15-09-14-253-013	34378 IVY CT	05/16/19	\$267,000	03-ARM'S LENGTH	\$267,000	\$54,644	\$212,356	\$266,021	0.798	AB05H	RANCH

**Totals: \$841,900 \$841,900 \$647,341 \$810,945**

**E.C.F. => 0.798**

USED:	RANCH	0.800
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With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.

**Chesterfield Township ECFs 2022**

AB05I - ASPEN PARK												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-207-019	52621 FOREST HILL DR	06/30/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$58,972	\$211,028	\$268,734	0.785	AB05I	RANCH
15-09-14-207-022	52615 FOREST HILL DR	06/16/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$66,363	\$233,637	\$304,803	0.767	AB05I	RANCH
15-09-14-208-005	52612 FOREST HILL DR	09/22/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$58,557	\$231,443	\$291,564	0.794	AB05I	1 + STORIES
15-09-14-209-008	34264 ASPEN PARK DR	04/22/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$55,539	\$244,361	\$292,853	0.834	AB05I	1 + STORIES
15-09-14-226-022	52630 FOREST HILL DR	04/22/19	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$56,203	\$213,697	\$260,333	0.821	AB05I	RANCH

**Totals: \$1,429,800 \$1,429,800 \$1,134,166 \$1,418,286**  
**E.C.F. => 0.800**

USED: RANCH 0.800 1+ STY 0.810

With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB06A - BIRCHGROVE SUBDIVISION												
Parcel Number	Street Address	Sale Date	Sale Price		Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-101-005	52965 SEQUOIA TRL	07/22/20	\$238,000		03-ARM'S LENGTH	\$238,000	\$36,006	\$201,994	\$134,879	1.498	AB06A	2 STORY
15-09-14-101-017	52926 SEQUOIA TRL	07/09/20	\$261,000		03-ARM'S LENGTH	\$261,000	\$40,631	\$220,369	\$187,125	1.178	AB06A	2 STORY
15-09-14-101-027	52805 D W SEATON DR	10/29/19	\$199,900		03-ARM'S LENGTH	\$199,900	\$43,680	\$156,220	\$166,271	0.940	AB06A	RANCH
15-09-14-101-028	52641 D W SEATON DR	10/01/19	\$210,000		03-ARM'S LENGTH	\$210,000	\$40,511	\$169,489	\$136,713	1.240	AB06A	2 STORY
15-09-14-101-030	52601 D W SEATON DR	11/26/19	\$220,000		03-ARM'S LENGTH	\$220,000	\$39,706	\$180,294	\$147,665	1.221	AB06A	2 STORY
15-09-14-101-034	52519 D W SEATON DR	07/24/20	\$228,500		03-ARM'S LENGTH	\$228,500	\$38,408	\$190,092	\$140,100	1.357	AB06A	2 STORY
15-09-14-101-055	52105 D W SEATON DR	02/14/20	\$240,000		03-ARM'S LENGTH	\$240,000	\$39,065	\$200,935	\$138,077	1.455	AB06A	2 STORY
15-09-14-102-008	52832 D W SEATON DR	02/25/21	\$245,797		03-ARM'S LENGTH	\$245,797	\$42,516	\$203,281	\$165,250	1.230	AB06A	RANCH
15-09-14-102-018	33121 TALL PINE CT	11/02/20	\$242,000		03-ARM'S LENGTH	\$242,000	\$62,432	\$179,568	\$142,540	1.260	AB06A	2 STORY
15-09-14-102-020	33149 TALL PINE CT	02/18/21	\$242,500		03-ARM'S LENGTH	\$242,500	\$40,123	\$202,377	\$152,056	1.331	AB06A	TRI-LEVEL
15-09-14-151-001	52150 D W SEATON DR	04/23/20	\$205,000		03-ARM'S LENGTH	\$205,000	\$44,888	\$160,112	\$131,662	1.216	AB06A	2 STORY
15-09-14-303-006	33110 SILVERLEAF CT	03/18/21	\$180,000		03-ARM'S LENGTH	\$180,000	\$44,970	\$135,030	\$129,113	1.046	AB06A	2 STORY
15-09-14-304-003	33140 PALMETTO DR	04/13/20	\$218,000		03-ARM'S LENGTH	\$218,000	\$37,070	\$180,930	\$145,822	1.241	AB06A	2 STORY
15-09-15-426-003	32845 REDBUD PKWY	03/27/20	\$245,000		03-ARM'S LENGTH	\$245,000	\$45,818	\$199,182	\$143,125	1.392	AB06A	2 STORY
15-09-15-427-006	32964 REDBUD PKWY	08/24/20	\$205,000		03-ARM'S LENGTH	\$205,000	\$39,310	\$165,690	\$125,591	1.319	AB06A	2 STORY

**Totals: \$3,380,697 \$3,380,697 \$2,745,563 \$2,185,989**  
**E.C.F. => 1.256**

USED: RANCH 1.245 TRI LEVEL 1.230  
 1+ STY 1.290  
 2 STY 1.230 2 STY BC 0.910

With consideration given to market conditions, and the trend of other styles in this area, a lower ECF from the indicated is warranted.



**Chesterfield Township ECFs 2022**

AB06B - MEADOWKNOLL - SOCKS ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-14-103-001	52583 OVERLOOK TRL	09/20/19	\$245,101	03-ARM'S LENGTH	\$245,101	\$48,681	\$196,420	\$241,164	0.814	AB06B	RANCH	
15-09-14-103-004	33324 GOLFVIEW LN	06/10/19	\$245,000	03-ARM'S LENGTH	\$245,000	\$50,264	\$194,736	\$224,599	0.867	AB06B	2 STORY	
15-09-14-103-005	33342 GOLFVIEW LN	04/24/19	\$255,000	03-ARM'S LENGTH	\$255,000	\$46,630	\$208,370	\$221,348	0.941	AB06B	RANCH	
15-09-14-103-006	33360 GOLFVIEW LN	12/05/19	\$220,000	03-ARM'S LENGTH	\$220,000	\$44,808	\$175,192	\$230,933	0.759	AB06B	RANCH	
15-09-14-104-004	52711 LAUREL OAK LN	12/03/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$51,650	\$228,350	\$239,482	0.954	AB06B	RANCH	
15-09-14-104-005	52675 LAUREL OAK LN	09/22/20	\$290,000	03-ARM'S LENGTH	\$290,000	\$53,171	\$236,829	\$239,087	0.991	AB06B	RANCH	
15-09-14-104-013	52786 OVERLOOK TRL	04/26/19	\$284,000	03-ARM'S LENGTH	\$284,000	\$55,100	\$228,900	\$270,834	0.845	AB06B	RANCH	
15-09-14-106-002	52840 LAUREL OAK LN	08/28/20	\$365,000	03-ARM'S LENGTH	\$365,000	\$54,200	\$310,800	\$276,094	1.126	AB06B	2 STORY	
15-09-14-106-006	52696 LAUREL OAK LN	08/21/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$49,586	\$230,414	\$249,038	0.925	AB06B	RANCH	
15-09-14-126-005	33512 FAIRWAY VISTA	11/11/20	\$460,000	03-ARM'S LENGTH	\$460,000	\$87,186	\$372,814	\$427,442	0.872	AB06B	2 STORY BC	
15-09-14-152-013	52172 LAUREL OAK LN	09/18/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$46,187	\$228,813	\$212,455	1.077	AB06B	RANCH	

**Totals: \$3,199,101 \$3,199,101 \$2,611,638 \$2,832,474**

**E.C.F. => 0.922**

USED:	RANCH	0.980	TRI LEVEL	0.975
	2 STY	0.960		

With consideration given to market conditions, and the trend of other styles in this area, a higher ECF from the indicated is warranted.

AB07A - LAKEWOOD SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-276-031	34450 SHOREWOOD ST	07/31/19	\$241,000	03-ARM'S LENGTH	\$241,000	\$113,700	\$42,169	\$198,831	\$159,638	1.246	AB07A	RANCH
15-09-23-276-032	34502 SHOREWOOD ST	06/22/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$106,600	\$41,027	\$188,973	\$155,173	1.218	AB07A	2 STORY
15-09-23-276-035	34600 SHOREWOOD ST	11/23/20	\$226,250	03-ARM'S LENGTH	\$226,250	\$89,900	\$39,355	\$186,895	\$130,020	1.437	AB07A	TRI-LEVEL
15-09-23-276-039	34710 SHOREWOOD ST	04/12/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$98,900	\$41,961	\$173,039	\$144,319	1.199	AB07A	TRI-LEVEL
15-09-23-279-010	50572 HELMANDALE ST	09/16/19	\$203,000	03-ARM'S LENGTH	\$203,000	\$102,500	\$38,327	\$164,673	\$143,685	1.146	AB07A	RANCH
15-09-23-279-011	50556 HELMANDALE ST	01/31/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$90,800	\$35,146	\$164,854	\$135,691	1.215	AB07A	TRI-LEVEL
15-09-23-280-009	34453 LAKEWOOD DR	11/15/19	\$205,000	03-ARM'S LENGTH	\$205,000	\$110,100	\$40,537	\$164,463	\$161,843	1.016	AB07A	2 STORY
15-09-23-280-009	34453 LAKEWOOD DR	01/29/21	\$242,000	03-ARM'S LENGTH	\$242,000	\$110,100	\$40,537	\$201,463	\$161,843	1.245	AB07A	2 STORY
15-09-23-280-021	34803 LAKEWOOD DR	04/15/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$100,700	\$37,249	\$177,751	\$141,561	1.256	AB07A	RANCH
15-09-23-281-011	34500 LAKEWOOD DR	12/13/19	\$221,000	03-ARM'S LENGTH	\$221,000	\$106,800	\$38,500	\$182,500	\$162,192	1.125	AB07A	TRI-LEVEL
15-09-23-281-012	34516 LAKEWOOD DR	07/20/20	\$244,000	03-ARM'S LENGTH	\$244,000	\$109,900	\$38,500	\$205,500	\$163,371	1.258	AB07A	2 STORY
15-09-23-281-028	34309 SHOREWOOD ST	01/26/21	\$229,900	03-ARM'S LENGTH	\$229,900	\$98,800	\$41,576	\$188,324	\$144,413	1.304	AB07A	TRI-LEVEL

**Totals: \$2,672,150 \$2,672,150 \$1,238,800 \$2,197,266 \$1,803,750**

**E.C.F. => 1.218**

USED:	RANCH	1.160	TRI LEVEL	1.080
	2 STY	1.110		

With consideration given to market conditions, and the trend of other styles in this area, a lower ECF from the indicated is warranted.

### Chesterfield Township ECFs 2022

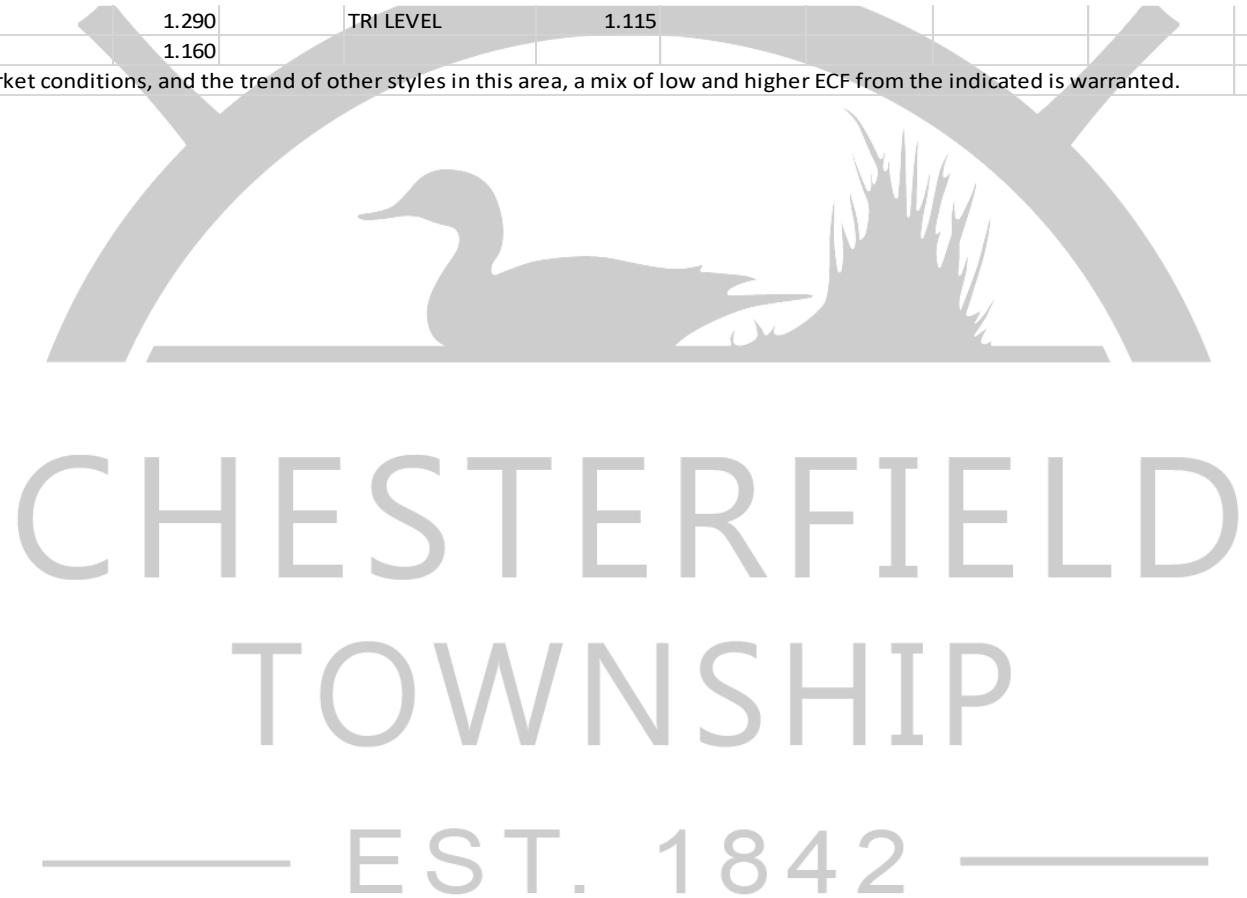
AB07B - IRISH MEADOWS - SHAMROCK												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-226-009	50755 SHAMROCK DR W	12/31/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$123,300	\$65,474	\$199,526	\$140,464	1.420	AB07B	RANCH
15-09-21-227-022	50814 SHAMROCK DR W	10/10/19	\$194,601	03-ARM'S LENGTH	\$194,601	\$106,500	\$38,345	\$156,256	\$156,552	0.998	AB07B	TRI-LEVEL
15-09-21-228-010	50536 SHAMROCK DR E	06/30/20	\$242,250	03-ARM'S LENGTH	\$242,250	\$104,500	\$40,792	\$201,458	\$150,918	1.335	AB07B	TRI-LEVEL
15-09-21-228-013	50500 SHAMROCK DR E	08/18/20	\$256,000	03-ARM'S LENGTH	\$256,000	\$122,000	\$38,167	\$217,833	\$159,604	1.365	AB07B	RANCH
15-09-21-228-015	50820 SHAMROCK DR E	01/07/20	\$252,900	03-ARM'S LENGTH	\$252,900	\$141,200	\$46,109	\$206,791	\$183,140	1.129	AB07B	RANCH

**Totals:    \$1,210,751                                    \$1,210,751                                    \$597,500                                    \$981,864                                    \$790,678**

E.C.F. =>    **1.242**

USED:	RANCH	1.290	TRI LEVEL	1.115								
	2 STY	1.160										

With consideration given to market conditions, and the trend of other styles in this area, a mix of low and higher ECF from the indicated is warranted.



Chesterfield Township ECFs 2022

AB08 - ANCHOR BAY HARBOR NO. 1												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-451-025	48093 FORBES DR	04/05/19	\$218,000	03-ARM'S LENGTH	\$218,000	\$103,500	\$39,192	\$178,808	\$147,143	1.215	AB08	RANCH
15-09-21-451-029	48125 FORBES DR	08/03/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$112,300	\$40,999	\$224,001	\$161,012	1.391	AB08	RANCH
15-09-21-477-003	48152 FORBES DR	08/14/20	\$204,900	03-ARM'S LENGTH	\$204,900	\$101,900	\$41,833	\$163,067	\$142,053	1.148	AB08	RANCH
15-09-21-477-004	48162 FORBES DR	09/27/19	\$175,000	03-ARM'S LENGTH	\$175,000	\$83,600	\$40,118	\$134,882	\$111,476	1.210	AB08	RANCH
15-09-21-477-010	48216 FORBES DR	02/23/21	\$274,000	03-ARM'S LENGTH	\$274,000	\$113,900	\$40,467	\$233,533	\$151,081	1.546	AB08	2 STORY
15-09-21-477-021	48135 MALLARD DR	05/23/19	\$315,000	03-ARM'S LENGTH	\$315,000	\$167,500	\$44,581	\$270,419	\$234,194	1.155	AB08	2 STORY
15-09-21-477-021	48135 MALLARD DR	10/18/19	\$312,000	29-SELLERS INTEREST IN A LC	\$312,000	\$167,500	\$44,581	\$267,419	\$234,194	1.142	AB08	2 STORY
15-09-27-101-009	48334 MALLARD DR	11/19/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$130,900	\$49,888	\$185,112	\$185,944	0.996	AB08	RANCH
15-09-27-101-011	48354 MALLARD DR	03/19/21	\$221,000	03-ARM'S LENGTH	\$221,000	\$98,500	\$40,540	\$180,460	\$137,176	1.316	AB08	RANCH
15-09-27-101-023	48311 JEFFERSON AVE	07/27/20	\$232,900	03-ARM'S LENGTH	\$232,900	\$114,200	\$43,293	\$189,607	\$162,325	1.168	AB08	RANCH
15-09-27-101-025	48380 MALLARD DR	09/15/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$140,900	\$38,184	\$236,816	\$213,775	1.108	AB08	RANCH
15-09-27-102-014	48361 MALLARD DR	09/06/19	\$240,000	03-ARM'S LENGTH	\$240,000	\$115,100	\$55,465	\$184,535	\$153,233	1.204	AB08	RANCH
15-09-27-102-039	48419 JEFFERSON AVE	08/05/19	\$256,900	03-ARM'S LENGTH	\$256,900	\$158,100	\$32,920	\$223,980	\$237,071	0.945	AB08	1 + STORIES
15-09-27-102-042	48447 JEFFERSON AVE	06/26/19	\$255,000	03-ARM'S LENGTH	\$255,000	\$155,600	\$32,043	\$222,957	\$233,614	0.954	AB08	1 + STORIES
15-09-27-126-010	48409 FORBES DR	09/11/20	\$219,300	03-ARM'S LENGTH	\$219,300	\$96,800	\$57,021	\$162,279	\$225,042	0.721	AB08	RANCH
15-09-27-126-014	48435 FORBES DR	01/03/20	\$182,500	03-ARM'S LENGTH	\$182,500	\$93,800	\$61,361	\$121,139	\$110,667	1.095	AB08	RANCH
15-09-28-176-030	47785 FORBES DR	08/16/19	\$295,000	03-ARM'S LENGTH	\$295,000	\$169,600	\$57,448	\$237,552	\$247,161	0.961	AB08	RANCH
15-09-28-201-009	47953 FORBES DR	01/06/20	\$237,500	03-ARM'S LENGTH	\$237,500	\$107,700	\$41,747	\$195,753	\$145,390	1.346	AB08	1 + STORIES
15-09-28-202-003	48046 FORBES DR	06/05/20	\$220,000	03-ARM'S LENGTH	\$220,000	\$104,800	\$40,662	\$179,338	\$148,212	1.210	AB08	RANCH
15-09-28-202-015	47936 FORBES DR	11/06/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$98,900	\$39,682	\$160,318	\$128,040	1.252	AB08	TRI-LEVEL
15-09-28-202-020	47896 FORBES DR	04/09/20	\$199,000	03-ARM'S LENGTH	\$199,000	\$90,600	\$41,114	\$157,886	\$122,803	1.286	AB08	RANCH
15-09-28-202-060	47925 MALLARD DR	07/06/20	\$225,900	03-ARM'S LENGTH	\$225,900	\$97,000	\$39,682	\$186,218	\$135,373	1.376	AB08	RANCH
15-09-28-203-024	47882 MALLARD DR	01/29/21	\$214,500	03-ARM'S LENGTH	\$214,500	\$107,100	\$36,329	\$178,171	\$143,367	1.243	AB08	2 STORY
15-09-28-203-033	48059 PHEASANT ST	06/25/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$81,000	\$39,682	\$145,318	\$107,262	1.355	AB08	RANCH
15-09-28-226-004	48229 MALLARD DR	12/17/20	\$223,900	03-ARM'S LENGTH	\$223,900	\$131,000	\$35,890	\$188,010	\$168,687	1.115	AB08	BI-LEVEL
15-09-28-227-003	48116 MALLARD DR	01/24/20	\$349,900	03-ARM'S LENGTH	\$349,900	\$187,900	\$37,722	\$312,178	\$272,599	1.145	AB08	2 STORY
15-09-28-227-004	48126 MALLARD DR	07/27/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$121,900	\$37,722	\$242,278	\$166,162	1.458	AB08	2 STORY
15-09-28-227-014	48220 MALLARD DR	01/05/21	\$210,000	03-ARM'S LENGTH	\$210,000	\$105,600	\$39,090	\$170,910	\$150,941	1.132	AB08	RANCH
15-09-28-227-019	48264 MALLARD DR	06/18/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$123,700	\$50,383	\$164,617	\$172,780	0.953	AB08	RANCH
15-09-28-228-003	48046 PHEASANT ST	09/25/20	\$227,500	03-ARM'S LENGTH	\$227,500	\$98,100	\$43,111	\$184,389	\$134,305	1.373	AB08	RANCH
15-09-28-228-011	47970 PHEASANT ST	07/29/20	\$220,000	03-ARM'S LENGTH	\$220,000	\$98,400	\$48,086	\$171,914	\$130,534	1.317	AB08	RANCH
15-09-28-228-034	48132 PHEASANT ST	07/23/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$106,600	\$48,852	\$186,148	\$144,164	1.291	AB08	RANCH
15-09-28-228-040	48208 PHEASANT ST	02/19/21	\$222,000	03-ARM'S LENGTH	\$222,000	\$88,300	\$39,682	\$182,318	\$120,121	1.518	AB08	RANCH
15-09-28-228-045	48266 PHEASANT ST	03/16/21	\$200,000	03-ARM'S LENGTH	\$200,000	\$95,500	\$41,641	\$158,359	\$131,019	1.209	AB08	RANCH
15-09-28-228-047	48101 BOOK CT	07/29/19	\$315,000	03-ARM'S LENGTH	\$315,000	\$177,400	\$74,706	\$240,294	\$245,765	0.978	AB08	RANCH
15-09-28-228-061	48277 JEFFERSON AVE	09/17/20	\$217,000	03-ARM'S LENGTH	\$217,000	\$110,000	\$30,000	\$187,000	\$153,870	1.215	AB08	TRI-LEVEL
15-09-28-401-014	47635 JEFFERSON AVE	11/22/19	\$173,000	03-ARM'S LENGTH	\$173,000	\$89,400	\$29,940	\$143,060	\$130,494	1.096	AB08	RANCH
15-09-28-402-003	47717 JEFFERSON AVE	11/11/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$101,800	\$30,000	\$170,000	\$152,252	1.117	AB08	RANCH

Totals: \$8,946,700 \$8,946,700 \$4,446,400 \$7,321,043 \$6,291,304

E.C.F. => 1.164

USED:	RANCH	1.140	TRI LEVEL	1.235	1+ STY	1.195						
	2 STY	1.160	BI LEVEL	1.345								

With consideration given to market conditions and the trend of other styles in this area, a mix of lower and higher ECF from the indicated is warranted.

### Chesterfield Township ECFs 2022

AB09 - ANCHOR BAY REMINGTON												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-377-005	47972 REMINGTON CT	08/06/20	\$294,000	03-ARM'S LENGTH	\$294,000	\$145,100	\$60,854	\$233,146	\$274,756	0.849	AB09	RANCH
15-09-21-377-006	47984 REMINGTON CT	06/19/19	\$335,000	03-ARM'S LENGTH	\$335,000	\$179,600	\$46,255	\$288,745	\$411,839	0.701	AB09	1 + STORIES
<b>Totals:</b>			<b>\$629,000</b>		<b>\$629,000</b>	<b>\$324,700</b>		<b>\$521,891</b>	<b>\$686,595</b>			
										<b>E.C.F. =&gt;</b>	<b>0.760</b>	
USED:	RANCH	0.835		2 STORY	0.760							
	1 + STORIES	0.760										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB09A - SUGAR CREEK - KEEGAN ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-327-003	29947 SUGAR CREEK CT	03/11/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$121,200	\$60,362	\$164,638	\$212,842	0.774	AB09A	2 STORY
15-09-21-328-003	29826 SUGAR CREEK DR	02/03/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$110,200	\$37,997	\$212,003	\$213,342	0.994	AB09A	2 STORY
15-09-21-328-020	29954 SUGAR CREEK DR	07/19/19	\$270,000	03-ARM'S LENGTH	\$270,000	\$137,700	\$48,868	\$221,132	\$258,799	0.854	AB09A	1 + STORIES
15-09-21-329-005	48037 MILL CREEK CT	11/22/19	\$279,900	03-ARM'S LENGTH	\$279,900	\$112,500	\$40,490	\$239,410	\$215,896	1.109	AB09A	2 STORY
15-09-21-329-017	48018 PAINT CREEK CT	04/17/20	\$256,400	03-ARM'S LENGTH	\$256,400	\$119,800	\$52,622	\$203,778	\$208,845	0.976	AB09A	RANCH
15-09-28-177-005	47631 BURLINGAME DR	11/22/19	\$307,500	03-ARM'S LENGTH	\$307,500	\$169,800	\$66,166	\$241,334	\$367,122	0.657	AB09A	1+ STORY BC
15-09-28-177-008	47637 BURLINGAME DR	08/13/20	\$369,000	03-ARM'S LENGTH	\$369,000	\$186,500	\$54,989	\$314,011	\$426,915	0.736	AB09A	2 STORY BC
15-09-28-178-006	29119 RACHID LN	11/02/20	\$350,000	03-ARM'S LENGTH	\$350,000	\$156,600	\$41,893	\$308,107	\$364,055	0.846	AB09A	1+ STORY BC
15-09-28-178-029	47646 BURLINGAME DR	05/31/19	\$329,000	03-ARM'S LENGTH	\$329,000	\$204,400	\$116,305	\$212,695	\$392,604	0.542	AB09A	1+ STORY BC
<b>Totals:</b>			<b>\$2,636,800</b>		<b>\$2,636,800</b>	<b>\$1,318,700</b>		<b>\$2,117,108</b>	<b>\$2,660,420</b>			
										<b>E.C.F. =&gt;</b>	<b>0.796</b>	
USED:	RANCH	0.895		1 + STY BC	0.745	1+ STY	0.875					
	2 STY	0.855		2 STY BC	0.745							

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated

AB09B - BAYCOURT ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-28-328-003	29073 MERRIMADE LN	03/31/21	\$335,000	03-ARM'S LENGTH	\$335,000	\$144,100	\$70,924	\$264,076	\$285,978	0.923	AB09B	RANCH
15-09-28-328-012	47631 CLAIRMONT LN	02/03/21	\$314,000	03-ARM'S LENGTH	\$314,000	\$146,900	\$62,996	\$251,004	\$303,786	0.826	AB09B	RANCH
15-09-28-329-006	47622 CLAIRMONT LN	05/21/19	\$290,000	03-ARM'S LENGTH	\$290,000	\$141,400	\$52,545	\$237,455	\$303,074	0.783	AB09B	RANCH
15-09-28-329-015	29113 BAY POINTE DR	10/13/20	\$335,000	03-ARM'S LENGTH	\$335,000	\$149,700	\$79,931	\$255,069	\$304,721	0.837	AB09B	2 STORY
15-09-28-329-030	29158 RACHID LN	09/20/19	\$248,000	03-ARM'S LENGTH	\$248,000	\$140,700	\$57,387	\$190,613	\$311,149	0.613	AB09B	2 STORY
<b>Totals:</b>			<b>\$1,522,000</b>		<b>\$1,522,000</b>	<b>\$722,800</b>		<b>\$1,198,217</b>	<b>\$1,508,706</b>			
										<b>E.C.F. =&gt;</b>	<b>0.794</b>	
USED:	RANCH	0.760	1+ STY	0.725								
	2 STY	0.720										

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

### Chesterfield Township ECFs 2022

AB10 - ANCHOR BAY LAKEFRONT													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-23-427-017	49884 MILLER CT	06/10/19	\$505,000	03-ARM'S LENGTH	\$505,000	\$272,800	\$225,692	\$279,308	\$248,066	1.126	AB10	2 STORY	
15-09-23-427-019	49876 MILLER CT	09/11/20	\$640,000	03-ARM'S LENGTH	\$640,000	\$319,600	\$195,205	\$444,795	\$308,334	1.443	AB10	1 + STORIES	
15-09-26-153-013	49220 BAYSHORE DR	09/05/19	\$571,000	03-ARM'S LENGTH	\$571,000	\$289,400	\$217,346	\$353,654	\$251,048	1.409	AB10	1 + STORIES	
15-09-26-178-010	49324 BAYSHORE DR	06/22/20	\$320,000	03-ARM'S LENGTH	\$320,000	\$164,200	\$155,016	\$164,984	\$102,538	1.609	AB10	RANCH	
15-09-26-178-019	49380 BAY LN	07/02/19	\$430,000	03-ARM'S LENGTH	\$430,000	\$205,900	\$174,033	\$255,967	\$165,158	1.550	AB10	1 + STORIES	
15-09-26-178-024	49262 BAYSHORE DR	06/19/20	\$660,000	03-ARM'S LENGTH	\$660,000	\$326,400	\$226,710	\$433,290	\$330,259	1.312	AB10	2 STORY	
15-09-26-229-009	49626 GOULETTE POINTE DR	11/25/19	\$775,000	03-ARM'S LENGTH	\$775,000	\$383,400	\$500,303	\$274,697	\$195,225	1.407	AB10	TRI-LEVEL	
15-09-27-178-018	48476 HARBOR DR	10/04/19	\$535,000	03-ARM'S LENGTH	\$535,000	\$260,800	\$181,434	\$353,566	\$263,767	1.340	AB10	2 STORY	
15-09-27-402-018	48840 POINT LAKEVIEW DR	09/20/19	\$850,000	29-SELLERS INTEREST IN A LC	\$850,000	\$431,200	\$312,434	\$537,566	\$499,941	1.075	AB10	STANDARD DELUXE	
15-09-27-402-018	48840 POINT LAKEVIEW DR	03/10/21	\$850,000	03-ARM'S LENGTH	\$850,000	\$431,200	\$312,434	\$537,566	\$499,941	1.075	AB10	STANDARD DELUXE	
15-09-27-402-021	48862 POINT LAKEVIEW DR	12/01/20	\$395,000	03-ARM'S LENGTH	\$395,000	\$205,900	\$140,151	\$254,849	\$210,563	1.210	AB10	2 STORY	
15-09-28-278-002	47914 HARBOR DR	11/13/20	\$755,000	03-ARM'S LENGTH	\$755,000	\$365,800	\$307,829	\$447,171	\$396,443	1.128	AB10	1+ STORY BC	
15-09-28-278-015	48264 HARBOR DR	07/27/20	\$550,000	03-ARM'S LENGTH	\$550,000	\$217,800	\$215,236	\$334,764	\$168,347	1.989	AB10	RANCH	
15-09-28-385-017	47354 FORTON RD	10/05/20	\$439,000	03-ARM'S LENGTH	\$439,000	\$231,200	\$253,673	\$185,327	\$161,773	1.146	AB10	2 STORY	
<b>Totals:</b>			<b>\$8,275,000</b>		<b>\$8,275,000</b>	<b>\$4,105,600</b>		<b>\$4,857,504</b>	<b>\$3,801,402</b>			<b>E.C.F. =&gt; 1.278</b>	

USED:	RANCH	1.690	1 + STY BC	1.140
	2 STY	1.290	2 STY BC	1.110
	1+ STY	1.440	STANDARD DELUXE	1.100

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated

AB11 - ANCHOR BAY													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-22-451-014	32540 SUTTON RD	06/04/19	\$140,000	03-ARM'S LENGTH	\$140,000	\$67,800	\$36,649	\$103,351	\$83,846	1.233	AB11	RANCH	
15-09-23-376-006	49700 JEFFERSON AVE	04/08/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$113,600	\$40,407	\$204,593	\$158,383	1.292	AB11	RANCH	
15-09-23-401-014	50025 JEFFERSON AVE	06/12/20	\$272,000	03-ARM'S LENGTH	\$272,000	\$156,700	\$100,407	\$171,593	\$177,417	0.967	AB11	1 + STORIES	
15-09-23-451-014	49772 JEFFERSON AVE	02/12/21	\$319,059	03-ARM'S LENGTH	\$319,059	\$152,500	\$36,120	\$282,939	\$227,797	1.242	AB11	RANCH	
15-09-23-455-005	49671 COMPASS POINT DR	09/30/19	\$295,000	03-ARM'S LENGTH	\$295,000	\$153,900	\$55,585	\$239,415	\$219,233	1.092	AB11	2 STORY	
15-09-26-152-008	33499 MELDRUM ST	09/18/20	\$80,000	03-ARM'S LENGTH	\$80,000	\$37,400	\$15,595	\$64,405	\$39,197	1.643	AB11	RANCH	
15-09-26-152-050	33433 MELDRUM ST	09/17/19	\$169,800	03-ARM'S LENGTH	\$169,800	\$76,000	\$24,242	\$145,558	\$108,237	1.345	AB11	RANCH	
15-09-27-203-017	32810 SUTTON RD	10/27/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$122,500	\$45,010	\$204,990	\$169,508	1.209	AB11	RANCH	
15-09-27-203-022	32910 SUTTON RD	09/14/20	\$100,000	03-ARM'S LENGTH	\$100,000	\$37,200	\$47,749	\$52,251	\$22,242	2.349	AB11	1 + STORIES	
15-09-27-203-033	49065 JEFFERSON AVE	11/20/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$125,900	\$20,000	\$230,000	\$201,600	1.141	AB11	2 STORY	
15-09-27-203-046	32930 SUTTON RD	01/30/20	\$250,000	09-FAMILY SALE	\$250,000	\$127,600	\$42,398	\$207,602	\$185,007	1.122	AB11	2 STORY	
15-09-27-278-005	48850 SALT RIVER DR	05/09/19	\$354,000	03-ARM'S LENGTH	\$354,000	\$155,500	\$84,330	\$269,670	\$197,049	1.369	AB11	2 STORY	
15-09-27-280-018	33623 LAKEVIEW ST	04/04/19	\$289,900	03-ARM'S LENGTH	\$289,900	\$150,800	\$55,667	\$234,233	\$213,873	1.095	AB11	2 STORY	
15-09-28-383-006	47370 JEFFERSON AVE	11/09/20	\$196,200	03-ARM'S LENGTH	\$196,200	\$95,600	\$29,750	\$166,450	\$136,830	1.216	AB11	RANCH	
<b>Totals:</b>			<b>\$3,210,959</b>		<b>\$3,210,959</b>	<b>\$1,573,000</b>		<b>\$2,577,050</b>	<b>\$2,140,217</b>			<b>E.C.F. =&gt; 1.204</b>	

USED:	RANCH	1.180	BI LEVEL	1.145
	2 STY	1.150	TRI LEVEL	1.145

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

**Chesterfield Township ECFs 2022**

AB12 - ANCHOR BAY												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-26-152-046	33720 ROSELAWN ST	01/08/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$108,500	\$31,678	\$183,322	\$161,835	1.133	AB12	2 STORY
15-09-26-176-031	33737 ROSELAWN ST	07/31/19	\$260,000	03-ARM'S LENGTH	\$260,000	\$111,100	\$31,467	\$228,533	\$166,587	1.372	AB12	2 STORY
15-09-26-177-035	33865 SCHNEIDER RD	08/24/20	\$575,000	03-ARM'S LENGTH	\$575,000	\$277,400	\$115,903	\$459,097	\$391,947	1.171	AB12	1 + STORIES
15-09-27-129-006	32012 RIVERPOINT ST	10/23/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$136,100	\$49,251	\$210,749	\$199,047	1.059	AB12	1 + STORIES
15-09-28-403-003	47433 FORTON RD	05/26/20	\$106,500	03-ARM'S LENGTH	\$106,500	\$45,800	\$22,950	\$83,550	\$61,381	1.361	AB12	1 + STORIES
15-09-29-228-007	28727 SUNRAY CT	08/18/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$122,100	\$32,529	\$212,471	\$177,134	1.199	AB12	RANCH
<b>Totals:</b>			<b>\$1,661,500</b>		<b>\$1,661,500</b>	<b>\$801,000</b>		<b>\$1,377,722</b>	<b>\$1,157,932</b>			

E.C.F. => 1.190

USED:	RANCH	1.195	TRI LEVEL	1.095
	2 STY	1.145	1+ STY	1.120

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

AB13 - SECLUDED WOODS SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-252-007	34175 LAKEWOOD DR	05/08/19	\$317,000	03-ARM'S LENGTH	\$317,000	\$171,200	\$72,469	\$244,531	\$391,323	0.625	AB13	2 STORY
15-09-23-253-010	50434 SECLUDED CT	03/25/21	\$410,000	03-ARM'S LENGTH	\$410,000	\$176,000	\$72,900	\$337,100	\$404,372	0.834	AB13	2 STORY
<b>Totals:</b>			<b>\$727,000</b>		<b>\$727,000</b>	<b>\$347,200</b>		<b>\$581,631</b>	<b>\$795,696</b>			

E.C.F. => 0.731

USED:	RANCH	0.720	1+ STORIES	0.735
	2 STORY	0.690		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB14 - HARBOR DR LAKE CANAL PROP ONLY												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-26-255-015	GOULETTE POINTE DR	09/19/19	\$973,000	19-MULTI PARCEL ARM'S LENGTH	\$973,000	\$479,300	\$290,500	\$682,500	\$6,431	106.132	AB14H	RANCH
<b>Totals:</b>			<b>\$973,000</b>		<b>\$973,000</b>	<b>\$479,300</b>		<b>\$682,500</b>	<b>\$6,431</b>			

E.C.F. => 106.132

USED:	RANCH	1.240	1+ STORIES	1.170
	2 STORY	0.985		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

AB14 - JEFFERSON CANAL PROP												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-27-176-009	48484 JEFFERSON AVE	05/15/20	\$512,000	03-ARM'S LENGTH	\$512,000	\$263,000	\$109,884	\$402,116	\$420,306	0.957	AB14J	2 STORY
15-09-27-176-019	48580 JEFFERSON AVE	11/16/20	\$960,000	03-ARM'S LENGTH	\$960,000	\$429,200	\$249,157	\$710,843	\$708,366	1.003	AB14J	1+ STORY BC
15-09-28-276-019	48212 JEFFERSON AVE	08/28/20	\$425,000	03-ARM'S LENGTH	\$425,000	\$206,300	\$115,690	\$309,310	\$259,394	1.192	AB14J	RANCH
15-09-28-276-020	48224 JEFFERSON AVE	09/09/19	\$300,000	03-ARM'S LENGTH	\$300,000	\$160,600	\$158,105	\$141,895	\$142,363	0.997	AB14J	RANCH
15-09-28-276-028	48246 JEFFERSON AVE	01/28/21	\$425,600	03-ARM'S LENGTH	\$425,600	\$171,000	\$99,128	\$326,472	\$245,378	1.330	AB14J	2 STORY
<b>Totals:</b>			<b>\$2,622,600</b>		<b>\$2,622,600</b>	<b>\$1,230,100</b>		<b>\$1,890,636</b>	<b>\$1,775,807</b>			

E.C.F. => 1.065

USED:	RANCH	1.145		
	TRI-LEVEL	1.090	1+ STORIES	1.055
	2 STORY	0.990	1+ STORY BC	0.860

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB15 - LOTTIVUE CANAL												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-452-001	49761 REGATTA ST	05/15/19	\$599,500	03-ARM'S LENGTH	\$599,500	\$321,300	\$246,882	\$352,618	\$462,895	0.762	AB15	STD DELUXE BC
15-09-23-456-007	49650 COMPASS POINT DR	07/21/20	\$351,250	03-ARM'S LENGTH	\$351,250	\$190,000	\$165,247	\$186,003	\$180,428	1.031	AB15	RANCH
15-09-26-131-001	49598 REGATTA ST	04/26/19	\$570,000	03-ARM'S LENGTH	\$570,000	\$278,500	\$205,041	\$364,959	\$411,637	0.887	AB15	STD DELUXE BC
15-09-26-131-005	49550 REGATTA ST	09/13/19	\$620,000	03-ARM'S LENGTH	\$620,000	\$354,300	\$185,948	\$434,052	\$611,199	0.710	AB15	STD DELUXE BC
15-09-26-131-009	49502 REGATTA ST	08/15/19	\$865,000	03-ARM'S LENGTH	\$865,000	\$469,000	\$263,521	\$601,479	\$788,782	0.763	AB15	STD DELUXE BC
15-09-26-201-001	49590 NAUTICAL DR	07/01/20	\$425,000	03-ARM'S LENGTH	\$425,000	\$190,600	\$171,335	\$253,665	\$176,367	1.438	AB15	RANCH
15-09-26-202-003	49565 KEYCOVE ST	08/30/19	\$615,000	03-ARM'S LENGTH	\$615,000	\$297,700	\$177,168	\$437,832	\$440,311	0.994	AB15	2 STORY BC
15-09-26-207-009	49632 NAUTICAL DR	12/15/20	\$735,000	03-ARM'S LENGTH	\$735,000	\$367,100	\$164,211	\$570,789	\$600,005	0.951	AB15	2 STORY BC
15-09-26-208-004	49737 KEYCOVE ST	09/02/20	\$345,000	03-ARM'S LENGTH	\$345,000	\$169,500	\$165,247	\$179,753	\$145,941	1.232	AB15	RANCH
15-09-26-208-004	49737 KEYCOVE ST	10/21/20	\$345,000	09-FAMILY SALE	\$345,000	\$169,500	\$165,247	\$179,753	\$145,941	1.232	AB15	RANCH
15-09-26-210-002	34031 LOTTIES DR	05/23/19	\$470,000	03-ARM'S LENGTH	\$470,000	\$186,300	\$160,000	\$310,000	\$248,669	1.247	AB15	STD DELUXE BC
15-09-26-254-007	34032 LOTTIES DR	10/30/20	\$850,000	03-ARM'S LENGTH	\$850,000	\$378,100	\$169,019	\$680,981	\$590,050	1.154	AB15	STANDARD DELUXE
<b>Totals:</b>			<b>\$6,790,750</b>		<b>\$6,790,750</b>	<b>\$3,371,900</b>		<b>\$4,551,884</b>	<b>\$4,802,226</b>			

E.C.F. => 0.948

USED:	RANCH	1.190	RANCH BC	1.025	STD DELUXE	0.995
	TRI-LEVEL	1.130	2 STORY BC	0.950	STD DELUXE	0.855
	2 STORY	1.015	1+ STORY BC	0.950		
	1+ STORY	1.110	TRI LEVEL BC	1.060		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

AB16 - SEADENVILLE												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-202-011	50753 SEADEN DR	10/23/19	\$162,000	03-ARM'S LENGTH	\$162,000	\$77,900	\$33,574	\$128,426	\$88,898	1.445	AB16	RANCH
15-09-21-202-013	50769 SEADEN DR	05/10/19	\$190,000	03-ARM'S LENGTH	\$190,000	\$107,400	\$31,705	\$158,295	\$133,147	1.189	AB16	RANCH
15-09-21-202-015	50791 SEADEN DR	02/07/20	\$179,500	03-ARM'S LENGTH	\$179,500	\$101,800	\$41,241	\$138,259	\$118,086	1.171	AB16	RANCH
15-09-21-226-024	50710 PEGGY LN	07/30/19	\$190,000	03-ARM'S LENGTH	\$190,000	\$99,400	\$33,169	\$156,831	\$122,273	1.283	AB16	TRI-LEVEL
15-09-21-276-016	50577 BOWER DR	06/17/20	\$193,200	03-ARM'S LENGTH	\$193,200	\$99,500	\$33,000	\$160,200	\$122,445	1.308	AB16	TRI-LEVEL
15-09-21-277-007	50634 BOWER DR	10/02/20	\$182,500	03-ARM'S LENGTH	\$182,500	\$77,500	\$33,000	\$149,500	\$88,778	1.684	AB16	RANCH
15-09-21-277-026	50637 JIM DR	07/08/20	\$198,000	03-ARM'S LENGTH	\$198,000	\$96,900	\$33,123	\$164,877	\$118,576	1.390	AB16	TRI-LEVEL
15-09-21-277-028	50611 JIM DR	10/29/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$102,000	\$34,230	\$210,770	\$126,730	1.663	AB16	2 STORY
15-09-21-277-034	50541 JIM DR	06/05/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$95,000	\$33,885	\$171,115	\$113,477	1.508	AB16	RANCH
15-09-21-278-007	50320 BOWER DR	07/29/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$99,400	\$33,000	\$182,000	\$120,556	1.510	AB16	RANCH
15-09-21-278-009	50296 BOWER DR	04/28/20	\$193,000	03-ARM'S LENGTH	\$193,000	\$79,800	\$33,590	\$159,410	\$91,701	1.738	AB16	RANCH
15-09-21-278-018	50417 JIM DR	02/18/21	\$208,500	03-ARM'S LENGTH	\$208,500	\$91,800	\$34,031	\$174,469	\$108,742	1.604	AB16	RANCH
15-09-21-279-002	50708 JIM DR	10/21/19	\$152,900	03-ARM'S LENGTH	\$152,900	\$88,200	\$33,079	\$119,821	\$104,295	1.149	AB16	RANCH
15-09-21-279-006	50660 JIM DR	06/07/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$98,600	\$33,974	\$166,026	\$120,389	1.379	AB16	TRI-LEVEL
15-09-21-279-009	50624 JIM DR	01/17/20	\$177,000	03-ARM'S LENGTH	\$177,000	\$95,200	\$34,062	\$142,938	\$113,641	1.258	AB16	RANCH
15-09-21-279-013	50576 JIM DR	10/15/20	\$210,000	03-ARM'S LENGTH	\$210,000	\$88,700	\$34,040	\$175,960	\$104,315	1.687	AB16	RANCH
15-09-21-279-024	50438 JIM DR	10/14/20	\$206,000	03-ARM'S LENGTH	\$206,000	\$81,200	\$37,122	\$168,878	\$91,141	1.853	AB16	RANCH
15-09-21-279-035	50639 PEGGY LN	05/20/20	\$209,900	03-ARM'S LENGTH	\$209,900	\$93,600	\$33,079	\$176,821	\$112,048	1.578	AB16	RANCH
15-09-21-280-007	50274 JIM DR	06/29/20	\$202,000	03-ARM'S LENGTH	\$202,000	\$91,000	\$37,259	\$164,741	\$105,280	1.565	AB16	RANCH
15-09-21-427-014	50129 BOWER DR	03/03/20	\$229,900	03-ARM'S LENGTH	\$229,900	\$126,200	\$46,265	\$183,635	\$149,905	1.225	AB16	RANCH
15-09-21-428-001	50242 BOWER DR	05/31/19	\$199,900	03-ARM'S LENGTH	\$199,900	\$108,700	\$36,160	\$163,740	\$131,772	1.243	AB16	RANCH
15-09-22-152-012	50156 SHORT CT	01/22/21	\$199,900	03-ARM'S LENGTH	\$199,900	\$90,100	\$41,217	\$158,683	\$102,595	1.547	AB16	TRI-LEVEL
15-09-22-302-005	50072 BOWER DR	09/06/19	\$192,900	03-ARM'S LENGTH	\$192,900	\$99,500	\$35,927	\$156,973	\$120,411	1.304	AB16	TRI-LEVEL
15-09-22-303-006	50108 SHORT CT	03/13/20	\$175,000	03-ARM'S LENGTH	\$175,000	\$94,700	\$44,379	\$130,621	\$105,441	1.239	AB16	RANCH

**Totals: \$4,717,100 \$4,717,100 \$2,284,100 \$3,862,989 \$2,714,642 E.C.F. => 1.423**

USED:	RANCH	1.375	2 STORY	1.340
	BI-LEVEL	1.355	1+ STORY	1.340
	TRI-LEVEL	1.355		

With consideration given to market conditions a different ECF was used for each style that more represents the market.



Chesterfield Township ECFs 2022

AB17 - HOMEWOODS GARDENS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-226-029	32735 COACH DR	02/12/21	\$186,000	03-ARM'S LENGTH	\$186,000	\$94,000	\$51,081	\$134,919	\$113,543	1.188	AB17	TRI-LEVEL
15-09-22-228-015	32693 BIRCHILL CT	08/07/19	\$177,000	03-ARM'S LENGTH	\$177,000	\$102,600	\$53,960	\$123,040	\$125,480	0.981	AB17	TRI-LEVEL
15-09-22-229-002	32610 BIRCHILL CT	09/03/19	\$196,000	03-ARM'S LENGTH	\$196,000	\$97,100	\$38,577	\$157,423	\$129,067	1.220	AB17	TRI-LEVEL
15-09-22-229-004	32636 BIRCHILL CT	08/30/19	\$176,000	03-ARM'S LENGTH	\$176,000	\$75,900	\$35,750	\$140,250	\$88,603	1.583	AB17	RANCH
15-09-22-229-019	50407 VINECREST LN	04/23/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$93,800	\$39,374	\$155,626	\$114,515	1.359	AB17	2 STORY
15-09-22-229-021	50343 VINECREST LN	07/25/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$91,400	\$40,993	\$159,007	\$108,314	1.468	AB17	RANCH
15-09-22-230-012	32859 CROOKS DR	10/10/19	\$190,000	03-ARM'S LENGTH	\$190,000	\$98,600	\$53,968	\$136,032	\$118,866	1.144	AB17	TRI-LEVEL
15-09-22-230-018	50530 LEEWARD DR	04/30/20	\$210,000	03-ARM'S LENGTH	\$210,000	\$91,800	\$43,587	\$166,413	\$116,121	1.433	AB17	TRI-LEVEL
15-09-22-230-022	50517 SPRUCE DR	07/24/20	\$170,000	03-ARM'S LENGTH	\$170,000	\$89,600	\$42,690	\$127,310	\$104,278	1.221	AB17	RANCH
15-09-22-230-030	32644 CONRAD ST	01/07/20	\$187,500	03-ARM'S LENGTH	\$187,500	\$83,600	\$35,750	\$151,750	\$100,309	1.513	AB17	RANCH
15-09-22-230-038	32651 OAKVILLE DR	05/13/19	\$175,000	03-ARM'S LENGTH	\$175,000	\$101,300	\$38,887	\$136,113	\$125,034	1.089	AB17	RANCH
15-09-22-230-041	32739 OAKVILLE DR	01/12/21	\$189,900	03-ARM'S LENGTH	\$189,900	\$87,700	\$35,829	\$154,071	\$115,860	1.330	AB17	TRI-LEVEL
15-09-22-277-018	50147 FOXCREST DR	11/23/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$98,900	\$35,750	\$179,250	\$125,145	1.432	AB17	2 STORY
15-09-22-277-023	50049 FOXCREST DR	07/15/20	\$227,000	03-ARM'S LENGTH	\$227,000	\$113,700	\$41,250	\$185,750	\$143,756	1.292	AB17	2 STORY
15-09-22-278-006	50180 STONECREST CT	10/28/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$103,900	\$45,858	\$169,142	\$123,577	1.369	AB17	RANCH
15-09-22-278-012	50090 CORBIN CT	08/24/20	\$202,000	03-ARM'S LENGTH	\$202,000	\$92,200	\$41,012	\$160,988	\$109,524	1.470	AB17	RANCH
15-09-22-278-024	50149 SPRUCE DR	12/12/19	\$182,000	03-ARM'S LENGTH	\$182,000	\$101,700	\$35,750	\$146,250	\$127,901	1.143	AB17	RANCH
15-09-22-279-008	50408 SPRUCE DR	10/03/19	\$190,000	03-ARM'S LENGTH	\$190,000	\$85,500	\$37,378	\$152,622	\$101,932	1.497	AB17	RANCH
15-09-22-279-029	50223 ANDERS ST	01/11/21	\$215,000	03-ARM'S LENGTH	\$215,000	\$97,100	\$50,191	\$164,809	\$109,977	1.499	AB17	RANCH
<b>Totals:</b>			<b>\$3,698,400</b>		<b>\$3,698,400</b>	<b>\$1,800,400</b>		<b>\$2,900,765</b>	<b>\$2,201,802</b>			
										<b>E.C.F. =&gt;</b>	<b>1.317</b>	

USED:	RANCH	1.310	2 STORY	1.295
	TRI-LEVEL	1.205		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB18 - SUTTON - SALT RIVER CANAL PROP												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-402-016	32443 SUTTON RD	05/13/19	\$370,000	03-ARM'S LENGTH	\$370,000	\$184,500	\$105,862	\$264,138	\$238,045	1.110	AB18	1 + STORIES
15-09-27-226-016	32945 SUTTON RD	10/15/19	\$695,000	03-ARM'S LENGTH	\$695,000	\$392,000	\$150,527	\$544,473	\$600,358	0.907	AB18	2 STORY
15-09-27-226-026	32975 SUTTON RD	09/14/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$129,800	\$117,153	\$147,847	\$110,840	1.334	AB18	RANCH
15-09-27-227-005	32912 KILLEWALD ST	03/24/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$103,400	\$58,446	\$191,554	\$115,378	1.660	AB18	RANCH
15-09-27-227-014	33020 KILLEWALD ST	12/09/19	\$199,900	03-ARM'S LENGTH	\$199,900	\$96,600	\$52,202	\$147,698	\$109,667	1.347	AB18	RANCH
15-09-27-257-005	48966 JAMAICA ST	09/17/19	\$179,900	03-ARM'S LENGTH	\$179,900	\$81,100	\$112,549	\$67,351	\$38,688	1.741	AB18	RANCH
15-09-27-277-009	48795 SALT RIVER DR	07/29/19	\$407,500	03-ARM'S LENGTH	\$407,500	\$216,300	\$155,703	\$251,797	\$262,381	0.960	AB18	2 STORY
<b>Totals:</b>			<b>\$2,367,300</b>		<b>\$2,367,300</b>	<b>\$1,203,700</b>		<b>\$1,614,858</b>	<b>\$1,475,357</b>			
										<b>E.C.F. =&gt;</b>	<b>1.095</b>	

USED:	RANCH	1.285	1+ STORY	1.105
	TRI-LEVEL	1.255	1+ STORY BC	0.930
	2 STORY	1.055		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

**Chesterfield Township ECFs 2022**

AB19 - WELLINGTON PLACE ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-274-003	51785 LESHAN DR	11/22/19	\$325,000	03-ARM'S LENGTH	\$325,000	\$162,800	\$89,190	\$235,810	\$311,050	0.758	AB19	2 STORY
15-09-14-274-013	34901 WELLINGTON CT	02/04/21	\$360,000	03-ARM'S LENGTH	\$360,000	\$159,600	\$58,290	\$301,710	\$343,428	0.879	AB19	2 STORY
15-09-14-274-014	34907 WELLINGTON CT	05/17/19	\$350,000	03-ARM'S LENGTH	\$350,000	\$184,300	\$64,273	\$285,727	\$400,451	0.714	AB19	2 STORY
15-09-14-427-009	51725 LESHAN DR	11/30/20	\$338,500	03-ARM'S LENGTH	\$338,500	\$151,500	\$70,545	\$267,955	\$305,812	0.876	AB19	2 STORY
15-09-14-427-016	51713 LESHAN DR	11/08/19	\$300,000	03-ARM'S LENGTH	\$300,000	\$137,800	\$53,510	\$246,490	\$292,193	0.844	AB19	2 STORY
15-09-14-428-004	51362 BRUSHFORD DR	10/01/20	\$350,000	03-ARM'S LENGTH	\$350,000	\$183,700	\$60,558	\$289,442	\$403,839	0.717	AB19	2 STORY
15-09-14-428-016	51296 BRUSHFORD DR	06/12/20	\$70,000	03-ARM'S LENGTH	\$340,000	\$165,900	\$50,590	\$289,410	\$350,879	0.825	AB19	2 STORY
15-09-14-428-023	34862 BILLERICAY	07/18/19	\$310,000	03-ARM'S LENGTH	\$310,000	\$177,700	\$66,665	\$243,335	\$415,483	0.586	AB19	2 STORY BC
15-09-14-428-025	34850 BILLERICAY	01/29/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$142,900	\$74,786	\$195,214	\$277,778	0.703	AB19	2 STORY
<b>Totals:</b>			<b>\$2,673,500</b>		<b>\$2,943,500</b>	<b>\$1,466,200</b>		<b>\$2,355,093</b>	<b>\$3,100,914</b>			

E.C.F. => **0.759**

USED:	RANCH	0.780	2 STORY BC	0.695
	2 STORY	0.760	1+ STORY BC	0.710
	1+ STORY	0.760		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB20 - BELLE FONTAINE SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-155-014	50357 BELLAIRE DR	01/20/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$115,500	\$39,000	\$176,000	\$154,777	1.137	AB20	2 STORY
15-09-23-177-008	50372 BELLAIRE DR	08/12/20	\$242,000	03-ARM'S LENGTH	\$242,000	\$111,000	\$42,125	\$199,875	\$145,067	1.378	AB20	2 STORY
15-09-23-177-023	50355 BAYTOWN	04/25/19	\$185,800	03-ARM'S LENGTH	\$185,800	\$105,300	\$40,122	\$145,678	\$137,408	1.060	AB20	2 STORY
15-09-23-178-003	50428 BAYTOWN	09/18/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$123,700	\$55,241	\$204,759	\$155,019	1.321	AB20	2 STORY
15-09-23-178-004	50402 BAYTOWN	12/11/20	\$243,000	03-ARM'S LENGTH	\$243,000	\$108,200	\$42,158	\$200,842	\$140,478	1.430	AB20	2 STORY
15-09-23-178-008	50344 BAYTOWN	10/19/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$107,700	\$42,642	\$207,358	\$139,250	1.489	AB20	2 STORY
15-09-23-178-011	50262 BELLAIRE DR	10/21/19	\$180,000	03-ARM'S LENGTH	\$180,000	\$89,400	\$39,000	\$141,000	\$112,722	1.251	AB20	2 STORY
15-09-23-178-021	50249 BELLAIRE DR	10/30/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$127,600	\$45,765	\$204,235	\$168,848	1.210	AB20	2 STORY
15-09-23-178-023	33670 EMBASSY ST	11/22/19	\$187,000	03-ARM'S LENGTH	\$187,000	\$105,300	\$40,279	\$146,721	\$137,425	1.068	AB20	2 STORY
15-09-23-178-023	33670 EMBASSY ST	07/30/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$105,300	\$40,279	\$149,721	\$137,425	1.089	AB20	2 STORY
<b>Totals:</b>			<b>\$2,202,800</b>		<b>\$2,202,800</b>	<b>\$1,099,000</b>		<b>\$1,776,189</b>	<b>\$1,428,419</b>			

E.C.F. => **1.243**

USED:	2 STORY	1.240
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With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

**Chesterfield Township ECFs 2022**

AB21 - HELMANS SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-276-004	34307 JOEL ST	01/27/21	\$210,000	03-ARM'S LENGTH	\$210,000	\$85,600	\$30,775	\$179,225	\$96,150	1.864	AB21	RANCH
15-09-23-276-014	34609 JOEL ST	05/10/19	\$175,000	03-ARM'S LENGTH	\$175,000	\$86,300	\$30,470	\$144,530	\$97,367	1.484	AB21	RANCH
15-09-23-276-017	34657 JOEL ST	09/09/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$88,600	\$30,451	\$174,549	\$100,534	1.736	AB21	RANCH
15-09-23-276-019	34735 JOEL ST	06/16/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$86,400	\$30,829	\$159,171	\$97,212	1.637	AB21	RANCH
15-09-23-277-003	34306 JOEL ST	03/30/21	\$155,100	03-ARM'S LENGTH	\$155,100	\$71,200	\$30,394	\$124,706	\$76,771	1.624	AB21	RANCH
15-09-23-277-039	34827 JEROME ST	02/05/21	\$160,000	03-ARM'S LENGTH	\$160,000	\$75,200	\$30,696	\$129,304	\$82,016	1.577	AB21	RANCH
15-09-23-278-009	34448 JEROME ST	11/22/19	\$192,500	03-ARM'S LENGTH	\$192,500	\$93,400	\$30,410	\$162,090	\$107,080	1.514	AB21	RANCH
<b>Totals:</b>			<b>\$1,287,600</b>		<b>\$1,287,600</b>	<b>\$586,700</b>		<b>\$1,073,575</b>	<b>\$657,131</b>			

E.C.F. => 1.634

USED: RANCH 1.460

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.

AB22 - TWIN OAKS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-303-009	31795 TWIN OAKS DR	03/06/20	\$228,000	03-ARM'S LENGTH	\$228,000	\$113,600	\$49,952	\$178,048	\$156,872	1.135	AB22	2 STORY
15-09-15-303-021	31767 TWIN OAKS DR	12/21/20	\$269,000	03-ARM'S LENGTH	\$269,000	\$117,700	\$47,842	\$221,158	\$164,571	1.344	AB22	RANCH
15-09-15-304-005	51789 MITCHELL DR	12/04/20	\$248,900	03-ARM'S LENGTH	\$248,900	\$125,900	\$47,540	\$201,360	\$179,261	1.123	AB22	RANCH
15-09-15-304-016	51481 MITCHELL DR	12/08/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$113,800	\$62,725	\$187,275	\$144,572	1.295	AB22	RANCH
15-09-15-305-008	51780 MITCHELL DR	07/10/20	\$235,001	03-ARM'S LENGTH	\$235,001	\$118,800	\$37,200	\$197,801	\$175,781	1.125	AB22	RANCH
15-09-15-305-013	51650 MITCHELL DR	10/07/20	\$270,000	03-ARM'S LENGTH	\$270,000	\$114,300	\$40,179	\$229,821	\$165,262	1.391	AB22	RANCH
15-09-15-305-014	51624 MITCHELL DR	10/06/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$119,400	\$37,200	\$212,800	\$178,408	1.193	AB22	2 STORY
15-09-15-305-025	51729 SALVATORI DR	07/12/19	\$218,000	03-ARM'S LENGTH	\$218,000	\$120,800	\$37,200	\$180,800	\$179,214	1.009	AB22	RANCH
15-09-15-306-011	51652 SALVATORI DR	03/27/20	\$242,000	03-ARM'S LENGTH	\$242,000	\$122,400	\$37,200	\$204,800	\$182,124	1.125	AB22	RANCH
15-09-15-307-003	51728 JULIES DR	08/30/19	\$305,000	03-ARM'S LENGTH	\$305,000	\$162,500	\$54,430	\$250,570	\$237,362	1.056	AB22	RANCH
15-09-15-309-007	31489 TWIN OAKS DR	04/25/19	\$268,200	03-ARM'S LENGTH	\$268,200	\$167,400	\$53,413	\$214,787	\$246,830	0.870	AB22	RANCH
<b>Totals:</b>			<b>\$2,784,101</b>		<b>\$2,784,101</b>	<b>\$1,396,600</b>		<b>\$2,279,220</b>	<b>\$2,010,257</b>			

E.C.F. => 1.134

USED: RANCH 1.140  
 TRI-LEVEL 1.070  
 2 STORY 1.130

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

AB23 - CREEKSIDE												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-15-128-008	52396 WALNUT DR	06/28/19	\$268,000	03-ARM'S LENGTH	\$268,000	\$138,400	\$52,758	\$215,242	\$242,286	0.888	AB23	1 + STORIES
15-09-15-128-010	52388 WALNUT DR	04/03/20	\$286,000	03-ARM'S LENGTH	\$286,000	\$158,500	\$52,758	\$233,242	\$285,583	0.817	AB23	1 + STORIES
15-09-15-203-002	52277 HAWTHORNE DR	08/20/19	\$270,000	03-ARM'S LENGTH	\$270,000	\$141,700	\$50,359	\$219,641	\$251,836	0.872	AB23	1 + STORIES
15-09-15-203-022	32077 HOLLY DR	02/17/21	\$273,000	03-ARM'S LENGTH	\$273,000	\$132,800	\$62,259	\$210,741	\$219,817	0.959	AB23	RANCH
15-09-15-204-005	32051 SHADYWOOD DR	11/05/20	\$314,000	03-ARM'S LENGTH	\$314,000	\$137,000	\$45,171	\$268,829	\$247,454	1.086	AB23	1 + STORIES
15-09-15-204-023	32048 HOLLY DR	11/20/20	\$272,000	03-ARM'S LENGTH	\$272,000	\$131,500	\$44,678	\$227,322	\$236,089	0.963	AB23	RANCH
15-09-15-205-004	32046 SHADYWOOD DR	07/18/19	\$233,000	03-ARM'S LENGTH	\$233,000	\$110,500	\$42,690	\$190,310	\$192,686	0.988	AB23	RANCH
15-09-15-205-006	32054 SHADYWOOD DR	05/17/19	\$263,900	03-ARM'S LENGTH	\$263,900	\$135,200	\$44,176	\$219,724	\$244,511	0.899	AB23	RANCH
15-09-15-206-008	52217 PALM CT	08/07/19	\$311,000	03-ARM'S LENGTH	\$311,000	\$161,400	\$67,344	\$243,656	\$276,076	0.883	AB23	1 + STORIES
15-09-15-206-008	52217 PALM CT	07/17/20	\$330,000	03-ARM'S LENGTH	\$330,000	\$161,400	\$67,344	\$262,656	\$276,076	0.951	AB23	1 + STORIES
15-09-15-206-014	32056 RED CREEK DR	02/10/21	\$292,000	03-ARM'S LENGTH	\$292,000	\$138,300	\$44,205	\$247,795	\$251,199	0.986	AB23	RANCH
15-09-15-207-009	52250 BIRCH CT	11/04/20	\$288,000	03-ARM'S LENGTH	\$288,000	\$135,400	\$45,875	\$242,125	\$243,070	0.996	AB23	RANCH
15-09-15-207-019	52236 ELM DR	03/16/21	\$322,600	03-ARM'S LENGTH	\$322,600	\$145,600	\$62,101	\$260,499	\$247,708	1.052	AB23	1 + STORIES
15-09-15-251-001	52227 ELM DR	02/07/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$131,700	\$49,872	\$190,128	\$230,838	0.824	AB23	1 + STORIES
15-09-15-251-029	52041 HICKORY DR	11/26/19	\$221,500	03-ARM'S LENGTH	\$221,500	\$103,200	\$47,465	\$174,035	\$171,779	1.013	AB23	RANCH
15-09-15-252-004	52098 HICKORY DR	08/30/19	\$247,400	03-ARM'S LENGTH	\$247,400	\$133,900	\$44,714	\$202,686	\$234,926	0.863	AB23	2 STORY
15-09-15-252-005	52094 HICKORY DR	11/14/19	\$240,000	03-ARM'S LENGTH	\$240,000	\$123,000	\$43,980	\$196,020	\$218,386	0.898	AB23	1 + STORIES
15-09-15-252-006	52090 HICKORY DR	05/28/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$126,900	\$47,221	\$202,779	\$209,640	0.967	AB23	BI-LEVEL
15-09-15-252-006	52090 HICKORY DR	09/01/20	\$283,000	03-ARM'S LENGTH	\$283,000	\$126,900	\$47,221	\$235,779	\$209,640	1.125	AB23	BI-LEVEL
15-09-15-252-008	52082 HICKORY DR	03/12/21	\$290,000	03-ARM'S LENGTH	\$290,000	\$128,600	\$46,595	\$243,405	\$227,587	1.070	AB23	RANCH
15-09-15-253-003	52228 ELM DR	08/02/19	\$230,000	03-ARM'S LENGTH	\$230,000	\$121,800	\$48,478	\$181,522	\$210,985	0.860	AB23	RANCH
15-09-15-253-006	52153 HICKORY DR	03/31/20	\$236,000	03-ARM'S LENGTH	\$236,000	\$108,800	\$45,357	\$190,643	\$186,216	1.024	AB23	RANCH
15-09-15-253-020	52112 DEFEVER LN	05/17/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$116,900	\$41,011	\$173,989	\$208,455	0.835	AB23	RANCH
15-09-15-253-035	52039 SYCAMORE DR	09/29/20	\$293,900	03-ARM'S LENGTH	\$293,900	\$130,400	\$50,043	\$243,857	\$227,741	1.071	AB23	RANCH
15-09-15-254-004	52040 SYCAMORE DR	05/31/19	\$315,000	03-ARM'S LENGTH	\$315,000	\$156,000	\$48,707	\$266,293	\$284,741	0.935	AB23	1 + STORIES
15-09-15-254-009	32087 OAKCREST DR	12/18/20	\$305,000	03-ARM'S LENGTH	\$305,000	\$134,900	\$46,634	\$258,366	\$241,341	1.071	AB23	1 + STORIES
15-09-15-254-015	32063 OAKCREST DR	03/06/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$126,800	\$46,422	\$198,578	\$223,886	0.887	AB23	RANCH
15-09-15-255-002	32014 OAKCREST DR	02/24/20	\$279,900	03-ARM'S LENGTH	\$279,900	\$149,800	\$52,758	\$227,142	\$266,777	0.851	AB23	1 + STORIES
15-09-15-255-007	32034 OAKCREST DR	07/01/20	\$354,500	03-ARM'S LENGTH	\$354,500	\$166,700	\$70,321	\$284,179	\$284,381	0.999	AB23	1 + STORIES
15-09-15-256-004	32082 OAKCREST DR	07/22/19	\$258,000	03-ARM'S LENGTH	\$258,000	\$128,800	\$55,079	\$202,921	\$218,894	0.927	AB23	RANCH
15-09-15-277-002	52346 CREEK LN	09/17/19	\$300,000	03-ARM'S LENGTH	\$300,000	\$171,900	\$74,008	\$225,992	\$291,564	0.775	AB23	1 + STORIES
15-09-15-277-009	52318 CREEK LN	07/17/20	\$298,000	03-ARM'S LENGTH	\$298,000	\$139,300	\$70,432	\$227,568	\$225,114	1.011	AB23	RANCH

Totals: \$8,825,700 \$8,825,700 \$4,354,000 \$7,167,664 \$7,587,281 E.C.F. => 0.945

USED:	RANCH	0.925	2 STORY	0.950
	1+ STORY	0.925	BI-LEVEL	0.985

With consideration given to market conditions a different ECF was used for each style that more represents the market.

### Chesterfield Township ECFs 2022

AB24 - LOTTIVUE - PTE LAKEVIEW NON CANAL													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-26-151-008	49149 BAYSHORE DR	11/06/20	\$328,000	03-ARM'S LENGTH	\$328,000	\$160,900	\$58,236	\$269,764	\$276,051	0.977	AB24	RANCH	

**Totals:      \$328,000                                      \$328,000      \$160,900                                      \$269,764      \$276,051**  
**E.C.F. =>      0.977**

USED:	RANCH	0.955	STD DELUXE	0.792
	BI-LEVEL	1.010	RANCH BC	0.870
	2 STORY	0.860	2 STORY BC	0.780
	1+ STORY	0.830		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB25 - SIKON													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-22-101-039	31485 SIKON RD	11/18/20	\$266,600	03-ARM'S LENGTH	\$266,600	\$121,600	\$114,031	\$152,569	\$127,897	1.193	AB25	2 STORY	
15-09-22-126-035	31801 SIKON RD	09/30/19	\$120,000	03-ARM'S LENGTH	\$120,000	\$57,500	\$44,689	\$75,311	\$66,079	1.140	AB25	RANCH	
15-09-22-126-035	31801 SIKON RD	07/01/20	\$127,000	03-ARM'S LENGTH	\$127,000	\$57,500	\$44,689	\$82,311	\$66,079	1.246	AB25	RANCH	
15-09-22-153-004	31250 SIKON RD	10/27/20	\$222,500	03-ARM'S LENGTH	\$222,500	\$111,600	\$88,549	\$133,951	\$126,350	1.060	AB25	RANCH	
15-09-22-153-006	31326 SIKON RD	01/27/20	\$242,000	03-ARM'S LENGTH	\$242,000	\$135,400	\$88,135	\$153,865	\$171,451	0.897	AB25	RANCH	

**Totals:      \$978,100                                      \$978,100      \$483,600                                      \$598,007      \$557,856**  
**E.C.F. =>      1.072**

USED:	RANCH	1.065	1+ STORY	1.015	2 STORY	1.010
	BI-LEVEL	1.040	STD DELUXE	1.205		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

AB26 - MENTER													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-22-304-016	48340 MENTER DR	09/06/19	\$190,000	03-ARM'S LENGTH	\$190,000	\$110,800	\$36,000	\$154,000	\$154,730	0.995	AB26	RANCH	
15-09-22-304-024	48292 MENTER DR	09/02/20	\$202,500	03-ARM'S LENGTH	\$202,500	\$104,600	\$36,000	\$166,500	\$144,343	1.153	AB26	RANCH	
15-09-22-304-030	48254 MENTER DR	10/22/19	\$212,500	03-ARM'S LENGTH	\$212,500	\$101,700	\$37,470	\$175,030	\$137,648	1.272	AB26	TRI-LEVEL	
15-09-22-305-010	48300 DONAHUE DR	09/21/20	\$162,000	03-ARM'S LENGTH	\$162,000	\$78,200	\$36,000	\$126,000	\$100,317	1.256	AB26	RANCH	
15-09-22-305-011	48294 DONAHUE DR	06/23/20	\$167,500	03-ARM'S LENGTH	\$167,500	\$87,700	\$37,239	\$130,261	\$115,053	1.132	AB26	RANCH	
15-09-22-305-027	48287 MENTER DR	08/10/20	\$173,000	03-ARM'S LENGTH	\$173,000	\$111,400	\$36,315	\$136,685	\$155,473	0.879	AB26	RANCH	
15-09-22-305-031	48254 DONAHUE DR	05/31/19	\$204,600	03-ARM'S LENGTH	\$204,600	\$99,900	\$46,003	\$158,597	\$127,549	1.243	AB26	TRI-LEVEL	
15-09-22-306-009	48363 DONAHUE DR	04/24/20	\$193,000	03-ARM'S LENGTH	\$193,000	\$93,300	\$46,834	\$146,166	\$116,399	1.256	AB26	RANCH	
15-09-22-306-010	48357 DONAHUE DR	10/15/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$89,400	\$36,889	\$163,111	\$117,728	1.385	AB26	TRI-LEVEL	
15-09-22-306-015	48327 DONAHUE DR	10/08/20	\$195,000	03-ARM'S LENGTH	\$195,000	\$89,600	\$39,206	\$155,794	\$116,614	1.336	AB26	RANCH	
15-09-22-306-022	48285 DONAHUE DR	02/07/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$89,400	\$39,167	\$145,833	\$115,802	1.259	AB26	TRI-LEVEL	
15-09-22-306-023	48279 DONAHUE DR	07/17/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$84,200	\$38,183	\$146,817	\$108,115	1.358	AB26	TRI-LEVEL	
15-09-22-306-027	48255 DONAHUE DR	12/11/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$97,000	\$35,161	\$179,839	\$132,435	1.358	AB26	RANCH	
15-09-22-306-029	48219 MENTER DR	06/10/19	\$180,000	03-ARM'S LENGTH	\$180,000	\$85,500	\$39,388	\$140,612	\$109,284	1.287	AB26	TRI-LEVEL	

**Totals:      \$2,665,100                                      \$2,665,100      \$1,322,700                                      \$2,125,245      \$1,751,491**  
**E.C.F. =>      1.213**

USED:	RANCH	1.200	2 STORY	1.060
	TRI-LEVEL	1.205		

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

LC HICKEY MEADOWS AND WEST												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-09-326-004	53965 CONNOR DR	03/24/20	\$45,000	03-ARM'S LENGTH	\$365,000	\$180,600	\$56,466	\$308,534	\$376,296	0.820	LC	2 STORY
15-09-09-326-005	53953 CONNOR DR	04/24/20	\$45,000	03-ARM'S LENGTH	\$300,900	\$171,600	\$56,466	\$244,434	\$353,956	0.691	LC	2 STORY
15-09-09-326-006	53941 CONNOR DR	05/12/20	\$45,000	03-ARM'S LENGTH	\$371,246	\$182,100	\$56,466	\$314,780	\$355,302	0.886	LC	2 STORY
15-09-09-326-007	53929 CONNOR DR	06/25/20	\$45,000	03-ARM'S LENGTH	\$354,900	\$160,400	\$56,466	\$298,434	\$332,465	0.898	LC	RANCH
15-09-09-326-008	53917 CONNOR DR	06/22/20	\$45,000	03-ARM'S LENGTH	\$356,900	\$179,700	\$56,466	\$300,434	\$374,036	0.803	LC	2 STORY
15-09-09-326-009	53905 CONNOR DR	12/30/19	\$345,900	03-ARM'S LENGTH	\$345,900	\$174,300	\$60,908	\$284,992	\$355,064	0.803	LC	2 STORY
15-09-09-326-014	53845 CONNOR DR	09/20/19	\$45,000	03-ARM'S LENGTH	\$345,094	\$169,800	\$75,288	\$269,806	\$332,465	0.812	LC	RANCH
15-09-09-327-002	53990 CONNOR DR	12/13/19	\$329,900	03-ARM'S LENGTH	\$329,900	\$162,400	\$56,466	\$273,434	\$331,247	0.825	LC	2 STORY
15-09-09-327-003	53978 CONNOR DR	05/24/19	\$349,900	03-ARM'S LENGTH	\$349,900	\$180,100	\$56,466	\$293,434	\$375,010	0.782	LC	2 STORY
15-09-09-327-004	53966 CONNOR DR	01/13/20	\$320,000	03-ARM'S LENGTH	\$320,000	\$162,400	\$56,466	\$263,534	\$331,247	0.796	LC	2 STORY
15-09-09-327-010	53894 CONNOR DR	04/26/19	\$329,900	03-ARM'S LENGTH	\$329,900	\$162,700	\$56,466	\$273,434	\$331,919	0.824	LC	2 STORY
15-09-09-327-010	53894 CONNOR DR	07/08/20	\$329,000	03-ARM'S LENGTH	\$329,000	\$162,700	\$56,466	\$272,534	\$331,919	0.821	LC	2 STORY
15-09-09-327-017	29732 KEVIN DR	02/21/20	\$365,000	03-ARM'S LENGTH	\$365,000	\$186,500	\$59,591	\$305,409	\$386,986	0.789	LC	2 STORY
15-09-09-330-004	29672 KEVIN DR	11/06/20	\$345,760	03-ARM'S LENGTH	\$345,760	\$171,900	\$54,585	\$291,175	\$363,683	0.801	LC	RANCH
15-09-09-330-005	29660 KEVIN DR	12/18/20	\$363,900	03-ARM'S LENGTH	\$363,900	\$178,400	\$66,348	\$297,552	\$358,498	0.830	LC	2 STORY
15-09-09-330-018	29669 LOCKWOOD CT	02/19/21	\$359,140	03-ARM'S LENGTH	\$359,140	\$175,500	\$58,032	\$301,108	\$361,744	0.832	LC	2 STORY
15-09-09-330-021	29700 LOCKWOOD CT	07/24/20	\$45,000	03-ARM'S LENGTH	\$369,000	\$190,400	\$75,288	\$293,712	\$377,277	0.779	LC	2 STORY
15-09-09-330-022	29688 LOCKWOOD CT	07/10/20	\$45,000	03-ARM'S LENGTH	\$383,000	\$206,600	\$75,000	\$308,000	\$417,612	0.738	LC	1 + STORIES
15-09-09-330-027	29685 ANTHONY CT	04/03/19	\$338,250	03-ARM'S LENGTH	\$338,250	\$180,700	\$75,000	\$263,250	\$353,638	0.744	LC	2 STORY
15-09-09-427-029	53332 CRAWFORD DR	07/31/19	\$295,000	03-ARM'S LENGTH	\$295,000	\$140,800	\$65,249	\$229,751	\$272,081	0.844	LC	RANCH
15-09-09-430-007	53373 CRAWFORD DR	06/18/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$133,100	\$50,010	\$229,990	\$271,975	0.846	LC	RANCH
15-09-09-430-023	53277 CRAWFORD DR	03/19/21	\$362,000	03-ARM'S LENGTH	\$362,000	\$151,300	\$58,482	\$303,518	\$301,341	1.007	LC	2 STORY

Totals: \$5,073,650 \$7,559,690 \$3,764,000 \$6,221,249 \$7,645,760 E.C.F. => 0.814

USED:	RANCH	0.795	1+ STORY	0.810
	2 STORY	0.810		

With consideration given to market conditions a different ECF was used for each style that more represents the market.



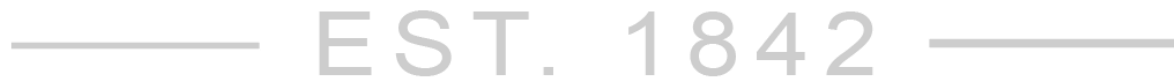
Chesterfield Township ECFs 2022

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-07-400-034	26315 24 MILE RD	12/01/20	\$238,000	03-ARM'S LENGTH	\$238,000	\$120,500	\$240,908	\$46,642	\$191,358	\$174,230	1.098	LC00	RANCH
15-09-08-302-013	27425 BERTRAND DR	10/11/19	\$227,000	03-ARM'S LENGTH	\$227,000	\$100,000	\$200,003	\$46,868	\$180,132	\$136,120	1.323	LC00	2 STORY
15-09-08-326-007	27535 BERTRAND DR	10/05/20	\$405,000	03-ARM'S LENGTH	\$405,000	\$197,300	\$394,559	\$107,682	\$297,318	\$255,002	1.166	LC00	2 STORY
15-09-08-326-014	27628 BERTRAND DR	12/02/19	\$360,000	03-ARM'S LENGTH	\$360,000	\$217,300	\$434,693	\$40,665	\$319,335	\$361,494	0.883	LC00	RANCH BC
15-09-09-300-030	29670 HICKEY RD	12/15/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$115,600	\$231,197	\$49,362	\$205,638	\$163,081	1.261	LC00	RANCH
15-09-09-300-048	29592 HICKEY RD	03/16/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$116,700	\$233,313	\$66,252	\$148,748	\$146,138	1.018	LC00	TRI-LEVEL
15-09-10-300-041	53990 N FOSTER RD	09/30/20	\$375,000	03-ARM'S LENGTH	\$375,000	\$178,600	\$357,261	\$46,829	\$328,171	\$278,414	1.179	LC00	RANCH
15-09-10-300-042	53996 N FOSTER RD	09/30/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$131,700	\$263,361	\$66,410	\$208,590	\$176,638	1.181	LC00	RANCH
15-09-16-100-020	29170 24 MILE RD	07/31/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$94,100	\$188,199	\$65,972	\$89,028	\$109,621	0.812	LC00	RANCH
15-09-18-102-028	25400 24 MILE RD	12/10/19	\$375,000	03-ARM'S LENGTH	\$375,000	\$183,200	\$366,338	\$123,497	\$251,503	\$215,859	1.165	LC00	2 STORY
15-09-18-200-035	52945 CHESTERFIELD RD	11/06/20	\$385,000	03-ARM'S LENGTH	\$385,000	\$216,900	\$433,847	\$44,407	\$340,593	\$346,169	0.984	LC00	1 + STORIES
15-09-18-200-037	52851 CHESTERFIELD RD	07/27/20	\$320,000	03-ARM'S LENGTH	\$320,000	\$167,200	\$334,319	\$87,170	\$232,830	\$219,688	1.060	LC00	1 + STORIES
15-09-18-376-015	25659 BRUMAR ST	01/30/20	\$165,900	03-ARM'S LENGTH	\$165,900	\$71,800	\$143,581	\$37,595	\$128,305	\$95,055	1.350	LC00	RANCH
15-09-18-377-006	25624 BRUMAR ST	10/16/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$89,100	\$178,249	\$29,811	\$160,189	\$133,128	1.203	LC00	RANCH
15-09-18-452-005	25940 BRUMAR ST	06/13/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$77,700	\$155,426	\$39,586	\$145,414	\$103,892	1.400	LC00	RANCH
15-09-18-454-004	26375 23 MILE RD	11/22/19	\$108,000	03-ARM'S LENGTH	\$108,000	\$65,300	\$130,536	\$25,028	\$82,972	\$93,785	0.885	LC00	1 + STORIES
15-09-18-454-004	26375 23 MILE RD	11/22/19	\$125,000	29-SELLERS INTEREST IN A LC	\$125,000	\$65,300	\$130,536	\$25,028	\$99,972	\$93,785	1.066	LC00	1 + STORIES
15-09-19-101-017	50557 FAIRCHILD RD	12/13/19	\$219,000	03-ARM'S LENGTH	\$219,000	\$105,200	\$210,485	\$78,757	\$140,243	\$118,142	1.187	LC00	RANCH
15-09-19-151-007	50165 FAIRCHILD RD	06/21/19	\$318,000	03-ARM'S LENGTH	\$318,000	\$154,100	\$308,101	\$40,960	\$277,040	\$237,459	1.167	LC00	1 + STORIES
15-09-19-151-008	50105 FAIRCHILD RD	02/12/21	\$317,000	03-ARM'S LENGTH	\$317,000	\$144,600	\$289,243	\$30,982	\$286,018	\$229,565	1.246	LC00	1 + STORIES
15-09-19-152-003	50340 FAIRCHILD RD	03/24/21	\$175,000	03-ARM'S LENGTH	\$175,000	\$76,800	\$153,555	\$41,549	\$133,451	\$100,454	1.328	LC00	RANCH
15-09-19-152-007	50276 FAIRCHILD RD	06/06/19	\$305,000	03-ARM'S LENGTH	\$305,000	\$157,500	\$315,054	\$88,567	\$216,433	\$201,143	1.076	LC00	TRI-LEVEL
15-09-19-351-004	25033 22 MILE RD	03/09/20	\$199,500	03-ARM'S LENGTH	\$199,500	\$90,100	\$180,249	\$70,726	\$128,774	\$98,227	1.311	LC00	RANCH
15-09-19-352-003	49100 PAUL DR	10/11/19	\$155,000	03-ARM'S LENGTH	\$155,000	\$67,900	\$135,801	\$32,031	\$122,969	\$93,067	1.321	LC00	RANCH
15-09-19-428-023	49671 FULLER RD	01/25/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$130,500	\$261,060	\$22,084	\$237,916	\$214,328	1.110	LC00	RANCH
15-09-19-428-024	49661 FULLER RD	05/15/19	\$231,000	03-ARM'S LENGTH	\$231,000	\$131,800	\$263,556	\$21,875	\$209,125	\$216,754	0.965	LC00	RANCH
15-09-19-429-010	49700 FULLER RD	08/28/20	\$290,000	03-ARM'S LENGTH	\$290,000	\$148,800	\$297,564	\$29,623	\$260,377	\$240,306	1.084	LC00	RANCH
15-09-19-452-008	49031 FULLER RD	07/13/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$110,400	\$220,720	\$32,898	\$207,102	\$168,450	1.229	LC00	RANCH
15-09-19-476-028	49495 FULLER RD	11/16/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$95,000	\$189,910	\$40,000	\$160,000	\$133,253	1.201	LC00	2 STORY
15-09-19-479-007	26870 KUCHENMEISTER ST	03/02/21	\$155,000	03-ARM'S LENGTH	\$155,000	\$77,600	\$155,123	\$61,443	\$93,557	\$83,271	1.124	LC00	1 + STORIES
15-09-29-201-014	28359 COTTON RD	08/14/19	\$50,000	03-ARM'S LENGTH	\$313,000	\$177,300	\$219,709	\$48,000	\$265,000	\$178,864	1.482	LC00	RANCH
15-09-29-201-017	48111 DONNER RD	04/08/19	\$309,800	03-ARM'S LENGTH	\$309,800	\$177,300	\$354,585	\$48,000	\$261,800	\$274,964	0.952	LC00	RANCH

Totals: \$7,783,200 \$8,046,200 \$4,053,200 \$7,971,041 \$6,409,901 \$5,690,344 E.C.F. => 1.126

USED:	RANCH	1.115	BI LEVEL	1.125	RANCH BC	1.090
	1+ STY	1.125	TRI LEVEL	1.126	DUPLEX	1.205
	2 STY	1.125	1+ 2 STY BC	1.025		

With consideration given to market conditions, and the trend of other styles in this area, a lower ECF from the indicated is warranted.



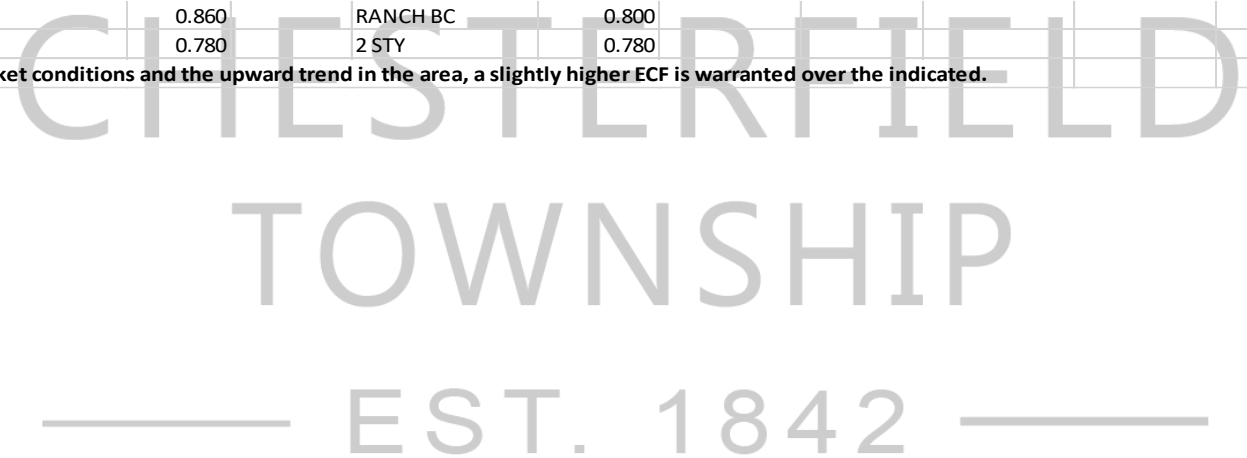
**Chesterfield Township ECFs 2022**

LC01 NON-LAKE CHESTERFIELD LAKES/AUTUMN SUB													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-07-402-002	53795 COLETTE CT	07/08/19	\$430,000	03-ARM'S LENGTH	\$430,000	\$227,100	\$454,171	\$77,318	\$352,682	\$536,828	0.657	LC01	1 + STORIES
15-09-07-426-004	26667 MIELA DR	03/09/20	\$367,000	03-ARM'S LENGTH	\$367,000	\$172,700	\$345,488	\$64,206	\$302,794	\$400,687	0.756	LC01	1 + STORIES
15-09-07-427-015	26917 CHRISTY DR	08/20/19	\$305,000	03-ARM'S LENGTH	\$305,000	\$149,800	\$299,671	\$65,312	\$239,688	\$333,845	0.718	LC01	1 + STORIES
15-09-07-477-016	26636 CHRISTY DR	02/11/20	\$357,500	03-ARM'S LENGTH	\$357,500	\$172,000	\$343,991	\$67,553	\$289,947	\$393,786	0.736	LC01	1 + STORIES
15-09-18-227-003	26585 HARVEST DR	04/28/20	\$399,900	03-ARM'S LENGTH	\$399,900	\$202,200	\$404,384	\$76,321	\$323,579	\$455,643	0.710	LC01	RANCH
15-09-18-227-008	26584 HARVEST DR	09/24/19	\$390,000	03-ARM'S LENGTH	\$390,000	\$207,900	\$415,780	\$78,724	\$311,276	\$480,137	0.648	LC01	1 + STORIES
15-09-18-227-013	26554 HARVEST DR	07/30/20	\$357,500	03-ARM'S LENGTH	\$357,500	\$189,300	\$378,578	\$67,758	\$289,742	\$431,694	0.671	LC01	RANCH
15-09-18-228-001	52469 SILENT RIDGE DR	07/29/19	\$480,000	03-ARM'S LENGTH	\$480,000	\$252,700	\$505,358	\$86,707	\$393,293	\$596,369	0.659	LC01	1 + STORIES
15-09-18-276-008	26592 AUTUMN LAKE DR	12/29/20	\$415,000	03-ARM'S LENGTH	\$415,000	\$206,800	\$413,594	\$66,600	\$348,400	\$494,293	0.705	LC01	1 + STORIES
<b>Totals:</b>			<b>\$3,501,900</b>		<b>\$3,501,900</b>	<b>\$1,780,500</b>	<b>\$3,561,015</b>		<b>\$2,851,401</b>	<b>\$4,123,282</b>	<b>E.C.F. =&gt; 0.692</b>		
USED:	RANCH	0.720	2 STY	0.710									
	1+ STY	0.702											

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.

LC01A CHESTERFIELD LAKES/AUTUMN LAKE SITES													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-07-427-020	53480 CHRISTY DR	04/10/20	\$335,000	03-ARM'S LENGTH	\$335,000	\$169,600	\$75,346	\$259,654	\$329,761	0.787	LC01A	RANCH BC	
15-09-07-477-003	26690 GENA DR	04/03/20	\$305,000	03-ARM'S LENGTH	\$305,000	\$160,400	\$64,971	\$240,029	\$327,885	0.732	LC01A	1 + STORIES	
15-09-07-477-006	26774 GENA DR	05/03/19	\$348,670	03-ARM'S LENGTH	\$348,670	\$174,800	\$63,750	\$284,920	\$366,541	0.777	LC01A	2 STORY	
15-09-18-229-006	52439 INDIAN SUMMER DR	06/21/19	\$684,000	03-ARM'S LENGTH	\$684,000	\$336,400	\$81,215	\$602,785	\$758,541	0.795	LC01A	1 + STORIES	
<b>Totals:</b>			<b>\$1,672,670</b>		<b>\$1,672,670</b>	<b>\$841,200</b>		<b>\$1,387,388</b>	<b>\$1,782,728</b>	<b>E.C.F. =&gt; 0.778</b>			
USED:	RANCH	0.860	RANCH BC	0.800									
	1+ STY	0.780	2 STY	0.780									

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.





Chesterfield Township ECFs 2022

LC02 FOSTER/HILLCREST/RIDGEWOOD/KAKO												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-09-376-019	53248 JESSICA LN	08/25/20	\$289,900	03-ARM'S LENGTH	\$289,900	\$142,400	\$50,329	\$239,571	\$244,243	0.981	LC02	2 STORY
15-09-09-378-006	53330 ELYSIA DR	10/29/20	\$312,000	03-ARM'S LENGTH	\$312,000	\$145,100	\$50,179	\$261,821	\$275,801	0.949	LC02	1 + STORIES
15-09-09-378-012	53162 ELYSIA DR	01/30/20	\$223,400	03-ARM'S LENGTH	\$223,400	\$130,600	\$49,570	\$173,830	\$220,502	0.788	LC02	RANCH
15-09-09-426-007	53673 HUBS LN	10/20/20	\$294,000	03-ARM'S LENGTH	\$294,000	\$125,900	\$59,488	\$234,512	\$200,284	1.171	LC02	RANCH
15-09-09-426-026	30957 SHEPPARDS LN	02/03/21	\$290,000	03-ARM'S LENGTH	\$290,000	\$149,900	\$48,084	\$241,916	\$262,141	0.923	LC02	2 STORY
15-09-09-427-008	30620 SHEPPARDS LN	04/30/19	\$246,900	03-ARM'S LENGTH	\$246,900	\$138,500	\$57,447	\$189,453	\$228,792	0.828	LC02	RANCH
15-09-09-427-017	53581 SPURRY LN	03/09/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$145,000	\$48,661	\$226,339	\$251,320	0.901	LC02	2 STORY
15-09-09-427-023	30744 BRAMBLE CT	03/03/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$153,700	\$59,171	\$200,829	\$258,660	0.776	LC02	2 STORY
15-09-09-427-031	30675 HIRMAZ DR	09/24/20	\$360,000	03-ARM'S LENGTH	\$360,000	\$190,700	\$58,065	\$301,935	\$371,720	0.812	LC02	1 + STORIES
15-09-09-427-035	53256 KAKOS DR	04/29/19	\$330,000	03-ARM'S LENGTH	\$330,000	\$192,400	\$47,959	\$282,041	\$350,877	0.804	LC02	2 STORY
15-09-09-427-043	53160 KAKOS DR	11/18/20	\$340,000	03-ARM'S LENGTH	\$340,000	\$158,100	\$51,186	\$288,814	\$304,529	0.948	LC02	1 + STORIES
15-09-09-428-001	53654 SPURRY LN	02/10/20	\$350,000	03-ARM'S LENGTH	\$350,000	\$174,700	\$61,800	\$288,200	\$330,659	0.872	LC02	1 + STORIES
15-09-09-451-012	53095 W RIDGE DR	08/08/19	\$289,900	03-ARM'S LENGTH	\$289,900	\$137,100	\$43,930	\$245,970	\$239,900	1.025	LC02	2 STORY
15-09-09-451-014	53103 W RIDGE DR	04/16/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$135,300	\$49,305	\$230,695	\$230,442	1.001	LC02	2 STORY
15-09-09-451-021	30113 FAIRFIELD DR	04/04/19	\$289,900	03-ARM'S LENGTH	\$289,900	\$155,400	\$52,758	\$237,142	\$296,569	0.800	LC02	1 + STORIES
15-09-09-451-042	53082 RIDGEWOOD DR	01/29/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$129,300	\$59,936	\$200,064	\$206,984	0.967	LC02	RANCH
15-09-09-452-002	53108 W RIDGE DR	12/11/19	\$239,000	03-ARM'S LENGTH	\$239,000	\$131,100	\$45,104	\$193,896	\$226,239	0.857	LC02	RANCH
15-09-09-452-016	30084 FAIRFIELD DR	07/10/20	\$256,500	03-ARM'S LENGTH	\$256,500	\$120,100	\$45,997	\$210,503	\$202,396	1.040	LC02	RANCH
15-09-09-454-010	53093 RIDGEWOOD DR	10/04/19	\$262,000	03-ARM'S LENGTH	\$262,000	\$134,100	\$46,043	\$215,957	\$231,339	0.934	LC02	RANCH
15-09-09-476-001	30911 THISTLE AVE	05/31/19	\$258,000	03-ARM'S LENGTH	\$258,000	\$137,100	\$44,656	\$213,344	\$239,153	0.892	LC02	2 STORY
15-09-09-476-020	53099 PIMPERNIL LN	04/15/20	\$236,500	03-ARM'S LENGTH	\$236,500	\$119,400	\$44,836	\$191,664	\$222,838	0.860	LC02	1 + STORIES
15-09-09-477-006	53316 PIMPERNIL LN	09/11/20	\$299,000	03-ARM'S LENGTH	\$299,000	\$134,000	\$45,130	\$253,870	\$232,057	1.094	LC02	2 STORY
15-09-09-478-011	53222 SPURRY LN	05/01/19	\$270,000	03-ARM'S LENGTH	\$270,000	\$131,100	\$45,371	\$224,629	\$225,789	0.995	LC02	2 STORY
15-09-16-101-001	52951 MARY MARTIN DR	03/05/20	\$267,000	03-ARM'S LENGTH	\$267,000	\$137,700	\$66,600	\$200,400	\$217,538	0.921	LC02	RANCH
15-09-16-102-001	52920 MARY MARTIN DR	09/18/19	\$247,500	03-ARM'S LENGTH	\$247,500	\$131,000	\$46,879	\$200,621	\$223,999	0.896	LC02	2 STORY
15-09-16-102-020	52567 MARY MARTIN DR	06/07/19	\$287,000	03-ARM'S LENGTH	\$287,000	\$140,300	\$54,880	\$232,120	\$259,423	0.895	LC02	1 + STORIES
15-09-16-102-020	52567 MARY MARTIN DR	11/05/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$140,300	\$54,880	\$245,120	\$259,423	0.945	LC02	1 + STORIES

**Totals: \$7,613,500 \$7,613,500 \$3,860,300 \$6,225,256 \$6,813,614**

**E.C.F. => 0.914**

USED:	RANCH	0.960	2 STY	0.960
	1+ STY	0.870	1+ STY BC	0.785

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated/With the exception of BC style indicating a lower ECF used similar % avg.

— EST. 1842 —

**Chesterfield Township ECFs 2022**

LC03 VENUS ACRES/NILSON												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-28-358-008	47177 PATTY ST	09/12/19	\$244,000	03-ARM'S LENGTH	\$244,000	\$122,500	\$44,188	\$199,812	\$148,137	1.349	LC03	RANCH
15-09-28-358-011	47129 PATTY ST	09/25/19	\$206,000	03-ARM'S LENGTH	\$206,000	\$119,700	\$39,330	\$166,670	\$147,593	1.129	LC03	RANCH
15-09-29-276-010	47429 GALLUS DR	05/29/20	\$179,900	03-ARM'S LENGTH	\$179,900	\$93,900	\$31,470	\$148,430	\$115,272	1.288	LC03	RANCH
15-09-29-277-014	28731 MERCURY LN	09/28/20	\$208,000	03-ARM'S LENGTH	\$208,000	\$86,800	\$31,353	\$176,647	\$104,872	1.684	LC03	RANCH
15-09-29-277-020	28793 MERCURY LN	02/21/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$130,100	\$35,949	\$229,051	\$165,328	1.385	LC03	RANCH
15-09-29-280-009	28729 APOLLO DR	10/02/20	\$239,000	03-ARM'S LENGTH	\$239,000	\$106,700	\$37,874	\$201,126	\$129,428	1.554	LC03	RANCH
15-09-29-280-013	28767 APOLLO DR	05/15/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$96,100	\$32,298	\$162,702	\$117,908	1.380	LC03	TRI-LEVEL
15-09-29-427-008	28798 APOLLO DR	11/30/20	\$180,000	03-ARM'S LENGTH	\$180,000	\$89,700	\$34,498	\$145,502	\$106,806	1.362	LC03	RANCH
15-09-30-227-028	26625 GALASSI DR	09/18/20	\$267,000	03-ARM'S LENGTH	\$267,000	\$142,100	\$43,631	\$223,369	\$183,593	1.217	LC03	2 STORY

**Totals: \$1,983,900 \$1,983,900 \$987,600 \$1,653,309 \$1,218,937**

**E.C.F. => 1.356**

USED:	RANCH	1.356	TRI LEVEL	1.356
	2 STY	1.310		

**With consideration given to market conditions and the trend of other 2 sty styles in this area, a lower ECF from the indicated is warranted.**

LC04 PLEASANT MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-16-103-002	52877 WINSOME LN	11/06/19	\$266,500	03-ARM'S LENGTH	\$266,500	\$132,000	\$50,914	\$215,586	\$306,711	0.703	LC04	1+ STORIES
15-09-16-103-005	52811 WINSOME LN	12/04/20	\$321,000	03-ARM'S LENGTH	\$321,000	\$147,900	\$50,478	\$270,522	\$353,027	0.766	LC04	1+ STORIES
15-09-16-103-009	29293 DERECK DR	11/21/19	\$281,000	03-ARM'S LENGTH	\$281,000	\$148,600	\$61,874	\$219,126	\$338,528	0.647	LC04	1+ STORIES
15-09-16-105-011	52657 WINSOME LN	11/30/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$141,400	\$45,500	\$254,500	\$341,314	0.746	LC04	1+ STORIES
15-09-16-105-015	52745 WINSOME LN	11/03/20	\$307,000	03-ARM'S LENGTH	\$307,000	\$147,400	\$56,581	\$250,419	\$342,827	0.730	LC04	1+ STORIES
15-09-16-106-002	52587 ALAINA ST	08/28/20	\$297,000	03-ARM'S LENGTH	\$297,000	\$150,200	\$67,709	\$229,291	\$334,786	0.685	LC04	1+ STORIES
15-09-16-106-007	29248 SHIRAH LN	10/27/20	\$290,000	03-ARM'S LENGTH	\$290,000	\$147,200	\$47,882	\$242,118	\$354,558	0.683	LC04	1+ STORIES
15-09-16-106-010	29314 SHIRAH LN	09/08/20	\$299,000	03-ARM'S LENGTH	\$299,000	\$132,700	\$51,067	\$247,933	\$308,311	0.804	LC04	2 STORY
15-09-16-106-011	29336 SHIRAH LN	11/13/20	\$303,000	03-ARM'S LENGTH	\$303,000	\$150,400	\$58,345	\$244,655	\$348,871	0.701	LC04	1+ STORIES
15-09-16-106-018	52658 WINSOME LN	01/29/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$144,700	\$63,650	\$216,350	\$262,428	0.824	LC04	BI-LEVEL
15-09-16-106-020	52702 WINSOME LN	01/13/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$137,100	\$46,900	\$258,100	\$327,078	0.789	LC04	2 STORY

**Totals: \$3,249,500 \$3,249,500 \$1,579,600 \$2,648,600 \$3,618,438**

**E.C.F. => 0.732**

USED:	RANCH	0.785	BI LEVEL	0.860
	1+ STY	0.695	2 STY	0.695

**With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated**

**With the exception of 1+ 2sty styles indicating a lower ECF. Used similar 3% average increase.**

EST. 1842

### Chesterfield Township ECFs 2022

LC04A MUIRFIELD MANOR												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-17-228-016	28987 OAKMONT DR	06/28/19	\$259,900	03-ARM'S LENGTH	\$259,900	\$140,500	\$53,140	\$206,760	\$269,769	0.766	LC04A	1 + STORIES
15-09-17-228-027	28943 OAKMONT DR	06/16/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$144,600	\$50,359	\$229,641	\$282,768	0.812	LC04A	1 + STORIES
15-09-17-229-013	52878 MUIRFIELD DR	02/21/20	\$274,900	03-ARM'S LENGTH	\$274,900	\$128,100	\$45,158	\$229,742	\$231,990	0.990	LC04A	RANCH
15-09-17-229-014	52872 MUIRFIELD DR	09/25/20	\$299,900	03-ARM'S LENGTH	\$299,900	\$151,300	\$51,000	\$248,900	\$297,646	0.836	LC04A	1 + STORIES
15-09-17-230-012	28958 OAKMONT DR	11/29/19	\$299,900	03-ARM'S LENGTH	\$299,900	\$160,000	\$61,545	\$238,355	\$305,904	0.779	LC04A	1 + STORIES
15-09-17-231-003	52868 TURNBERRY DR	05/07/19	\$228,000	03-ARM'S LENGTH	\$228,000	\$109,000	\$43,886	\$184,114	\$191,416	0.962	LC04A	RANCH
15-09-17-231-008	52838 TURNBERRY DR	06/02/20	\$254,900	03-ARM'S LENGTH	\$254,900	\$115,400	\$40,611	\$214,289	\$209,099	1.025	LC04A	RANCH
15-09-17-231-031	52883 MUIRFIELD DR	11/06/20	\$290,500	03-ARM'S LENGTH	\$290,500	\$124,500	\$48,932	\$241,568	\$228,647	1.057	LC04A	2 STORY
15-09-17-232-009	52812 MUIRFIELD DR	12/30/19	\$239,900	03-ARM'S LENGTH	\$239,900	\$110,500	\$39,000	\$200,900	\$200,059	1.004	LC04A	RANCH
15-09-17-232-013	52788 MUIRFIELD DR	09/02/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$128,700	\$62,267	\$217,733	\$214,413	1.015	LC04A	RANCH
15-09-17-233-004	28964 PINEHURST DR	09/30/19	\$245,900	03-ARM'S LENGTH	\$245,900	\$122,500	\$52,235	\$193,665	\$211,852	0.914	LC04A	RANCH
15-09-17-233-009	28992 PINEHURST DR	12/30/19	\$237,400	03-ARM'S LENGTH	\$237,400	\$118,000	\$48,600	\$188,800	\$205,913	0.917	LC04A	RANCH
<b>Totals:</b>			<b>\$3,191,200</b>		<b>\$3,191,200</b>	<b>\$1,553,100</b>		<b>\$2,594,467</b>	<b>\$2,849,477</b>			

E.C.F. => **0.911**

USED:	RANCH	0.910	2 STY	0.875								
	1+ STY	0.845										

**With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.**

LC05 STONEHENGE												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-251-041	49348 SHERLOCK DR	05/15/19	\$262,000	03-ARM'S LENGTH	\$262,000	\$131,500	\$51,737	\$210,263	\$229,185	0.917	LC05	RANCH
15-09-20-402-006	49139 BERKSHIRE DR	08/21/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$130,400	\$47,582	\$217,418	\$231,307	0.940	LC05	RANCH
15-09-20-402-011	49079 BERKSHIRE DR	03/27/20	\$238,000	03-ARM'S LENGTH	\$238,000	\$120,200	\$43,930	\$194,070	\$213,068	0.911	LC05	RANCH
15-09-20-402-021	28532 WALES DR	03/19/21	\$308,000	03-ARM'S LENGTH	\$308,000	\$150,100	\$65,811	\$242,189	\$267,878	0.904	LC05	1 + STORIES
15-09-20-404-034	28596 THAMES CT	12/18/20	\$301,000	03-ARM'S LENGTH	\$301,000	\$139,200	\$61,204	\$239,796	\$235,634	1.018	LC05	RANCH
15-09-20-405-011	28606 LANCASTER DR	06/30/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$136,300	\$56,970	\$193,030	\$227,663	0.848	LC05	2 STORY
15-09-20-411-003	49877 MAURICE DR	06/06/19	\$228,500	03-ARM'S LENGTH	\$228,500	\$118,300	\$46,484	\$182,016	\$206,098	0.883	LC05	RANCH
15-09-20-411-015	49216 STRATFORD DR	03/18/21	\$335,000	03-ARM'S LENGTH	\$335,000	\$139,700	\$51,214	\$283,786	\$247,471	1.147	LC05	RANCH
15-09-20-412-004	49061 MAURICE DR	09/10/20	\$289,000	03-ARM'S LENGTH	\$289,000	\$154,300	\$67,556	\$221,444	\$254,537	0.870	LC05	2 STORY
15-09-20-412-013	49120 STRATFORD DR	07/31/20	\$264,900	03-ARM'S LENGTH	\$264,900	\$127,200	\$43,930	\$220,970	\$228,221	0.968	LC05	RANCH
15-09-20-422-005	28726 YORKSHIRE DR	06/17/19	\$252,900	03-ARM'S LENGTH	\$252,900	\$121,100	\$45,282	\$207,618	\$213,613	0.972	LC05	RANCH
15-09-20-422-010	49737 EDINBOROUGH DR	12/10/20	\$285,000	03-ARM'S LENGTH	\$285,000	\$128,100	\$46,997	\$238,003	\$220,932	1.077	LC05	2 STORY
15-09-20-423-004	28701 WALES DR	05/29/19	\$225,900	03-ARM'S LENGTH	\$225,900	\$117,400	\$47,052	\$178,848	\$203,604	0.878	LC05	RANCH
15-09-20-423-008	28749 WALES DR	04/05/19	\$232,000	03-ARM'S LENGTH	\$232,000	\$114,700	\$45,639	\$186,361	\$199,346	0.935	LC05	RANCH
15-09-20-423-029	49495 BROCKTON CT	06/25/19	\$264,900	03-ARM'S LENGTH	\$264,900	\$132,700	\$49,220	\$215,680	\$234,441	0.920	LC05	RANCH
15-09-20-423-047	28730 BROUGHAM DR	04/14/19	\$240,000	03-ARM'S LENGTH	\$240,000	\$137,400	\$60,439	\$179,561	\$232,410	0.773	LC05	RANCH
15-09-20-424-003	28676 WALES DR	08/07/20	\$249,900	03-ARM'S LENGTH	\$249,900	\$116,200	\$44,295	\$205,605	\$203,952	1.008	LC05	RANCH
15-09-20-424-004	28688 WALES DR	03/17/21	\$355,000	03-ARM'S LENGTH	\$355,000	\$142,900	\$47,870	\$307,130	\$251,232	1.222	LC05	2 STORY
15-09-20-427-023	49690 EDINBOROUGH DR	07/21/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$116,900	\$44,836	\$215,164	\$204,997	1.050	LC05	RANCH
15-09-20-431-007	28833 STONEHENGE DR	06/28/19	\$289,900	03-ARM'S LENGTH	\$289,900	\$142,400	\$43,930	\$245,970	\$254,328	0.967	LC05	2 STORY
15-09-20-432-013	28712 STONEHENGE DR	07/16/20	\$248,000	03-ARM'S LENGTH	\$248,000	\$115,900	\$45,385	\$202,615	\$202,084	1.003	LC05	RANCH
15-09-20-433-012	28818 SQUIRE DR	11/08/19	\$287,900	03-ARM'S LENGTH	\$287,900	\$129,000	\$55,616	\$232,284	\$213,789	1.087	LC05	2 STORY
15-09-20-433-023	28746 SQUIRE DR	10/23/19	\$225,000	03-ARM'S LENGTH	\$225,000	\$119,000	\$47,520	\$177,480	\$206,543	0.859	LC05	RANCH
15-09-20-434-008	49630 DOVER DR	09/03/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$120,500	\$47,280	\$202,720	\$210,166	0.965	LC05	RANCH
<b>Totals:</b>			<b>\$6,407,800</b>		<b>\$6,407,800</b>	<b>\$3,101,400</b>		<b>\$5,200,021</b>	<b>\$5,392,501</b>			

E.C.F. => **0.964**

USED:	RANCH	0.922	2 STY	0.947								
	1+ STY	0.875										

**With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.**

Chesterfield Township ECFs 2022

LC06 EAGLES NEST												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-301-002	50157 DOVE LN	09/29/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$114,500	\$41,075	\$158,925	\$193,838	0.820	LC06	2 STORY
15-09-20-301-006	50109 DOVE LN	02/10/20	\$219,900	03-ARM'S LENGTH	\$219,900	\$119,000	\$39,000	\$180,900	\$205,060	0.882	LC06	2 STORY
15-09-20-305-008	27238 EAGLE CT	06/28/19	\$210,000	03-ARM'S LENGTH	\$210,000	\$123,700	\$51,000	\$159,000	\$202,464	0.785	LC06	2 STORY
15-09-20-306-005	27140 ROBIN DR	07/12/19	\$240,650	03-ARM'S LENGTH	\$240,650	\$118,400	\$41,408	\$199,242	\$201,386	0.989	LC06	1 + STORIES
15-09-20-306-020	27115 SPARROW CT	12/27/19	\$194,000	03-ARM'S LENGTH	\$194,000	\$109,700	\$40,696	\$153,304	\$179,522	0.854	LC06	RANCH
15-09-20-306-025	27175 SPARROW CT	08/02/19	\$229,400	03-ARM'S LENGTH	\$229,400	\$117,200	\$40,574	\$188,826	\$197,876	0.954	LC06	1 + STORIES
15-09-20-306-026	27187 SPARROW CT	07/31/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$113,200	\$42,683	\$187,317	\$184,552	1.015	LC06	RANCH
15-09-20-307-003	27150 SPARROW CT	06/19/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$110,200	\$39,600	\$195,400	\$181,702	1.075	LC06	RANCH
15-09-20-307-006	27186 SPARROW CT	05/15/19	\$227,000	03-ARM'S LENGTH	\$227,000	\$118,700	\$41,614	\$185,386	\$196,772	0.942	LC06	RANCH
15-09-20-307-008	27210 SPARROW CT	06/25/20	\$239,900	03-ARM'S LENGTH	\$239,900	\$120,100	\$40,483	\$199,417	\$205,855	0.969	LC06	2 STORY
<b>Totals:</b>			<b>\$2,225,850</b>		<b>\$2,225,850</b>	<b>\$1,164,700</b>		<b>\$1,807,717</b>	<b>\$1,949,026</b>			

E.C.F. => 0.927

USED:	RANCH	0.995	2 STY	0.970
	1+ STY	0.970		

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated. Used similar 4% twp avg.

LC07 GREENVIEW WOODS ESTATES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-30-252-007	48000 WILDWOOD DR	07/29/19	\$253,000	03-ARM'S LENGTH	\$253,000	\$136,500	\$57,666	\$195,334	\$209,132	0.934	LC07	RANCH
15-09-30-401-010	47719 VALLEYBROOK DR	07/01/19	\$244,000	03-ARM'S LENGTH	\$244,000	\$127,900	\$39,796	\$204,204	\$209,747	0.974	LC07	2 STORY
15-09-30-401-010	47719 VALLEYBROOK DR	10/16/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$127,900	\$39,796	\$225,204	\$209,747	1.074	LC07	2 STORY
15-09-30-402-006	26209 BIRCHCREST DR	09/06/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$107,500	\$39,000	\$176,000	\$170,916	1.030	LC07	2 STORY
15-09-30-402-021	26180 WOODLAND DR	08/29/19	\$219,500	03-ARM'S LENGTH	\$219,500	\$132,300	\$39,997	\$179,503	\$218,144	0.823	LC07	2 STORY
15-09-30-403-003	26136 BIRCHCREST DR	12/30/20	\$257,000	03-ARM'S LENGTH	\$257,000	\$132,300	\$39,000	\$218,000	\$219,067	0.995	LC07	2 STORY
15-09-30-403-009	26280 BIRCHCREST DR	08/23/19	\$214,900	03-ARM'S LENGTH	\$214,900	\$107,900	\$39,000	\$175,900	\$171,724	1.024	LC07	RANCH
15-09-30-403-015	26424 BIRCHCREST DR	06/24/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$108,400	\$40,935	\$204,065	\$170,743	1.195	LC07	2 STORY
15-09-30-403-024	26255 FAIRWOOD DR	02/07/20	\$217,000	03-ARM'S LENGTH	\$217,000	\$108,900	\$39,000	\$178,000	\$173,531	1.026	LC07	2 STORY
15-09-30-404-002	26084 FAIRWOOD DR	05/20/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$118,000	\$40,092	\$159,908	\$190,214	0.841	LC07	2 STORY
15-09-30-404-009	26252 FAIRWOOD DR	02/16/21	\$260,000	03-ARM'S LENGTH	\$260,000	\$107,400	\$40,592	\$219,408	\$169,066	1.298	LC07	2 STORY
15-09-30-404-011	26300 FAIRWOOD DR	12/18/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$110,700	\$40,592	\$204,408	\$175,454	1.165	LC07	RANCH
15-09-30-405-004	26161 MAPLERIDGE	11/13/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$121,500	\$39,000	\$206,000	\$198,099	1.040	LC07	RANCH
15-09-30-407-005	26188 MAPLERIDGE	12/27/19	\$275,000	03-ARM'S LENGTH	\$275,000	\$129,100	\$39,000	\$236,000	\$217,025	1.087	LC07	1 + STORIES
15-09-30-407-020	26179 WOODLAND DR	07/02/20	\$267,000	03-ARM'S LENGTH	\$267,000	\$134,300	\$41,607	\$225,393	\$224,836	1.002	LC07	1 + STORIES
15-09-30-426-001	26527 FAIRWOOD DR	08/30/19	\$210,000	03-ARM'S LENGTH	\$210,000	\$124,700	\$54,372	\$155,628	\$189,328	0.822	LC07	2 STORY
15-09-30-426-019	26751 FAIRWOOD DR	08/12/19	\$244,900	03-ARM'S LENGTH	\$244,900	\$135,800	\$65,233	\$179,667	\$200,386	0.897	LC07	2 STORY
15-09-30-427-009	26721 MAPLERIDGE	02/04/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$130,600	\$49,323	\$225,677	\$205,789	1.097	LC07	2 STORY
15-09-30-427-010	26749 MAPLERIDGE	11/09/20	\$253,000	03-ARM'S LENGTH	\$253,000	\$109,700	\$43,084	\$209,916	\$174,618	1.202	LC07	1 + STORIES
15-09-30-428-006	26523 BIRCHCREST DR	04/10/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$133,500	\$56,205	\$208,795	\$204,559	1.021	LC07	2 STORY
15-09-30-428-013	47884 WESTBROOK CT	09/30/20	\$248,000	03-ARM'S LENGTH	\$248,000	\$131,200	\$57,276	\$190,724	\$199,091	0.958	LC07	RANCH
15-09-30-428-015	47828 WESTBROOK CT	09/11/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$120,700	\$53,288	\$201,712	\$182,638	1.104	LC07	2 STORY
15-09-30-428-015	47828 WESTBROOK CT	08/05/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$120,700	\$53,288	\$201,712	\$182,638	1.104	LC07	2 STORY
15-09-30-428-026	47882 FARBROOK CT	10/14/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$135,900	\$57,276	\$197,724	\$208,221	0.950	LC07	2 STORY
<b>Totals:</b>			<b>\$5,883,300</b>		<b>\$5,883,300</b>	<b>\$2,953,400</b>		<b>\$4,778,882</b>	<b>\$4,674,712</b>			

E.C.F. => 1.022

USED:	RANCH	1.030	TRI LEVEL	1.020
	1+ STY	1.010	2 STY	1.030

With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.

### Chesterfield Township ECFs 2022

LC08 SUPERVISORS PLATS/METES & BOUNDS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-30-227-015	48570 FULLER RD	10/27/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$108,200	\$37,110	\$212,890	\$172,326	1.235	LC08	2 STORY
15-09-31-126-034	25636 21 MILE RD	03/24/21	\$147,500	03-ARM'S LENGTH	\$147,500	\$80,900	\$47,338	\$100,162	\$104,287	0.960	LC08	RANCH
15-09-32-201-037	28442 ANCHOR DR	12/06/19	\$274,000	03-ARM'S LENGTH	\$274,000	\$149,000	\$40,352	\$233,648	\$234,724	0.995	LC08	RANCH
15-09-32-202-011	28479 ANCHOR DR	07/24/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$116,800	\$50,284	\$209,716	\$167,036	1.256	LC08	RANCH
15-09-32-253-006	28642 ANCHOR DR	11/27/19	\$299,900	29-SELLERS INTEREST IN A LC	\$299,900	\$159,300	\$90,760	\$209,140	\$219,154	0.954	LC08	2 STORY
15-09-32-276-016	28745 ANCHOR DR	07/01/19	\$220,000	03-ARM'S LENGTH	\$220,000	\$105,400	\$31,726	\$188,274	\$163,060	1.155	LC08	RANCH
15-09-32-426-031	45465 JEFFERSON AVE	05/17/19	\$105,000	03-ARM'S LENGTH	\$105,000	\$45,800	\$20,000	\$85,000	\$65,233	1.303	LC08	RANCH

**Totals:    \$1,556,400                                    \$1,556,400    \$765,400                                    \$1,238,830    \$1,125,820**

**E.C.F. =>    1.100**

USED:	RANCH	1.098	TRI LEVEL	1.035
	1+ STY	1.050		
	2 STY	1.040	2 STY BC	0.999

**With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.**

LC09 KLUMP/EHLERS SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-29-152-002	48065 MEADOW LN	11/05/19	\$122,500	03-ARM'S LENGTH	\$122,500	\$67,000	\$32,590	\$89,910	\$88,994	1.010	LC09	RANCH
15-09-29-152-004	48036 FULLER RD	09/23/19	\$205,000	03-ARM'S LENGTH	\$205,000	\$86,600	\$32,708	\$172,292	\$114,674	1.502	LC09	RANCH
15-09-29-152-006	48020 FULLER RD	10/18/19	\$199,000	03-ARM'S LENGTH	\$199,000	\$124,600	\$36,000	\$163,000	\$174,024	0.937	LC09	RANCH
15-09-29-153-002	48029 FULLER RD	04/07/20	\$189,000	03-ARM'S LENGTH	\$189,000	\$115,300	\$43,397	\$145,603	\$164,208	0.887	LC09	2 STORY
15-09-29-153-005	48021 FULLER RD	12/11/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$94,300	\$36,684	\$123,316	\$123,944	0.995	LC09	RANCH
15-09-29-301-004	47720 HENNINGS ST	10/14/20	\$160,000	03-ARM'S LENGTH	\$160,000	\$66,300	\$33,709	\$126,291	\$80,655	1.566	LC09	RANCH
15-09-29-351-034	47039 HENNINGS ST	07/24/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$92,700	\$36,486	\$158,514	\$121,591	1.304	LC09	RANCH
15-09-29-351-034	47039 HENNINGS ST	02/05/21	\$219,500	03-ARM'S LENGTH	\$219,500	\$92,700	\$36,486	\$183,014	\$121,591	1.505	LC09	RANCH
15-09-29-353-006	27346 SCHILLER ST	08/23/19	\$172,000	03-ARM'S LENGTH	\$172,000	\$90,700	\$45,199	\$126,801	\$111,174	1.141	LC09	RANCH
15-09-30-276-006	48186 MEADOW LN	08/28/19	\$172,000	03-ARM'S LENGTH	\$172,000	\$92,900	\$38,864	\$133,136	\$128,951	1.032	LC09	2 STORY
15-09-30-276-011	48130 MEADOW LN	10/28/19	\$165,000	03-ARM'S LENGTH	\$165,000	\$85,000	\$36,398	\$128,602	\$109,099	1.179	LC09	RANCH
15-09-30-277-008	48163 MEADOW LN	07/14/20	\$187,000	03-ARM'S LENGTH	\$187,000	\$80,600	\$32,882	\$154,118	\$104,717	1.472	LC09	RANCH
15-09-30-277-015	48085 MEADOW LN	07/30/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$95,500	\$32,000	\$168,000	\$129,783	1.294	LC09	RANCH
15-09-30-277-020	48140 FULLER RD	03/26/21	\$226,000	03-ARM'S LENGTH	\$226,000	\$103,100	\$32,000	\$194,000	\$142,149	1.365	LC09	RANCH
15-09-30-277-027	48072 FULLER RD	08/12/19	\$179,000	03-ARM'S LENGTH	\$179,000	\$84,000	\$32,647	\$146,353	\$110,477	1.325	LC09	RANCH
15-09-30-278-001	48189 FULLER RD	10/11/19	\$279,000	03-ARM'S LENGTH	\$279,000	\$159,200	\$40,531	\$238,469	\$226,890	1.051	LC09	RANCH
15-09-30-278-009	48101 FULLER RD	10/08/20	\$220,000	03-ARM'S LENGTH	\$220,000	\$101,600	\$35,017	\$184,983	\$137,275	1.348	LC09	RANCH
15-09-30-278-015	48045 FULLER RD	12/11/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$126,100	\$36,438	\$218,562	\$176,105	1.241	LC09	RANCH

**Totals:    \$3,505,000                                    \$3,505,000    \$1,758,200                                    \$2,854,964    \$2,366,300**

**E.C.F. =>    1.207**

USED:	RANCH	1.225	TRI LEVEL	1.160
	1+ STY	1.290	BI LEVEL	1.330
	2 STY	1.140		

**With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.**

**USED 4% Twp average increase.**

**Chesterfield Township ECFs 2022**

LC10 BRYCEWOOD												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-29-127-003	49492 MONTE RD	03/12/20	\$244,900	03-ARM'S LENGTH	\$244,900	\$109,900	\$42,000	\$202,900	\$197,544	1.027	LC10	RANCH
15-09-29-179-005	49431 FOSSEE RD	09/21/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$129,100	\$46,026	\$213,974	\$235,676	0.908	LC10	RANCH
15-09-29-180-014	28011 GRAHAM RD	08/28/20	\$274,999	03-ARM'S LENGTH	\$274,999	\$135,200	\$56,554	\$218,445	\$237,656	0.919	LC10	RANCH
15-09-29-181-003	28006 GRAHAM RD	04/02/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$147,900	\$45,683	\$254,317	\$267,425	0.951	LC10	1 + STORIES
15-09-29-202-005	28347 GAMBLE RD	11/08/19	\$259,000	03-ARM'S LENGTH	\$259,000	\$119,800	\$42,827	\$216,173	\$218,647	0.989	LC10	RANCH
15-09-29-203-008	28382 GAMBLE RD	06/03/19	\$290,000	03-ARM'S LENGTH	\$290,000	\$157,500	\$54,186	\$235,814	\$278,871	0.846	LC10	1 + STORIES
15-09-29-204-008	28392 LANGE RD	05/22/20	\$224,900	03-ARM'S LENGTH	\$224,900	\$124,300	\$65,966	\$158,934	\$202,929	0.783	LC10	RANCH
15-09-29-205-003	28426 TIMOTHY RD	06/22/20	\$269,250	03-ARM'S LENGTH	\$269,250	\$137,800	\$64,213	\$205,037	\$234,917	0.873	LC10	RANCH
<b>Totals:</b>			<b>\$2,123,049</b>		<b>\$2,123,049</b>	<b>\$1,061,500</b>		<b>\$1,705,594</b>	<b>\$1,873,663</b>			
										<b>E.C.F. =&gt;</b>	<b>0.910</b>	

USED: RANCH 0.900 2 STY 0.935  
 1+ STY 0.935

With consideration given to market conditions, and the trend of other styles in this area, a mix of lower/higher ECF from the indicated is warranted.  
 Used 4% twp average for increase.

LC11 SUGARBUSH FARMS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-29-183-004	27992 HAMBELTONIAN DR	10/26/20	\$352,900	03-ARM'S LENGTH	\$352,900	\$183,100	\$68,080	\$284,820	\$435,190	0.654	LC11	2 STORY
15-09-29-183-009	27985 SANTA ANITA DR N	07/09/19	\$352,500	03-ARM'S LENGTH	\$352,500	\$177,400	\$70,860	\$281,640	\$391,601	0.719	LC11	1 + STORIES
15-09-29-184-005	49374 MONTE RD	05/01/19	\$350,000	03-ARM'S LENGTH	\$350,000	\$163,600	\$61,501	\$288,499	\$366,604	0.787	LC11	1 + STORIES
15-09-29-184-006	49368 MONTE RD	10/10/19	\$335,000	03-ARM'S LENGTH	\$335,000	\$177,600	\$59,856	\$275,144	\$431,060	0.638	LC11	2 STORY
15-09-29-328-006	27996 SANTA ANITA DR N	04/16/19	\$340,000	03-ARM'S LENGTH	\$340,000	\$185,200	\$69,551	\$270,449	\$414,909	0.652	LC11	1 + STORIES
15-09-29-328-006	27996 SANTA ANITA DR N	02/05/21	\$390,000	03-ARM'S LENGTH	\$390,000	\$185,200	\$69,551	\$320,449	\$414,909	0.772	LC11	1 + STORIES
15-09-29-328-008	49337 MONTE RD	07/23/19	\$350,000	03-ARM'S LENGTH	\$350,000	\$177,500	\$83,003	\$266,997	\$375,142	0.712	LC11	1 + STORIES
15-09-29-329-003	49350 MONTE RD	11/27/19	\$300,000	03-ARM'S LENGTH	\$300,000	\$163,100	\$54,644	\$245,356	\$357,433	0.686	LC11	RANCH
15-09-29-330-009	27956 SANTA ANITA DR S	03/19/20	\$350,000	03-ARM'S LENGTH	\$350,000	\$175,800	\$71,213	\$278,787	\$386,684	0.721	LC11	1 + STORIES
15-09-29-330-013	27980 SANTA ANITA DR S	12/09/19	\$435,000	03-ARM'S LENGTH	\$435,000	\$188,300	\$63,011	\$371,989	\$432,615	0.860	LC11	1 + STORIES
15-09-29-331-003	27976 PIMLICO DR	12/18/20	\$298,500	03-ARM'S LENGTH	\$298,500	\$166,800	\$59,371	\$239,129	\$360,897	0.663	LC11	RANCH
15-09-29-331-004	27982 PIMLICO DR	08/30/19	\$315,000	03-ARM'S LENGTH	\$315,000	\$174,400	\$60,256	\$254,744	\$379,697	0.671	LC11	RANCH
15-09-29-331-016	49270 SANTA ANITA DR W	02/24/20	\$319,900	03-ARM'S LENGTH	\$319,900	\$174,900	\$59,658	\$260,242	\$381,741	0.682	LC11	RANCH
15-09-29-332-001	49302 MONTE RD	07/13/20	\$405,000	03-ARM'S LENGTH	\$405,000	\$183,700	\$68,831	\$336,169	\$411,822	0.816	LC11	1 + STORIES
15-09-29-377-005	49253 MONTE RD	06/19/20	\$330,000	03-ARM'S LENGTH	\$330,000	\$150,400	\$55,797	\$274,203	\$322,334	0.851	LC11	RANCH
15-09-29-377-007	49241 MONTE RD	07/29/19	\$332,400	03-ARM'S LENGTH	\$332,400	\$170,400	\$80,277	\$252,123	\$359,226	0.702	LC11	1 + STORIES
15-09-29-456-007	49212 MONTE RD	06/13/19	\$289,000	03-ARM'S LENGTH	\$289,000	\$142,700	\$69,246	\$219,754	\$284,434	0.773	LC11	RANCH
15-09-29-456-021	49243 MONMOUTH DR	04/17/20	\$380,000	03-ARM'S LENGTH	\$380,000	\$179,200	\$77,311	\$302,689	\$387,721	0.781	LC11	1 + STORIES
<b>Totals:</b>			<b>\$6,225,200</b>		<b>\$6,225,200</b>	<b>\$3,119,300</b>		<b>\$5,023,183</b>	<b>\$6,894,021</b>			
										<b>E.C.F. =&gt;</b>	<b>0.729</b>	

USED: RANCH 0.760 2 STY 0.685  
 1+ STY 0.725

With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.

**Chesterfield Township ECFs 2022**

LC12 RANCH ACRES												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-30-101-009	48761 RANCH DR W	05/16/19	\$226,000	03-ARM'S LENGTH	\$226,000	\$109,600	\$34,863	\$191,137	\$166,029	1.151	LC12	2 STORY
15-09-30-101-012	48703 RANCH DR W	08/27/20	\$219,900	03-ARM'S LENGTH	\$219,900	\$105,000	\$34,591	\$185,309	\$140,382	1.320	LC12	RANCH
15-09-30-102-019	48800 RANCH DR W	10/14/19	\$145,000	03-ARM'S LENGTH	\$145,000	\$88,500	\$49,589	\$95,411	\$114,789	0.831	LC12	2 STORY

**Totals: \$590,900 \$590,900 \$303,100 \$471,857 \$421,200**

**E.C.F. => 1.120**

USED:	RANCH	1.250	TRI LEVEL	1.095
	1+ STY	1.090	2 STY	1.110

**With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.**

LC13 MADISON MANOR SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-31-127-006	25387 ROSE ST	11/04/19	\$212,000	03-ARM'S LENGTH	\$212,000	\$90,400	\$34,800	\$177,200	\$114,062	1.554	LC13	RANCH
15-09-31-127-009	25465 ROSE ST	01/15/21	\$225,000	03-ARM'S LENGTH	\$225,000	\$110,500	\$34,800	\$190,200	\$143,814	1.323	LC13	2 STORY
15-09-31-127-024	25835 ROSE ST	07/30/19	\$230,000	03-ARM'S LENGTH	\$230,000	\$110,300	\$37,848	\$192,152	\$142,809	1.346	LC13	RANCH
15-09-31-128-004	25332 ROSE ST	07/20/20	\$216,000	03-ARM'S LENGTH	\$216,000	\$107,500	\$42,000	\$174,000	\$135,221	1.287	LC13	RANCH
15-09-31-128-005	25358 ROSE ST	03/19/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$101,300	\$34,800	\$200,200	\$129,510	1.546	LC13	2 STORY
15-09-31-128-010	25488 ROSE ST	08/07/20	\$198,000	03-ARM'S LENGTH	\$198,000	\$115,000	\$35,577	\$162,423	\$151,846	1.070	LC13	RANCH
15-09-31-128-011	25514 ROSE ST	03/13/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$106,900	\$34,800	\$170,200	\$139,776	1.218	LC13	RANCH
15-09-31-128-020	25748 ROSE ST	08/14/19	\$225,000	03-ARM'S LENGTH	\$225,000	\$107,600	\$38,918	\$186,082	\$137,712	1.351	LC13	RANCH
15-09-31-128-028	25936 ROSE ST	11/14/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$103,400	\$35,901	\$159,099	\$133,592	1.191	LC13	RANCH
15-09-31-128-030	25309 NORVELL ST	02/08/21	\$200,000	03-ARM'S LENGTH	\$200,000	\$109,800	\$44,400	\$155,600	\$136,806	1.137	LC13	RANCH
15-09-31-128-032	25361 NORVELL ST	11/13/20	\$206,000	03-ARM'S LENGTH	\$206,000	\$91,900	\$36,057	\$169,943	\$115,476	1.472	LC13	RANCH
15-09-31-129-001	46650 PAT ST	11/18/20	\$280,000	03-ARM'S LENGTH	\$280,000	\$147,000	\$40,734	\$239,266	\$195,521	1.224	LC13	2 STORY
15-09-31-129-010	46424 PAT ST	07/20/20	\$240,500	03-ARM'S LENGTH	\$240,500	\$119,200	\$43,539	\$196,961	\$150,542	1.308	LC13	2 STORY
15-09-31-176-014	25488 NORVELL ST	06/11/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$103,000	\$34,800	\$190,200	\$133,749	1.422	LC13	RANCH
15-09-31-176-015	25514 NORVELL ST	06/22/20	\$227,000	03-ARM'S LENGTH	\$227,000	\$103,900	\$35,862	\$191,138	\$134,277	1.423	LC13	RANCH
15-09-31-176-017	25566 NORVELL ST	12/08/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$112,900	\$34,800	\$200,200	\$147,442	1.358	LC13	2 STORY
15-09-31-176-018	25592 NORVELL ST	10/18/19	\$225,000	03-ARM'S LENGTH	\$225,000	\$110,600	\$34,800	\$190,200	\$145,621	1.306	LC13	RANCH
15-09-31-176-040	25413 MARY	12/02/20	\$228,000	03-ARM'S LENGTH	\$228,000	\$112,100	\$34,800	\$193,200	\$146,257	1.321	LC13	2 STORY
15-09-31-176-049	25647 MARY	10/16/20	\$184,000	03-ARM'S LENGTH	\$184,000	\$94,200	\$34,800	\$149,200	\$119,988	1.243	LC13	RANCH
15-09-31-176-055	25783 MARY	06/21/19	\$191,000	03-ARM'S LENGTH	\$191,000	\$101,600	\$34,800	\$156,200	\$131,594	1.187	LC13	RANCH
15-09-31-177-005	25254 MARY	08/04/20	\$170,000	03-ARM'S LENGTH	\$170,000	\$93,100	\$31,826	\$138,174	\$119,191	1.159	LC13	2 STORY
15-09-31-177-010	25384 MARY	07/19/19	\$180,000	03-ARM'S LENGTH	\$180,000	\$99,500	\$34,483	\$145,517	\$128,469	1.133	LC13	RANCH
15-09-31-177-018	25592 MARY	04/16/19	\$208,500	03-ARM'S LENGTH	\$208,500	\$114,000	\$33,181	\$175,319	\$150,389	1.166	LC13	2 STORY

**Totals: \$4,941,000 \$4,941,000 \$2,465,700 \$4,102,674 \$3,183,664**

**E.C.F. => 1.289**

USED:	RANCH	1.280	TRI LEVEL	1.295
	2 STY	1.295		

**With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.**

**Chesterfield Township ECFs 2022**

LC14 THOMAS HOFFMAN SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-32-176-005	28078 HENDRIE ST	10/16/20	\$279,000	03-ARM'S LENGTH	\$279,000	\$133,600	\$39,234	\$239,766	\$178,738	1.341	LC14	RANCH
15-09-32-176-013	28071 KINGSBERRY ST	11/10/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$101,400	\$48,088	\$181,912	\$121,400	1.498	LC14	RANCH
15-09-32-177-019	46329 COMMUNITY CENTER DR	07/30/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$156,700	\$48,422	\$261,578	\$220,796	1.185	LC14	2 STORY
15-09-32-178-002	28222 KINGSBERRY ST	10/30/20	\$174,000	03-ARM'S LENGTH	\$174,000	\$103,900	\$50,000	\$124,000	\$131,427	0.943	LC14	TRI-LEVEL
15-09-32-251-007	28478 HENDRIE ST	08/23/19	\$264,900	03-ARM'S LENGTH	\$264,900	\$139,900	\$34,849	\$230,051	\$192,183	1.197	LC14	RANCH
<b>Totals:</b>			<b>\$1,257,900</b>		<b>\$1,257,900</b>	<b>\$635,500</b>		<b>\$1,037,307</b>	<b>\$844,543</b>			
										<b>E.C.F. =&gt;</b>	<b>1.228</b>	
USED:	RANCH	1.275		2 STY	1.200							
	1+ STY	1.210		TRI LEVEL	1.200							
<b>With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.</b>												

LC15 ANCHORPOINT/SUGARBUSH/RUBY SUB												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-32-127-030	28108 RUBY CT	07/16/20	\$289,900	03-ARM'S LENGTH	\$289,900	\$129,100	\$61,620	\$228,280	\$204,691	1.115	LC15	2 STORY
15-09-32-177-038	46368 CANDLEBERRY DR	01/03/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$121,900	\$53,812	\$201,188	\$202,062	0.996	LC15	RANCH
15-09-32-180-011	46334 JASMINE CT	10/03/19	\$265,500	03-ARM'S LENGTH	\$265,500	\$140,600	\$52,044	\$213,456	\$238,621	0.895	LC15	2 STORY
15-09-32-201-018	28515 EMERALD CT	04/30/19	\$370,000	03-ARM'S LENGTH	\$370,000	\$216,800	\$58,653	\$311,347	\$438,602	0.710	LC15	1+ STORY BC
15-09-32-201-038	28380 EMERALD CT	07/17/20	\$315,000	03-ARM'S LENGTH	\$315,000	\$160,500	\$97,545	\$217,455	\$232,759	0.934	LC15	2 STORY
15-09-32-203-004	46821 BURT CT	10/07/19	\$348,000	03-ARM'S LENGTH	\$348,000	\$165,600	\$78,506	\$269,494	\$277,600	0.971	LC15	1 + STORIES
15-09-32-204-007	28522 TIFFIN DR	03/26/21	\$358,000	03-ARM'S LENGTH	\$358,000	\$149,800	\$45,365	\$312,635	\$270,550	1.156	LC15	RANCH
15-09-32-228-004	46812 PUTNAM CT	08/01/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$121,100	\$43,493	\$206,507	\$206,923	0.998	LC15	2 STORY
15-09-32-228-008	28571 TIFFIN DR	01/14/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$132,600	\$42,125	\$232,875	\$245,076	0.950	LC15	1 + STORIES
15-09-32-228-010	46825 TIFFIN CT N	06/18/20	\$275,000	03-ARM'S LENGTH	\$275,000	\$152,400	\$72,195	\$202,805	\$242,343	0.837	LC15	2 STORY
<b>Totals:</b>			<b>\$3,001,400</b>		<b>\$3,001,400</b>	<b>\$1,490,400</b>		<b>\$2,396,042</b>	<b>\$2,559,226</b>			
										<b>E.C.F. =&gt;</b>	<b>0.936</b>	
USED:	RANCH	0.940		RANCH BC	0.870							
	1+ STY	0.910		1+ BC	0.855							
	2 STY	0.960										
<b>With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.</b>												

— EST. 1842 —



## Chesterfield Township ECFs 2022

LC16 KINGSPONTE/ASHLEY ORCHARDS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-31-126-060	46910 BRIARFIELD	03/12/21	\$257,000	03-ARM'S LENGTH	\$257,000	\$110,700	\$61,507	\$195,493	\$168,321	1.161	LC16	RANCH
15-09-31-131-003	25686 JEFFERY CT	03/22/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$103,900	\$49,867	\$190,133	\$158,640	1.199	LC16	2 STORY
15-09-31-133-004	25808 KRISTEL CT	09/20/19	\$244,900	03-ARM'S LENGTH	\$244,900	\$125,800	\$57,779	\$187,121	\$203,955	0.917	LC16	RANCH
15-09-31-152-007	46131 ROYAL DR	08/11/20	\$249,900	03-ARM'S LENGTH	\$249,900	\$112,900	\$41,797	\$208,103	\$193,676	1.074	LC16	RANCH
15-09-31-153-001	46320 ROYAL DR	07/27/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$115,800	\$54,068	\$190,932	\$186,900	1.022	LC16	RANCH
15-09-31-153-019	46233 DUCHESS DR	06/27/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$106,700	\$40,551	\$174,449	\$182,042	0.958	LC16	RANCH
15-09-31-177-039	25305 LORD DR	11/20/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$136,500	\$43,011	\$211,989	\$231,113	0.917	LC16	2 STORY
15-09-31-177-043	25409 LORD DR	12/11/20	\$295,000	03-ARM'S LENGTH	\$295,000	\$137,700	\$47,005	\$247,995	\$229,619	1.080	LC16	2 STORY
15-09-31-177-045	25461 LORD DR	04/08/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$104,900	\$45,281	\$169,719	\$173,161	0.980	LC16	RANCH
15-09-31-177-054	25695 LORD DR	09/04/19	\$283,000	03-ARM'S LENGTH	\$283,000	\$149,800	\$59,549	\$223,451	\$241,208	0.926	LC16	2 STORY
15-09-31-177-063	25925 LORD DR	09/15/20	\$290,000	03-ARM'S LENGTH	\$290,000	\$139,800	\$55,760	\$234,240	\$224,983	1.041	LC16	2 STORY
15-09-31-179-013	25846 LORD DR	07/18/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$125,000	\$42,329	\$207,671	\$208,628	0.995	LC16	2 STORY
15-09-31-179-027	25615 REGAL DR	01/14/20	\$254,000	03-ARM'S LENGTH	\$254,000	\$140,800	\$40,551	\$213,449	\$242,278	0.881	LC16	2 STORY
15-09-31-179-034	25793 REGAL DR	09/27/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$120,600	\$47,325	\$187,675	\$204,183	0.919	LC16	RANCH
15-09-31-179-040	25792 REGAL DR	07/10/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$123,700	\$56,026	\$178,974	\$201,411	0.889	LC16	RANCH
15-09-31-179-059	46152 CROWN CT	01/15/21	\$258,000	03-ARM'S LENGTH	\$258,000	\$128,500	\$63,393	\$194,607	\$203,704	0.955	LC16	RANCH
15-09-31-180-009	46070 DUKE DR	07/08/19	\$218,000	03-ARM'S LENGTH	\$218,000	\$110,800	\$42,572	\$175,428	\$188,379	0.931	LC16	RANCH
15-09-31-180-015	46115 REX CT	06/15/20	\$289,000	03-ARM'S LENGTH	\$289,000	\$123,200	\$44,365	\$244,635	\$212,714	1.150	LC16	RANCH
15-09-31-181-012	46042 PAT ST	03/18/21	\$245,000	03-ARM'S LENGTH	\$245,000	\$113,100	\$42,207	\$202,793	\$193,679	1.047	LC16	RANCH
15-09-31-252-007	25961 QUEEN DR	02/13/20	\$312,000	03-ARM'S LENGTH	\$312,000	\$137,000	\$60,477	\$251,523	\$224,814	1.119	LC16	RANCH
15-09-31-252-025	46284 PRINCE DR	12/17/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$122,400	\$44,295	\$215,705	\$211,156	1.022	LC16	RANCH
15-09-31-301-001	46065 ROYAL DR	07/01/19	\$235,500	03-ARM'S LENGTH	\$235,500	\$108,500	\$42,393	\$193,107	\$183,767	1.051	LC16	RANCH
15-09-31-301-007	45933 ROYAL DR	04/24/19	\$243,000	03-ARM'S LENGTH	\$243,000	\$133,100	\$43,486	\$199,514	\$223,771	0.892	LC16	2 STORY
15-09-31-301-008	45911 ROYAL DR	06/18/19	\$252,000	03-ARM'S LENGTH	\$252,000	\$133,100	\$44,546	\$207,454	\$222,763	0.931	LC16	2 STORY
15-09-31-301-012	25250 NOBLE DR	01/26/21	\$238,000	03-ARM'S LENGTH	\$238,000	\$111,100	\$47,367	\$190,633	\$184,078	1.036	LC16	RANCH
15-09-31-301-013	25276 NOBLE DR	05/10/19	\$220,500	03-ARM'S LENGTH	\$220,500	\$104,900	\$43,178	\$177,322	\$175,328	1.011	LC16	RANCH
15-09-31-302-001	46022 ROYAL DR	05/14/19	\$240,000	03-ARM'S LENGTH	\$240,000	\$112,500	\$44,622	\$195,378	\$189,923	1.029	LC16	RANCH
15-09-31-303-003	45980 DUCHESS DR	06/11/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$114,300	\$48,291	\$196,709	\$189,877	1.036	LC16	RANCH
15-09-31-378-012	25511 NOBLE DR	03/12/20	\$242,000	03-ARM'S LENGTH	\$242,000	\$135,200	\$42,741	\$199,259	\$228,889	0.871	LC16	2 STORY
15-09-31-379-004	46026 DUKE DR	08/13/20	\$255,000	03-ARM'S LENGTH	\$255,000	\$123,700	\$42,095	\$212,905	\$206,286	1.032	LC16	2 STORY
15-09-31-381-002	45998 PAT ST	12/04/20	\$208,500	03-ARM'S LENGTH	\$208,500	\$106,000	\$42,207	\$166,293	\$178,741	0.930	LC16	RANCH
15-09-31-381-012	45778 PAT CT	11/19/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$105,500	\$43,282	\$156,718	\$176,443	0.888	LC16	RANCH
15-09-31-382-009	25850 PRINCESS DR	01/31/20	\$228,000	03-ARM'S LENGTH	\$228,000	\$131,300	\$40,551	\$187,449	\$223,069	0.840	LC16	2 STORY
15-09-31-382-013	25510 NOBLE DR	05/16/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$111,900	\$41,869	\$193,131	\$191,419	1.009	LC16	RANCH
15-09-31-382-020	25694 NOBLE DR	03/18/20	\$259,900	03-ARM'S LENGTH	\$259,900	\$133,900	\$48,098	\$211,802	\$220,748	0.959	LC16	2 STORY
15-09-31-382-021	25720 NOBLE DR	10/25/19	\$240,000	03-ARM'S LENGTH	\$240,000	\$111,200	\$40,551	\$199,449	\$191,494	1.042	LC16	RANCH
15-09-31-382-030	45755 PAT CT	11/04/20	\$268,000	03-ARM'S LENGTH	\$268,000	\$127,000	\$45,081	\$222,919	\$222,262	1.003	LC16	1 + STORIES
<b>Totals:</b>			<b>\$9,156,200</b>		<b>\$9,156,200</b>	<b>\$4,492,800</b>		<b>\$7,416,127</b>	<b>\$7,493,422</b>			
										<b>E.C.F. =&gt;</b>	<b>0.990</b>	
USED:	RANCH	0.950		2 STY	0.995							
	1+ STY	0.940										
With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.												
Used 4% twp average increase												

**Chesterfield Township ECFs 2022**

LC17 LAKEFRONT JANS DR												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-28-381-005	47060 LAND DR	08/10/20	\$435,000	03-ARM'S LENGTH	\$435,000	\$199,000	\$177,320	\$257,680	\$185,442	1.390	LC17	2 STORY
15-09-28-381-014	47010 LAND DR	08/31/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$106,200	\$207,984	\$22,016	\$2,652	8.301	LC17	RANCH
15-09-33-114-014	46830 JANS DR	10/22/20	\$490,000	03-ARM'S LENGTH	\$490,000	\$219,300	\$234,773	\$255,227	\$171,347	1.490	LC17	2 STORY
15-09-33-114-015	46810 JANS DR	10/25/19	\$325,000	03-ARM'S LENGTH	\$325,000	\$155,200	\$188,683	\$136,317	\$87,930	1.550	LC17	RANCH
15-09-33-114-016	46800 JANS DR	12/21/20	\$330,000	03-ARM'S LENGTH	\$330,000	\$143,300	\$154,545	\$175,455	\$84,707	2.071	LC17	RANCH
15-09-33-114-026	46978 JANS DR	12/23/20	\$380,100	03-ARM'S LENGTH	\$380,100	\$215,500	\$209,619	\$170,481	\$192,560	0.885	LC17	1 + STORIES
<b>Totals:</b>			<b>\$2,190,100</b>		<b>\$2,190,100</b>	<b>\$1,038,500</b>		<b>\$1,017,176</b>	<b>\$724,638</b>			

E.C.F. => **1.404**

USED:	RANCH	1.560	2 STY BC	1.070								
	1+ STY	1.150	1+ BC	1.070								
	2 STY	1.190										

With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.

LC18 LANSE CREUSE SOUTH 21 JEFFERSON												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-28-360-028	47016 JEFFERSON AVE	05/23/19	\$328,000	03-ARM'S LENGTH	\$328,000	\$167,600	\$85,416	\$242,584	\$221,980	1.093	LC18	1 + STORIES
15-09-28-362-015	29454 WAND DR	11/13/20	\$199,000	03-ARM'S LENGTH	\$199,000	\$79,200	\$52,904	\$146,096	\$96,410	1.515	LC18	2 STORY
15-09-28-377-012	29473 WAND DR	09/10/19	\$245,000	03-ARM'S LENGTH	\$245,000	\$121,000	\$116,558	\$128,442	\$114,555	1.121	LC18	2 STORY
15-09-28-377-019	47144 FORTON RD	08/14/20	\$285,000	03-ARM'S LENGTH	\$285,000	\$132,000	\$62,395	\$222,605	\$184,184	1.209	LC18	2 STORY
15-09-32-277-005	46422 JEFFERSON AVE	11/04/20	\$252,500	03-ARM'S LENGTH	\$252,500	\$121,500	\$72,500	\$180,000	\$151,607	1.187	LC18	1 + STORIES
15-09-32-277-008	46368 JEFFERSON AVE	12/02/20	\$190,000	03-ARM'S LENGTH	\$190,000	\$89,500	\$73,208	\$116,792	\$87,406	1.336	LC18	RANCH
15-09-32-429-001	45941 EDGEWATER DR	09/30/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$123,000	\$72,500	\$192,500	\$143,375	1.343	LC18	RANCH
15-09-32-429-009	45861 EDGEWATER DR	06/10/19	\$79,000	03-ARM'S LENGTH	\$79,000	\$42,800	\$72,500	\$6,500	\$10,455	0.622	LC18	RANCH
15-09-32-476-007	45680 JEFFERSON AVE	11/22/19	\$301,079	03-ARM'S LENGTH	\$301,079	\$159,600	\$72,500	\$228,579	\$225,206	1.015	LC18	2 STORY
15-09-32-477-004	45725 EDGEWATER DR	10/08/20	\$279,000	03-ARM'S LENGTH	\$279,000	\$141,400	\$108,750	\$170,250	\$158,998	1.071	LC18	2 STORY
15-09-32-478-011	45610 EDGEWATER DR	09/17/19	\$449,000	03-ARM'S LENGTH	\$449,000	\$246,800	\$145,574	\$303,426	\$309,370	0.981	LC18	1 + STORIES
15-09-33-102-003	46924 JEFFERSON AVE	09/28/20	\$340,000	03-ARM'S LENGTH	\$340,000	\$171,200	\$145,760	\$194,240	\$179,514	1.082	LC18	2 STORY
15-09-33-102-004	46872 JEFFERSON AVE	04/02/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$142,400	\$72,500	\$187,500	\$193,897	0.967	LC18	2 STORY
15-09-33-103-004	46861 SUMMERTIME DR	11/02/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$160,600	\$75,570	\$234,430	\$224,306	1.045	LC18	2 STORY
15-09-33-103-005	46851 SUMMERTIME DR	10/13/20	\$315,000	03-ARM'S LENGTH	\$315,000	\$158,400	\$70,664	\$244,336	\$224,725	1.087	LC18	2 STORY
15-09-33-107-001	46980 JANS DR	12/23/20	\$119,900	03-ARM'S LENGTH	\$119,900	\$46,900	\$33,151	\$86,749	\$50,052	1.733	LC18	RANCH
15-09-33-108-011	29045 FARWELL	09/24/20	\$459,999	03-ARM'S LENGTH	\$459,999	\$229,800	\$93,259	\$366,740	\$343,936	1.066	LC18	1+ STORY BC
15-09-33-110-005	46618 SUMMERTIME DR	06/26/20	\$348,000	03-ARM'S LENGTH	\$348,000	\$197,700	\$91,350	\$256,650	\$277,738	0.924	LC18	2 STORY
15-09-33-111-002	46683 ROSE LN	12/21/20	\$222,500	03-ARM'S LENGTH	\$222,500	\$95,200	\$94,215	\$128,285	\$85,535	1.500	LC18	1 + STORIES
15-09-33-112-003	46670 ROSE LN	09/10/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$110,700	\$88,191	\$161,809	\$110,092	1.470	LC18	RANCH
15-09-33-151-015	29060 FARWELL	03/27/20	\$400,000	03-ARM'S LENGTH	\$400,000	\$227,600	\$124,037	\$275,963	\$316,859	0.871	LC18	2 STORY BC
<b>Totals:</b>			<b>\$5,897,978</b>		<b>\$5,897,978</b>	<b>\$2,964,900</b>		<b>\$4,074,476</b>	<b>\$3,710,201</b>			

E.C.F. => **1.098**

USED:	RANCH	1.210	RANCH BC	1.030			2 STY BC	1.045				
	1+ STY	1.125	1+ BC	1.065			DLX BC	0.990				
	2 STY	1.095	STANDARD DELUXE	1.005								

With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.

**Chesterfield Township ECFs 2022**

LC19 LANSE CREUSE													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-29-251-007	28100 GRAHAM DR	02/10/20	\$320,000	03-ARM'S LENGTH	\$320,000	\$172,600	\$69,869	\$250,131	\$335,762	0.745	LC19	RANCH BC	
15-09-29-251-011	28258 GRAHAM DR	07/31/20	\$351,000	03-ARM'S LENGTH	\$351,000	\$179,000	\$61,686	\$289,314	\$361,450	0.800	LC19	RANCH BC	
15-09-29-454-003	28680 FARWELL	03/17/21	\$279,000	03-ARM'S LENGTH	\$279,000	\$120,200	\$52,043	\$226,957	\$204,641	1.109	LC19	RANCH	

**Totals: \$950,000 \$950,000 \$471,800 \$766,402 \$901,853**

**E.C.F. => 0.850**

USED:	RANCH	0.920	RANCH BC	0.820
	1+ STY	0.925	2 STY 1+ BC	0.870
	2 STY	0.910		

**With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.**

LC20 LANSE CREUSE													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-20-451-016	28176 COTTON RD	02/07/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$157,600	\$48,950	\$261,050	\$277,327	0.941	LC20	RANCH	
15-09-28-301-003	29110 COTTON RD	05/03/19	\$150,000	03-ARM'S LENGTH	\$150,000	\$77,600	\$69,867	\$80,133	\$88,831	0.902	LC20	RANCH	
15-09-28-301-004	29128 COTTON RD	06/27/19	\$284,900	03-ARM'S LENGTH	\$284,900	\$174,100	\$63,132	\$221,768	\$296,996	0.747	LC20	RANCH	
15-09-28-301-006	29174 COTTON RD	09/04/20	\$395,000	03-ARM'S LENGTH	\$395,000	\$203,000	\$69,085	\$325,915	\$385,093	0.846	LC20	2 STORY BC	
15-09-28-359-016	47179 JEFFERSON AVE	06/21/19	\$187,000	03-ARM'S LENGTH	\$187,000	\$98,700	\$28,755	\$158,245	\$175,581	0.901	LC20	RANCH	
15-09-28-376-009	47158 JEFFERSON AVE	09/27/19	\$150,000	29-SELLERS INTEREST IN A LC	\$150,000	\$66,100	\$57,457	\$92,543	\$77,799	1.190	LC20	RANCH	
15-09-29-278-002	28878 COTTON RD	01/11/21	\$220,000	03-ARM'S LENGTH	\$220,000	\$86,900	\$67,422	\$152,578	\$110,750	1.378	LC20	RANCH	
15-09-29-452-002	47046 SUGARBUSH RD	09/25/20	\$265,000	03-ARM'S LENGTH	\$265,000	\$133,700	\$74,439	\$190,561	\$209,776	0.908	LC20	1+ STORIES	
15-09-32-151-007	46275 SUGARBUSH RD	10/21/20	\$215,000	03-ARM'S LENGTH	\$215,000	\$90,700	\$76,757	\$138,243	\$108,979	1.269	LC20	RANCH	
15-09-32-151-008	46253 SUGARBUSH RD	12/06/19	\$168,500	03-ARM'S LENGTH	\$168,500	\$65,900	\$49,559	\$118,941	\$85,602	1.389	LC20	RANCH	
15-09-32-276-005	46127 JEFFERSON AVE	05/31/19	\$148,000	29-SELLERS INTEREST IN A LC	\$148,000	\$82,700	\$90,039	\$57,961	\$78,553	0.738	LC20	RANCH	

**Totals: \$2,493,400 \$2,493,400 \$1,237,000 \$1,797,938 \$1,895,287**

**E.C.F. => 0.949**

USED:	RANCH	0.960	RANCH BC	0.970
	1+ STY	0.920	1+ BC	0.875
	2 STY	0.970	2 STY BC	0.885

**With consideration given to market conditions and the upward trend in the area, a slightly higher ECF is warranted over the indicated.**

**BC STYLE INCREASE 1.5%**

**Chesterfield Township ECFs 2022**

LC21 QUEEN JOSEPHINE COURTS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-302-012	49605 MICHELLE ANN DR	06/17/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$105,100	\$30,070	\$169,930	\$138,497	1.227	LC21	RANCH
15-09-20-302-019	49441 MICHELLE ANN DR	05/29/20	\$185,000	03-ARM'S LENGTH	\$185,000	\$89,200	\$33,326	\$151,674	\$111,550	1.360	LC21	RANCH
15-09-20-353-021	27227 JOSEPHINE CT	07/23/20	\$198,000	03-ARM'S LENGTH	\$198,000	\$91,600	\$39,184	\$158,816	\$110,720	1.434	LC21	RANCH
15-09-20-353-034	27211 SHERRI LYNNE CT	05/12/20	\$182,500	03-ARM'S LENGTH	\$182,500	\$85,900	\$29,545	\$152,955	\$109,390	1.398	LC21	RANCH
15-09-20-353-035	27212 SHERRI LYNNE CT	02/04/20	\$184,900	03-ARM'S LENGTH	\$184,900	\$94,700	\$29,826	\$155,074	\$122,733	1.264	LC21	RANCH
15-09-20-353-039	49227 KIMBERLY ANN LN	08/31/20	\$217,501	03-ARM'S LENGTH	\$217,501	\$110,200	\$33,715	\$183,786	\$143,655	1.279	LC21	RANCH
15-09-20-354-008	27224 ELENA MARIE DR	08/19/19	\$175,000	03-ARM'S LENGTH	\$175,000	\$83,200	\$30,000	\$145,000	\$113,748	1.275	LC21	1 + STORIES

**Totals: \$1,342,901 \$1,342,901 \$659,900 \$1,117,235 \$850,294**

**E.C.F. => 1.314**

USED:	RANCH	1.300	TRI LEVEL	1.200
	1+ STY	1.200	BI LEVEL	1.305
	2 STY	1.190		

**With consideration given to market conditions, and the trend of other styles in this area, a lower ECF from the indicated is warranted.**

LC22 PRIVATE SHORE LAKEFRONT												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-33-155-013	45990 PRIVATE SHORE DR	11/03/20	\$520,000	03-ARM'S LENGTH	\$520,000	\$249,100	\$162,481	\$357,519	\$195,711	1.827	LC22	RANCH

**Totals: \$520,000 \$520,000 \$249,100 \$357,519 \$195,711**

**E.C.F. => 1.827**

USED:	RANCH	1.715	2 STY BC	1.250
	1+ STY	1.360	1+ BC	1.240
	2 STY	1.310	DUPLEX	1.490

**With consideration given to market conditions, and the trend of other styles in this area, a lower ECF from the indicated is warranted.**

LC23 BRODERICK ESTATES/ROWLAND MEADOWS												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-10-301-019	31354 ROWLAND LN	06/07/19	\$275,000	03-ARM'S LENGTH	\$275,000	\$137,400	\$52,819	\$222,181	\$276,863	0.802	LC23	RANCH
15-09-10-351-009	31227 BRODERICK DR	07/15/19	\$280,000	03-ARM'S LENGTH	\$280,000	\$148,300	\$59,644	\$220,356	\$309,867	0.711	LC23	1 + STORIES
15-09-10-351-012	31170 GRAYSON DR	07/21/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$136,400	\$52,928	\$247,072	\$278,241	0.888	LC23	2 STORY
15-09-10-352-001	53300 N FOSTER RD	11/10/20	\$317,400	03-ARM'S LENGTH	\$317,400	\$157,100	\$52,726	\$264,674	\$341,824	0.774	LC23	1 + STORIES
15-09-10-353-013	31214 BRODERICK DR	06/22/20	\$300,000	03-ARM'S LENGTH	\$300,000	\$144,900	\$56,704	\$243,296	\$295,113	0.824	LC23	2 STORY
15-09-10-353-020	31346 BRODERICK DR	06/12/19	\$305,000	03-ARM'S LENGTH	\$305,000	\$152,700	\$52,138	\$252,862	\$331,008	0.764	LC23	1 + STORIES

**Totals: \$1,777,400 \$1,777,400 \$876,800 \$1,450,441 \$1,832,914**

**E.C.F. => 0.791**

USED:	RANCH	0.802		
	1+ STY	0.765		
	2 STY	0.790		

**With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.**

**Chesterfield Township ECFs 2022**

LC24 WINCHESTER SUB OFF DONNER												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-227-006	50513 PEMBROKE DR	11/01/19	\$210,000	03-ARM'S LENGTH	\$210,000	\$108,900	\$33,697	\$176,303	\$160,131	1.101	LC24	2 STORY
15-09-20-227-020	28691 BINGHAM DR	11/27/19	\$199,900	03-ARM'S LENGTH	\$199,900	\$91,900	\$34,946	\$164,954	\$132,944	1.241	LC24	RANCH
15-09-20-229-004	28540 BINGHAM DR	11/01/19	\$219,900	03-ARM'S LENGTH	\$219,900	\$102,900	\$33,983	\$185,917	\$153,483	1.211	LC24	RANCH
15-09-20-229-019	28751 WESTWOOD DR	09/04/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$116,900	\$32,500	\$202,500	\$179,753	1.127	LC24	RANCH
15-09-20-229-026	50373 BURLWOOD DR	02/12/21	\$244,000	03-ARM'S LENGTH	\$244,000	\$103,300	\$36,500	\$207,500	\$151,851	1.366	LC24	RANCH
15-09-20-230-017	28860 WESTWOOD DR	12/03/20	\$258,000	03-ARM'S LENGTH	\$258,000	\$118,400	\$35,941	\$222,059	\$174,692	1.271	LC24	2 STORY
15-09-20-276-003	50213 PEMBROKE DR	09/19/19	\$195,500	03-ARM'S LENGTH	\$195,500	\$97,100	\$39,031	\$156,469	\$138,564	1.129	LC24	RANCH
15-09-20-276-007	50141 PEMBROKE DR	07/03/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$96,300	\$33,957	\$161,043	\$141,691	1.137	LC24	RANCH
15-09-20-276-008	50123 PEMBROKE DR	02/07/20	\$184,900	03-ARM'S LENGTH	\$184,900	\$87,700	\$34,086	\$150,814	\$126,193	1.195	LC24	RANCH
15-09-20-277-007	28695 CROMWELL	06/29/19	\$175,000	03-ARM'S LENGTH	\$175,000	\$95,200	\$40,000	\$135,000	\$134,242	1.006	LC24	RANCH
15-09-20-278-007	28581 BUCKINGHAMSHIRE DR	02/05/21	\$191,000	03-ARM'S LENGTH	\$191,000	\$95,400	\$32,500	\$158,500	\$137,581	1.152	LC24	2 STORY
15-09-20-279-001	28552 BUCKINGHAMSHIRE DR	08/05/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$101,700	\$43,182	\$201,818	\$139,235	1.449	LC24	TRI-LEVEL
15-09-20-280-005	28662 HAMPDEN DR	08/10/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$130,600	\$46,035	\$213,965	\$187,031	1.144	LC24	2 STORY
15-09-20-281-006	50056 SUSSEX	03/31/21	\$236,000	03-ARM'S LENGTH	\$236,000	\$102,700	\$32,500	\$203,500	\$150,413	1.353	LC24	TRI-LEVEL
15-09-20-281-014	50161 WATERLOO	10/18/19	\$219,000	03-ARM'S LENGTH	\$219,000	\$109,300	\$32,894	\$186,106	\$161,426	1.153	LC24	TRI-LEVEL
15-09-20-282-020	49955 SALISBURY	06/05/20	\$196,000	03-ARM'S LENGTH	\$196,000	\$87,300	\$32,500	\$163,500	\$126,805	1.289	LC24	RANCH
15-09-20-283-003	50158 SALISBURY	08/24/20	\$212,000	03-ARM'S LENGTH	\$212,000	\$86,900	\$32,500	\$179,500	\$126,227	1.422	LC24	RANCH
15-09-20-430-003	49750 SALISBURY	09/30/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$99,600	\$45,199	\$139,801	\$137,586	1.016	LC24	RANCH
<b>Totals:</b>			<b>\$3,861,200</b>		<b>\$3,861,200</b>	<b>\$1,832,100</b>		<b>\$3,209,249</b>	<b>\$2,659,848</b>			

E.C.F. => **1.207**

USED:	RANCH	1.120	TRI LEVEL	1.150								
	1+ STY	1.150	2 STY	1.150								

With consideration given to market conditions and the trend of other styles in this area, a lower ECF from the indicated is warranted.



### Chesterfield Township ECFs 2022

LC25 CHESTERFIELD MEADOWS													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-29-101-007	27225 CLARK CIR	01/22/21	\$198,000	03-ARM'S LENGTH	\$198,000	\$99,500	\$199,001	\$40,000	\$158,000	\$133,614	1.183	LC25	RANCH
15-09-29-103-007	27086 CLARK CIR	06/30/20	\$199,000	03-ARM'S LENGTH	\$199,000	\$108,600	\$217,141	\$39,970	\$159,030	\$148,883	1.068	LC25	RANCH
15-09-29-103-029	48662 WHEATFIELD ST	01/18/21	\$230,000	03-ARM'S LENGTH	\$230,000	\$96,600	\$193,279	\$27,566	\$202,434	\$139,255	1.454	LC25	RANCH
15-09-29-103-031	48638 WHEATFIELD ST	04/26/19	\$170,000	03-ARM'S LENGTH	\$170,000	\$96,000	\$192,039	\$31,006	\$138,994	\$135,322	1.027	LC25	RANCH
15-09-29-103-032	48626 WHEATFIELD ST	04/29/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$89,500	\$179,052	\$32,500	\$182,500	\$123,153	1.482	LC25	RANCH
15-09-29-104-009	48547 KELLY LEA LN	09/24/19	\$191,000	03-ARM'S LENGTH	\$191,000	\$94,000	\$188,035	\$34,911	\$156,089	\$128,676	1.213	LC25	RANCH
15-09-29-104-013	48459 KELLY LEA LN	11/08/19	\$190,500	03-ARM'S LENGTH	\$190,500	\$118,100	\$236,299	\$32,514	\$157,986	\$171,248	0.923	LC25	RANCH
15-09-29-105-007	48610 KELLY LEA LN	03/11/21	\$205,000	03-ARM'S LENGTH	\$205,000	\$108,100	\$216,144	\$33,830	\$171,170	\$159,226	1.075	LC25	BI-LEVEL
15-09-29-105-020	48563 WHEATFIELD ST	10/30/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$107,300	\$214,534	\$40,184	\$194,816	\$154,978	1.257	LC25	TRI-LEVEL
15-09-29-154-009	48494 WHEATFIELD ST	02/25/21	\$270,000	03-ARM'S LENGTH	\$270,000	\$125,000	\$250,071	\$33,235	\$236,765	\$186,125	1.272	LC25	2 STORY
15-09-29-154-014	48438 KELLY LEA LN	03/10/21	\$240,000	03-ARM'S LENGTH	\$240,000	\$103,100	\$206,145	\$34,588	\$205,412	\$152,495	1.347	LC25	TRI-LEVEL
15-09-29-154-016	27103 GALASSI DR	07/28/20	\$218,250	03-ARM'S LENGTH	\$218,250	\$106,000	\$212,035	\$33,235	\$185,015	\$150,252	1.231	LC25	RANCH
15-09-29-154-020	27221 GALASSI DR	12/16/19	\$195,000	29-SELLERS INTEREST IN A LC	\$195,000	\$113,900	\$227,783	\$35,373	\$159,627	\$171,031	0.933	LC25	TRI-LEVEL
15-09-30-228-005	26889 CLARK CIR	06/18/19	\$210,000	03-ARM'S LENGTH	\$210,000	\$100,300	\$200,626	\$34,594	\$175,406	\$147,584	1.189	LC25	TRI-LEVEL
15-09-30-229-001	48932 CELESTE DR	07/10/20	\$238,000	03-ARM'S LENGTH	\$238,000	\$113,500	\$226,925	\$43,076	\$194,924	\$157,810	1.235	LC25	2 STORY
15-09-30-231-011	48461 CARMINE CT	08/30/19	\$197,000	03-ARM'S LENGTH	\$197,000	\$99,800	\$199,615	\$35,514	\$161,486	\$137,900	1.171	LC25	RANCH
15-09-30-231-013	48417 CARMINE CT	06/30/20	\$189,500	03-ARM'S LENGTH	\$189,500	\$98,200	\$196,459	\$34,306	\$155,194	\$136,263	1.139	LC25	RANCH
15-09-30-231-023	48440 CARMINE CT	07/17/19	\$210,000	03-ARM'S LENGTH	\$210,000	\$108,700	\$217,483	\$34,911	\$175,089	\$153,422	1.141	LC25	RANCH
15-09-30-279-015	26872 GALASSI DR	07/25/19	\$199,900	03-ARM'S LENGTH	\$199,900	\$110,400	\$220,700	\$40,079	\$159,821	\$151,782	1.053	LC25	RANCH
<b>Totals:</b>			<b>\$4,001,150</b>		<b>\$4,001,150</b>	<b>\$1,996,600</b>	<b>\$3,993,366</b>		<b>\$3,329,758</b>	<b>\$2,839,020</b>			
											<b>E.C.F. =&gt;</b>	<b>1.173</b>	
USED:	RANCH	1.190	TRI LEVEL	1.125									
	1+ STY	1.175	BI LEVEL	1.145									
	2 STY	1.165											

With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.

NEW HAVEN													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-03-100-022	56901 NEW HAVEN RD	04/06/20	\$203,000	03-ARM'S LENGTH	\$203,000	\$107,400	\$54,358	\$148,642	\$125,304	\$118,614	1.186	NH	RANCH
15-09-04-476-005	30785 25 MILE RD	04/19/19	\$202,000	03-ARM'S LENGTH	\$202,000	\$98,100	\$23,733	\$178,267	\$134,786	\$134,786	1.323	NH	RANCH
15-09-05-100-015	27060 26 MILE RD	08/23/19	\$310,000	03-ARM'S LENGTH	\$310,000	\$139,100	\$61,007	\$248,993	\$169,756	\$169,756	1.467	NH	RANCH
15-09-05-201-015	56801 BATES RD	09/23/19	\$206,000	03-ARM'S LENGTH	\$206,000	\$102,000	\$48,189	\$157,811	\$112,038	\$112,038	1.409	NH	1 + STORIES
15-09-05-300-006	27525 25 MILE RD	04/12/19	\$147,000	03-ARM'S LENGTH	\$147,000	\$83,600	\$45,998	\$101,002	\$93,308	\$93,308	1.082	NH	2 STORY
15-09-05-400-003	55320 BATES RD	04/17/20	\$150,000	03-ARM'S LENGTH	\$150,000	\$73,800	\$45,714	\$104,286	\$73,235	\$73,235	1.424	NH	1 + STORIES
15-09-06-200-025	26161 HAGEN RD	08/29/19	\$245,000	03-ARM'S LENGTH	\$245,000	\$100,400	\$47,543	\$197,457	\$110,283	\$110,283	1.790	NH	1 + STORIES
15-09-06-400-023	55800 ZUHLKE RD	04/27/20	\$705,000	03-ARM'S LENGTH	\$705,000	\$367,300	\$84,447	\$620,553	\$567,732	\$567,732	1.093	NH	1+ STORY BC
15-09-07-352-003	53210 FAIRCHILD RD	05/16/19	\$140,000	03-ARM'S LENGTH	\$140,000	\$75,500	\$33,167	\$106,833	\$92,072	\$92,072	1.160	NH	RANCH
15-09-09-178-001	29775 HICKEY RD	07/10/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$93,200	\$35,736	\$164,264	\$117,648	\$117,648	1.396	NH	RANCH
15-09-09-178-002	30001 HICKEY RD	04/30/19	\$184,900	03-ARM'S LENGTH	\$184,900	\$89,000	\$40,066	\$144,834	\$106,150	\$106,150	1.364	NH	2 STORY
<b>Totals:</b>			<b>\$2,692,900</b>		<b>\$2,692,900</b>	<b>\$1,329,400</b>		<b>\$2,172,942</b>	<b>\$1,702,311</b>				
											<b>E.C.F. =&gt;</b>	<b>1.276</b>	
USED:	RANCH	1.280	RANCH BC	1.260			STD DELUXE	1.335					
	1+ STY	1.390	2 STY BC	1.210			DUPLEX	1.260					
	2 STY	1.300	1+ BC	1.145									

With consideration given to market conditions, and the trend of other styles in this area, a mix of lower and higher ECF for different styles from the indicated is warranted.

## Chesterfield Township ECFs 2022

SITE BRANDENBURG ESTATE A8815													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-23-403-022	34333 DANTE DR	09/18/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$220,200	\$72,000	\$418,000	\$553,865	0.755	A8815	1 + STORIES
15-09-23-403-023	34341 DANTE DR	11/05/19	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$216,300	\$95,640	\$306,360	\$518,349	0.591	A8815	2 STORY
15-09-23-403-030	34397 DANTE DR	11/04/19	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$230,700	\$83,645	\$351,355	\$581,255	0.604	A8815	2 STORY
<b>Totals:</b>			<b>\$1,327,000</b>			<b>\$1,327,000</b>	<b>\$667,200</b>		<b>\$1,075,715</b>	<b>\$1,653,469</b>			
											<b>E.C.F. =&gt;</b>	<b>0.651</b>	
USED:	RANCH	0.685			1+ STORY	0.665							
	2 STORY	0.650											
With consideration given to market conditions a different ECF was used for each style that more represents the market.													

SITE BRIARTOWN 1, 2, 3 CONDO L8885													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-31-202-038	46648 HEATHMOOR DR	03/16/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$113,100	\$43,598	\$181,402	\$192,253	0.944	L8885	1 + STORIES	
15-09-31-202-039	46649 GREENBRIAR DR	03/31/20	\$224,500	03-ARM'S LENGTH	\$224,500	\$112,500	\$49,736	\$174,764	\$186,379	0.938	L8885	RANCH	
15-09-31-202-052	46416 HEATHER LN	03/13/20	\$203,000	03-ARM'S LENGTH	\$203,000	\$97,200	\$33,893	\$169,107	\$170,848	0.990	L8885	RANCH	
15-09-31-202-063	46462 GREENBRIAR DR	10/30/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$113,500	\$50,265	\$209,735	\$184,993	1.134	L8885	2 STORY	
15-09-31-202-067	46562 GREENBRIAR DR	09/22/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$102,800	\$41,151	\$193,849	\$174,999	1.108	L8885	RANCH	
15-09-31-202-068	46584 GREENBRIAR DR	03/17/20	\$219,000	03-ARM'S LENGTH	\$219,000	\$100,500	\$41,370	\$177,630	\$167,247	1.062	L8885	2 STORY	
15-09-31-202-073	46541 HEATHMOOR DR	09/14/20	\$232,000	03-ARM'S LENGTH	\$232,000	\$107,300	\$36,524	\$195,476	\$187,484	1.043	L8885	1 + STORIES	
15-09-31-202-080	46582 E BRIARWOOD DR	12/07/20	\$225,000	03-ARM'S LENGTH	\$225,000	\$96,500	\$35,146	\$189,854	\$168,016	1.130	L8885	RANCH	
15-09-31-202-085	46616 BRIARCLIFF DR	09/14/20	\$236,000	03-ARM'S LENGTH	\$236,000	\$110,100	\$43,137	\$192,863	\$185,432	1.040	L8885	2 STORY	
15-09-31-202-090	26220 ROSEBRIAR DR	05/24/19	\$216,000	03-ARM'S LENGTH	\$216,000	\$116,700	\$45,451	\$170,549	\$196,711	0.867	L8885	2 STORY	
15-09-31-202-091	26200 ROSEBRIAR DR	12/02/19	\$224,900	03-ARM'S LENGTH	\$224,900	\$106,800	\$35,791	\$189,109	\$189,097	1.000	L8885	RANCH	
15-09-31-202-099	26323 ROSEBRIAR DR	07/26/19	\$235,000	03-ARM'S LENGTH	\$235,000	\$112,300	\$34,075	\$200,925	\$202,626	0.992	L8885	RANCH	
15-09-31-202-105	46873 BRIARMOOR CT	07/25/19	\$207,000	03-ARM'S LENGTH	\$207,000	\$119,200	\$51,844	\$155,156	\$196,384	0.790	L8885	1 + STORIES	
15-09-31-202-125	46650 HEATHER LN	05/06/19	\$210,500	03-ARM'S LENGTH	\$210,500	\$103,300	\$36,861	\$173,639	\$180,614	0.961	L8885	RANCH	
15-09-31-202-137	46579 HEATHER LN	09/04/20	\$209,900	03-ARM'S LENGTH	\$209,900	\$109,200	\$40,098	\$169,802	\$189,757	0.895	L8885	RANCH	
15-09-31-202-138	46601 HEATHER LN	08/16/19	\$229,000	03-ARM'S LENGTH	\$229,000	\$111,000	\$44,317	\$184,683	\$188,965	0.977	L8885	RANCH	
15-09-31-202-139	46633 HEATHER LN	03/13/20	\$224,900	03-ARM'S LENGTH	\$224,900	\$109,800	\$40,098	\$184,802	\$190,867	0.968	L8885	RANCH	
15-09-31-202-168	25891 BRIAR TOWNE BLVD	07/14/20	\$230,000	03-ARM'S LENGTH	\$230,000	\$110,300	\$44,613	\$185,387	\$185,298	1.000	L8885	1 + STORIES	
15-09-31-202-182	25527 BRIAR TOWNE BLVD	06/04/19	\$220,000	03-ARM'S LENGTH	\$220,000	\$116,300	\$61,712	\$158,288	\$181,802	0.871	L8885	RANCH	
15-09-31-202-184	25475 BRIAR TOWNE BLVD	09/10/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$119,800	\$62,553	\$152,447	\$185,470	0.822	L8885	2 STORY	
15-09-31-202-185	25449 BRIAR TOWNE BLVD	08/24/20	\$250,000	03-ARM'S LENGTH	\$250,000	\$126,800	\$70,729	\$179,271	\$192,562	0.931	L8885	1 + STORIES	
<b>Totals:</b>			<b>\$4,731,700</b>		<b>\$4,731,700</b>	<b>\$2,315,000</b>		<b>\$3,788,738</b>	<b>\$3,897,804</b>				
											<b>E.C.F. =&gt;</b>	<b>0.972</b>	
USED:	RANCH	0.940			1+ STORY	0.950							
	2 STORY	0.955											
With consideration given to market conditions a different ECF was used for each style that more represents the market.													

**Chesterfield Township ECFs 2022**

SITE CEDAR GLEN SITE CONDO L8018												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-20-376-011	49183 MOSSY GLEN CT	10/26/20	\$301,000	03-ARM'S LENGTH	\$301,000	\$152,500	\$61,114	\$239,886	\$217,839	1.101	L8018	2 STORY
15-09-20-376-012	49155 MOSSY GLEN CT	06/07/19	\$225,000	03-ARM'S LENGTH	\$225,000	\$111,500	\$42,999	\$182,001	\$165,868	1.097	L8018	RANCH
15-09-20-376-029	27555 CEDAR GLEN DR	10/14/20	\$232,500	03-ARM'S LENGTH	\$232,500	\$107,700	\$46,750	\$185,750	\$155,396	1.195	L8018	RANCH
15-09-20-376-037	49310 SHADY GLEN CT	07/17/20	\$215,501	03-ARM'S LENGTH	\$215,501	\$117,100	\$46,708	\$168,793	\$172,890	0.976	L8018	RANCH
15-09-20-376-045	49058 SHADY GLEN DR	12/22/20	\$235,000	03-ARM'S LENGTH	\$235,000	\$108,300	\$38,811	\$196,189	\$163,834	1.197	L8018	RANCH
15-09-20-376-049	48946 SHADY GLEN DR	10/04/19	\$204,500	03-ARM'S LENGTH	\$204,500	\$106,000	\$38,811	\$165,689	\$159,658	1.038	L8018	RANCH
15-09-20-376-058	48694 SHADY GLEN DR	08/06/20	\$245,000	03-ARM'S LENGTH	\$245,000	\$113,700	\$37,005	\$207,995	\$170,032	1.223	L8018	2 STORY
15-09-20-376-068	48357 SHADY GLEN DR	06/25/19	\$189,900	03-ARM'S LENGTH	\$189,900	\$107,600	\$31,635	\$158,265	\$169,253	0.935	L8018	RANCH
15-09-20-376-075	48553 SHADY GLEN DR	10/16/20	\$260,000	03-ARM'S LENGTH	\$260,000	\$114,700	\$39,812	\$220,188	\$169,279	1.301	L8018	2 STORY
<b>Totals:</b>			<b>\$2,108,401</b>		<b>\$2,108,401</b>	<b>\$1,039,100</b>		<b>\$1,724,756</b>	<b>\$1,544,050</b>			
										<b>E.C.F. =&gt;</b>	<b>1.117</b>	
USED:	RANCH	1.085										
	2 STORY	1.120										

With consideration given to market conditions a different ECF was used for each style that more represents the market.





## Chesterfield Township ECFs 2022

SITE CHESTERFIELD COMMONS III L8832													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-18-298-002	26586 BRONX DR	11/12/20	\$390,000	03-ARM'S LENGTH	\$390,000	\$187,200	\$65,902	\$324,098	\$447,110	0.725	L8832	2 STORY	
15-09-18-298-004	26574 BRONX DR	07/01/20	\$375,000	03-ARM'S LENGTH	\$375,000	\$190,000	\$60,326	\$314,674	\$463,346	0.679	L8832	2 STORY	
15-09-18-298-005	26568 BRONX DR	02/10/21	\$390,000	03-ARM'S LENGTH	\$390,000	\$173,900	\$66,830	\$323,170	\$407,270	0.794	L8832	2 STORY	
15-09-18-298-012	26526 BRONX DR	10/28/20	\$397,000	03-ARM'S LENGTH	\$397,000	\$193,300	\$77,369	\$319,631	\$441,733	0.724	L8832	RANCH	
15-09-18-298-015	51963 PARK AVE	11/13/20	\$425,000	03-ARM'S LENGTH	\$425,000	\$196,300	\$69,073	\$355,927	\$469,004	0.759	L8832	2 STORY	
15-09-18-298-018	51987 PARK AVE	12/08/20	\$425,000	03-ARM'S LENGTH	\$425,000	\$193,100	\$73,928	\$351,072	\$446,056	0.787	L8832	RANCH	
15-09-18-298-024	26675 BOSTON DR	08/02/19	\$324,900	03-ARM'S LENGTH	\$324,900	\$163,500	\$67,949	\$256,951	\$375,452	0.684	L8832	2 STORY	
15-09-18-298-027	26693 BOSTON DR	07/03/19	\$371,950	03-ARM'S LENGTH	\$371,950	\$199,500	\$68,636	\$303,314	\$478,720	0.634	L8832	2 STORY	
15-09-18-298-041	26557 BRONX DR	08/29/19	\$397,900	03-ARM'S LENGTH	\$397,900	\$193,800	\$54,649	\$343,251	\$482,458	0.711	L8832	2 STORY	
15-09-18-298-045	26533 BRONX DR	09/12/19	\$399,000	03-ARM'S LENGTH	\$399,000	\$207,500	\$66,194	\$332,806	\$505,509	0.658	L8832	2 STORY	
15-09-18-298-046	51972 PARK DR	01/17/20	\$399,900	03-ARM'S LENGTH	\$399,900	\$194,000	\$67,695	\$332,205	\$464,248	0.716	L8832	2 STORY	
15-09-18-298-047	51980 PARK DR	03/17/20	\$420,000	03-ARM'S LENGTH	\$420,000	\$212,200	\$60,864	\$359,136	\$519,477	0.691	L8832	RANCH	
15-09-18-298-049	51996 PARK DR	04/24/20	\$390,000	03-ARM'S LENGTH	\$390,000	\$191,300	\$62,154	\$327,846	\$464,493	0.706	L8832	2 STORY	
15-09-18-298-053	26680 BOSTON DR	12/17/20	\$436,000	03-ARM'S LENGTH	\$436,000	\$206,200	\$61,727	\$374,273	\$508,270	0.736	L8832	2 STORY	
15-09-18-298-057	26615 FOUNTAIN VIEW BLVD	06/07/19	\$381,095	03-ARM'S LENGTH	\$381,095	\$202,500	\$85,801	\$295,294	\$455,981	0.648	L8832	RANCH	
15-09-18-298-058	26621 FOUNTAIN VIEW BLVD	09/19/19	\$364,900	03-ARM'S LENGTH	\$364,900	\$192,700	\$58,416	\$306,484	\$473,977	0.647	L8832	2 STORY	
15-09-18-298-063	26602 FOUNTAIN VIEW BLVD	10/02/20	\$414,100	03-ARM'S LENGTH	\$414,100	\$210,400	\$72,492	\$341,608	\$504,735	0.677	L8832	2 STORY	
15-09-18-298-065	26614 FOUNTAIN VIEW BLVD	03/12/20	\$383,900	03-ARM'S LENGTH	\$383,900	\$187,100	\$53,760	\$330,140	\$464,380	0.711	L8832	2 STORY	
15-09-18-298-070	26597 BRONX DR	07/19/19	\$398,900	03-ARM'S LENGTH	\$398,900	\$199,600	\$55,511	\$343,389	\$498,001	0.690	L8832	2 STORY	
15-09-18-298-070	26597 BRONX DR	08/03/20	\$409,900	03-ARM'S LENGTH	\$409,900	\$199,600	\$55,511	\$354,389	\$498,001	0.712	L8832	2 STORY	
		<b>Totals:</b>	<b>\$7,894,445</b>		<b>\$7,894,445</b>	<b>\$3,893,700</b>		<b>\$6,589,658</b>	<b>\$9,368,221</b>				
									<b>E.C.F. =&gt;</b>	<b>0.703</b>			
USED:	RANCH		0.700										
	2 STORY		0.690										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

SITE CLOVER ESTATES A8016													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-29-229-009	28455 CLOVER CT	01/23/20	\$255,500	03-ARM'S LENGTH	\$255,500	\$126,700	\$57,248	\$198,252	\$224,197	0.884	A8016	RANCH	
15-09-29-229-038	28613 IRIS DR	08/01/19	\$284,900	03-ARM'S LENGTH	\$284,900	\$142,500	\$45,667	\$239,233	\$264,545	0.904	A8016	2 STORY	
15-09-29-229-065	28682 ROSE WAY	07/31/19	\$265,000	03-ARM'S LENGTH	\$265,000	\$140,900	\$52,000	\$213,000	\$276,939	0.769	A8016	RANCH	
15-09-29-229-067	28658 ROSE WAY	09/02/20	\$319,000	03-ARM'S LENGTH	\$319,000	\$140,400	\$55,191	\$263,809	\$271,699	0.971	A8016	RANCH	
15-09-29-229-076	28683 ROSE WAY	02/05/21	\$345,000	03-ARM'S LENGTH	\$345,000	\$169,500	\$55,112	\$289,888	\$305,218	0.950	A8016	2 STORY	
15-09-29-229-085	28732 IRIS DR	10/15/19	\$250,000	03-ARM'S LENGTH	\$250,000	\$128,200	\$50,419	\$199,581	\$248,241	0.804	A8016	RANCH	
		<b>Totals:</b>	<b>\$1,719,400</b>		<b>\$1,719,400</b>	<b>\$848,200</b>		<b>\$1,403,763</b>	<b>\$1,590,838</b>				
									<b>E.C.F. =&gt;</b>	<b>0.882</b>			
USED:	RANCH		0.875										
	2 STORY		0.905										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

Chesterfield Township ECFs 2022

SITE COTTONWOOD - BAYSIDE A8017												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-28-335-001	29376 BAYSIDE CIR S	12/18/20	\$306,000	03-ARM'S LENGTH	\$306,000	\$151,500	\$80,016	\$225,984	\$259,242	0.872	A8017	RANCH
15-09-28-335-002	29368 BAYSIDE CIR S	02/12/21	\$311,000	03-ARM'S LENGTH	\$311,000	\$141,900	\$60,765	\$250,235	\$259,242	0.965	A8017	RANCH
15-09-28-335-003	47459 BAYSIDE CIR W	09/22/20	\$80,000	03-ARM'S LENGTH	\$347,000	\$173,000	\$53,188	\$293,812	\$328,697	0.894	A8017	2 STORY
15-09-28-335-005	47475 BAYSIDE CIR W	01/19/21	\$307,000	03-ARM'S LENGTH	\$307,000	\$140,100	\$57,178	\$249,822	\$259,242	0.964	A8017	RANCH
15-09-28-335-007	47491 BAYSIDE CIR W	03/12/21	\$409,900	03-ARM'S LENGTH	\$409,900	\$204,300	\$81,826	\$328,074	\$386,680	0.848	A8017	2 STORY
15-09-29-230-003	47619 VIOLA LN	03/31/20	\$50,000	03-ARM'S LENGTH	\$318,000	\$153,400	\$46,800	\$271,200	\$291,868	0.929	A8017	2 STORY
15-09-29-230-003	47619 VIOLA LN	11/25/20	\$295,500	03-ARM'S LENGTH	\$295,500	\$153,400	\$46,800	\$248,700	\$307,684	0.808	A8017	2 STORY
15-09-29-230-004	47607 VIOLA LN	11/20/19	\$50,000	03-ARM'S LENGTH	\$307,000	\$157,800	\$48,818	\$258,182	\$299,469	0.862	A8017	2 STORY
15-09-29-230-005	47595 VIOLA LN	07/12/19	\$298,000	03-ARM'S LENGTH	\$298,000	\$148,900	\$46,800	\$251,200	\$297,043	0.846	A8017	2 STORY
15-09-29-230-011	47523 VIOLA LN	10/07/20	\$310,000	03-ARM'S LENGTH	\$310,000	\$143,400	\$46,800	\$263,200	\$284,002	0.927	A8017	2 STORY
15-09-29-230-014	47522 VIOLA LN	02/12/21	\$283,000	03-ARM'S LENGTH	\$283,000	\$131,900	\$46,800	\$236,200	\$256,860	0.920	A8017	2 STORY
15-09-29-230-015	47534 VIOLA LN	04/16/19	\$289,900	03-ARM'S LENGTH	\$289,900	\$149,100	\$46,800	\$243,100	\$297,409	0.817	A8017	2 STORY
15-09-29-230-019	47582 VIOLA LN	05/30/19	\$50,000	03-ARM'S LENGTH	\$299,900	\$154,300	\$46,800	\$253,100	\$296,374	0.854	A8017	2 STORY
15-09-29-230-021	47606 VIOLA LN	04/06/20	\$50,000	03-ARM'S LENGTH	\$304,900	\$154,500	\$48,974	\$255,926	\$233,496	1.096	A8017	2 STORY
15-09-29-230-023	47630 VIOLA LN	04/10/20	\$50,000	03-ARM'S LENGTH	\$316,600	\$154,000	\$46,800	\$269,800	\$309,120	0.873	A8017	2 STORY
15-09-29-230-024	47642 VIOLA LN	03/25/20	\$50,000	03-ARM'S LENGTH	\$304,000	\$155,400	\$50,850	\$253,150	\$307,684	0.823	A8017	2 STORY
<b>Totals:</b>			<b>\$3,190,300</b>		<b>\$5,007,700</b>	<b>\$2,466,900</b>		<b>\$4,151,685</b>	<b>\$4,674,112</b>			
										<b>E.C.F. =&gt;</b>	<b>0.888</b>	
USED:	RANCH	0.860										
	2 STORY	0.845										

With consideration given to market conditions a different ECF was used for each style that more represents the market.



Chesterfield Township ECFs 2022

SITE DEER TRAIL CONDO L8927												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-16-226-004	30697 SARAH MELISA DR	12/10/19	\$199,000	03-ARM'S LENGTH	\$199,000	\$91,200	\$40,797	\$158,203	\$170,559	0.928	L8927	2 STORY
15-09-16-226-011	30725 SARAH MELISA DR	09/22/20	\$221,000	03-ARM'S LENGTH	\$221,000	\$100,400	\$38,105	\$182,895	\$196,033	0.933	L8927	2 STORY
15-09-16-226-018	30526 CAROLINE EMILY	04/13/20	\$205,000	03-ARM'S LENGTH	\$205,000	\$99,100	\$40,369	\$164,631	\$190,037	0.866	L8927	2 STORY
15-09-16-226-020	30518 CAROLINE EMILY	06/26/20	\$210,000	03-ARM'S LENGTH	\$210,000	\$96,200	\$38,748	\$171,252	\$185,089	0.925	L8927	2 STORY
15-09-16-226-022	30510 CAROLINE EMILY	05/15/19	\$195,000	03-ARM'S LENGTH	\$195,000	\$97,100	\$39,815	\$155,185	\$185,974	0.834	L8927	2 STORY
15-09-16-226-031	30474 CAROLINE EMILY	01/06/21	\$205,000	03-ARM'S LENGTH	\$205,000	\$94,200	\$37,159	\$167,841	\$182,123	0.922	L8927	2 STORY
15-09-16-226-033	30466 CAROLINE EMILY	09/11/20	\$210,000	03-ARM'S LENGTH	\$210,000	\$98,300	\$38,470	\$171,530	\$190,569	0.900	L8927	2 STORY
15-09-16-226-034	30462 CAROLINE EMILY	06/29/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$95,900	\$36,400	\$163,600	\$187,329	0.873	L8927	2 STORY
15-09-16-226-039	50322 COREY AVE	07/31/19	\$195,250	03-ARM'S LENGTH	\$195,250	\$90,600	\$37,974	\$157,276	\$172,613	0.911	L8927	2 STORY
15-09-16-226-040	50316 COREY AVE	02/20/20	\$199,900	03-ARM'S LENGTH	\$199,900	\$101,200	\$44,045	\$155,855	\$190,855	0.817	L8927	2 STORY
15-09-16-226-042	50317 COREY AVE	05/23/19	\$194,000	03-ARM'S LENGTH	\$194,000	\$94,500	\$37,486	\$156,514	\$182,566	0.857	L8927	2 STORY
15-09-16-226-043	50323 COREY AVE	07/22/19	\$200,000	03-ARM'S LENGTH	\$200,000	\$98,000	\$38,308	\$161,692	\$189,930	0.851	L8927	2 STORY
15-09-16-226-047	50347 COREY AVE	01/16/20	\$206,000	03-ARM'S LENGTH	\$206,000	\$96,100	\$37,576	\$168,424	\$186,335	0.904	L8927	2 STORY
15-09-16-226-079	30668 SARAH MELISA DR	09/19/19	\$160,000	03-ARM'S LENGTH	\$160,000	\$86,100	\$37,175	\$122,825	\$162,733	0.755	L8927	2 STORY
15-09-16-226-088	30704 SARAH MELISA DR	05/20/19	\$179,000	03-ARM'S LENGTH	\$179,000	\$90,000	\$37,469	\$141,531	\$171,843	0.824	L8927	2 STORY
15-09-16-226-088	30704 SARAH MELISA DR	08/31/20	\$200,000	03-ARM'S LENGTH	\$200,000	\$90,000	\$37,469	\$162,531	\$171,843	0.946	L8927	2 STORY
15-09-16-226-090	30527 CAROLINE EMILY	11/14/19	\$205,000	03-ARM'S LENGTH	\$205,000	\$100,000	\$40,783	\$164,217	\$191,858	0.856	L8927	2 STORY
15-09-16-226-092	30619 CASSIE LN	08/31/20	\$216,000	03-ARM'S LENGTH	\$216,000	\$100,000	\$38,907	\$177,093	\$194,093	0.912	L8927	2 STORY
15-09-16-226-107	50455 THEODORE LN	05/15/20	\$236,000	03-ARM'S LENGTH	\$236,000	\$122,000	\$37,925	\$198,075	\$257,641	0.769	L8927	2 STORY
15-09-16-226-114	30459 CAROLINE EMILY	08/07/19	\$185,000	03-ARM'S LENGTH	\$185,000	\$90,200	\$37,969	\$147,031	\$171,602	0.857	L8927	2 STORY
15-09-16-226-124	50388 COREY AVE	05/03/19	\$205,000	03-ARM'S LENGTH	\$205,000	\$98,400	\$37,719	\$167,281	\$191,620	0.873	L8927	2 STORY
15-09-16-226-125	50394 COREY AVE	04/12/19	\$224,995	03-ARM'S LENGTH	\$224,995	\$131,400	\$52,500	\$172,495	\$262,858	0.656	L8927	2 STORY
15-09-16-226-129	50418 COREY AVE	04/22/19	\$221,000	03-ARM'S LENGTH	\$221,000	\$123,400	\$37,937	\$183,063	\$261,078	0.701	L8927	2 STORY
15-09-16-226-132	50444 THEODORE LN	08/21/19	\$215,000	03-ARM'S LENGTH	\$215,000	\$115,400	\$38,706	\$176,294	\$231,339	0.762	L8927	2 STORY
15-09-16-226-137	30586 CASSIE LN	05/31/19	\$206,500	03-ARM'S LENGTH	\$206,500	\$107,500	\$39,320	\$167,180	\$211,690	0.790	L8927	2 STORY
15-09-16-226-162	30633 SARAH MELISA DR	10/13/20	\$240,000	03-ARM'S LENGTH	\$240,000	\$120,100	\$72,738	\$167,262	\$201,855	0.829	L8927	2 STORY
<b>Totals:</b>			<b>\$5,333,645</b>		<b>\$5,333,645</b>	<b>\$2,627,300</b>		<b>\$4,281,776</b>	<b>\$5,092,065</b>			
										<b>E.C.F. =&gt;</b>	<b>0.841</b>	
USED:	RANCH	1.100										
	2 STORY	0.830										
With consideration given to market conditions a different ECF was used for each style that more represents the market.												

**Chesterfield Township ECFs 2022**

SITE HIDDEN CREEK CONDO L8370

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-18-430-046	51622 VALLEY VIEW CT	09/29/20	\$409,900	03-ARM'S LENGTH	\$409,900	\$202,400	\$77,048	\$332,852	\$471,635	0.706	L8370	1 + STORIES
15-09-18-430-053	51629 CREEKVIEW DR	10/09/20	\$387,000	03-ARM'S LENGTH	\$387,000	\$188,000	\$60,000	\$327,000	\$454,711	0.719	L8370	1 + STORIES
<b>Totals:</b>			<b>\$796,900</b>		<b>\$796,900</b>	<b>\$390,400</b>		<b>\$659,852</b>	<b>\$926,345</b>			
										<b>E.C.F. =&gt;</b>	<b>0.712</b>	
USED:	RANCH	0.740										
	1+ STORY	0.695										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

SITE HUNTER BAY CONDO (A8940A)

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
<b>Totals:</b>			<b>\$0</b>		<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>			
										<b>E.C.F. =&gt;</b>	<b>0.000</b>	

**NO SALES**

There were no sales for this style/area during the sales study period. With consideration given to market conditions and similar styles/areas, an estimated ECF will be used.

SITE MILTON MEADOWS LAKE FF L8374

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-08-304-048	27161 MIRROR LAKE DR	01/12/21	\$410,000	03-ARM'S LENGTH	\$410,000	\$202,500	\$80,205	\$329,795	\$401,093	0.822	L8374	2 STORY
<b>Totals:</b>			<b>\$410,000</b>		<b>\$410,000</b>	<b>\$202,500</b>		<b>\$329,795</b>	<b>\$401,093</b>			
										<b>E.C.F. =&gt;</b>	<b>0.822</b>	
USED:	RANCH	0.840										
	2 STORY	0.810										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

SITE OAKBROOKE ESTATES CONDO A8021

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-22-275-003	50094 OAKBROOKE DR	06/21/19	\$310,000	03-ARM'S LENGTH	\$310,000	\$159,000	\$59,446	\$250,554	\$319,247	0.785	A8021	2 STORY
15-09-22-275-004	50116 OAKBROOKE DR	05/22/19	\$275,000	03-ARM'S LENGTH	\$275,000	\$142,400	\$58,796	\$216,204	\$274,021	0.789	A8021	RANCH
15-09-22-275-005	50138 OAKBROOKE DR	07/29/19	\$329,000	03-ARM'S LENGTH	\$329,000	\$172,800	\$74,415	\$254,585	\$328,600	0.775	A8021	RANCH
15-09-22-275-009	50226 OAKBROOKE DR	01/13/21	\$323,000	03-ARM'S LENGTH	\$323,000	\$159,700	\$63,207	\$259,793	\$310,472	0.837	A8021	RANCH
15-09-22-275-010	50248 OAKBROOKE DR	10/07/19	\$310,000	03-ARM'S LENGTH	\$310,000	\$153,800	\$60,958	\$249,042	\$299,001	0.833	A8021	RANCH
15-09-22-275-015	50137 OAKBROOKE DR	06/02/20	\$349,000	03-ARM'S LENGTH	\$349,000	\$165,600	\$61,350	\$287,650	\$333,252	0.863	A8021	2 STORY
15-09-22-275-016	50159 OAKBROOKE DR	08/11/20	\$374,018	03-ARM'S LENGTH	\$374,018	\$172,900	\$61,350	\$312,668	\$351,200	0.890	A8021	2 STORY
15-09-22-275-019	50225 OAKBROOKE DR	06/21/19	\$324,900	03-ARM'S LENGTH	\$324,900	\$150,100	\$65,227	\$259,673	\$284,739	0.912	A8021	RANCH
<b>Totals:</b>			<b>\$2,594,918</b>		<b>\$2,594,918</b>	<b>\$1,276,300</b>		<b>\$2,090,169</b>	<b>\$2,500,531</b>			
										<b>E.C.F. =&gt;</b>	<b>0.836</b>	
USED:	RANCH	0.825	1+ STORY	0.810								
	2 STORY	0.810										

With consideration given to market conditions a different ECF was used for each style that more represents the market.

### Chesterfield Township ECFs 2022

SITE PENDLETON CONDO L8878														
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-09-351-005	53055 VAN DAMME DR	09/30/19	\$302,000	03-ARM'S LENGTH	\$302,000	\$154,700	\$309,493	\$67,543	\$234,457	\$322,600	0.727	L8878	2 STORY	
15-09-09-351-011	53091 VAN DAMME DR	11/14/19	\$314,000	03-ARM'S LENGTH	\$314,000	\$152,700	\$305,490	\$53,719	\$260,281	\$381,471	0.682	L8878	1 + STORIES	
15-09-09-351-020	53145 VAN DAMME DR	09/05/19	\$302,500	03-ARM'S LENGTH	\$302,500	\$163,200	\$326,400	\$74,100	\$228,400	\$382,273	0.597	L8878	1 + STORIES	
15-09-09-351-032	29372 JENNIFER DR	02/28/20	\$282,500	03-ARM'S LENGTH	\$282,500	\$140,500	\$280,918	\$64,103	\$218,397	\$285,283	0.766	L8878	RANCH	
15-09-09-351-043	29321 DEBBIE DR	06/26/20	\$335,000	03-ARM'S LENGTH	\$335,000	\$164,300	\$328,642	\$65,273	\$269,727	\$399,044	0.676	L8878	1 + STORIES	
15-09-09-351-049	53074 MOLEND A RD	09/22/20	\$295,000	03-ARM'S LENGTH	\$295,000	\$122,100	\$244,265	\$49,318	\$245,682	\$256,509	0.958	L8878	RANCH	
15-09-09-351-055	29320 DEBBIE DR	06/28/19	\$292,400	03-ARM'S LENGTH	\$292,400	\$150,000	\$299,972	\$72,125	\$220,275	\$345,223	0.638	L8878	1 + STORIES	
<b>Totals:</b>			<b>\$2,123,400</b>		<b>\$2,123,400</b>	<b>\$1,047,500</b>	<b>\$2,095,180</b>		<b>\$1,677,219</b>	<b>\$2,372,403</b>				
											<b>E.C.F. =&gt;</b>	<b>0.707</b>		
USED:	RANCH	0.760	1+ STORY		0.660									
	2 STORY	0.750												

With consideration given to market conditions a different ECF was used for each style that more represents the market.



## Chesterfield Township ECFs 2022

SITE RESERVE AT WELLINGTON PLACE AB020												
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-14-440-009	51348 KIRBY DR	03/24/21	\$321,950	03-ARM'S LENGTH	\$321,950	\$161,400	\$55,000	\$266,950	\$331,316	0.806	A8020	2 STORY
15-09-14-440-011	51360 KIRBY DR	03/29/21	\$410,155	03-ARM'S LENGTH	\$410,155	\$186,100	\$55,000	\$355,155	\$392,653	0.904	A8020	2 STORY
15-09-14-440-012	51366 KIRBY DR	01/22/21	\$349,875	03-ARM'S LENGTH	\$349,875	\$172,400	\$63,102	\$286,773	\$348,550	0.823	A8020	2 STORY
15-09-14-440-013	51372 KIRBY DR	12/28/20	\$330,905	03-ARM'S LENGTH	\$330,905	\$159,700	\$57,294	\$273,611	\$324,349	0.844	A8020	2 STORY
15-09-14-440-014	51378 KIRBY DR	07/29/20	\$316,695	03-ARM'S LENGTH	\$316,695	\$165,300	\$59,812	\$256,883	\$335,089	0.767	A8020	2 STORY
15-09-14-440-015	34555 GRESFORD DR	01/29/20	\$342,185	03-ARM'S LENGTH	\$342,185	\$175,500	\$59,213	\$282,972	\$361,054	0.784	A8020	2 STORY
15-09-14-440-016	34549 GRESFORD DR	03/13/20	\$343,890	03-ARM'S LENGTH	\$343,890	\$171,200	\$55,000	\$288,890	\$355,783	0.812	A8020	2 STORY
15-09-14-440-017	34543 GRESFORD DR	03/30/21	\$351,450	03-ARM'S LENGTH	\$351,450	\$165,500	\$55,000	\$296,450	\$341,498	0.868	A8020	2 STORY
15-09-14-440-018	34537 GRESFORD DR	03/29/21	\$329,415	03-ARM'S LENGTH	\$329,415	\$162,300	\$55,000	\$274,415	\$333,696	0.822	A8020	2 STORY
15-09-14-440-020	34525 GRESFORD DR	03/16/21	\$321,625	03-ARM'S LENGTH	\$321,625	\$158,700	\$55,000	\$266,625	\$324,703	0.821	A8020	2 STORY
15-09-14-440-025	51371 MAYFIELD DR	11/05/20	\$302,070	03-ARM'S LENGTH	\$302,070	\$149,600	\$55,000	\$247,070	\$302,132	0.818	A8020	2 STORY
15-09-14-440-026	51365 MAYFIELD DR	12/28/20	\$320,030	03-ARM'S LENGTH	\$320,030	\$164,500	\$57,726	\$262,304	\$335,662	0.781	A8020	2 STORY
15-09-14-440-027	51359 MAYFIELD DR	01/25/21	\$338,525	03-ARM'S LENGTH	\$338,525	\$169,100	\$59,471	\$279,054	\$344,863	0.809	A8020	2 STORY
15-09-14-440-028	51353 MAYFIELD DR	02/11/21	\$332,610	03-ARM'S LENGTH	\$332,610	\$161,000	\$59,421	\$273,189	\$324,942	0.841	A8020	2 STORY
15-09-14-440-029	51347 MAYFIELD DR	08/13/20	\$319,780	03-ARM'S LENGTH	\$319,780	\$159,600	\$55,000	\$264,780	\$272,473	0.972	A8020	RANCH
15-09-14-440-030	51341 MAYFIELD DR	06/18/20	\$302,645	03-ARM'S LENGTH	\$302,645	\$139,100	\$57,992	\$244,653	\$272,502	0.898	A8020	2 STORY
15-09-14-440-031	51335 MAYFIELD DR	08/14/20	\$308,875	03-ARM'S LENGTH	\$308,875	\$147,700	\$55,000	\$253,875	\$297,470	0.853	A8020	2 STORY
15-09-14-440-032	51329 MAYFIELD DR	12/27/19	\$297,765	03-ARM'S LENGTH	\$297,765	\$155,800	\$58,756	\$239,009	\$312,877	0.764	A8020	2 STORY
15-09-14-440-033	51323 MAYFIELD DR	11/27/19	\$320,350	03-ARM'S LENGTH	\$320,350	\$172,600	\$59,856	\$260,494	\$353,223	0.737	A8020	2 STORY
15-09-14-440-034	51317 MAYFIELD DR	12/26/19	\$310,430	03-ARM'S LENGTH	\$310,430	\$159,400	\$55,000	\$255,430	\$326,552	0.782	A8020	2 STORY
15-09-14-440-035	51311 MAYFIELD DR	08/28/19	\$277,995	03-ARM'S LENGTH	\$277,995	\$136,800	\$59,255	\$218,740	\$265,248	0.825	A8020	2 STORY
15-09-14-440-036	51305 MAYFIELD DR	08/30/19	\$380,500	03-ARM'S LENGTH	\$380,500	\$176,100	\$55,000	\$325,500	\$367,698	0.885	A8020	2 STORY
15-09-14-440-037	51310 MAYFIELD DR	03/19/21	\$365,275	03-ARM'S LENGTH	\$365,275	\$168,100	\$55,000	\$310,275	\$348,079	0.891	A8020	2 STORY
15-09-14-440-039	51322 MAYFIELD DR	01/29/20	\$299,956	03-ARM'S LENGTH	\$299,956	\$138,300	\$55,000	\$244,956	\$274,220	0.893	A8020	2 STORY
15-09-14-440-041	51334 MAYFIELD DR	01/17/20	\$289,880	03-ARM'S LENGTH	\$289,880	\$161,700	\$58,892	\$230,988	\$327,272	0.706	A8020	2 STORY
15-09-14-440-042	51340 MAYFIELD DR	12/31/19	\$326,310	03-ARM'S LENGTH	\$326,310	\$171,100	\$55,000	\$271,310	\$355,395	0.763	A8020	2 STORY
15-09-14-440-043	51346 MAYFIELD DR	12/22/20	\$325,375	03-ARM'S LENGTH	\$325,375	\$170,200	\$59,147	\$266,228	\$348,037	0.765	A8020	2 STORY
15-09-14-440-044	51352 MAYFIELD DR	07/29/19	\$303,030	03-ARM'S LENGTH	\$303,030	\$158,000	\$55,000	\$248,030	\$323,004	0.768	A8020	2 STORY
15-09-14-440-045	51358 MAYFIELD DR	11/30/20	\$336,060	03-ARM'S LENGTH	\$336,060	\$172,500	\$63,018	\$273,042	\$348,864	0.783	A8020	2 STORY
15-09-14-440-046	51364 MAYFIELD DR	12/18/20	\$305,590	03-ARM'S LENGTH	\$305,590	\$166,500	\$60,626	\$244,964	\$337,196	0.726	A8020	2 STORY
15-09-14-440-047	51370 MAYFIELD DR	11/30/20	\$314,380	03-ARM'S LENGTH	\$314,380	\$159,700	\$59,803	\$254,577	\$321,369	0.792	A8020	2 STORY
		<b>Totals:</b>	<b>\$10,095,576</b>		<b>\$10,095,576</b>	<b>\$5,035,500</b>		<b>\$8,317,192</b>	<b>\$10,207,769</b>			
									<b>E.C.F. =&gt;</b>	<b>0.815</b>		
USED:	RANCH	0.970										
	2 STORY	0.808										
With consideration given to market conditions a different ECF was used for each style that more represents the market.												

Chesterfield Township ECFs 2022

SITE RIVERSIDE BANKS - LOTTIVUE MEADOWS CONDO A8893													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-23-352-003	49558 MANISTEE DR	01/20/21	\$377,800	03-ARM'S LENGTH	\$377,800	\$185,500	\$65,000	\$312,800	\$307,739	1.016	A8893	2 STORY BC	
15-09-23-352-004	49562 MANISTEE DR	02/18/20	\$378,377	03-ARM'S LENGTH	\$378,377	\$185,100	\$65,000	\$313,377	\$462,408	0.678	A8893	2 STORY BC	
15-09-23-352-007	49574 MANISTEE DR	08/26/19	\$370,000	03-ARM'S LENGTH	\$370,000	\$186,800	\$65,000	\$305,000	\$467,661	0.652	A8893	2 STORY BC	
15-09-23-352-008	49578 MANISTEE DR	09/13/19	\$374,877	03-ARM'S LENGTH	\$374,877	\$187,800	\$65,000	\$309,877	\$470,600	0.658	A8893	2 STORY BC	
15-09-23-352-009	49582 MANISTEE DR	01/27/20	\$70,000	03-ARM'S LENGTH	\$329,900	\$163,000	\$65,000	\$264,900	\$338,992	0.781	A8893	RANCH	
15-09-23-352-010	49584 PLATTE RIVER DR	01/30/20	\$340,000	03-ARM'S LENGTH	\$340,000	\$168,300	\$71,746	\$268,254	\$362,938	0.739	A8893	2 STORY	
15-09-23-352-011	49588 PLATTE RIVER DR	09/25/20	\$374,877	03-ARM'S LENGTH	\$374,877	\$185,600	\$67,162	\$307,715	\$460,733	0.668	A8893	2 STORY BC	
15-09-23-352-012	49592 PLATTE RIVER DR	09/14/20	\$374,877	03-ARM'S LENGTH	\$374,877	\$184,600	\$67,162	\$307,715	\$457,530	0.673	A8893	2 STORY BC	
15-09-23-352-014	49597 PLATTE RIVER DR	09/06/19	\$333,000	03-ARM'S LENGTH	\$333,000	\$163,700	\$67,707	\$265,293	\$355,810	0.746	A8893	2 STORY	
15-09-23-352-017	49594 MANISTEE DR	05/15/20	\$380,000	03-ARM'S LENGTH	\$380,000	\$187,900	\$65,000	\$315,000	\$470,930	0.669	A8893	2 STORY BC	
15-09-23-352-018	49598 MANISTEE DR	07/31/20	\$337,500	03-ARM'S LENGTH	\$337,500	\$165,800	\$65,000	\$272,500	\$346,358	0.787	A8893	RANCH	
15-09-23-352-019	49602 MANISTEE DR	03/09/20	\$393,000	03-ARM'S LENGTH	\$393,000	\$204,100	\$65,000	\$328,000	\$519,995	0.631	A8893	2 STORY BC	
15-09-23-352-024	33760 MENOMINEE CT	06/18/20	\$374,877	03-ARM'S LENGTH	\$374,877	\$189,000	\$72,040	\$302,837	\$463,465	0.653	A8893	2 STORY BC	
15-09-23-352-025	33756 MENOMINEE CT	06/25/20	\$70,000	03-ARM'S LENGTH	\$334,200	\$168,700	\$67,408	\$266,792	\$350,639	0.761	A8893	RANCH	
15-09-23-352-028	49630 MANISTEE DR	06/09/20	\$344,900	03-ARM'S LENGTH	\$344,900	\$166,600	\$68,212	\$276,688	\$362,938	0.762	A8893	2 STORY	
15-09-23-352-037	49637 MANISTEE DR	02/03/21	\$351,000	03-ARM'S LENGTH	\$351,000	\$171,800	\$71,077	\$279,923	\$412,799	0.678	A8893	2 STORY BC	
15-09-23-352-038	49633 MANISTEE DR	06/12/19	\$333,000	03-ARM'S LENGTH	\$333,000	\$165,900	\$70,100	\$262,900	\$358,496	0.733	A8893	2 STORY	
15-09-23-352-041	49621 MANISTEE DR	06/18/20	\$70,000	03-ARM'S LENGTH	\$321,000	\$158,700	\$65,000	\$256,000	\$345,759	0.740	A8893	2 STORY	
15-09-23-352-043	49613 MANISTEE DR	12/23/20	\$369,000	03-ARM'S LENGTH	\$369,000	\$172,800	\$68,228	\$300,772	\$360,116	0.835	A8893	RANCH	
15-09-23-352-048	33805 KARA CT	03/05/21	\$374,000	03-ARM'S LENGTH	\$374,000	\$182,400	\$65,000	\$309,000	\$454,114	0.680	A8893	2 STORY BC	
15-09-23-352-049	33800 KARA CT	02/19/20	\$374,877	03-ARM'S LENGTH	\$374,877	\$185,100	\$65,000	\$309,877	\$462,364	0.670	A8893	2 STORY BC	
15-09-23-377-002	49529 ISHPEMING DR	10/18/19	\$321,000	03-ARM'S LENGTH	\$321,000	\$168,700	\$63,083	\$257,917	\$365,815	0.705	A8893	RANCH BC	
15-09-23-377-003	49533 ISHPEMING DR	09/27/19	\$310,000	03-ARM'S LENGTH	\$310,000	\$168,600	\$65,866	\$244,134	\$371,784	0.657	A8893	1+ STORY BC	
15-09-23-377-009	49536 ISHPEMING DR	03/18/20	\$403,238	03-ARM'S LENGTH	\$403,238	\$197,200	\$65,000	\$338,238	\$439,303	0.770	A8893	RANCH BC	
15-09-23-377-011	49528 ISHPEMING DR	01/24/20	\$325,000	03-ARM'S LENGTH	\$325,000	\$169,100	\$66,748	\$258,252	\$362,047	0.713	A8893	RANCH BC	
15-09-23-377-015	33876 MACKINAC CT	07/31/20	\$322,500	03-ARM'S LENGTH	\$322,500	\$188,500	\$65,000	\$257,500	\$416,084	0.619	A8893	RANCH BC	
		<b>Totals:</b>	<b>\$8,447,700</b>		<b>\$9,222,800</b>	<b>\$4,621,300</b>		<b>\$7,491,261</b>	<b>\$10,547,415</b>				
									E.C.F. =>	<b>0.710</b>			
USED:	RANCH		0.770										
	2 STORY		0.730										
With consideration given to market conditions a different ECF was used for each style that more represents the market.													
The later 2020 sales show the upward trajectory of the neighborhood.													

SITE SCHAFER'S RUN CONDO L8977													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
		<b>Totals:</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>				
									E.C.F. =>	<b>0.000</b>			
<b>NO SALES</b>													
With consideration given to market conditions a different ECF was used for each style that more represents the market.													





### Chesterfield Township ECFs 2022

COM - 2023D GARAGE - REPAIR													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-30-251-044	48850 GRATIOT AVE	12/29/20	\$875,000	03-ARM'S LENGTH	\$875,000	\$424,600	\$221,180	\$653,820	\$502,359	1.301	2023D	Garage - Repair	
<b>Totals:</b>			<b>\$875,000</b>		<b>\$875,000</b>	<b>\$424,600</b>		<b>\$653,820</b>	<b>\$502,359</b>				
										E.C.F. =>	<b>1.301</b>		
<b>DETERMINATION:</b> With consideration given to market conditions and the limited sales data available a lower ECF from the indicated is warranted.													
The indicated ECF:		1.301											
Used:		1.250											

COM - 2023E MEDICAL OFFICE													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-15-400-029	32901 23 MILE RD	11/17/20	\$2,800,000	03-ARM'S LENGTH	\$2,800,000	\$943,400	\$393,167	\$2,406,833	\$1,478,909	1.627	2023E	Med-Office	
15-09-22-226-010	32740 23 MILE RD	05/17/19	\$284,000	03-ARM'S LENGTH	\$284,000	\$152,300	\$180,245	\$103,755	\$123,182	0.842	2023E	Med-Office	
<b>Totals:</b>			<b>\$3,084,000</b>		<b>\$3,084,000</b>	<b>\$1,095,700</b>		<b>\$2,510,588</b>	<b>\$1,602,091</b>				
										E.C.F. =>	<b>1.567</b>		
<b>DETERMINATION:</b> The larger sale is one of the largest medical facilities in the township, while the smaller sale is one of the smaller offices. The smaller sale is more reliable so I skewed the ECF lower to more reflect the market.													
The indicated ECF:		1.567											
Used:		1.01											

COM - 2023G OFFICE SMALL													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-27-102-038	48411 JEFFERSON AVE	10/28/20	\$188,000	29-SELLERS INTEREST IN A LC	\$188,000	\$97,900	\$195,898	\$80,916	\$107,084	\$105,006	1.020	2023G	Office Bldgs
15-09-30-251-046	48646 GRATIOT AVE	01/23/20	\$389,000	29-SELLERS INTEREST IN A LC	\$389,000	\$186,600	\$373,167	\$131,950	\$257,050	\$220,289	1.167	2023G	Office Bldgs
<b>Totals:</b>			<b>\$577,000</b>		<b>\$577,000</b>	<b>\$284,500</b>	<b>\$569,065</b>		<b>\$364,134</b>	<b>\$325,296</b>			
										E.C.F. =>	<b>1.119</b>		
<b>DETERMINATION:</b> With consideration given to market conditions and the limited sales data available a lower ECF from the indicated is warranted.													
The indicated ECF:		1.119											
Used:		1.095											

COM - 2023H RESTAURANTS													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
15-09-21-202-004	30400 23 MILE RD	10/17/19	\$1,772,604	03-ARM'S LENGTH	\$1,772,604	\$874,300	\$1,748,603	\$346,892	\$1,425,712	\$1,148,943	1.241	2023H	Restaurants
<b>Totals:</b>			<b>\$1,772,604</b>		<b>\$1,772,604</b>	<b>\$874,300</b>	<b>\$1,748,603</b>		<b>\$1,425,712</b>	<b>\$1,148,943</b>			
										E.C.F. =>	<b>1.241</b>		
<b>DETERMINATION:</b> With consideration given to market conditions and the limited sales data available a lower ECF from the indicated is warranted.													
The indicated ECF:		1.241											
Used:		1.22											

### Chesterfield Township ECFs 2022

COM - 20230 SHOP CTRS													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-19-476-029	49540 GRATIOT AVE	02/15/21	\$460,000	03-ARM'S LENGTH	\$460,000	\$235,300	\$132,814	\$327,186	\$281,456	1.162	20230	Neigh Shop Ctr	
15-09-19-476-029	49540 GRATIOT AVE	03/22/21	\$525,000	03-ARM'S LENGTH	\$525,000	\$235,300	\$132,814	\$392,186	\$281,456	1.393	20230	Neigh Shop Ctr	
<b>Totals:</b>			<b>\$985,000</b>		<b>\$985,000</b>	<b>\$470,600</b>		<b>\$719,372</b>	<b>\$562,912</b>				
										E.C.F. =>	<b>1.278</b>		
<b>DETERMINATION: With consideration given to market conditions and the limited sales data available a lower ECF from the indicated is warranted.</b>													
The indicated ECF	1.278												
Used:	1.200												

IND - IMPROVED													
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	
15-09-04-226-009	56851 GRATIOT AVE	10/29/19	\$1,000,000	29-SELLERS INTEREST IN A LC	\$1,000,000	\$516,700	\$209,233	\$790,767	\$920,887	0.859	3038	INDUSTRIAL LM	
15-09-04-402-004	55921 GRATIOT AVE	06/13/19	\$179,000	29-SELLERS INTEREST IN A LC	\$179,000	\$88,000	\$36,919	\$142,081	\$155,397	0.914	3038	INDUSTRIAL ENG	
15-09-08-476-009	53377 GRATIOT AVE	06/05/19	\$750,000	03-ARM'S LENGTH	\$750,000	\$318,900	\$137,696	\$612,304	\$549,667	1.114	31IND	INDUSTRIAL LM	
15-09-19-227-102	50505 PATRICIA ST	12/23/20	\$3,048,453	03-ARM'S LENGTH	\$3,048,453	\$1,312,500	\$373,179	\$2,675,274	\$2,488,309	1.075	3036	INDUSTRIAL LM	
<b>Totals:</b>			<b>\$4,977,453</b>		<b>\$4,977,453</b>	<b>\$2,236,100</b>		<b>\$4,220,426</b>	<b>\$4,114,260</b>				
										E.C.F. =>	<b>1.026</b>		
<b>DETERMINATION: With consideration given to market conditions and the limited sales data available a lower ECF from the indicated is warranted.</b>													
<b>However, we breakdown our industrial ECF's into smaller groupings for more accuracy.</b>													
<b>Using this method we are near the indicated value, just more refined to the individual grouping.</b>													
The indicated ECF:	1.026												
Kehrig, Rosso	0.9		Russell, Richard, Patricia		0.905								
Continental, Terra, Structural	1.099		Sierra, E. 23 Mile		0.89								
Leona, D'Hondt, S. Gratiot	1.03		North Bay, N. Gratiot		0.895								
			Northern Mile Roads		0.87								
			Com Use Industrial		0.91								

