

E.C.F.s for Neighborhood: 00680 '401 080-01 THRU 09'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.190	1.190	1.190	1.190	1.190	1.190
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.200	1.200	1.200	1.200	1.200	1.200
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.310	1.310	1.310	1.310	1.310	1.310
QUAD LEVEL		1.280	1.280	1.280	1.280	1.280	1.280
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.125

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 00724 '401 083-04 STONELEIGH VILLAGE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.950	0.950	0.950	0.950	0.950	0.950
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.060	1.060	1.060	1.060	1.060	1.060
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.075	1.075	1.075	1.075	1.075	1.075
QUAD LEVEL		1.100	1.100	1.100	1.100	1.100	1.100
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 00781 '401 089-02'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.242	1.242	1.242	1.242	1.242	1.242
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.170	1.170	1.170	1.170	1.170	1.170
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.250	1.250	1.250	1.250	1.250	1.250
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.190	1.190	1.190	1.190	1.190	1.190
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 00834 '401 093-04 WESTERN GOLF EST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.980	0.980	0.980	0.980	0.980	0.980
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.060	1.060	1.060	1.060	1.060	1.060
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 00841 '401 094-01/02'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.400	1.400	1.400	1.400	1.400	1.400
1.50 STORY		1.211	1.211	1.211	1.211	1.211	1.211
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.300	1.300	1.300	1.300	1.300	1.300
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.150	1.150	1.150	1.150	1.150	1.150
STYLE B		1.002	1.002	1.002	1.002	1.002	1.002
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 01305 '401 013-05 CAPRI COURT'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.870	0.870	0.870	0.870	0.870	0.870
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		0.875	0.875	0.875	0.875	0.875	0.875
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.775	0.775	0.775	0.775	0.775	0.775
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 01403 '401 014-03 - 014-04'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.820	0.820	0.820	0.820	0.820	0.820
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.50 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.75 STORY		0.785	0.785	0.785	0.785	0.785	0.785
2.00 STORY		0.865	0.865	0.865	0.865	0.865	0.865
COLONIAL		0.000	0.000	0.000	0.000	0.000	0.000
BI LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
QUAD LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
STYLE A		0.000	0.000	0.000	0.000	0.000	0.000
STYLE B		0.000	0.000	0.000	0.000	0.000	0.000
STYLE C		0.000	0.000	0.000	0.000	0.000	0.000
STYLE D		0.000	0.000	0.000	0.000	0.000	0.000
STYLE E		0.000	0.000	0.000	0.000	0.000	0.000
MODULAR		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 015 '401 015-016'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.100	1.100	1.100	1.100	1.100	1.100
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.100	1.100	1.100	1.100	1.100	1.100
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.145	1.145	1.145	1.145	1.145	1.145
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 0159 '401 017-01 & 02 GOLF RIDGE VILLA HO'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.940	0.940	0.940	0.940	0.940	0.940
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.945	0.945	0.945	0.945	0.945	0.945
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.855	0.855	0.855	0.855	0.855	0.855
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 02201 '401 022-01 LIVONIA HILLS ESTATES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.150	1.150	1.150	1.150	1.150	1.150
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.065	1.065	1.065	1.065	1.065	1.065
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.080	1.080	1.080	1.080	1.080	1.080
QUAD LEVEL		1.075	1.075	1.075	1.075	1.075	1.075
STYLE A		0.950	0.950	0.950	0.950	0.950	0.950
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 025 '401 025-07 CONDO'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.000	1.000	1.000	1.000	1.000	1.000
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.150	1.150	1.150	1.150	1.150	1.150
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.285	1.285	1.285	1.285	1.285	1.285
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.160	1.160	1.160	1.160	1.160	1.160
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 028 '401 028-02-04 CONDO'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.120	1.120	1.120	1.120	1.120	1.120
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.085	1.085	1.085	1.085	1.085	1.085
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.973	0.973	0.973	0.973	0.973	0.973
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		0.995	0.995	0.995	0.995	0.995	0.995
STYLE D		1.095	1.095	1.095	1.095	1.095	1.095
STYLE E		0.985	0.985	0.985	0.985	0.985	0.985
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 036 '401 036-01 & 02 FRANCAVILLA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.100	1.100	1.100	1.100	1.100	1.100
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.172	1.172	1.172	1.172	1.172	1.172
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.080	1.080	1.080	1.080	1.080	1.080
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 057 '401 057 01'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.910	0.910	0.910	0.910	0.910	0.910
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.920	0.920	0.920	0.920	0.920	0.920
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		0.910	0.910	0.910	0.910	0.910	0.910
QUAD LEVEL		0.930	0.930	0.930	0.930	0.930	0.930
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 058 '401 058-01 THRU 04 LARGE LOTS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.960	0.960	0.960	0.960	0.960	0.960
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.070	1.070	1.070	1.070	1.070	1.070
1.50 STORY		1.085	1.085	1.085	1.085	1.085	1.085
1.75 STORY		1.070	1.070	1.070	1.070	1.070	1.070
2.00 STORY		1.003	1.003	1.003	1.003	1.003	1.003
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		0.992	0.992	0.992	0.992	0.992	0.992
QUAD LEVEL		1.040	1.040	1.040	1.040	1.040	1.040
STYLE A		0.820	0.820	0.820	0.820	0.820	0.820
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 05960 '401 059 - 060'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.125	1.125	1.125	1.125	1.125	1.125
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.210	1.210	1.210	1.210	1.210	1.210
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		0.994	0.994	0.994	0.994	0.994	0.994
TRI-LEVEL		1.090	1.090	1.090	1.090	1.090	1.090
QUAD LEVEL		1.100	1.100	1.100	1.100	1.100	1.100
STYLE A		1.005	1.005	1.005	1.005	1.005	1.005
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 063 '401 063 IDYLE HILLS ESTATES'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.015	1.015	1.015	1.015	1.015	1.015
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.200	1.200	1.200	1.200	1.200	1.200
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.075	1.075	1.075	1.075	1.075	1.075
QUAD LEVEL		1.080	1.080	1.080	1.080	1.080	1.080
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 064 '401 064-01 COVENTRY GARDENS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.300	1.300	1.300	1.300	1.300	1.300
DUPLEX		0.999	0.999	0.999	0.999	0.999	0.999
1.25 STORY		0.999	0.999	0.999	0.999	0.999	0.999
1.50 STORY		0.999	0.999	0.999	0.999	0.999	0.999
1.75 STORY		0.999	0.999	0.999	0.999	0.999	0.999
2.00 STORY		1.270	1.270	1.270	1.270	1.270	1.270
COLONIAL		0.999	0.999	0.999	0.999	0.999	0.999
BI LEVEL		0.999	0.999	0.999	0.999	0.999	0.999
TRI-LEVEL		1.160	1.160	1.160	1.160	1.160	1.160
QUAD LEVEL		1.180	1.180	1.180	1.180	1.180	1.180
STYLE A		1.068	1.068	1.068	1.068	1.068	1.068
STYLE B		0.999	0.999	0.999	0.999	0.999	0.999
STYLE C		0.999	0.999	0.999	0.999	0.999	0.999
STYLE D		0.999	0.999	0.999	0.999	0.999	0.999
STYLE E		0.999	0.999	0.999	0.999	0.999	0.999
MODULAR		0.999	0.999	0.999	0.999	0.999	0.999

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 06604 '401 066-04 HERITAGE SQUARE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.920	0.920	0.920	0.920	0.920	0.920
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		0.880	0.880	0.880	0.880	0.880	0.880
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.855	0.855	0.855	0.855	0.855	0.855
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.750	0.750	0.750	0.750	0.750	0.750
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 06901 '401 069 THRU 070'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.107	1.107	1.107	1.107	1.107	1.107
DUPLEX		0.980	0.980	0.980	0.980	0.980	0.980
1.25 STORY		0.980	0.980	0.980	0.980	0.980	0.980
1.50 STORY		0.980	0.980	0.980	0.980	0.980	0.980
1.75 STORY		0.980	0.980	0.980	0.980	0.980	0.980
2.00 STORY		1.180	1.180	1.180	1.180	1.180	1.180
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		0.980	0.980	0.980	0.980	0.980	0.980
TRI-LEVEL		1.150	1.150	1.150	1.150	1.150	1.150
QUAD LEVEL		1.150	1.150	1.150	1.150	1.150	1.150
STYLE A		0.980	0.980	0.980	0.980	0.980	0.980
STYLE B		0.980	0.980	0.980	0.980	0.980	0.980
STYLE C		0.980	0.980	0.980	0.980	0.980	0.980
STYLE D		0.980	0.980	0.980	0.980	0.980	0.980
STYLE E		0.980	0.980	0.980	0.980	0.980	0.980
MODULAR		0.980	0.980	0.980	0.980	0.980	0.980

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 071 '401 071 THRU 072'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.175	1.175	1.175	1.175	1.175	1.175
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.280	1.280	1.280	1.280	1.280	1.280
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.260	1.260	1.260	1.260	1.260	1.260
QUAD LEVEL		1.370	1.370	1.370	1.370	1.370	1.370
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 07304 '401 073-04 GRAND RESERVE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.890	0.890	0.890	0.890	0.890	0.890
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		0.890	0.890	0.890	0.890	0.890	0.890
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.855	0.855	0.855	0.855	0.855	0.855
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.895	0.895	0.895	0.895	0.895	0.895
STYLE B		0.800	0.800	0.800	0.800	0.800	0.800
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 07709 '401 077-09 RENNOLDS RAVINE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.000	1.000	1.000	1.000	1.000	1.000
COLONIAL		1.180	1.180	1.180	1.180	1.180	1.180
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.130	1.130	1.130	1.130	1.130	1.130
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 095 '401 095-09 LYNDON MANOR'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.960	0.960	0.960	0.960	0.960	0.960
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.875	0.875	0.875	0.875	0.875	0.875
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.995	0.995	0.995	0.995	0.995	0.995
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 0.850

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 111 '401 111 + 112'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.266	1.266	1.266	1.266	1.266	1.266
DUPLEX		0.900	0.900	0.900	0.900	0.900	0.900
1.25 STORY		1.255	1.255	1.255	1.255	1.255	1.255
1.50 STORY		1.240	1.240	1.240	1.240	1.240	1.240
1.75 STORY		1.010	1.010	1.010	1.010	1.010	1.010
2.00 STORY		0.970	0.970	0.970	0.970	0.970	0.970
COLONIAL		0.900	0.900	0.900	0.900	0.900	0.900
BI LEVEL		0.900	0.900	0.900	0.900	0.900	0.900
TRI-LEVEL		0.940	0.940	0.940	0.940	0.940	0.940
QUAD LEVEL		0.900	0.900	0.900	0.900	0.900	0.900
STYLE A		1.090	1.090	1.090	1.090	1.090	1.090
STYLE B		0.900	0.900	0.900	0.900	0.900	0.900
STYLE C		0.900	0.900	0.900	0.900	0.900	0.900
STYLE D		0.900	0.900	0.900	0.900	0.900	0.900
STYLE E		0.900	0.900	0.900	0.900	0.900	0.900
MODULAR		0.980	0.980	0.980	0.980	0.980	0.980

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 119 '401 119 THRU 123'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.323	1.323	1.323	1.323	1.323	1.323
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.190	1.190	1.190	1.190	1.190	1.190
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.183	1.183	1.183	1.183	1.183	1.183
TRI-LEVEL		1.218	1.218	1.218	1.218	1.218	1.218
QUAD LEVEL		1.230	1.230	1.230	1.230	1.230	1.230
STYLE A		0.990	0.990	0.990	0.990	0.990	0.990
STYLE B		1.028	1.028	1.028	1.028	1.028	1.028
STYLE C		1.030	1.030	1.030	1.030	1.030	1.030
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 120 '401 120-06 HUNTERS PARK EST'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.130	1.130	1.130	1.130	1.130	1.130
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.995	0.995	0.995	0.995	0.995	0.995
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.980	0.980	0.980	0.980	0.980	0.980
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 12003 '401 120-03 GRANTLAND-AMRHEIN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.257	1.257	1.257	1.257	1.257	1.257
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.138	1.138	1.138	1.138	1.138	1.138
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.980	0.980	0.980	0.980	0.980	0.980
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: 125 '401 125, 127 + 130'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.205	1.205	1.205	1.205	1.205	1.205
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.215	1.215	1.215	1.215	1.215	1.215
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.160	1.160	1.160	1.160	1.160	1.160
TRI-LEVEL		1.182	1.182	1.182	1.182	1.182	1.182
QUAD LEVEL		1.182	1.182	1.182	1.182	1.182	1.182
STYLE A		1.005	1.005	1.005	1.005	1.005	1.005
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		0.967	0.967	0.967	0.967	0.967	0.967

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 131 '401 131-05 DOVER COURT'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.837	0.837	0.837	0.837	0.837	0.837
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		0.740	0.740	0.740	0.740	0.740	0.740
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.720	0.720	0.720	0.720	0.720	0.720
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 141 '401 141 & 142'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.280	1.280	1.280	1.280	1.280	1.280
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.362	1.362	1.362	1.362	1.362	1.362
1.50 STORY		1.290	1.290	1.290	1.290	1.290	1.290
1.75 STORY		1.158	1.158	1.158	1.158	1.158	1.158
2.00 STORY		1.093	1.093	1.093	1.093	1.093	1.093
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 142 '401 142-04 EMERSON OAKS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.910	0.910	0.910	0.910	0.910	0.910
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		0.950	0.950	0.950	0.950	0.950	0.950
2.00 STORY		0.920	0.920	0.920	0.920	0.920	0.920
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.849	0.849	0.849	0.849	0.849	0.849
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 143 '401 143 01 - 143 99'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.200	1.200	1.200	1.200	1.200	1.200
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.098	1.098	1.098	1.098	1.098	1.098
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.035	1.035	1.035	1.035	1.035	1.035
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 144 '401 144-05 PINE COVE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.075	1.075	1.075	1.075	1.075	1.075
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		0.963	0.963	0.963	0.963	0.963	0.963
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.005	1.005	1.005	1.005	1.005	1.005
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: 144-1 '401 144-01 THRU 99'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.298	1.298	1.298	1.298	1.298	1.298
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.121	1.121	1.121	1.121	1.121	1.121
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.018	1.018	1.018	1.018	1.018	1.018
QUAD LEVEL		1.018	1.018	1.018	1.018	1.018	1.018
STYLE A		0.935	0.935	0.935	0.935	0.935	0.935
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: CAW '401 CADE-ARBOR-WASHINGTON'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.088	1.088	1.088	1.088	1.088	1.088
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		0.872	0.872	0.872	0.872	0.872	0.872
2.00 STORY		1.000	1.000	1.000	1.000	1.000	1.000
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.047	1.047	1.047	1.047	1.047	1.047
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: CB '401 CUSTOM BUILT'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.820	0.820	0.820	0.820	0.820	0.820
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.999	1.999	1.999	1.999	1.999	1.999
1.50 STORY		0.755	0.755	0.755	0.755	0.755	0.755
1.75 STORY		0.830	0.830	0.830	0.830	0.830	0.830
2.00 STORY		0.765	0.765	0.765	0.765	0.765	0.765
COLONIAL		0.795	0.795	0.795	0.795	0.795	0.795
BI LEVEL		0.945	0.945	0.945	0.945	0.945	0.945
TRI-LEVEL		1.999	1.999	1.999	1.999	1.999	1.999
QUAD LEVEL		1.999	1.999	1.999	1.999	1.999	1.999
STYLE A		0.815	0.815	0.815	0.815	0.815	0.815
STYLE B		0.835	0.835	0.835	0.835	0.835	0.835
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.999	1.999	1.999	1.999	1.999	1.999
STYLE E		1.999	1.999	1.999	1.999	1.999	1.999
MODULAR		1.999	1.999	1.999	1.999	1.999	1.999

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: CC '407 CONDOMINIUMS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.280	1.280	1.280	1.280	1.280	1.280
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.065	1.065	1.065	1.065	1.065	1.065
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.240	1.240	1.240	1.240	1.240	1.240
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.120	1.120	1.120	1.120	1.120	1.120
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.295	1.295	1.295	1.295	1.295	1.295
STYLE D		1.280	1.280	1.280	1.280	1.280	1.280
STYLE E		1.270	1.270	1.270	1.270	1.270	1.270
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: CL '401 CENTRAL LIV LEVAN-FARM/96-5 MIL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.250	1.250	1.250	1.250	1.250	1.250
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.250	1.250	1.250	1.250	1.250	1.250
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.250	1.250	1.250	1.250	1.250	1.250
QUAD LEVEL		1.290	1.290	1.290	1.290	1.290	1.290
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 0.880

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: CLC '401 CENTRAL LIV FARM-MERR/96-5 MILE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.265	1.265	1.265	1.265	1.265	1.265
DUPLEX		0.999	0.999	0.999	0.999	0.999	0.999
1.25 STORY		0.999	0.999	0.999	0.999	0.999	0.999
1.50 STORY		0.999	0.999	0.999	0.999	0.999	0.999
1.75 STORY		0.999	0.999	0.999	0.999	0.999	0.999
2.00 STORY		1.265	1.265	1.265	1.265	1.265	1.265
COLONIAL		0.999	0.999	0.999	0.999	0.999	0.999
BI LEVEL		1.095	1.095	1.095	1.095	1.095	1.095
TRI-LEVEL		1.255	1.255	1.255	1.255	1.255	1.255
QUAD LEVEL		1.238	1.238	1.238	1.238	1.238	1.238
STYLE A		1.070	1.070	1.070	1.070	1.070	1.070
STYLE B		0.999	0.999	0.999	0.999	0.999	0.999
STYLE C		0.999	0.999	0.999	0.999	0.999	0.999
STYLE D		0.999	0.999	0.999	0.999	0.999	0.999
STYLE E		0.999	0.999	0.999	0.999	0.999	0.999
MODULAR		0.999	0.999	0.999	0.999	0.999	0.999

Town Homes/Duplexes : 1.080

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: CLE '401 CENTRAL LIV MIDD-INKST/96-5 MI'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.195	1.195	1.195	1.195	1.195	1.195
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.200	1.200	1.200	1.200	1.200	1.200
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.310	1.310	1.310	1.310	1.310	1.310
TRI-LEVEL		1.340	1.340	1.340	1.340	1.340	1.340
QUAD LEVEL		1.275	1.275	1.275	1.275	1.275	1.275
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		0.900	0.900	0.900	0.900	0.900	0.900

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: CLM '401 CENTRAL LIV MERR-MIDD/96-5MILE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.145	1.145	1.145	1.145	1.145	1.145
DUPLEX		0.999	0.999	0.999	0.999	0.999	0.999
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.135	1.135	1.135	1.135	1.135	1.135
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.120	1.120	1.120	1.120	1.120	1.120
TRI-LEVEL		1.135	1.135	1.135	1.135	1.135	1.135
QUAD LEVEL		1.290	1.290	1.290	1.290	1.290	1.290
STYLE A		0.980	0.980	0.980	0.980	0.980	0.980
STYLE B		0.980	0.980	0.980	0.980	0.980	0.980
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		0.999	0.999	0.999	0.999	0.999	0.999
STYLE E		0.999	0.999	0.999	0.999	0.999	0.999
MODULAR		0.999	0.999	0.999	0.999	0.999	0.999

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: CLW '401 CENTRAL LIV HAGG-NEWB/96-5MILE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.275	1.275	1.275	1.275	1.275	1.275
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.225	1.225	1.225	1.225	1.225	1.225
TRI-LEVEL		1.230	1.230	1.230	1.230	1.230	1.230
QUAD LEVEL		1.225	1.225	1.225	1.225	1.225	1.225
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.060	1.060	1.060	1.060	1.060	1.060
STYLE E		1.133	1.133	1.133	1.133	1.133	1.133
MODULAR		1.190	1.190	1.190	1.190	1.190	1.190

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: DC '401 DETACHED CONDO'S'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.070	1.070	1.070	1.070	1.070	1.070
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.060	1.060	1.060	1.060	1.060	1.060
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.145	1.145	1.145	1.145	1.145	1.145
2.00 STORY		1.075	1.075	1.075	1.075	1.075	1.075
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.105	1.105	1.105	1.105	1.105	1.105
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.050	1.050	1.050	1.050	1.050	1.050
STYLE C		1.085	1.085	1.085	1.085	1.085	1.085
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: HP '401 120-07 HINES PLACE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.000	1.000	1.000	1.000	1.000	1.000
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		0.900	0.900	0.900	0.900	0.900	0.900
2.00 STORY		0.878	0.878	0.878	0.878	0.878	0.878
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: L58 '401 CLARENCEVILLE DISTRICT'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.342	1.342	1.342	1.342	1.342	1.342
DUPLEX		1.055	1.055	1.055	1.055	1.055	1.055
1.25 STORY		1.180	1.180	1.180	1.180	1.180	1.180
1.50 STORY		1.200	1.200	1.200	1.200	1.200	1.200
1.75 STORY		1.170	1.170	1.170	1.170	1.170	1.170
2.00 STORY		1.160	1.160	1.160	1.160	1.160	1.160
COLONIAL		1.005	1.005	1.005	1.005	1.005	1.005
BI LEVEL		1.210	1.210	1.210	1.210	1.210	1.210
TRI-LEVEL		1.170	1.170	1.170	1.170	1.170	1.170
QUAD LEVEL		1.065	1.065	1.065	1.065	1.065	1.065
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		0.865	0.865	0.865	0.865	0.865	0.865
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.115	1.115	1.115	1.115	1.115	1.115
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.005	1.005	1.005	1.005	1.005	1.005

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: L582 '401 001-002'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.205	1.205	1.205	1.205	1.205	1.205
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.155	1.155	1.155	1.155	1.155	1.155
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.220	1.220	1.220	1.220	1.220	1.220
QUAD LEVEL		1.220	1.220	1.220	1.220	1.220	1.220
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.160	1.160	1.160	1.160	1.160	1.160
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: LE '401 LE LIVONIA EAST MIDD-INKS/N OF'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.218	1.218	1.218	1.218	1.218	1.218
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.060	1.060	1.060	1.060	1.060	1.060
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.263	1.263	1.263	1.263	1.263	1.263
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.300	1.300	1.300	1.300	1.300	1.300
TRI-LEVEL		1.145	1.145	1.145	1.145	1.145	1.145
QUAD LEVEL		1.145	1.145	1.145	1.145	1.145	1.145
STYLE A		1.010	1.010	1.010	1.010	1.010	1.010
STYLE B		1.210	1.210	1.210	1.210	1.210	1.210
STYLE C		1.140	1.140	1.140	1.140	1.140	1.140
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.155	1.155	1.155	1.155	1.155	1.155
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: ME '401 ME MIDEAST LIV FARM-MIDD/5-6MI'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.235	1.235	1.235	1.235	1.235	1.235
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.200	1.200	1.200	1.200	1.200	1.200
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.237	1.237	1.237	1.237	1.237	1.237
QUAD LEVEL		1.245	1.245	1.245	1.245	1.245	1.245
STYLE A		1.125	1.125	1.125	1.125	1.125	1.125
STYLE B		1.130	1.130	1.130	1.130	1.130	1.130
STYLE C		0.980	0.980	0.980	0.980	0.980	0.980
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: MW '401 MW MIDWEST HAGG-FARM 5-6 MILE'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.155	1.155	1.155	1.155	1.155	1.155
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.120	1.120	1.120	1.120	1.120	1.120
QUAD LEVEL		1.150	1.150	1.150	1.150	1.150	1.150
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: NCE '401 NCE NORTH CENTRAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.180	1.180	1.180	1.180	1.180	1.180
DUPLEX		0.999	0.999	0.999	0.999	0.999	0.999
1.25 STORY		0.999	0.999	0.999	0.999	0.999	0.999
1.50 STORY		0.999	0.999	0.999	0.999	0.999	0.999
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.170	1.170	1.170	1.170	1.170	1.170
COLONIAL		0.999	0.999	0.999	0.999	0.999	0.999
BI LEVEL		1.135	1.135	1.135	1.135	1.135	1.135
TRI-LEVEL		1.230	1.230	1.230	1.230	1.230	1.230
QUAD LEVEL		1.175	1.175	1.175	1.175	1.175	1.175
STYLE A		0.965	0.965	0.965	0.965	0.965	0.965
STYLE B		0.955	0.955	0.955	0.955	0.955	0.955
STYLE C		0.999	0.999	0.999	0.999	0.999	0.999
STYLE D		0.999	0.999	0.999	0.999	0.999	0.999
STYLE E		0.999	0.999	0.999	0.999	0.999	0.999
MODULAR		0.999	0.999	0.999	0.999	0.999	0.999

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: NCM '401 NCM NORTH CENTRAL MID.FARM-MERR'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.250	1.250	1.250	1.250	1.250	1.250
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.170	1.170	1.170	1.170	1.170	1.170
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.185	1.185	1.185	1.185	1.185	1.185
TRI-LEVEL		1.245	1.245	1.245	1.245	1.245	1.245
QUAD LEVEL		1.210	1.210	1.210	1.210	1.210	1.210
STYLE A		0.940	0.940	0.940	0.940	0.940	0.940
STYLE B		0.910	0.910	0.910	0.910	0.910	0.910
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: NCW '401 NCW NORTH CENTR WEST HUBBARD-N'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.295	1.295	1.295	1.295	1.295	1.295
TRI-LEVEL		1.185	1.185	1.185	1.185	1.185	1.185
QUAD LEVEL		1.335	1.335	1.335	1.335	1.335	1.335
STYLE A		1.165	1.165	1.165	1.165	1.165	1.165
STYLE B		1.140	1.140	1.140	1.140	1.140	1.140
STYLE C		1.260	1.260	1.260	1.260	1.260	1.260
STYLE D		1.025	1.025	1.025	1.025	1.025	1.025
STYLE E		0.995	0.995	0.995	0.995	0.995	0.995
MODULAR		1.040	1.040	1.040	1.040	1.040	1.040

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: NCW2 '401 NCW2-NORTH CENTRAL CUSTOM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.935	0.935	0.935	0.935	0.935	0.935
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.000	1.000	1.000	1.000	1.000	1.000
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		0.985	0.985	0.985	0.985	0.985	0.985
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: NW '401 NW NORTH WEST LIVONIA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.230	1.230	1.230	1.230	1.230	1.230
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.220	1.220	1.220	1.220	1.220	1.220
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.396	1.396	1.396	1.396	1.396	1.396
QUAD LEVEL		1.100	1.100	1.100	1.100	1.100	1.100
STYLE A		0.950	0.950	0.950	0.950	0.950	0.950
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		0.900	0.900	0.900	0.900	0.900	0.900
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: OR '401 OLD ROSEDALE GARDENS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.235	1.235	1.235	1.235	1.235	1.235
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.420	1.420	1.420	1.420	1.420	1.420
1.50 STORY		1.439	1.439	1.439	1.439	1.439	1.439
1.75 STORY		1.310	1.310	1.310	1.310	1.310	1.310
2.00 STORY		1.345	1.345	1.345	1.345	1.345	1.345
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.010	1.010	1.010	1.010	1.010	1.010
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: SE '401 SE SOUTH EAST LIVONIA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.260	1.260	1.260	1.260	1.260	1.260
DUPLEX		0.975	0.975	0.975	0.975	0.975	0.975
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.150	1.150	1.150	1.150	1.150	1.150
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.025	1.025	1.025	1.025	1.025	1.025
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.045	1.045	1.045	1.045	1.045	1.045
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: SE2 '401 SE2 SOUTHEAST 99-100'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.157	1.157	1.157	1.157	1.157	1.157
DUPLEX		0.820	0.820	0.820	0.820	0.820	0.820
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.055	1.055	1.055	1.055	1.055	1.055
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		1.060	1.060	1.060	1.060	1.060	1.060
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: SN '401 SOAVE NEIGHBORHOOD'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.975	0.975	0.975	0.975	0.975	0.975
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		0.905	0.905	0.905	0.905	0.905	0.905
1.75 STORY		0.825	0.825	0.825	0.825	0.825	0.825
2.00 STORY		0.920	0.920	0.920	0.920	0.920	0.920
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.865	0.865	0.865	0.865	0.865	0.865
STYLE B		0.910	0.910	0.910	0.910	0.910	0.910
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: SS '401 SS STATE STREETS'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.387	1.387	1.387	1.387	1.387	1.387
DUPLEX		1.110	1.110	1.110	1.110	1.110	1.110
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.285	1.285	1.285	1.285	1.285	1.285
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.210	1.210	1.210	1.210	1.210	1.210
QUAD LEVEL		1.250	1.250	1.250	1.250	1.250	1.250
STYLE A		1.000	1.000	1.000	1.000	1.000	1.000
STYLE B		1.000	1.000	1.000	1.000	1.000	1.000
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0
 A: 0
 A: 0
 A: 0

E.C.F.s for Neighborhood: SW '401 SW SOUTH WEST LIVONIA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		1.320	1.320	1.320	1.320	1.320	1.320
DUPLEX		1.185	1.185	1.185	1.185	1.185	1.185
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.75 STORY		1.000	1.000	1.000	1.000	1.000	1.000
2.00 STORY		1.250	1.250	1.250	1.250	1.250	1.250
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
BI LEVEL		1.125	1.125	1.125	1.125	1.125	1.125
TRI-LEVEL		1.215	1.215	1.215	1.215	1.215	1.215
QUAD LEVEL		1.190	1.190	1.190	1.190	1.190	1.190
STYLE A		1.015	1.015	1.015	1.015	1.015	1.015
STYLE B		1.055	1.055	1.055	1.055	1.055	1.055
STYLE C		1.000	1.000	1.000	1.000	1.000	1.000
STYLE D		0.920	0.920	0.920	0.920	0.920	0.920
STYLE E		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		0.965	0.965	0.965	0.965	0.965	0.965

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

E.C.F.s for Neighborhood: TC '407 TOWNHOUSE CONDO'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.00 STORY		0.930	0.930	0.930	0.930	0.930	0.930
1.25 STORY		1.000	1.000	1.000	1.000	1.000	1.000
1.50 STORY		0.855	0.855	0.855	0.855	0.855	0.855
1.75 STORY		0.850	0.850	0.850	0.850	0.850	0.850
2.00 STORY		1.030	1.030	1.030	1.030	1.030	1.030
BI LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
COLONIAL		1.000	1.000	1.000	1.000	1.000	1.000
DUPLEX		1.000	1.000	1.000	1.000	1.000	1.000
MODULAR		1.000	1.000	1.000	1.000	1.000	1.000
QUAD LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
STYLE A		0.900	0.900	0.900	0.900	0.900	0.900
STYLE B		0.870	0.870	0.870	0.870	0.870	0.870
STYLE C		1.130	1.130	1.130	1.130	1.130	1.130
STYLE D		1.000	1.000	1.000	1.000	1.000	1.000
STYLE E		0.975	0.975	0.975	0.975	0.975	0.975
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes : 1.000

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0

A: 0

A: 0

A: 0

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

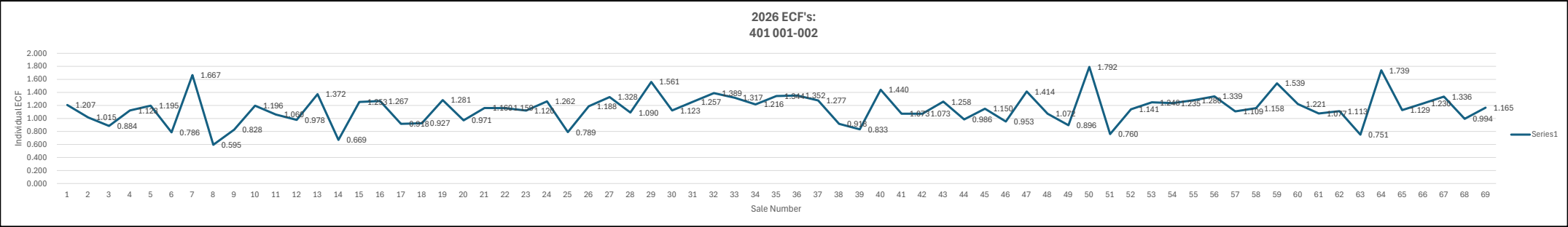
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
001 03 0024 000	27520 LONG	8/7/2023	\$164,999	PTA	03-ARM'S LENGTH	\$164,999	\$54,300	32.91	\$163,318	\$43,600	\$121,399	\$100,603	1.207	1,018	\$119.25	'L582	5.3915	1.00 STORY	\$43,600	401	59
001 03 0053 000	27620 LONG	7/28/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$73,800	42.17	\$186,614	\$50,370	\$124,630	\$122,742	1.015	1,110	\$112.28	'L582	13.7416	2.00 STORY	\$50,370	401	63
001 03 0108 000	27742 LONG	11/19/2024	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$62,200	51.83	\$146,300	\$43,964	\$76,036	\$85,996	0.884	1,014	\$74.99	'L582	26.8618	1.00 STORY	\$43,600	401	56
001 04 0003 000	19911 INKSTER	4/19/2024	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$42,900	40.66	\$104,622	\$27,600	\$77,900	\$69,389	1.123	925	\$84.22	'L582	3.0142	2.00 STORY	\$27,600	401	49
001 04 0013 000	19983 INKSTER	10/25/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$89,200	36.41	\$229,506	\$27,600	\$217,400	\$181,897	1.195	1,789	\$121.52	'L582	4.2384	2.00 STORY	\$27,600	401	64
001 04 0019 000	20027 INKSTER	6/14/2024	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$67,200	52.50	\$165,445	\$55,200	\$72,800	\$92,642	0.786	912	\$79.82	'L582	36.6978	1.00 STORY	\$55,200	401	53
001 04 0026 000	20085 INKSTER	1/22/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$65,300	32.65	\$142,401	\$27,600	\$172,400	\$103,424	1.667	1,495	\$115.32	'L582	51.4126	2.00 STORY	\$27,600	401	48
001 04 0027 000	20091 INKSTER	4/12/2024	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$45,600	65.14	\$112,371	\$27,600	\$42,400	\$71,236	0.595	641	\$66.15	'L582	55.7594	1.00 STORY	\$27,600	401	65
001 04 0028 000	20097 INKSTER	11/6/2023	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$56,900	51.73	\$145,994	\$27,600	\$82,400	\$99,490	0.828	1,014	\$81.26	'L582	32.4574	1.00 STORY	\$27,600	401	59
001 04 0045 000	20250 RENSELLOR	11/17/2023	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$68,800	39.54	\$173,310	\$43,600	\$130,400	\$109,000	1.196	864	\$150.93	'L582	4.3532	1.00 STORY	\$43,600	401	64
001 04 0076 000	19926 RENSELLOR	5/25/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$92,500	43.02	\$223,157	\$43,600	\$171,400	\$161,763	1.060	1,584	\$108.21	'L582	9.3223	2.00 STORY	\$43,600	401	62
001 04 0083 000	19933 RENSELLOR	10/17/2023	\$198,500	PTA	03-ARM'S LENGTH	\$198,500	\$95,000	47.86	\$232,078	\$43,600	\$154,900	\$158,384	0.978	1,174	\$131.94	'L582	17.4795	1.00 STORY	\$43,600	401	74
001 04 0101 000	20129 RENSELLOR	2/14/2025	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$58,200	38.54	\$136,725	\$43,600	\$107,400	\$78,256	1.372	812	\$132.27	'L582	21.9620	1.00 STORY	\$43,600	401	49
001 04 0117 000	27517 LONG	12/29/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,800	52.00	\$126,088	\$43,600	\$46,400	\$69,317	0.669	818	\$56.72	'L582	48.3410	1.00 STORY	\$43,600	401	45
001 04 0119 000	27527 LONG	9/11/2023	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$78,900	37.22	\$204,146	\$55,200	\$156,800	\$125,164	1.253	1,113	\$140.88	'L582	9.9958	1.00 STORY	\$55,200	401	64
001 04 0150 000	19978 ANTAGO	10/3/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$83,400	42.34	\$187,688	\$43,600	\$153,400	\$121,082	1.267	864	\$177.55	'L582	11.4112	1.00 STORY	\$43,600	401	64
001 04 0161 000	19937 ANTAGO	11/12/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$101,000	50.50	\$242,956	\$55,200	\$144,800	\$157,778	0.918	1,559	\$92.88	'L582	23.5053	1.00 STORY	\$55,200	401	51
001 04 0176 000	20115 ANTAGO	7/18/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,900	44.06	\$205,936	\$43,600	\$126,400	\$136,416	0.927	1,476	\$85.64	'L582	22.6221	1.00 STORY	\$43,600	401	59
001 04 0194 000	20247 ANTAGO	8/29/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$57,700	34.97	\$156,342	\$43,600	\$121,400	\$94,741	1.281	1,014	\$119.72	'L582	12.8590	1.00 STORY	\$43,600	401	64
001 04 0195 000	27621 LONG	10/13/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$89,800	43.80	\$233,369	\$79,570	\$125,430	\$129,242	0.971	1,044	\$120.14	'L582	18.2293	1.00 STORY	\$79,570	401	66
001 04 0253 000	20105 ST FRANCIS	4/13/2023	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$61,000	39.87	\$155,847	\$43,600	\$109,400	\$94,325	1.160	919	\$119.04	'L582	0.7021	1.00 STORY	\$43,600	401	57
001 04 0281 000	20222 DEERING	1/5/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$87,500	41.67	\$210,135	\$43,600	\$166,400	\$143,564	1.159	1,116	\$149.10	'L582	0.6267	STYLE C	\$43,600	401	70
001 04 0304 000	20034 DEERING	3/11/2025	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$92,300	45.02	\$203,493	\$43,600	\$161,400	\$144,047	1.120	1,404	\$114.96	'L582	3.2331	2.00 STORY	\$43,600	401	64
001 04 0309 002	20008 DEERING	9/17/2024	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$77,800	40.10	\$185,331	\$41,400	\$152,600	\$120,950	1.262	1,068	\$142.88	'L582	10.8880	1.00 STORY	\$41,400	401	64
001 04 0349 000	20211 DEERING	10/13/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$58,400	50.78	\$151,280	\$43,600	\$71,400	\$90,487	0.789	1,116	\$63.98	'L582	36.3735	1.00 STORY	\$43,600	401	59
001 04 0358 000	27830 LONG	4/12/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$86,600	38.66	\$212,181	\$43,600	\$180,400	\$151,874	1.188	1,288	\$140.06	'L582	3.5028	2.00 STORY	\$43,600	401	65
001 04 0360 000	27800 LONG	6/21/2024	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$75,500	37.01	\$187,480	\$44,792	\$159,208	\$119,905	1.328	1,014	\$157.01	'L582	17.4986	1.00 STORY	\$44,145	401	64
001 04 0364 000	20411 DEERING	3/28/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$85,600	35.67	\$243,203	\$67,275	\$172,725	\$158,493	1.090	1,713	\$100.83	'L582	6.3003	2.00 STORY	\$67,275	401	49
001 04 0367 001	20380 FLORAL	6/15/2023	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$67,800	36.65	\$143,261	\$63,469	\$121,531	\$77,845	1.561	890	\$136.55	'L582	40.8394	1.00 STORY	\$62,000	401	51
001 04 0369 000	20350 FLORAL	8/25/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$96,800	37.96	\$252,550	\$43,600	\$211,400	\$188,243	1.123	1,632	\$129.53	'L582	2.9782	2.00 STORY	\$43,600	401	68
001 04 0375 001	27901 LONG	6/14/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$86,900	34.08	\$230,197	\$43,341	\$211,659	\$168,338	1.257	1,460	\$144.97	'L582	10.4547	2.00 STORY	\$41,400	401	64
001 04 0415 000	20035 FLORAL	9/26/2024	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$51,400	34.50	\$128,527	\$46,943	\$102,057	\$73,499	1.389	840	\$121.50	'L582	23.5751	2.00 STORY	\$43,600	401	54
001 04 0417 002	20054 ANGLING	11/27/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$109,200	40.75	\$246,619	\$47,054	\$220,946	\$167,701	1.317	1,069	\$206.68	'L582	16.4701	1.00 STORY	\$45,747	401	74
001 04 0435 001	20215 FLORAL	3/11/2025	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$137,600	38.76	\$298,814	\$302,193	\$248,491	\$248,491	1.216	1,666	\$181.39	'L582	6.3314	STYLE A	\$41,400	401	87
001 04 0437 000	20225 FLORAL	7/26/2023	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$59,700	34.61	\$157,709	\$43,600	\$128,900	\$95,889	1.344	888	\$145.16	'L582	19.1464	1.00 STORY	\$43,600	401	64
001 04 0446 000	28020 LONG	3/31/2025	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$62,800	37.49	\$152,680	\$43,600	\$123,900	\$91,663	1.352	783	\$158.24	'L582	19.8892	1.00 STORY	\$43,600	401	57
001 04 0447 000	28010 LONG	9/19/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$62,500	35.71	\$166,264	\$46,307	\$128,693	\$100,804	1.277	1,014	\$126.92	'L582	12.3867	1.00 STORY	\$43,655	401	64
001 04 0449 000	20349 FLORAL	1/9/2025	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$60,300	50.25	\$142,669	\$43,600	\$76,400	\$83,251	0.918	936	\$81.62	'L582	23.5092	1.00 STORY	\$43,600	401	60
001 04 0452 000	20405 FLORAL	2/28/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$93,100	53.20	\$233,401	\$38,847	\$136,153	\$163,490	0.833	1,889	\$72.08	'L582	32.0007	1.00 STORY	\$38,847	401	53
001 04 0453 000	20338 GILLMAN	2/25/2025	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$59,600	36.14	\$142,880	\$38,171	\$126,729	\$87,990	1.440	928	\$136.56	'L582	28.7468	1.00 STORY	\$38,171	401	53
001 04 0486 000	20201 GILLMAN	8/21/2024	\$299,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$145,300	48.60	\$297,061	\$109,977	\$189,023	\$176,174	1.073	1,512	\$125.02	'L582	7.9865	2.00 STORY	\$108,821	401	54
001 04 0486 001	20201 GILLMAN	8/21/2024	\$299,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$145,300	48.60	\$297,061	\$109,977	\$189,023	\$176,174	1.073	1,512	\$125.02	'L582	7.9865	2.00 STORY	\$108,821	401	54
001 05 0256 000	19982 LATHERS	9/30/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$94,300	37.72	\$240,098	\$66,037	\$183,963	\$146,269	1.258	1,179	\$156.03	'L582	10.4905	1.00 STORY	\$65,400	401	63
001 99 0013 001	20599 ANGLING	1/2/2025	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$38,500	10.69	\$361,330	\$68,524	\$291,476	\$295,763	0.986	1,504	\$193.80	'L582	16.7293	STYLE A	\$68,524	401	97
001 99 0036 001	20105 ANGLING	2/12/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$168,200	40.53	\$370,144	\$92,650	\$322,350	\$280,296	1.150	2,580	\$124.94	'L582	0.2764	STYLE A	\$92,650	401	68
002 01 0374 002	29281 MORLOCK	8/4/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$96,900	48.45	\$240,618	\$36,300	\$163,700	\$171,695	0.953	1,564	\$104.67	'L582	19.9363	1.00 STORY	\$36,300	401	55
002 01 0375 007	29189 MORLOCK	3/8/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$92,000	24.21	\$308,491	\$47,498	\$332,502	\$235,128	1.414	1,864	\$178.38	'L582	26.1334	2.00 STORY	\$36,300	401	85
002 01 0386 004	19855 PARKVILLE	7/10/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$119,700	47.88	\$271,206	\$57,000	\$193,000	\$180,005	1.072	1,646	\$117.25	'L582	8.0606	1.00 STORY	\$57,000	401	60
002 02 0037 000	19783 MAPLEWOOD	9/11/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$94,800	51.24	\$230,231	\$60,000	\$125,000	\$139,533	0.896	1,450	\$86.21	'L582	25.6953	TRI-LEVEL	\$60,000	4	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

002 02 0213 002	20020 BRENTWOOD	7/12/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$101,300	39.26	\$268,323	\$68,042	\$189,958	\$168,303	1.129	1,415	\$134.25	'L582	2.4132	1.00 STORY	\$67,900	401	58
002 02 0213 002	20020 BRENTWOOD	11/25/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$101,300	36.84	\$268,323	\$68,042	\$206,958	\$168,303	1.230	1,415	\$146.26	'L582	7.6877	1.00 STORY	\$67,900	401	58
002 02 0228 000	20250 BRENTWOOD	3/15/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$104,600	33.21	\$287,399	\$62,051	\$252,949	\$189,368	1.336	1,448	\$174.69	'L582	18.2955	1.00 STORY	\$61,110	401	71
002 02 0231 000	20314 BRENTWOOD	6/24/2024	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$90,700	48.50	\$211,657	\$61,965	\$125,035	\$125,791	0.994	1,178	\$106.14	'L582	15.8808	1.00 STORY	\$61,110	401	57
002 02 0242 000	20471 MAPLEWOOD	5/2/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$119,500	45.09	\$274,641	\$60,000	\$205,000	\$175,935	1.165	1,926	\$106.44	'L582	1.2405	TRI-LEVEL	\$60,000	401	60

Totals:	\$15,206,149	\$15,206,149	\$6,100,400	\$15,204,527	\$11,513,929	\$9,962,116	\$128.15	0.30													
			Sale. Ratio =>	40.12		E.C.F. =>	1.156		Std. Deviation=>	0.24											
			Std. Dev. =>	8.22		Ave. E.C.F. =>	1.153		Ave. Variance=>	17.80	COV =>										15.44

ECF Statistical Analysis	
Mean	1.153
Standard Error	0.028
Median	1.159
Mode	1.073
Standard Deviation	0.236
Sample Variance	0.056
Kurtosis	0.551
Skewness	0.181
Range	1.196
Minimum	0.595
Maximum	1.792
Sum	79.543
Count	69



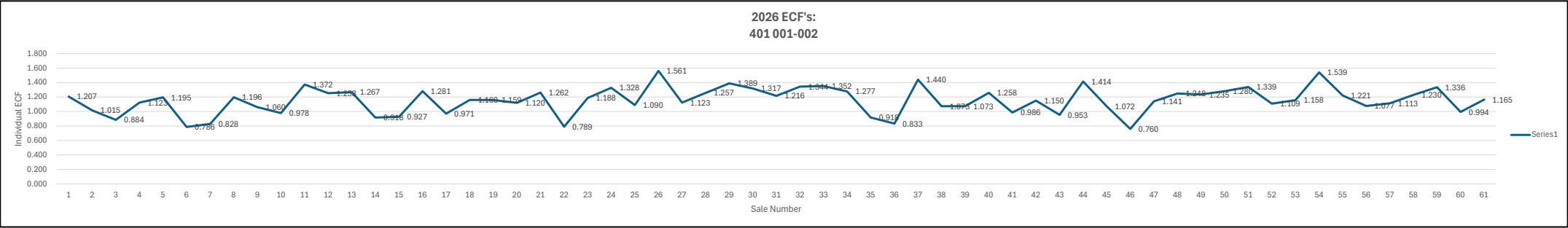
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
001 03 0024 000	27520 LONG	8/7/2023	\$164,999	PTA	03-ARM'S LENGTH	\$164,999	\$54,300	32.91	\$163,318	\$43,600	\$121,399	\$100,603	1.207	1,018	\$119.25	'L582	120.6714	1.00 STORY	\$43,600	401	59
001 03 0053 000	27620 LONG	7/28/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$73,800	42.17	\$186,614	\$50,370	\$124,630	\$122,742	1.015	1,110	\$112.28	'L582	101.5382	2.00 STORY	\$50,370	401	63
001 03 0108 000	27742 LONG	11/19/2024	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$62,200	51.83	\$146,300	\$43,964	\$76,036	\$85,996	0.884	1,014	\$74.99	'L582	88.4181	1.00 STORY	\$43,600	401	56
001 04 0003 000	19911 INKSTER	4/19/2024	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$42,900	40.66	\$104,622	\$27,600	\$77,900	\$69,389	1.123	925	\$84.22	'L582	112.2656	2.00 STORY	\$27,600	401	49
001 04 0013 000	19983 INKSTER	10/25/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$89,200	36.41	\$229,506	\$27,600	\$217,400	\$181,897	1.195	1,789	\$121.52	'L582	119.5182	2.00 STORY	\$27,600	401	64
001 04 0019 000	20027 INKSTER	6/14/2024	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$67,200	52.50	\$165,445	\$55,200	\$72,800	\$92,642	0.786	912	\$79.82	'L582	78.5821	1.00 STORY	\$55,200	401	53
001 04 0028 000	20097 INKSTER	11/6/2023	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$56,900	51.73	\$145,994	\$27,600	\$82,400	\$99,490	0.828	1,014	\$81.26	'L582	#REF!	1.00 STORY	\$27,600	401	59
001 04 0045 000	20250 RENSELLOR	11/17/2023	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$68,800	39.54	\$173,310	\$43,600	\$130,400	\$109,000	1.196	864	\$150.93	'L582	4.3787	1.00 STORY	\$43,600	401	64
001 04 0076 000	19926 RENSELLOR	5/25/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$92,500	43.02	\$223,157	\$43,600	\$171,400	\$161,763	1.060	1,584	\$108.21	'L582	9.2968	2.00 STORY	\$43,600	401	62
001 04 0083 000	19933 RENSELLOR	10/17/2023	\$198,500	PTA	03-ARM'S LENGTH	\$198,500	\$95,000	47.86	\$232,078	\$43,600	\$154,900	\$158,384	0.978	1,174	\$131.94	'L582	17.4540	1.00 STORY	\$43,600	401	74
001 04 0101 000	20129 RENSELLOR	2/14/2025	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$58,200	38.54	\$136,725	\$43,600	\$107,400	\$78,256	1.372	812	\$132.27	'L582	21.9876	1.00 STORY	\$43,600	401	49
001 04 0119 000	27527 LONG	9/11/2023	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$78,900	37.22	\$204,146	\$55,200	\$156,800	\$125,164	1.253	1,113	\$140.88	'L582	10.2863	1.00 STORY	\$55,200	401	64
001 04 0150 000	19978 ANTAGO	10/3/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$83,400	42.34	\$187,688	\$43,600	\$153,400	\$121,082	1.267	864	\$177.55	'L582	11.7017	1.00 STORY	\$43,600	401	64
001 04 0161 000	19937 ANTAGO	11/12/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$101,000	50.50	\$242,956	\$55,200	\$144,800	\$157,778	0.918	1,559	\$92.88	'L582	91.7745	1.00 STORY	\$55,200	401	51
001 04 0176 000	20115 ANTAGO	7/18/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,900	44.06	\$205,936	\$43,600	\$126,400	\$136,416	0.927	1,476	\$85.64	'L582	92.6578	1.00 STORY	\$43,600	401	59
001 04 0194 000	20247 ANTAGO	8/29/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$57,700	34.97	\$156,342	\$43,600	\$121,400	\$94,741	1.281	1,014	\$119.72	'L582	13.1495	1.00 STORY	\$43,600	401	64
001 04 0195 000	27621 LONG	10/13/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,570	43.80	\$233,369	\$79,570	\$125,430	\$129,242	0.971	1,044	\$120.14	'L582	97.0505	1.00 STORY	\$79,570	401	66
001 04 0253 000	20105 ST FRANCIS	4/13/2023	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$61,000	39.87	\$155,847	\$43,600	\$109,400	\$94,325	1.160	919	\$119.04	'L582	0.9927	1.00 STORY	\$43,600	401	57
001 04 0281 000	20222 DEERING	1/5/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$87,500	41.67	\$210,135	\$43,600	\$166,400	\$143,564	1.159	1,116	\$149.10	'L582	0.9172	STYLE C	\$43,600	401	70
001 04 0304 000	20034 DEERING	3/11/2025	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$92,300	45.02	\$203,493	\$43,600	\$161,400	\$144,047	1.120	1,404	\$114.96	'L582	2.9425	2.00 STORY	\$43,600	401	64
001 04 0309 002	20008 DEERING	9/17/2024	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$77,800	40.10	\$185,331	\$41,400	\$152,600	\$120,950	1.262	1,068	\$142.88	'L582	11.1785	1.00 STORY	\$41,400	401	64
001 04 0349 000	20211 DEERING	10/13/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$58,400	50.78	\$151,280	\$43,600	\$71,400	\$90,487	0.789	1,116	\$63.98	'L582	78.9064	1.00 STORY	\$43,600	401	59
001 04 0358 000	27830 LONG	4/12/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$86,600	38.66	\$212,181	\$43,600	\$180,400	\$151,874	1.188	1,288	\$140.06	'L582	3.7934	2.00 STORY	\$43,600	401	65
001 04 0360 000	27800 LONG	6/21/2024	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$75,500	37.01	\$187,480	\$44,792	\$159,208	\$119,905	1.328	1,014	\$157.01	'L582	17.7892	1.00 STORY	\$44,145	401	64
001 04 0364 000	20411 DEERING	3/28/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$85,600	35.67	\$243,203	\$67,275	\$172,725	\$158,493	1.090	1,713	\$100.83	'L582	#REF!	2.00 STORY	\$67,275	401	49
001 04 0367 001	20380 FLORAL	6/15/2023	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$67,800	36.65	\$143,261	\$63,469	\$121,531	\$77,845	1.561	890	\$136.55	'L582	41.1299	1.00 STORY	\$62,000	401	51
001 04 0369 000	20350 FLORAL	8/25/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$96,800	37.96	\$252,550	\$43,600	\$211,400	\$188,243	1.123	1,632	\$129.53	'L582	2.6876	2.00 STORY	\$43,600	401	68
001 04 0375 001	27901 LONG	6/14/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$86,900	34.08	\$230,197	\$43,341	\$211,659	\$168,338	1.257	1,460	\$144.97	'L582	10.7452	2.00 STORY	\$41,400	401	64
001 04 0415 000	20035 FLORAL	9/26/2024	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$51,400	34.50	\$128,527	\$46,943	\$102,057	\$73,499	1.389	840	\$121.50	'L582	23.8657	2.00 STORY	\$43,600	401	54
001 04 0417 002	20054 ANGLING	11/27/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$109,200	40.75	\$246,619	\$47,054	\$220,946	\$167,701	1.317	1,069	\$206.68	'L582	16.7607	1.00 STORY	\$45,747	401	74
001 04 0435 001	20215 FLORAL	3/11/2025	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$137,600	38.76	\$298,814	\$52,807	\$302,193	\$248,491	1.216	1,666	\$181.39	'L582	6.6220	STYLE A	\$41,400	401	87
001 04 0437 000	20225 FLORAL	7/26/2023	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$59,700	34.61	\$157,709	\$43,600	\$128,900	\$95,889	1.344	888	\$145.16	'L582	19.4370	1.00 STORY	\$43,600	401	64
001 04 0446 000	28020 LONG	3/31/2025	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$62,800	37.49	\$152,680	\$43,600	\$123,900	\$91,663	1.352	783	\$158.24	'L582	20.1798	1.00 STORY	\$43,600	401	57
001 04 0447 000	28010 LONG	9/19/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$62,500	35.71	\$166,264	\$46,307	\$128,693	\$100,804	1.277	1,014	\$126.92	'L582	12.6773	1.00 STORY	\$43,655	401	64
001 04 0449 000	20349 FLORAL	1/9/2025	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$60,300	50.25	\$142,669	\$43,600	\$76,400	\$83,251	0.918	936	\$81.62	'L582	91.7707	1.00 STORY	\$43,600	401	60
001 04 0452 000	20405 FLORAL	2/28/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$93,100	53.20	\$233,401	\$38,847	\$136,153	\$163,490	0.833	1,889	\$72.08	'L582	83.2791	1.00 STORY	\$38,847	401	53
001 04 0453 000	20338 GILLMAN	2/25/2025	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$59,600	36.14	\$142,880	\$38,171	\$126,729	\$87,990	1.440	928	\$136.56	'L582	29.0373	1.00 STORY	\$38,171	401	53
001 04 0486 000	20201 GILLMAN	8/21/2024	\$299,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$145,300	48.60	\$297,061	\$109,977	\$189,023	\$176,174	1.073	1,512	\$125.02	'L582	107.2934	2.00 STORY	\$108,821	401	54
001 04 0486 001	20201 GILLMAN	8/21/2024	\$299,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$145,300	48.60	\$297,061	\$109,977	\$189,023	\$176,174	1.073	1,512	\$125.02	'L582	107.2934	2.00 STORY	\$108,821	401	54
001 05 0256 000	19982 LATHERS	9/30/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$94,300	37.72	\$240,098	\$66,037	\$183,963	\$146,269	1.258	1,179	\$156.03	'L582	10.7810	1.00 STORY	\$65,400	401	63
001 99 0013 001	20599 ANGLING	1/2/2025	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$38,500	10.69	\$361,330	\$68,524	\$291,476	\$295,763	0.986	1,504	\$193.80	'L582	98.5505	STYLE A	\$68,524	401	97
001 99 0036 001	20105 ANGLING	2/12/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$168,200	40.53	\$370,144	\$92,650	\$322,350	\$280,296	1.150	2,580	\$124.94	'L582	115.0034	STYLE A	\$92,650	401	68
002 01 0374 002	29281 MORLOCK	8/4/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$96,900	48.45	\$240,618	\$36,300	\$163,700	\$171,695	0.953	1,564	\$104.67	'L582	95.3435	1.00 STORY	\$36,300	401	55
002 01 0375 007	29189 MORLOCK	3/8/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$92,000	24.21	\$308,491	\$47,498	\$332,502	\$235,128	1.414	1,864	\$178.38	'L582	26.4239	2.00 STORY	\$36,300	401	85
002 01 0386 004	19855 PARKVILLE	7/10/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$119,700	47.88	\$271,206	\$57,000	\$193,000	\$180,005	1.072	1,646	\$117.25	'L582	107.2192	1.00 STORY	\$57,000	401	60
002 02 0044 000	19758 WEYHER	3/4/2024	\$187,750	PTA	03-ARM'S LENGTH	\$187,750	\$101,600	54.11	\$260,041	\$60,000	\$127,750	\$168,101	0.760	1,073	\$119.06	'L582	75.9960	1.00 STORY	\$60,000	401	63
002 02 0073 000	20026 MAPLEWOOD	8/8/2024	\$241,500	PTA	03-ARM'S LENGTH	\$241,500	\$107,700	44.60	\$249,236	\$63,000	\$178,500	\$156,500	1.141	1,239	\$144.07	'L582	114.0575	1.00 STORY	\$63,000	401	61
002 02 0099 000	20345 WEYHER	6/20/2023	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$133,700	41.39	\$317,114	\$60,000	\$263,000	\$210,749	1.248	2,358	\$111.54	'L582	124.7930	TRI-LEVEL	\$60,000	401	60
002 02 0100 000	20333 WEYHER	7/28/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$115,100	41.11	\$277,312	\$62,881	\$217,119	\$175,763	1.235	1,926	\$112.73	'L582	123.5294</				

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.153
Standard Error	0.023
Median	1.160
Mode	1.073
Standard Deviation	0.183
Sample Variance	0.033
Kurtosis	-0.233
Skewness	-0.201
Range	0.801
Minimum	0.760
Maximum	1.561
Sum	70.305
Count	61



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
002 02 0037 000	19783 MAPLEWOOD	9/11/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$94,800	51.24	\$230,231	\$60,000	\$125,000	\$139,533	0.896	1,450	\$86.21	'L582	25.6953	TRI-LEVEL	\$60,000	401	Prior
002 02 0206 002	19940 BRENTWOOD	8/23/2024	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$100,000	59.52	\$231,077	\$60,000	\$108,000	\$143,762	0.751	1,251	\$86.33	'L582	40.1557	1.00 STORY	\$60,000	401	Prior
002 02 0213 002	20020 BRENTWOOD	7/12/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$101,300	39.26	\$268,323	\$68,042	\$189,958	\$168,303	1.129	1,415	\$134.25	'L582	2.4132	1.00 STORY	\$67,900	401	Prior
001 04 0027 000	20091 INKSTER	4/12/2024	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$45,600	65.14	\$112,371	\$27,600	\$42,400	\$71,236	0.595	641	\$66.15	'L582	59.5205	1.00 STORY	\$27,600	401	Low
001 04 0117 000	27517 LONG	12/29/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,800	52.00	\$126,088	\$43,600	\$46,400	\$69,317	0.669	818	\$56.72	'L582	66.9388	1.00 STORY	\$43,600	401	Low
001 04 0026 000	20085 INKSTER	1/22/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$65,300	32.65	\$142,401	\$27,600	\$172,400	\$103,424	1.667	1,495	\$115.32	'L582	166.6925	2.00 STORY	\$27,600	401	High
002 02 0206 002	19940 BRENTWOOD	1/27/2025	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$100,000	32.26	\$231,077	\$60,000	\$250,000	\$143,762	1.739	1,251	\$199.84	'L582	173.8985	1.00 STORY	\$60,000	401	High
002 02 0037 000	19783 MAPLEWOOD	9/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$103,800	33.48	\$230,231	\$60,000	\$250,000	\$139,533	1.792	1,450	\$172.41	'L582	179.1691	TRI-LEVEL	\$60,000	401	High

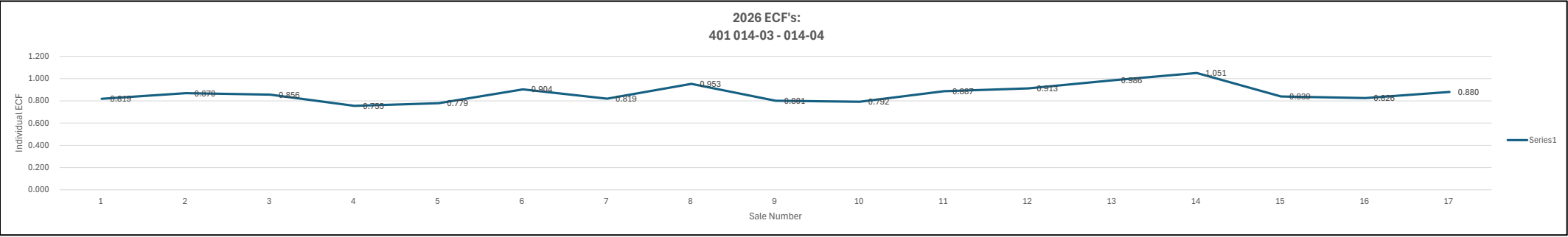
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
013 05 0001 000	33408 CAPRI CT	9/5/2023	\$508,500	PTA	03-ARM'S LENGTH	\$508,500	\$233,300	45.88	\$507,801	\$99,930	\$408,570	\$529,702	0.771	2,570	\$158.98	'01305	0.0000	2.00 STORY	\$95,000	401	94
Totals:			\$508,500			\$508,500	\$233,300		\$507,801		\$408,570	\$529,702			\$158.98		0.0000				
							Sale. Ratio =>	45.88					E.C.F. =>	0.771	Std. Deviation=>		#DIV/0!				
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.771	Ave. Variance=>		0.0000 COV =>	0			

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
014 03 0510 000	34798 PEMBROKE	8/10/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$184,800	45.07	\$410,383	\$105,000	\$305,000	\$372,418	0.819	2,085	\$146.28	'01403	4.7494	1.00 STORY	\$105,000	401	75
014 03 0525 000	34799 BRETTON	3/8/2024	\$499,000	PTA	03-ARM'S LENGTH	\$499,000	\$212,800	42.65	\$485,443	\$105,000	\$394,000	\$452,908	0.870	2,777	\$141.88	'01403	0.3468	2.00 STORY	\$105,000	401	80
014 03 0560 000	20123 WAYNE	2/26/2025	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$216,200	45.04	\$447,509	\$116,132	\$363,868	\$424,842	0.856	2,675	\$136.03	'01403	0.9987	1.75 STORY	\$105,000	401	75
014 03 0566 000	19931 WAYNE	7/27/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$204,600	43.07	\$486,969	\$109,354	\$365,646	\$484,121	0.755	2,640	\$138.50	'01403	11.1188	1.75 STORY	\$105,000	401	80
014 03 0610 000	20428 WAYNE	8/26/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$210,300	49.48	\$425,412	\$105,000	\$320,000	\$410,784	0.779	2,563	\$124.85	'01403	8.7468	1.75 STORY	\$105,000	401	74
014 03 0617 000	20171 EDGEWOOD	5/22/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$219,400	42.19	\$463,057	\$105,000	\$415,000	\$459,047	0.904	2,655	\$156.31	'01403	3.7581	1.75 STORY	\$105,000	401	80
014 03 0621 000	20043 EDGEWOOD	12/15/2023	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$189,000	42.47	\$445,229	\$105,000	\$340,000	\$414,913	0.819	1,987	\$171.11	'01403	4.7017	1.00 STORY	\$105,000	401	75
014 03 0628 000	20026 EDGEWOOD	9/23/2024	\$645,500	PTA	03-ARM'S LENGTH	\$645,500	\$259,600	40.22	\$547,314	\$105,000	\$540,500	\$567,069	0.953	3,372	\$160.29	'01403	8.6681	1.75 STORY	\$105,000	401	78
014 03 0639 000	20504 ELLEN	3/8/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$197,100	41.06	\$470,248	\$105,000	\$375,000	\$468,266	0.801	2,623	\$142.97	'01403	6.5639	1.75 STORY	\$105,000	401	80
014 03 0646 000	20696 ELLEN	9/7/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$186,800	41.51	\$445,064	\$131,432	\$318,568	\$402,092	0.792	2,339	\$136.20	'01403	7.4189	1.75 STORY	\$105,000	401	78
014 03 0658 000	20308 GARY	6/17/2024	\$502,100	PTA	03-ARM'S LENGTH	\$502,100	\$212,500	42.32	\$472,282	\$105,000	\$397,100	\$447,904	0.887	2,275	\$174.55	'01403	2.0108	1.00 STORY	\$105,000	401	75
014 03 0677 000	20279 GARY	8/1/2023	\$539,000	PTA	03-ARM'S LENGTH	\$539,000	\$206,700	38.35	\$504,880	\$110,046	\$428,954	\$470,040	0.913	2,803	\$153.03	'01403	4.6125	2.00 STORY	\$105,000	401	81
014 03 0678 000	20311 GARY	2/14/2025	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$236,600	41.88	\$497,083	\$105,000	\$460,000	\$466,765	0.986	2,829	\$162.60	'01403	11.9041	2.00 STORY	\$105,000	401	79
014 03 0692 000	20248 ELLEN	3/31/2025	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$225,800	39.61	\$476,666	\$105,000	\$465,000	\$442,459	1.051	2,592	\$179.40	'01403	18.4479	2.00 STORY	\$105,000	401	80
014 04 0011 000	34733 NAVIN	8/31/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,300	43.84	\$417,637	\$105,000	\$320,000	\$381,264	0.839	2,093	\$152.89	'01403	2.7152	1.00 STORY	\$105,000	401	76
014 04 0043 000	20154 RIVERSIDE	5/12/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$211,100	45.89	\$457,540	\$104,543	\$355,457	\$430,484	0.826	2,585	\$137.51	'01403	4.0751	1.00 STORY	\$100,000	401	73
014 04 0056 000	34558 NAVIN	10/4/2024	\$447,000	PTA	03-ARM'S LENGTH	\$447,000	\$205,000	45.86	\$423,730	\$105,000	\$342,000	\$388,695	0.880	2,192	\$156.02	'01403	1.3401	1.00 STORY	\$105,000	401	73
Totals:			\$8,337,600			\$8,337,600	\$3,564,600		\$7,876,446		\$6,506,093	\$7,484,071			\$151.20		0.2860				
								Sale. Ratio =>	42.75					E.C.F. =>	0.869	Std. Deviation=>		0.08			
								Std. Dev. =>	2.71					Ave. E.C.F. =>	0.866	Ave. Variance=>		6.01	COV =>		6.94

ECF Statistical Analysis	
Mean	0.866
Standard Error	0.019
Median	0.856
Mode	#N/A
Standard Deviation	0.078
Sample Variance	0.006
Kurtosis	0.576
Skewness	0.867
Range	0.296
Minimum	0.755
Maximum	1.051
Sum	14.730
Count	17

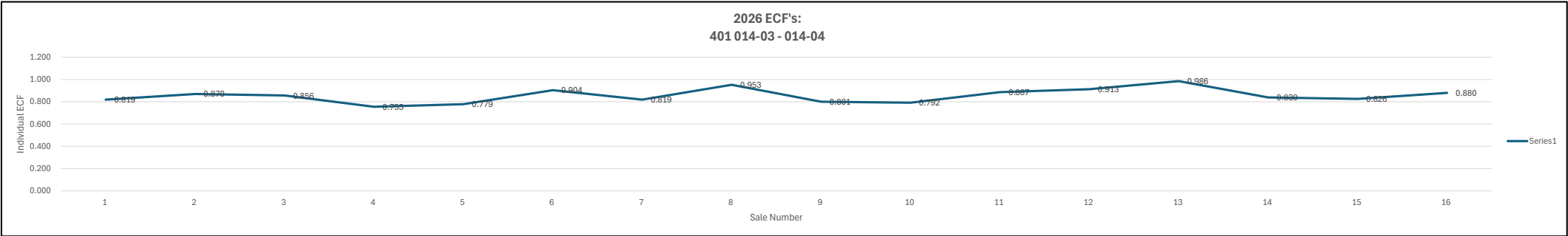


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
014 03 0510 000	34798 PEMBROKE	8/10/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$184,800	45.07	\$410,383	\$105,000	\$305,000	\$372,418	0.819	2,085	\$146.28	'01403	3.5964	1.00 STORY	\$105,000	401	75
014 03 0525 000	34799 BRETTON	3/8/2024	\$499,000	PTA	03-ARM'S LENGTH	\$499,000	\$212,800	42.65	\$485,443	\$105,000	\$394,000	\$452,908	0.870	2,777	\$141.88	'01403	1.4998	2.00 STORY	\$105,000	401	80
014 03 0560 000	20123 WAYNE	2/26/2025	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$216,200	45.04	\$447,509	\$116,132	\$363,868	\$424,842	0.856	2,675	\$136.03	'01403	0.1543	1.75 STORY	\$105,000	401	75
014 03 0566 000	19931 WAYNE	7/27/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$204,600	43.07	\$486,969	\$109,354	\$365,646	\$484,121	0.755	2,640	\$138.50	'01403	#REF!	1.75 STORY	\$105,000	401	80
014 03 0610 000	20428 WAYNE	8/26/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$210,300	49.48	\$425,412	\$105,000	\$320,000	\$410,784	0.779	2,563	\$124.85	'01403	#REF!	1.75 STORY	\$105,000	401	74
014 03 0617 000	20171 EDGEWOOD	5/22/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$219,400	42.19	\$463,057	\$105,000	\$415,000	\$459,047	0.904	2,655	\$156.31	'01403	4.9111	1.75 STORY	\$105,000	401	80
014 03 0621 000	20043 EDGEWOOD	12/15/2023	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$189,000	42.47	\$445,229	\$105,000	\$340,000	\$414,913	0.819	1,987	\$171.11	'01403	3.5487	1.00 STORY	\$105,000	401	75
014 03 0628 000	20026 EDGEWOOD	9/23/2024	\$645,500	PTA	03-ARM'S LENGTH	\$645,500	\$259,600	40.22	\$547,314	\$105,000	\$540,500	\$567,069	0.953	3,372	\$160.29	'01403	9.8211	1.75 STORY	\$105,000	401	78
014 03 0639 000	20504 ELLEN	3/8/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$197,100	41.06	\$470,248	\$105,000	\$375,000	\$468,266	0.801	2,623	\$142.97	'01403	80.0827	1.75 STORY	\$105,000	401	80
014 03 0646 000	20696 ELLEN	9/7/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$186,800	41.51	\$445,064	\$131,432	\$318,568	\$402,092	0.792	2,339	\$136.20	'01403	79.2276	1.75 STORY	\$105,000	401	78
014 03 0658 000	20308 GARY	6/17/2024	\$502,100	PTA	03-ARM'S LENGTH	\$502,100	\$212,500	42.32	\$472,282	\$105,000	\$397,100	\$447,904	0.887	2,275	\$174.55	'01403	3.1638	1.00 STORY	\$105,000	401	75
014 03 0677 000	20279 GARY	8/1/2023	\$539,000	PTA	03-ARM'S LENGTH	\$539,000	\$206,700	38.35	\$504,880	\$110,046	\$428,954	\$470,040	0.913	2,803	\$153.03	'01403	5.7655	2.00 STORY	\$105,000	401	81
014 03 0678 000	20311 GARY	2/14/2025	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$236,600	41.88	\$497,083	\$105,000	\$460,000	\$466,765	0.986	2,829	\$162.60	'01403	13.0571	2.00 STORY	\$105,000	401	79
014 04 0011 000	34733 NAVIN	8/31/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,300	43.84	\$417,637	\$105,000	\$320,000	\$381,264	0.839	2,093	\$152.89	'01403	1.5622	1.00 STORY	\$105,000	401	76
014 04 0043 000	20154 RIVERSIDE	5/12/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$211,100	45.89	\$457,540	\$104,543	\$355,457	\$430,484	0.826	2,585	\$137.51	'01403	2.9221	1.00 STORY	\$100,000	401	73
014 04 0056 000	34558 NAVIN	10/4/2024	\$447,000	PTA	03-ARM'S LENGTH	\$447,000	\$205,000	45.86	\$423,730	\$105,000	\$342,000	\$388,695	0.880	2,192	\$156.02	'01403	2.4931	1.00 STORY	\$105,000	401	73
Totals:			\$7,767,600			\$7,767,600	\$3,338,800		\$7,399,780		\$6,041,093	\$7,041,612			\$149.44		0.2978				
								Sale. Ratio =>	42.98					E.C.F. =>	0.858	Std. Deviation=>		0.06			
								Std. Dev. =>	2.65					Ave. E.C.F. =>	0.855	Ave. Variance=>		#REF!	COV =>	#REF!	

ECF Statistical Analysis	
Mean	0.855
Standard Error	0.016
Median	0.848
Mode	#N/A
Standard Deviation	0.063
Sample Variance	0.004
Kurtosis	-0.265
Skewness	0.471
Range	0.230
Minimum	0.755
Maximum	0.986
Sum	13.679
Count	16

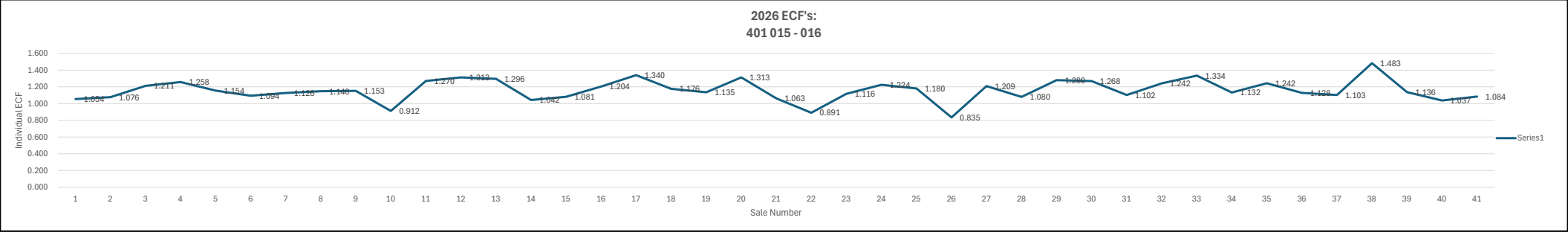


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
014 03 0692 000	20248 ELLEN	3/31/2025	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$225,800	39.61	\$476,666	\$105,000	\$465,000	\$442,459	1.051	2,592	\$179.40	'01403	105.0945	2.00 STORY	\$105,000	401	High

CITY OF LIVONIA
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FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
015 01 0008 000	19446 LAUREL	9/24/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$193,500	48.38	\$406,658	\$102,000	\$298,000	\$282,614	1.054	1,849	\$161.17	'015	105.4442	1.00 STORY	\$102,000	401	75
015 01 0062 000	19591 GARY	4/21/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$215,000	43.00	\$486,636	\$102,000	\$398,000	\$369,842	1.076	2,834	\$140.44	'015	107.6135	2.00 STORY	\$102,000	401	76
015 01 0077 000	34582 ST MARTINS	8/30/2024	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$255,400	40.54	\$555,431	\$103,162	\$526,838	\$434,874	1.211	3,316	\$158.88	'015	121.1473	2.00 STORY	\$102,000	401	79
015 01 0080 000	34504 ST MARTINS	2/28/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$198,600	36.11	\$472,489	\$102,000	\$448,000	\$356,239	1.258	2,611	\$171.58	'015	125.7583	2.00 STORY	\$102,000	401	75
015 02 0134 000	34775 FAIRFAX	4/28/2023	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$181,000	39.35	\$436,292	\$102,000	\$358,000	\$310,103	1.154	1,831	\$195.52	'015	115.4455	1.00 STORY	\$102,000	401	69
015 03 0010 000	19263 GILL	9/3/2024	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$201,000	42.41	\$468,615	\$95,000	\$379,000	\$346,581	1.094	1,848	\$205.09	'015	109.3539	1.00 STORY	\$95,000	401	69
015 04 0007 000	19294 FAIRLANE CT	5/30/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$216,100	39.29	\$515,433	\$97,298	\$452,702	\$402,052	1.126	2,467	\$183.50	'015	112.5979	2.00 STORY	\$95,000	401	74
015 04 0021 000	19369 FAIRLANE CT	4/17/2024	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$244,700	42.93	\$525,901	\$101,174	\$468,826	\$408,391	1.148	2,824	\$166.01	'015	114.7983	2.00 STORY	\$95,000	401	69
015 99 0009 006	19801 GILL	1/3/2025	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$249,000	44.46	\$515,924	\$108,689	\$451,311	\$391,572	1.153	2,520	\$179.09	'015	115.2562	2.00 STORY	\$102,000	401	70
015 99 0010 003	19795 GILL	1/17/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$188,400	53.83	\$395,260	\$102,000	\$248,000	\$272,040	0.912	1,925	\$128.83	'015	91.1631	1.00 STORY	\$102,000	401	70
016 01 0019 000	19533 NORWICH	8/28/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$173,800	41.38	\$370,971	\$95,000	\$325,000	\$256,002	1.270	1,648	\$197.21	'015	126.9521	1.00 STORY	\$95,000	401	65
016 01 0040 000	19378 WHITBY	8/27/2024	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$193,600	38.19	\$422,494	\$100,493	\$406,507	\$309,616	1.313	2,242	\$181.31	'015	131.2939	2.00 STORY	\$95,000	401	65
016 01 0045 000	34058 GABLE	6/6/2024	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$176,700	36.66	\$416,876	\$95,000	\$387,000	\$298,586	1.296	1,666	\$232.29	'015	129.6109	1.00 STORY	\$95,000	401	68
016 01 0078 000	34135 GABLE	12/19/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$186,400	51.79	\$385,294	\$102,000	\$257,900	\$247,418	1.042	1,353	\$190.61	'015	104.2366	QUAD LEVEL	\$102,000	401	65
016 02 0088 000	33895 GABLE	2/19/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$154,500	39.62	\$378,802	\$95,000	\$295,000	\$272,886	1.081	1,856	\$158.94	'015	108.1038	2.00 STORY	\$95,000	401	68
016 02 0100 000	19502 STAMFORD	2/27/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$170,900	42.73	\$359,825	\$104,376	\$295,624	\$245,624	1.204	1,818	\$162.61	'015	120.3563	2.00 STORY	\$102,000	401	65
016 02 0106 000	19610 STAMFORD	10/7/2024	\$445,811	PTA	03-ARM'S LENGTH	\$445,811	\$172,500	38.69	\$367,290	\$95,000	\$350,811	\$261,817	1.340	1,883	\$186.30	'015	133.9909	2.00 STORY	\$95,000	401	65
016 02 0118 000	19826 STAMFORD	6/23/2023	\$371,000	PTA	03-ARM'S LENGTH	\$371,000	\$137,100	36.95	\$348,095	\$95,000	\$276,000	\$234,782	1.176	1,368	\$201.75	'015	117.5559	1.00 STORY	\$95,000	401	69
016 02 0127 000	33926 BRETTON	11/10/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$163,300	40.32	\$379,149	\$95,000	\$310,000	\$273,220	1.135	2,023	\$153.24	'015	113.4617	2.00 STORY	\$95,000	401	65
016 02 0156 000	19743 NORWICH	7/20/2023	\$434,900	PTA	03-ARM'S LENGTH	\$434,900	\$143,500	33.00	\$374,160	\$95,000	\$339,900	\$258,961	1.313	1,392	\$244.18	'015	131.2553	1.00 STORY	\$95,000	401	65
016 02 0170 000	34374 FONVILLE	6/16/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$156,300	41.68	\$378,809	\$102,000	\$273,000	\$256,780	1.063	1,671	\$163.38	'015	106.3167	1.00 STORY	\$102,000	401	65
016 02 0182 000	34033 FONVILLE	2/27/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$177,400	48.34	\$411,372	\$101,830	\$265,170	\$297,636	0.891	2,168	\$122.31	'015	26.8199	2.00 STORY	\$95,000	401	66
016 02 0190 000	33841 FONVILLE	6/14/2024	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$168,800	42.63	\$375,541	\$95,000	\$301,000	\$269,750	1.116	1,820	\$165.38	'015	111.5848	2.00 STORY	\$95,000	401	64
016 02 0210 000	19417 POLLYANNA	6/21/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$160,900	38.31	\$371,469	\$97,684	\$322,316	\$263,254	1.224	1,779	\$181.18	'015	122.4354	2.00 STORY	\$95,000	401	68
016 02 0221 000	19477 STAMFORD	8/23/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$194,600	40.54	\$434,399	\$96,635	\$383,365	\$324,773	1.180	2,115	\$181.26	'015	118.0409	2.00 STORY	\$95,000	401	67
016 02 0234 000	19612 POLLYANNA	4/21/2023	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$166,800	50.24	\$388,266	\$103,491	\$228,509	\$273,822	0.835	2,099	\$108.87	'015	32.4603	2.00 STORY	\$102,000	401	64
016 02 0237 000	19556 POLLYANNA	8/16/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$200,300	42.17	\$423,067	\$103,856	\$371,144	\$306,933	1.209	1,980	\$187.45	'015	5.0083	2.00 STORY	\$102,000	401	69
016 02 0240 000	19498 POLLYANNA	8/29/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$158,600	41.74	\$369,716	\$102,000	\$278,000	\$257,419	1.080	1,899	\$146.39	'015	7.9168	2.00 STORY	\$102,000	401	64
016 02 0244 000	19813 STAMFORD	3/20/2025	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$189,600	39.92	\$404,837	\$100,345	\$374,655	\$292,780	1.280	2,271	\$164.97	'015	12.0528	2.00 STORY	\$95,000	401	64
016 02 0247 000	33785 BRETTON	6/28/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$156,000	39.00	\$354,700	\$98,280	\$301,720	\$237,866	1.268	1,416	\$213.08	'015	10.9326	1.00 STORY	\$95,000	401	64
016 02 0250 000	33899 BRETTON	9/24/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$170,600	44.89	\$363,864	\$95,000	\$285,000	\$258,523	1.102	1,817	\$156.85	'015	5.6703	2.00 STORY	\$95,000	401	64
016 02 0265 000	33984 FAIRFAX	6/13/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$167,000	37.11	\$393,476	\$102,000	\$348,000	\$280,265	1.242	2,104	\$165.40	'015	8.2563	2.00 STORY	\$102,000	401	64
016 02 0280 000	34048 FONVILLE	6/28/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$165,300	39.83	\$353,592	\$95,000	\$320,000	\$239,881	1.334	1,496	\$213.90	'015	17.4876	1.00 STORY	\$95,000	401	64
016 02 0281 000	34072 FONVILLE	8/30/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$175,300	36.91	\$443,963	\$95,000	\$380,000	\$335,541	1.132	2,236	\$169.95	'015	2.6620	2.00 STORY	\$95,000	401	67
016 02 0286 000	34069 FAIRFAX	5/20/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$191,900	38.38	\$433,997	\$95,000	\$405,000	\$325,958	1.242	2,249	\$180.08	'015	8.3372	2.00 STORY	\$95,000	401	67
016 02 0292 000	33925 FAIRFAX	9/20/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$179,900	44.98	\$376,797	\$102,000	\$298,000	\$264,227	1.128	1,931	\$154.32	'015	3.1301	2.00 STORY	\$102,000	401	64
016 03 0006 000	34279 HALDANE	5/19/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$184,500	41.00	\$442,243	\$103,151	\$346,849	\$314,556	1.103	2,106	\$164.70	'015	5.6457	1.00 STORY	\$102,000	401	63
016 04 0010 000	34170 FAIRFAX	7/26/2024	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$204,800	36.25	\$426,756	\$102,000	\$463,000	\$312,265	1.483	2,398	\$193.08	'015	32.3596	2.00 STORY	\$102,000	401	63
016 05 0002 000	19450 GILL	8/14/2024	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$227,900	44.25	\$479,947	\$101,928	\$413,072	\$363,479	1.136	2,463	\$167.71	'015	2.2679	2.00 STORY	\$95,000	401	68
016 05 0005 000	19364 GILL	2/27/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$219,600	42.64	\$516,263	\$106,071	\$408,929	\$394,415	1.037	2,493	\$164.03	'015	12.2320	2.00 STORY	\$102,000	401	69
016 05 0021 000	19276 SOUTHAMPTON	5/9/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$191,300	38.26	\$483,578	\$95,000	\$405,000	\$373,632	1.084	2,530	\$160.08	'015	7.5165	2.00 STORY	\$95,000	401	67

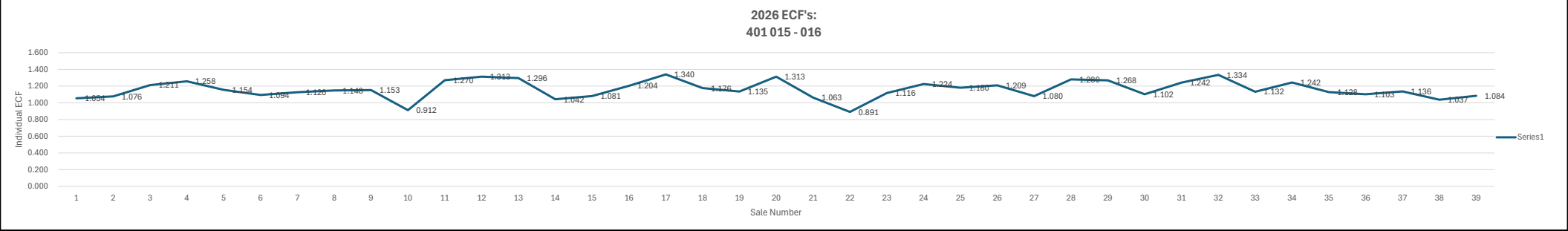
ECF Statistical Analysis	
Mean	1.159
Standard Error	0.020
Median	1.148
Mode	#N/A
Standard Deviation	0.126
Sample Variance	0.016
Kurtosis	0.883
Skewness	-0.193
Range	0.648
Minimum	0.835
Maximum	1.483
Sum	47.524
Count	41



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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
015 01 0008 000	19446 LAUREL	9/24/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$193,500	48.38	\$406,658	\$102,000	\$298,000	\$282,614	1.054	1,849	\$161.17	'015	105.4442	1.00 STORY	\$102,000	401	75
015 01 0062 000	19591 GARY	4/21/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$215,000	43.00	\$486,636	\$102,000	\$398,000	\$369,842	1.076	2,834	\$140.44	'015	107.6135	2.00 STORY	\$102,000	401	76
015 01 0077 000	34582 ST MARTINS	8/30/2024	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$255,400	40.54	\$555,431	\$103,162	\$526,838	\$434,874	1.211	3,316	\$158.88	'015	121.1473	2.00 STORY	\$102,000	401	79
015 01 0080 000	34504 ST MARTINS	2/28/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$198,600	36.11	\$472,489	\$102,000	\$448,000	\$356,239	1.258	2,611	\$171.58	'015	125.7583	2.00 STORY	\$102,000	401	75
015 02 0134 000	34775 FAIRFAX	4/28/2023	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$181,000	39.35	\$436,292	\$102,000	\$358,000	\$310,103	1.154	1,831	\$195.52	'015	115.4455	1.00 STORY	\$102,000	401	69
015 03 0010 000	19263 GILL	9/3/2024	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$201,000	42.41	\$468,615	\$95,000	\$379,000	\$346,581	1.094	1,848	\$205.09	'015	109.3539	1.00 STORY	\$95,000	401	69
015 04 0007 000	19294 FAIRLANE CT	5/30/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$216,100	39.29	\$515,433	\$97,298	\$452,702	\$402,052	1.126	2,467	\$183.50	'015	112.5979	2.00 STORY	\$95,000	401	74
015 04 0021 000	19369 FAIRLANE CT	4/17/2024	\$570,000	PTA	03-ARM'S LENGTH	\$570,000	\$244,700	42.93	\$525,901	\$101,174	\$468,826	\$408,391	1.148	2,824	\$166.01	'015	114.7983	2.00 STORY	\$95,000	401	69
015 99 0009 006	19801 GILL	1/3/2025	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$249,000	44.46	\$515,924	\$108,689	\$451,311	\$391,572	1.153	2,520	\$179.09	'015	115.2562	2.00 STORY	\$102,000	401	70
015 99 0010 003	19795 GILL	1/17/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$188,400	53.83	\$395,260	\$102,000	\$248,000	\$272,040	0.912	1,925	\$128.83	'015	91.1631	1.00 STORY	\$102,000	401	Low
016 01 0019 000	19533 NORWICH	8/28/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$173,800	41.38	\$370,971	\$95,000	\$325,000	\$256,002	1.270	1,648	\$197.21	'015	126.9521	1.00 STORY	\$95,000	401	65
016 01 0040 000	19378 WHITBY	8/27/2024	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$193,600	38.19	\$422,494	\$100,493	\$406,507	\$309,616	1.313	2,242	\$181.31	'015	131.2939	2.00 STORY	\$95,000	401	65
016 01 0045 000	34058 GABLE	6/6/2024	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$176,700	36.66	\$416,876	\$95,000	\$387,000	\$298,586	1.296	1,666	\$232.29	'015	129.6109	1.00 STORY	\$95,000	401	68
016 01 0078 000	34135 GABLE	12/19/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$186,400	51.79	\$385,294	\$102,000	\$257,900	\$247,418	1.042	1,353	\$190.61	'015	104.2366	QUAD LEVEL	\$102,000	401	65
016 02 0088 000	33895 GABLE	2/19/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$154,500	39.62	\$378,802	\$95,000	\$295,000	\$272,886	1.081	1,856	\$158.94	'015	#REF!	2.00 STORY	\$95,000	401	68
016 02 0100 000	19502 STAMFORD	2/27/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$170,900	42.73	\$359,825	\$104,376	\$295,624	\$245,624	1.204	1,818	\$162.61	'015	120.3563	2.00 STORY	\$102,000	401	65
016 02 0106 000	19610 STAMFORD	10/7/2024	\$445,811	PTA	03-ARM'S LENGTH	\$445,811	\$172,500	38.69	\$367,290	\$95,000	\$350,811	\$261,817	1.340	1,883	\$186.30	'015	133.9909	2.00 STORY	\$95,000	401	65
016 02 0118 000	19826 STAMFORD	6/23/2023	\$371,000	PTA	03-ARM'S LENGTH	\$371,000	\$137,100	36.95	\$348,095	\$95,000	\$276,000	\$234,782	1.176	1,368	\$201.75	'015	117.5559	1.00 STORY	\$95,000	401	69
016 02 0127 000	33926 BRETTON	11/10/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$163,300	40.32	\$379,149	\$95,000	\$310,000	\$273,220	1.135	2,023	\$153.24	'015	113.4617	2.00 STORY	\$95,000	401	65
016 02 0156 000	19743 NORWICH	7/20/2023	\$434,900	PTA	03-ARM'S LENGTH	\$434,900	\$143,500	33.00	\$374,160	\$95,000	\$339,900	\$258,961	1.313	1,392	\$244.18	'015	131.2553	1.00 STORY	\$95,000	401	65
016 02 0170 000	34374 FONVILLE	6/16/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$156,300	41.68	\$378,809	\$102,000	\$273,000	\$256,780	1.063	1,671	\$163.38	'015	106.3167	1.00 STORY	\$102,000	401	65
016 02 0182 000	34033 FONVILLE	2/27/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$177,400	48.34	\$411,372	\$101,830	\$265,170	\$297,636	0.891	2,168	\$122.31	'015	89.0920	2.00 STORY	\$95,000	401	Low
016 02 0190 000	33841 FONVILLE	6/14/2024	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$168,800	42.63	\$375,541	\$95,000	\$301,000	\$269,750	1.116	1,820	\$165.38	'015	111.5848	2.00 STORY	\$95,000	401	64
016 02 0210 000	19417 POLLYANNA	6/21/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$160,900	38.31	\$371,469	\$97,684	\$322,316	\$263,254	1.224	1,779	\$181.18	'015	122.4354	2.00 STORY	\$95,000	401	68
016 02 0221 000	19477 STAMFORD	8/23/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$194,600	40.54	\$434,399	\$96,635	\$383,365	\$324,773	1.180	2,115	\$181.26	'015	118.0409	2.00 STORY	\$95,000	401	67
016 02 0237 000	19556 POLLYANNA	8/16/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$200,300	42.17	\$423,067	\$103,856	\$371,144	\$306,933	1.209	1,980	\$187.45	'015	120.9202	2.00 STORY	\$102,000	401	69
016 02 0240 000	19498 POLLYANNA	8/29/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$158,600	41.74	\$369,716	\$102,000	\$278,000	\$257,419	1.080	1,899	\$146.39	'015	107.9951	2.00 STORY	\$102,000	401	64
016 02 0244 000	19813 STAMFORD	3/20/2025	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$189,600	39.92	\$404,837	\$100,345	\$374,655	\$292,780	1.280	2,271	\$164.97	'015	127.9647	2.00 STORY	\$95,000	401	64
016 02 0247 000	33785 BRETTON	6/28/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$156,000	39.00	\$354,700	\$98,280	\$301,720	\$237,866	1.268	1,416	\$213.08	'015	126.8445	1.00 STORY	\$95,000	401	64
016 02 0250 000	33899 BRETTON	9/24/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$170,600	44.89	\$363,864	\$95,000	\$285,000	\$258,523	1.102	1,817	\$156.85	'015	110.2416	2.00 STORY	\$95,000	401	64
016 02 0265 000	33984 FAIRFAX	6/13/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$167,000	37.11	\$393,476	\$102,000	\$348,000	\$280,265	1.242	2,104	\$165.40	'015	124.1682	2.00 STORY	\$102,000	401	64
016 02 0280 000	34048 FONVILLE	6/28/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$165,300	39.83	\$353,592	\$95,000	\$320,000	\$239,881	1.334	1,496	\$213.90	'015	17.4850	1.00 STORY	\$95,000	401	64
016 02 0281 000	34072 FONVILLE	8/30/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$175,300	36.91	\$443,963	\$95,000	\$380,000	\$335,541	1.132	2,236	\$169.95	'015	113.2499	2.00 STORY	\$95,000	401	67
016 02 0286 000	34069 FAIRFAX	5/20/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$191,900	38.38	\$433,997	\$95,000	\$405,000	\$325,958	1.242	2,249	\$180.08	'015	124.2491	2.00 STORY	\$95,000	401	67
016 02 0292 000	33925 FAIRFAX	9/20/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$179,900	44.98	\$376,797	\$102,000	\$298,000	\$264,227	1.128	1,931	\$154.32	'015	112.7818	2.00 STORY	\$102,000	401	64
016 03 0006 000	34279 HALDANE	5/19/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$184,500	41.00	\$442,243	\$103,151	\$346,849	\$314,556	1.103	2,106	\$164.70	'015	110.2662	1.00 STORY	\$102,000	401	63
016 05 0002 000	19450 GILL	8/14/2024	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$227,900	44.25	\$479,947	\$101,928	\$413,072	\$363,479	1.136	2,463	\$167.71	'015	2.2705	2.00 STORY	\$95,000	401	68
016 05 0005 000	19364 GILL	2/27/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$219,600	42.64	\$516,263	\$106,071	\$408,929	\$394,415	1.037	2,493	\$164.03	'015	12.2346	2.00 STORY	\$102,000	401	69
016 05 0021 000	19276 SOUTHAMPTON	5/9/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$191,300	38.26	\$483,578	\$95,000	\$405,000	\$373,632	1.084	2,530	\$160.08	'015	7.5191	2.00 STORY	\$95,000	401	67
Totals:			\$17,627,611			\$17,627,611	\$7,250,800		\$16,393,225		\$13,752,639	\$11,890,888			\$174.90		0.2575				
								Sale. Ratio =>	41.13			E.C.F. =>	1.157		Std. Deviation=>		0.11				
								Std. Dev. =>	4.18			Ave. E.C.F. =>	1.159		Ave. Variance=>		#REF! COV =>		#REF!		

ECF Statistical Analysis	
Mean	1.159
Standard Error	0.017
Median	1.148
Mode	#N/A
Standard Deviation	0.106
Sample Variance	0.011
Kurtosis	0.149
Skewness	-0.338
Range	0.449
Minimum	0.891
Maximum	1.340
Sum	45.207
Count	39

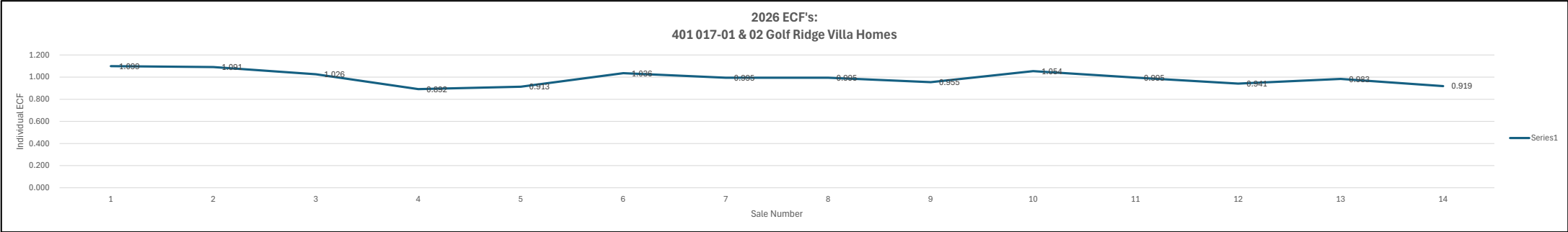


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
016 02 0234 000	19612 POLLYANNA	4/21/2023	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$166,800	50.24	\$388,266	\$103,491	\$228,509	\$273,822	0.835	2,099	\$108.87	'015	83.4517	2.00 STORY	\$102,000	401	Low
016 04 0010 000	34170 FAIRFAX	7/26/2024	\$565,000	PTA	03-ARM'S LENGTH	\$565,000	\$204,800	36.25	\$426,756	\$102,000	\$463,000	\$312,265	1.483	2,398	\$193.08	'015	148.2715	2.00 STORY	\$102,000	401	High

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
017 01 0007 000	20625 GOLF RIDGE	7/22/2024	\$514,000	PTA	03-ARM'S LENGTH	\$514,000	\$216,800	42.18	\$451,452	\$95,000	\$419,000	\$381,232	1.099	1,893	\$221.34	'0159	10.6707	1.00 STORY	\$95,000	401	90	
017 01 0015 000	20657 GOLF RIDGE	8/22/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$171,100	36.02	\$417,256	\$95,000	\$380,000	\$348,384	1.091	2,100	\$180.95	'0159	9.8389	2.00 STORY	\$95,000	401	83	
017 01 0019 000	20626 GOLF RIDGE	8/30/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$197,500	40.72	\$446,753	\$95,000	\$390,000	\$380,273	1.026	2,289	\$170.38	'0159	3.3218	2.00 STORY	\$95,000	401	84	
017 02 0029 000	36257 CLUB	7/16/2024	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$232,700	50.04	\$483,028	\$95,000	\$370,000	\$415,003	0.892	1,887	\$196.08	'0159	10.0802	1.00 STORY	\$95,000	401	90	
017 02 0059 000	36300 FAIRWAY	6/29/2023	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$234,900	46.51	\$514,770	\$95,000	\$410,000	\$448,951	0.913	2,307	\$177.72	'0159	7.9122	1.00 STORY	\$95,000	401	90	
017 02 0063 000	36212 FAIRWAY	10/8/2024	\$474,900	PTA	03-ARM'S LENGTH	\$474,900	\$210,400	44.30	\$437,891	\$95,000	\$379,900	\$366,728	1.036	1,883	\$201.75	'0159	4.3556	1.00 STORY	\$95,000	401	89	
017 02 0067 000	36196 FAIRWAY	5/30/2024	\$447,000	PTA	03-ARM'S LENGTH	\$447,000	\$186,700	41.77	\$422,318	\$95,000	\$352,000	\$353,857	0.995	2,123	\$165.80	'0159	0.2391	2.00 STORY	\$95,000	401	84	
017 02 0074 000	36168 FAIRWAY	1/23/2025	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$204,300	41.70	\$462,175	\$95,000	\$394,900	\$396,945	0.995	2,099	\$188.14	'0159	0.2487	2.00 STORY	\$95,000	401	90	
017 02 0090 000	36104 FAIRWAY	7/25/2024	\$436,500	PTA	03-ARM'S LENGTH	\$436,500	\$206,100	47.22	\$429,507	\$95,000	\$341,500	\$357,761	0.955	1,900	\$179.74	'0159	3.7814	1.00 STORY	\$95,000	401	89	
017 02 0091 000	36100 FAIRWAY	1/12/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$196,100	41.28	\$432,066	\$95,000	\$380,000	\$360,498	1.054	1,887	\$201.38	'0159	6.1736	1.00 STORY	\$95,000	401	87	
017 02 0104 000	36276 CLUB	7/12/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$210,200	45.70	\$437,855	\$95,000	\$365,000	\$366,689	0.995	1,904	\$191.70	'0159	0.3032	1.00 STORY	\$95,000	401	89	
017 02 0104 000	36276 CLUB	9/1/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$198,600	45.14	\$437,855	\$95,000	\$345,000	\$366,689	0.941	1,904	\$181.20	'0159	5.1510	1.00 STORY	\$95,000	401	89	
017 02 0109 000	36317 ST ANDREWS	8/14/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$210,000	46.15	\$437,310	\$95,000	\$360,000	\$366,106	0.983	1,867	\$192.82	'0159	0.9040	1.00 STORY	\$95,000	401	90	
017 02 0109 000	36317 ST ANDREWS	9/25/2023	\$431,500	PTA	03-ARM'S LENGTH	\$431,500	\$198,300	45.96	\$437,310	\$95,000	\$336,500	\$366,106	0.919	1,867	\$180.24	'0159	7.3229	1.00 STORY	\$95,000	401	90	
Totals:			\$6,553,800			\$6,553,800	\$2,873,700		\$6,247,546		\$5,223,800	\$5,275,222			\$187.80		0.2109					
								Sale. Ratio =>	43.85					E.C.F. =>	0.990	Std. Deviation=>	0.06					
								Std. Dev. =>	3.52					Ave. E.C.F. =>	0.992	Ave. Variance=>	5.02	COV =>	5.06			

ECF Statistical Analysis	
Mean	0.992
Standard Error	0.017
Median	0.995
Mode	#N/A
Standard Deviation	0.064
Sample Variance	0.004
Kurtosis	-0.824
Skewness	0.141
Range	0.208
Minimum	0.892
Maximum	1.099
Sum	13.893
Count	14

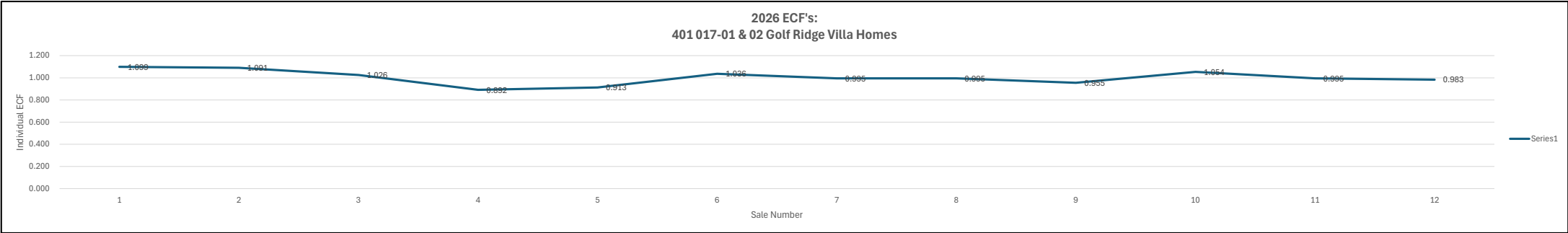


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
017 01 0007 000	20625 GOLF RIDGE	7/22/2024	\$514,000	PTA	03-ARM'S LENGTH	\$514,000	\$216,800	42.18	\$451,452	\$95,000	\$419,000	\$381,232	1.099	1,893	\$221.34	'0159	9.6312	1.00 STORY	\$95,000	401	90	
017 01 0015 000	20657 GOLF RIDGE	8/22/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$171,100	36.02	\$417,256	\$95,000	\$380,000	\$348,384	1.091	2,100	\$180.95	'0159	8.7994	2.00 STORY	\$95,000	401	83	
017 01 0019 000	20626 GOLF RIDGE	8/30/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$197,500	40.72	\$446,753	\$95,000	\$390,000	\$380,273	1.026	2,289	\$170.38	'0159	2.2823	2.00 STORY	\$95,000	401	84	
017 02 0029 000	36257 CLUB	7/16/2024	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$232,700	50.04	\$483,028	\$95,000	\$370,000	\$415,003	0.892	1,887	\$196.08	'0159	11.1197	1.00 STORY	\$95,000	401	90	
017 02 0059 000	36300 FAIRWAY	6/29/2023	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$234,900	46.51	\$514,770	\$95,000	\$410,000	\$448,951	0.913	2,307	\$177.72	'0159	8.9516	1.00 STORY	\$95,000	401	90	
017 02 0063 000	36212 FAIRWAY	10/8/2024	\$474,900	PTA	03-ARM'S LENGTH	\$474,900	\$210,400	44.30	\$437,891	\$95,000	\$379,900	\$366,728	1.036	1,883	\$201.75	'0159	3.3161	1.00 STORY	\$95,000	401	89	
017 02 0067 000	36196 FAIRWAY	5/30/2024	\$447,000	PTA	03-ARM'S LENGTH	\$447,000	\$186,700	41.77	\$422,318	\$95,000	\$352,000	\$353,857	0.995	2,123	\$165.80	'0159	0.8004	2.00 STORY	\$95,000	401	84	
017 02 0074 000	36168 FAIRWAY	1/23/2025	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$204,300	41.70	\$462,175	\$95,000	\$394,900	\$396,945	0.995	2,099	\$188.14	'0159	0.7908	2.00 STORY	\$95,000	401	90	
017 02 0090 000	36104 FAIRWAY	7/25/2024	\$436,500	PTA	03-ARM'S LENGTH	\$436,500	\$206,100	47.22	\$429,507	\$95,000	\$341,500	\$357,761	0.955	1,900	\$179.74	'0159	4.8208	1.00 STORY	\$95,000	401	89	
017 02 0091 000	36100 FAIRWAY	1/12/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$196,100	41.28	\$432,066	\$95,000	\$380,000	\$360,498	1.054	1,887	\$201.38	'0159	5.1341	1.00 STORY	\$95,000	401	87	
017 02 0104 000	36276 CLUB	7/12/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$210,200	45.70	\$437,855	\$95,000	\$365,000	\$366,689	0.995	1,904	\$191.70	'0159	99.5394	1.00 STORY	\$95,000	401	89	
017 02 0109 000	36317 ST ANDREWS	8/14/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$210,000	46.15	\$437,310	\$95,000	\$360,000	\$366,106	0.983	1,867	\$192.82	'0159	98.3322	1.00 STORY	\$95,000	401	90	
Totals:			\$5,682,300			\$5,682,300	\$2,476,800		\$5,372,381		\$4,542,300	\$4,542,427			\$188.98		0.2784					
								Sale. Ratio =>	43.59					E.C.F. =>	1.000	Std. Deviation=>		0.06				
								Std. Dev. =>	3.75					Ave. E.C.F. =>	1.003	Ave. Variance=>		21.13	COV =>	21.07		

ECF Statistical Analysis	
Mean	1.003
Standard Error	0.018
Median	0.995
Mode	#N/A
Standard Deviation	0.064
Sample Variance	0.004
Kurtosis	-0.409
Skewness	-0.193
Range	0.208
Minimum	0.892
Maximum	1.099
Sum	12.033
Count	12

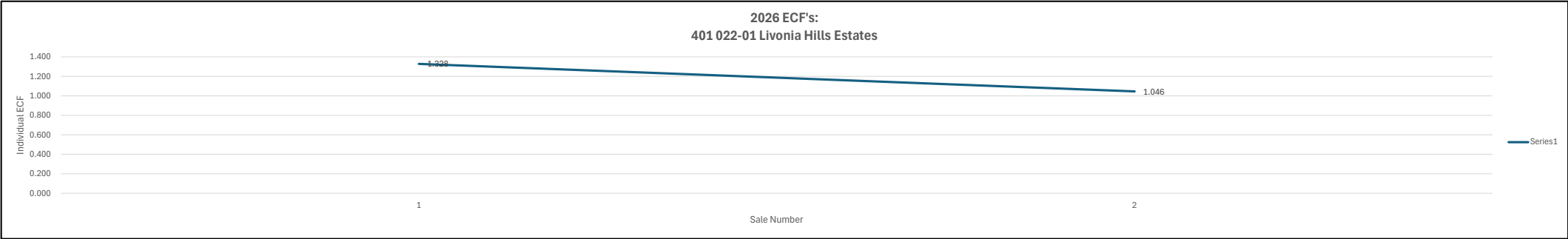


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
017 02 0104 000	36276 CLUB	9/1/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$198,600	45.14	\$437,855	\$95,000	\$345,000	\$366,689	0.941	1,904	\$181.20	'0159	94.0852	1.00 STORY	\$95,000	401	Prior
017 02 0109 000	36317 ST ANDREWS	9/25/2023	\$431,500	PTA	03-ARM'S LENGTH	\$431,500	\$198,300	45.96	\$437,310	\$95,000	\$336,500	\$366,106	0.919	1,867	\$180.24	'0159	91.9133	1.00 STORY	\$95,000	401	Prior

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
022 01 0010 000	38560 MORNINGSTAR	7/22/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$205,500	43.26	\$415,058	\$79,009	\$395,991	\$298,180	1.328	1,568	\$252.55	'02201	14.1192	1.00 STORY	\$77,000	401	73
022 01 0029 001	20440 HICKORY	8/31/2023	\$554,000	PTA	03-ARM'S LENGTH	\$554,000	\$227,600	41.08	\$557,813	\$77,000	\$477,000	\$456,179	1.046	3,137	\$152.06	'02201	14.1192	2.00 STORY	\$77,000	401	73
Totals:			\$1,029,000			\$1,029,000	\$433,100		\$972,871		\$872,991	\$754,359			\$202.30		2.9572				
							Sale. Ratio =>	42.09				E.C.F. =>	1.157		Std. Deviation=>	0.20					
							Std. Dev. =>	1.54				Ave. E.C.F. =>	1.187		Ave. Variance=>	14.12	COV =>		11.90		

ECF Statistical Analysis	
Mean	1.187
Standard Error	0.141
Median	1.187
Mode	#N/A
Standard Deviation	0.200
Sample Variance	0.040
Kurtosis	#DIV/0!
Skewness	#DIV/0!
Range	0.282
Minimum	1.046
Maximum	1.328
Sum	2.374
Count	2

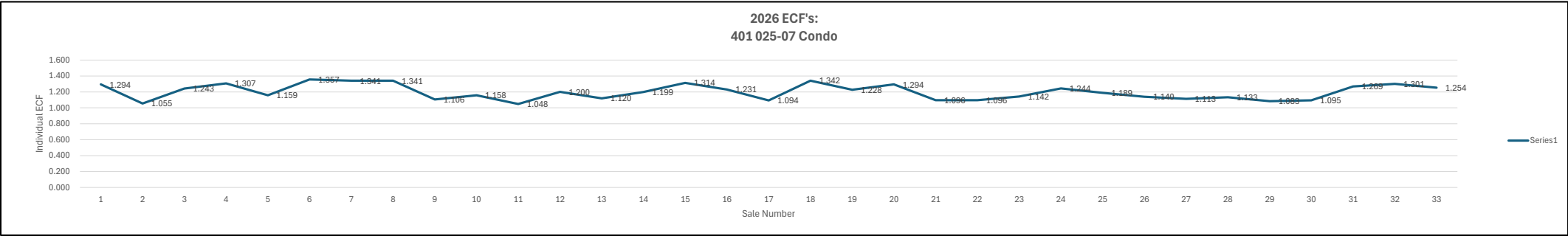


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
025 07 0018 225	18225 UNIVERSITY PARK	2/14/2024	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$70,700	36.26	\$178,582	\$17,000	\$178,000	\$137,516	1.294	1,370	\$129.93	'025	9.4892	STYLE D	\$17,000	407	58
025 07 0018 226	18226 UNIVERSITY PARK	6/6/2023	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$71,600	46.95	\$183,971	\$17,000	\$135,500	\$128,439	1.055	1,280	\$105.86	'025	14.4527	STYLE A	\$17,000	407	58
025 07 0018 230	18230 UNIVERSITY PARK	11/5/2024	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$80,900	48.15	\$174,912	\$17,000	\$151,000	\$121,470	1.243	1,200	\$125.83	'025	4.3603	STYLE A	\$17,000	407	58
025 07 0018 236	18236 UNIVERSITY PARK	6/7/2024	\$175,750	PTA	03-ARM'S LENGTH	\$175,750	\$80,900	46.03	\$174,912	\$17,000	\$158,750	\$121,470	1.307	1,200	\$132.29	'025	10.7405	STYLE A	\$17,000	407	58
025 07 0018 237	18237 UNIVERSITY PARK	3/15/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$80,200	40.71	\$199,552	\$17,000	\$180,000	\$155,363	1.159	1,500	\$120.00	'025	4.0926	STYLE D	\$17,000	407	58
025 07 0018 240	18240 UNIVERSITY PARK	6/15/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$79,000	35.59	\$186,989	\$17,000	\$205,000	\$151,101	1.357	1,350	\$151.85	'025	15.7206	2.00 STORY	\$17,000	407	64
025 07 0018 242	18242 UNIVERSITY PARK	7/17/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,800	38.58	\$191,537	\$17,000	\$208,000	\$155,144	1.341	1,350	\$154.07	'025	14.1187	2.00 STORY	\$17,000	407	64
025 07 0018 248	18248 UNIVERSITY PARK	12/19/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,400	41.07	\$191,537	\$17,000	\$208,000	\$155,144	1.341	1,350	\$154.07	'025	14.1187	2.00 STORY	\$17,000	407	64
025 07 0018 254	18254 UNIVERSITY PARK	6/30/2023	\$210,500	PTA	03-ARM'S LENGTH	\$210,500	\$100,600	47.79	\$213,904	\$17,000	\$193,500	\$175,025	1.106	1,350	\$143.33	'025	9.3946	2.00 STORY	\$17,000	407	67
025 07 0018 255	18255 UNIVERSITY PARK	8/28/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$85,400	41.66	\$199,590	\$17,000	\$188,000	\$162,302	1.158	1,430	\$131.47	'025	4.1168	2.00 STORY	\$17,000	407	64
025 07 0018 269	18269 UNIVERSITY PARK	3/17/2025	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,900	51.12	\$188,467	\$17,000	\$153,000	\$145,929	1.048	1,450	\$105.52	'025	15.1047	STYLE D	\$17,000	407	58
025 07 0018 273	18273 UNIVERSITY PARK	8/30/2024	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$87,300	45.23	\$189,281	\$17,000	\$176,000	\$146,622	1.200	1,370	\$128.47	'025	0.0863	STYLE D	\$17,000	407	61
025 07 0018 281	18281 UNIVERSITY PARK	3/19/2025	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$82,400	48.19	\$178,582	\$17,000	\$154,000	\$137,516	1.120	1,370	\$112.41	'025	7.9633	STYLE D	\$17,000	407	58
025 07 0018 284	18284 UNIVERSITY PARK	4/13/2023	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$86,800	42.76	\$191,537	\$17,000	\$186,000	\$155,144	1.199	1,350	\$137.78	'025	0.0616	2.00 STORY	\$17,000	407	64
025 07 0018 292	18292 UNIVERSITY PARK	5/6/2024	\$185,750	PTA	03-ARM'S LENGTH	\$185,750	\$85,000	45.76	\$183,971	\$17,000	\$168,750	\$128,439	1.314	1,280	\$131.84	'025	11.4351	STYLE A	\$17,000	407	58
025 07 0018 295	18295 UNIVERSITY PARK	5/26/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,200	38.56	\$186,943	\$17,000	\$178,000	\$144,632	1.231	1,370	\$129.93	'025	3.1207	STYLE D	\$17,000	407	61
025 07 0018 297	18297 UNIVERSITY PARK	1/24/2025	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$88,600	49.22	\$192,134	\$17,000	\$163,000	\$149,050	1.094	1,370	\$118.98	'025	10.5910	STYLE D	\$17,000	407	62
025 07 0018 300	18300 UNIVERSITY PARK	11/22/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,900	44.94	\$174,912	\$17,000	\$163,000	\$121,470	1.342	1,200	\$135.83	'025	14.2393	STYLE A	\$17,000	407	58
025 07 0018 302	18302 UNIVERSITY PARK	9/25/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$194,921	\$17,000	\$168,000	\$136,862	1.228	1,280	\$131.25	'025	2.8011	STYLE A	\$17,000	407	58
025 07 0018 305	18305 UNIVERSITY PARK	2/28/2025	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$82,400	42.26	\$178,582	\$17,000	\$178,000	\$137,516	1.294	1,370	\$129.93	'025	9.4892	STYLE A	\$17,000	407	58
025 07 0018 317	18317 UNIVERSITY PARK	1/12/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$77,200	42.89	\$191,791	\$17,000	\$163,000	\$148,758	1.096	1,450	\$112.41	'025	10.3763	STYLE D	\$17,000	407	58
025 07 0018 317	18317 UNIVERSITY PARK	6/30/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$77,200	42.89	\$191,791	\$17,000	\$163,000	\$148,758	1.096	1,450	\$112.41	'025	10.3763	STYLE D	\$17,000	407	58
025 07 0018 327	18327 UNIVERSITY PARK	3/1/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,000	40.00	\$189,806	\$17,000	\$168,000	\$147,068	1.142	1,430	\$117.48	'025	5.7174	STYLE D	\$17,000	407	58
025 07 0018 334	18334 UNIVERSITY PARK	8/1/2023	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$75,200	37.62	\$189,806	\$17,000	\$182,900	\$147,068	1.244	1,430	\$127.90	'025	4.4140	STYLE D	\$17,000	407	58
025 07 0018 336	18336 UNIVERSITY PARK	12/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,400	36.38	\$207,705	\$17,000	\$193,000	\$162,302	1.189	1,430	\$134.97	'025	1.0361	STYLE D	\$17,000	407	64
025 07 0018 347	18347 UNIVERSITY PARK	12/27/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,100	39.00	\$195,333	\$17,000	\$173,000	\$151,772	1.140	1,370	\$126.28	'025	5.9635	STYLE D	\$17,000	407	64
025 07 0018 366	18366 UNIVERSITY PARK	1/19/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,700	41.59	\$178,582	\$17,000	\$153,000	\$137,516	1.113	1,370	\$111.68	'025	8.6905	STYLE D	\$17,000	407	58
025 07 0018 371	18371 UNIVERSITY PARK	8/2/2024	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$92,100	47.72	\$199,552	\$17,000	\$176,000	\$155,363	1.133	1,500	\$117.33	'025	6.6672	STYLE D	\$17,000	407	58
025 07 0018 379	18379 UNIVERSITY PARK	2/23/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$96,300	45.86	\$226,309	\$17,000	\$193,000	\$178,135	1.083	1,500	\$128.67	'025	11.6055	STYLE D	\$17,000	407	66
025 07 0018 399	18399 UNIVERSITY PARK	10/10/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$174,912	\$17,000	\$133,000	\$121,470	1.095	1,200	\$110.83	'025	10.4582	STYLE A	\$17,000	407	58
025 07 0018 405	18405 UNIVERSITY PARK	8/7/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,400	39.11	\$183,971	\$17,000	\$163,000	\$128,439	1.269	1,280	\$127.34	'025	6.9582	STYLE A	\$17,000	407	58
025 07 0018 431	18431 UNIVERSITY PARK	8/30/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$80,900	46.23	\$174,912	\$17,000	\$158,000	\$121,470	1.301	1,200	\$131.67	'025	10.1230	STYLE A	\$17,000	407	58
025 07 0018 445	18445 UNIVERSITY PARK	2/16/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,700	37.85	\$188,467	\$17,000	\$183,000	\$145,929	1.254	1,450	\$126.21	'025	5.4532	STYLE D	\$17,000	407	58
Totals:			\$6,256,400			\$6,256,400	\$2,685,500		\$6,247,753		\$5,695,400	\$4,760,202			\$127.15		0.3041				
							Sale. Ratio =>		42.92			E.C.F. =>		1.196		Std. Deviation=>		0.10			
							Std. Dev. =>		4.40			Ave. E.C.F. =>		1.200		Ave. Variance=>		8.28 COV =>		6.91	

ECF Statistical Analysis	
Mean	1.200
Standard Error	0.017
Median	1.199
Mode	1.294
Standard Deviation	0.095
Sample Variance	0.009
Kurtosis	-1.337
Skewness	0.123
Range	0.308
Minimum	1.048
Maximum	1.357
Sum	39.584
Count	33



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
025 07 0018 269	18269 UNIVERSITY PARK	3/17/2025	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,900	51.12	\$188,467	\$17,000	\$153,000	\$145,929	1.048	1,450	\$105.52	'025	24.5940	STYLE D	\$17,000	407	58
025 07 0018 226	18226 UNIVERSITY PARK	6/6/2023	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$71,600	46.95	\$183,971	\$17,000	\$135,500	\$128,439	1.055	1,280	\$105.86	'025	14.7770	STYLE A	\$17,000	407	58
025 07 0018 379	18379 UNIVERSITY PARK	2/23/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$96,300	45.86	\$226,309	\$17,000	\$193,000	\$178,135	1.083	1,500	\$128.67	'025	3.6422	STYLE D	\$17,000	407	66
025 07 0018 297	18297 UNIVERSITY PARK	1/24/2025	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$88,600	49.22	\$192,134	\$17,000	\$163,000	\$149,050	1.094	1,370	\$118.98	'025	16.0442	STYLE D	\$17,000	407	62
025 07 0018 399	18399 UNIVERSITY PARK	10/10/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$174,912	\$17,000	\$133,000	\$121,470	1.095	1,200	\$110.83	'025	3.7910	STYLE A	\$17,000	407	58
025 07 0018 317	18317 UNIVERSITY PARK	1/12/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$77,200	42.89	\$191,791	\$17,000	\$163,000	\$148,758	1.096	1,450	\$112.41	'025	14.7366	STYLE D	\$17,000	407	58
025 07 0018 254	18254 UNIVERSITY PARK	6/30/2023	\$210,500	PTA	03-ARM'S LENGTH	\$210,500	\$100,600	47.79	\$213,904	\$17,000	\$193,500	\$175,025	1.106	1,350	\$143.33	'025	9.4155	2.00 STORY	\$17,000	407	67
025 07 0018 366	18366 UNIVERSITY PARK	1/19/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,700	41.59	\$178,582	\$17,000	\$153,000	\$137,516	1.113	1,370	\$111.68	'025	8.7768	STYLE D	\$17,000	407	58
025 07 0018 281	18281 UNIVERSITY PARK	3/19/2025	\$171,000	VD	03-ARM'S LENGTH	\$171,000	\$82,400	48.19	\$178,582	\$17,000	\$154,000	\$137,516	1.120	1,370	\$112.41	'025	23.6839	STYLE D	\$17,000	407	58
025 07 0018 371	18371 UNIVERSITY PARK	8/2/2024	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$92,100	47.72	\$199,552	\$17,000	\$176,000	\$155,363	1.133	1,500	\$117.33	'025	9.4683	STYLE D	\$17,000	407	58
025 07 0018 347	18347 UNIVERSITY PARK	12/27/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,100	39.00	\$195,333	\$17,000	\$173,000	\$151,772	1.140	1,370	\$126.28	'025	10.3775	STYLE D	\$17,000	407	64
025 07 0018 327	18327 UNIVERSITY PARK	3/1/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,000	40.00	\$189,806	\$17,000	\$168,000	\$147,068	1.142	1,430	\$117.48	'025	15.2066	STYLE D	\$17,000	407	58
025 07 0018 255	18255 UNIVERSITY PARK	8/28/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$85,400	41.66	\$199,590	\$17,000	\$188,000	\$162,302	1.158	1,430	\$131.47	'025	115.8334	2.00 STORY	\$17,000	407	64
025 07 0018 237	18237 UNIVERSITY PARK	3/15/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$80,200	40.71	\$199,552	\$17,000	\$180,000	\$155,363	1.159	1,500	\$120.00	'025	115.8577	STYLE D	\$17,000	407	58
025 07 0018 336	18336 UNIVERSITY PARK	12/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,400	36.38	\$207,705	\$17,000	\$193,000	\$162,302	1.189	1,430	\$134.97	'025	11.1591	STYLE D	\$17,000	407	64
025 07 0018 284	18284 UNIVERSITY PARK	4/13/2023	\$203,000	VD	03-ARM'S LENGTH	\$203,000	\$86,800	42.76	\$191,537	\$17,000	\$186,000	\$155,144	1.199	1,350	\$137.78	'025	119.8886	2.00 STORY	\$17,000	407	64
025 07 0018 273	18273 UNIVERSITY PARK	8/30/2024	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$87,300	45.23	\$189,281	\$17,000	\$176,000	\$146,622	1.200	1,370	\$128.47	'025	120.0366	STYLE D	\$17,000	407	61
025 07 0018 302	18302 UNIVERSITY PARK	9/25/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$94,200	50.92	\$194,921	\$17,000	\$168,000	\$136,862	1.228	1,280	\$131.25	'025	2.4769	STYLE A	\$17,000	407	58
025 07 0018 295	18295 UNIVERSITY PARK	5/26/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,200	38.56	\$186,943	\$17,000	\$178,000	\$144,632	1.231	1,370	\$129.93	'025	123.0710	STYLE D	\$17,000	407	61
025 07 0018 230	18230 UNIVERSITY PARK	11/5/2024	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$80,900	48.15	\$174,912	\$17,000	\$151,000	\$121,470	1.243	1,200	\$125.83	'025	124.3105	STYLE A	\$17,000	407	58
025 07 0018 334	18334 UNIVERSITY PARK	8/1/2023	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$75,200	37.62	\$189,806	\$17,000	\$182,900	\$147,068	1.244	1,430	\$127.90	'025	124.3642	STYLE D	\$17,000	407	58
025 07 0018 445	18445 UNIVERSITY PARK	2/16/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,700	37.85	\$188,467	\$17,000	\$183,000	\$145,929	1.254	1,450	\$126.21	'025	4.0360	STYLE D	\$17,000	407	58
025 07 0018 405	18405 UNIVERSITY PARK	8/7/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,400	39.11	\$183,971	\$17,000	\$163,000	\$128,439	1.269	1,280	\$127.34	'025	4.4768	STYLE A	\$17,000	407	58
025 07 0018 225	18225 UNIVERSITY PARK	2/14/2024	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$70,700	36.26	\$178,582	\$17,000	\$178,000	\$137,516	1.294	1,370	\$129.93	'025	129.4395	STYLE D	\$17,000	407	58
025 07 0018 305	18305 UNIVERSITY PARK	2/28/2025	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$82,400	42.26	\$178,582	\$17,000	\$178,000	\$137,516	1.294	1,370	\$129.93	'025	129.4395	STYLE D	\$17,000	407	58
025 07 0018 431	18431 UNIVERSITY PARK	8/30/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$80,900	46.23	\$174,912	\$17,000	\$158,000	\$121,470	1.301	1,200	\$131.67	'025	3.9957	STYLE A	\$17,000	407	58
025 07 0018 236	18236 UNIVERSITY PARK	6/7/2024	\$175,750	PTA	03-ARM'S LENGTH	\$175,750	\$80,900	46.03	\$174,912	\$17,000	\$158,750	\$121,470	1.307	1,200	\$132.29	'025	130.6907	STYLE A	\$17,000	407	58
025 07 0018 292	18292 UNIVERSITY PARK	5/6/2024	\$185,750	PTA	03-ARM'S LENGTH	\$185,750	\$85,000	45.76	\$183,971	\$17,000	\$168,750	\$128,439	1.314	1,280	\$131.84	'025	131.3853	STYLE A	\$17,000	407	58
025 07 0018 242	18242 UNIVERSITY PARK	7/17/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,800	38.58	\$191,537	\$17,000	\$208,000	\$155,144	1.341	1,350	\$154.07	'025	134.0690	2.00 STORY	\$17,000	407	64
025 07 0018 248	18248 UNIVERSITY PARK	12/19/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,400	41.07	\$191,537	\$17,000	\$208,000	\$155,144	1.341	1,350	\$154.07	'025	134.0690	2.00 STORY	\$17,000	407	64
025 07 0018 300	18300 UNIVERSITY PARK	11/22/2024	\$180,000	VD	03-ARM'S LENGTH	\$180,000	\$80,900	44.94	\$174,912	\$17,000	\$163,000	\$121,470	1.342	1,200	\$135.83	'025	134.1895	STYLE A	\$17,000	407	58
025 07 0018 240	18240 UNIVERSITY PARK	6/15/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$79,000	35.59	\$186,989	\$17,000	\$205,000	\$151,101	1.357	1,350	\$151.85	'025	135.6708	2.00 STORY	\$17,000	407	64

Totals:

\$6,076,400

\$6,076,400

\$2,608,300

Sale. Ratio =>

42.93

Std. Dev. =>

4.47

\$6,055,962

\$5,532,400

\$4,611,444

E.C.F. =>

1.200

Ave. E.C.F. =>

1.203

\$127.61

Std. Deviation=>

0.09

Ave. Variance=>

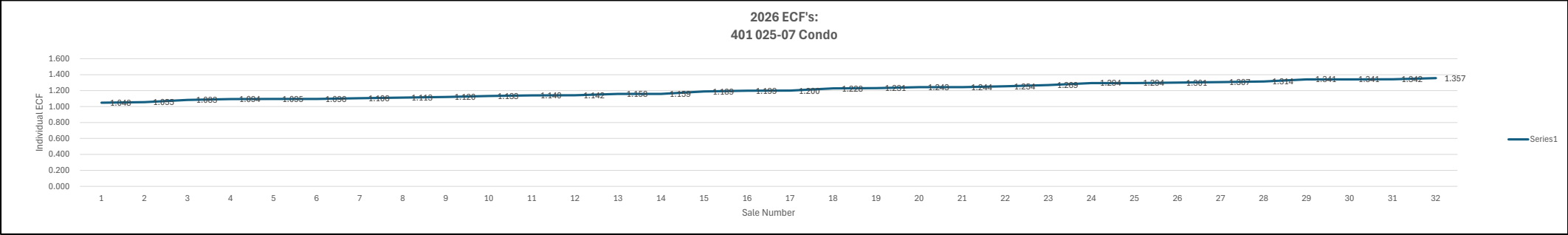
65.09

0.3034

COV =>

54.12

ECF Statistical Analysis	
Mean	1.203
Standard Error	0.017
Median	1.200
Mode	1.294
Standard Deviation	0.095
Sample Variance	0.009
Kurtosis	-1.316
Skewness	0.064
Range	0.308
Minimum	1.048
Maximum	1.357
Sum	38.488
Count	32

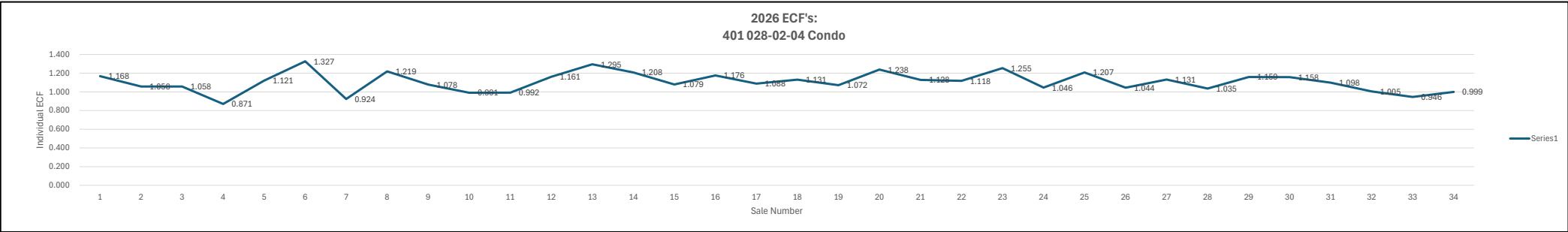


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
025 07 0018 317	18317 UNIVERSITY PARK	6/30/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$77,200	42.89	\$191,791	\$17,000	\$163,000	\$148,758	1.096	1,450	\$112.41	'025	109.5739	STYLE D	\$17,000	407	Prior

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
028 02 0001 000	17851 UNIVERSITY PARK	8/16/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,300	42.41	\$207,767	\$23,000	\$197,000	\$168,736	1.168	1,254	\$157.10	'028	6.2134	STYLE D	\$23,000	407	68
028 02 0010 000	17869 UNIVERSITY PARK	5/17/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,400	43.89	\$178,483	\$23,000	\$167,000	\$157,850	1.058	1,341	\$124.53	'028	4.7404	STYLE E	\$23,000	407	60
028 02 0034 000	18049 UNIVERSITY PARK	6/7/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,400	43.89	\$178,483	\$23,000	\$167,000	\$157,850	1.058	1,341	\$124.53	'028	4.7404	STYLE E	\$23,000	407	60
028 02 0042 000	18065 UNIVERSITY PARK	4/21/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,900	49.03	\$183,671	\$23,000	\$142,000	\$163,117	0.871	1,341	\$105.89	'028	23.4829	STYLE E	\$23,000	407	62
028 02 0043 000	18067 UNIVERSITY PARK	4/30/2024	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$83,400	41.72	\$178,483	\$23,000	\$176,900	\$157,850	1.121	1,341	\$131.92	'028	1.5314	STYLE E	\$23,000	407	60
028 02 0057 000	18005 UNIVERSITY PARK	5/6/2024	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$91,100	37.34	\$205,344	\$23,000	\$221,000	\$166,524	1.327	1,311	\$168.57	'028	22.1766	STYLE D	\$23,000	407	60
028 02 0063 000	18017 UNIVERSITY PARK	12/22/2023	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$87,900	49.38	\$188,274	\$23,000	\$155,000	\$167,790	0.924	1,423	\$108.92	'028	18.1596	STYLE E	\$23,000	407	61
028 02 0070 000	17981 UNIVERSITY PARK	2/3/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,900	38.62	\$186,170	\$23,000	\$202,000	\$165,654	1.219	1,423	\$141.95	'028	11.4039	STYLE E	\$23,000	407	60
028 02 0073 000	17987 UNIVERSITY PARK	10/10/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$78,700	41.42	\$192,602	\$23,000	\$167,000	\$154,887	1.078	1,311	\$127.38	'028	2.7165	STYLE D	\$23,000	407	63
028 02 0087 000	17923 UNIVERSITY PARK	11/15/2024	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$84,800	46.59	\$181,066	\$23,000	\$159,000	\$160,473	0.991	1,341	\$118.57	'028	11.4549	STYLE E	\$23,000	407	61
028 02 0090 000	17929 UNIVERSITY PARK	6/5/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$78,900	41.53	\$188,859	\$23,000	\$167,000	\$168,384	0.992	1,341	\$124.53	'028	11.3589	STYLE E	\$23,000	407	64
028 03 0005 000	37458 LAUREL PARK	6/29/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$108,000	41.14	\$256,388	\$35,000	\$227,500	\$195,918	1.161	1,163	\$195.61	'028	5.5830	1.00 STORY	\$35,000	407	76
028 03 0011 000	37476 LAUREL PARK	8/24/2023	\$284,500	PTA	03-ARM'S LENGTH	\$284,500	\$105,200	36.98	\$252,733	\$35,000	\$249,500	\$192,684	1.295	1,163	\$214.53	'028	18.9496	1.00 STORY	\$35,000	407	78
028 03 0015 000	37484 LAUREL PARK	5/16/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$111,600	39.02	\$260,499	\$35,000	\$251,000	\$207,833	1.208	1,298	\$193.37	'028	10.2330	1.50 STORY	\$35,000	407	77
028 03 0016 000	37482 LAUREL PARK	11/20/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$104,800	43.67	\$249,734	\$35,000	\$205,000	\$190,030	1.079	1,163	\$176.27	'028	2.6593	1.00 STORY	\$35,000	407	77
028 03 0024 000	37430 LAUREL PARK	3/20/2025	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,800	42.89	\$260,798	\$35,000	\$235,000	\$199,821	1.176	1,163	\$202.06	'028	7.0683	1.00 STORY	\$35,000	407	80
028 03 0025 000	37442 LAUREL PARK	6/14/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$109,900	45.79	\$247,891	\$35,000	\$205,000	\$188,399	1.088	1,163	\$176.27	'028	1.7254	1.00 STORY	\$35,000	407	77
028 03 0042 000	37514 LAUREL PARK	6/15/2023	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$101,700	42.02	\$241,894	\$35,000	\$207,000	\$183,092	1.131	1,163	\$177.99	'028	2.5209	1.00 STORY	\$35,000	407	75
028 03 0053 000	37534 LAUREL PARK	3/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,000	43.20	\$252,665	\$35,000	\$215,000	\$200,612	1.072	1,298	\$165.64	'028	3.3650	1.50 STORY	\$35,000	407	77
028 03 0064 000	37554 LAUREL PARK	11/26/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$107,800	40.99	\$243,058	\$35,000	\$228,000	\$184,122	1.238	1,163	\$196.04	'028	13.2939	1.00 STORY	\$35,000	407	75
028 04 0002 000	37620 LAUREL PARK	5/3/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$140,500	44.25	\$306,662	\$35,837	\$281,663	\$249,608	1.128	1,768	\$159.31	'028	2.3051	1.50 STORY	\$35,000	407	75
028 04 0004 000	37628 LAUREL PARK	7/24/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$120,100	42.89	\$282,659	\$35,878	\$244,122	\$218,390	1.118	1,508	\$161.88	'028	1.2456	1.00 STORY	\$35,000	407	72
028 04 0011 000	37688 LAUREL PARK	9/20/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$134,300	40.82	\$299,900	\$35,922	\$293,078	\$233,608	1.255	1,508	\$194.35	'028	14.9202	1.00 STORY	\$35,000	407	77
028 04 0040 000	37856 LAUREL PARK	8/14/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$128,800	44.41	\$299,538	\$35,865	\$254,135	\$243,016	1.046	1,768	\$143.74	'028	5.9616	1.50 STORY	\$35,000	407	75
028 04 0047 000	37900 LAUREL PARK	11/20/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$130,400	40.12	\$306,506	\$35,878	\$289,122	\$239,493	1.207	1,508	\$191.73	'028	10.1855	1.00 STORY	\$35,000	407	75
028 04 0054 000	37944 LAUREL PARK	9/27/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$128,900	44.45	\$299,940	\$35,837	\$254,163	\$243,412	1.044	1,768	\$143.76	'028	6.1202	1.50 STORY	\$35,000	407	75
028 04 0059 000	37600 LAUREL PARK	11/8/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$135,500	42.61	\$283,943	\$35,491	\$282,509	\$249,700	1.131	1,691	\$167.07	'028	2.6024	STYLE C	\$35,000	407	75
028 04 0066 000	37660 LAUREL PARK	6/30/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,700	44.90	\$312,718	\$35,837	\$264,163	\$255,189	1.035	1,768	\$149.41	'028	7.0204	1.50 STORY	\$35,000	407	75
028 04 0067 000	37664 LAUREL PARK	2/20/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$124,600	41.53	\$293,486	\$35,922	\$264,078	\$227,932	1.159	1,508	\$175.12	'028	5.3212	1.00 STORY	\$35,000	407	75
028 04 0076 000	37780 LAUREL PARK	3/14/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$132,100	40.65	\$306,872	\$35,879	\$289,121	\$249,763	1.158	1,732	\$166.93	'028	5.2211	1.50 STORY	\$35,000	407	75
028 04 0080 000	37796 LAUREL PARK	5/25/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$127,500	42.50	\$296,771	\$35,865	\$264,135	\$240,466	1.098	1,732	\$152.50	'028	0.6940	1.50 STORY	\$35,000	407	75
028 04 0081 000	37800 LAUREL PARK	6/1/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$124,600	47.02	\$293,471	\$35,907	\$229,093	\$227,932	1.005	1,508	\$151.92	'028	10.0276	1.00 STORY	\$35,000	407	75
028 04 0085 000	37872 LAUREL PARK	10/29/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$143,600	52.22	\$291,237	\$35,508	\$239,492	\$253,197	0.946	1,952	\$122.69	'028	15.9498	2.00 STORY	\$35,000	407	75
028 04 0086 000	37876 LAUREL PARK	7/14/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$136,400	47.36	\$290,682	\$35,491	\$252,509	\$252,664	0.999	1,965	\$128.50	'028	10.5984	2.00 STORY	\$35,000	407	75
Totals:			\$8,714,400			\$8,714,400	\$3,747,500		\$8,499,247		\$7,645,283	\$6,915,996			\$157.08		0.0079				
							Sale. Ratio =>	43.00				E.C.F. =>	1.105		Std. Deviation=>	0.10					
							Std. Dev. =>	3.34				Ave. E.C.F. =>	1.105		Ave. Variance=>	8.28	C.O.V. =>	7.49			

Original ECF Stats	
Mean	1.099
Standard Error	0.018
Median	1.098
Mode	1.058
Standard Deviation	0.108
Sample Variance	0.012
Kurtosis	-0.113
Skewness	-0.106
Range	0.457
Minimum	0.871
Maximum	1.327
Sum	39.562
Count	36



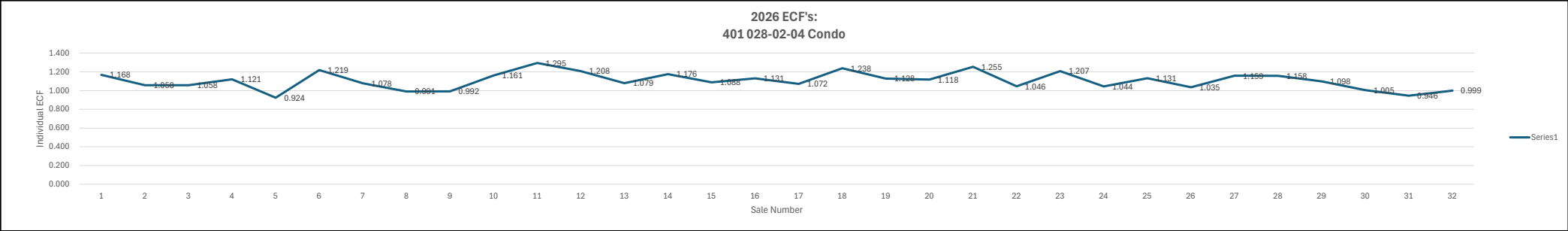
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
028 02 0063 000	18017 UNIVERSITY PARK	7/10/2023	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$87,900	51.40	\$188,274	\$23,000	\$148,000	\$167,790	0.882	1,423	\$104.01	'028	88.2055	STYLE E	\$23,000	407	Prior
028 03 0005 000	37458 LAUREL PARK	4/25/2023	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$108,000	43.22	\$256,388	\$35,000	\$214,900	\$195,918	1.097	1,163	\$184.78	'028	109.6887	1.00 STORY	\$35,000	407	Prior

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
028 02 0001 000	17851 UNIVERSITY PARK	8/16/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,300	42.41	\$207,767	\$23,000	\$197,000	\$168,736	1.168	1,254	\$157.10	'028	116.7504	STYLE D	\$23,000	407	68
028 02 0010 000	17869 UNIVERSITY PARK	5/17/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,400	43.89	\$178,483	\$23,000	\$167,000	\$157,850	1.058	1,341	\$124.53	'028	105.7966	STYLE E	\$23,000	407	60
028 02 0034 000	18049 UNIVERSITY PARK	6/7/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,400	43.89	\$178,483	\$23,000	\$167,000	\$157,850	1.058	1,341	\$124.53	'028	105.7966	STYLE E	\$23,000	407	60
028 02 0043 000	18067 UNIVERSITY PARK	4/30/2024	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$83,400	41.72	\$178,483	\$23,000	\$176,900	\$157,850	1.121	1,341	\$131.92	'028	1.4906	STYLE E	\$23,000	407	60
028 02 0063 000	18017 UNIVERSITY PARK	12/22/2023	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$87,900	49.38	\$188,274	\$23,000	\$155,000	\$167,790	0.924	1,423	\$108.92	'028	18.2005	STYLE E	\$23,000	407	61
028 02 0070 000	17981 UNIVERSITY PARK	2/3/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,900	38.62	\$186,170	\$23,000	\$202,000	\$165,654	1.219	1,423	\$141.95	'028	11.3747	STYLE E	\$23,000	407	60
028 02 0073 000	17987 UNIVERSITY PARK	10/10/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$78,700	41.42	\$192,602	\$23,000	\$167,000	\$154,887	1.078	1,311	\$127.38	'028	2.7457	STYLE D	\$23,000	407	63
028 02 0087 000	17923 UNIVERSITY PARK	11/15/2024	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$84,800	46.59	\$181,066	\$23,000	\$159,000	\$160,473	0.991	1,341	\$118.57	'028	11.4957	STYLE E	\$23,000	407	61
028 02 0090 000	17929 UNIVERSITY PARK	6/5/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$78,900	41.53	\$188,859	\$23,000	\$167,000	\$168,384	0.992	1,341	\$124.53	'028	11.3998	STYLE E	\$23,000	407	64
028 03 0005 000	37458 LAUREL PARK	6/29/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$108,000	41.14	\$256,388	\$35,000	\$227,500	\$195,918	1.161	1,163	\$195.61	'028	5.5538	1.00 STORY	\$35,000	407	76
028 03 0011 000	37476 LAUREL PARK	8/24/2023	\$284,500	PTA	03-ARM'S LENGTH	\$284,500	\$105,200	36.98	\$252,733	\$35,000	\$249,500	\$192,684	1.295	1,163	\$214.53	'028	18.9204	1.00 STORY	\$35,000	407	78
028 03 0015 000	37484 LAUREL PARK	5/16/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$111,600	39.02	\$260,499	\$35,000	\$251,000	\$207,833	1.208	1,298	\$193.37	'028	10.2038	1.50 STORY	\$35,000	407	77
028 03 0016 000	37482 LAUREL PARK	11/20/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$104,800	43.67	\$249,734	\$35,000	\$205,000	\$190,030	1.079	1,163	\$176.27	'028	2.6885	1.00 STORY	\$35,000	407	77
028 03 0024 000	37430 LAUREL PARK	3/20/2025	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,800	42.89	\$260,798	\$35,000	\$235,000	\$199,821	1.176	1,163	\$202.06	'028	7.0390	1.00 STORY	\$35,000	407	80
028 03 0025 000	37442 LAUREL PARK	6/14/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$109,900	45.79	\$247,891	\$35,000	\$205,000	\$188,399	1.088	1,163	\$176.27	'028	1.7546	1.00 STORY	\$35,000	407	77
028 03 0042 000	37514 LAUREL PARK	6/15/2023	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$101,700	42.02	\$241,894	\$35,000	\$207,000	\$183,092	1.131	1,163	\$177.99	'028	2.4917	1.00 STORY	\$35,000	407	75
028 03 0053 000	37534 LAUREL PARK	3/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,000	43.20	\$252,665	\$35,000	\$215,000	\$200,612	1.072	1,298	\$165.64	'028	3.4058	1.50 STORY	\$35,000	407	77
028 03 0064 000	37554 LAUREL PARK	11/26/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$107,800	40.99	\$243,058	\$35,000	\$228,000	\$184,122	1.238	1,163	\$196.04	'028	13.2647	1.00 STORY	\$35,000	407	75
028 04 0002 000	37620 LAUREL PARK	5/3/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$140,500	44.25	\$306,662	\$35,837	\$281,663	\$249,608	1.128	1,768	\$159.31	'028	2.2759	1.50 STORY	\$35,000	407	75
028 04 0004 000	37628 LAUREL PARK	7/24/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$120,100	42.89	\$282,659	\$35,878	\$244,122	\$218,390	1.118	1,508	\$161.88	'028	1.2048	1.00 STORY	\$35,000	407	72
028 04 0011 000	37688 LAUREL PARK	9/20/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$134,300	40.82	\$299,900	\$35,922	\$293,078	\$233,608	1.255	1,508	\$194.35	'028	14.8910	1.00 STORY	\$35,000	407	77
028 04 0040 000	37856 LAUREL PARK	8/14/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$128,800	44.41	\$299,538	\$35,865	\$254,135	\$243,016	1.046	1,768	\$143.74	'028	6.0024	1.50 STORY	\$35,000	407	75
028 04 0047 000	37900 LAUREL PARK	11/20/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$130,400	40.12	\$306,506	\$35,878	\$289,122	\$239,493	1.207	1,508	\$191.73	'028	10.1563	1.00 STORY	\$35,000	407	75
028 04 0054 000	37944 LAUREL PARK	9/27/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$128,900	44.45	\$299,940	\$35,837	\$254,163	\$243,412	1.044	1,768	\$143.76	'028	6.1610	1.50 STORY	\$35,000	407	75
028 04 0059 000	37600 LAUREL PARK	11/8/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$135,500	42.61	\$283,943	\$35,491	\$282,509	\$249,700	1.131	1,691	\$167.07	'028	2.5615	STYLE C	\$35,000	407	75
028 04 0066 000	37660 LAUREL PARK	6/30/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,700	44.90	\$312,718	\$35,837	\$264,163	\$255,189	1.035	1,768	\$149.41	'028	7.0612	1.50 STORY	\$35,000	407	75
028 04 0067 000	37664 LAUREL PARK	2/20/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$124,600	41.53	\$293,486	\$35,922	\$264,078	\$227,932	1.159	1,508	\$175.12	'028	5.2804	1.00 STORY	\$35,000	407	75
028 04 0076 000	37780 LAUREL PARK	3/14/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$132,100	40.65	\$306,872	\$35,879	\$289,121	\$249,763	1.158	1,732	\$166.93	'028	5.1803	1.50 STORY	\$35,000	407	75
028 04 0080 000	37796 LAUREL PARK	5/25/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$127,500	42.50	\$296,771	\$35,865	\$264,135	\$240,466	1.098	1,732	\$152.50	'028	0.7349	1.50 STORY	\$35,000	407	75
028 04 0081 000	37800 LAUREL PARK	6/1/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$124,600	47.02	\$293,471	\$35,907	\$229,093	\$227,932	1.005	1,508	\$151.92	'028	10.0685	1.00 STORY	\$35,000	407	75
028 04 0085 000	37872 LAUREL PARK	10/29/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$143,600	52.22	\$291,237	\$35,508	\$239,492	\$253,197	0.946	1,952	\$122.69	'028	15.9906	2.00 STORY	\$35,000	407	75
028 04 0086 000	37876 LAUREL PARK	7/14/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$136,400	47.36	\$290,682	\$35,491	\$252,509	\$252,664	0.999	1,965	\$128.50	'028	10.6392	2.00 STORY	\$35,000	407	75

Totals:	\$8,305,400		\$8,305,400		\$3,575,500		\$8,110,232		\$7,282,283		\$6,586,355		\$158.32		0.0116						
					Sale. Ratio ==>		43.05		E.C.F. ==>		1.106		Std. Deviation==>		0.09						
					Std. Dev. ==>		3.11		Ave. E.C.F. ==>		1.106		Ave. Variance==>		17.14		C.O.V. ==>		15.50		

Original ECF Stats	
Mean	1.106
Standard Error	0.016
Median	1.108
Mode	1.058
Standard Deviation	0.091
Sample Variance	0.008
Kurtosis	-0.467
Skewness	0.027
Range	0.371
Minimum	0.924
Maximum	1.295
Sum	35.385
Count	32



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
028 02 0063 000	18017 UNIVERSITY PARK	7/10/2023	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$87,900	51.40	\$188,274	\$23,000	\$148,000	\$167,790	0.882	1,423	\$104.01	'028	88.2055	STYLE E	\$23,000	407	Prior
028 03 0005 000	37458 LAUREL PARK	4/25/2023	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$108,000	43.22	\$256,388	\$35,000	\$214,900	\$195,918	1.097	1,163	\$184.78	'028	109.6887	1.00 STORY	\$35,000	407	Prior
028 02 0042 000	18065 UNIVERSITY PARK	4/21/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,900	49.03	\$183,671	\$23,000	\$142,000	\$163,117	0.871	1,341	\$105.89	'028	87.0541	STYLE E	\$23,000	407	Low
028 02 0057 000	18005 UNIVERSITY PARK	5/6/2024	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$91,100	37.34	\$205,344	\$23,000	\$221,000	\$166,524	1.327	1,311	\$168.57	'028	132.7136	STYLE D	\$23,000	407	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

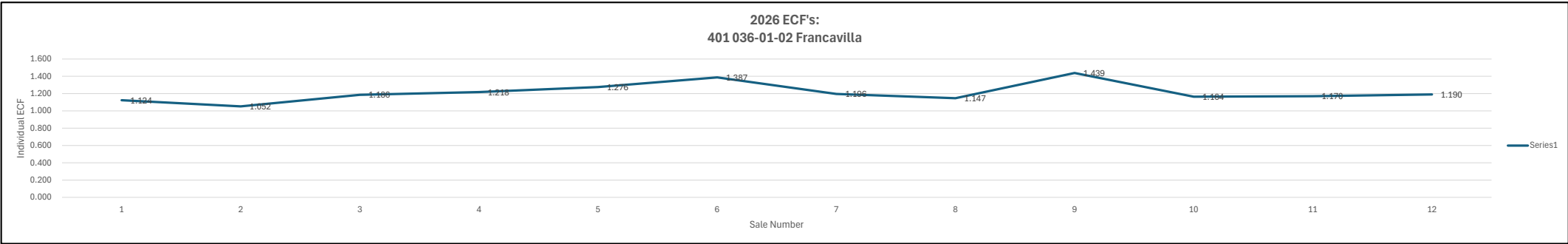
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
036 01 0005 000	33460 SIX MILE	2/26/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$165,500	43.55	\$379,062	\$80,000	\$300,000	\$267,019	1.124	2,376	\$126.26	'036	8.8836	2.00 STORY	\$80,000	401	65
036 01 0037 000	17505 MC NAMARA	1/11/2024	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$218,000	45.99	\$498,444	\$94,742	\$379,258	\$360,448	1.052	3,249	\$116.73	'036	16.0167	2.00 STORY	\$87,500	401	65
036 01 0066 000	33493 BOBRICH	4/10/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$176,900	41.62	\$406,121	\$87,500	\$337,500	\$284,483	1.186	2,496	\$135.22	'036	2.5989	2.00 STORY	\$87,500	401	66
036 01 0073 000	33437 BOBRICH	11/15/2023	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$178,000	40.69	\$409,285	\$87,500	\$350,000	\$287,308	1.218	2,463	\$142.10	'036	0.5853	2.00 STORY	\$87,500	401	65
036 01 0090 000	17413 VACRI	8/13/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$202,400	39.69	\$458,378	\$87,500	\$422,500	\$331,141	1.276	2,381	\$177.45	'036	6.3540	2.00 STORY	\$87,500	401	76
036 02 0147 000	17710 MYRON	8/12/2024	\$473,000	PTA	03-ARM'S LENGTH	\$473,000	\$169,600	35.86	\$399,463	\$91,151	\$381,849	\$275,278	1.387	1,962	\$194.62	'036	17.4788	2.00 STORY	\$87,500	401	72
036 02 0152 000	17950 MYRON	2/20/2025	\$402,550	PTA	03-ARM'S LENGTH	\$402,550	\$178,400	44.32	\$382,602	\$87,500	\$315,050	\$263,483	1.196	2,078	\$151.61	'036	1.6639	2.00 STORY	\$87,500	401	68
036 02 0159 000	17869 VACRI	7/18/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$161,700	42.55	\$373,200	\$87,500	\$292,500	\$255,089	1.147	2,000	\$146.25	'036	6.5693	2.00 STORY	\$87,500	401	67
036 02 0160 000	17791 FRANCAVILLA	7/26/2024	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$188,200	35.85	\$428,126	\$87,500	\$437,500	\$304,130	1.439	2,358	\$185.54	'036	22.6178	2.00 STORY	\$87,500	401	72
036 02 0211 000	18199 MYRON	3/1/2024	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$167,600	42.01	\$371,088	\$87,500	\$311,500	\$267,535	1.164	1,607	\$193.84	'036	4.8018	1.00 STORY	\$87,500	401	74
036 02 0216 000	33641 CURTIS	8/18/2023	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$157,600	41.58	\$351,605	\$87,500	\$291,500	\$249,155	1.170	1,619	\$180.05	'036	4.2397	1.00 STORY	\$87,500	401	72
036 02 0217 000	33665 CURTIS	3/29/2024	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$158,600	38.87	\$389,215	\$87,500	\$320,500	\$269,388	1.190	2,035	\$157.49	'036	2.2618	2.00 STORY	\$87,500	401	72
Totals:			\$5,193,050			\$5,193,050	\$2,122,500		\$4,846,589		\$4,139,657	\$3,414,457			\$158.93		0.0039				

Sale. Ratio => 40.87
Std. Dev. => 3.10

E.C.F. => 1.212
Ave. E.C.F. => 1.212

Std. Deviation=> 0.11
Ave. Variance=> 7.84 COV => 6.47

ECF Statistical Analysis	
Mean	1.212
Standard Error	0.031
Median	1.188
Mode	#N/A
Standard Deviation	0.108
Sample Variance	0.012
Kurtosis	0.895
Skewness	1.016
Range	0.386
Minimum	1.052
Maximum	1.439
Sum	14.548
Count	12.000

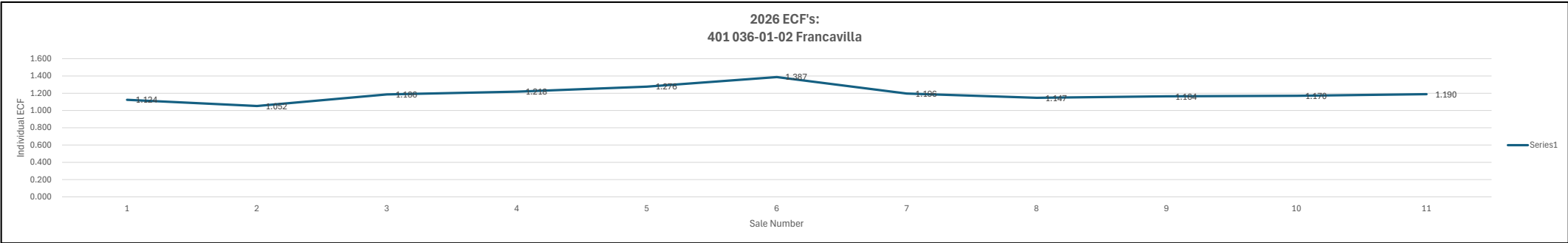


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
036 01 0005 000	33460 SIX MILE	2/26/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$165,500	43.55	\$379,062	\$80,000	\$300,000	\$267,019	1.124	2,376	\$126.26	'036	6.8275	2.00 STORY	\$80,000	401	65
036 01 0037 000	17505 MC NAMARA	1/11/2024	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$218,000	45.99	\$498,444	\$94,742	\$379,258	\$360,448	1.052	3,249	\$116.73	'036	13.9605	2.00 STORY	\$87,500	401	65
036 01 0066 000	33493 BOBRICH	4/10/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$176,900	41.62	\$406,121	\$87,500	\$337,500	\$284,483	1.186	2,496	\$135.22	'036	0.5428	2.00 STORY	\$87,500	401	66
036 01 0073 000	33437 BOBRICH	11/15/2023	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$178,000	40.69	\$409,285	\$87,500	\$350,000	\$287,308	1.218	2,463	\$142.10	'036	2.6415	2.00 STORY	\$87,500	401	65
036 01 0090 000	17413 VACRI	8/13/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$202,400	39.69	\$458,378	\$87,500	\$422,500	\$331,141	1.276	2,381	\$177.45	'036	8.4101	2.00 STORY	\$87,500	401	76
036 02 0147 000	17710 MYRON	8/12/2024	\$473,000	PTA	03-ARM'S LENGTH	\$473,000	\$169,600	35.86	\$399,463	\$91,151	\$381,849	\$275,278	1.387	1,962	\$194.62	'036	19.5349	2.00 STORY	\$87,500	401	72
036 02 0152 000	17950 MYRON	2/20/2025	\$402,550	PTA	03-ARM'S LENGTH	\$402,550	\$178,400	44.32	\$382,602	\$87,500	\$315,050	\$263,483	1.196	2,078	\$151.61	'036	0.3923	2.00 STORY	\$87,500	401	68
036 02 0159 000	17869 VACRI	7/18/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$161,700	42.55	\$373,200	\$87,500	\$292,500	\$255,089	1.147	2,000	\$146.25	'036	114.6659	2.00 STORY	\$87,500	401	67
036 02 0211 000	18199 MYRON	3/1/2024	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$167,600	42.01	\$371,088	\$87,500	\$311,500	\$267,535	1.164	1,607	\$193.84	'036	2.7457	1.00 STORY	\$87,500	401	74
036 02 0216 000	33641 CURTIS	8/18/2023	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$157,600	41.58	\$351,605	\$87,500	\$291,500	\$249,155	1.170	1,619	\$180.05	'036	2.1836	1.00 STORY	\$87,500	401	72
036 02 0217 000	33665 CURTIS	3/29/2024	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$158,600	38.87	\$389,215	\$87,500	\$320,500	\$269,388	1.190	2,035	\$157.49	'036	0.2056	2.00 STORY	\$87,500	401	72
Totals:			\$4,668,050			\$4,668,050	\$1,934,300		\$4,418,463		\$3,702,157	\$3,110,327			\$156.51		0.1511				
								Sale. Ratio =>	41.44				E.C.F. =>	1.190	Std. Deviation=>		0.09				
								Std. Dev. =>	2.76				Ave. E.C.F. =>	1.192	Ave. Variance=>		15.65 COV =>	13.13			

ECF Statistical Analysis	
Mean	1.192
Standard Error	0.026
Median	1.186
Mode	#N/A
Standard Deviation	0.086
Sample Variance	0.007
Kurtosis	2.344
Skewness	0.953
Range	0.335
Minimum	1.052
Maximum	1.387
Sum	13.110
Count	11



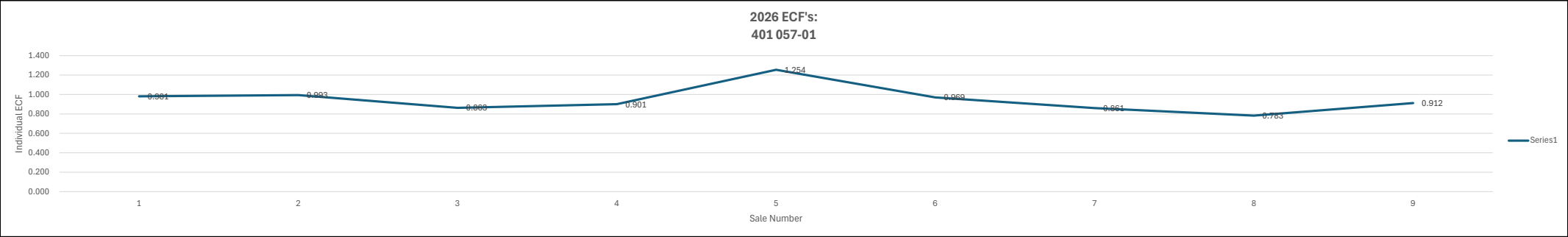
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
036 02 0160 000	17791 FRANCAVILLA	7/26/2024	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$188,200	35.85	\$428,126	\$87,500	\$437,500	\$304,130	1.439	2,358	\$185.54	'036	143.8530	2.00 STORY	\$87,500	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.		
057 01 0011 000	32400 CAMBRIDGE	4/2/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$179,700	44.93	\$379,409	\$95,000	\$305,000	\$310,829	0.981	2,019	\$151.06	'057	3.4883	2.00 STORY	\$95,000	401	69		
057 01 0022 000	16881 YORKSHIRE	6/25/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$208,500	44.36	\$440,413	\$95,000	\$375,000	\$377,500	0.993	2,428	\$154.45	'057	4.7014	2.00 STORY	\$95,000	401	70		
057 01 0043 000	16944 SHREWSBURY	8/8/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$189,300	47.33	\$418,819	\$86,000	\$314,000	\$363,736	0.863	2,702	\$116.21	'057	8.3100	2.00 STORY	\$86,000	401	66		
057 01 0048 000	16824 SHREWSBURY	4/30/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$187,800	46.95	\$404,850	\$95,000	\$305,000	\$338,633	0.901	2,310	\$132.03	'057	4.5683	2.00 STORY	\$95,000	401	69		
057 01 0052 000	16845 CANTERBURY	9/18/2024	\$543,000	PTA	03-ARM'S LENGTH	\$543,000	\$192,700	35.49	\$421,779	\$95,000	\$448,000	\$357,135	1.254	2,351	\$190.56	'057	30.8064	2.00 STORY	\$95,000	401	69		
057 01 0073 000	32051 BALMORAL	6/20/2023	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$216,700	44.22	\$474,531	\$107,673	\$382,327	\$394,470	0.969	2,773	\$137.87	'057	2.2853	QUAD LEVEL	\$95,000	401	73		
057 01 0084 000	32180 BALMORAL	11/9/2023	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$219,300	49.28	\$470,329	\$105,897	\$339,103	\$393,980	0.861	2,247	\$150.91	'057	8.5652	1.00 STORY	\$95,000	401	67		
057 01 0086 000	31981 CAMBRIDGE	5/13/2023	\$461,000	PTA	03-ARM'S LENGTH	\$461,000	\$230,000	49.89	\$520,208	\$110,628	\$350,372	\$447,628	0.783	3,162	\$110.81	'057	16.3633	2.00 STORY	\$95,000	401	67		
057 01 0092 000	32000 BALMORAL	1/4/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$210,800	44.85	\$471,337	\$109,661	\$360,339	\$395,274	0.912	2,642	\$136.39	'057	3.4745	2.00 STORY	\$95,000	401	70		
Totals:			\$4,079,000			\$4,079,000	\$1,834,800		\$4,001,675		\$3,179,141	\$3,379,185			\$142.26		0.5562						
								Sale. Ratio =>	44.98					E.C.F. =>	0.941	Std. Deviation=>		0.13					
								Std. Dev. =>	4.22					Ave. E.C.F. =>	0.946	Ave. Variance=>		9.17	COV =>		9.69		

ECF Statistical Analysis

Mean	0.946
Standard Error	0.045
Median	0.912
Mode	#N/A
Standard Deviation	0.134
Sample Variance	0.018
Kurtosis	3.657
Skewness	1.589
Range	0.472
Minimum	0.783
Maximum	1.254
Sum	8.517
Count	9



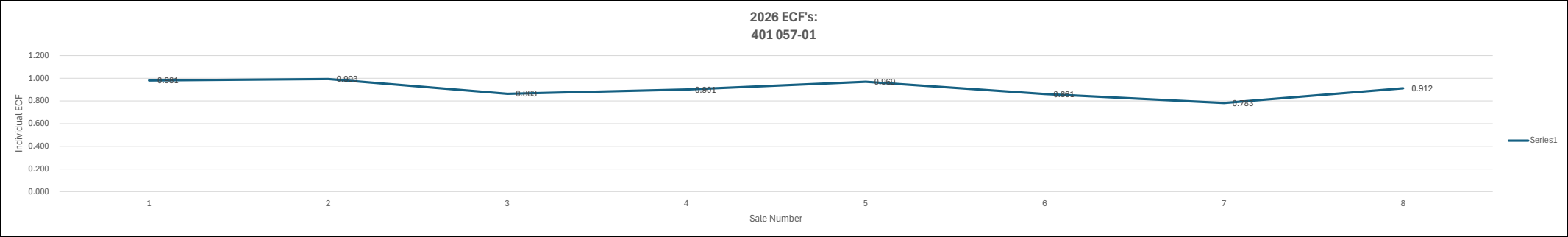
OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
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CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
057 01 0011 000	32400 CAMBRIDGE	4/2/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$179,700	44.93	\$379,409	\$95,000	\$305,000	\$310,829	0.981	2,019	\$151.06	'057	7.3391	2.00 STORY	\$95,000	401	69
057 01 0022 000	16881 YORKSHIRE	6/25/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$208,500	44.36	\$440,413	\$95,000	\$375,000	\$377,500	0.993	2,428	\$154.45	'057	8.5522	2.00 STORY	\$95,000	401	70
057 01 0043 000	16944 SHREWSBURY	8/8/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$189,300	47.33	\$418,819	\$86,000	\$314,000	\$363,736	0.863	2,702	\$116.21	'057	4.4592	2.00 STORY	\$86,000	401	66
057 01 0048 000	16824 SHREWSBURY	4/30/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$187,800	46.95	\$404,850	\$95,000	\$305,000	\$338,633	0.901	2,310	\$132.03	'057	0.7175	2.00 STORY	\$95,000	401	69
057 01 0073 000	32051 BALMORAL	6/20/2023	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$216,700	44.22	\$474,531	\$107,673	\$382,327	\$394,470	0.969	2,773	\$137.87	'057	6.5479	QUAD LEVEL	\$95,000	401	73
057 01 0084 000	32180 BALMORAL	11/9/2023	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$219,300	49.28	\$470,329	\$105,897	\$339,103	\$393,980	0.861	2,247	\$150.91	'057	4.7144	1.00 STORY	\$95,000	401	67
057 01 0086 000	31981 CAMBRIDGE	5/13/2023	\$461,000	PTA	03-ARM'S LENGTH	\$461,000	\$230,000	49.89	\$520,208	\$110,628	\$350,372	\$447,628	0.783	3,162	\$110.81	'057	12.5125	2.00 STORY	\$95,000	401	67
057 01 0092 000	32000 BALMORAL	1/4/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$210,800	44.85	\$471,337	\$109,661	\$360,339	\$395,274	0.912	2,642	\$136.39	'057	0.3763	2.00 STORY	\$95,000	401	70
Totals:			\$3,536,000			\$3,536,000	\$1,642,100		\$3,579,896		\$2,731,141	\$3,022,050			\$136.22		0.4118				
							Sale. Ratio =>	46.44				E.C.F. =>	0.904		Std. Deviation=>	0.07					
							Std. Dev. =>	2.24				Ave. E.C.F. =>	0.908		Ave. Variance=>	5.65	COV =>	6.23			

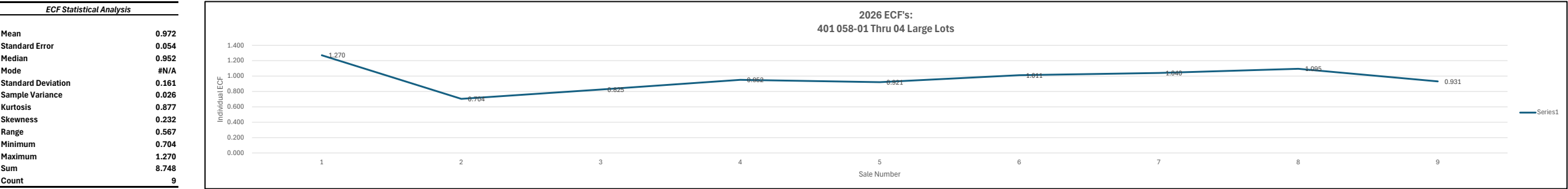
ECF Statistical Analysis	
Mean	0.908
Standard Error	0.025
Median	0.906
Mode	#N/A
Standard Deviation	0.072
Sample Variance	0.005
Kurtosis	-0.453
Skewness	-0.458
Range	0.211
Minimum	0.783
Maximum	0.993
Sum	7.263
Count	8



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
057 01 0052 000	16845 CANTERBURY	9/18/2024	\$543,000	PTA	03-ARM'S LENGTH	\$543,000	\$192,700	35.49	\$421,779	\$95,000	\$448,000	\$357,135	1.254	2,351	\$190.56	'057	125.4428	2.00 STORY	\$95,000	401	High

CITY OF LIVONIA
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Building Depr.
058 01 0123 000	16840 MAYFIELD	3/24/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$172,300	37.87	\$361,944	\$86,000	\$369,000	\$290,467	1.270	2,121	\$173.97	'058	29.8361	1.00 STORY	\$86,000	057-01,02 + 058 ALL	401	63
058 01 0132 000	16969 FAIRFIELD	6/10/2024	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$218,500	61.99	\$445,730	\$86,000	\$266,500	\$378,663	0.704	2,575	\$103.50	'058	26.8215	1.00 STORY	\$86,000	057-01,02 + 058 ALL	401	61
058 01 0133 000	16935 FAIRFIELD	11/19/2024	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$116,500	51.10	\$248,916	\$90,379	\$137,621	\$166,881	0.825	1,167	\$117.93	'058	14.7341	1.00 STORY	\$86,000	057-01,02 + 058 ALL	401	70
058 01 0180 000	32599 GREENLAND	8/28/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$184,700	44.51	\$414,512	\$110,756	\$304,244	\$319,743	0.952	2,042	\$148.99	'058	2.0480	1.00 STORY	\$98,000	057-01,02 + 058 ALL	401	59
058 02 0010 000	16479 BELL CREEK	11/19/2024	\$730,000	PTA	03-ARM'S LENGTH	\$730,000	\$359,200	49.21	\$749,895	\$105,153	\$624,847	\$678,675	0.921	5,049	\$123.76	'058	5.1320	1.00 STORY	\$86,000	057-01,02 + 058 ALL	401	68
058 02 0012 000	16399 BELL CREEK	11/18/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$225,200	50.04	\$456,948	\$100,650	\$349,350	\$345,584	1.011	2,767	\$126.26	'058	3.8891	TRI-LEVEL	\$95,000	057-01,02 + 058 ALL	401	64
058 02 0015 000	16382 FARMINGTON	4/14/2023	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$105,800	39.48	\$252,956	\$94,938	\$173,062	\$166,334	1.040	1,068	\$162.04	'058	6.8442	1.00 STORY	\$86,000	057-01,02 + 058 ALL	401	68
058 03 0024 000	16701 BLOOMFIELD	4/25/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$140,600	37.49	\$338,797	\$100,845	\$274,155	\$250,475	1.095	1,409	\$194.57	'058	12.2533	1.00 STORY	\$95,000	057-01,02 + 058 ALL	401	71
058 03 0040 000	16831 BELL CREEK	9/5/2024	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$184,000	48.10	\$388,286	\$96,912	\$285,588	\$306,709	0.931	2,076	\$137.57	'058	4.0870	1.00 STORY	\$95,000	057-01,02 + 058 ALL	401	68
Totals:			\$3,656,000			\$3,656,000	\$1,706,800		\$3,657,984		\$2,784,367	\$2,903,531			\$143.18		1.3048					
								Sale. Ratio =>	46.68					E.C.F. =>	0.959	Std. Deviation=>		0.16				
								Std. Dev. =>	7.84					Ave. E.C.F. =>	0.972	Ave. Variance=>		11.74	COV =>		12.08	

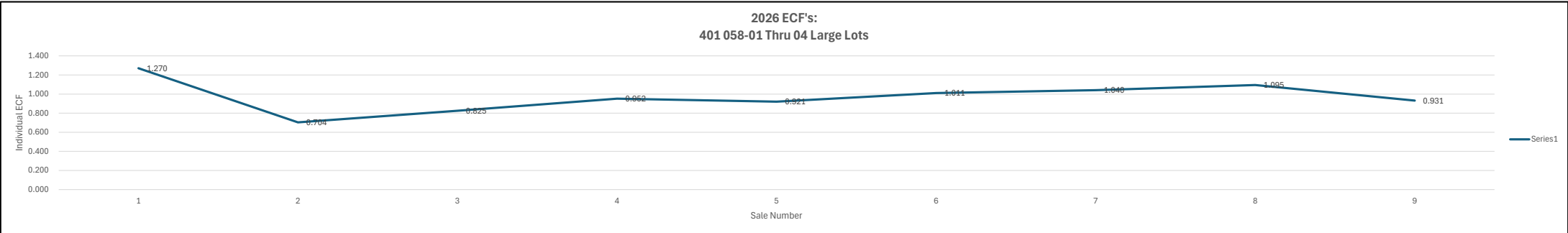


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
058 01 0123 000	16840 MAYFIELD	3/24/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$172,300	37.87	\$361,944	\$86,000	\$369,000	\$290,467	1.270	2,121	\$173.97	'058	29.8361	1.00 STORY	\$86,000	401	High
058 01 0132 000	16969 FAIRFIELD	6/10/2024	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$218,500	61.99	\$445,730	\$86,000	\$266,500	\$378,663	0.704	2,575	\$103.50	'058	70.3792	1.00 STORY	\$86,000	401	61
058 01 0133 000	16935 FAIRFIELD	11/19/2024	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$116,500	51.10	\$248,916	\$90,379	\$137,621	\$166,881	0.825	1,167	\$117.93	'058	82.4665	1.00 STORY	\$86,000	401	70
058 01 0180 000	32599 GREENLAND	8/28/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$184,700	44.51	\$414,512	\$110,756	\$304,244	\$319,743	0.952	2,042	\$148.99	'058	95.1527	1.00 STORY	\$98,000	401	59
058 02 0010 000	16479 BELL CREEK	11/19/2024	\$730,000	PTA	03-ARM'S LENGTH	\$730,000	\$359,200	49.21	\$749,895	\$105,153	\$624,847	\$678,675	0.921	5,049	\$123.76	'058	92.0687	1.00 STORY	\$86,000	401	68
058 02 0012 000	16399 BELL CREEK	11/18/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$225,200	50.04	\$456,948	\$100,650	\$349,350	\$345,584	1.011	2,767	\$126.26	'058	101.0897	TRI-LEVEL	\$95,000	401	64
058 02 0015 000	16382 FARMINGTON	4/14/2023	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$105,800	39.48	\$252,956	\$94,938	\$173,062	\$166,334	1.040	1,068	\$162.04	'058	104.0449	1.00 STORY	\$86,000	401	68
058 03 0024 000	16701 BLOOMFIELD	4/25/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$140,600	37.49	\$338,797	\$100,845	\$274,155	\$250,475	1.095	1,409	\$194.57	'058	12.2533	1.00 STORY	\$95,000	401	71
058 03 0040 000	16831 BELL CREEK	9/5/2024	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$184,000	48.10	\$388,286	\$96,912	\$285,588	\$306,709	0.931	2,076	\$137.57	'058	4.0870	1.00 STORY	\$95,000	401	68
Totals:			\$3,656,000			\$3,656,000	\$1,706,800		\$3,657,984		\$2,784,367	\$2,903,531			\$143.18		1.3048				
								Sale. Ratio =>	46.68					E.C.F. =>	0.959	Std. Deviation=>	0.16				
								Std. Dev. =>	7.84					Ave. E.C.F. =>	0.972	Ave. Variance=>	65.71	COV =>	67.60		

ECF Statistical Analysis	
Mean	0.972
Standard Error	0.054
Median	0.952
Mode	#N/A
Standard Deviation	0.161
Sample Variance	0.026
Kurtosis	0.877
Skewness	0.232
Range	0.567
Minimum	0.704
Maximum	1.270
Sum	8.748
Count	9



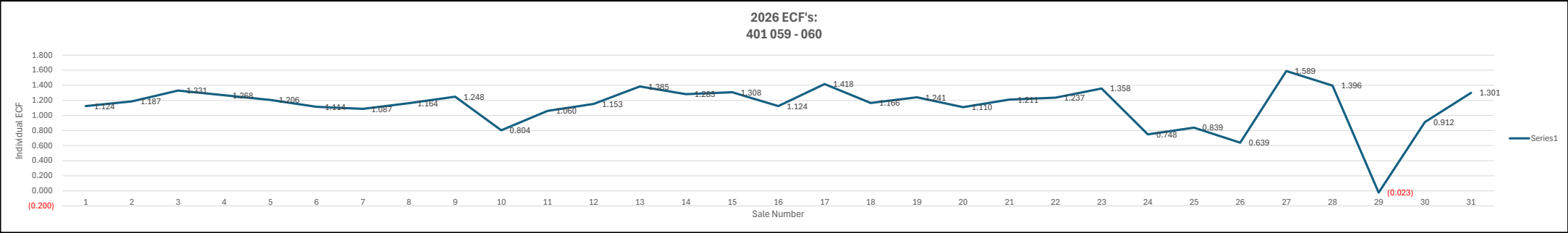
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
059 01 0022 001	33087 RAYBURN	8/31/2023	\$393,000	PTA	03-ARM'S LENGTH	\$393,000	\$172,300	43.84	\$388,809	\$63,700	\$329,300	\$292,890	1.124	1,746	\$188.60	'05960	0.4356	1.00 STORY	\$63,700	401	83
059 01 0034 001	15435 SHADYSIDE	10/17/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$149,800	41.62	\$347,691	\$54,600	\$305,300	\$257,097	1.187	1,684	\$181.29	'05960	5.8820	2.00 STORY	\$54,600	401	74
059 01 0045 000	15536 SHADYSIDE	11/25/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$167,400	39.39	\$374,105	\$70,000	\$355,000	\$266,758	1.331	1,963	\$180.85	'05960	20.2125	2.00 STORY	\$70,000	401	74
059 01 0049 001	15336 SHADYSIDE	9/18/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$136,200	37.83	\$323,247	\$64,769	\$295,231	\$232,863	1.268	1,336	\$220.98	'05960	13.9162	1.00 STORY	\$60,060	401	79
059 01 0059 001	15623 WOODRING	5/19/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$109,200	38.72	\$264,300	\$60,060	\$221,940	\$184,000	1.206	1,092	\$203.24	'05960	7.7526	1.00 STORY	\$60,060	401	75
059 01 0068 002	15430 WOODRING	12/18/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,000	42.29	\$174,578	\$60,060	\$114,940	\$103,169	1.114	900	\$127.71	'05960	1.4575	1.00 STORY	\$60,060	401	60
059 01 0077 001	15325 LOVELAND	11/15/2024	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$119,400	44.89	\$257,932	\$80,080	\$185,920	\$171,011	1.087	1,824	\$101.93	'05960	4.1488	BI LEVEL	\$80,080	401	64
059 01 0101 001	15401 MAYFIELD	6/7/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,900	46.15	\$265,111	\$60,060	\$214,940	\$184,730	1.164	1,285	\$167.27	'05960	3.4867	1.00 STORY	\$60,060	401	69
059 01 0102 002	15495 MAYFIELD	4/26/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,700	40.38	\$171,160	\$60,060	\$124,940	\$100,090	1.248	784	\$159.36	'05960	11.9607	1.00 STORY	\$60,060	401	69
059 01 0106 002	15621 MAYFIELD	5/15/2023	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$89,400	41.20	\$276,839	\$60,060	\$156,940	\$195,296	0.804	1,566	\$100.22	'05960	32.5069	1.00 STORY	\$60,060	401	68
059 01 0108 002	15644 MAYFIELD	11/17/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$165,600	46.00	\$374,111	\$59,002	\$300,998	\$283,881	1.060	1,839	\$163.67	'05960	6.8373	1.00 STORY	\$57,330	401	80
059 01 0113 001	15468 MAYFIELD	12/14/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$214,061	\$60,060	\$159,940	\$138,739	1.153	1,296	\$123.41	'05960	2.4143	1.00 STORY	\$60,060	401	60
059 01 0115 003	15328 MAYFIELD	8/16/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$112,600	38.17	\$248,295	\$59,854	\$235,146	\$169,766	1.385	1,311	\$179.36	'05960	25.6449	1.00 STORY	\$58,240	401	66
059 01 0133 001	15532 BROOKFIELD	5/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$93,100	37.24	\$224,520	\$61,107	\$188,893	\$147,218	1.283	858	\$220.16	'05960	15.4414	1.00 STORY	\$60,060	401	69
059 02 0002 002	32678 RAYBURN	8/11/2023	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$135,200	34.45	\$324,374	\$83,044	\$309,456	\$236,598	1.308	1,963	\$157.64	'05960	17.9271	QUAD LEVEL	\$68,000	401	72
059 02 0018 003	32674 MYRNA	5/8/2023	\$354,900	PTA	03-ARM'S LENGTH	\$354,900	\$141,900	39.98	\$350,418	\$89,261	\$265,639	\$236,341	1.124	2,312	\$114.90	'05960	0.4704	TRI-LEVEL	\$87,000	401	68
059 03 0014 000	33044 HAMPSHIRE	8/29/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$191,500	38.30	\$413,990	\$60,660	\$439,340	\$309,938	1.418	2,406	\$182.60	'05960	28.8840	2.00 STORY	\$60,660	401	70
059 03 0026 000	15958 SHADYSIDE	7/20/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$142,700	40.77	\$344,995	\$87,497	\$262,503	\$225,173	1.166	1,719	\$152.71	'05960	3.7114	2.00 STORY	\$87,000	401	70
059 03 0039 000	33050 MYRNA	4/12/2024	\$433,000	PTA	03-ARM'S LENGTH	\$433,000	\$183,000	42.26	\$404,807	\$87,000	\$346,000	\$278,778	1.241	2,014	\$171.80	'05960	11.2462	2.00 STORY	\$87,000	401	70
059 03 0043 000	15733 LOVELAND	9/20/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$152,000	41.08	\$377,481	\$89,338	\$280,662	\$252,757	1.110	2,029	\$138.33	'05960	1.8267	2.00 STORY	\$87,000	401	70
059 03 0047 000	15845 LOVELAND	10/27/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$149,500	38.33	\$372,336	\$87,000	\$303,000	\$250,294	1.211	1,965	\$154.20	'05960	8.1907	2.00 STORY	\$87,000	401	70
059 03 0051 000	33017 MYRNA	10/8/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$179,800	44.40	\$372,408	\$87,000	\$318,000	\$257,124	1.237	1,737	\$183.07	'05960	10.8088	1.00 STORY	\$87,000	401	70
059 03 0082 000	33169 HAMPSHIRE	12/16/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$169,100	41.24	\$350,992	\$87,000	\$323,000	\$237,830	1.358	1,635	\$197.55	'05960	22.9444	1.00 STORY	\$87,000	401	70
059 03 0082 000	33169 HAMPSHIRE	8/9/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$169,100	63.81	\$350,992	\$87,000	\$178,000	\$237,830	0.748	1,635	\$108.87	'05960	38.0235	1.00 STORY	\$87,000	401	70
059 03 0096 000	33322 MYRNA	10/3/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$171,700	57.23	\$368,170	\$88,837	\$211,163	\$251,651	0.839	1,866	\$113.16	'05960	28.9559	1.00 STORY	\$87,000	401	70
060 01 0553 000	31501 SIX MILE	8/25/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$138,400	65.90	\$311,956	\$80,000	\$130,000	\$203,470	0.639	1,666	\$78.03	'05960	48.9754	2.00 STORY	\$80,000	401	64
060 01 0561 000	31542 GROVE	8/21/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$103,400	29.13	\$272,062	\$80,000	\$275,000	\$173,028	1.589	1,298	\$211.86	'05960	46.0669	1.00 STORY	\$80,000	401	74
060 01 0566 005	31480 GROVE	7/11/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$125,300	37.97	\$278,739	\$80,000	\$250,000	\$179,044	1.396	1,377	\$181.55	'05960	26.7636	1.00 STORY	\$80,000	401	61
060 01 0631 000	15440 AUBURNDALE	1/10/2025	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$102,500	120.59	\$231,433	\$88,000	(\$3,000)	\$129,218	(0.023)	1,013	(\$2.96)	'05960	115.1886	1.00 STORY	\$88,000	401	63
060 01 0644 000	15960 AUBURNDALE	7/5/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$198,700	52.29	\$420,336	\$91,445	\$288,555	\$316,241	0.912	3,507	\$82.28	'05960	21.6216	BI LEVEL	\$88,000	401	63
060 01 0664 003	31620 FIVE MILE	5/17/2024	\$232,150	PTA	03-ARM'S LENGTH	\$232,150	\$99,800	42.99	\$211,796	\$67,315	\$164,835	\$126,737	1.301	1,245	\$132.40	'05960	17.1938	2.00 STORY	\$65,000	401	53

Totals:	\$9,825,450	\$9,825,450	\$4,232,600	\$9,661,244	\$7,531,581	\$6,629,560	\$150.84	0.7391
		Sale. Ratio =>	43.08		E.C.F. =>	1.136	Std. Deviation=>	0.30
		Std. Dev. =>	15.91		Ave. E.C.F. =>	1.129	Ave. Variance=>	19.38 COV =>
								17.17

ECF Statistical Analysis	
Mean	1.129
Standard Error	0.053
Median	1.187
Mode	#N/A
Standard Deviation	0.297
Sample Variance	0.088
Kurtosis	6.787
Skewness	-2.136
Range	1.613
Minimum	-0.023
Maximum	1.589
Sum	34.989
Count	31

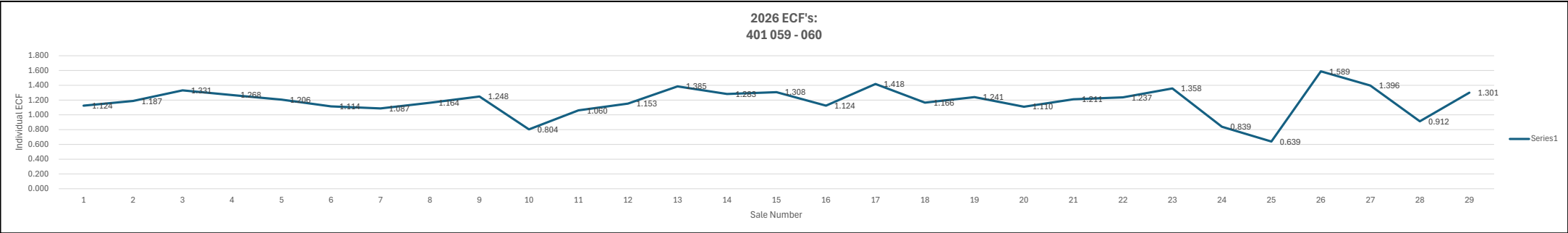


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
059 01 0022 001	33087 RAYBURN	8/31/2023	\$393,000	PTA	03-ARM'S LENGTH	\$393,000	\$172,300	43.84	\$388,809	\$63,700	\$329,300	\$292,890	1.124	1,746	\$188.60	'05960	5.7188	1.00 STORY	\$63,700	401	83
059 01 0034 001	15435 SHADYSIDE	10/17/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$149,800	41.62	\$347,691	\$54,600	\$305,300	\$257,097	1.187	1,684	\$181.29	'05960	0.5989	2.00 STORY	\$54,600	401	74
059 01 0045 000	15536 SHADYSIDE	11/25/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$167,400	39.39	\$374,105	\$70,000	\$355,000	\$266,758	1.331	1,963	\$180.85	'05960	14.9293	2.00 STORY	\$70,000	401	74
059 01 0049 001	15336 SHADYSIDE	9/18/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$136,200	37.83	\$323,247	\$64,769	\$295,231	\$232,863	1.268	1,336	\$220.98	'05960	8.6330	1.00 STORY	\$60,060	401	79
059 01 0059 001	15623 WOODRING	5/19/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$109,200	38.72	\$264,300	\$60,060	\$221,940	\$184,000	1.206	1,092	\$203.24	'05960	2.4695	1.00 STORY	\$60,060	401	75
059 01 0068 002	15430 WOODRING	12/18/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,000	42.29	\$174,578	\$60,060	\$114,940	\$103,169	1.114	900	\$127.71	'05960	6.7407	1.00 STORY	\$60,060	401	60
059 01 0077 001	15325 LOVELAND	11/15/2024	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$119,400	44.89	\$257,932	\$80,080	\$185,920	\$171,011	1.087	1,824	\$101.93	'05960	9.4319	BI LEVEL	\$80,080	401	64
059 01 0101 001	15401 MAYFIELD	6/7/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,900	46.15	\$265,111	\$60,060	\$214,940	\$184,730	1.164	1,285	\$167.27	'05960	1.7965	1.00 STORY	\$60,060	401	69
059 01 0102 002	15495 MAYFIELD	4/26/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,700	40.38	\$171,160	\$60,060	\$124,940	\$100,090	1.248	784	\$159.36	'05960	6.6776	1.00 STORY	\$60,060	401	69
059 01 0106 002	15621 MAYFIELD	5/15/2023	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$89,400	41.20	\$276,839	\$60,060	\$156,940	\$195,296	0.804	1,566	\$100.22	'05960	37.7900	1.00 STORY	\$60,060	401	68
059 01 0108 002	15644 MAYFIELD	11/17/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$165,600	46.00	\$374,111	\$59,002	\$300,998	\$283,881	1.060	1,839	\$163.67	'05960	12.1205	1.00 STORY	\$57,330	401	80
059 01 0113 001	15468 MAYFIELD	12/14/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$214,061	\$60,060	\$159,940	\$138,739	1.153	1,296	\$123.41	'05960	2.8689	1.00 STORY	\$60,060	401	60
059 01 0115 003	15328 MAYFIELD	8/16/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$112,600	38.17	\$248,295	\$59,854	\$235,146	\$169,766	1.385	1,311	\$179.36	'05960	20.3617	1.00 STORY	\$58,240	401	66
059 01 0133 001	15532 BROOKFIELD	5/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$93,100	37.24	\$224,520	\$61,107	\$188,893	\$147,218	1.283	858	\$220.16	'05960	10.1583	1.00 STORY	\$60,060	401	69
059 02 0002 002	32678 RAYBURN	8/11/2023	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$135,200	34.45	\$324,374	\$83,044	\$309,456	\$236,598	1.308	1,963	\$157.64	'05960	12.6439	QUAD LEVEL	\$68,000	401	72
059 02 0018 003	32674 MYRNA	5/8/2023	\$354,900	PTA	03-ARM'S LENGTH	\$354,900	\$141,900	39.98	\$350,418	\$89,261	\$265,639	\$236,341	1.124	2,312	\$114.90	'05960	5.7536	TRI-LEVEL	\$87,000	401	68
059 03 0014 000	33044 HAMPSHIRE	8/29/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$191,500	38.30	\$413,990	\$60,660	\$439,340	\$309,938	1.418	2,406	\$182.60	'05960	23.6008	2.00 STORY	\$60,660	401	70
059 03 0026 000	15958 SHADYSIDE	7/20/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$142,700	40.77	\$344,195	\$87,497	\$262,503	\$225,173	1.166	1,719	\$152.71	'05960	1.5717	2.00 STORY	\$87,000	401	70
059 03 0039 000	33050 MYRNA	4/12/2024	\$433,000	PTA	03-ARM'S LENGTH	\$433,000	\$183,000	42.26	\$404,807	\$87,000	\$346,000	\$278,778	1.241	2,014	\$171.80	'05960	5.9630	2.00 STORY	\$87,000	401	70
059 03 0043 000	15733 LOVELAND	9/20/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$152,000	41.08	\$377,481	\$89,338	\$280,662	\$252,757	1.110	2,029	\$138.33	'05960	7.1099	2.00 STORY	\$87,000	401	70
059 03 0047 000	15845 LOVELAND	10/27/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$149,500	38.33	\$372,336	\$87,000	\$303,000	\$250,294	1.211	1,965	\$154.20	'05960	2.9075	2.00 STORY	\$87,000	401	70
059 03 0051 000	33017 MYRNA	10/8/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$179,800	44.40	\$372,408	\$87,000	\$318,000	\$257,124	1.237	1,737	\$183.07	'05960	5.5256	1.00 STORY	\$87,000	401	70
059 03 0082 000	33169 HAMPSHIRE	12/16/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$169,100	41.24	\$350,992	\$87,000	\$323,000	\$237,830	1.358	1,635	\$197.55	'05960	17.6612	1.00 STORY	\$87,000	401	70
059 03 0096 000	33322 MYRNA	10/3/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$171,700	57.23	\$368,170	\$88,837	\$211,163	\$251,651	0.839	1,866	\$113.16	'05960	34.2390	1.00 STORY	\$87,000	401	70
060 01 0553 000	31501 SIX MILE	8/25/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$138,400	65.90	\$311,956	\$80,000	\$130,000	\$203,470	0.639	1,666	\$78.03	'05960	54.2586	2.00 STORY	\$80,000	401	64
060 01 0561 000	31542 GROVE	8/21/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$103,400	29.13	\$272,062	\$80,000	\$275,000	\$173,028	1.589	1,298	\$211.86	'05960	40.7837	1.00 STORY	\$80,000	401	74
060 01 0566 005	31480 GROVE	7/11/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$125,300	37.97	\$278,739	\$80,000	\$250,000	\$179,044	1.396	1,377	\$181.55	'05960	21.4804	1.00 STORY	\$80,000	401	61
060 01 0644 000	15960 AUBURNDALE	7/5/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$198,700	52.29	\$420,336	\$91,445	\$288,555	\$316,241	0.912	3,507	\$82.28	'05960	26.9048	BI LEVEL	\$88,000	401	63
060 01 0664 003	31620 FIVE MILE	5/17/2024	\$232,150	PTA	03-ARM'S LENGTH	\$232,150	\$99,800	42.99	\$211,796	\$67,315	\$164,835	\$126,737	1.301	1,245	\$132.40	'05960	11.9106	2.00 STORY	\$65,000	401	53
Totals:			\$9,475,450			\$9,475,450	\$3,961,000		\$9,078,819		\$7,356,581	\$6,262,512			\$157.59		0.6800				
							Sale. Ratio =>	41.80				E.C.F. =>	1.175		Std. Deviation=>	0.20					
							Std. Dev. =>	6.85				Ave. E.C.F. =>	1.182		Ave. Variance=>	14.23	COV =>	12.04			

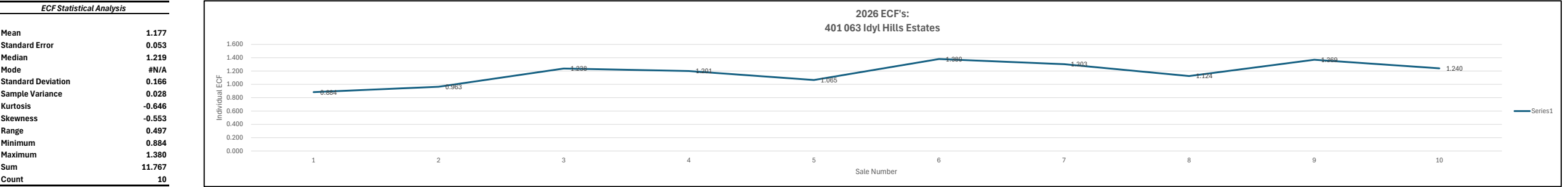
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Mean	1.182
Standard Error	0.037
Median	1.206
Mode	#N/A
Standard Deviation	0.197
Sample Variance	0.039
Kurtosis	1.401
Skewness	-0.811
Range	0.950
Minimum	0.639
Maximum	1.589
Sum	34.264
Count	29



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
059 03 0082 000	33169 HAMPSHIRE	8/9/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$169,100	63.81	\$350,992	\$87,000	\$178,000	\$237,830	0.748	1,635	\$108.87	'05960	74.8434	1.00 STORY	\$87,000	401	Prior
060 01 0631 000	15440 AUBURNDALE	1/10/2025	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$102,500	120.59	\$231,433	\$88,000	(\$3,000)	\$129,218	(0.023)	1,013	(\$2.96)	'05960	2.3217	1.00 STORY	\$88,000	401	Low/Land Sale

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

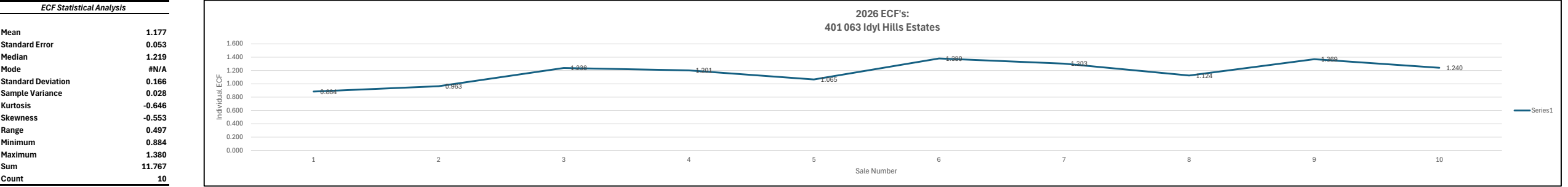
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
063 01 0025 000	15953 EDGEWOOD	6/21/2023	\$316,200	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$316,200	\$179,600	56.80	\$401,066	\$90,000	\$226,200	\$256,021	0.884	2,097	\$107.87	'063	29.3225	2.00 STORY	\$90,000	401	65
063 01 0034 000	15738 EDGEWOOD	12/22/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$193,000	53.61	\$431,812	\$84,960	\$275,040	\$285,474	0.963	2,554	\$107.69	'063	21.3296	2.00 STORY	\$84,960	401	66
063 01 0048 000	15911 ELLEN	1/11/2024	\$427,500	PTA	03-ARM'S LENGTH	\$427,500	\$181,400	42.43	\$421,214	\$84,960	\$342,540	\$276,752	1.238	2,236	\$153.19	'063	6.0968	2.00 STORY	\$84,960	401	66
063 01 0058 000	15660 ELLEN	11/22/2023	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$169,000	45.07	\$378,447	\$84,960	\$290,040	\$241,553	1.201	2,040	\$142.18	'063	2.3984	2.00 STORY	\$84,960	401	65
063 03 0102 000	15634 GARY	3/6/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$191,700	53.25	\$398,774	\$84,960	\$275,040	\$258,283	1.065	2,229	\$123.39	'063	11.1868	2.00 STORY	\$84,960	401	66
063 04 0005 000	15493 ASHURST	4/19/2024	\$431,000	PTA	03-ARM'S LENGTH	\$431,000	\$187,800	43.57	\$389,565	\$84,960	\$346,040	\$250,703	1.380	2,095	\$165.17	'063	20.3532	2.00 STORY	\$84,960	401	67
063 04 0008 000	15393 ASHURST	6/29/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$173,100	42.22	\$388,045	\$84,960	\$325,040	\$249,452	1.303	2,040	\$159.33	'063	12.6269	2.00 STORY	\$84,960	401	67
063 05 0111 000	15761 RIVERSIDE	11/22/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$191,000	53.06	\$382,143	\$85,000	\$275,000	\$244,562	1.124	2,121	\$129.66	'063	5.2287	2.00 STORY	\$85,000	401	64
063 05 0122 000	15624 RIVERSIDE	7/6/2023	\$416,500	WD	03-ARM'S LENGTH	\$416,500	\$170,300	40.89	\$381,022	\$101,697	\$314,803	\$229,897	1.369	1,965	\$160.21	'063	19.2575	2.00 STORY	\$90,000	401	66
063 06 0011 000	15752 OAKHILL	6/21/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$211,200	47.46	\$437,715	\$85,000	\$360,000	\$290,300	1.240	2,069	\$174.00	'063	6.3350	2.00 STORY	\$85,000	401	76
Totals:			\$3,901,200			\$3,901,200	\$1,848,100		\$4,009,803		\$3,029,743	\$2,582,997			\$142.27		0.3790				
								Sale. Ratio =>	47.37					E.C.F. =>	1.173	Std. Deviation=>	0.17				
								Std. Dev. =>	5.82					Ave. E.C.F. =>	1.177	Ave. Variance=>	13.41	COV =>	11.40		



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
063 01 0025 000	15953 EDGEWOOD	6/21/2023	\$316,200	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$316,200	\$179,600	56.80	\$401,066	\$90,000	\$226,200	\$256,021	0.884	2,097	\$107.87	'063	29.3225	2.00 STORY	\$90,000	401	65
063 01 0034 000	15738 EDGEWOOD	12/22/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$193,000	53.61	\$431,812	\$84,960	\$275,040	\$285,474	0.963	2,554	\$107.69	'063	21.3296	2.00 STORY	\$84,960	401	66
063 01 0048 000	15911 ELLEN	1/11/2024	\$427,500	PTA	03-ARM'S LENGTH	\$427,500	\$181,400	42.43	\$421,214	\$84,960	\$342,540	\$276,752	1.238	2,236	\$153.19	'063	6.0968	2.00 STORY	\$84,960	401	66
063 01 0058 000	15660 ELLEN	11/22/2023	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$169,000	45.07	\$378,447	\$84,960	\$290,040	\$241,553	1.201	2,040	\$142.18	'063	2.3984	2.00 STORY	\$84,960	401	65
063 03 0102 000	15634 GARY	3/6/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$191,700	53.25	\$398,774	\$84,960	\$275,040	\$258,283	1.065	2,229	\$123.39	'063	11.1868	2.00 STORY	\$84,960	401	66
063 04 0005 000	15493 ASHURST	4/19/2024	\$431,000	PTA	03-ARM'S LENGTH	\$431,000	\$187,800	43.57	\$389,565	\$84,960	\$346,040	\$250,703	1.380	2,095	\$165.17	'063	20.3532	2.00 STORY	\$84,960	401	67
063 04 0008 000	15393 ASHURST	6/29/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$173,100	42.22	\$388,045	\$84,960	\$325,040	\$249,452	1.303	2,040	\$159.33	'063	12.6269	2.00 STORY	\$84,960	401	67
063 05 0111 000	15761 RIVERSIDE	11/22/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$191,000	53.06	\$382,143	\$85,000	\$275,000	\$244,562	1.124	2,121	\$129.66	'063	5.2287	2.00 STORY	\$85,000	401	64
063 05 0122 000	15624 RIVERSIDE	7/6/2023	\$416,500	WD	03-ARM'S LENGTH	\$416,500	\$170,300	40.89	\$381,022	\$101,697	\$314,803	\$229,897	1.369	1,965	\$160.21	'063	19.2575	2.00 STORY	\$90,000	401	66
063 06 0011 000	15752 OAKHILL	6/21/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$211,200	47.46	\$437,715	\$85,000	\$360,000	\$290,300	1.240	2,069	\$174.00	'063	6.3350	2.00 STORY	\$85,000	401	76
Totals:			\$3,901,200			\$3,901,200	\$1,848,100		\$4,009,803		\$3,029,743	\$2,582,997			\$142.27		0.3790				
								Sale. Ratio =>	47.37					E.C.F. =>	1.173	Std. Deviation=>	0.17				
								Std. Dev. =>	5.82					Ave. E.C.F. =>	1.177	Ave. Variance=>	13.41	COV =>	11.40		

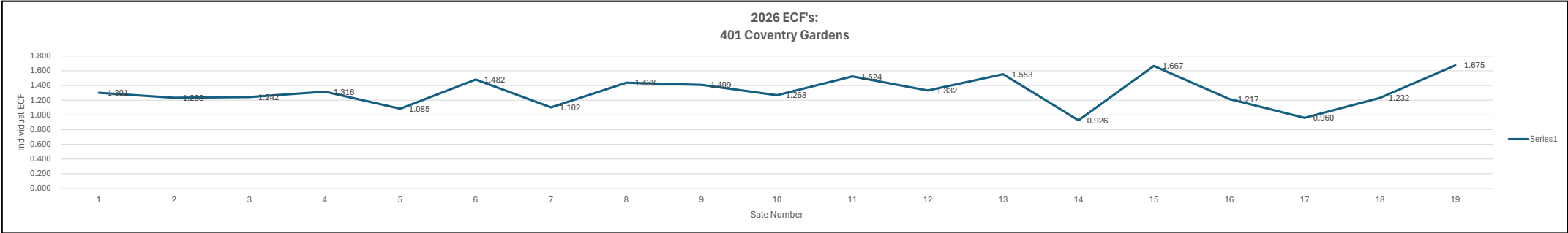


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
061 01 0009 000	16167 SOUTHAMPTON	7/20/2023	\$456,000	PTA	03-ARM'S LENGTH	\$456,000	\$189,900	41.64	\$422,337	\$92,794	\$363,206	\$279,273	1.301	2,678	\$135.63	'064	1.3078	QUAD LEVEL	\$80,000	401	64
061 01 0029 000	16244 SOUTHAMPTON	1/26/2024	\$343,000	PTA	03-ARM'S LENGTH	\$343,000	\$146,700	42.77	\$327,913	\$86,817	\$256,183	\$207,841	1.233	2,134	\$120.05	'064	8.1028	TRI-LEVEL	\$76,000	401	62
061 01 0035 000	16184 SOUTHAMPTON	10/8/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$163,600	48.12	\$337,867	\$76,000	\$264,000	\$212,554	1.242	1,572	\$167.94	'064	7.1582	1.00 STORY	\$76,000	401	63
061 01 0040 002	16128 SOUTHAMPTON	9/30/2024	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$259,200	42.84	\$575,891	\$100,187	\$504,813	\$383,632	1.316	3,993	\$126.42	'064	0.2259	2.00 STORY	\$80,000	401	67
064 01 0001 001	34037 COVENTRY	12/27/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,800	51.85	\$277,827	\$56,971	\$203,029	\$187,166	1.085	1,759	\$115.42	'064	22.8865	QUAD LEVEL	\$56,971	401	63
064 01 0089 000	34216 COVENTRY	5/11/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$120,900	33.58	\$312,365	\$77,298	\$282,702	\$190,801	1.482	1,182	\$239.17	'064	16.8040	1.00 STORY	\$76,000	401	69
064 01 0144 001	15367 STAMFORD	9/13/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$189,800	44.66	\$413,839	\$67,751	\$357,249	\$324,052	1.102	1,946	\$183.58	'064	21.1175	STYLE A	\$61,000	401	89
064 01 0311 000	15618 SURREY	5/18/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$100,100	35.12	\$255,212	\$77,002	\$207,998	\$144,650	1.438	975	\$213.33	'064	12.4321	1.00 STORY	\$76,000	401	63
064 01 0315 000	33444 ROYCROFT	5/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$118,300	43.02	\$253,601	\$104,506	\$170,494	\$121,018	1.409	900	\$189.44	'064	9.5213	1.00 STORY	\$99,283	401	62
064 01 0375 002	15401 EDINGTON	12/5/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$170,400	44.26	\$377,965	\$60,800	\$324,200	\$255,778	1.268	2,174	\$149.13	'064	4.6113	2.00 STORY	\$60,800	401	65
064 01 0423 001	15450 STAMFORD	8/2/2024	\$393,500	PTA	03-ARM'S LENGTH	\$393,500	\$132,700	33.72	\$332,690	\$76,000	\$317,500	\$208,352	1.524	1,253	\$253.39	'064	21.0245	1.00 STORY	\$76,000	401	69
064 01 0431 000	15380 STAMFORD	12/13/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$115,100	43.43	\$248,009	\$38,000	\$227,000	\$170,461	1.332	1,197	\$189.64	'064	1.8064	1.00 STORY	\$38,000	401	62
064 01 0592 000	16070 SOUTHAMPTON	10/29/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$153,300	38.81	\$330,868	\$76,746	\$318,254	\$204,937	1.553	1,315	\$242.02	'064	23.9317	2.00 STORY	\$76,000	401	67
064 01 0617 000	15657 NORWICH	12/22/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$176,600	56.97	\$391,765	\$68,400	\$241,600	\$260,778	0.926	2,054	\$117.62	'064	38.7160	2.00 STORY	\$68,400	401	68
064 01 0630 000	34010 ROYCROFT	10/13/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$115,400	32.97	\$278,975	\$77,701	\$272,299	\$163,371	1.667	1,178	\$231.15	'064	35.3133	1.00 STORY	\$76,319	401	64
064 01 0634 000	33950 ROYCROFT	6/1/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$183,600	44.78	\$416,076	\$92,063	\$317,937	\$261,300	1.217	2,495	\$127.43	'064	9.6868	2.00 STORY	\$85,660	401	58
064 01 0686 002	15758 WHITBY	11/1/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$112,800	51.27	\$258,731	\$83,600	\$136,400	\$142,151	0.960	1,220	\$111.80	'064	35.4076	1.00 STORY	\$83,600	401	59
064 01 0717 002	33994 HAMPSHIRE	9/9/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$148,000	48.21	\$306,995	\$68,400	\$238,600	\$193,664	1.232	1,582	\$150.82	'064	8.1588	1.00 STORY	\$68,400	401	60
064 01 0755 001	33642 HAMPSHIRE	5/3/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$129,200	34.45	\$298,794	\$86,649	\$288,351	\$172,195	1.675	1,284	\$224.57	'064	36.0942	1.00 STORY	\$86,400	401	57
Totals:			\$6,759,500			\$6,759,500	\$2,860,400		\$6,417,720		\$5,291,815	\$4,083,974			\$173.08		1.7868				
								Sale. Ratio =>	42.32					E.C.F. =>	1.296	Std. Deviation=>		0.21			
								Std. Dev. =>	6.80					Ave. E.C.F. =>	1.314	Ave. Variance=>		16.54 COV =>	12.59		

ECF Statistical Analysis	
Mean	1.314
Standard Error	0.049
Median	1.301
Mode	#N/A
Standard Deviation	0.212
Sample Variance	0.045
Kurtosis	-0.445
Skewness	-0.030
Range	0.748
Minimum	0.926
Maximum	1.675
Sum	24.959
Count	19

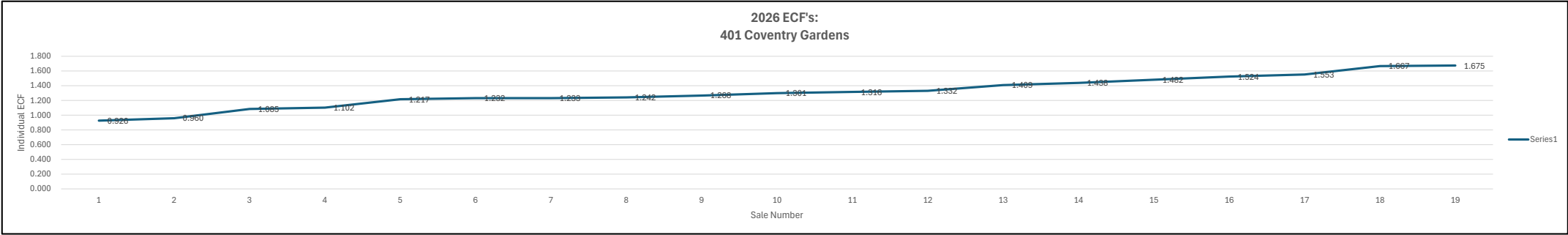


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
064 01 0617 000	15657 NORWICH	12/22/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$176,600	56.97	\$391,765	\$68,400	\$241,600	\$260,778	0.926	2,054	\$117.62	'064	34.1047	2.00 STORY	\$68,400	401	68	
064 01 0686 002	15758 WHITBY	11/1/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$112,800	51.27	\$258,731	\$83,600	\$136,400	\$142,151	0.960	1,220	\$111.80	'064	27.3048	1.00 STORY	\$83,600	401	59	
064 01 0001 001	34037 COVENTRY	12/27/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,800	51.85	\$277,827	\$56,971	\$203,029	\$187,166	1.085	1,759	\$115.42	'064	108.4754	QUAD LEVEL	\$56,971	401	63	
064 01 0144 001	15367 STAMFORD	9/13/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$189,800	44.66	\$413,839	\$67,751	\$357,249	\$324,052	1.102	1,946	\$183.58	'064	57.2117	STYLE A	\$61,000	401	89	
064 01 0634 000	33950 ROYCROFT	6/1/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$183,600	44.78	\$416,076	\$92,063	\$317,937	\$261,300	1.217	2,495	\$127.43	'064	9.9127	2.00 STORY	\$85,660	401	58	
064 01 0717 002	33994 HAMPSHIRE	9/9/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$148,000	48.21	\$306,995	\$68,400	\$238,600	\$193,664	1.232	1,582	\$150.82	'064	6.8510	1.00 STORY	\$68,400	401	60	
061 01 0029 000	16244 SOUTHAMPTON	1/26/2024	\$343,000	PTA	03-ARM'S LENGTH	\$343,000	\$146,700	42.77	\$327,913	\$86,817	\$256,183	\$207,841	1.233	2,134	\$120.05	'064	123.2591	TRI-LEVEL	\$76,000	401	62	
061 01 0035 000	16184 SOUTHAMPTON	10/8/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$163,600	48.12	\$337,867	\$76,000	\$264,000	\$212,554	1.242	1,572	\$167.94	'064	124.2037	1.00 STORY	\$76,000	401	63	
064 01 0375 002	15401 EDINGTON	12/5/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$170,400	44.26	\$377,965	\$60,800	\$324,200	\$255,778	1.268	2,174	\$149.13	'064	2.8246	2.00 STORY	\$60,800	401	65	
061 01 0009 000	16167 SOUTHAMPTON	7/20/2023	\$456,000	PTA	03-ARM'S LENGTH	\$456,000	\$189,900	41.64	\$422,337	\$92,794	\$363,206	\$279,273	1.301	2,678	\$135.63	'064	130.0541	QUAD LEVEL	\$80,000	401	64	
061 01 0040 002	16128 SOUTHAMPTON	9/30/2024	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$259,200	42.84	\$575,891	\$100,187	\$504,813	\$383,632	1.316	3,993	\$126.42	'064	131.5878	2.00 STORY	\$80,000	401	67	
064 01 0431 000	15380 STAMFORD	12/13/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$115,100	43.43	\$248,009	\$38,000	\$227,000	\$170,461	1.332	1,197	\$189.64	'064	1.8064	1.00 STORY	\$38,000	401	62	
064 01 0315 000	33444 ROYCROFT	5/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$118,300	43.02	\$253,601	\$104,506	\$170,494	\$121,018	1.409	900	\$189.44	'064	140.8832	1.00 STORY	\$99,283	401	62	
064 01 0311 000	15618 SURREY	5/18/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$100,100	35.12	\$255,212	\$77,002	\$207,998	\$144,650	1.438	975	\$213.33	'064	143.7940	1.00 STORY	\$76,000	401	63	
064 01 0089 000	34216 COVENTRY	5/11/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$120,900	33.58	\$312,365	\$77,298	\$282,702	\$190,801	1.482	1,182	\$239.17	'064	148.1659	1.00 STORY	\$76,000	401	69	
064 01 0423 001	15450 STAMFORD	8/2/2024	\$393,500	PTA	03-ARM'S LENGTH	\$393,500	\$132,700	33.72	\$332,690	\$76,000	\$317,500	\$208,352	1.524	1,253	\$253.39	'064	152.3863	1.00 STORY	\$76,000	401	69	
064 01 0592 000	16070 SOUTHAMPTON	10/29/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$153,300	38.81	\$330,868	\$76,746	\$318,254	\$204,937	1.553	1,315	\$242.02	'064	155.2936	2.00 STORY	\$76,000	401	67	
064 01 0630 000	34010 ROYCROFT	10/13/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$115,400	32.97	\$278,975	\$77,701	\$272,299	\$163,371	1.667	1,178	\$231.15	'064	166.6752	1.00 STORY	\$76,319	401	64	
064 01 0755 001	33642 HAMPSHIRE	5/3/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$129,200	34.45	\$298,794	\$86,649	\$288,351	\$172,195	1.675	1,284	\$224.57	'064	36.0942	1.00 STORY	\$86,400	401	57	
Totals:			\$6,759,500			\$6,759,500	\$2,860,400		\$6,417,720		\$5,291,815	\$4,083,974			\$173.08		1.7868					
								Sale. Ratio =>	42.32	E.C.F. =>				1.296	Std. Deviation=>				0.21			
								Std. Dev. =>	6.80	Ave. E.C.F. =>				1.314	Ave. Variance=>				89.52 COV =>	68.15		

ECF Statistical Analysis	
Mean	1.314
Standard Error	0.049
Median	1.301
Mode	#N/A
Standard Deviation	0.212
Sample Variance	0.045
Kurtosis	-0.445
Skewness	-0.030
Range	0.748
Minimum	0.926
Maximum	1.675
Sum	24.959
Count	19

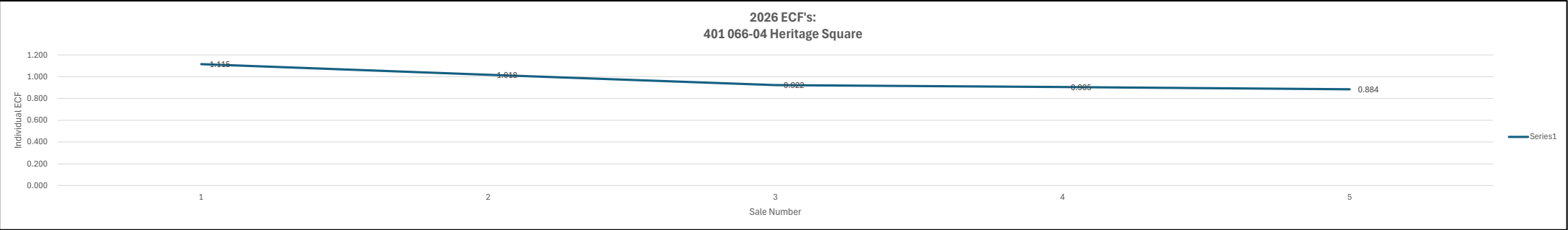


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
066 04 0003 000	37325 MALLORY	4/23/2024	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$225,300	39.18	\$473,753	\$105,000	\$470,000	\$421,432	1.115	1,821	\$258.10	'06604	14.6218	1.00 STORY	\$105,000	401	92
066 04 0008 000	37215 MALLORY	10/7/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$232,500	42.27	\$487,909	\$107,178	\$442,822	\$435,121	1.018	1,809	\$244.79	'06604	4.8671	1.00 STORY	\$105,000	401	93
066 04 0013 000	37105 MALLORY	5/23/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$242,400	41.79	\$555,632	\$105,000	\$475,000	\$515,008	0.922	2,103	\$225.87	'06604	4.6712	1.00 STORY	\$105,000	401	93
066 04 0036 000	37085 ELIA	1/28/2025	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$229,100	44.49	\$480,837	\$105,000	\$410,000	\$452,815	0.905	2,478	\$165.46	'06604	6.3580	2.00 STORY	\$105,000	401	93
066 04 0039 000	37104 ELIA	4/28/2023	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$198,500	43.15	\$456,215	\$105,000	\$355,000	\$401,388	0.884	1,827	\$194.31	'06604	8.4596	1.00 STORY	\$105,000	401	93
Totals:			\$2,680,000			\$2,680,000	\$1,127,800		\$2,454,346		\$2,152,822	\$2,225,764			\$217.70		0.1799				
							Sale. Ratio =>	42.08				E.C.F. =>	0.967		Std. Deviation=>	0.10					
							Std. Dev. =>	1.96				Ave. E.C.F. =>	0.969		Ave. Variance=>	7.80	COV =>	8.04			

ECF Statistical Analysis	
Mean	0.969
Standard Error	0.043
Median	0.922
Mode	#N/A
Standard Deviation	0.096
Sample Variance	0.009
Kurtosis	-0.238
Skewness	1.061
Range	0.231
Minimum	0.884
Maximum	1.115
Sum	4.845
Count	5

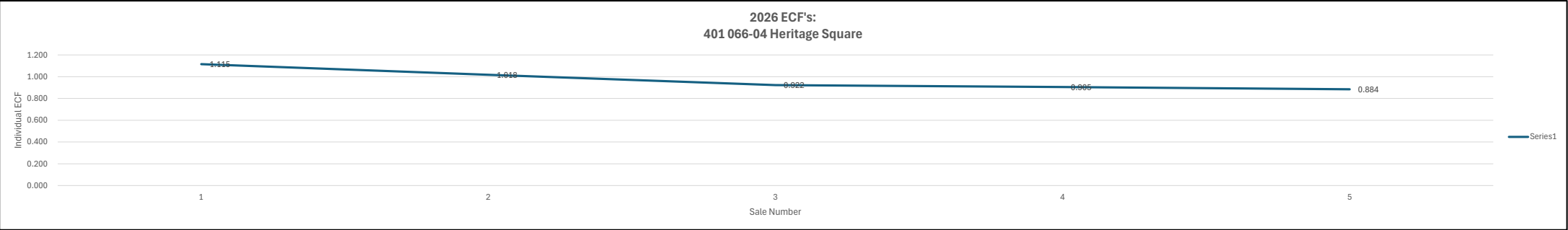


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
066 04 0003 000	37325 MALLORY	4/23/2024	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$225,300	39.18	\$473,753	\$105,000	\$470,000	\$421,432	1.115	1,821	\$258.10	'06604	14.6218	1.00 STORY	\$105,000	401	92
066 04 0008 000	37215 MALLORY	10/7/2024	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$232,500	42.27	\$487,909	\$107,178	\$442,822	\$435,121	1.018	1,809	\$244.79	'06604	4.8671	1.00 STORY	\$105,000	401	93
066 04 0013 000	37105 MALLORY	5/23/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$242,400	41.79	\$555,632	\$105,000	\$475,000	\$515,008	0.922	2,103	\$225.87	'06604	4.6712	1.00 STORY	\$105,000	401	93
066 04 0036 000	37085 ELIA	1/28/2025	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$229,100	44.49	\$480,837	\$105,000	\$410,000	\$452,815	0.905	2,478	\$165.46	'06604	6.3580	2.00 STORY	\$105,000	401	93
066 04 0039 000	37104 ELIA	4/28/2023	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$198,500	43.15	\$456,215	\$105,000	\$355,000	\$401,388	0.884	1,827	\$194.31	'06604	8.4596	1.00 STORY	\$105,000	401	93
Totals:			\$2,680,000			\$2,680,000	\$1,127,800		\$2,454,346		\$2,152,822	\$2,225,764			\$217.70		0.1799				
							Sale. Ratio =>	42.08				E.C.F. =>	0.967		Std. Deviation=>	0.10					
							Std. Dev. =>	1.96				Ave. E.C.F. =>	0.969		Ave. Variance=>	7.80	COV =>	8.04			

ECF Statistical Analysis	
Mean	0.969
Standard Error	0.043
Median	0.922
Mode	#N/A
Standard Deviation	0.096
Sample Variance	0.009
Kurtosis	-0.238
Skewness	1.061
Range	0.231
Minimum	0.884
Maximum	1.115
Sum	4.845
Count	5

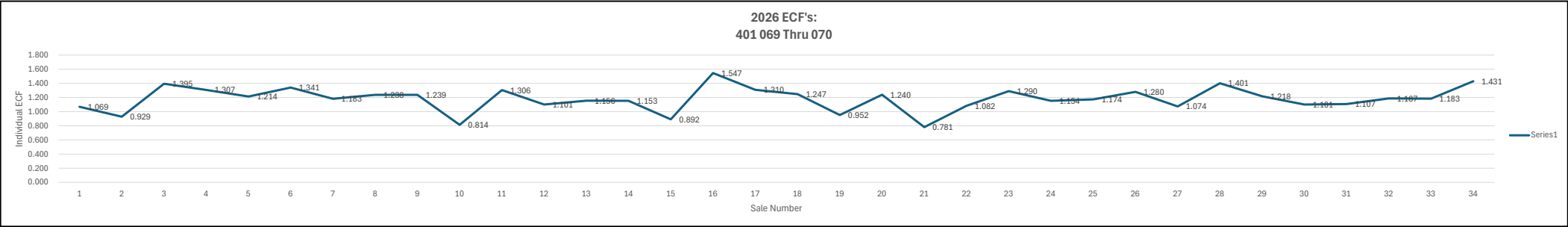


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
069 01 0014 000	37882 SOUTHAMPTON	6/27/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,200	44.91	\$339,335	\$85,528	\$244,472	\$228,654	1.069	1,666	\$146.74	'06901	11.0072	2.00 STORY	\$85,000	401	72
069 01 0069 000	37573 SUNNYDALE	7/19/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$174,800	53.78	\$368,005	\$85,000	\$240,000	\$258,452	0.929	1,787	\$134.30	'06901	25.0645	1.00 STORY	\$85,000	401	71
069 01 0075 000	37464 SUNNYDALE	3/1/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$176,600	37.18	\$396,416	\$90,780	\$384,220	\$275,347	1.395	2,164	\$177.55	'06901	21.6152	2.00 STORY	\$90,780	401	69
069 01 0098 000	16152 HUFF	11/26/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$176,200	42.46	\$375,290	\$85,040	\$329,960	\$252,391	1.307	2,316	\$142.47	'06901	12.8086	TRI-LEVEL	\$85,040	401	69
069 02 0015 000	37915 MALLORY	9/7/2023	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$146,500	38.30	\$353,527	\$85,982	\$296,518	\$244,333	1.214	1,522	\$194.82	'06901	3.4331	1.00 STORY	\$85,040	401	69
069 02 0025 000	38235 MALLORY	7/8/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$192,100	40.87	\$403,813	\$86,239	\$383,761	\$286,102	1.341	2,192	\$175.07	'06901	16.2092	2.00 STORY	\$85,040	401	73
069 02 0065 000	16631 BLUE SKIES	3/28/2024	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$166,300	40.76	\$386,038	\$111,774	\$296,226	\$250,469	1.183	1,724	\$171.82	'06901	0.3434	1.00 STORY	\$111,774	401	69
069 02 0087 000	37708 MALLORY	11/4/2024	\$407,600	PTA	03-ARM'S LENGTH	\$407,600	\$176,200	43.23	\$370,455	\$85,040	\$322,560	\$260,652	1.238	1,795	\$179.70	'06901	5.8261	1.00 STORY	\$85,040	401	69
069 02 0089 000	37644 MALLORY	6/23/2023	\$461,000	PTA	03-ARM'S LENGTH	\$461,000	\$185,300	40.20	\$422,659	\$91,640	\$369,360	\$298,215	1.239	2,270	\$162.71	'06901	5.9319	2.00 STORY	\$85,040	401	75
069 02 0099 000	37802 BLOOMFIELD	11/3/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$141,300	51.38	\$340,688	\$85,000	\$190,000	\$233,505	0.814	1,477	\$128.64	'06901	36.5564	1.00 STORY	\$85,000	401	74
069 02 0107 000	37596 BLOOMFIELD	10/24/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$164,400	40.59	\$353,349	\$85,000	\$320,000	\$245,067	1.306	1,490	\$214.77	'06901	12.6514	1.00 STORY	\$85,000	401	70
069 03 0153 000	16574 HOUGHTON	10/14/2024	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$199,900	45.95	\$437,694	\$88,000	\$347,000	\$315,039	1.101	2,017	\$172.04	'06901	7.7800	2.00 STORY	\$88,000	401	74
069 03 0254 000	37786 BRISTOL	8/29/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$195,700	46.05	\$411,596	\$85,040	\$339,960	\$294,194	1.156	2,175	\$156.30	'06901	2.3687	2.00 STORY	\$85,040	401	75
069 03 0270 000	37546 BRISTOL	9/18/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$181,800	42.78	\$412,207	\$85,000	\$340,000	\$294,781	1.153	2,106	\$161.44	'06901	2.5852	2.00 STORY	\$85,000	401	75
069 03 0280 000	37689 BRISTOL	10/15/2024	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$150,400	54.49	\$319,527	\$85,000	\$191,000	\$214,179	0.892	1,385	\$137.91	'06901	28.7473	1.00 STORY	\$85,000	401	70
069 03 0280 000	37689 BRISTOL	3/5/2025	\$416,250	PTA	03-ARM'S LENGTH	\$416,250	\$150,400	36.13	\$319,527	\$85,000	\$331,250	\$214,179	1.547	1,385	\$239.17	'06901	36.7353	1.00 STORY	\$85,000	401	70
069 03 0285 000	37849 BRISTOL	7/25/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$185,300	40.28	\$402,846	\$85,040	\$374,960	\$286,311	1.310	1,891	\$198.29	'06901	13.0374	2.00 STORY	\$85,040	401	75
069 03 0310 000	15798 BLUE SKIES	8/3/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$190,100	40.02	\$432,026	\$85,040	\$389,960	\$312,600	1.247	2,333	\$167.15	'06901	6.8222	2.00 STORY	\$85,040	401	76
070 01 0018 000	38758 MEETINGHOUSE	3/4/2024	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$169,100	48.31	\$393,035	\$91,000	\$259,000	\$272,103	0.952	2,095	\$123.63	'06901	22.7405	2.00 STORY	\$91,000	401	70
070 01 0023 000	38598 MEETINGHOUSE	10/28/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$165,000	38.82	\$390,035	\$91,000	\$334,000	\$269,400	1.240	2,112	\$158.14	'06901	6.0541	2.00 STORY	\$91,000	401	72
070 01 0076 000	38943 LAPHAM	1/30/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$171,400	61.21	\$358,971	\$92,469	\$187,531	\$240,091	0.781	1,883	\$99.59	'06901	39.8168	2.00 STORY	\$92,469	401	71
070 01 0081 000	39103 LAPHAM	3/12/2025	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$168,500	48.01	\$354,034	\$91,000	\$260,000	\$240,213	1.082	1,520	\$171.05	'06901	9.6878	1.00 STORY	\$91,000	401	75
070 01 0092 000	39016 REO	4/5/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$194,900	42.37	\$409,623	\$99,487	\$360,513	\$279,401	1.290	2,059	\$175.09	'06901	11.1056	2.00 STORY	\$94,900	401	71
070 01 0109 000	38833 REO	10/26/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$151,300	40.89	\$355,784	\$91,000	\$279,000	\$241,811	1.154	1,525	\$182.95	'06901	2.5457	1.00 STORY	\$91,000	401	75
070 01 0121 000	16520 PENN	9/8/2023	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$172,000	38.91	\$418,464	\$91,000	\$351,000	\$299,053	1.174	1,818	\$193.07	'06901	0.5546	1.00 STORY	\$91,000	401	74
070 01 0128 000	39006 STACEY	9/30/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$184,500	40.73	\$407,669	\$111,797	\$341,203	\$266,551	1.280	2,147	\$158.92	'06901	10.0816	2.00 STORY	\$91,000	401	69
070 01 0162 000	16719 PENN	6/9/2023	\$368,000	PTA	03-ARM'S LENGTH	\$368,000	\$159,700	43.40	\$373,446	\$91,000	\$277,000	\$257,941	1.074	1,624	\$170.57	'06901	10.5362	1.00 STORY	\$91,000	401	74
070 02 0183 000	15755 PENN	7/14/2023	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$156,100	33.79	\$385,572	\$94,175	\$367,825	\$262,519	1.401	1,966	\$187.09	'06901	22.1886	2.00 STORY	\$91,000	401	75
070 02 0206 000	15644 PENN	8/1/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$159,600	36.69	\$399,927	\$88,000	\$347,000	\$284,864	1.218	1,714	\$202.45	'06901	3.8874	1.00 STORY	\$88,000	401	76
070 02 0208 000	15676 SWATHMORE	7/14/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$151,800	42.76	\$353,567	\$91,000	\$264,000	\$239,787	1.101	1,585	\$166.56	'06901	7.8274	1.00 STORY	\$91,000	401	76
070 02 0226 000	15964 SWATHMORE	1/8/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$153,900	42.16	\$361,980	\$91,000	\$274,000	\$247,470	1.107	1,541	\$177.81	'06901	7.2046	1.00 STORY	\$91,000	401	76
070 02 0262 000	16225 QUAKERTOWN	9/15/2023	\$424,900	PTA	03-ARM'S LENGTH	\$424,900	\$172,500	40.60	\$403,983	\$101,933	\$322,967	\$272,117	1.187	2,285	\$141.34	'06901	0.7617	2.00 STORY	\$101,933	401	69
070 02 0264 000	16219 QUAKERTOWN	6/9/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$171,500	40.35	\$400,561	\$97,331	\$327,669	\$276,922	1.183	1,712	\$191.40	'06901	0.4003	1.00 STORY	\$97,331	401	73
070 02 0276 000	15933 SWATHMORE	7/29/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$179,200	39.38	\$373,852	\$92,852	\$362,148	\$253,153	1.431	1,964	\$184.39	'06901	25.1299	2.00 STORY	\$91,000	401	71
Totals:			\$13,687,250			\$13,687,250	\$5,782,500		\$12,985,501		\$10,606,063	\$8,967,866			\$168.97		0.3423				
							Sale. Ratio =>	42.25				E.C.F. =>	1.183		Std. Deviation=>	0.17					
							Std. Dev. =>	5.68				Ave. E.C.F. =>	1.179		Ave. Variance=>	12.65	COV =>	10.73			

ECF Statistical Analysis	
Mean	1.179
Standard Error	0.029
Median	1.185
Mode	#N/A
Standard Deviation	0.170
Sample Variance	0.029
Kurtosis	0.447
Skewness	-0.444
Range	0.766
Minimum	0.781
Maximum	1.547
Sum	40.095
Count	34



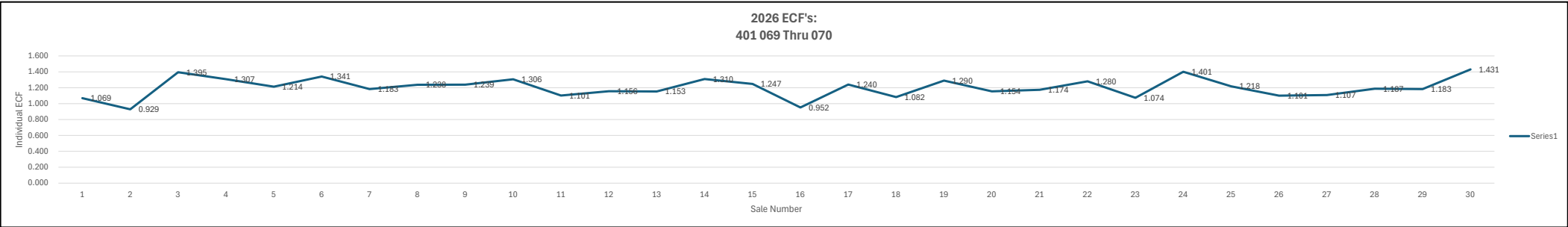
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
069 01 0014 000	37882 SOUTHAMPTON	6/27/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,200	44.91	\$339,335	\$85,528	\$244,472	\$228,654	1.069	1,666	\$146.74	'06901	106.9179	2.00 STORY	\$85,000	401	72
069 01 0069 000	37573 SUNNYDALE	7/19/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$174,800	53.78	\$368,005	\$85,000	\$240,000	\$258,452	0.929	1,787	\$134.30	'06901	92.8606	1.00 STORY	\$85,000	401	71
069 01 0075 000	37464 SUNNYDALE	3/1/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$176,600	37.18	\$396,416	\$90,780	\$384,220	\$275,347	1.395	2,164	\$177.55	'06901	139.5403	2.00 STORY	\$90,780	401	69
069 01 0098 000	16152 HUFF	11/26/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$176,200	42.46	\$375,290	\$85,040	\$329,960	\$252,391	1.307	2,316	\$142.47	'06901	130.7337	TRI-LEVEL	\$85,040	401	69
069 02 0015 000	37915 MALLORY	9/7/2023	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$146,500	38.30	\$353,527	\$85,982	\$296,518	\$244,333	1.214	1,522	\$194.82	'06901	121.3581	1.00 STORY	\$85,040	401	69
069 02 0025 000	38235 MALLORY	7/8/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$192,100	40.87	\$403,813	\$86,239	\$383,761	\$286,102	1.341	2,192	\$175.07	'06901	134.1343	2.00 STORY	\$85,040	401	73
069 02 0065 000	16631 BLUE SKIES	3/28/2024	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$166,300	40.76	\$386,038	\$111,774	\$296,226	\$250,469	1.183	1,724	\$171.82	'06901	118.2685	1.00 STORY	\$111,774	401	69
069 02 0087 000	37708 MALLORY	11/4/2024	\$407,600	PTA	03-ARM'S LENGTH	\$407,600	\$176,200	43.23	\$370,455	\$85,040	\$322,560	\$260,652	1.238	1,795	\$179.70	'06901	123.7512	1.00 STORY	\$85,040	401	69
069 02 0089 000	37644 MALLORY	6/23/2023	\$461,000	PTA	03-ARM'S LENGTH	\$461,000	\$185,300	40.20	\$422,659	\$91,640	\$369,360	\$298,215	1.239	2,270	\$162.71	'06901	123.8569	2.00 STORY	\$85,040	401	75
069 02 0107 000	37596 BLOOMFIELD	10/24/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$164,400	40.59	\$353,349	\$85,000	\$320,000	\$245,067	1.306	1,490	\$214.77	'06901	130.5765	1.00 STORY	\$85,000	401	70
069 03 0153 000	16574 HOUGHTON	10/14/2024	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$199,900	45.95	\$437,694	\$88,000	\$347,000	\$315,039	1.101	2,017	\$172.04	'06901	#REF!	2.00 STORY	\$88,000	401	74
069 03 0254 000	37786 BRISTOL	8/29/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$195,700	46.05	\$411,596	\$85,040	\$339,960	\$294,194	1.156	2,175	\$156.30	'06901	115.5564	2.00 STORY	\$85,040	401	75
069 03 0270 000	37546 BRISTOL	9/18/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$181,800	42.78	\$412,207	\$85,000	\$340,000	\$294,781	1.153	2,106	\$161.44	'06901	#REF!	2.00 STORY	\$85,000	401	75
069 03 0285 000	37849 BRISTOL	7/25/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$185,300	40.28	\$402,846	\$85,040	\$374,960	\$286,311	1.310	1,891	\$198.29	'06901	10.7579	2.00 STORY	\$85,040	401	75
069 03 0310 000	15798 BLUE SKIES	8/3/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$190,100	40.02	\$432,026	\$85,040	\$389,960	\$312,600	1.247	2,333	\$167.15	'06901	4.5427	2.00 STORY	\$85,040	401	76
070 01 0018 000	38758 MEETINGHOUSE	3/4/2024	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$169,100	48.31	\$393,035	\$91,000	\$259,000	\$272,103	0.952	2,095	\$123.63	'06901	95.1845	2.00 STORY	\$91,000	401	70
070 01 0023 000	38598 MEETINGHOUSE	10/28/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$165,000	38.82	\$390,035	\$91,000	\$334,000	\$269,400	1.240	2,112	\$158.14	'06901	3.7746	2.00 STORY	\$91,000	401	72
070 01 0081 000	39103 LAPHAM	3/12/2025	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$168,500	48.01	\$354,034	\$91,000	\$260,000	\$240,213	1.082	1,520	\$171.05	'06901	11.9673	1.00 STORY	\$91,000	401	75
070 01 0092 000	39016 REO	4/5/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$194,900	42.37	\$409,623	\$99,487	\$360,513	\$279,401	1.290	2,059	\$175.09	'06901	8.6936	2.00 STORY	\$94,900	401	71
070 01 0109 000	38833 REO	10/26/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$151,300	40.89	\$355,784	\$91,000	\$279,000	\$241,811	1.154	1,525	\$182.95	'06901	4.8252	1.00 STORY	\$91,000	401	75
070 01 0121 000	16520 PENN	9/8/2023	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$172,000	38.91	\$418,464	\$91,000	\$351,000	\$299,053	1.174	1,818	\$193.07	'06901	2.8341	1.00 STORY	\$91,000	401	74
070 01 0128 000	39006 STACEY	9/30/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$184,500	40.73	\$407,669	\$111,797	\$341,203	\$266,551	1.280	2,147	\$158.92	'06901	7.6696	2.00 STORY	\$91,000	401	69
070 01 0162 000	16719 PENN	6/9/2023	\$368,000	PTA	03-ARM'S LENGTH	\$368,000	\$159,700	43.40	\$373,446	\$91,000	\$277,000	\$257,941	1.074	1,624	\$170.57	'06901	12.8157	1.00 STORY	\$91,000	401	74
070 02 0183 000	15755 PENN	7/14/2023	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$156,100	33.79	\$385,572	\$94,175	\$367,825	\$262,519	1.401	1,966	\$187.09	'06901	19.7766	2.00 STORY	\$91,000	401	75
070 02 0206 000	15644 PENN	8/1/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$159,600	36.69	\$399,927	\$88,000	\$347,000	\$284,864	1.218	1,714	\$202.45	'06901	1.6079	1.00 STORY	\$88,000	401	76
070 02 0208 000	15676 SWATHMORE	7/14/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$151,800	42.76	\$353,567	\$91,000	\$264,000	\$239,787	1.101	1,585	\$166.56	'06901	10.1069	1.00 STORY	\$91,000	401	76
070 02 0226 000	15964 SWATHMORE	1/8/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$153,900	42.16	\$361,980	\$91,000	\$274,000	\$247,470	1.107	1,541	\$177.81	'06901	9.4841	1.00 STORY	\$91,000	401	76
070 02 0262 000	16225 QUAKERTOWN	9/15/2023	\$424,900	PTA	03-ARM'S LENGTH	\$424,900	\$172,500	40.60	\$403,983	\$101,933	\$322,967	\$272,117	1.187	2,285	\$141.34	'06901	1.5178	2.00 STORY	\$101,933	401	69
070 02 0264 000	16219 QUAKERTOWN	6/9/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$171,500	40.35	\$400,561	\$97,331	\$327,669	\$276,922	1.183	1,712	\$191.40	'06901	1.8792	1.00 STORY	\$97,331	401	73
070 02 0276 000	15933 SWATHMORE	7/29/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$179,200	39.38	\$373,852	\$92,852	\$362,148	\$253,153	1.431	1,964	\$184.39	'06901	22.7179	2.00 STORY	\$91,000	401	71
Totals:			\$12,440,000			\$12,440,000	\$5,169,000		\$11,646,788		\$9,706,282	\$8,065,912			\$171.32		0.1325				
								Sale. Ratio =>	41.55				E.C.F. =>	1.203		Std. Deviation=>	0.12				
								Std. Dev. =>	3.90				Ave. E.C.F. =>	1.202		Ave. Variance=>	#REF! COV =>	#REF!			

ECF Statistical Analysis

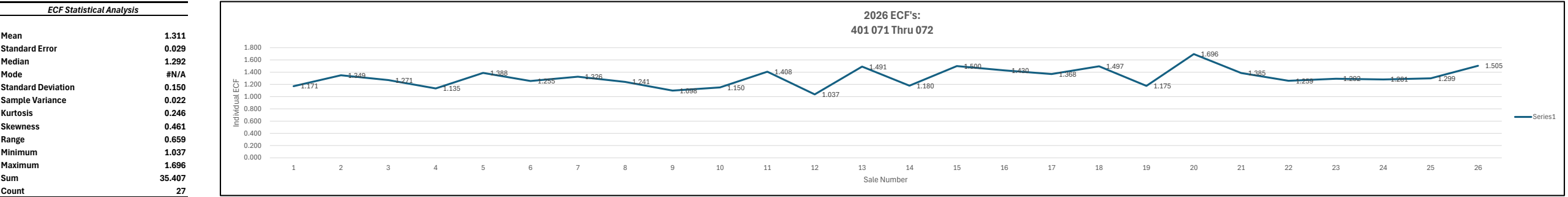
Mean	1.202
Standard Error	0.022
Median	1.200
Mode	#N/A
Standard Deviation	0.121
Sample Variance	0.015
Kurtosis	0.032
Skewness	-0.225
Range	0.502
Minimum	0.929
Maximum	1.431
Sum	36.061
Count	30



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
069 03 0280 000	37689 BRISTOL	10/15/2024	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$150,400	54.49	\$319,527	\$85,000	\$191,000	\$214,179	0.892	1,385	\$137.91	'06901	89.1777	1.00 STORY	\$85,000	401	Prior
070 01 0076 000	38943 LAPHAM	1/30/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$171,400	61.21	\$358,971	\$92,469	\$187,531	\$240,091	0.781	1,883	\$99.59	'06901	78.1083	2.00 STORY	\$92,469	401	Low
069 02 0099 000	37802 BLOOMFIELD	11/3/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$141,300	51.38	\$340,688	\$85,000	\$190,000	\$233,505	0.814	1,477	\$128.64	'06901	81.3687	1.00 STORY	\$85,000	401	Low
069 03 0280 000	37689 BRISTOL	3/5/2025	\$416,250	PTA	03-ARM'S LENGTH	\$416,250	\$150,400	36.13	\$319,527	\$85,000	\$331,250	\$214,179	1.547	1,385	\$239.17	'06901	154.6604	1.00 STORY	\$85,000	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
071 01 0006 000	38258 LADYWOOD	7/25/2023	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$163,200	46.50	\$371,109	\$70,111	\$280,889	\$239,839	1.171	1,975	\$142.22	'071	14.3679	2.00 STORY	\$70,111	401	67
071 01 0027 000	15572 NOLA	1/19/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$168,100	41.00	\$386,425	\$72,800	\$337,200	\$249,900	1.349	3,269	\$103.15	'071	3.4504	2.00 STORY	\$72,800	401	51
071 01 0041 000	38372 ROYCROFT	4/24/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$142,400	43.15	\$310,257	\$81,000	\$249,000	\$195,946	1.271	1,503	\$165.67	'071	4.4078	1.00 STORY	\$81,000	401	67
071 01 0062 000	38608 FIVE MILE	8/8/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$147,200	46.73	\$322,322	\$81,000	\$234,000	\$206,258	1.135	1,503	\$155.69	'071	18.0334	1.00 STORY	\$81,000	401	67
071 01 0070 000	38771 ROYCROFT	7/24/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$165,000	43.42	\$350,366	\$71,356	\$308,644	\$222,318	1.388	1,786	\$172.81	'071	7.3464	2.00 STORY	\$71,356	401	68
071 01 0090 000	38672 ROYCROFT	9/14/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$145,100	43.31	\$317,958	\$83,444	\$251,556	\$200,439	1.255	1,503	\$167.37	'071	5.9811	1.00 STORY	\$80,960	401	67
071 01 0101 000	38589 LANCASTER	7/9/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$159,100	43.59	\$331,609	\$80,960	\$284,040	\$214,229	1.326	1,503	\$188.98	'071	1.1035	1.00 STORY	\$80,960	401	67
071 01 0124 000	38797 KINGSBURY	1/31/2024	\$350,197	PTA	03-ARM'S LENGTH	\$350,197	\$153,900	43.95	\$334,938	\$84,822	\$265,375	\$213,774	1.241	1,540	\$172.32	'071	7.3455	1.00 STORY	\$80,960	401	67
071 01 0146 000	15573 NOLA	6/8/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$144,900	49.97	\$303,700	\$81,000	\$209,000	\$190,341	1.098	1,503	\$139.06	'071	21.6807	1.00 STORY	\$81,000	401	63
071 01 0152 000	15523 NOLA	4/28/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$329,348	\$79,037	\$245,963	\$213,941	1.150	1,503	\$163.65	'071	16.5159	1.00 STORY	\$79,037	401	67
071 01 0185 000	38556 KINGSBURY	9/6/2024	\$371,000	PTA	03-ARM'S LENGTH	\$371,000	\$159,000	42.86	\$339,790	\$83,409	\$287,591	\$204,287	1.408	1,682	\$170.98	'071	9.2943	2.00 STORY	\$83,409	401	67
071 01 0206 000	15389 KNOLSON	8/17/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$157,800	49.78	\$346,031	\$91,070	\$225,930	\$217,915	1.037	1,540	\$146.71	'071	27.8056	1.00 STORY	\$91,070	401	67
072 01 0007 000	15408 RICHFIELD	6/7/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$140,900	41.44	\$302,916	\$83,935	\$256,065	\$171,749	1.491	1,632	\$156.90	'071	17.6090	QUAD LEVEL	\$81,000	401	65
072 01 0011 000	15329 RICHFIELD	12/23/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$164,300	49.04	\$350,854	\$87,225	\$247,775	\$210,062	1.180	1,851	\$133.86	'071	13.5303	2.00 STORY	\$85,433	401	65
072 01 0028 000	15353 HUFF	11/15/2024	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$150,900	43.13	\$309,582	\$81,000	\$268,900	\$179,280	1.500	1,619	\$166.09	'071	18.5053	QUAD LEVEL	\$81,000	401	65
072 01 0030 000	15405 HUFF	7/2/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$159,400	42.51	\$339,013	\$81,000	\$294,000	\$205,588	1.430	1,909	\$154.01	'071	11.5209	2.00 STORY	\$81,000	401	59
072 01 0045 000	37534 LANCASTER	5/24/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$151,600	40.97	\$345,212	\$70,840	\$299,160	\$218,623	1.368	1,853	\$161.45	'071	5.3547	2.00 STORY	\$70,840	401	65
072 02 0058 000	37691 KINGSBURY	12/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$166,300	43.19	\$338,442	\$70,840	\$314,160	\$209,883	1.497	2,090	\$150.32	'071	18.1998	QUAD LEVEL	\$70,840	401	65
072 02 0084 000	37555 LADYWOOD	7/24/2023	\$337,304	PTA	03-ARM'S LENGTH	\$337,304	\$148,600	44.06	\$355,425	\$70,840	\$266,464	\$226,760	1.175	1,853	\$143.80	'071	13.9743	2.00 STORY	\$70,840	401	69
072 02 0098 000	37612 KINGSBURY	1/21/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,800	39.40	\$292,356	\$72,176	\$292,824	\$172,690	1.696	1,619	\$180.87	'071	38.0827	QUAD LEVEL	\$70,840	401	65
072 02 0110 000	37701 SHERWOOD	10/4/2024	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$153,100	43.49	\$325,577	\$70,850	\$281,150	\$202,969	1.385	1,714	\$164.03	'071	7.0351	2.00 STORY	\$70,850	401	65
072 02 0113 000	37640 SHERWOOD	10/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,900	43.74	\$344,245	\$74,686	\$270,314	\$214,788	1.259	1,863	\$145.10	'071	5.6321	2.00 STORY	\$74,686	401	65
072 03 0054 000	15396 E BLUE SKIES	4/29/2024	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$208,600	45.15	\$451,182	\$81,000	\$381,000	\$294,965	1.292	2,626	\$145.09	'071	2.3157	2.00 STORY	\$81,000	401	67
072 03 0079 000	15664 STONEHOUSE	6/30/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$173,200	41.73	\$407,872	\$66,043	\$348,957	\$272,373	1.281	2,385	\$146.31	'071	3.3663	2.00 STORY	\$66,043	401	69
072 03 0103 000	15631 STONEHOUSE	2/27/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$176,800	50.51	\$345,017	\$81,000	\$269,000	\$207,072	1.299	2,270	\$118.50	'071	1.5771	QUAD LEVEL	\$81,000	401	60
072 03 0111 000	15582 N BLUE SKIES	3/20/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$157,300	37.90	\$356,518	\$63,115	\$351,885	\$233,787	1.505	2,090	\$168.37	'071	19.0316	2.00 STORY	\$59,293	401	66
Totals:			\$9,335,401			\$9,335,401	\$4,101,700		\$8,908,064		\$7,320,842	\$5,589,776			\$154.74		0.5152				
								Sale. Ratio =>	43.94					E.C.F. =>	1.310	Std. Deviation=>		0.15			
								Std. Dev. =>	3.17					Ave. E.C.F. =>	1.315	Ave. Variance=>		12.04	COV =>		9.16

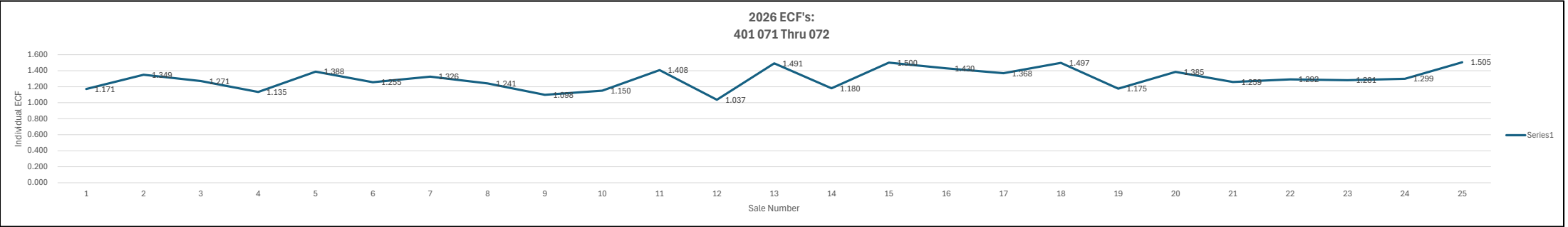


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
072 01 0028 000	15353 HUFF	7/12/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,900	50.30	\$309,582	\$81,000	\$219,000	\$179,280	1.222	1,619	\$135.27	'071	122.1553	QUAD LEVEL	\$81,000	401	Prior

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
071 01 0006 000	38258 LADYWOOD	7/25/2023	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$163,200	46.50	\$371,109	\$70,111	\$280,889	\$239,839	1.171	1,975	\$142.22	'071	12.8446	2.00 STORY	\$70,111	401	67
071 01 0027 000	15572 NOLA	1/19/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$168,100	41.00	\$386,425	\$72,800	\$337,200	\$249,900	1.349	3,269	\$103.15	'071	134.9340	2.00 STORY	\$72,800	401	51
071 01 0041 000	38372 ROYCROFT	4/24/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$142,400	43.15	\$310,257	\$81,000	\$249,000	\$195,946	1.271	1,503	\$165.67	'071	127.0758	1.00 STORY	\$81,000	401	67
071 01 0062 000	38608 FIVE MILE	8/8/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$147,200	46.73	\$322,322	\$81,000	\$234,000	\$206,258	1.135	1,503	\$155.69	'071	16.5101	1.00 STORY	\$81,000	401	67
071 01 0070 000	38771 ROYCROFT	7/24/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$165,000	43.42	\$350,366	\$71,356	\$308,644	\$222,318	1.388	1,786	\$172.81	'071	138.8300	2.00 STORY	\$71,356	401	68
071 01 0090 000	38672 ROYCROFT	9/14/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$145,100	43.31	\$317,958	\$83,444	\$251,556	\$200,439	1.255	1,503	\$167.37	'071	125.5025	1.00 STORY	\$80,960	401	67
071 01 0101 000	38589 LANCASTER	7/9/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$159,100	43.59	\$331,609	\$80,960	\$284,040	\$214,229	1.326	1,503	\$188.98	'071	132.5871	1.00 STORY	\$80,960	401	67
071 01 0124 000	38797 KINGSBURY	1/31/2024	\$350,197	PTA	03-ARM'S LENGTH	\$350,197	\$153,900	43.95	\$334,938	\$84,822	\$265,375	\$213,774	1.241	1,540	\$172.32	'071	124.1381	1.00 STORY	\$80,960	401	67
071 01 0146 000	15573 NOLA	6/8/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$144,900	49.97	\$303,700	\$81,000	\$209,000	\$190,341	1.098	1,503	\$139.06	'071	109.8029	1.00 STORY	\$81,000	401	63
071 01 0152 000	15523 NOLA	4/28/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$329,348	\$79,037	\$245,963	\$213,941	1.150	1,503	\$163.65	'071	114.9677	1.00 STORY	\$79,037	401	67
071 01 0185 000	38556 KINGSBURY	9/6/2024	\$371,000	PTA	03-ARM'S LENGTH	\$371,000	\$159,000	42.86	\$339,790	\$83,409	\$287,591	\$204,287	1.408	1,682	\$170.98	'071	140.7779	2.00 STORY	\$83,409	401	67
071 01 0206 000	15389 KNOLSON	8/17/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$157,800	49.78	\$346,031	\$91,070	\$225,930	\$217,915	1.037	1,540	\$146.71	'071	103.6780	1.00 STORY	\$91,070	401	67
072 01 0007 000	15408 RICHFIELD	6/7/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$140,900	41.44	\$302,916	\$83,935	\$256,065	\$171,749	1.491	1,632	\$156.90	'071	149.0926	QUAD LEVEL	\$81,000	401	65
072 01 0011 000	15329 RICHFIELD	12/23/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$164,300	49.04	\$350,854	\$87,225	\$247,775	\$210,062	1.180	1,851	\$133.86	'071	117.9533	2.00 STORY	\$85,433	401	65
072 01 0028 000	15353 HUFF	11/15/2024	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$150,900	43.13	\$309,582	\$81,000	\$268,900	\$179,280	1.500	1,619	\$166.09	'071	149.9888	QUAD LEVEL	\$81,000	401	65
072 01 0030 000	15405 HUFF	7/2/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$159,400	42.51	\$339,013	\$81,000	\$294,000	\$205,588	1.430	1,909	\$154.01	'071	13.0442	2.00 STORY	\$81,000	401	59
072 01 0045 000	37534 LANCASTER	5/24/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$151,600	40.97	\$345,212	\$70,840	\$299,160	\$218,623	1.368	1,853	\$161.45	'071	6.8780	2.00 STORY	\$70,840	401	65
072 02 0058 000	37691 KINGSBURY	12/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$166,300	43.19	\$338,442	\$70,840	\$314,160	\$209,883	1.497	2,090	\$150.32	'071	19.7231	QUAD LEVEL	\$70,840	401	65
072 02 0084 000	37555 LADYWOOD	7/24/2023	\$337,304	PTA	03-ARM'S LENGTH	\$337,304	\$148,600	44.06	\$355,425	\$70,840	\$266,464	\$226,760	1.175	1,853	\$143.80	'071	12.4510	2.00 STORY	\$70,840	401	69
072 02 0110 000	37701 SHERWOOD	10/4/2024	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$153,100	43.49	\$325,577	\$70,850	\$281,150	\$202,969	1.385	1,714	\$164.03	'071	#REF!	2.00 STORY	\$70,850	401	65
072 02 0113 000	37640 SHERWOOD	10/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,900	43.74	\$344,245	\$74,686	\$270,314	\$214,788	1.259	1,863	\$145.10	'071	4.1087	2.00 STORY	\$74,686	401	65
072 03 0054 000	15396 E BLUE SKIES	4/29/2024	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$208,600	45.15	\$451,182	\$81,000	\$381,000	\$294,965	1.292	2,626	\$145.09	'071	0.7924	2.00 STORY	\$81,000	401	67
072 03 0079 000	15664 STONEHOUSE	6/30/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$173,200	41.73	\$407,872	\$66,043	\$348,957	\$272,373	1.281	2,385	\$146.31	'071	1.8430	2.00 STORY	\$66,043	401	69
072 03 0103 000	15631 STONEHOUSE	2/27/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$176,800	50.51	\$345,017	\$81,000	\$269,000	\$207,072	1.299	2,270	\$118.50	'071	0.0538	QUAD LEVEL	\$81,000	401	60
072 03 0111 000	15582 N BLUE SKIES	3/20/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$157,300	37.90	\$356,518	\$63,115	\$351,885	\$233,787	1.505	2,090	\$168.37	'071	20.7772	2.00 STORY	\$59,293	401	66
Totals:			\$8,970,401			\$8,970,401	\$3,957,900		\$8,615,708		\$7,028,018	\$5,417,086			\$153.70		0.2223				
							Sale. Ratio =>	44.12				E.C.F. =>	1.297		Std. Deviation=>		0.13				
							Std. Dev. =>	3.09				Ave. E.C.F. =>	1.300		Ave. Variance=>		#REF! COV =>		#REF!		

ECF Statistical Analysis	
Mean	1.300
Standard Error	0.027
Median	1.292
Mode	#N/A
Standard Deviation	0.133
Sample Variance	0.018
Kurtosis	-0.801
Skewness	-0.072
Range	0.468
Minimum	1.037
Maximum	1.505
Sum	32.490
Count	25

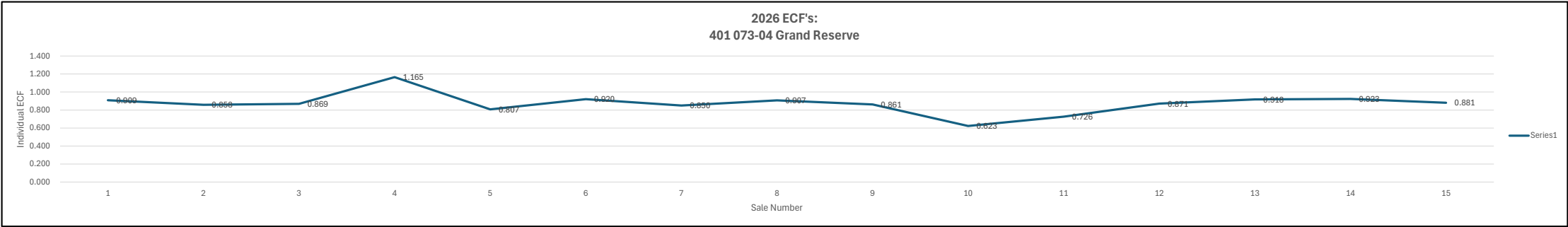


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
072 01 0028 000	15353 HUFF	7/12/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,900	50.30	\$309,582	\$81,000	\$219,000	\$179,280	1.222	1,619	\$135.27	'071	122.1553	QUAD LEVEL	\$81,000	401	Prior
072 02 0098 000	37612 KINGSBURY	1/21/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,800	39.40	\$292,356	\$72,176	\$292,824	\$172,690	1.696	1,619	\$180.87	'071	169.5663	QUAD LEVEL	\$70,840	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
073 04 0007 000	37880 MASON	4/28/2023	\$523,630	PTA	03-ARM'S LENGTH	\$523,630	\$108,000	20.63	\$519,400	\$90,000	\$433,630	\$477,111	0.909	2,462	\$176.13	'07304	3.6337	STYLE A	\$90,000	401	95
073 04 0008 000	37879 LYNDON	6/8/2023	\$483,045	PTA	03-ARM'S LENGTH	\$483,045	\$49,800	10.31	\$484,132	\$90,000	\$393,045	\$458,293	0.858	2,172	\$180.96	'07304	1.4901	2.00 STORY	\$90,000	401	96
073 04 0009 000	37903 LYNDON	6/5/2023	\$474,095	PTA	03-ARM'S LENGTH	\$474,095	\$93,800	19.79	\$470,406	\$100,268	\$373,827	\$430,393	0.869	2,172	\$172.11	'07304	0.3958	2.00 STORY	\$90,000	401	96
073 04 0010 000	37927 LYNDON	8/23/2024	\$565,265	PTA	03-ARM'S LENGTH	\$565,265	\$42,500	7.52	\$453,043	\$90,000	\$475,265	\$407,913	1.165	1,760	\$270.04	'07304	29.2584	1.00 STORY	\$90,000	401	97
073 04 0013 000	14456 JOSEPHINE	8/23/2024	\$465,360	PTA	03-ARM'S LENGTH	\$465,360	\$42,500	9.13	\$508,650	\$90,000	\$375,360	\$465,166	0.807	2,286	\$164.20	'07304	6.5592	STYLE A	\$90,000	401	97
073 04 0013 000	14456 JOSEPHINE	12/6/2024	\$518,000	PTA	03-ARM'S LENGTH	\$518,000	\$42,500	8.20	\$508,650	\$90,000	\$428,000	\$465,166	0.920	2,286	\$187.23	'07304	4.7572	STYLE A	\$90,000	401	97
073 04 0014 000	14438 JOSEPHINE	8/30/2023	\$463,876	PTA	03-ARM'S LENGTH	\$463,876	\$40,000	8.62	\$468,359	\$90,000	\$373,876	\$439,952	0.850	2,195	\$170.33	'07304	2.2718	2.00 STORY	\$90,000	401	96
073 04 0016 000	14402 JOSEPHINE	10/8/2024	\$506,418	PTA	03-ARM'S LENGTH	\$506,418	\$42,500	8.39	\$503,089	\$90,000	\$416,418	\$458,987	0.907	2,286	\$182.16	'07304	3.4725	STYLE A	\$90,000	401	97
073 04 0019 000	14348 JOSEPHINE	10/10/2023	\$557,065	PTA	03-ARM'S LENGTH	\$557,065	\$42,500	7.63	\$556,310	\$95,000	\$462,065	\$536,406	0.861	2,640	\$175.02	'07304	1.1120	2.00 STORY	\$95,000	401	95
073 04 0021 000	14312 JOSEPHINE	6/16/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$163,200	32.64	\$676,497	\$103,430	\$396,570	\$636,741	0.623	3,110	\$127.51	'07304	24.9717	STYLE A	\$95,000	401	95
073 04 0024 000	14351 JOSEPHINE	2/9/2024	\$468,463	PTA	03-ARM'S LENGTH	\$468,463	\$40,000	8.54	\$538,276	\$90,000	\$378,463	\$521,251	0.726	2,677	\$141.38	'07304	14.6463	2.00 STORY	\$90,000	401	96
073 04 0028 000	14423 JOSEPHINE	5/24/2024	\$534,625	PTA	03-ARM'S LENGTH	\$534,625	\$42,500	7.95	\$528,896	\$90,000	\$444,625	\$510,344	0.871	2,424	\$183.43	'07304	0.1303	2.00 STORY	\$90,000	401	96
073 04 0029 000	14441 JOSEPHINE	4/5/2024	\$599,490	PTA	03-ARM'S LENGTH	\$599,490	\$116,900	19.50	\$589,620	\$90,000	\$509,490	\$555,133	0.918	2,918	\$174.60	'07304	4.5251	STYLE A	\$90,000	401	96
073 04 0030 000	14459 JOSEPHINE	4/20/2023	\$469,900	PTA	03-ARM'S LENGTH	\$469,900	\$225,000	47.88	\$460,267	\$90,000	\$379,900	\$411,407	0.923	2,225	\$170.74	'07304	5.0887	STYLE A	\$90,000	401	88
073 04 0032 000	14495 JOSEPHINE	1/12/2024	\$602,870	PTA	03-ARM'S LENGTH	\$602,870	\$51,800	8.59	\$590,677	\$90,000	\$512,870	\$582,182	0.881	2,784	\$184.22	'07304	0.8415	2.00 STORY	\$90,000	401	95
Totals:			\$7,732,102			\$7,732,102	\$1,143,500		\$7,856,272		\$6,353,404	\$7,356,445			\$177.34		0.8878				
								Sale. Ratio =>	14.79					E.C.F. =>	0.864	Std. Deviation=>	0.11				
								Std. Dev. =>	11.64					Ave. E.C.F. =>	0.873	Ave. Variance=>	6.88	COV =>	7.88		

ECF Statistical Analysis	
Mean	0.873
Standard Error	0.030
Median	0.871
Mode	#N/A
Standard Deviation	0.115
Sample Variance	0.013
Kurtosis	3.676
Skewness	0.353
Range	0.542
Minimum	0.623
Maximum	1.165
Sum	13.088
Count	15



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

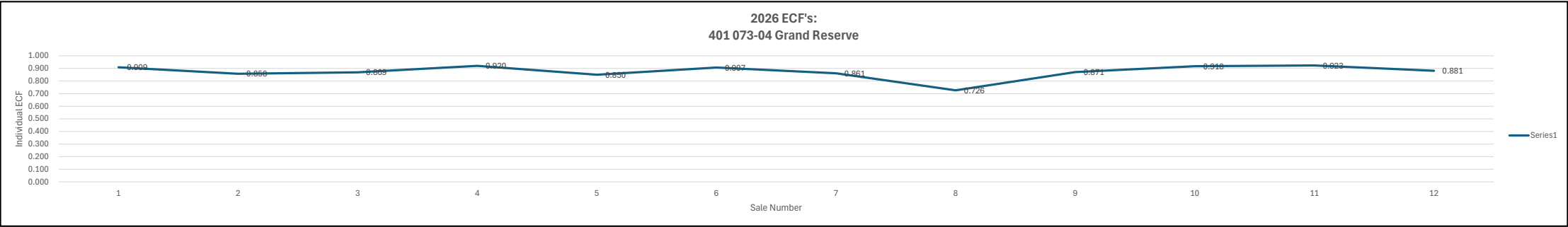
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
073 04 0007 000	37880 MASON	4/28/2023	\$523,630	PTA	03-ARM'S LENGTH	\$523,630	\$108,000	20.63	\$519,400	\$90,000	\$433,630	\$477,111	0.909	2,462	\$176.13	'07304	90.8866	STYLE A	\$90,000	401	95
073 04 0008 000	37879 LYNDON	6/8/2023	\$483,045	PTA	03-ARM'S LENGTH	\$483,045	\$49,800	10.31	\$484,132	\$90,000	\$393,045	\$458,293	0.858	2,172	\$180.96	'07304	85.7628	2.00 STORY	\$90,000	401	96
073 04 0009 000	37903 LYNDON	6/5/2023	\$474,095	PTA	03-ARM'S LENGTH	\$474,095	\$93,800	19.79	\$470,406	\$100,268	\$373,827	\$430,393	0.869	2,172	\$172.11	'07304	86.8571	2.00 STORY	\$90,000	401	96
073 04 0013 000	14456 JOSEPHINE	12/6/2024	\$518,000	PTA	03-ARM'S LENGTH	\$518,000	\$42,500	8.20	\$508,650	\$90,000	\$428,000	\$465,166	0.920	2,286	\$187.23	'07304	4.5679	STYLE A	\$90,000	401	97
073 04 0014 000	14438 JOSEPHINE	8/30/2023	\$463,876	PTA	03-ARM'S LENGTH	\$463,876	\$40,000	8.62	\$468,359	\$90,000	\$373,876	\$439,952	0.850	2,195	\$170.33	'07304	#REF!	2.00 STORY	\$90,000	401	96
073 04 0016 000	14402 JOSEPHINE	10/8/2024	\$506,418	PTA	03-ARM'S LENGTH	\$506,418	\$42,500	8.39	\$503,089	\$90,000	\$416,418	\$458,987	0.907	2,286	\$182.16	'07304	3.2832	STYLE A	\$90,000	401	97
073 04 0019 000	14348 JOSEPHINE	10/10/2023	\$557,065	PTA	03-ARM'S LENGTH	\$557,065	\$42,500	7.63	\$556,310	\$95,000	\$462,065	\$536,406	0.861	2,640	\$175.02	'07304	#REF!	2.00 STORY	\$95,000	401	95
073 04 0024 000	14351 JOSEPHINE	2/9/2024	\$468,463	PTA	03-ARM'S LENGTH	\$468,463	\$40,000	8.54	\$538,276	\$90,000	\$378,463	\$521,251	0.726	2,677	\$141.38	'07304	14.8356	2.00 STORY	\$90,000	401	96
073 04 0028 000	14423 JOSEPHINE	5/24/2024	\$534,625	PTA	03-ARM'S LENGTH	\$534,625	\$42,500	7.95	\$528,896	\$90,000	\$444,625	\$510,344	0.871	2,424	\$183.43	'07304	0.3197	2.00 STORY	\$90,000	401	96
073 04 0029 000	14441 JOSEPHINE	4/5/2024	\$599,490	PTA	03-ARM'S LENGTH	\$599,490	\$116,900	19.50	\$589,620	\$90,000	\$509,490	\$555,133	0.918	2,918	\$174.60	'07304	4.4420	STYLE A	\$90,000	401	96
073 04 0030 000	14459 JOSEPHINE	4/20/2023	\$469,900	PTA	03-ARM'S LENGTH	\$469,900	\$225,000	47.88	\$460,267	\$90,000	\$379,900	\$411,407	0.923	2,225	\$170.74	'07304	5.0056	STYLE A	\$90,000	401	88
073 04 0032 000	14495 JOSEPHINE	1/12/2024	\$602,870	PTA	03-ARM'S LENGTH	\$602,870	\$51,800	8.59	\$590,677	\$90,000	\$512,870	\$582,182	0.881	2,784	\$184.22	'07304	0.6521	2.00 STORY	\$90,000	401	95
Totals:			\$6,201,477			\$6,201,477	\$895,300		\$6,218,082		\$5,106,209	\$5,846,625			\$174.86		0.1063				

Sale. Ratio => 14.44
Std. Dev. => 11.65

E.C.F. => 0.873
Ave. E.C.F. => 0.874
Std. Deviation=> 0.05
Ave. Variance=> #REF!
COV => #REF!

ECF Statistical Analysis	
Mean	0.874
Standard Error	0.016
Median	0.876
Mode	#N/A
Standard Deviation	0.054
Sample Variance	0.003
Kurtosis	5.424
Skewness	-2.048
Range	0.197
Minimum	0.726
Maximum	0.923
Sum	10.493
Count	12



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
073 04 0013 000	14456 JOSEPHINE	8/23/2024	\$465,360	PTA	03-ARM'S LENGTH	\$465,360	\$42,500	9.13	\$508,650	\$90,000	\$375,360	\$465,166	0.807	2,286	\$164.20	'07304	80.6938	STYLE A	\$90,000	401	Prior
073 04 0021 000	14312 JOSEPHINE	6/16/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$163,200	32.64	\$676,497	\$103,430	\$396,570	\$636,741	0.623	3,110	\$127.51	'07304	62.2812	STYLE A	\$95,000	401	Low
073 04 0010 000	37927 LYNDON	8/23/2024	\$565,265	PTA	03-ARM'S LENGTH	\$565,265	\$42,500	7.52	\$453,043	\$90,000	\$475,265	\$407,913	1.165	1,760	\$270.04	'07304	116.5114	1.00 STORY	\$90,000	401	High

CITY OF LIVONIA
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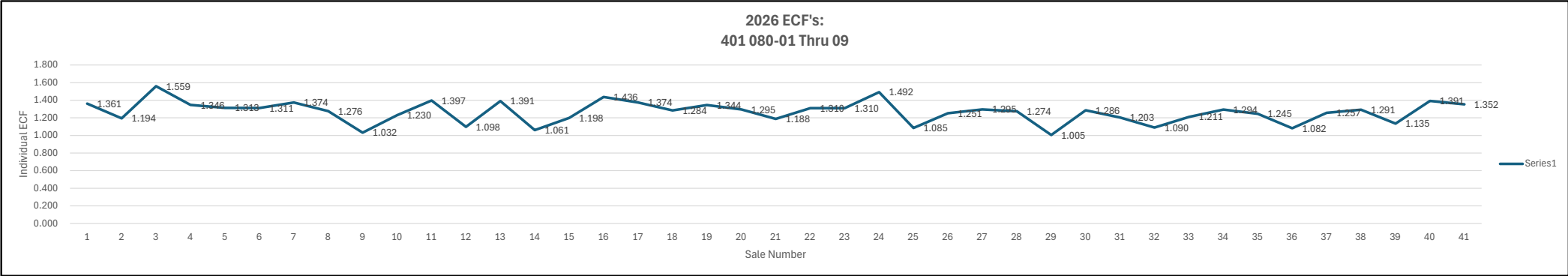
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
077 09 0053 000	36066 HOWELL	1/9/2024	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$151,200	42.95	\$341,013	\$82,000	\$270,000	\$212,305	1.272	1,439	\$187.63	'07709	0.0000	1.00 STORY	\$82,000	401	68
Totals:			\$352,000			\$352,000	\$151,200		\$341,013		\$270,000	\$212,305			\$187.63		0.0000				
							Sale. Ratio =>	42.95					E.C.F. =>	1.272	Std. Deviation=>	#DIV/0!					
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.272	Ave. Variance=>	0.0000 COV =>		0			

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ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
080 01 0018 000	14316 YALE	2/28/2025	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$142,500	42.86	\$300,621	\$79,598	\$252,902	\$185,889	1.361	1,664	\$151.98	'00680	9.4129	2.00 STORY	\$73,980	401	64
080 01 0025 002	14245 YALE	3/19/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$137,000	42.68	\$318,602	\$81,378	\$239,622	\$200,697	1.194	1,282	\$186.91	'00680	7.2422	1.00 STORY	\$81,378	401	68
080 01 0029 002	14173 YALE	3/28/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$139,400	40.52	\$301,941	\$80,808	\$263,192	\$168,803	1.559	1,648	\$159.70	'00680	29.2795	TRI-LEVEL	\$73,980	401	66
080 02 0004 000	14478 PARK	9/15/2023	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$133,800	39.47	\$308,517	\$78,084	\$260,916	\$193,804	1.346	1,826	\$142.89	'00680	7.9917	2.00 STORY	\$75,213	401	63
080 02 0013 000	14497 RONNIE	11/3/2023	\$327,450	PTA	03-ARM'S LENGTH	\$327,450	\$130,300	39.79	\$302,817	\$80,161	\$247,289	\$188,372	1.313	1,381	\$179.07	'00680	4.6398	1.00 STORY	\$77,000	401	65
080 02 0019 000	14468 RONNIE	1/18/2024	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$0	0.00	\$270,945	\$73,980	\$218,520	\$166,637	1.311	1,256	\$173.98	'00680	4.4982	1.00 STORY	\$73,980	401	65
080 02 0031 000	14418 PARK	5/1/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$102,400	38.64	\$239,051	\$78,922	\$186,078	\$135,472	1.374	1,000	\$186.08	'00680	10.7182	1.00 STORY	\$76,446	401	65
080 02 0039 000	14218 PARK	9/13/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$302,071	\$77,679	\$242,321	\$189,840	1.276	1,524	\$159.00	'00680	1.0077	1.00 STORY	\$77,679	401	65
080 02 0048 000	35556 SCHOOLCRAFT	9/19/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$125,200	48.15	\$287,119	\$73,980	\$186,020	\$180,320	1.032	1,331	\$139.76	'00680	23.4761	1.00 STORY	\$73,980	401	66
080 02 0056 000	35579 SCONE	12/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,700	40.68	\$243,452	\$82,000	\$168,000	\$136,592	1.230	1,026	\$163.74	'00680	3.6431	1.00 STORY	\$82,000	401	66
080 02 0059 000	14073 PARK	6/29/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$105,400	38.33	\$244,116	\$74,000	\$201,000	\$143,922	1.397	1,000	\$201.00	'00680	13.0218	1.00 STORY	\$74,000	401	64
080 02 0080 000	13965 FAIRWAY	4/21/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$112,600	45.04	\$263,231	\$77,000	\$173,000	\$157,555	1.098	1,156	\$149.65	'00680	16.8342	1.00 STORY	\$77,000	401	64
080 02 0092 000	14263 FAIRWAY	6/28/2024	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$126,500	37.43	\$298,397	\$73,980	\$264,020	\$189,862	1.391	1,434	\$184.11	'00680	12.4218	1.00 STORY	\$73,980	401	74
080 02 0093 000	14287 FAIRWAY	11/4/2024	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$129,400	50.25	\$278,471	\$73,980	\$183,520	\$173,004	1.061	1,296	\$141.60	'00680	20.5587	1.00 STORY	\$73,980	401	66
080 02 0095 000	14335 FAIRWAY	5/14/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$140,300	46.00	\$301,890	\$73,980	\$231,020	\$192,817	1.198	1,544	\$149.62	'00680	6.8240	1.00 STORY	\$73,980	401	66
080 02 0138 000	14471 PARK	11/9/2023	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$115,300	36.49	\$273,753	\$77,247	\$238,753	\$166,248	1.436	1,000	\$238.75	'00680	16.9754	1.00 STORY	\$77,247	401	69
080 02 0140 000	14483 PARK	11/4/2024	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$123,200	38.99	\$282,571	\$77,247	\$238,753	\$173,708	1.374	1,222	\$195.38	'00680	10.8079	1.00 STORY	\$77,247	401	65
080 03 0004 000	36020 PERTH	7/26/2024	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$172,300	44.52	\$364,054	\$77,063	\$309,937	\$241,371	1.284	2,252	\$137.63	'00680	1.7698	2.00 STORY	\$77,063	401	65
080 03 0009 000	35970 PERTH	5/3/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$146,100	38.96	\$338,633	\$73,980	\$301,020	\$223,902	1.344	1,459	\$206.32	'00680	7.8056	1.00 STORY	\$73,980	401	67
080 03 0047 000	36153 SCONE	8/30/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$135,100	43.58	\$289,664	\$77,000	\$233,000	\$179,918	1.295	1,341	\$173.75	'00680	2.8663	1.00 STORY	\$77,000	401	66
080 03 0080 000	36085 SUMMERS	8/4/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$141,300	42.82	\$328,771	\$82,000	\$248,000	\$208,774	1.188	1,459	\$169.98	'00680	7.8484	1.00 STORY	\$82,000	401	65
080 03 0085 000	35977 SUMMERS	2/9/2024	\$337,500	PTA	03-ARM'S LENGTH	\$337,500	\$117,500	34.81	\$311,743	\$73,980	\$263,520	\$201,153	1.310	1,237	\$213.03	'00680	4.3676	1.00 STORY	\$73,980	401	70
080 03 0093 000	14071 GOLFVIEW	4/29/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$128,500	38.94	\$305,283	\$77,000	\$253,000	\$193,132	1.310	1,237	\$204.53	'00680	4.3614	1.00 STORY	\$77,000	401	71
080 03 0111 000	35929 MIDDLEBORO	7/19/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$126,700	36.20	\$292,662	\$73,980	\$276,020	\$185,010	1.492	1,344	\$205.37	'00680	22.5548	1.00 STORY	\$73,980	401	67
080 04 0051 000	14488 YALE	8/19/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$116,900	43.30	\$287,508	\$73,980	\$196,020	\$180,649	1.085	1,237	\$158.46	'00680	18.1284	1.00 STORY	\$73,980	401	67
080 04 0051 000	14488 YALE	9/20/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,900	38.97	\$287,508	\$73,980	\$226,020	\$180,649	1.251	1,237	\$182.72	'00680	1.5216	1.00 STORY	\$73,980	401	67
080 04 0056 000	14483 YALE	9/19/2023	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$142,900	38.01	\$351,452	\$77,000	\$299,000	\$230,825	1.295	1,860	\$160.75	'00680	2.8982	2.00 STORY	\$77,000	401	68
080 05 0152 000	14090 LEVAN	9/16/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$143,500	44.84	\$303,733	\$77,000	\$243,000	\$190,692	1.274	1,636	\$148.53	'00680	0.7935	2.00 STORY	\$77,000	401	66
080 05 0157 000	14158 LEVAN	12/6/2023	\$274,700	PTA	03-ARM'S LENGTH	\$274,700	\$133,100	48.45	\$310,979	\$76,707	\$197,993	\$197,032	1.005	1,636	\$121.02	'00680	26.1494	2.00 STORY	\$74,000	401	67
080 05 0157 000	14158 LEVAN	5/17/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$147,300	44.64	\$310,979	\$76,707	\$253,293	\$197,032	1.286	1,636	\$154.82	'00680	1.9171	2.00 STORY	\$74,000	401	67
080 05 0169 000	14115 WOODSIDE	10/11/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,400	46.00	\$286,266	\$73,980	\$216,020	\$179,598	1.203	1,341	\$161.09	'00680	6.3574	1.00 STORY	\$73,980	401	66
080 06 0178 000	14442 PARKLANE	10/15/2024	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$165,200	50.08	\$350,920	\$81,828	\$248,072	\$227,658	1.090	1,555	\$159.53	'00680	17.6702	1.00 STORY	\$80,182	401	71
080 06 0179 000	14438 PARKLANE	2/20/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$159,400	39.36	\$399,241	\$84,341	\$320,659	\$264,844	1.211	1,828	\$175.42	'00680	5.5625	2.00 STORY	\$77,000	401	77
080 06 0185 000	36049 GRENNADA	8/25/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$168,300	42.08	\$372,724	\$85,120	\$314,880	\$243,319	1.294	1,716	\$183.50	'00680	2.7732	1.00 STORY	\$85,120	401	71
080 06 0188 000	36077 GRENNADA	8/24/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$156,900	41.84	\$361,499	\$77,000	\$298,000	\$239,275	1.245	1,787	\$166.76	'00680	2.0942	2.00 STORY	\$77,000	401	71
080 06 0191 000	36088 GRENNADA	8/21/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$158,700	46.68	\$365,594	\$82,000	\$258,000	\$238,514	1.082	1,711	\$150.79	'00680	18.4674	2.00 STORY	\$82,000	401	71
080 06 0192 000	36076 GRENNADA	8/4/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$151,500	40.95	\$354,175	\$77,000	\$293,000	\$233,116	1.257	1,820	\$160.99	'00680	0.9486	2.00 STORY	\$77,000	401	71
080 06 0195 000	36048 GRENNADA	3/27/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$180,700	45.18	\$374,544	\$79,097	\$320,903	\$248,483	1.291	1,744	\$184.00	'00680	2.5077	2.00 STORY	\$77,672	401	71
080 07 0021 000	36012 MARTIN	1/12/2024	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$152,000	46.34	\$338,571	\$74,480	\$253,520	\$223,427	1.135	1,516	\$167.23	'00680	13.1683	1.00 STORY	\$74,480	401	71
080 07 0024 000	14472 WESTBROOK	6/26/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$187,000	42.50	\$388,592	\$86,511	\$353,489	\$254,063	1.391	2,026	\$174.48	'00680	12.4973	2.00 STORY	\$79,630	401	71
080 08 0002 000	14489 FAIRWAY	11/5/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$189,800	45.73	\$404,314	\$74,480	\$340,520	\$251,781	1.352	2,531	\$134.54	'00680	8.6074	TRI-LEVEL	\$74,480	401	67
Totals:			\$13,492,050			\$13,492,050	\$5,566,800		\$12,896,974		\$10,311,812	\$8,157,759			\$169.72		0.23				
							Sale. Ratio ==>		41.26			E.C.F. ==>	1.264		Std. Deviation==>	0.12					
							Std. Dev. ==>		7.63			Ave. E.C.F. ==>	1.266		Ave. Variance==>	9.59	C.O.V==>		7.57		

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statitstical Analysis	
Mean	1.266
Standard Error	0.019
Median	1.286
Mode	N/A
Standard Deviation	0.124
Sample Variance	0.015
Kurtosis	-0.017
Skewness	-0.181
Range	0.554
Minimum	1.005
Maximum	1.559
Sum	51.921
Count	41



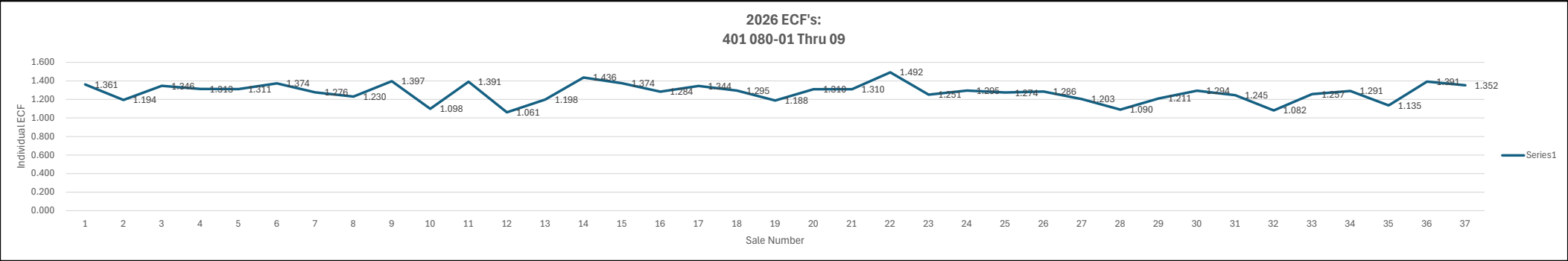
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
080 01 0018 000	14316 YALE	2/28/2025	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$142,500	42.86	\$300,621	\$79,598	\$252,902	\$185,889	1.361	1,664	\$151.98	'00680	136.0500	2.00 STORY	\$73,980	401	64
080 01 0025 002	14245 YALE	3/19/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$137,000	42.68	\$318,602	\$81,378	\$239,622	\$200,697	1.194	1,282	\$186.91	'00680	119.3949	1.00 STORY	\$81,378	401	68
080 02 0004 000	14478 PARK	9/15/2023	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$133,800	39.47	\$308,517	\$78,084	\$260,916	\$193,804	1.346	1,826	\$142.89	'00680	134.6288	2.00 STORY	\$75,213	401	63
080 02 0013 000	14497 RONNIE	11/3/2023	\$327,450	PTA	03-ARM'S LENGTH	\$327,450	\$130,300	39.79	\$302,817	\$80,161	\$247,289	\$188,372	1.313	1,381	\$179.07	'00680	131.2769	1.00 STORY	\$77,000	401	65
080 02 0019 000	14468 RONNIE	1/18/2024	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$0	0.00	\$270,945	\$73,980	\$218,520	\$166,637	1.311	1,256	\$173.98	'00680	131.1353	1.00 STORY	\$73,980	401	65
080 02 0031 000	14418 PARK	5/1/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$102,400	38.64	\$239,051	\$78,922	\$186,078	\$135,472	1.374	1,000	\$186.08	'00680	137.3553	1.00 STORY	\$76,446	401	65
080 02 0039 000	14218 PARK	9/13/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$302,071	\$77,679	\$242,321	\$189,840	1.276	1,524	\$159.00	'00680	127.6449	1.00 STORY	\$77,679	401	65
080 02 0056 000	35579 SCONE	12/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,700	40.68	\$243,452	\$82,000	\$168,000	\$136,592	1.230	1,026	\$163.74	'00680	4.4268	1.00 STORY	\$82,000	401	66
080 02 0059 000	14073 PARK	6/29/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$105,400	38.33	\$244,116	\$74,000	\$201,000	\$143,922	1.397	1,000	\$201.00	'00680	139.6590	1.00 STORY	\$74,000	401	64
080 02 0080 000	13965 FAIRWAY	4/21/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$112,600	45.04	\$263,231	\$77,000	\$173,000	\$157,555	1.098	1,156	\$149.65	'00680	17.8741	1.00 STORY	\$77,000	401	64
080 02 0092 000	14263 FAIRWAY	6/28/2024	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$126,500	37.43	\$298,397	\$73,980	\$264,020	\$189,862	1.391	1,434	\$184.11	'00680	139.0589	1.00 STORY	\$73,980	401	74
080 02 0093 000	14287 FAIRWAY	11/4/2024	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$129,400	50.25	\$278,471	\$73,980	\$183,520	\$173,004	1.061	1,296	\$141.60	'00680	21.5985	1.00 STORY	\$73,980	401	66
080 02 0095 000	14335 FAIRWAY	5/14/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$140,300	46.00	\$301,890	\$73,980	\$231,020	\$192,817	1.198	1,544	\$149.62	'00680	7.8639	1.00 STORY	\$73,980	401	66
080 02 0138 000	14471 PARK	11/9/2023	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$115,300	36.49	\$273,753	\$77,247	\$238,753	\$166,248	1.436	1,000	\$238.75	'00680	143.6126	1.00 STORY	\$77,247	401	69
080 02 0140 000	14483 PARK	11/4/2024	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$123,200	38.99	\$282,571	\$77,247	\$238,753	\$173,708	1.374	1,222	\$195.38	'00680	137.4450	1.00 STORY	\$77,247	401	65
080 03 0004 000	36020 PERTH	7/26/2024	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$172,300	44.52	\$364,054	\$77,063	\$309,937	\$241,371	1.284	2,252	\$137.63	'00680	0.9860	2.00 STORY	\$77,063	401	65
080 03 0009 000	35970 PERTH	5/3/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$146,100	38.96	\$338,633	\$73,980	\$301,020	\$223,902	1.344	1,459	\$206.32	'00680	134.4427	1.00 STORY	\$73,980	401	67
080 03 0047 000	36153 SCONE	8/30/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$135,100	43.58	\$289,664	\$77,000	\$233,000	\$179,918	1.295	1,341	\$173.75	'00680	2.0826	1.00 STORY	\$77,000	401	66
080 03 0080 000	36085 SUMMERS	8/4/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$141,300	42.82	\$328,771	\$82,000	\$248,000	\$208,774	1.188	1,459	\$169.98	'00680	8.8882	1.00 STORY	\$82,000	401	65
080 03 0085 000	35977 SUMMERS	2/9/2024	\$337,500	PTA	03-ARM'S LENGTH	\$337,500	\$117,500	34.81	\$311,743	\$73,980	\$263,520	\$201,153	1.310	1,237	\$213.03	'00680	3.5839	1.00 STORY	\$73,980	401	70
080 03 0093 000	14071 GOLFVIEW	4/29/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$128,500	38.94	\$305,283	\$77,000	\$253,000	\$193,132	1.310	1,237	\$204.53	'00680	3.5776	1.00 STORY	\$77,000	401	71
080 03 0111 000	35929 MIDDLEBORO	7/19/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$126,700	36.20	\$292,662	\$73,980	\$276,020	\$185,010	1.492	1,344	\$205.37	'00680	149.1919	1.00 STORY	\$73,980	401	67
080 04 0051 000	14488 YALE	9/20/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,900	38.97	\$287,508	\$73,980	\$226,020	\$180,649	1.251	1,237	\$182.72	'00680	2.5614	1.00 STORY	\$73,980	401	67
080 04 0056 000	14483 YALE	9/19/2023	\$376,000	PTA	03-ARM'S LENGTH	\$376,000	\$142,900	38.01	\$351,452	\$77,000	\$299,000	\$230,825	1.295	1,860	\$160.75	'00680	#REF!	2.00 STORY	\$77,000	401	68
080 05 0152 000	14090 LEVAN	9/16/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$143,500	44.84	\$303,733	\$77,000	\$243,000	\$190,692	1.274	1,636	\$148.53	'00680	0.2464	2.00 STORY	\$77,000	401	66
080 05 0157 000	14158 LEVAN	5/17/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$147,300	44.64	\$310,979	\$76,707	\$253,293	\$197,032	1.286	1,636	\$154.82	'00680	0.8773	2.00 STORY	\$74,000	401	67
080 05 0169 000	14115 WOODSIDE	10/11/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,400	46.00	\$286,266	\$73,980	\$216,020	\$179,598	1.203	1,341	\$161.09	'00680	7.3972	1.00 STORY	\$73,980	401	66
080 06 0178 000	14442 PARKLANE	10/15/2024	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$165,200	50.08	\$350,920	\$81,828	\$248,072	\$227,658	1.090	1,555	\$159.53	'00680	18.7100	1.00 STORY	\$80,182	401	71
080 06 0179 000	14438 PARKLANE	2/20/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$159,400	39.36	\$399,241	\$84,341	\$320,659	\$264,844	1.211	1,828	\$175.42	'00680	6.6023	2.00 STORY	\$77,000	401	77
080 06 0185 000	36049 GRENNADA	8/25/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$168,300	42.08	\$372,724	\$85,120	\$314,880	\$243,319	1.294	1,716	\$183.50	'00680	1.7334	1.00 STORY	\$85,120	401	71
080 06 0188 000	36077 GRENNADA	8/24/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$156,900	41.84	\$361,499	\$77,000	\$298,000	\$239,275	1.245	1,787	\$166.76	'00680	3.1341	2.00 STORY	\$77,000	401	71
080 06 0191 000	36088 GRENNADA	8/21/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$158,700	46.68	\$365,594	\$82,000	\$258,000	\$238,514	1.082	1,711	\$150.79	'00680	19.5072	2.00 STORY	\$82,000	401	71
080 06 0192 000	36076 GRENNADA	8/4/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$151,500	40.95	\$354,175	\$77,000	\$293,000	\$233,116	1.257	1,820	\$160.99	'00680	1.9885	2.00 STORY	\$77,000	401	71
080 06 0195 000	36048 GRENNADA	3/27/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$180,700	45.18	\$374,544	\$79,097	\$320,903	\$248,483	1.291	1,744	\$184.00	'00680	1.4679	2.00 STORY	\$77,672	401	71
080 07 0021 000	36012 MARTIN	1/12/2024	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$152,000	46.34	\$338,571	\$74,480	\$253,520	\$223,427	1.135	1,516	\$167.23	'00680	14.2082	1.00 STORY	\$74,480	401	71
080 07 0024 000	14472 WESTBROOK	6/26/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$187,000	42.50	\$388,592	\$86,511	\$353,489	\$254,063	1.391	2,026	\$174.48	'00680	#REF!	2.00 STORY	\$79,630	401	71
080 08 0002 000	14489 FAIRWAY	11/5/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$189,800	45.73	\$404,314	\$74,480	\$340,520	\$251,781	1.352	2,531	\$134.54	'00680	7.5675	TRI-LEVEL	\$74,480	401	67
Totals:			\$12,343,350			\$12,343,350	\$5,052,200		\$11,709,427		\$9,468,587	\$7,430,955			\$172.42		0.26				
							Sale. Ratio =>	40.93				E.C.F. =>	1.274		Std. Deviation=>	0.10					
							Std. Dev. =>	7.84				Ave. E.C.F. =>	1.277		Ave. Variance=>	#REF!	C.O.V=>	#REF!			

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.277
Standard Error	0.017
Median	1.291
Mode	#N/A
Standard Deviation	0.101
Sample Variance	0.010
Kurtosis	-0.053
Skewness	-0.368
Range	0.431
Minimum	1.061
Maximum	1.492
Sum	47.240
Count	37

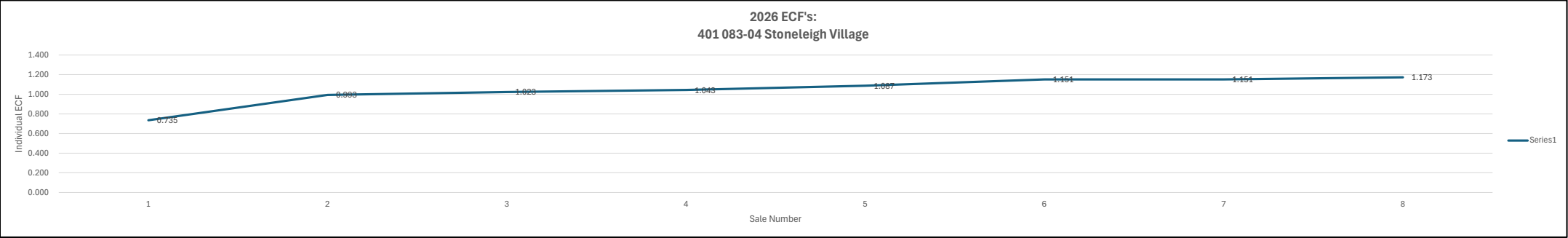


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
080 04 0051 000	14488 YALE	8/19/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$116,900	43.30	\$287,508	\$73,980	\$196,020	\$180,649	1.085	1,237	\$158.46	'00680	108.5088	1.00 STORY	\$73,980	401	Prior
080 05 0157 000	14158 LEVAN	12/6/2023	\$274,700	PTA	03-ARM'S LENGTH	\$274,700	\$133,100	48.45	\$310,979	\$76,707	\$197,993	\$197,032	1.005	1,636	\$121.02	'00680	100.4877	2.00 STORY	\$74,000	401	Prior
080 02 0048 000	35556 SCHOOLCRAFT	9/19/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$125,200	48.15	\$287,119	\$73,980	\$186,020	\$180,320	1.032	1,331	\$139.76	'00680	103.1610	1.00 STORY	\$73,980	401	Low
080 01 0029 002	14173 YALE	3/28/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$139,400	40.52	\$301,941	\$80,808	\$263,192	\$168,803	1.559	1,648	\$159.70	'00680	155.9167	TRI-LEVEL	\$73,980	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
083 04 0007 000	14017 RIVERSIDE	3/29/2024	\$260,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$260,000	\$151,700	58.35	\$356,382	\$89,000	\$171,000	\$232,506	0.735	1,755	\$97.44	'00724	30.9022	2.00 STORY	\$89,000	401	72
083 04 0012 000	14107 RIVERSIDE	11/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$153,900	46.64	\$347,367	\$88,970	\$241,030	\$242,626	0.993	1,630	\$147.87	'00724	5.1065	1.00 STORY	\$88,970	401	72
083 04 0083 000	13952 RIVERSIDE	12/11/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$175,200	51.53	\$371,222	\$89,000	\$251,000	\$245,410	1.023	1,793	\$139.99	'00724	12.7959	2.00 STORY	\$89,000	401	72
083 04 0059 000	34627 PINEHURST	3/25/2024	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$162,300	45.85	\$381,053	\$89,000	\$265,000	\$253,959	1.043	1,810	\$146.41	'00724	0.6641	2.00 STORY	\$89,000	401	71
083 04 0073 000	13933 RIVERSIDE	3/10/2025	\$380,875	PTA	03-ARM'S LENGTH	\$380,875	\$188,300	49.44	\$397,602	\$93,851	\$287,024	\$264,131	1.087	2,102	\$136.55	'00724	3.6556	2.00 STORY	\$89,000	401	72
083 04 0053 000	34525 PINEHURST	5/17/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$164,000	41.00	\$399,802	\$85,843	\$314,157	\$273,007	1.151	2,059	\$152.58	'00724	115.0729	2.00 STORY	\$85,843	401	72
083 04 0044 000	13980 ASHURST	4/27/2023	\$391,000	PTA	03-ARM'S LENGTH	\$391,000	\$164,000	41.94	\$380,385	\$91,150	\$299,850	\$260,572	1.151	2,167	\$138.37	'00724	115.0738	QUAD LEVEL	\$88,970	401	74
083 04 0117 000	14133 ASHURST	8/13/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$180,900	45.80	\$389,099	\$89,000	\$306,000	\$260,955	1.173	1,945	\$157.33	'00724	12.8129	2.00 STORY	\$89,000	401	72
Totals:			\$2,850,875			\$2,850,875	\$1,340,300		\$3,022,912		\$2,135,061	\$2,033,166			\$139.57		0.56				
							Sale. Ratio =>	47.01				E.C.F. =>	1.050		Std. Deviation=>	0.14					
							Std. Dev. =>	5.57				Ave. E.C.F. =>	1.044		Ave. Variance=>	37.01	COV=>	35.43			

ECF Statistical Analysis	
Mean	1.044
Standard Error	0.050
Median	1.065
Mode	#N/A
Standard Deviation	0.141
Sample Variance	0.020
Kurtosis	3.452
Skewness	-1.701
Range	0.437
Minimum	0.735
Maximum	1.173
Sum	8.356
Count	8.000



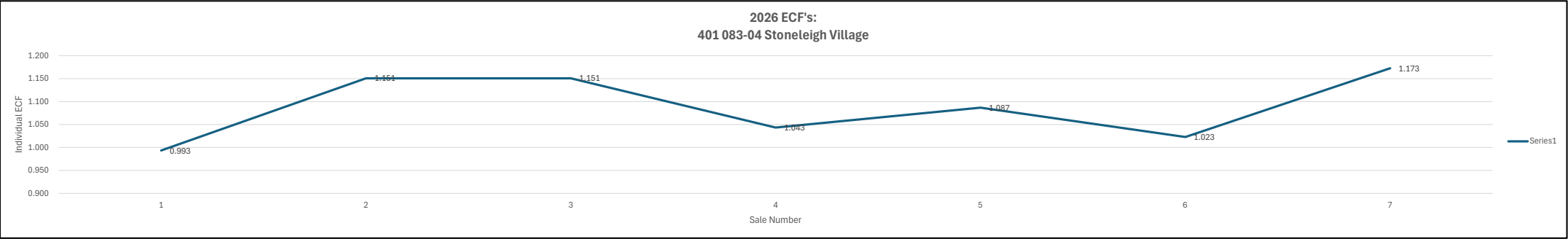
OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
083 04 0012 000	14107 RIVERSIDE	11/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$153,900	46.64	\$347,367	\$88,970	\$241,030	\$242,626	0.993	1,630	\$147.87	'00724	9.5211	1.00 STORY	\$88,970	401	72
083 04 0044 000	13980 ASHURST	4/27/2023	\$391,000	PTA	03-ARM'S LENGTH	\$391,000	\$164,000	41.94	\$380,385	\$91,150	\$299,850	\$260,572	1.151	2,167	\$138.37	'00724	6.2105	QUAD LEVEL	\$88,970	401	74
083 04 0053 000	34525 PINEHURST	5/17/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$164,000	41.00	\$399,802	\$85,843	\$314,157	\$273,007	1.151	2,059	\$152.58	'00724	6.2096	2.00 STORY	\$85,843	401	72
083 04 0059 000	34627 PINEHURST	3/25/2024	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$162,300	45.85	\$381,053	\$89,000	\$265,000	\$253,959	1.043	1,810	\$146.41	'00724	4.5157	2.00 STORY	\$89,000	401	71
083 04 0073 000	13933 RIVERSIDE	3/10/2025	\$380,875	PTA	03-ARM'S LENGTH	\$380,875	\$188,300	49.44	\$397,602	\$93,851	\$287,024	\$264,131	1.087	2,102	\$136.55	'00724	0.1960	2.00 STORY	\$89,000	401	72
083 04 0083 000	13952 RIVERSIDE	12/11/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$175,200	51.53	\$371,222	\$89,000	\$251,000	\$245,410	1.023	1,793	\$139.99	'00724	6.5855	2.00 STORY	\$89,000	401	72
083 04 0117 000	14133 ASHURST	8/13/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$180,900	45.80	\$389,099	\$89,000	\$306,000	\$260,955	1.173	1,945	\$157.33	'00724	8.3983	2.00 STORY	\$89,000	401	72
Totals:			\$2,590,875			\$2,590,875	\$1,188,600		\$2,666,530		\$1,964,061	\$1,800,660			\$145.58		0.21				
								Sale. Ratio =>	45.88					E.C.F. =>	1.091	Std. Deviation=>	0.07				
								Std. Dev. =>	3.75					Ave. E.C.F. =>	1.089	Ave. Variance=>	5.95 COV=>	5.46			

ECF Statistical Analysis

Mean	1.089
Standard Error	0.027
Median	1.087
Mode	#N/A
Standard Deviation	0.071
Sample Variance	0.005
Kurtosis	-2.001
Skewness	-0.111
Range	0.179
Minimum	0.993
Maximum	1.173
Sum	7.620
Count	7



OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
083 04 0007 000	14017 RIVERSIDE	3/29/2024	\$260,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$260,000	\$151,700	58.35	\$356,382	\$89,000	\$171,000	\$232,506	0.735	1,755	\$97.44	'00724	73.5465	2.00 STORY	\$89,000	401	Low

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
089 02 0009 000	29438 LINDA	3/12/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,600	50.67	\$253,233	\$61,063	\$178,937	\$153,736	1.164	1,100	\$162.67	'00781	15.9536	1.00 STORY	\$61,063	401	63
089 02 0024 000	29625 LINDA	8/25/2023	\$290,500	PTA	03-ARM'S LENGTH	\$290,500	\$123,700	42.58	\$279,071	\$61,170	\$229,330	\$174,320	1.316	1,415	\$162.07	'00781	0.7890	1.00 STORY	\$61,170	401	62
089 02 0027 000	29661 LINDA	10/25/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$122,900	49.96	\$277,543	\$71,977	\$174,023	\$164,452	1.058	1,283	\$135.64	'00781	26.5260	1.00 STORY	\$68,390	401	63
089 02 0058 000	29647 OAKLEY	7/28/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$111,200	43.61	\$250,500	\$61,170	\$193,830	\$151,464	1.280	1,103	\$175.73	'00781	4.3749	1.00 STORY	\$61,170	401	62
089 02 0060 000	29658 BARKLEY	8/1/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$139,300	48.03	\$291,916	\$68,390	\$221,610	\$178,820	1.239	1,367	\$162.11	'00781	8.4168	1.00 STORY	\$68,390	401	62
089 02 0077 000	29421 BARKLEY	8/7/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$127,700	44.03	\$287,098	\$62,542	\$227,458	\$179,644	1.266	1,090	\$208.68	'00781	5.7300	1.00 STORY	\$61,170	401	67
089 02 0083 000	29535 BARKLEY	10/27/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$304,495	\$61,170	\$238,830	\$194,660	1.227	1,103	\$216.53	'00781	9.6551	1.00 STORY	\$61,170	401	71
089 02 0093 000	29644 LORI	10/18/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,900	44.87	\$246,236	\$61,170	\$203,830	\$148,052	1.377	1,090	\$187.00	'00781	5.3287	1.00 STORY	\$61,170	401	62
089 02 0099 000	29546 LORI	2/27/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$98,600	36.38	\$249,588	\$61,170	\$209,830	\$150,734	1.392	992	\$211.52	'00781	6.8595	1.00 STORY	\$61,170	401	72
089 02 0123 000	29803 LORI	8/20/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$121,200	37.52	\$270,028	\$61,170	\$261,830	\$167,086	1.567	1,443	\$181.45	'00781	24.3578	1.00 STORY	\$61,170	401	63
089 02 0139 000	14661 MELVIN	5/9/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$132,200	40.06	\$285,647	\$74,241	\$255,759	\$177,652	1.440	1,700	\$150.45	'00781	11.6204	TRI-LEVEL	\$73,275	401	67
089 02 0151 000	29866 LINDA	8/9/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$128,100	46.16	\$270,313	\$78,717	\$198,783	\$153,276	1.297	1,415	\$140.48	'00781	2.6564	2.00 STORY	\$78,717	401	64
089 02 0184 000	29831 OAKLEY	6/14/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$121,200	36.84	\$262,923	\$61,170	\$267,830	\$161,402	1.659	1,173	\$228.33	'00781	33.5938	1.00 STORY	\$61,170	401	65
089 02 0195 000	29856 BARKLEY	7/14/2023	\$284,280	PTA	03-ARM'S LENGTH	\$284,280	\$103,500	36.41	\$251,334	\$61,170	\$223,110	\$152,131	1.467	1,029	\$216.82	'00781	14.3106	1.00 STORY	\$61,170	401	63
089 02 0198 000	29832 BARKLEY	6/4/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$120,000	50.00	\$250,303	\$62,748	\$177,252	\$150,044	1.181	1,029	\$172.26	'00781	14.2126	1.00 STORY	\$61,170	401	63
089 02 0198 000	29832 BARKLEY	6/5/2024	\$260,000	LC	03-ARM'S LENGTH	\$260,000	\$120,000	46.15	\$250,303	\$62,748	\$197,252	\$150,044	1.315	1,029	\$191.69	'00781	0.8832	1.00 STORY	\$61,170	401	63
089 02 0206 000	29841 BARKLEY	5/8/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,900	41.39	\$263,093	\$63,609	\$216,391	\$159,587	1.356	1,129	\$191.67	'00781	3.2484	1.00 STORY	\$61,170	401	63
089 02 0222 000	29810 LORI	9/25/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$106,700	44.46	\$241,690	\$70,566	\$169,434	\$136,899	1.238	1,029	\$164.66	'00781	8.5802	1.00 STORY	\$68,390	401	63
089 02 0243 000	29510 LYNDON	5/24/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$165,500	46.62	\$342,559	\$74,636	\$280,364	\$214,338	1.308	1,428	\$196.33	'00781	1.5413	1.00 STORY	\$61,170	401	67

Totals:

\$5,366,280

\$5,366,280

\$2,333,500

\$5,127,873

\$4,125,683

\$3,118,341

\$181.90

0.0422

Sale. Ratio =>

43.48

E.C.F. =>

1.323

Std. Dev. =>

4.61

Ave. E.C.F. =>

1.323

Std. Deviation=>

0.14

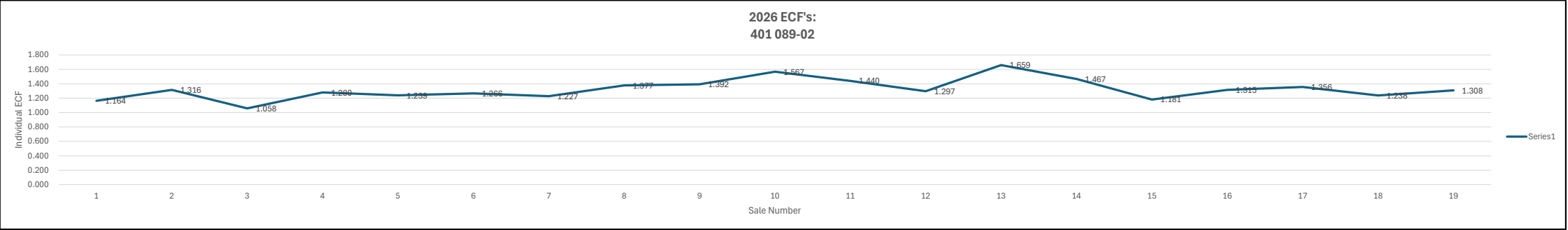
Ave. Variance=>

10.45

COV =>

7.90

ECF Statistical Analysis	
Mean	1.323
Standard Error	0.032
Median	1.308
Mode	#N/A
Standard Deviation	0.142
Sample Variance	0.020
Kurtosis	0.889
Skewness	0.642
Range	0.601
Minimum	1.058
Maximum	1.659
Sum	25.146
Count	19



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
089 02 0009 000	29438 LINDA	3/12/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,600	50.67	\$253,233	\$61,063	\$178,937	\$153,736	1.164	1,100	\$162.67	'00781	14.8135	1.00 STORY	\$61,063	401	63	
089 02 0024 000	29625 LINDA	8/25/2023	\$290,500	PTA	03-ARM'S LENGTH	\$290,500	\$123,700	42.58	\$279,071	\$61,170	\$229,330	\$174,320	1.316	1,415	\$162.07	'00781	0.3510	1.00 STORY	\$61,170	401	62	
089 02 0027 000	29661 LINDA	10/25/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$122,900	49.96	\$277,543	\$71,977	\$174,023	\$164,452	1.058	1,283	\$135.64	'00781	25.3859	1.00 STORY	\$68,390	401	63	
089 02 0058 000	29647 OAKLEY	7/28/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$111,200	43.61	\$250,500	\$61,170	\$193,830	\$151,464	1.280	1,103	\$175.73	'00781	3.2349	1.00 STORY	\$61,170	401	62	
089 02 0060 000	29658 BARKLEY	8/1/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$139,300	48.03	\$291,916	\$68,390	\$221,610	\$178,820	1.239	1,367	\$162.11	'00781	7.2768	1.00 STORY	\$68,390	401	62	
089 02 0077 000	29421 BARKLEY	8/7/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$127,700	44.03	\$287,098	\$62,542	\$227,458	\$179,644	1.266	1,090	\$208.68	'00781	4.5899	1.00 STORY	\$61,170	401	67	
089 02 0083 000	29535 BARKLEY	10/27/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$304,495	\$61,170	\$238,830	\$194,660	1.227	1,103	\$216.53	'00781	122.6908	1.00 STORY	\$61,170	401	71	
089 02 0093 000	29644 LORI	10/18/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,900	44.87	\$246,236	\$61,170	\$203,830	\$148,052	1.377	1,090	\$187.00	'00781	6.4687	1.00 STORY	\$61,170	401	62	
089 02 0099 000	29546 LORI	2/27/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$98,600	36.38	\$249,588	\$61,170	\$209,830	\$150,734	1.392	992	\$211.52	'00781	7.9996	1.00 STORY	\$61,170	401	72	
089 02 0123 000	29803 LORI	8/20/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$121,200	37.52	\$270,028	\$61,170	\$261,830	\$167,086	1.567	1,443	\$181.45	'00781	25.4979	1.00 STORY	\$61,170	401	63	
089 02 0139 000	14661 MELVIN	5/9/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$132,200	40.06	\$285,647	\$74,241	\$255,759	\$177,652	1.440	1,700	\$150.45	'00781	12.7604	TRI-LEVEL	\$73,275	401	67	
089 02 0151 000	29866 LINDA	8/9/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$128,100	46.16	\$270,313	\$78,717	\$198,783	\$153,276	1.297	1,415	\$140.48	'00781	129.6896	2.00 STORY	\$78,717	401	64	
089 02 0195 000	29856 BARKLEY	7/14/2023	\$284,280	PTA	03-ARM'S LENGTH	\$284,280	\$103,500	36.41	\$251,334	\$61,170	\$223,110	\$152,131	1.467	1,029	\$216.82	'00781	15.5294	1.00 STORY	\$61,170	401	63	
089 02 0198 000	29832 BARKLEY	6/5/2024	\$260,000	LC	03-ARM'S LENGTH	\$260,000	\$120,000	46.15	\$250,303	\$62,748	\$197,252	\$150,044	1.315	1,029	\$191.69	'00781	0.2569	1.00 STORY	\$61,170	401	63	
089 02 0206 000	29841 BARKLEY	5/8/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,900	41.39	\$263,093	\$63,609	\$216,391	\$159,587	1.356	1,129	\$191.67	'00781	4.3885	1.00 STORY	\$61,170	401	63	
089 02 0222 000	29810 LORI	9/25/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$106,700	44.46	\$241,690	\$70,566	\$169,434	\$136,899	1.238	1,029	\$164.66	'00781	7.4402	1.00 STORY	\$68,390	401	63	
089 02 0243 000	29510 LYNDON	5/24/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$165,500	46.62	\$342,559	\$74,636	\$280,364	\$214,338	1.308	1,428	\$196.33	'00781	0.4013	1.00 STORY	\$61,170	401	67	
Totals:			\$4,797,280			\$4,797,280	\$2,092,300		\$4,614,647		\$3,680,601	\$2,806,895			\$179.74		0.0787					
								Sale. Ratio =>	43.61					E.C.F. =>	1.311	Std. Deviation=>		0.12				
								Std. Dev. =>	4.30					Ave. E.C.F. =>	1.312	Ave. Variance=>		22.87	COV =>			17.43

ECF Statistical Analysis

Mean	1.312
Standard Error	0.029
Median	1.308
Mode	#N/A
Standard Deviation	0.119
Sample Variance	0.014
Kurtosis	0.868
Skewness	0.087
Range	0.509
Minimum	1.058
Maximum	1.567
Sum	22.305
Count	17

2026 ECF's:
401 089-02

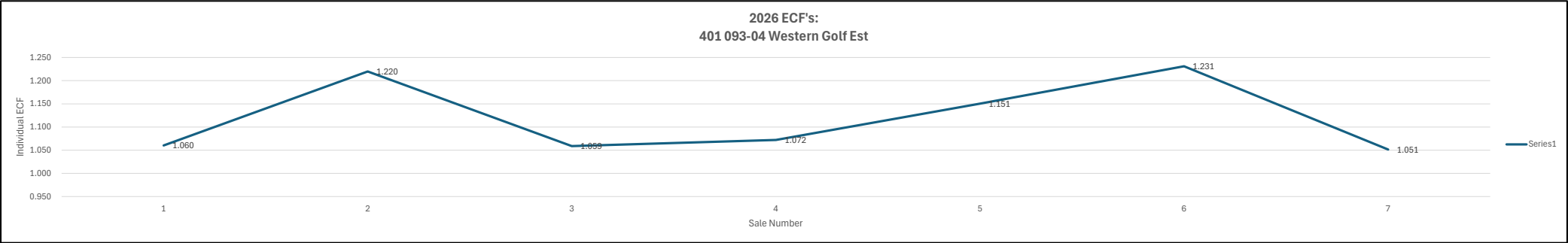
Sale Number	Individual ECF
1	1.164
2	1.316
3	1.058
4	1.280
5	1.238
6	1.266
7	1.227
8	1.377
9	1.392
10	1.567
11	1.440
12	1.297
13	1.467
14	1.315
15	1.356
16	1.238
17	1.308

OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
089 02 0198 000	29832 BARKLEY	6/4/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$120,000	50.00	\$250,303	\$62,748	\$177,252	\$150,044	1.181	1,029	\$172.26	'00781	118.1333	1.00 STORY	\$61,170	401	Prior
089 02 0184 000	29831 OAKLEY	6/14/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$121,200	36.84	\$262,923	\$61,170	\$267,830	\$161,402	1.659	1,173	\$228.33	'00781	165.9397	1.00 STORY	\$61,170	401	High

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
093 04 0003 000	27459 OAKLEY	11/20/2024	\$386,000	PTA	03-ARM'S LENGTH	\$386,000	\$190,400	49.33	\$391,789	\$75,000	\$311,000	\$293,323	1.060	2,218	\$140.22	'00834	6.0322	2.00 STORY	\$75,000	401	80
093 04 0020 000	27763 WESTERN GOLF	6/5/2024	\$475,333	PTA	03-ARM'S LENGTH	\$475,333	\$199,800	42.03	\$429,632	\$76,807	\$398,526	\$326,689	1.220	2,414	\$165.09	'00834	9.9307	2.00 STORY	\$75,000	401	81
093 04 0024 000	27851 WESTERN GOLF	2/28/2025	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$203,500	49.51	\$417,678	\$75,000	\$336,000	\$317,294	1.059	2,148	\$156.42	'00834	6.1632	2.00 STORY	\$75,000	401	82
093 04 0033 000	14635 LYONS	4/19/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$156,000	48.75	\$321,837	\$75,000	\$245,000	\$228,552	1.072	1,663	\$147.32	'00834	4.8621	2.00 STORY	\$75,000	401	80
093 04 0051 000	27832 MEADOWBROOK	12/10/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$217,500	46.28	\$445,788	\$75,000	\$395,000	\$343,322	1.151	2,416	\$163.49	'00834	2.9936	2.00 STORY	\$75,000	401	86
093 04 0053 000	14855 SANTA ANITA	7/31/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$195,500	39.90	\$439,076	\$75,000	\$415,000	\$337,107	1.231	2,249	\$184.53	'00834	11.0476	2.00 STORY	\$75,000	401	85
093 04 0065 000	14702 SANTA ANITA	7/28/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$168,400	46.14	\$372,765	\$79,116	\$285,884	\$271,897	1.051	2,126	\$134.47	'00834	6.9145	2.00 STORY	\$75,000	401	80
Totals:			\$2,917,333			\$2,917,333	\$1,331,100		\$2,818,565		\$2,386,410	\$2,118,184			\$155.93		0.6043				
								Sale. Ratio =>	45.63					E.C.F. =>	1.127	Std. Deviation=>		0.08			
								Std. Dev. =>	3.74					Ave. E.C.F. =>	1.121	Ave. Variance=>		6.85	COV =>		6.11

ECF Statistical Analysis	
Mean	1.121
Standard Error	0.030
Median	1.072
Mode	#N/A
Standard Deviation	0.079
Sample Variance	0.006
Kurtosis	-1.787
Skewness	0.686
Range	0.180
Minimum	1.051
Maximum	1.231
Sum	7.844
Count	7

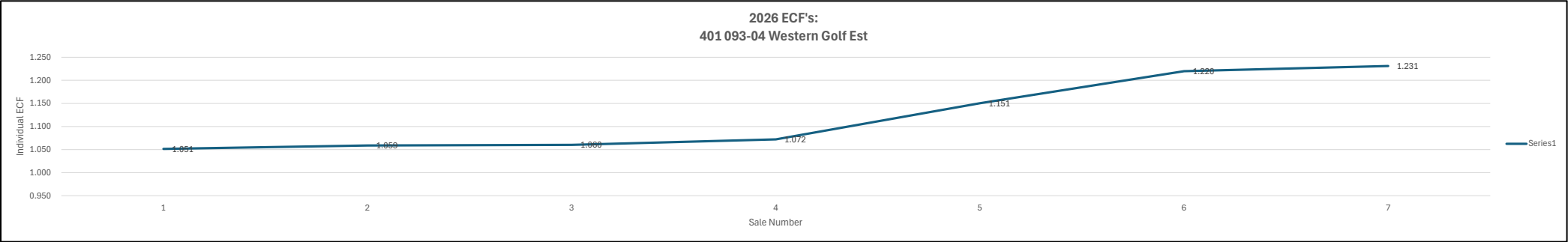


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
093 04 0065 000	14702 SANTA ANITA	7/28/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$168,400	46.14	\$372,765	\$79,116	\$285,884	\$271,897	1.051	2,126	\$134.47	'00834	2.0524	2.00 STORY	\$75,000	401	80	
093 04 0024 000	27851 WESTERN GOLF	2/28/2025	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$203,500	49.51	\$417,678	\$75,000	\$336,000	\$317,294	1.059	2,148	\$156.42	'00834	6.7675	2.00 STORY	\$75,000	401	82	
093 04 0003 000	27459 OAKLEY	11/20/2024	\$386,000	PTA	03-ARM'S LENGTH	\$386,000	\$190,400	49.33	\$391,789	\$75,000	\$311,000	\$293,323	1.060	2,218	\$140.22	'00834	106.0265	2.00 STORY	\$75,000	401	80	
093 04 0033 000	14635 LYONS	4/19/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$156,000	48.75	\$321,837	\$75,000	\$245,000	\$228,552	1.072	1,663	\$147.32	'00834	4.8621	2.00 STORY	\$75,000	401	80	
093 04 0051 000	27832 MEADOWBROOK	12/10/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$217,500	46.28	\$445,788	\$75,000	\$395,000	\$343,322	1.151	2,416	\$163.49	'00834	2.9936	2.00 STORY	\$75,000	401	86	
093 04 0020 000	27763 WESTERN GOLF	6/5/2024	\$475,333	PTA	03-ARM'S LENGTH	\$475,333	\$199,800	42.03	\$429,632	\$76,807	\$398,526	\$326,689	1.220	2,414	\$165.09	'00834	121.9894	2.00 STORY	\$75,000	401	81	
093 04 0053 000	14855 SANTA ANITA	7/31/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$195,500	39.90	\$439,076	\$75,000	\$415,000	\$337,107	1.231	2,249	\$184.53	'00834	123.1063	2.00 STORY	\$75,000	401	85	
Totals:			\$2,917,333			\$2,917,333	\$1,331,100		\$2,818,565		\$2,386,410	\$2,118,184			\$155.93		0.6043					
								Sale. Ratio =>	45.63					E.C.F. =>	1.127	Std. Deviation=>		0.08				
								Std. Dev. =>	3.74					Ave. E.C.F. =>	1.121	Ave. Variance=>		52.54	COV =>	46.89		

ECF Statistical Analysis	
Mean	1.121
Standard Error	0.030
Median	1.072
Mode	#N/A
Standard Deviation	0.079
Sample Variance	0.006
Kurtosis	-1.787
Skewness	0.686
Range	0.180
Minimum	1.051
Maximum	1.231
Sum	7.844
Count	7

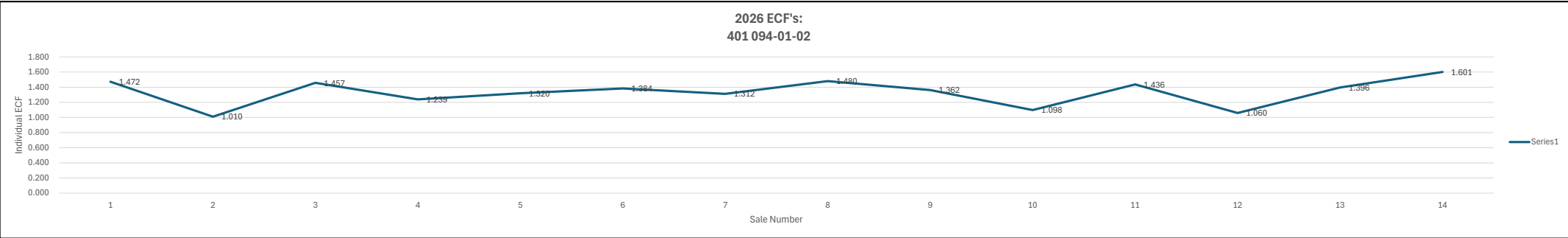


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
094 01 0085 001	14951 CAVOUR	4/1/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$101,100	47.02	\$207,221	\$55,125	\$159,875	\$108,640	1.472	917	\$174.35	'00841	14.1171	1.25 STORY	\$55,125	401	54
094 01 0086 001	14937 CAVOUR	1/17/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$18,900	4.73	\$397,295	\$56,700	\$343,300	\$339,915	1.010	1,945	\$176.50	'00841	32.0474	STYLE B	\$56,700	401	96
094 01 0120 002	15190 CAVOUR	10/30/2024	\$230,165	PTA	03-ARM'S LENGTH	\$230,165	\$100,000	43.45	\$203,406	\$54,600	\$175,565	\$120,490	1.457	943	\$186.18	'00841	12.6659	1.00 STORY	\$54,600	401	62
094 01 0140 001	15151 PADEREWSKI	12/4/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$142,900	47.63	\$303,819	\$118,650	\$181,350	\$146,391	1.239	1,348	\$134.53	'00841	9.1627	1.50 STORY	\$118,650	401	64
094 01 0159 002	14931 PADEREWSKI	12/14/2023	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$74,400	41.36	\$172,007	\$56,700	\$123,200	\$93,365	1.320	880	\$140.00	'00841	1.0880	1.00 STORY	\$56,700	401	59
094 01 0249 000	14990 HALLER	5/24/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$140,900	44.38	\$291,555	\$75,871	\$241,629	\$174,642	1.384	1,303	\$185.44	'00841	5.3135	1.00 STORY	\$73,500	401	64
094 01 0256 001	15154 HALLER	7/10/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$153,400	47.20	\$317,263	\$83,887	\$241,113	\$183,760	1.312	1,530	\$157.59	'00841	1.8324	1.50 STORY	\$69,495	401	67
094 02 0027 000	15026 GARDEN	3/20/2025	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,100	42.22	\$238,172	\$52,500	\$222,500	\$150,341	1.480	1,194	\$186.35	'00841	14.9536	1.00 STORY	\$52,500	401	63
094 02 0050 000	15007 ALEXANDER	5/3/2024	\$194,450	PTA	03-ARM'S LENGTH	\$194,450	\$88,200	45.36	\$181,177	\$52,500	\$141,950	\$104,191	1.362	924	\$153.63	'00841	3.1969	1.00 STORY	\$52,500	401	57
094 02 0052 000	15027 ALEXANDER	7/31/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$107,600	48.91	\$240,965	\$52,500	\$167,500	\$152,603	1.098	1,410	\$118.79	'00841	23.2813	1.00 STORY	\$52,500	401	60
094 02 0084 000	14927 SUNBURY	8/9/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$64,100	38.85	\$149,261	\$52,500	\$112,500	\$78,348	1.436	678	\$165.93	'00841	10.5469	1.00 STORY	\$52,500	401	60
094 02 0095 000	15101 SUNBURY	12/6/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$93,900	49.42	\$212,742	\$52,500	\$137,500	\$129,750	1.060	1,089	\$126.26	'00841	27.0702	1.00 STORY	\$52,500	401	68
094 02 0110 000	15100 SUNBURY	10/9/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$112,600	43.31	\$236,016	\$52,500	\$207,500	\$148,595	1.396	1,440	\$144.10	'00841	6.5980	1.00 STORY	\$52,500	401	60
094 02 0137 000	15101 HARRISON	2/4/2025	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$97,900	42.57	\$207,684	\$52,500	\$177,500	\$110,845	1.601	1,092	\$162.55	'00841	27.0903	1.25 STORY	\$52,500	401	57
Totals:			\$3,502,015			\$3,502,015	\$1,412,000		\$3,358,583		\$2,632,982	\$2,041,876			\$158.01		4.0941				
							Sale. Ratio =>	40.32				E.C.F. =>	1.289		Std. Deviation=>	0.17					
							Std. Dev. =>	11.12				Ave. E.C.F. =>	1.330		Ave. Variance=>	13.50	COV =>	10.15			

ECF Statistical Analysis	
Mean	1.330
Standard Error	0.046
Median	1.373
Mode	#N/A
Standard Deviation	0.173
Sample Variance	0.030
Kurtosis	-0.359
Skewness	-0.629
Range	0.591
Minimum	1.010
Maximum	1.601
Sum	18.626
Count	14

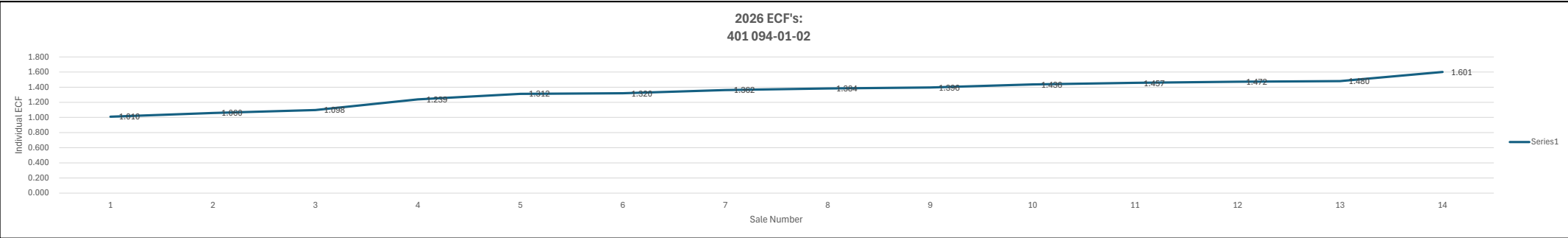


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
094 01 0086 001	14937 CAVOUR	1/17/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$18,900	4.73	\$397,295	\$56,700	\$343,300	\$339,915	1.010	1,945	\$176.50	'00841	27.9533	STYLE B	\$56,700	401	96
094 02 0095 000	15101 SUNBURY	12/6/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$93,900	49.42	\$212,742	\$52,500	\$137,500	\$129,750	1.060	1,089	\$126.26	'00841	30.2671	1.00 STORY	\$52,500	401	68
094 02 0052 000	15027 ALEXANDER	7/31/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$107,600	48.91	\$240,965	\$52,500	\$167,500	\$152,603	1.098	1,410	\$118.79	'00841	33.8282	1.00 STORY	\$52,500	401	60
094 01 0140 001	15151 PADEREWSKI	12/4/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$142,900	47.63	\$303,819	\$118,650	\$181,350	\$146,391	1.239	1,348	\$134.53	'00841	9.1627	1.50 STORY	\$118,650	401	64
094 01 0256 001	15154 HALLER	7/10/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$153,400	47.20	\$317,263	\$83,887	\$241,113	\$183,760	1.312	1,530	\$157.59	'00841	131.2108	1.50 STORY	\$69,495	401	67
094 01 0159 002	14931 PADEREWSKI	12/14/2023	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$74,400	41.36	\$172,007	\$56,700	\$123,200	\$93,365	1.320	880	\$140.00	'00841	131.9552	1.00 STORY	\$56,700	401	59
094 02 0050 000	15007 ALEXANDER	5/3/2024	\$194,450	PTA	03-ARM'S LENGTH	\$194,450	\$88,200	45.36	\$181,177	\$52,500	\$141,950	\$104,191	1.362	924	\$153.63	'00841	136.2402	1.00 STORY	\$52,500	401	57
094 01 0249 000	14990 HALLER	5/24/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$140,900	44.38	\$291,555	\$75,871	\$241,629	\$174,642	1.384	1,303	\$185.44	'00841	138.3568	1.00 STORY	\$73,500	401	64
094 02 0110 000	15100 SUNBURY	10/9/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$112,600	43.31	\$236,016	\$52,500	\$207,500	\$148,595	1.396	1,440	\$144.10	'00841	8.3556	1.00 STORY	\$52,500	401	60
094 02 0084 000	14927 SUNBURY	8/9/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$64,100	38.85	\$149,261	\$52,500	\$112,500	\$78,348	1.436	678	\$165.93	'00841	14.6410	1.00 STORY	\$52,500	401	60
094 01 0120 002	15190 CAVOUR	10/30/2024	\$230,165	PTA	03-ARM'S LENGTH	\$230,165	\$100,000	43.45	\$203,406	\$54,600	\$175,565	\$120,490	1.457	943	\$186.18	'00841	145.7092	1.00 STORY	\$54,600	401	62
094 01 0085 001	14951 CAVOUR	4/1/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$101,100	47.02	\$207,221	\$55,125	\$159,875	\$108,640	1.472	917	\$174.35	'00841	147.1603	1.25 STORY	\$55,125	401	54
094 02 0027 000	15026 GARDEN	3/20/2025	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,100	42.22	\$238,172	\$52,500	\$222,500	\$150,341	1.480	1,194	\$186.35	'00841	147.9969	1.00 STORY	\$52,500	401	63
094 02 0137 000	15101 HARRISON	2/4/2025	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$97,900	42.57	\$207,684	\$52,500	\$177,500	\$110,845	1.601	1,092	\$162.55	'00841	27.0903	1.25 STORY	\$52,500	401	57
Totals:			\$3,502,015			\$3,502,015	\$1,412,000		\$3,358,583		\$2,632,982	\$2,041,876			\$158.01		4.0941				
							Sale. Ratio ==>		40.32			E.C.F. ==>	1.289		Std. Deviation==>	0.17					
							Std. Dev. ==>	11.12				Ave. E.C.F. ==>	1.330		Ave. Variance==>	80.71	COV ==>	60.66			

ECF Statistical Analysis	
Mean	1.330
Standard Error	0.046
Median	1.373
Mode	#N/A
Standard Deviation	0.173
Sample Variance	0.030
Kurtosis	-0.359
Skewness	-0.629
Range	0.591
Minimum	1.010
Maximum	1.601
Sum	18.626
Count	14

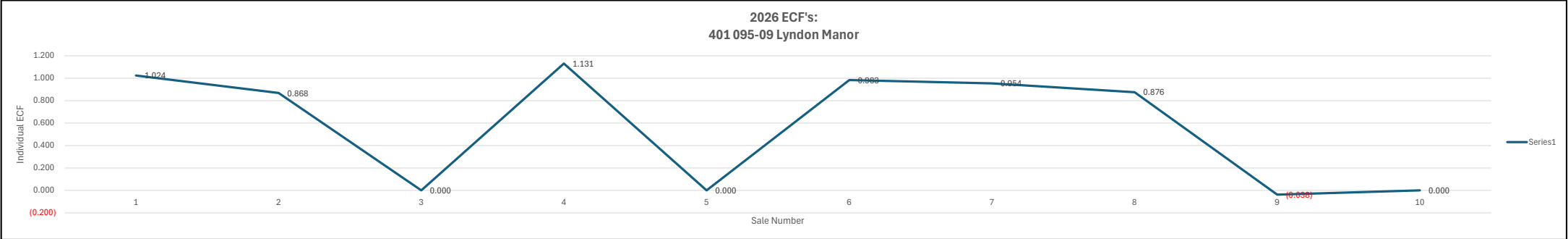


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
095 09 0004 000	14384 HARRISON	8/23/2023	\$428,100	PTA	03-ARM'S LENGTH	\$428,100	\$37,500	8.76	\$426,669	\$80,000	\$348,100	\$339,871	1.024	1,754	\$198.46	'095	44.4421	1.00 STORY	\$80,000	401	96
095 09 0009 000	14474 HARRISON	7/17/2023	\$464,940	WD	03-ARM'S LENGTH	\$464,940	\$210,700	45.32	\$481,291	\$80,000	\$384,940	\$443,415	0.868	2,689	\$143.15	'095	28.8334	2.00 STORY	\$80,000	401	95
095 09 0009 000	14474 HARRISON	7/17/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$210,700	263.38	\$444,387	\$80,000	\$0	\$404,874	0.000	2,685	\$0.00	'095	57.9792	2.00 STORY	\$80,000	401	97
095 09 0010 000	14492 HARRISON	5/23/2023	\$429,900	PTA	03-ARM'S LENGTH	\$429,900	\$184,600	42.94	\$389,410	\$80,000	\$349,900	\$309,410	1.131	1,772	\$197.46	'095	55.1070	1.00 STORY	\$80,000	401	97
095 09 0012 000	14477 DOOLEY	11/14/2024	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,500	46.88	\$435,457	\$80,000	\$0	\$392,770	0.000	2,362	\$0.00	'095	57.9792	2.00 STORY	\$80,000	401	98
095 09 0012 000	14477 DOOLEY	11/14/2024	\$466,175	PTA	03-ARM'S LENGTH	\$466,175	\$37,500	8.04	\$435,457	\$80,000	\$386,175	\$392,770	0.983	2,362	\$163.49	'095	40.3417	2.00 STORY	\$80,000	401	98
095 09 0015 000	14423 DOOLEY	8/9/2024	\$499,665	PTA	03-ARM'S LENGTH	\$499,665	\$49,400	9.89	\$478,294	\$80,000	\$419,665	\$440,103	0.954	2,559	\$164.00	'095	37.3769	2.00 STORY	\$80,000	401	97
095 09 0032 000	14491 NOVA	10/31/2024	\$545,000	PTA	03-ARM'S LENGTH	\$545,000	\$177,300	32.53	\$560,627	\$80,000	\$465,000	\$531,079	0.876	3,284	\$141.60	'095	29.5784	2.00 STORY	\$80,000	401	96
095 09 0036 000	14428 DOOLEY	8/31/2023	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$94,400	125.87	\$199,584	\$80,000	(\$5,000)	\$132,871	(0.038)	2,571	(\$1.94)	'095	61.7422	2.00 STORY	\$80,000	401	97
095 09 0038 000	14472 DOOLEY	6/23/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,500	46.88	\$80,000	\$80,000	\$0	\$0	0.000	0	#DIV/0!	'095	57.9792	1.00 STORY	\$80,000	402	91
Totals:			\$3,148,780			\$3,148,780	\$1,077,100		\$3,931,176		\$2,348,780	\$3,387,163			#DIV/0!		11.3644				
							Sale. Ratio =>	34.21				E.C.F. =>	0.693		Std. Deviation=>	0.51					
							Std. Dev. =>	78.21				Ave. E.C.F. =>	0.580		Ave. Variance=>	47.14	COV =>	81.30			

ECF Statistical Analysis	
Mean	0.580
Standard Error	0.162
Median	0.872
Mode	0.000
Standard Deviation	0.513
Sample Variance	0.263
Kurtosis	-2.200
Skewness	-0.410
Range	1.168
Minimum	-0.038
Maximum	1.131
Sum	5.798
Count	10

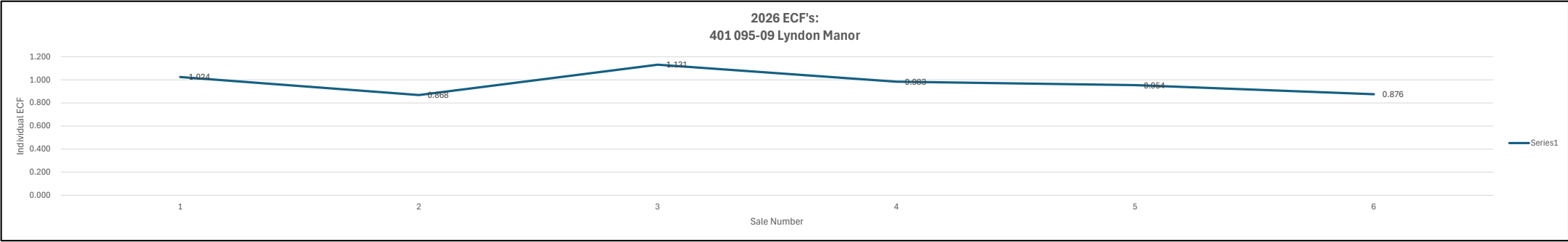


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
095 09 0004 000	14384 HARRISON	8/23/2023	\$428,100	PTA	03-ARM'S LENGTH	\$428,100	\$37,500	8.76	\$426,669	\$80,000	\$348,100	\$339,871	1.024	1,754	\$198.46	'095	102.4212	1.00 STORY	\$80,000	401	96
095 09 0009 000	14474 HARRISON	7/17/2023	\$464,940	WD	03-ARM'S LENGTH	\$464,940	\$210,700	45.32	\$481,291	\$80,000	\$384,940	\$443,415	0.868	2,689	\$143.15	'095	86.8126	2.00 STORY	\$80,000	401	95
095 09 0010 000	14492 HARRISON	5/23/2023	\$429,900	PTA	03-ARM'S LENGTH	\$429,900	\$184,600	42.94	\$389,410	\$80,000	\$349,900	\$309,410	1.131	1,772	\$197.46	'095	113.0862	1.00 STORY	\$80,000	401	97
095 09 0012 000	14477 DOOLEY	11/14/2024	\$466,175	PTA	03-ARM'S LENGTH	\$466,175	\$37,500	8.04	\$435,457	\$80,000	\$386,175	\$392,770	0.983	2,362	\$163.49	'095	1.0618	2.00 STORY	\$80,000	401	98
095 09 0015 000	14423 DOOLEY	8/9/2024	\$499,665	PTA	03-ARM'S LENGTH	\$499,665	\$49,400	9.89	\$478,294	\$80,000	\$419,665	\$440,103	0.954	2,559	\$164.00	'095	1.9030	2.00 STORY	\$80,000	401	97
095 09 0032 000	14491 NOVA	10/31/2024	\$545,000	PTA	03-ARM'S LENGTH	\$545,000	\$177,300	32.53	\$560,627	\$80,000	\$465,000	\$531,079	0.876	3,284	\$141.60	'095	9.7015	2.00 STORY	\$80,000	401	96
Totals:			\$2,833,780			\$2,833,780	\$697,000		\$2,771,748		\$2,353,780	\$2,456,648			\$168.03		1.4464				
								Sale. Ratio =>	24.60					E.C.F. =>	0.958	Std. Deviation=>	0.10				
								Std. Dev. =>	17.72					Ave. E.C.F. =>	0.973	Ave. Variance=>	52.50	COV =>	53.98		

ECF Statistical Analysis	
Mean	0.973
Standard Error	0.040
Median	0.968
Mode	#N/A
Standard Deviation	0.099
Sample Variance	0.010
Kurtosis	0.014
Skewness	0.641
Range	0.263
Minimum	0.868
Maximum	1.131
Sum	5.836
Count	6

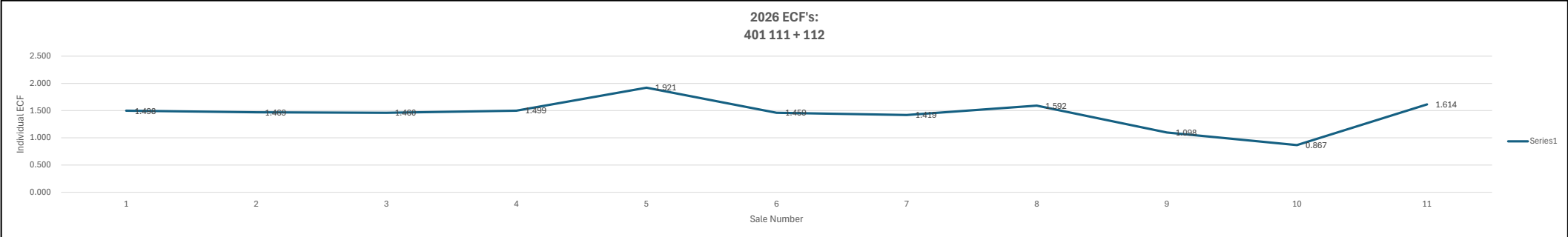


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
095 09 0009 000	14474 HARRISON	7/17/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$210,700	263.38	\$444,387	\$80,000	\$0	\$404,874	0.000	2,685	\$0.00	'095	0.0000	2.00 STORY	\$80,000	401	Vacant Land
095 09 0012 000	14477 DOOLEY	11/14/2024	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,500	46.88	\$435,457	\$80,000	\$0	\$392,770	0.000	2,362	\$0.00	'095	0.0000	2.00 STORY	\$80,000	401	Vacant Land
095 09 0036 000	14428 DOOLEY	8/31/2023	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$94,400	125.87	\$199,584	\$80,000	(\$5,000)	\$132,871	(0.038)	2,571	(\$1.94)	'095	3.7630	2.00 STORY	\$80,000	401	Vacant Land
095 09 0038 000	14472 DOOLEY	6/23/2023	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,500	46.88	\$80,000	\$80,000	\$0	\$0	0.000	0	#DIV/0!	'095	0.0000	1.00 STORY	\$80,000	402	Vacant Land

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
111 01 0014 000	34901 STANDISH	6/2/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$65,100	26.04	\$183,096	\$31,118	\$218,882	\$146,132	1.498	1,216	\$180.00	'111	5.2799	1.00 STORY	\$29,500	401	64
111 01 0025 000	11775 BOSTON POST	3/7/2025	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$132,900	31.27	\$301,761	\$30,586	\$394,414	\$268,490	1.469	2,308	\$170.89	'111	2.3970	1.50 STORY	\$26,550	401	72
111 01 0039 000	11961 BOSTON POST	12/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$55,700	32.76	\$129,550	\$29,500	\$140,500	\$96,201	1.460	736	\$190.90	'111	1.5445	1.00 STORY	\$29,500	401	63
111 01 0050 000	34920 BEACON	7/26/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$69,000	25.09	\$194,937	\$29,500	\$245,500	\$163,799	1.499	1,346	\$182.39	'111	5.3750	1.25 STORY	\$29,500	401	67
111 01 0081 000	11900 BREWSTER	6/7/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$70,100	23.76	\$167,702	\$26,550	\$268,450	\$139,754	1.921	1,050	\$255.67	'111	47.5837	1.75 STORY	\$26,550	401	74
111 01 0100 000	12051 STARK	7/22/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$91,700	29.58	\$229,567	\$30,043	\$279,957	\$191,850	1.459	1,500	\$186.64	'111	1.4211	1.00 STORY	\$26,550	401	65
111 01 0123 000	11926 STARK	12/12/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$65,300	27.22	\$180,138	\$32,450	\$207,450	\$146,225	1.419	1,104	\$187.91	'111	2.6335	1.50 STORY	\$32,450	401	69
111 01 0126 000	34257 WADSWORTH	12/31/2024	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$45,500	28.44	\$115,340	\$31,175	\$128,825	\$80,927	1.592	824	\$156.34	'111	14.6828	1.00 STORY	\$29,500	401	52
112 02 0002 000	34050 WADSWORTH	12/10/2024	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$70,900	41.46	\$163,258	\$23,600	\$147,400	\$134,286	1.098	1,495	\$98.60	'111	34.7381	1.00 STORY	\$23,600	401	59
112 02 0004 000	34000 WADSWORTH	11/9/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,400	42.27	\$170,890	\$23,600	\$126,400	\$145,831	0.867	1,574	\$80.30	'111	57.8282	1.50 STORY	\$23,600	401	63
112 02 0004 000	34000 WADSWORTH	4/17/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$70,700	27.30	\$170,890	\$23,600	\$235,400	\$145,831	1.614	1,574	\$149.56	'111	16.9159	1.50 STORY	\$23,600	401	63
Totals:			\$2,704,900			\$2,704,900	\$800,300		\$2,007,129		\$2,393,178	\$1,659,326			\$167.20		0.2779				
							Sale. Ratio =>	29.59				E.C.F. =>	1.442		Std. Deviation=>	0.27					
							Std. Dev. =>	6.20				Ave. E.C.F. =>	1.445		Ave. Variance=>	17.31	COV =>	11.98			

ECF Statistical Analysis	
Mean	1.445
Standard Error	0.082
Median	1.469
Mode	#N/A
Standard Deviation	0.272
Sample Variance	0.074
Kurtosis	1.840
Skewness	-0.725
Range	1.054
Minimum	0.867
Maximum	1.921
Sum	15.895
Count	11

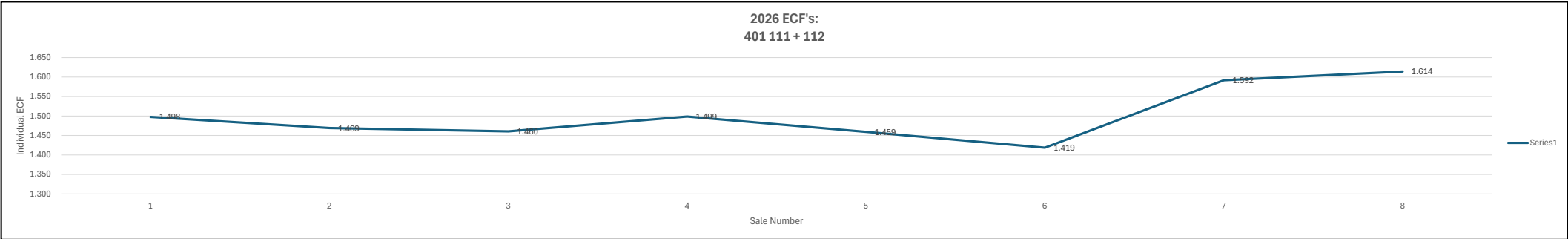


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

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ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
111 01 0014 000	34901 STANDISH	6/2/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$65,100	26.04	\$183,096	\$31,118	\$218,882	\$146,132	1.498	1,216	\$180.00	'111	149.7838	1.00 STORY	\$29,500	401	64
111 01 0025 000	11775 BOSTON POST	3/7/2025	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$132,900	31.27	\$301,761	\$30,586	\$394,414	\$268,490	1.469	2,308	\$170.89	'111	146.9008	1.50 STORY	\$26,550	401	72
111 01 0039 000	11961 BOSTON POST	12/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$55,700	32.76	\$129,550	\$29,500	\$140,500	\$96,201	1.460	736	\$190.90	'111	146.0484	1.00 STORY	\$29,500	401	63
111 01 0050 000	34920 BEACON	7/26/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$69,000	25.09	\$194,937	\$29,500	\$245,500	\$163,799	1.499	1,346	\$182.39	'111	149.8788	1.25 STORY	\$29,500	401	67
111 01 0100 000	12051 STARK	7/22/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$91,700	29.58	\$229,567	\$30,043	\$279,957	\$191,850	1.459	1,500	\$186.64	'111	145.9249	1.00 STORY	\$26,550	401	65
111 01 0123 000	11926 STARK	12/12/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$65,300	27.22	\$180,138	\$32,450	\$207,450	\$146,225	1.419	1,104	\$187.91	'111	141.8704	1.50 STORY	\$32,450	401	69
111 01 0126 000	34257 WADSWORTH	12/31/2024	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$45,500	28.44	\$115,340	\$31,175	\$128,825	\$80,927	1.592	824	\$156.34	'111	159.1867	1.00 STORY	\$29,500	401	52
112 02 0004 000	34000 WADSWORTH	4/17/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$70,700	27.30	\$170,890	\$23,600	\$235,400	\$145,831	1.614	1,574	\$149.56	'111	12.0857	1.50 STORY	\$23,600	401	63
Totals:			\$2,088,900			\$2,088,900	\$595,900		\$1,505,279		\$1,850,928	\$1,239,455			\$175.58		0.7927				
							Sale. Ratio =>	28.53				E.C.F. =>	1.493		Std. Deviation=>	0.07					
							Std. Dev. =>	2.61				Ave. E.C.F. =>	1.501		Ave. Variance=>	131.46	COV =>	87.57			

ECF Statistical Analysis	
Mean	1.501
Standard Error	0.024
Median	1.483
Mode	#N/A
Standard Deviation	0.068
Sample Variance	0.005
Kurtosis	-0.326
Skewness	0.880
Range	0.195
Minimum	1.419
Maximum	1.614
Sum	12.010
Count	8



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
112 02 0004 000	34000 WADSWORTH	11/9/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,400	42.27	\$170,890	\$23,600	\$126,400	\$145,831	0.867	1,574	\$80.30	'111	86.6757	1.50 STORY	\$23,600	401	Prior
111 01 0081 000	11900 BREWSTER	6/7/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$70,100	23.76	\$167,702	\$26,550	\$268,450	\$139,754	1.921	1,050	\$255.67	'111	192.0875	1.75 STORY	\$26,550	401	High
112 02 0002 000	34050 WADSWORTH	12/10/2024	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$70,900	41.46	\$163,258	\$23,600	\$147,400	\$134,286	1.098	1,495	\$98.60	'111	109.7657	1.00 STORY	\$23,600	401	Low

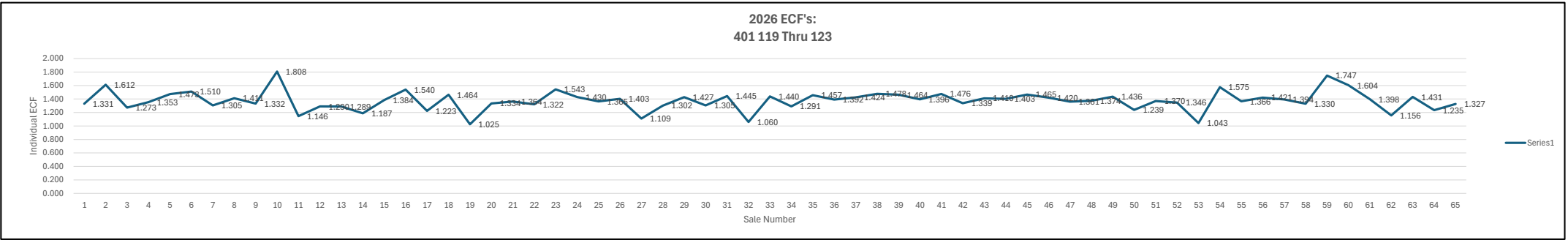
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
119 99 0013 000	38619 PLYMOUTH	9/15/2023	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$131,800	43.95	\$289,345	\$85,556	\$214,344	\$161,098	1.331	1,545	\$138.73	'119	4.4373	1.00 STORY	\$85,556	401	54
120 02 0534 003	37930 BIRCH RUN	1/20/2025	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$176,000	39.20	\$368,675	\$75,494	\$373,506	\$231,763	1.612	1,624	\$229.99	'119	23.6694	1.00 STORY	\$70,000	401	74
120 02 0546 002	37801 PLYMOUTH	4/19/2023	\$277,000	MLC	03-ARM'S LENGTH	\$277,000	\$119,800	43.25	\$275,754	\$70,000	\$207,000	\$162,651	1.273	1,032	\$200.58	'119	10.2228	1.00 STORY	\$70,000	401	59
120 04 0019 000	37866 CHASE	7/10/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$188,100	40.89	\$411,558	\$69,960	\$390,040	\$288,268	1.353	2,137	\$182.52	'119	2.1845	2.00 STORY	\$69,960	401	79
121 02 0020 000	9828 HORTON	3/3/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,600	40.40	\$136,228	\$52,500	\$97,500	\$66,188	1.473	724	\$134.67	'119	9.8185	1.00 STORY	\$52,500	401	45
121 03 0003 001	9934 HIX	6/7/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,500	38.45	\$253,128	\$63,000	\$227,000	\$150,298	1.510	1,170	\$194.02	'119	13.5441	1.00 STORY	\$63,000	401	57
121 03 0036 002	38115 RICHLAND	8/1/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$124,600	42.24	\$288,027	\$70,000	\$225,000	\$172,353	1.305	1,311	\$171.62	'119	6.9432	1.00 STORY	\$70,000	401	57
122 01 0004 001	10255 BASSETT	1/31/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,700	40.82	\$304,128	\$80,000	\$250,000	\$177,176	1.411	1,344	\$186.01	'119	3.6134	1.00 STORY	\$80,000	401	60
122 01 0013 000	10480 BASSETT	1/3/2025	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$211,400	43.59	\$440,608	\$82,000	\$403,000	\$302,622	1.332	2,794	\$144.24	'119	4.3198	2.00 STORY	\$82,000	401	64
122 02 0001 000	38940 ANN ARBOR TR	2/5/2024	\$409,000	PTA	03-ARM'S LENGTH	\$409,000	\$129,400	31.64	\$310,835	\$82,000	\$327,000	\$180,897	1.808	1,620	\$201.85	'119	43.2767	1.00 STORY	\$82,000	401	62
122 02 0003 000	38850 ANN ARBOR TR	5/13/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$241,500	50.31	\$493,375	\$82,000	\$398,000	\$347,151	1.146	2,786	\$142.86	'119	22.8417	2.00 STORY	\$82,000	401	65
122 02 0016 000	38450 ANN ARBOR TR	9/19/2024	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$213,900	43.21	\$463,773	\$110,945	\$384,055	\$297,745	1.290	2,854	\$134.57	'119	8.5013	2.00 STORY	\$82,000	401	61
122 03 0004 000	38451 RICHLAND	10/19/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$109,700	40.63	\$257,237	\$65,100	\$204,900	\$158,922	1.289	1,602	\$127.90	'119	8.5580	TRI-LEVEL	\$65,100	401	62
122 03 0005 000	38463 RICHLAND	10/27/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$120,300	43.75	\$278,621	\$80,301	\$194,699	\$164,036	1.187	1,602	\$121.53	'119	18.7963	TRI-LEVEL	\$65,100	401	62
122 03 0024 000	38847 ORANGELAWN	4/16/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$133,000	40.30	\$297,738	\$75,000	\$255,000	\$184,233	1.384	1,602	\$159.18	'119	0.9225	TRI-LEVEL	\$75,000	401	69
122 03 0028 000	9901 PERE	5/16/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,000	39.00	\$258,300	\$66,150	\$233,850	\$151,897	1.540	1,060	\$220.61	'119	16.4638	1.00 STORY	\$66,150	401	62
122 03 0038 000	9930 PERE	4/11/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$122,400	42.21	\$287,535	\$77,765	\$212,235	\$173,507	1.223	1,632	\$130.05	'119	15.1685	TRI-LEVEL	\$74,046	401	67
122 03 0053 000	10001 MARIE	7/25/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$124,100	41.37	\$259,861	\$69,290	\$230,710	\$157,626	1.464	1,632	\$141.37	'119	8.8763	TRI-LEVEL	\$69,290	401	62
122 03 0097 000	38552 ORANGELAWN	12/29/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$113,600	49.39	\$265,221	\$79,611	\$150,389	\$146,727	1.025	1,060	\$141.88	'119	34.9934	1.00 STORY	\$79,611	401	62
122 03 0105 000	38496 RICHLAND	11/1/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$109,600	35.35	\$287,300	\$84,000	\$226,000	\$169,416	1.334	1,632	\$138.48	'119	4.0897	QUAD LEVEL	\$84,000	401	66
122 03 0105 000	38496 RICHLAND	12/27/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$132,400	42.03	\$287,300	\$84,000	\$231,000	\$169,416	1.364	1,632	\$141.54	'119	1.1384	QUAD LEVEL	\$84,000	401	66
122 04 0119 000	39001 RICHLAND	5/30/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$108,600	36.81	\$275,163	\$63,000	\$232,000	\$175,486	1.322	1,632	\$142.16	'119	5.2849	TRI-LEVEL	\$63,000	401	69
122 04 0129 000	39225 RICHLAND	7/22/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$120,100	39.38	\$261,405	\$63,000	\$242,000	\$156,841	1.543	1,060	\$228.30	'119	16.8072	1.00 STORY	\$63,000	401	64
122 04 0131 000	39201 RICHLAND	10/23/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$112,600	36.32	\$271,860	\$63,000	\$247,000	\$172,754	1.430	1,632	\$151.35	'119	5.4887	TRI-LEVEL	\$63,000	401	67
122 04 0155 000	10101 BASSETT	9/8/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$102,700	38.75	\$250,436	\$66,453	\$198,547	\$145,441	1.365	964	\$205.96	'119	0.9754	1.00 STORY	\$64,050	401	67
122 04 0188 000	39219 PINETREE	11/14/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$130,100	37.17	\$322,032	\$66,150	\$283,850	\$202,278	1.403	1,616	\$175.65	'119	2.8375	1.00 STORY	\$66,150	401	66
122 04 0192 000	39222 PINETREE	4/20/2023	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$109,200	50.21	\$238,895	\$65,100	\$152,400	\$137,387	1.109	1,023	\$148.97	'119	26.5617	1.00 STORY	\$65,100	401	58
122 04 0203 000	39025 ORANGELAWN	9/27/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,800	40.65	\$269,117	\$66,150	\$208,850	\$160,448	1.302	1,060	\$197.03	'119	7.3224	1.00 STORY	\$66,150	401	65
123 01 0003 000	9358 MARIE	10/30/2024	\$295,600	WD	03-ARM'S LENGTH	\$295,600	\$117,300	39.68	\$269,953	\$70,000	\$225,600	\$158,065	1.427	1,050	\$214.86	'119	5.2369	1.00 STORY	\$70,000	401	69
123 01 0007 000	9357 MARIE	10/13/2023	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$131,600	42.11	\$305,157	\$70,000	\$242,500	\$185,894	1.305	1,439	\$168.52	'119	7.0385	1.00 STORY	\$70,000	401	64
123 01 0010 000	9307 MARIE	1/11/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$111,300	35.90	\$280,177	\$70,000	\$240,000	\$166,147	1.445	1,053	\$227.92	'119	6.9612	1.00 STORY	\$70,000	401	67
123 01 0022 000	38876 NORTHFIELD	4/29/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$127,900	51.16	\$284,850	\$70,000	\$180,000	\$169,841	1.060	1,226	\$146.82	'119	31.5077	1.00 STORY	\$70,000	401	63
123 01 0036 000	9276 MARIE	2/18/2025	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$107,500	42.49	\$229,962	\$63,000	\$190,000	\$131,985	1.440	1,053	\$180.44	'119	6.4666	1.00 STORY	\$63,000	401	67
123 01 0045 000	9293 KNOLSON	6/10/2024	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$118,000	46.83	\$248,258	\$63,000	\$189,000	\$146,449	1.291	1,050	\$180.00	'119	8.4340	1.00 STORY	\$63,000	401	67
123 01 0079 000	9148 KNOLSON	8/25/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$119,000	37.78	\$281,750	\$63,000	\$252,000	\$172,924	1.457	1,053	\$239.32	'119	8.2396	1.00 STORY	\$63,000	401	69
123 01 0082 000	9196 KNOLSON	3/25/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,000	38.93	\$260,179	\$63,000	\$217,000	\$155,872	1.392	1,053	\$206.08	'119	1.7276	1.00 STORY	\$63,000	401	67
123 01 0087 000	9278 KNOLSON	11/8/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$129,900	39.97	\$295,752	\$63,000	\$262,000	\$183,993	1.424	1,281	\$204.53	'119	4.9075	1.00 STORY	\$63,000	401	67
123 02 0013 000	9367 BASSETT	5/14/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,300	39.75	\$253,395	\$65,310	\$219,690	\$148,683	1.478	1,041	\$211.04	'119	10.2681	1.00 STORY	\$63,000	401	64
123 02 0015 000	9411 BASSETT	2/26/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$143,200	42.12	\$302,404	\$63,000	\$277,000	\$189,252	1.464	1,334	\$207.65	'119	8.8765	1.00 STORY	\$63,000	401	66
123 02 0017 000	9455 BASSETT	7/12/2024	\$347,750	PTA	03-ARM'S LENGTH	\$347,750	\$142,400	40.95	\$321,017	\$63,000	\$284,750	\$203,966	1.396	1,334	\$213.46	'119	2.1174	1.00 STORY	\$63,000	401	65
123 02 0019 000	9487 BASSETT	8/6/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$123,800	41.97	\$261,871	\$63,000	\$232,000	\$157,210	1.476	998	\$232.46	'119	10.0841	1.00 STORY	\$63,000	401	67
123 02 0029 002	9338 PATTON	6/27/2023	\$397,500	PTA	03-ARM'S LENGTH	\$397,500	\$141,900	35.70	\$360,342	\$73,514	\$323,986	\$242,048	1.339	1,785	\$181.50	'119	3.6372	2.00 STORY	\$63,000	401	75
123 02 0047 000	9351 PATTON	7/28/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$114,400	38.13	\$274,947	\$56,301	\$243,699	\$172,842	1.410	998	\$244.19	'119	3.5061	1.00 STORY	\$56,301	401	68
123 02 0070 000	9145 E BASSETT	10/2/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$129,700	39.91	\$299,269	\$63,305	\$261,695	\$186,532	1.403	1,334	\$196.17	'119	2.8058	1.00 STORY	\$63,305	401	67
123 02 0078 000	9194 E BASSETT	5/23/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$128,700	42.20	\$271,943	\$63,336	\$241,664	\$164,906	1.465	1,041	\$232.15	'119	9.0573	1.00 STORY	\$63,336	401	65
123 02 0100 002	8906 E DEBORAH	3/14/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$125,100	43.14	\$265,167	\$63,000	\$227,000	\$159,815	1.420	1,041	\$218.06	'119	4.5500	1.00 STORY	\$63,000	401	67
123 02 0129 000	9005 W DEBORAH	1/8/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$110,900	41.07	\$255,410	\$63,053	\$206,947	\$152,060	1.361	1,041	\$198.80	'119	1.3936	1.00 STORY	\$63,053	401	67
123 02 0137 000	9088 E DEBORAH	3/7/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$111,000	39.64	\$262,814	\$63,000	\$217,000	\$157,955	1.374	1,041	\$208.45	'119	0.1083	1.00 STORY	\$63,000	401	67
123 02 0147 000	8948 W DEBORAH	9/6/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$114,700	38.23	\$271,798	\$63,000	\$237,000	\$165,057	1.436	1,041	\$227.67	'119	6.0976				

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

123 06 0006 000	8869 KNOLSON	6/28/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$165,200	38.42	\$368,315	\$70,798	\$359,202	\$251,069	1.431	1,977	\$181.69	'119	5.5798	2.00 STORY	\$70,000	401	74
123 06 0015 000	8930 KNOLSON	6/29/2023	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$156,900	41.07	\$369,522	\$71,158	\$310,842	\$251,783	1.235	1,964	\$158.27	'119	14.0329	2.00 STORY	\$68,250	401	68
123 99 0018 000	9243 HIX	6/28/2024	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$117,900	44.66	\$255,199	\$75,000	\$189,000	\$142,449	1.327	1,300	\$145.38	'119	4.8101	1.00 STORY	\$75,000	401	61
Totals:			\$20,353,250			\$20,353,250	\$8,301,400		\$18,872,257		\$15,822,736	\$11,532,513			\$186.64		0.2881				
							Sale. Ratio =>	40.79				E.C.F. =>	1.372		Std. Deviation=>	0.14					
							Std. Dev. =>	4.22				Ave. E.C.F. =>	1.375		Ave. Variance=>	10.18	COV =>		7.40		

ECF Statistical Analysis	
Mean	1.375
Standard Error	0.018
Median	1.384
Mode	#N/A
Standard Deviation	0.143
Sample Variance	0.020
Kurtosis	1.562
Skewness	0.073
Range	0.783
Minimum	1.025
Maximum	1.808
Sum	89.368
Count	65



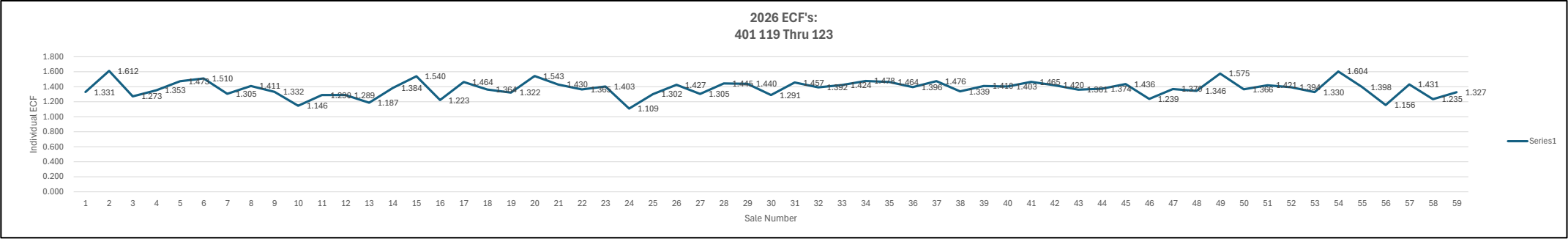
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
119 99 0013 000	38619 PLYMOUTH	9/15/2023	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$131,800	43.95	\$289,345	\$85,556	\$214,344	\$161,098	1.331	1,545	\$138.73	'119	133.0519	1.00 STORY	\$85,556	401	54
120 02 0534 003	37930 BIRCH RUN	1/20/2025	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$176,000	39.20	\$368,675	\$75,494	\$373,506	\$231,763	1.612	1,624	\$229.99	'119	161.1586	1.00 STORY	\$70,000	401	74
120 02 0546 002	37801 PLYMOUTH	4/19/2023	\$277,000	MLC	03-ARM'S LENGTH	\$277,000	\$119,800	43.25	\$275,754	\$70,000	\$207,000	\$162,651	1.273	1,032	\$200.58	'119	127.2664	1.00 STORY	\$70,000	401	59
120 04 0019 000	37866 CHASE	7/10/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$188,100	40.89	\$411,558	\$69,960	\$390,040	\$288,268	1.353	2,137	\$182.52	'119	135.3046	2.00 STORY	\$69,960	401	79
121 02 0020 000	9828 HORTON	3/3/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,600	40.40	\$136,228	\$52,500	\$97,500	\$66,188	1.473	724	\$134.67	'119	147.3077	1.00 STORY	\$52,500	401	45
121 03 0003 001	9934 HIX	6/7/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,500	38.45	\$253,128	\$63,000	\$227,000	\$150,298	1.510	1,170	\$194.02	'119	151.0333	1.00 STORY	\$63,000	401	57
121 03 0036 002	38115 RICHLAND	8/1/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$124,600	42.24	\$288,027	\$70,000	\$225,000	\$172,353	1.305	1,311	\$171.62	'119	130.5460	1.00 STORY	\$70,000	401	57
122 01 0004 001	10255 BASSETT	1/31/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,700	40.82	\$304,128	\$80,000	\$250,000	\$177,176	1.411	1,344	\$186.01	'119	141.1026	1.00 STORY	\$80,000	401	60
122 01 0013 000	10480 BASSETT	1/3/2025	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$211,400	43.59	\$440,608	\$82,000	\$403,000	\$302,622	1.332	2,794	\$144.24	'119	133.1694	2.00 STORY	\$82,000	401	64
122 02 0003 000	38850 ANN ARBOR TR	5/13/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$241,500	50.31	\$493,375	\$82,000	\$398,000	\$347,151	1.146	2,786	\$142.86	'119	114.6475	2.00 STORY	\$82,000	401	65
122 02 0016 000	38450 ANN ARBOR TR	9/19/2024	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$213,900	43.21	\$463,773	\$110,945	\$384,055	\$297,745	1.290	2,854	\$134.57	'119	128.9879	2.00 STORY	\$82,000	401	61
122 03 0004 000	38451 RICHLAND	10/19/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$109,700	40.63	\$257,237	\$65,100	\$204,900	\$158,922	1.289	1,602	\$127.90	'119	128.9312	TRI-LEVEL	\$65,100	401	62
122 03 0005 000	38463 RICHLAND	10/27/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$120,300	43.75	\$278,621	\$80,301	\$194,699	\$164,036	1.187	1,602	\$121.53	'119	118.6928	TRI-LEVEL	\$65,100	401	62
122 03 0024 000	38847 ORANGELAWN	4/16/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$133,000	40.30	\$297,738	\$75,000	\$255,000	\$184,233	1.384	1,602	\$159.18	'119	138.4117	TRI-LEVEL	\$75,000	401	69
122 03 0028 000	9901 PERE	5/16/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,000	39.00	\$258,300	\$66,150	\$233,850	\$151,897	1.540	1,060	\$220.61	'119	153.9530	1.00 STORY	\$66,150	401	62
122 03 0038 000	9930 PERE	4/11/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$122,400	42.21	\$287,535	\$77,765	\$212,235	\$173,507	1.223	1,632	\$130.05	'119	122.3207	TRI-LEVEL	\$74,046	401	67
122 03 0053 000	10001 MARIE	7/25/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$124,100	41.37	\$259,861	\$69,290	\$230,710	\$157,626	1.464	1,632	\$141.37	'119	146.3654	TRI-LEVEL	\$69,290	401	62
122 03 0105 000	38496 RICHLAND	12/27/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$132,400	42.03	\$287,300	\$84,000	\$231,000	\$169,416	1.364	1,632	\$141.54	'119	136.3508	QUAD LEVEL	\$84,000	401	66
122 04 0119 000	39001 RICHLAND	5/30/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$108,600	36.81	\$275,163	\$63,000	\$232,000	\$175,486	1.322	1,632	\$142.16	'119	#REF!	TRI-LEVEL	\$63,000	401	69
122 04 0129 000	39225 RICHLAND	7/22/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$120,100	39.38	\$261,405	\$63,000	\$242,000	\$156,841	1.543	1,060	\$228.30	'119	154.2964	1.00 STORY	\$63,000	401	64
122 04 0131 000	39301 RICHLAND	10/23/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$122,600	36.32	\$271,860	\$63,000	\$247,000	\$172,754	1.430	1,632	\$151.35	'119	142.9779	TRI-LEVEL	\$63,000	401	67
122 04 0155 000	10101 BASSETT	9/8/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$102,700	38.75	\$250,436	\$66,453	\$198,547	\$145,441	1.365	964	\$205.96	'119	136.5138	1.00 STORY	\$64,050	401	67
122 04 0188 000	39219 PINETREE	11/14/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$130,100	37.17	\$322,032	\$66,150	\$283,850	\$202,278	1.403	1,616	\$175.65	'119	140.3267	1.00 STORY	\$66,150	401	66
122 04 0192 000	39222 PINETREE	4/20/2023	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$109,200	50.21	\$238,895	\$65,100	\$152,400	\$137,387	1.109	1,023	\$148.97	'119	110.9275	1.00 STORY	\$65,100	401	58
122 04 0203 000	39025 ORANGELAWN	9/27/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,800	40.65	\$269,117	\$66,150	\$208,850	\$160,448	1.302	1,060	\$197.03	'119	130.1668	1.00 STORY	\$66,150	401	65
123 01 0003 000	9358 MARIE	10/30/2024	\$295,600	WD	03-ARM'S LENGTH	\$295,600	\$117,300	39.68	\$269,953	\$70,000	\$225,600	\$158,065	1.427	1,050	\$214.86	'119	142.7261	1.00 STORY	\$70,000	401	69
123 01 0007 000	9357 MARIE	10/13/2023	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$131,600	42.11	\$305,157	\$70,000	\$242,500	\$185,894	1.305	1,439	\$168.52	'119	130.4507	1.00 STORY	\$70,000	401	64
123 01 0010 000	9307 MARIE	1/11/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$111,300	35.90	\$280,177	\$70,000	\$240,000	\$166,147	1.445	1,053	\$227.92	'119	144.4504	1.00 STORY	\$70,000	401	67
123 01 0036 000	9276 MARIE	2/18/2025	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$107,500	42.49	\$229,962	\$63,000	\$190,000	\$131,985	1.440	1,053	\$180.44	'119	6.0715	1.00 STORY	\$63,000	401	67
123 01 0045 000	9293 KNOLSON	6/10/2024	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$118,000	46.83	\$248,258	\$63,000	\$189,000	\$146,449	1.291	1,050	\$180.00	'119	129.0552	1.00 STORY	\$63,000	401	67
123 01 0079 000	9148 KNOLSON	8/25/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$119,000	37.78	\$281,750	\$63,000	\$252,000	\$172,924	1.457	1,053	\$239.32	'119	7.8445	1.00 STORY	\$63,000	401	69
123 01 0082 000	9196 KNOLSON	3/25/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,000	38.93	\$260,179	\$63,000	\$217,000	\$155,872	1.392	1,053	\$206.08	'119	1.3326	1.00 STORY	\$63,000	401	67
123 01 0087 000	9278 KNOLSON	11/8/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$129,900	39.97	\$295,752	\$63,000	\$262,000	\$183,993	1.424	1,281	\$204.53	'119	4.5125	1.00 STORY	\$63,000	401	67
123 02 0013 000	9367 BASSETT	5/14/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,300	39.75	\$253,395	\$65,310	\$219,690	\$148,683	1.478	1,041	\$211.04	'119	9.8731	1.00 STORY	\$63,000	401	64
123 02 0015 000	9411 BASSETT	2/26/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$143,200	42.12	\$302,404	\$63,000	\$277,000	\$189,252	1.464	1,334	\$207.65	'119	8.4815	1.00 STORY	\$63,000	401	66
123 02 0017 000	9455 BASSETT	7/12/2024	\$347,750	PTA	03-ARM'S LENGTH	\$347,750	\$142,400	40.95	\$321,017	\$63,000	\$284,750	\$203,966	1.396	1,334	\$213.46	'119	#REF!	1.00 STORY	\$63,000	401	65
123 02 0019 000	9487 BASSETT	8/6/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$123,800	41.97	\$261,871	\$63,000	\$232,000	\$157,210	1.476	998	\$232.46	'119	9.6891	1.00 STORY	\$63,000	401	67
123 02 0029 002	9338 PATTON	6/27/2023	\$397,500	PTA	03-ARM'S LENGTH	\$397,500	\$141,900	35.70	\$360,342	\$73,514	\$323,986	\$242,048	1.339	1,785	\$181.50	'119	133.8520	2.00 STORY	\$63,000	401	75
123 02 0047 000	9351 PATTON	7/28/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$114,400	38.13	\$274,947	\$56,301	\$243,699	\$172,842	1.410	998	\$244.19	'119	#REF!	1.00 STORY	\$56,301	401	68
123 02 0070 000	9145 E BASSETT	10/2/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$129,700	39.91	\$299,269	\$63,305	\$261,695	\$186,532	1.403	1,334	\$196.17	'119	140.2950	1.00 STORY	\$63,305	401	67
123 02 0078 000	9194 E BASSETT	5/23/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$128,700	42.20	\$271,943	\$63,336	\$241,664	\$164,906	1.465	1,041	\$232.15	'119	8.6623	1.00 STORY	\$63,336	401	65
123 02 0100 002	8906 E DEBORAH	3/14/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$125,100	43.14	\$265,167	\$63,000	\$227,000	\$159,815	1.420	1,041	\$218.06	'119	#REF!	1.00 STORY	\$63,000	401	67
123 02 0129 000	9005 W DEBORAH	1/8/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$110,900	41.07	\$255,410	\$63,053	\$206,947	\$152,060	1.361	1,041	\$198.80	'119	136.0956	1.00 STORY	\$63,053	401	67
123 02 0137 000	9088 E DEBORAH	3/7/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$111,000	39.64	\$262,814	\$63,000	\$217,000	\$157,955	1.374	1,041	\$208.45	'119	137.3809	1.00 STORY	\$63,000	401	67
123 02 0147 000	8948 W DEBORAH	9/6/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$114,700	38.23	\$271,798	\$63,000	\$237,000	\$165,057	1.436	1,041	\$227.67	'119	5.7025	1.00 STORY	\$63,000	401	68
123 02 0153 000	8907 E DEBORAH	8/31/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$118,100	44.57	\$269,145	\$70,656	\$194,344	\$156,908	1.239	1,041	\$186.69	'119	123.8586	1.00 STORY	\$63,000	401	66
123 03 0095 000	9050 PERE	9/1/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$109,600	37.15	\$277,785	\$70,000	\$225,000	\$164,256	1.370	1,041	\$216.14	'119	136.9813	1.00 STORY	\$70,000	401	65
123 03 0104 000	9051 PERE	6/22/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$103,700	37.71	\$262,678	\$70,000	\$205,000	\$152,314	1.346	1,053	\$194.68	'119	134.5904	1.00 STORY	\$70,000	401	64
123 03 0117 000	9227 ADAMS	12/6/2023	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$116,600	35.23	\$278,197	\$63,000	\$268,000	\$170,116	1.575	1,017	\$						

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.379
Standard Error	0.014
Median	1.392
Mode	#N/A
Standard Deviation	0.105
Sample Variance	0.011
Kurtosis	0.406
Skewness	-0.246
Range	0.502
Minimum	1.109
Maximum	1.612
Sum	81.352
Count	59

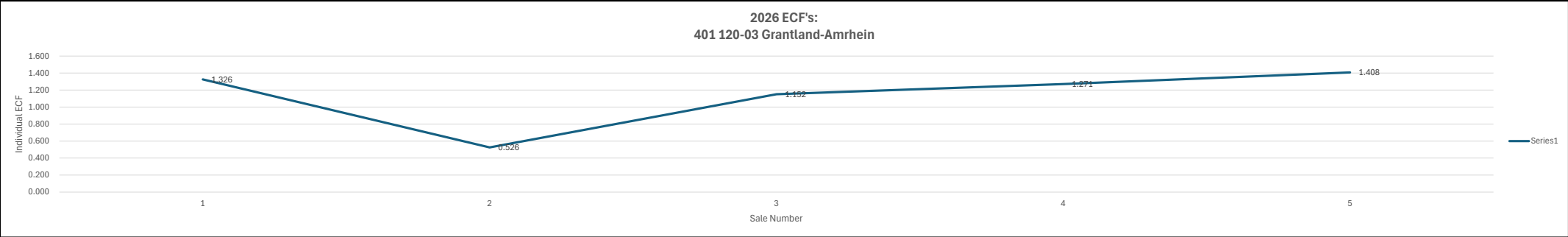


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
122 03 0105 000	38496 RICHLAND	11/1/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$109,600	35.35	\$287,300	\$84,000	\$226,000	\$169,416	1.334	1,632	\$138.48	'119	133.3994	QUAD LEVEL	\$84,000	401	Prior
122 03 0097 000	38552 ORANGELAWN	12/29/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$113,600	49.39	\$265,221	\$79,611	\$150,389	\$146,727	1.025	1,060	\$141.88	'119	102.4958	1.00 STORY	\$79,611	401	Low
123 03 0116 000	9211 ADAMS	2/21/2025	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$115,200	54.08	\$245,006	\$63,000	\$150,000	\$143,878	1.043	1,053	\$142.45	'119	104.2550	1.00 STORY	\$63,000	401	Low
123 01 0022 000	38876 NORTHFIELD	4/29/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$127,900	51.16	\$284,850	\$70,000	\$180,000	\$169,841	1.060	1,226	\$146.82	'119	105.9815	1.00 STORY	\$70,000	401	Low
123 03 0158 000	9194 PERE	9/13/2024	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$116,500	32.91	\$273,678	\$63,000	\$291,000	\$166,543	1.747	1,053	\$276.35	'119	174.7296	1.00 STORY	\$63,000	401	High
122 02 0001 000	38940 ANN ARBOR TR	2/5/2024	\$409,000	PTA	03-ARM'S LENGTH	\$409,000	\$129,400	31.64	\$310,835	\$82,000	\$327,000	\$180,897	1.808	1,620	\$201.85	'119	180.7659	1.00 STORY	\$82,000	401	High

CITY OF LIVONIA
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
120 03 0006 001	37483 GRANTLAND	5/14/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$146,000	44.24	\$325,323	\$89,000	\$241,000	\$181,786	1.326	1,147	\$210.11	'12003	18.9351	1.00 STORY	\$89,000	401	69	
120 03 0008 000	12115 NEWBURGH	12/6/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$123,100	74.61	\$276,988	\$89,000	\$76,000	\$144,606	0.526	1,147	\$66.26	'12003	61.0818	1.00 STORY	\$89,000	401	65	
120 03 0009 000	37541 GRANTLAND	4/3/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$122,600	40.20	\$292,585	\$90,578	\$214,422	\$186,181	1.152	1,656	\$129.48	'12003	1.5302	2.00 STORY	\$89,000	401	64	
120 03 0020 000	37881 GRANTLAND	8/31/2023	\$289,888	PTA	03-ARM'S LENGTH	\$289,888	\$115,000	39.67	\$294,351	\$92,257	\$197,631	\$155,456	1.271	939	\$210.47	'12003	13.4914	1.00 STORY	\$89,000	401	71	
120 03 0035 000	37750 GRANTLAND	7/11/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$107,900	35.97	\$252,009	\$90,617	\$209,383	\$148,748	1.408	1,056	\$198.28	'12003	27.1252	2.00 STORY	\$89,000	401	71	
Totals:			\$1,389,888			\$1,389,888	\$614,600		\$1,441,256		\$938,436	\$816,777			\$162.92		1.2566					
								Sale. Ratio =>	44.22				E.C.F. =>	1.149	Std. Deviation=>			0.35				
								Std. Dev. =>	15.74				Ave. E.C.F. =>	1.136	Ave. Variance=>			24.43	COV =>			21.50

ECF Statistical Analysis	
Mean	1.136
Standard Error	0.158
Median	1.271
Mode	#N/A
Standard Deviation	0.354
Sample Variance	0.125
Kurtosis	3.654
Skewness	-1.868
Range	0.882
Minimum	0.526
Maximum	1.408
Sum	5.682
Count	5



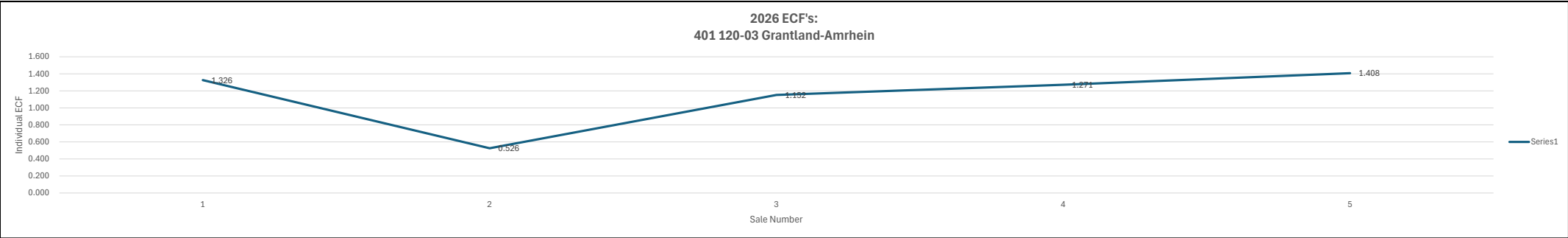
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
120 03 0006 001	37483 GRANTLAND	5/14/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$146,000	44.24	\$325,323	\$89,000	\$241,000	\$181,786	1.326	1,147	\$210.11	'12003	18.9351	1.00 STORY	\$89,000	401	69
120 03 0008 000	12115 NEWBURGH	12/6/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$123,100	74.61	\$276,988	\$89,000	\$76,000	\$144,606	0.526	1,147	\$66.26	'12003	61.0818	1.00 STORY	\$89,000	401	65
120 03 0009 000	37541 GRANTLAND	4/3/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$122,600	40.20	\$292,585	\$90,578	\$214,422	\$186,181	1.152	1,656	\$129.48	'12003	1.5302	2.00 STORY	\$89,000	401	64
120 03 0020 000	37881 GRANTLAND	8/31/2023	\$289,888	PTA	03-ARM'S LENGTH	\$289,888	\$115,000	39.67	\$294,351	\$92,257	\$197,631	\$155,456	1.271	939	\$210.47	'12003	13.4914	1.00 STORY	\$89,000	401	71
120 03 0035 000	37750 GRANTLAND	7/11/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$107,900	35.97	\$252,009	\$90,617	\$209,383	\$148,748	1.408	1,056	\$198.28	'12003	27.1252	2.00 STORY	\$89,000	401	71

Totals:	\$1,389,888		\$1,389,888	\$614,600		\$1,441,256		\$938,436	\$816,777		\$162.92	1.2566									
			Sale. Ratio ==>	44.22		E.C.F. ==>	1.149		Std. Deviation==>	0.35											
			Std. Dev. ==>	15.74		Ave. E.C.F. ==>	1.136		Ave. Variance==>	24.43	COV ==>	21.50									

ECF Statistical Analysis	
Mean	1.136
Standard Error	0.158
Median	1.271
Mode	#N/A
Standard Deviation	0.354
Sample Variance	0.125
Kurtosis	3.654
Skewness	-1.868
Range	0.882
Minimum	0.526
Maximum	1.408
Sum	5.682
Count	5



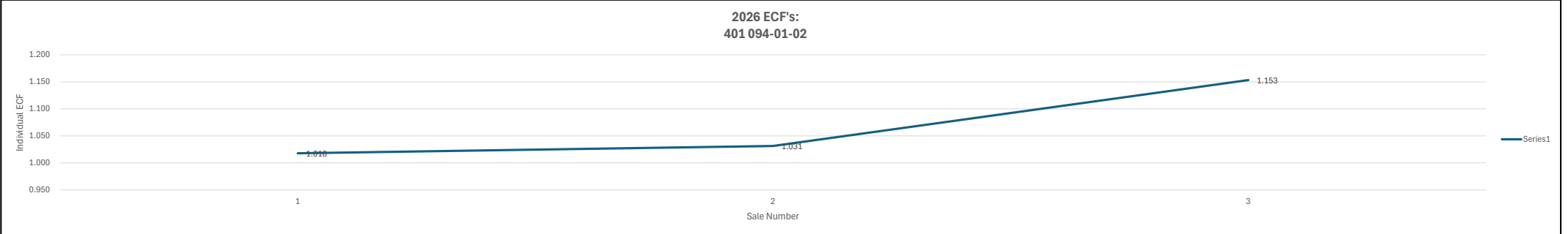
OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
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CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
120 06 0003 000	11786 HUNTERS PARK	11/15/2024	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$200,100	43.03	\$451,035	\$79,000	\$386,000	\$379,240	1.018	2,258	\$170.95	'120	4.9608	2.00 STORY	\$79,000	401	85
120 06 0024 000	11813 HUNTERS PARK	1/3/2025	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$198,300	42.65	\$446,198	\$79,000	\$386,000	\$374,309	1.031	2,296	\$168.12	'120	3.6199	2.00 STORY	\$79,000	401	83
120 06 0026 000	11810 HUNTERS PARK	8/14/2023	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$172,700	34.54	\$437,980	\$84,738	\$415,262	\$360,083	1.153	2,124	\$195.51	'120	8.5807	2.00 STORY	\$79,000	401	84
Totals:			\$1,430,000			\$1,430,000	\$571,100		\$1,335,213		\$1,187,262	\$1,113,632			\$178.19		0.1316				
								Sale. Ratio =>	39.94					E.C.F. =>	1.066	Std. Deviation=>	0.07				
								Std. Dev. =>	4.80					Ave. E.C.F. =>	1.067	Ave. Variance=>	5.72	COV =>	5.36		

ECF Statistical Analysis	
Mean	1.067
Standard Error	0.043
Median	1.031
Mode	#N/A
Standard Deviation	0.075
Sample Variance	0.006
Kurtosis	#DIV/0!
Skewness	1.669
Range	0.135
Minimum	1.018
Maximum	1.153
Sum	3.202
Count	3

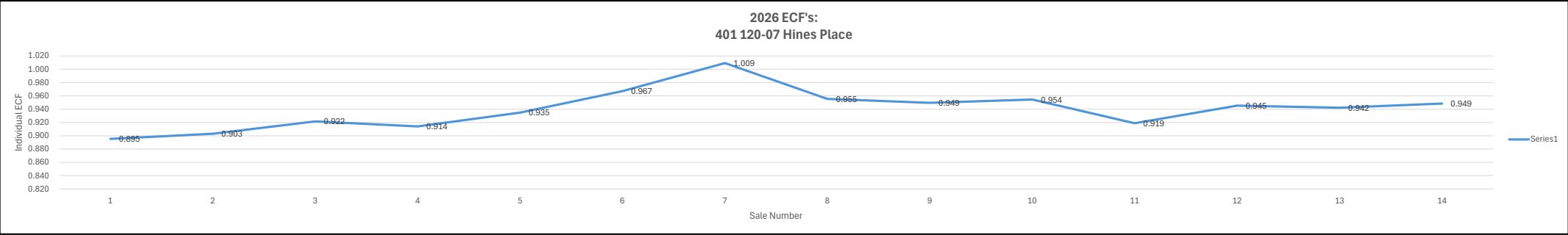


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
120 07 0001 000	11897 HINES PLACE	5/11/2023	\$422,600	PTA	03-ARM'S LENGTH	\$422,600	\$210,800	49.88	\$436,650	\$60,000	\$362,600	\$405,000	0.895	2,022	\$179.33	'HP	4.4655	2.00 STORY	\$60,000	401	95
120 07 0002 000	11885 HINES PLACE	4/7/2023	\$417,000	PTA	03-ARM'S LENGTH	\$417,000	\$201,500	48.32	\$422,551	\$60,000	\$357,000	\$395,366	0.903	1,845	\$193.50	'HP	3.7003	1.75 STORY	\$60,000	401	95
120 07 0005 000	11849 HINES PLACE	4/28/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$200,000	45.45	\$443,452	\$60,000	\$380,000	\$412,313	0.922	2,022	\$187.93	'HP	1.8333	2.00 STORY	\$60,000	401	95
120 07 0007 000	11825 HINES PLACE	6/7/2023	\$436,900	PTA	03-ARM'S LENGTH	\$436,900	\$162,100	37.10	\$443,452	\$60,000	\$376,900	\$412,313	0.914	2,022	\$186.40	'HP	2.5852	2.00 STORY	\$60,000	401	95
120 07 0008 000	11813 HINES PLACE	7/17/2023	\$432,000	PTA	03-ARM'S LENGTH	\$432,000	\$155,200	35.93	\$424,894	\$60,000	\$372,000	\$397,921	0.935	1,845	\$201.63	'HP	0.5104	1.75 STORY	\$60,000	401	95
120 07 0009 000	11801 HINES PLACE	10/26/2023	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$154,200	34.34	\$428,794	\$60,000	\$389,000	\$402,174	0.967	1,845	\$210.84	'HP	2.7280	1.75 STORY	\$60,000	401	96
120 07 0010 000	11789 HINES PLACE	1/5/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$88,800	19.30	\$423,568	\$61,521	\$398,479	\$394,816	1.009	1,845	\$215.98	'HP	6.9314	1.75 STORY	\$60,000	401	95
120 07 0011 000	11777 HINES PLACE	2/18/2025	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$182,400	40.53	\$434,317	\$60,000	\$390,000	\$408,197	0.955	1,845	\$211.38	'HP	1.5458	1.75 STORY	\$60,000	401	96
120 07 0012 000	11765 HINES PLACE	8/23/2023	\$454,900	PTA	03-ARM'S LENGTH	\$454,900	\$69,100	15.19	\$446,793	\$60,000	\$394,900	\$415,906	0.949	2,022	\$195.30	'HP	0.9530	2.00 STORY	\$60,000	401	96
120 07 0013 000	11753 HINES PLACE	2/28/2025	\$445,088	PTA	03-ARM'S LENGTH	\$445,088	\$178,700	40.15	\$429,997	\$60,000	\$385,088	\$403,486	0.954	1,845	\$208.72	'HP	1.4439	1.75 STORY	\$60,000	401	96
120 07 0014 000	11830 HINES PLACE	10/30/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$20,000	4.44	\$454,768	\$60,000	\$390,000	\$424,481	0.919	2,016	\$193.45	'HP	2.1194	2.00 STORY	\$60,000	401	96
120 07 0015 000	11842 HINES PLACE	5/24/2024	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$190,700	41.47	\$453,442	\$60,000	\$399,900	\$423,055	0.945	2,038	\$196.22	'HP	0.5304	2.00 STORY	\$60,000	401	96
120 07 0016 000	11854 HINES PLACE	6/6/2024	\$458,600	PTA	03-ARM'S LENGTH	\$458,600	\$177,000	38.60	\$453,423	\$60,000	\$398,600	\$423,035	0.942	2,022	\$197.13	'HP	0.2275	2.00 STORY	\$60,000	401	96
120 07 0017 000	11866 HINES PLACE	8/9/2024	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$176,100	38.29	\$452,099	\$60,000	\$399,900	\$421,611	0.949	2,034	\$196.61	'HP	0.8541	2.00 STORY	\$60,000	401	96
Totals:			\$6,235,888			\$6,235,888	\$2,166,600		\$6,148,200		\$5,394,367	\$5,739,674			\$198.17		0.0125				
							Sale. Ratio ==>	34.74				E.C.F. ==>	0.940		Std. Deviation==>	0.03					
							Std. Dev. ==>	13.04				Ave. E.C.F. ==>	0.940		Ave. Variance==>	2.17	COV ==>	2.31			

ECF Statistical Analysis	
Mean	0.940
Standard Error	0.008
Median	0.944
Mode	#N/A
Standard Deviation	0.029
Sample Variance	0.001
Kurtosis	1.315
Skewness	0.685
Range	0.114
Minimum	0.895
Maximum	1.009
Sum	13.159
Count	14



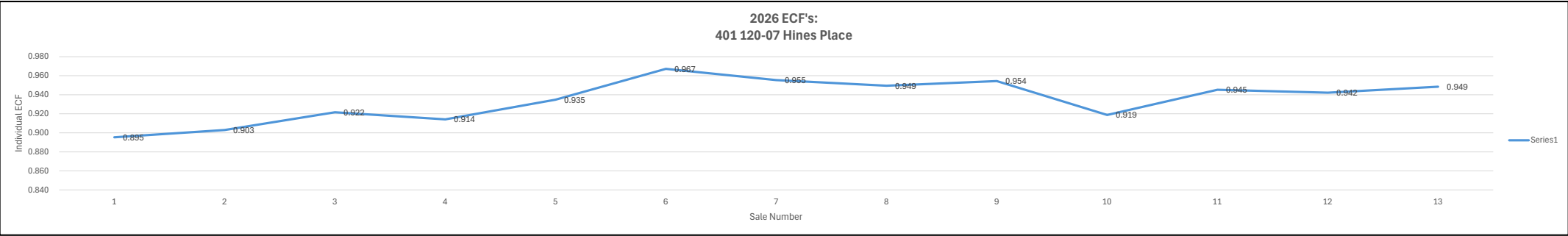
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
120 07 0001 000	11897 HINES PLACE	5/11/2023	\$422,600	PTA	03-ARM'S LENGTH	\$422,600	\$210,800	49.88	\$436,650	\$60,000	\$362,600	\$405,000	0.895	2,022	\$179.33	'HP	3.9323	2.00 STORY	\$60,000	401	95
120 07 0002 000	11885 HINES PLACE	4/7/2023	\$417,000	PTA	03-ARM'S LENGTH	\$417,000	\$201,500	48.32	\$422,551	\$60,000	\$357,000	\$395,366	0.903	1,845	\$193.50	'HP	3.1671	1.75 STORY	\$60,000	401	95
120 07 0005 000	11849 HINES PLACE	4/28/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$200,000	45.45	\$443,452	\$60,000	\$380,000	\$412,313	0.922	2,022	\$187.93	'HP	1.3002	2.00 STORY	\$60,000	401	95
120 07 0007 000	11825 HINES PLACE	6/7/2023	\$436,900	PTA	03-ARM'S LENGTH	\$436,900	\$162,100	37.10	\$443,452	\$60,000	\$376,900	\$412,313	0.914	2,022	\$186.40	'HP	2.0520	2.00 STORY	\$60,000	401	95
120 07 0008 000	11813 HINES PLACE	7/17/2023	\$432,000	PTA	03-ARM'S LENGTH	\$432,000	\$155,200	35.93	\$424,894	\$60,000	\$372,000	\$397,921	0.935	1,845	\$201.63	'HP	0.0227	1.75 STORY	\$60,000	401	95
120 07 0009 000	11801 HINES PLACE	10/26/2023	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$154,200	34.34	\$428,794	\$60,000	\$389,000	\$402,174	0.967	1,845	\$210.84	'HP	3.2612	1.75 STORY	\$60,000	401	96
120 07 0011 000	11777 HINES PLACE	2/18/2025	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$182,400	40.53	\$434,317	\$60,000	\$390,000	\$408,197	0.955	1,845	\$211.38	'HP	2.0712	1.75 STORY	\$60,000	401	96
120 07 0012 000	11765 HINES PLACE	8/23/2023	\$454,900	PTA	03-ARM'S LENGTH	\$454,900	\$69,100	15.19	\$446,793	\$60,000	\$394,900	\$415,906	0.949	2,022	\$195.30	'HP	1.4784	2.00 STORY	\$60,000	401	96
120 07 0013 000	11753 HINES PLACE	2/28/2025	\$445,088	PTA	03-ARM'S LENGTH	\$445,088	\$178,700	40.15	\$429,997	\$60,000	\$385,088	\$403,486	0.954	1,845	\$208.72	'HP	1.9693	1.75 STORY	\$60,000	401	96
120 07 0014 000	11830 HINES PLACE	10/30/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$20,000	4.44	\$454,768	\$60,000	\$390,000	\$424,481	0.919	2,016	\$193.45	'HP	1.5862	2.00 STORY	\$60,000	401	96
120 07 0015 000	11842 HINES PLACE	5/24/2024	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$190,700	41.47	\$453,442	\$60,000	\$399,900	\$423,055	0.945	2,038	\$196.22	'HP	1.0636	2.00 STORY	\$60,000	401	96
120 07 0016 000	11854 HINES PLACE	6/6/2024	\$458,600	PTA	03-ARM'S LENGTH	\$458,600	\$177,000	38.60	\$453,423	\$60,000	\$398,600	\$423,035	0.942	2,022	\$197.13	'HP	0.7607	2.00 STORY	\$60,000	401	96
120 07 0017 000	11866 HINES PLACE	8/9/2024	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$176,100	38.29	\$452,099	\$60,000	\$399,900	\$421,611	0.949	2,034	\$196.61	'HP	1.3873	2.00 STORY	\$60,000	401	96

Totals:	\$5,775,888	\$5,775,888	\$2,077,800	\$5,724,632	\$4,995,888	\$5,344,858	\$196.80	0.0078
		Sale. Ratio =>	35.97		E.C.F. =>	0.935	Std. Deviation=>	0.02
		Std. Dev. =>	12.73		Ave. E.C.F. =>	0.935	Ave. Variance=>	1.85 COV =>
								1.98

ECF Statistical Analysis	
Mean	0.935
Standard Error	0.006
Median	0.942
Mode	#N/A
Standard Deviation	0.022
Sample Variance	0.000
Kurtosis	-0.900
Skewness	-0.442
Range	0.072
Minimum	0.895
Maximum	0.967
Sum	12.150
Count	13



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
120 07 0010 000	11789 HINES PLACE	1/5/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$88,800	19.30	\$423,568	\$61,521	\$398,479	\$394,816	1.009	1,845	\$215.98	'HP	100.9278	1.75 STORY	\$60,000	401	High

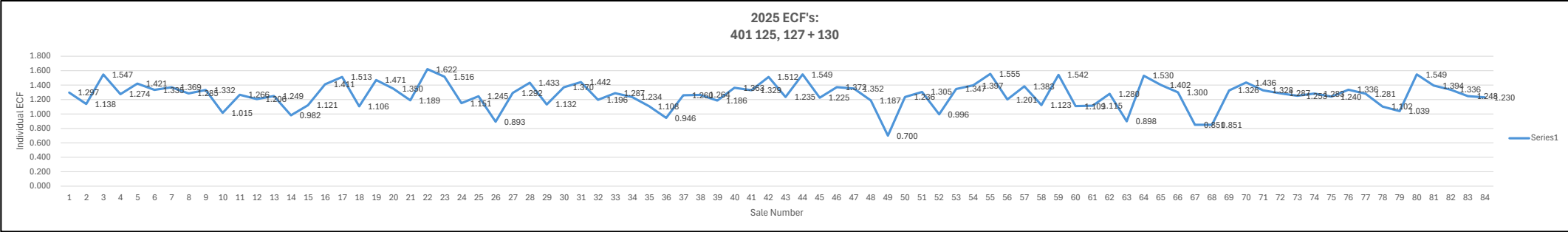
CITY OF LIVONIA
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
125 01 0240 000	35528 PARKDALE	9/7/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$108,200	36.68	\$272,504	\$67,146	\$227,854	\$175,669	1.297	1,113	\$204.72	'125	3.0803	1.00 STORY	\$67,146	401	67
125 01 0251 000	35645 PARKDALE	6/2/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,600	41.61	\$290,263	\$91,670	\$193,330	\$169,882	1.138	1,124	\$172.00	'125	12.8236	1.00 STORY	\$91,026	401	65
125 01 0267 000	35453 PARKDALE	10/17/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$128,400	36.17	\$284,464	\$66,063	\$288,937	\$186,827	1.547	1,124	\$257.06	'125	28.0287	1.00 STORY	\$66,063	401	70
125 01 0278 000	35498 ORANGELAWN	1/2/2025	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$127,000	45.37	\$262,134	\$64,980	\$214,920	\$168,651	1.274	1,113	\$193.10	'125	0.8086	1.00 STORY	\$64,980	401	65
125 01 0311 000	35440 WEST CHICAGO	12/4/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$126,000	41.31	\$262,428	\$64,980	\$240,020	\$168,903	1.421	1,113	\$215.65	'125	15.4791	1.00 STORY	\$64,980	401	66
125 01 0318 000	35524 WEST CHICAGO	4/4/2024	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$126,100	43.78	\$260,313	\$64,980	\$223,020	\$167,094	1.335	1,113	\$200.38	'125	6.8437	1.00 STORY	\$64,980	401	66
125 01 0395 000	35570 MINTON	9/4/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$131,200	40.25	\$287,842	\$64,980	\$261,020	\$190,643	1.369	1,288	\$202.66	'125	10.2895	1.00 STORY	\$64,980	401	65
125 01 0427 000	35611 MINTON	12/28/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$127,800	39.32	\$301,708	\$66,960	\$258,040	\$200,810	1.285	1,354	\$190.58	'125	1.8735	1.00 STORY	\$66,960	401	67
125 02 0452 000	35840 LEON	8/30/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$120,200	41.02	\$265,393	\$67,146	\$225,854	\$169,586	1.332	1,103	\$204.76	'125	6.5535	1.00 STORY	\$67,146	401	68
125 02 0502 000	35964 PARKDALE	8/25/2023	\$242,752	LC	03-ARM'S LENGTH	\$242,752	\$120,800	49.76	\$269,637	\$64,980	\$177,772	\$175,070	1.015	1,327	\$133.97	'125	25.0827	1.00 STORY	\$64,980	401	63
125 02 0504 000	36116 PARKDALE	6/23/2023	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$106,700	39.81	\$252,509	\$64,980	\$203,020	\$160,418	1.266	1,103	\$184.06	'125	0.0692	1.00 STORY	\$64,980	401	65
125 02 0517 000	35891 PARKDALE	8/7/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$125,500	47.36	\$258,784	\$64,980	\$200,020	\$165,786	1.206	1,103	\$181.34	'125	5.9766	1.00 STORY	\$64,980	401	65
125 02 0548 000	35897 ORANGELAWN	8/14/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$117,600	40.21	\$278,153	\$68,229	\$224,271	\$179,575	1.249	1,103	\$203.33	'125	1.7362	1.00 STORY	\$68,229	401	67
125 02 0550 000	35873 ORANGELAWN	4/2/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$174,700	52.94	\$379,776	\$68,229	\$261,771	\$266,507	0.982	1,845	\$141.88	'125	28.4032	1.00 STORY	\$68,229	401	67
125 02 0552 000	35847 ORANGELAWN	12/31/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$127,300	49.92	\$263,015	\$68,229	\$186,771	\$166,626	1.121	1,103	\$169.33	'125	14.5362	1.00 STORY	\$68,229	401	65
125 02 0566 000	35936 PINETREE	3/13/2025	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$140,500	41.82	\$289,512	\$64,980	\$271,020	\$192,071	1.411	1,367	\$198.26	'125	14.4780	1.00 STORY	\$64,980	401	65
125 02 0571 000	36060 WEST CHICAGO	8/16/2024	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$125,300	37.29	\$274,426	\$64,980	\$271,020	\$179,166	1.513	1,103	\$245.71	'125	24.6414	1.00 STORY	\$64,980	401	69
125 02 0573 000	36084 WEST CHICAGO	9/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$127,800	47.33	\$281,248	\$72,688	\$197,312	\$178,408	1.106	1,299	\$151.90	'125	16.0302	1.00 STORY	\$64,980	401	62
125 02 0616 000	35844 RICHLAND	11/28/2023	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$110,500	34.32	\$269,217	\$64,980	\$257,020	\$174,710	1.471	1,103	\$233.02	'125	20.4862	1.00 STORY	\$64,980	401	68
125 02 0628 000	35871 PINETREE	6/26/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$114,900	38.95	\$264,942	\$71,239	\$223,761	\$165,699	1.350	1,103	\$202.87	'125	8.4145	1.00 STORY	\$64,980	401	68
125 03 0003 000	35443 LEON	5/31/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$132,200	41.70	\$313,034	\$77,767	\$239,233	\$201,254	1.189	1,240	\$192.93	'125	7.7549	1.00 STORY	\$64,980	401	70
125 04 0020 000	35429 ELMIRA	9/18/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$118,500	37.62	\$245,219	\$64,980	\$250,020	\$154,182	1.622	1,026	\$243.68	'125	35.5329	1.00 STORY	\$64,980	401	67
125 04 0025 000	35499 ELMIRA	3/7/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$102,400	32.51	\$257,815	\$64,980	\$250,020	\$164,957	1.516	1,026	\$243.68	'125	24.9407	1.00 STORY	\$64,980	401	69
125 04 0031 000	35484 ELMIRA	5/10/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$137,800	48.87	\$285,304	\$75,810	\$206,190	\$179,207	1.151	1,146	\$179.92	'125	11.5692	1.00 STORY	\$75,810	401	67
125 05 0001 000	35680 ELMIRA	6/3/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$154,900	42.44	\$346,875	\$67,000	\$298,000	\$239,414	1.245	1,554	\$191.76	'125	2.1555	1.00 STORY	\$67,000	401	74
125 05 0008 000	35582 ELMIRA	8/14/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$116,300	50.57	\$280,303	\$67,146	\$162,854	\$182,341	0.893	1,172	\$138.95	'125	37.3132	1.00 STORY	\$67,146	401	68
125 05 0013 000	35555 ELMIRA	10/13/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$146,100	40.58	\$332,330	\$69,312	\$290,688	\$224,994	1.292	1,654	\$175.75	'125	2.5720	1.00 STORY	\$69,312	401	69
125 06 0010 000	35983 ELMIRA	3/21/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,400	40.97	\$294,667	\$67,938	\$282,062	\$196,813	1.433	1,289	\$218.82	'125	16.6886	2.00 STORY	\$64,980	401	79
125 06 0012 000	35959 ELMIRA	6/24/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$148,900	50.47	\$302,599	\$64,980	\$230,020	\$203,266	1.132	1,280	\$179.70	'125	13.4640	1.00 STORY	\$64,980	401	76
125 06 0013 000	35947 ELMIRA	6/7/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,300	40.70	\$291,299	\$65,773	\$264,227	\$192,922	1.370	1,130	\$233.83	'125	10.3344	1.00 STORY	\$64,980	401	76
125 07 0001 000	35862 ELMIRA	1/28/2025	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$209,300	40.64	\$425,965	\$72,094	\$442,906	\$307,179	1.442	2,200	\$201.32	'125	17.5589	2.00 STORY	\$64,980	401	76
125 07 0006 000	35839 ELMIRA	9/18/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$185,900	43.23	\$416,483	\$64,980	\$365,020	\$305,124	1.196	2,095	\$174.23	'125	6.9961	2.00 STORY	\$64,980	401	76
127 01 0003 000	36376 JOANNE	4/17/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,700	41.81	\$242,678	\$71,507	\$188,493	\$146,425	1.287	1,210	\$155.78	'125	2.1040	1.00 STORY	\$70,000	401	68
127 01 0007 000	36448 JOANNE	9/24/2024	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$110,900	44.38	\$240,886	\$80,000	\$169,900	\$137,627	1.234	1,107	\$153.48	'125	3.1765	1.00 STORY	\$80,000	401	65
127 01 0009 002	36488 JOANNE	7/1/2024	\$250,250	WD	03-ARM'S LENGTH	\$250,250	\$121,800	48.67	\$260,345	\$66,000	\$184,250	\$166,248	1.108	1,404	\$131.23	'125	15.7977	1.00 STORY	\$66,000	401	63
127 01 0013 000	36532 JOANNE	4/21/2023	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$95,400	48.43	\$228,606	\$63,000	\$134,000	\$141,664	0.946	1,088	\$123.16	'125	32.0361	1.00 STORY	\$63,000	401	65
127 01 0019 000	36618 DOWLING	9/19/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$104,000	44.26	\$222,412	\$60,000	\$175,000	\$138,932	1.260	1,088	\$160.85	'125	0.6652	1.00 STORY	\$60,000	401	65
127 01 0028 000	36655 GRANDON	7/12/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$301,508	\$60,000	\$265,000	\$209,642	1.264	1,656	\$160.02	'125	0.2201	2.00 STORY	\$60,000	401	70
127 01 0039 000	36483 GRANDON	1/2/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$108,700	38.14	\$278,514	\$60,000	\$225,000	\$189,682	1.186	1,376	\$163.52	'125	8.0065	2.00 STORY	\$60,000	401	71
127 01 0049 000	36311 GRANDON	7/12/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$128,200	39.69	\$285,402	\$80,000	\$243,000	\$178,300	1.363	1,376	\$176.60	'125	9.6610	2.00 STORY	\$80,000	401	68
127 01 0050 000	36312 GRANDON	7/1/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$119,500	40.92	\$264,002	\$60,000	\$232,000	\$174,509	1.329	1,188	\$195.29	'125	6.3183	1.00 STORY	\$60,000	401	64
127 01 0068 000	36616 GRANDON	10/11/2024	\$355,500	PTA	03-ARM'S LENGTH	\$355,500	\$136,000	38.26	\$285,370	\$61,000	\$294,500	\$194,765	1.512	1,577	\$186.75	'125	24.5818	2.00 STORY	\$61,000	401	68
127 01 0080 002	36485 JOANNE	12/19/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,900	40.34	\$254,371	\$65,000	\$200,000	\$161,994	1.235	1,637	\$122.17	'125	3.1647	1.00 STORY	\$65,000	401	59
127 02 0099 000	36465 DOWLING	12/11/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$96,100	33.25	\$233,907	\$64,522	\$224,478	\$144,897	1.549	1,005	\$223.36	'125	28.2963	1.00 STORY	\$60,000	401	68
127 02 0118 000	36486 DOWLING	5/26/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$116,400	40.70	\$276,396	\$75,000	\$211,000	\$172,280	1.225	1,005	\$209.95	'125	4.1511	1.00 STORY	\$75,000	401	67
127 03 0143 000	36428 DOVER	7/28/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,600	38.53	\$264,474	\$60,000	\$240,000	\$174,913	1.372	1,061	\$226.20	'125	10.5850	1.00 STORY	\$60,000	401	69
127 03 0144 000	36440 DOVER	4/15/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,400	43.42	\$245,836	\$60,000	\$215,000	\$158,970	1.352	1,094	\$196.53	'125	8.6195	1.00 STORY	\$60,000	401	63
127 03 0151 000	36483 DOVER	8/2/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$129,900	48.11	\$267,039	\$71,698	\$198,302	\$167,100	1.187	1,153	\$171.99	'125	7.9535	1.00 STORY	\$61,460	401	64
127 03 0167 000	36135 DOVER	3/7/2025	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$124,200	67.14	\$258,738	\$75,000	\$110,000	\$157,175	0.700								

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130 01 0059 003	10424 LAUREL	11/6/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$113,400	52.50	\$262,877	\$60,456	\$155,544	\$173,157	0.898	1,372	\$113.37	'125	36.7978	1.00 STORY	\$60,456	401	65
130 01 0073 001	11155 STARK	10/1/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$81,400	37.00	\$180,546	\$60,456	\$159,544	\$104,244	1.530	993	\$160.67	'125	26.4225	2.00 STORY	\$60,456	401	60
130 01 0073 003	11196 LAUREL	6/3/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,900	40.67	\$249,577	\$71,736	\$213,264	\$152,130	1.402	1,176	\$181.35	'125	13.5593	1.00 STORY	\$71,736	401	59
130 03 0006 000	35185 ORANGELAWN	3/7/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$122,500	38.16	\$295,282	\$66,063	\$254,937	\$196,081	1.300	1,142	\$223.24	'125	3.3901	1.00 STORY	\$66,063	401	72
130 03 0017 000	35160 PINETREE	6/28/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$115,000	54.76	\$263,801	\$66,063	\$143,937	\$169,151	0.851	1,231	\$116.93	'125	41.5323	1.00 STORY	\$66,063	401	65
130 03 0017 000	35160 PINETREE	4/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$115,000	54.76	\$263,801	\$66,063	\$143,937	\$169,151	0.851	1,231	\$116.93	'125	41.5323	1.00 STORY	\$66,063	401	65
130 03 0052 000	35303 RICHLAND	8/9/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$118,800	44.00	\$245,724	\$64,980	\$205,020	\$154,614	1.326	1,113	\$184.20	'125	5.9751	1.00 STORY	\$64,980	401	65
130 03 0112 000	10040 HAMBELTON	8/23/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$128,500	39.84	\$274,638	\$64,980	\$257,520	\$179,348	1.436	1,113	\$231.37	'125	16.9607	1.00 STORY	\$64,980	401	69
130 03 0124 000	35220 ORANGELAWN	8/30/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$120,300	37.59	\$289,472	\$64,980	\$255,020	\$192,037	1.328	1,113	\$229.13	'125	6.1712	1.00 STORY	\$64,980	401	68
130 03 0136 000	35135 PARKDALE	2/29/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$110,800	37.95	\$271,214	\$64,980	\$227,020	\$176,419	1.287	1,113	\$203.97	'125	2.0562	1.00 STORY	\$64,980	401	67
130 03 0137 000	35123 PARKDALE	7/14/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$113,400	39.24	\$274,009	\$64,980	\$224,020	\$178,810	1.253	1,247	\$179.65	'125	1.3423	1.00 STORY	\$64,980	401	67
130 03 0143 000	34945 PARKDALE	6/14/2024	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$117,700	45.10	\$243,594	\$64,980	\$196,020	\$152,792	1.283	1,113	\$176.12	'125	1.6659	1.00 STORY	\$64,980	401	65
130 03 0144 000	34933 PARKDALE	8/25/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$110,200	40.07	\$262,956	\$64,980	\$210,020	\$169,355	1.240	1,113	\$188.70	'125	2.6144	1.00 STORY	\$64,980	401	65
130 03 0145 000	34921 PARKDALE	11/6/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$122,400	43.71	\$253,133	\$64,980	\$215,020	\$160,952	1.336	1,142	\$188.28	'125	6.9665	1.00 STORY	\$64,980	401	65
130 03 0148 000	34946 PARKDALE	7/25/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$129,100	45.30	\$265,779	\$64,980	\$220,020	\$171,769	1.281	1,124	\$195.75	'125	1.4645	1.00 STORY	\$64,980	401	65
130 03 0161 000	35230 PARKDALE	12/7/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$124,600	43.72	\$298,254	\$66,063	\$218,937	\$198,623	1.102	1,362	\$160.75	'125	16.3987	1.00 STORY	\$66,063	401	65
130 03 0165 000	35283 LEON	8/7/2024	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$117,000	52.47	\$242,602	\$66,063	\$156,937	\$151,017	1.039	1,113	\$141.00	'125	22.7060	1.00 STORY	\$66,063	401	65
130 03 0165 000	35283 LEON	1/27/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,000	39.00	\$242,602	\$66,063	\$233,937	\$151,017	1.549	1,113	\$210.19	'125	28.2816	1.00 STORY	\$66,063	401	65
130 03 0192 000	35325 ELMIRA	4/4/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$130,200	42.00	\$271,156	\$69,048	\$240,952	\$172,889	1.394	1,142	\$210.99	'125	12.7419	1.00 STORY	\$64,980	401	69
130 03 0192 000	35325 ELMIRA	6/1/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,700	37.90	\$271,156	\$69,048	\$230,952	\$172,889	1.336	1,142	\$202.23	'125	6.9579	1.00 STORY	\$64,980	401	69
130 03 0200 000	35135 ELMIRA	6/10/2024	\$286,500	PTA	03-ARM'S LENGTH	\$286,500	\$131,600	45.93	\$272,528	\$64,980	\$221,520	\$177,543	1.248	1,346	\$164.58	'125	1.8563	1.00 STORY	\$64,980	401	65
130 03 0204 000	35029 ELMIRA	12/2/2024	\$278,900	PTA	03-ARM'S LENGTH	\$278,900	\$129,600	46.47	\$268,340	\$64,980	\$213,920	\$173,960	1.230	1,290	\$165.83	'125	3.6553	1.00 STORY	\$64,980	401	65

ECF Statistical Analysis	
Mean	1.266
Standard Error	0.020
Median	1.282
Mode	0.851
Standard Deviation	0.180
Sample Variance	0.032
Kurtosis	0.672
Skewness	-0.630
Range	0.922
Minimum	0.700
Maximum	1.622
Sum	106.366
Count	84



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

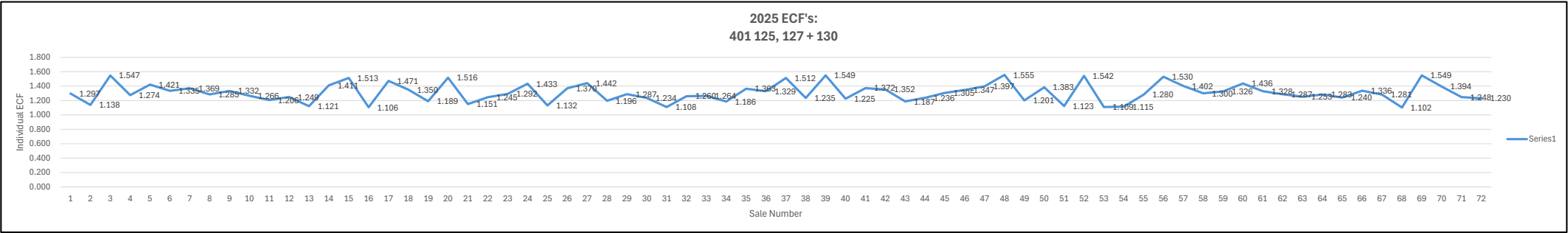
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
125 01 0240 000	35528 PARKDALE	9/7/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$108,200	36.68	\$272,504	\$67,146	\$227,854	\$175,669	1.297	1,113	\$204.72	'125	129.7064	1.00 STORY	\$67,146	401	67
125 01 0251 000	35645 PARKDALE	6/2/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,600	41.61	\$290,263	\$91,670	\$193,330	\$169,882	1.138	1,124	\$172.00	'125	113.8025	1.00 STORY	\$91,026	401	65
125 01 0267 000	35453 PARKDALE	10/17/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$128,400	36.17	\$284,464	\$66,063	\$288,937	\$186,827	1.547	1,124	\$257.06	'125	154.6548	1.00 STORY	\$66,063	401	70
125 01 0278 000	35498 ORANGELAWN	1/2/2025	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$127,000	45.37	\$262,134	\$64,980	\$214,920	\$168,651	1.274	1,113	\$193.10	'125	127.4348	1.00 STORY	\$64,980	401	65
125 01 0311 000	35440 WEST CHICAGO	12/4/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$126,000	41.31	\$262,428	\$64,980	\$240,020	\$168,903	1.421	1,113	\$215.65	'125	142.1052	1.00 STORY	\$64,980	401	66
125 01 0318 000	35524 WEST CHICAGO	4/4/2024	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$126,100	43.78	\$260,313	\$64,980	\$223,020	\$167,094	1.335	1,113	\$200.38	'125	133.4698	1.00 STORY	\$64,980	401	66
125 01 0395 000	35570 MINTON	9/4/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$131,200	40.25	\$287,842	\$64,980	\$261,020	\$190,643	1.369	1,288	\$202.66	'125	136.9156	1.00 STORY	\$64,980	401	65
125 01 0427 000	35611 MINTON	12/28/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$127,800	39.32	\$301,708	\$66,960	\$258,040	\$200,810	1.285	1,354	\$190.58	'125	128.4996	1.00 STORY	\$66,960	401	67
125 02 0452 000	35840 LEON	8/30/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$120,200	41.02	\$265,393	\$67,146	\$225,854	\$169,586	1.332	1,103	\$204.76	'125	133.1796	1.00 STORY	\$67,146	401	68
125 02 0504 000	36116 PARKDALE	6/23/2023	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$106,700	39.81	\$252,509	\$64,980	\$203,020	\$160,418	1.266	1,103	\$184.06	'125	126.5569	1.00 STORY	\$64,980	401	65
125 02 0517 000	35891 PARKDALE	8/7/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$125,500	47.36	\$258,784	\$64,980	\$200,020	\$165,786	1.206	1,103	\$181.34	'125	120.6495	1.00 STORY	\$64,980	401	65
125 02 0548 000	35897 ORANGELAWN	8/14/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$117,600	40.21	\$278,153	\$68,229	\$224,271	\$179,575	1.249	1,103	\$203.33	'125	124.8899	1.00 STORY	\$68,229	401	67
125 02 0552 000	35847 ORANGELAWN	12/31/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$127,300	49.92	\$263,015	\$68,229	\$186,771	\$166,626	1.121	1,103	\$169.33	'125	112.0899	1.00 STORY	\$68,229	401	65
125 02 0566 000	35936 PINETREE	3/13/2025	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$140,500	41.82	\$289,512	\$64,980	\$271,020	\$192,071	1.411	1,367	\$198.26	'125	141.1041	1.00 STORY	\$64,980	401	65
125 02 0571 000	36060 WEST CHICAGO	8/16/2024	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$125,300	37.29	\$274,426	\$64,980	\$271,020	\$179,166	1.513	1,103	\$245.71	'125	151.2675	1.00 STORY	\$64,980	401	69
125 02 0573 000	36084 WEST CHICAGO	9/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$127,800	47.33	\$281,248	\$72,688	\$197,312	\$178,408	1.106	1,299	\$151.90	'125	110.5959	1.00 STORY	\$64,980	401	62
125 02 0616 000	35844 RICHLAND	11/28/2023	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$110,500	34.32	\$269,217	\$64,980	\$257,020	\$174,710	1.471	1,103	\$233.02	'125	147.1124	1.00 STORY	\$64,980	401	68
125 02 0628 000	35871 PINETREE	6/26/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$114,900	38.95	\$264,942	\$71,239	\$223,761	\$165,699	1.350	1,103	\$202.87	'125	135.0406	1.00 STORY	\$64,980	401	68
125 03 0003 000	35443 LEON	5/31/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$132,200	41.70	\$313,034	\$77,767	\$239,233	\$201,254	1.189	1,240	\$192.93	'125	118.8712	1.00 STORY	\$64,980	401	70
125 04 0025 000	35499 ELMIRA	3/7/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$102,400	32.51	\$257,815	\$64,980	\$250,020	\$164,957	1.516	1,026	\$243.68	'125	151.5668	1.00 STORY	\$64,980	401	69
125 04 0031 000	35484 ELMIRA	5/10/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$137,800	48.87	\$285,304	\$75,810	\$206,190	\$179,207	1.151	1,146	\$179.92	'125	115.0569	1.00 STORY	\$75,810	401	67
125 05 0001 000	35680 ELMIRA	6/3/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$154,900	42.44	\$346,875	\$67,000	\$298,000	\$239,414	1.245	1,554	\$191.76	'125	124.4706	1.00 STORY	\$67,000	401	74
125 05 0013 000	35555 ELMIRA	10/13/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$146,100	40.58	\$332,330	\$69,312	\$290,688	\$224,994	1.292	1,654	\$175.75	'125	129.1981	1.00 STORY	\$69,312	401	69
125 06 0010 000	35983 ELMIRA	3/21/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,400	40.97	\$294,667	\$67,938	\$282,062	\$196,813	1.433	1,289	\$218.82	'125	143.3147	2.00 STORY	\$64,980	401	79
125 06 0012 000	35959 ELMIRA	6/24/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$148,900	50.47	\$302,599	\$64,980	\$230,020	\$203,266	1.132	1,280	\$179.70	'125	113.1621	1.00 STORY	\$64,980	401	76
125 06 0013 000	35947 ELMIRA	6/7/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,300	40.70	\$291,299	\$65,773	\$264,227	\$192,922	1.370	1,130	\$233.83	'125	136.9605	1.00 STORY	\$64,980	401	76
125 07 0001 000	35862 ELMIRA	1/28/2025	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$209,300	40.64	\$425,965	\$72,094	\$442,906	\$307,179	1.442	2,200	\$201.32	'125	144.1850	2.00 STORY	\$64,980	401	76
125 07 0006 000	35839 ELMIRA	9/18/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$185,900	43.23	\$416,483	\$64,980	\$365,020	\$305,124	1.196	2,095	\$174.23	'125	119.6301	2.00 STORY	\$64,980	401	76
127 01 0003 000	36376 JOANNE	4/17/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,700	41.81	\$242,678	\$71,507	\$188,493	\$146,425	1.287	1,210	\$155.78	'125	128.7301	1.00 STORY	\$70,000	401	68
127 01 0007 000	36448 JOANNE	9/24/2024	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$110,900	44.38	\$240,886	\$80,000	\$169,900	\$137,627	1.234	1,107	\$153.48	'125	123.4496	1.00 STORY	\$80,000	401	65
127 01 0009 002	36488 JOANNE	7/1/2024	\$250,250	WD	03-ARM'S LENGTH	\$250,250	\$121,800	48.67	\$260,345	\$66,000	\$184,250	\$166,248	1.108	1,404	\$131.23	'125	110.8284	1.00 STORY	\$66,000	401	63
127 01 0019 000	36618 DOWLING	9/19/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$104,000	44.26	\$222,412	\$60,000	\$175,000	\$138,932	1.260	1,088	\$160.85	'125	125.9609	1.00 STORY	\$60,000	401	65
127 01 0028 000	36655 GRANDON	7/12/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$301,508	\$60,000	\$265,000	\$209,642	1.264	1,656	\$160.02	'125	126.4060	2.00 STORY	\$60,000	401	70
127 01 0039 000	36483 GRANDON	1/2/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$108,700	38.14	\$278,514	\$60,000	\$225,000	\$189,682	1.186	1,376	\$163.52	'125	118.6196	2.00 STORY	\$60,000	401	71
127 01 0049 000	36311 GRANDON	7/12/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$128,200	39.69	\$285,402	\$80,000	\$243,000	\$178,300	1.363	1,376	\$176.60	'125	136.2872	2.00 STORY	\$80,000	401	68
127 01 0050 000	36312 GRANDON	7/1/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$119,500	40.92	\$264,002	\$60,000	\$232,000	\$174,509	1.329	1,188	\$195.29	'125	132.9444	1.00 STORY	\$60,000	401	64
127 01 0068 000	36616 GRANDON	10/11/2024	\$355,500	PTA	03-ARM'S LENGTH	\$355,500	\$136,000	38.26	\$285,370	\$61,000	\$294,500	\$194,765	1.512	1,577	\$186.75	'125	151.2079	2.00 STORY	\$61,000	401	68
127 01 0080 002	36485 JOANNE	12/19/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,900	40.34	\$254,371	\$65,000	\$200,000	\$161,994	1.235	1,637	\$122.17	'125	123.4614	1.00 STORY	\$65,000	401	59
127 02 0099 000	36465 DOWLING	12/11/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$96,100	33.25	\$233,907	\$64,522	\$224,478	\$144,897	1.549	1,005	\$223.36	'125	154.9225	1.00 STORY	\$60,000	401	68
127 02 0118 000	36486 DOWLING	5/26/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$116,400	40.70	\$276,396	\$75,000	\$211,000	\$172,280	1.225	1,005	\$209.95	'125	122.4750	1.00 STORY	\$75,000	401	67
127 03 0143 000	36428 DOVER	7/28/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,600	38.53	\$264,474	\$60,000	\$240,000	\$174,913	1.372	1,061	\$226.20	'125	137.2111	1.00 STORY	\$60,000	401	69
127 03 0144 000	36440 DOVER	4/15/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,400	43.42	\$245,836	\$60,000	\$215,000	\$158,970	1.352	1,094	\$196.53	'125	135.2456	1.00 STORY	\$60,000	401	63
127 03 0151 000	36483 DOVER	8/2/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$129,900	48.11	\$267,039	\$71,698	\$198,302	\$167,100	1.187	1,153	\$171.99	'125	118.6727	1.00 STORY	\$61,460	401	64
127 04 0003 000	8943 WILSHIRE	3/1/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$141,100	43.42	\$313,850	\$70,000	\$255,000	\$206,302	1.236	1,788	\$142.62	'125	123.6052	QUAD LEVEL	\$70,000	401	68
127 04 0033 000	36258 HEES	6/18/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$289,392	\$70,000	\$245,000	\$187,674	1.305	1,170	\$209.40	'125	130.5455	1.00 STORY	\$70,000	401	70
127 04 0049 000	36455 HEES	7/15/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$119,500	40.92	\$262,730	\$70,000	\$222,000	\$164,867	1.347	1,020	\$217.65	'125	134.6540	1.00 STORY	\$70,000	401	70
127 04 0062 000	36270 NORTHFIELD	1/15/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$133,100	41.59	\$276,176	\$70,000	\$250,000	\$178,972	1.397	1,464	\$170.77	'125	139.6867	2.00 STORY	\$70,000	401	66
127 04 0067 000	36442 NORTHFIELD	1/31/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$125,000	38.46	\$261,652	\$70,000	\$255,000	\$163,945	1.555	1,577	\$161.70	'125	155.5400	1.00 STORY	\$70,000	401	53
127 99 0005 002	36470 JOY	10/27/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$102,700														

CITY OF LIVONIA
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FOR 2026 ASSESSMENTS

130 03 0137 000	35123 PARKDALE	7/14/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$113,400	39.24	\$274,009	\$64,980	\$224,020	\$178,810	1.253	1,247	\$179.65	'125	5.6009	1.00 STORY	\$64,980	401	67	
130 03 0143 000	34945 PARKDALE	6/14/2024	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$117,700	45.10	\$243,594	\$64,980	\$196,020	\$152,792	1.283	1,113	\$176.12	'125	2.5926	1.00 STORY	\$64,980	401	65	
130 03 0144 000	34933 PARKDALE	8/25/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$110,200	40.07	\$262,956	\$64,980	\$210,020	\$169,355	1.240	1,113	\$188.70	'125	6.8730	1.00 STORY	\$64,980	401	65	
130 03 0145 000	34921 PARKDALE	11/6/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$122,400	43.71	\$253,133	\$64,980	\$215,020	\$160,952	1.336	1,142	\$188.28	'125	2.7079	1.00 STORY	\$64,980	401	65	
130 03 0148 000	34946 PARKDALE	7/25/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$129,100	45.30	\$265,779	\$64,980	\$220,020	\$171,769	1.281	1,124	\$195.75	'125	2.7940	1.00 STORY	\$64,980	401	65	
130 03 0161 000	35230 PARKDALE	12/7/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$124,600	43.72	\$298,254	\$66,063	\$218,937	\$198,623	1.102	1,362	\$160.75	'125	20.6573	1.00 STORY	\$66,063	401	65	
130 03 0165 000	35283 LEON	1/27/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,000	39.00	\$242,602	\$66,063	\$233,937	\$151,017	1.549	1,113	\$210.19	'125	24.1977	1.00 STORY	\$66,063	401	65	
130 03 0192 000	35325 ELMIRA	4/4/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$130,200	42.00	\$271,156	\$69,048	\$240,952	\$172,889	1.394	1,142	\$210.99	'125	139.3680	1.00 STORY	\$64,980	401	69	
130 03 0200 000	35135 ELMIRA	6/10/2024	\$286,500	PTA	03-ARM'S LENGTH	\$286,500	\$131,600	45.93	\$272,528	\$64,980	\$221,520	\$177,543	1.248	1,346	\$164.58	'125	6.1149	1.00 STORY	\$64,980	401	65	
130 03 0204 000	35029 ELMIRA	12/2/2024	\$278,900	PTA	03-ARM'S LENGTH	\$278,900	\$129,600	46.47	\$268,340	\$64,980	\$213,920	\$173,960	1.230	1,290	\$165.83	'125	7.9139	1.00 STORY	\$64,980	401	65	
Totals:			\$21,426,950			\$21,426,950	\$8,680,100		\$19,633,673		\$16,618,051	\$12,713,682			\$185.53		0.1747					
								Sale. Ratio ==>	40.51					E.C.F. ==>	1.307	Std. Deviation==>		0.12				
								Std. Dev. ==>	6.36					Ave. E.C.F. ==>	1.309	Ave. Variance==>		108.78	COV ==>			83.11

ECF Statistical Analysis	
Mean	1.309
Standard Error	0.015
Median	1.290
Mode	#N/A
Standard Deviation	0.125
Sample Variance	0.016
Kurtosis	-0.580
Skewness	0.304
Range	0.453
Minimum	1.102
Maximum	1.555
Sum	94.237
Count	72



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
130 03 0017 000	35160 PINETREE	4/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$115,000	54.76	\$263,801	\$66,063	\$143,937	\$169,151	0.851	1,231	\$116.93	'125	85.0938	1.00 STORY	\$66,063	401	Prior
130 03 0165 000	35283 LEON	8/7/2024	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$117,000	52.47	\$242,602	\$66,063	\$156,937	\$151,017	1.039	1,113	\$141.00	'125	103.9201	1.00 STORY	\$66,063	401	Prior
130 03 0192 000	35325 ELMIRA	6/1/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,700	37.90	\$271,156	\$69,048	\$230,952	\$172,889	1.336	1,142	\$202.23	'125	28.5750	1.00 STORY	\$64,980	401	Prior
127 03 0167 000	36135 DOVER	3/7/2025	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$124,200	67.14	\$258,738	\$75,000	\$110,000	\$157,175	0.700	1,153	\$95.40	'125	69.9857	1.00 STORY	\$75,000	401	Low
130 03 0017 000	35160 PINETREE	6/28/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$115,000	54.76	\$263,801	\$66,063	\$143,937	\$169,151	0.851	1,231	\$116.93	'125	85.0938	1.00 STORY	\$66,063	401	Low
125 05 0008 000	35582 ELMIRA	8/14/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$116,300	50.57	\$280,303	\$67,146	\$162,854	\$182,341	0.893	1,172	\$138.95	'125	89.3129	1.00 STORY	\$67,146	401	Low
130 01 0059 003	10424 LAUREL	11/6/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$113,400	52.50	\$262,877	\$60,456	\$155,544	\$173,157	0.898	1,372	\$113.37	'125	89.8283	1.00 STORY	\$60,456	401	Low
125 04 0020 000	35429 ELMIRA	9/18/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$118,500	37.62	\$245,219	\$64,980	\$250,020	\$154,182	1.622	1,026	\$243.68	'125	162.1590	1.00 STORY	\$64,980	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
131 05 0004 000	8854 DOVER CT	6/28/2024	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$239,200	41.60	\$502,873	\$95,000	\$480,000	\$566,490	0.847	3,067	\$156.50	'131	0.0000	2.00 STORY	\$95,000	401	93
Totals:			\$575,000			\$575,000	\$239,200		\$502,873		\$480,000	\$566,490			\$156.50		0.0000				
							Sale. Ratio =>	41.60				E.C.F. =>	0.847		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.847		Ave. Variance=>	0.0000	COV =>		0		

CITY OF LIVONIA
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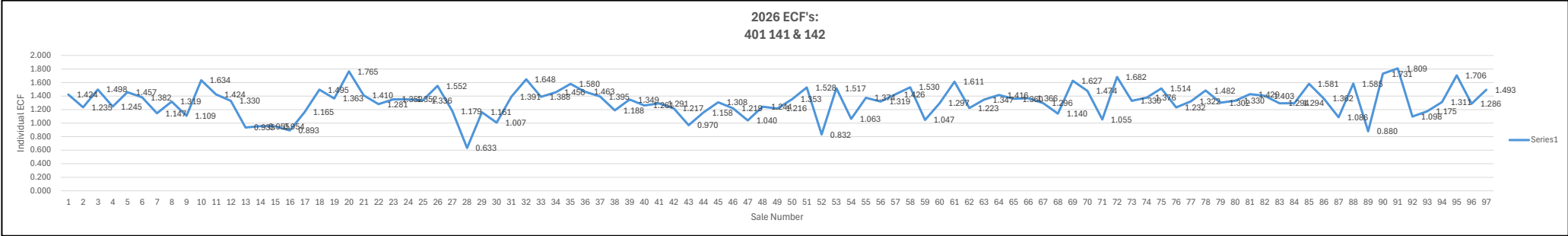
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
141 01 0055 002	9628 CAVELL	7/24/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$99,300	38.94	\$219,788	\$52,000	\$203,000	\$142,555	1.424	1,220	\$166.39	'141	10.3748	1.50 STORY	\$52,000	401	61
141 01 0066 002	9536 CAVELL	7/31/2023	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$88,200	37.69	\$233,189	\$59,175	\$174,825	\$141,589	1.235	1,113	\$157.08	'141	8.5528	1.00 STORY	\$59,175	401	63
141 01 0095 002	9655 ARCOLA	6/20/2024	\$281,500	PTA	03-ARM'S LENGTH	\$281,500	\$106,000	37.66	\$233,287	\$56,250	\$225,250	\$150,413	1.498	1,388	\$162.28	'141	17.7279	1.50 STORY	\$56,250	401	59
141 01 0101 000	9937 ARCOLA	5/11/2023	\$221,000	PTA	03-ARM'S LENGTH	\$221,000	\$87,800	39.73	\$211,860	\$54,000	\$167,000	\$134,120	1.245	1,162	\$143.72	'141	7.5110	1.50 STORY	\$54,000	401	60
141 01 0108 002	10001 ARCOLA	5/20/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$96,300	40.98	\$200,263	\$54,000	\$181,000	\$124,267	1.457	1,270	\$142.52	'141	13.6277	1.50 STORY	\$54,000	401	55
141 01 0110 000	10007 ARCOLA	5/22/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,100	40.46	\$212,409	\$54,000	\$186,000	\$134,587	1.382	1,288	\$144.41	'141	6.1742	1.50 STORY	\$54,000	401	59
141 01 0124 000	11361 ARCOLA	10/9/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$94,500	40.21	\$239,764	\$54,000	\$181,000	\$157,828	1.147	1,344	\$134.67	'141	17.3446	1.50 STORY	\$54,000	401	60
141 01 0150 004	11400 ARCOLA	7/8/2024	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$95,900	42.43	\$214,225	\$54,000	\$172,000	\$130,370	1.319	1,004	\$171.31	'141	0.0942	1.00 STORY	\$54,000	401	59
141 01 0156 002	11354 ARCOLA	11/8/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$92,500	47.44	\$210,309	\$54,000	\$141,000	\$127,183	1.109	945	\$149.21	'141	21.1625	1.00 STORY	\$54,000	401	59
141 01 0158 000	11340 ARCOLA	12/5/2024	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$93,600	38.36	\$196,881	\$54,000	\$190,000	\$116,257	1.634	945	\$201.06	'141	31.4046	1.00 STORY	\$54,000	401	59
141 01 0241 002	9649 INKSTER	5/25/2024	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$101,100	42.75	\$212,723	\$62,919	\$173,581	\$121,890	1.424	945	\$183.68	'141	10.3815	1.00 STORY	\$56,250	401	59
141 01 0241 002	9649 INKSTER	2/21/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$101,100	44.93	\$212,723	\$62,919	\$162,081	\$121,890	1.330	945	\$171.51	'141	0.9468	1.00 STORY	\$56,250	401	59
141 01 0267 000	9995 INKSTER	10/31/2024	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$87,400	55.32	\$183,509	\$59,380	\$98,620	\$105,462	0.935	1,228	\$80.31	'141	38.5141	1.50 STORY	\$56,250	401	50
141 01 0287 002	11315 INKSTER	9/10/2024	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$98,200	55.48	\$205,141	\$56,250	\$120,750	\$126,500	0.955	1,220	\$98.98	'141	36.5719	1.50 STORY	\$56,250	401	59
141 01 0303 000	11375 INKSTER	10/17/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$87,200	49.83	\$202,765	\$56,250	\$118,750	\$124,481	0.954	1,228	\$96.70	'141	36.6303	1.50 STORY	\$56,250	401	59
141 02 0952 000	11532 DEERING	1/11/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$106,800	56.21	\$241,266	\$54,000	\$136,000	\$152,372	0.893	1,140	\$119.30	'141	42.7712	1.00 STORY	\$54,000	401	61
141 02 0998 000	27842 WEST CHICAGO	8/29/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$114,500	49.78	\$239,658	\$54,792	\$175,208	\$150,419	1.165	1,235	\$141.87	'141	15.5464	1.00 STORY	\$54,792	401	59
141 02 1013 002	9563 CARDWELL	3/21/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$173,990	\$54,000	\$146,000	\$97,632	1.495	750	\$194.67	'141	17.5147	1.00 STORY	\$54,000	401	55
141 02 1023 002	9637 CARDWELL	6/30/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$79,900	34.74	\$206,937	\$60,051	\$169,949	\$124,691	1.363	968	\$175.57	'141	4.2697	1.25 STORY	\$58,500	401	62
141 02 1024 002	9651 CARDWELL	3/6/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$103,000	34.92	\$233,962	\$58,500	\$236,500	\$133,962	1.765	1,356	\$174.41	'141	44.5162	1.75 STORY	\$58,500	401	58
141 02 1036 002	9983 CARDWELL	7/18/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$81,500	37.91	\$188,463	\$54,000	\$161,000	\$114,145	1.410	952	\$169.12	'141	9.0223	1.25 STORY	\$54,000	401	59
141 02 1104 002	9550 CARDWELL	4/14/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,200	36.82	\$237,276	\$54,000	\$191,000	\$149,126	1.281	1,260	\$151.59	'141	3.9468	1.00 STORY	\$54,000	401	63
141 02 1131 002	9633 CAVELL	3/4/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,400	41.07	\$209,844	\$58,307	\$166,693	\$123,301	1.352	945	\$176.39	'141	3.1655	1.00 STORY	\$54,000	401	59
141 02 1131 002	9633 CAVELL	4/30/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,300	44.58	\$209,844	\$58,307	\$166,693	\$123,301	1.352	945	\$176.39	'141	3.1655	1.00 STORY	\$54,000	401	59
141 02 1134 002	9663 CAVELL	3/1/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,100	40.81	\$245,859	\$83,700	\$176,300	\$131,943	1.336	1,050	\$167.90	'141	1.5919	1.00 STORY	\$83,700	401	57
141 02 1150 002	10039 CAVELL	2/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$81,600	29.67	\$222,715	\$58,500	\$216,500	\$139,519	1.552	1,171	\$184.88	'141	23.1496	1.50 STORY	\$58,500	401	59
141 02 1155 000	11307 CAVELL	3/22/2024	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$86,300	43.37	\$198,801	\$63,000	\$136,000	\$115,378	1.179	1,162	\$117.04	'141	14.1530	1.50 STORY	\$63,000	401	54
141 02 1157 002	11347 CAVELL	7/12/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$109,300	72.87	\$227,322	\$60,002	\$89,998	\$142,158	0.633	1,386	\$64.93	'141	68.7180	1.50 STORY	\$58,500	401	61
141 02 1157 002	11347 CAVELL	2/7/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$109,300	48.58	\$227,322	\$60,002	\$164,998	\$142,158	1.161	1,386	\$119.05	'141	15.9598	1.50 STORY	\$58,500	401	61
141 02 1158 002	11369 CAVELL	7/12/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$102,900	54.16	\$212,993	\$54,000	\$136,000	\$135,083	1.007	1,191	\$114.19	'141	31.3476	1.50 STORY	\$54,000	401	63
141 02 1162 002	11473 CAVELL	11/22/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$98,800	39.52	\$219,859	\$54,000	\$196,000	\$140,916	1.391	1,171	\$167.38	'141	7.0635	1.50 STORY	\$54,000	401	64
141 03 0012 000	28511 CLEVELAND	9/18/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$106,200	36.00	\$235,222	\$59,833	\$235,167	\$142,708	1.648	1,096	\$214.57	'141	32.7625	1.00 STORY	\$57,000	401	60
141 03 0013 000	28519 CLEVELAND	11/25/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$108,600	42.59	\$232,257	\$57,000	\$198,000	\$142,601	1.388	1,208	\$163.91	'141	6.8225	1.00 STORY	\$57,000	401	60
141 03 0032 000	28500 CLEVELAND	5/6/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$77,500	34.60	\$198,512	\$60,387	\$163,613	\$112,388	1.456	888	\$184.25	'141	13.5523	1.00 STORY	\$57,000	401	63
141 03 0033 000	28490 CLEVELAND	10/31/2024	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$105,300	38.71	\$224,280	\$57,000	\$215,000	\$136,110	1.580	988	\$217.61	'141	25.9341	1.00 STORY	\$57,000	401	60
141 03 0052 000	28491 ELMIRA	7/3/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$96,500	41.06	\$226,504	\$57,000	\$178,000	\$121,646	1.463	988	\$180.16	'141	14.2998	1.00 STORY	\$57,000	401	60
141 03 0053 000	28501 ELMIRA	8/26/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$98,100	42.65	\$209,467	\$57,000	\$173,000	\$124,057	1.395	988	\$175.10	'141	7.4256	1.00 STORY	\$57,000	401	60
141 03 0060 000	28565 ELMIRA	4/13/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,400	44.10	\$210,077	\$57,000	\$148,000	\$124,554	1.188	988	\$149.80	'141	13.2024	1.00 STORY	\$57,000	401	60
141 03 0085 000	28419 CLEMENTS CIRCLE N	7/23/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$94,700	42.09	\$210,024	\$57,000	\$168,000	\$124,510	1.349	1,200	\$140.00	'141	2.9025	1.00 STORY	\$57,000	401	57
141 03 0086 000	28429 CLEMENTS N CIR	4/10/2024	\$221,200	PTA	03-ARM'S LENGTH	\$221,200	\$97,900	44.26	\$217,083	\$57,000	\$164,200	\$130,254	1.261	1,200	\$136.83	'141	5.9650	1.00 STORY	\$57,000	401	59
141 03 0094 000	28501 CLEMENTS CIRCLE N	1/18/2024	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$93,600	41.62	\$216,844	\$57,000	\$167,900	\$130,060	1.291	988	\$169.94	'141	2.9321	1.00 STORY	\$57,000	401	59
141 03 0103 000	11360 CLEMENTS CIRCLE W	6/14/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,900	38.56	\$216,535	\$60,000	\$155,000	\$127,367	1.217	1,152	\$134.55	'141	10.3308	1.00 STORY	\$60,000	401	66
141 03 0106 000	11081 CLEMENTS CIRCLE W	5/17/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$144,500	51.61	\$307,929	\$59,196	\$220,804	\$227,569	0.970	2,607	\$84.70	'141	34.9991	2.00 STORY	\$57,000	401	59
141 03 0110 000	11225 CLEMENTS CIRCLE W	1/26/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$86,500	43.25	\$208,725	\$57,000	\$143,000	\$123,454	1.158	1,152	\$124.13	'141	16.1938	1.00 STORY	\$57,000	401	59
141 03 0115 000	11315 CLEMENTS CIRCLE W	3/18/2025	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,900	43.49	\$243,040	\$57,000	\$198,000	\$151,375	1.308	1,472	\$134.51	'141	1.2254	1.00 STORY	\$57,000	401	59
141 03 0117 000	11335 CLEMENTS CIRCLE W	11/8/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$105,600	45.91	\$231,435	\$50,160	\$179,840	\$147,497	1.219	1,490	\$120.70	'141	10.0985	1.00 STORY	\$50,160	401	59
141 03 0127 000	28554 CLEMENTS CIRCLE N	8/26/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$96,800	50.95	\$213,811	\$58,849	\$131,151	\$126,087	1.040	1,152	\$113.85	'141	28.0101	1.00 STORY	\$57,000	401	59
141 03 0133 000	28500 CLEMENTS CIRCLE N	8/21/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$95,700	41.43	\$228,933	\$57,000	\$174,000	\$139,896	1.244	988	\$176.11	'141	7.6483	1.00 STORY	\$57,000	401	62
141 03 0142 000	28418 CLEMENTS CIRCLE N	5/30/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$93,800	43.43	\$217,715	\$57,000	\$159,000	\$130,768	1.216	988	\$160.93	'141	10.4370				

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141 03 0344 000	10011 SELTZER	11/3/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$85,300	34.82	\$226,903	\$57,000	\$188,000	\$138,244	1.360	972	\$193.42	'141	3.9650	1.00 STORY	\$57,000	401	65
141 03 0349 000	9961 SELTZER	9/25/2023	\$230,999	PTA	03-ARM'S LENGTH	\$230,999	\$88,500	38.31	\$213,493	\$57,000	\$173,999	\$127,333	1.366	972	\$179.01	'141	4.6224	1.00 STORY	\$57,000	401	66
141 03 0358 000	9871 SELTZER	5/12/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$89,200	35.68	\$240,234	\$60,111	\$189,889	\$146,560	1.296	972	\$195.36	'141	2.4624	1.00 STORY	\$57,000	401	66
141 03 0361 000	9841 SELTZER	7/14/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$84,100	39.12	\$227,343	\$57,000	\$158,000	\$138,602	1.140	972	\$162.55	'141	18.0309	1.00 STORY	\$57,000	401	66
141 03 0367 000	9830 SELTZER	7/1/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$94,300	34.29	\$221,684	\$57,000	\$218,000	\$133,998	1.627	972	\$224.28	'141	30.6626	1.00 STORY	\$57,000	401	64
141 03 0368 000	9840 SELTZER	10/2/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,900	40.36	\$217,874	\$57,000	\$193,000	\$130,898	1.474	972	\$198.56	'141	15.4166	1.00 STORY	\$57,000	401	64
141 03 0376 000	9920 SELTZER	6/18/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$104,800	52.40	\$223,643	\$57,000	\$143,000	\$135,592	1.055	1,146	\$124.78	'141	26.5630	1.00 STORY	\$57,000	401	61
141 03 0376 000	9920 SELTZER	3/28/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$104,800	36.77	\$223,643	\$57,000	\$228,000	\$135,592	1.682	1,146	\$198.95	'141	36.1251	1.00 STORY	\$57,000	401	61
141 03 0390 000	10060 SELTZER	6/14/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$120,500	39.51	\$286,114	\$57,000	\$248,000	\$186,423	1.330	1,524	\$162.73	'141	1.0044	1.00 STORY	\$57,000	401	67
141 03 0403 000	9961 CLEMENTS CIRCLE E	8/5/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$129,000	39.69	\$296,286	\$57,000	\$268,000	\$194,699	1.376	1,476	\$181.57	'141	5.6220	1.00 STORY	\$57,000	401	64
141 03 0409 000	9901 CLEMENTS CIRCLE E	9/24/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$102,500	37.82	\$230,768	\$57,000	\$214,000	\$141,389	1.514	1,140	\$187.72	'141	19.3291	1.00 STORY	\$57,000	401	64
141 03 0416 002	9815 CLEMENTS CIRCLE E	2/29/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$93,800	39.91	\$234,509	\$60,000	\$175,000	\$141,992	1.232	945	\$185.19	'141	8.7800	1.00 STORY	\$60,000	401	62
141 03 0435 000	9999 DEERING	6/7/2023	\$245,900	PTA	03-ARM'S LENGTH	\$245,900	\$92,400	37.58	\$232,643	\$57,000	\$188,900	\$142,915	1.322	974	\$193.94	'141	0.1501	1.00 STORY	\$57,000	401	66
141 03 0452 000	9591 DEERING	5/24/2024	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$87,300	33.45	\$226,484	\$58,722	\$202,278	\$136,502	1.482	974	\$207.68	'141	16.1604	1.00 STORY	\$57,000	401	59
141 04 0479 000	28288 WEST CHICAGO	5/4/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$84,200	39.16	\$206,461	\$63,574	\$151,426	\$116,262	1.302	974	\$155.47	'141	1.7809	1.00 STORY	\$60,000	401	65
142 01 0015 000	29012 ELMIRA	3/8/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$84,100	39.12	\$203,476	\$63,911	\$151,089	\$113,559	1.330	972	\$155.44	'141	1.0225	1.00 STORY	\$63,911	401	63
142 01 0054 000	11120 HALLER	7/22/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$99,600	36.48	\$242,686	\$55,980	\$217,020	\$151,917	1.429	1,008	\$215.30	'141	10.8279	1.00 STORY	\$55,980	401	64
142 01 0055 000	11100 HALLER	7/29/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,500	40.53	\$256,633	\$55,980	\$229,020	\$163,265	1.403	1,148	\$199.49	'141	8.2486	1.00 STORY	\$55,980	401	64
142 01 0065 000	11121 HALLER	7/28/2023	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$97,200	41.10	\$227,451	\$55,980	\$180,520	\$139,520	1.294	1,008	\$179.09	'141	2.6399	1.00 STORY	\$55,980	401	62
142 01 0065 000	11121 HALLER	5/5/2023	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$97,200	41.10	\$227,451	\$55,980	\$180,520	\$139,520	1.294	1,008	\$179.09	'141	2.6399	1.00 STORY	\$55,980	401	62
142 01 0090 000	11055 OXBOW	10/25/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$106,800	36.45	\$240,239	\$55,980	\$237,020	\$149,925	1.581	1,288	\$184.02	'141	26.0660	1.00 STORY	\$55,980	401	60
142 01 0096 000	11181 OXBOW	2/15/2024	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$89,800	40.27	\$206,689	\$55,980	\$167,020	\$122,627	1.362	1,008	\$165.69	'141	4.1752	1.00 STORY	\$55,980	401	60
142 01 0122 000	11141 KAREN	9/28/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$99,800	48.68	\$224,646	\$55,980	\$149,020	\$137,238	1.086	1,322	\$112.72	'141	23.4413	1.00 STORY	\$55,980	401	58
142 02 0006 000	28890 WEST CHICAGO	10/25/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$114,500	36.35	\$259,520	\$68,109	\$246,891	\$155,745	1.585	1,412	\$174.85	'141	26.4962	1.00 STORY	\$68,109	401	54
142 02 0030 001	10055 GARDEN	9/10/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$104,800	59.89	\$222,168	\$55,980	\$119,020	\$135,222	0.880	1,078	\$110.41	'141	44.0082	1.00 STORY	\$55,980	401	61
142 02 0030 001	10055 GARDEN	12/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$104,800	36.14	\$222,168	\$55,980	\$234,020	\$135,222	1.731	1,078	\$217.09	'141	41.0371	1.00 STORY	\$55,980	401	61
142 02 0033 000	10060 GARDEN	2/19/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$110,000	34.92	\$233,487	\$60,645	\$254,355	\$140,636	1.809	1,078	\$235.95	'141	48.8341	1.00 STORY	\$60,645	401	61
142 02 0033 000	10060 GARDEN	9/9/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$110,000	51.16	\$233,487	\$60,645	\$154,355	\$140,636	1.098	1,078	\$143.19	'141	22.2714	1.00 STORY	\$60,645	401	61
142 02 0038 000	9803 CAMDEN	8/8/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$109,700	48.76	\$231,802	\$76,021	\$148,979	\$126,754	1.175	1,007	\$147.94	'141	14.4924	1.00 STORY	\$76,021	401	59
142 02 0048 000	10034 CAMDEN	10/24/2024	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$104,900	45.22	\$220,845	\$54,179	\$177,821	\$135,611	1.311	1,078	\$164.95	'141	0.9006	1.00 STORY	\$51,315	401	61
142 02 0066 000	28840 RICHLAND	3/18/2025	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$109,200	36.52	\$233,104	\$63,444	\$235,556	\$138,047	1.706	1,078	\$218.51	'141	38.6082	1.00 STORY	\$63,444	401	61
142 02 0089 000	9828 HARTEL	2/16/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$109,500	39.46	\$268,251	\$69,042	\$208,458	\$162,090	1.286	1,078	\$193.37	'141	3.4201	1.00 STORY	\$69,042	401	64
142 02 0091 000	9912 HARTEL	12/18/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$104,000	40.78	\$219,032	\$51,315	\$203,685	\$136,466	1.493	1,007	\$202.27	'141	17.2305	1.00 STORY	\$51,315	401	61

Totals:	\$23,190,754	\$23,190,754	\$9,588,900	\$21,811,531	\$17,569,452	\$13,342,659	\$163.73	0.3476	
		Sale. Ratio =>	41.35		E.C.F. =>	1.317	Std. Deviation=>	0.21	
		Std. Dev. =>	6.49		Ave. E.C.F. =>	1.320	Ave. Variance=>	16.19 COV =>	12.27

ECF Statistical Analysis	
Mean	1.320
Standard Error	0.022
Median	1.330
Mode	1.352
Standard Deviation	0.215
Sample Variance	0.046
Kurtosis	0.531
Skewness	-0.369
Range	1.176
Minimum	0.633
Maximum	1.809
Sum	128.066
Count	97



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

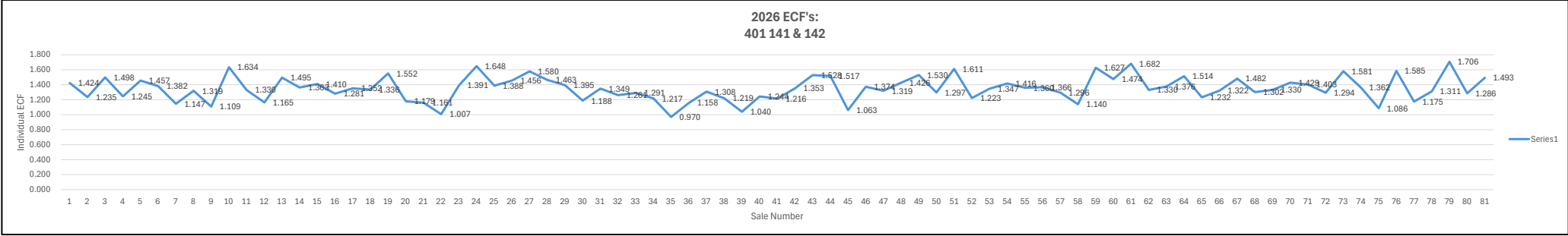
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
141 01 0055 002	9628 CAVELL	7/24/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$99,300	38.94	\$219,788	\$52,000	\$203,000	\$142,555	1.424	1,220	\$166.39	'141	142.4012	1.50 STORY	\$52,000	401	61
141 01 0066 002	9536 CAVELL	7/31/2023	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$88,200	37.69	\$233,189	\$59,175	\$174,825	\$141,589	1.235	1,113	\$157.08	'141	123.4736	1.00 STORY	\$59,175	401	63
141 01 0095 002	9655 ARCOLA	6/20/2024	\$281,500	PTA	03-ARM'S LENGTH	\$281,500	\$106,000	37.66	\$233,287	\$56,250	\$225,250	\$150,413	1.498	1,388	\$162.28	'141	149.7543	1.50 STORY	\$56,250	401	59
141 01 0101 000	9937 ARCOLA	5/11/2023	\$221,000	PTA	03-ARM'S LENGTH	\$221,000	\$87,800	39.73	\$211,860	\$54,000	\$167,000	\$134,120	1.245	1,162	\$143.72	'141	124.5154	1.50 STORY	\$54,000	401	60
141 01 0108 002	10001 ARCOLA	5/20/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$96,300	40.98	\$200,263	\$54,000	\$181,000	\$124,267	1.457	1,270	\$142.52	'141	145.6541	1.50 STORY	\$54,000	401	55
141 01 0110 000	10007 ARCOLA	5/22/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,100	40.46	\$212,409	\$54,000	\$186,000	\$134,587	1.382	1,288	\$144.41	'141	138.2006	1.50 STORY	\$54,000	401	59
141 01 0124 000	11361 ARCOLA	10/9/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$94,500	40.21	\$239,764	\$54,000	\$181,000	\$157,828	1.147	1,344	\$134.67	'141	114.6818	1.50 STORY	\$54,000	401	60
141 01 0150 004	11400 ARCOLA	7/8/2024	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$95,900	42.43	\$214,225	\$54,000	\$172,000	\$130,370	1.319	1,004	\$171.31	'141	131.9322	1.00 STORY	\$54,000	401	59
141 01 0156 002	11354 ARCOLA	11/8/2024	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$92,500	47.44	\$210,309	\$54,000	\$141,000	\$127,183	1.109	945	\$149.21	'141	110.8639	1.00 STORY	\$54,000	401	59
141 01 0158 000	11340 ARCOLA	12/5/2024	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$93,600	38.36	\$196,881	\$54,000	\$190,000	\$116,257	1.634	945	\$201.06	'141	163.4310	1.00 STORY	\$54,000	401	59
141 01 0241 002	9649 INKSTER	2/21/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$101,100	44.93	\$212,723	\$62,919	\$162,081	\$121,890	1.330	945	\$171.51	'141	132.9732	1.00 STORY	\$56,250	401	59
141 02 0998 000	27842 WEST CHICAGO	8/29/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$114,500	49.78	\$239,658	\$54,792	\$175,208	\$150,419	1.165	1,235	\$141.87	'141	18.5936	1.00 STORY	\$54,792	401	59
141 02 1013 002	9563 CARDWELL	3/21/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$173,990	\$54,000	\$146,000	\$97,632	1.495	750	\$194.67	'141	14.4676	1.00 STORY	\$54,000	401	55
141 02 1023 002	9637 CARDWELL	6/30/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$79,900	34.74	\$206,937	\$60,051	\$169,949	\$124,691	1.363	968	\$175.57	'141	1.2226	1.25 STORY	\$58,500	401	62
141 02 1036 002	9983 CARDWELL	7/18/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$81,500	37.91	\$188,463	\$54,000	\$161,000	\$114,145	1.410	952	\$169.12	'141	6.4332	1.25 STORY	\$54,000	401	59
141 02 1104 002	9550 CARDWELL	4/14/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,200	36.82	\$237,276	\$54,000	\$191,000	\$149,126	1.281	1,260	\$151.59	'141	6.5358	1.00 STORY	\$54,000	401	63
141 02 1131 002	9633 CAVELL	4/30/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,300	44.58	\$209,844	\$58,307	\$166,693	\$123,301	1.352	945	\$176.39	'141	0.5765	1.00 STORY	\$54,000	401	59
141 02 1134 002	9663 CAVELL	3/1/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,100	40.81	\$245,859	\$83,700	\$176,300	\$131,943	1.336	1,050	\$167.90	'141	0.9972	1.00 STORY	\$83,700	401	57
141 02 1150 002	10039 CAVELL	2/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$81,600	29.67	\$222,715	\$58,500	\$216,500	\$139,519	1.552	1,171	\$184.88	'141	20.5605	1.50 STORY	\$58,500	401	59
141 02 1155 000	11307 CAVELL	3/22/2024	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$86,300	43.37	\$198,801	\$63,000	\$136,000	\$115,378	1.179	1,162	\$117.04	'141	117.8734	1.50 STORY	\$63,000	401	54
141 02 1157 002	11347 CAVELL	2/7/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$109,300	48.58	\$227,322	\$60,002	\$164,998	\$142,158	1.161	1,386	\$119.05	'141	116.0666	1.50 STORY	\$58,500	401	61
141 02 1158 002	11369 CAVELL	7/12/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$102,900	54.16	\$212,993	\$54,000	\$136,000	\$135,083	1.007	1,191	\$114.19	'141	100.6788	1.50 STORY	\$54,000	401	63
141 02 1162 002	11473 CAVELL	11/22/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$98,800	39.52	\$219,859	\$54,000	\$196,000	\$140,916	1.391	1,171	\$167.38	'141	4.4745	1.50 STORY	\$54,000	401	64
141 03 0012 000	28511 CLEVELAND	9/18/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$106,200	36.00	\$235,222	\$59,833	\$235,167	\$142,708	1.648	1,096	\$214.57	'141	30.1735	1.00 STORY	\$57,000	401	60
141 03 0013 000	28519 CLEVELAND	11/25/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$108,600	42.59	\$232,257	\$57,000	\$198,000	\$142,601	1.388	1,208	\$163.91	'141	4.2335	1.00 STORY	\$57,000	401	60
141 03 0032 000	28500 CLEVELAND	5/26/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$77,500	34.60	\$198,512	\$60,387	\$163,613	\$112,388	1.456	888	\$184.25	'141	10.9633	1.00 STORY	\$57,000	401	63
141 03 0033 000	28490 CLEVELAND	10/31/2024	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$105,300	38.71	\$224,280	\$57,000	\$215,000	\$136,110	1.580	988	\$217.61	'141	23.3450	1.00 STORY	\$57,000	401	60
141 03 0052 000	28491 ELMIRA	7/3/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$96,500	41.06	\$206,504	\$57,000	\$178,000	\$121,646	1.463	988	\$180.16	'141	11.7108	1.00 STORY	\$57,000	401	60
141 03 0053 000	28501 ELMIRA	8/26/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$98,100	42.65	\$209,467	\$57,000	\$173,000	\$124,057	1.395	988	\$175.10	'141	4.8366	1.00 STORY	\$57,000	401	60
141 03 0060 000	28565 ELMIRA	4/13/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,400	44.10	\$210,077	\$57,000	\$148,000	\$124,554	1.188	988	\$149.80	'141	118.8240	1.00 STORY	\$57,000	401	60
141 03 0085 000	28419 CLEMENTS CIRCLE N	7/23/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$94,700	42.09	\$210,024	\$57,000	\$168,000	\$124,510	1.349	1,200	\$140.00	'141	0.3135	1.00 STORY	\$57,000	401	57
141 03 0086 000	28429 CLEMENTS N CIR	4/10/2024	\$221,200	PTA	03-ARM'S LENGTH	\$221,200	\$97,900	44.26	\$217,083	\$57,000	\$164,200	\$130,254	1.261	1,200	\$136.83	'141	126.0614	1.00 STORY	\$57,000	401	59
141 03 0094 000	28501 CLEMENTS CIRCLE N	1/18/2024	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$93,600	41.62	\$216,844	\$57,000	\$167,900	\$130,060	1.291	988	\$169.94	'141	129.0943	1.00 STORY	\$57,000	401	59
141 03 0103 000	11360 CLEMENTS CIRCLE W	6/14/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,900	38.56	\$216,535	\$60,000	\$155,000	\$127,367	1.217	1,152	\$134.55	'141	121.6956	1.00 STORY	\$60,000	401	66
141 03 0106 000	11081 CLEMENTS CIRCLE W	5/17/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$144,500	51.61	\$307,929	\$59,196	\$220,804	\$227,569	0.970	2,607	\$84.70	'141	97.0273	2.00 STORY	\$57,000	401	59
141 03 0110 000	11225 CLEMENTS CIRCLE W	1/26/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$86,500	43.25	\$208,725	\$57,000	\$143,000	\$123,454	1.158	1,152	\$124.13	'141	115.8326	1.00 STORY	\$57,000	401	59
141 03 0115 000	11315 CLEMENTS CIRCLE W	3/18/2025	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,900	43.49	\$243,040	\$57,000	\$198,000	\$151,375	1.308	1,472	\$134.51	'141	130.8010	1.00 STORY	\$57,000	401	59
141 03 0117 000	11335 CLEMENTS CIRCLE W	11/8/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$105,600	45.91	\$231,435	\$50,160	\$179,840	\$147,497	1.219	1,490	\$120.70	'141	121.9279	1.00 STORY	\$50,160	401	59
141 03 0127 000	28554 CLEMENTS CIRCLE N	8/26/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$96,800	50.95	\$213,811	\$58,849	\$131,151	\$126,087	1.040	1,152	\$113.85	'141	104.0163	1.00 STORY	\$57,000	401	59
141 03 0133 000	28500 CLEMENTS CIRCLE N	8/21/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$95,700	41.43	\$228,933	\$57,000	\$174,000	\$139,896	1.244	988	\$176.11	'141	124.3781	1.00 STORY	\$57,000	401	62
141 03 0142 000	28418 CLEMENTS CIRCLE N	5/30/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$93,800	43.43	\$217,715	\$57,000	\$159,000	\$130,768	1.216	988	\$160.93	'141	121.5894	1.00 STORY	\$57,000	401	59
141 03 0145 000	28270 ELMIRA	4/9/2024	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$95,300	43.52	\$204,173	\$57,000	\$162,000	\$119,750	1.353	945	\$171.43	'141	0.6664	1.00 STORY	\$57,000	401	59
141 03 0155 000	28128 ELMIRA	4/29/2024	\$300,700	PTA	03-ARM'S LENGTH	\$300,700	\$105,100	34.95	\$253,093	\$57,536	\$243,164	\$159,118	1.528	1,134	\$214.43	'141	17.7464	1.00 STORY	\$57,536	401	69
141 03 0156 000	28114 ELMIRA	10/18/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$105,900	39.96	\$225,666	\$57,536	\$207,464	\$136,802	1.517	945	\$219.54	'141	17.0373	1.00 STORY	\$57,536	401	66
141 03 0189 000	28170 CLEMENTS CIRCLE N	8/4/2023	\$266,555	PTA	03-ARM'S LENGTH	\$266,555	\$121,600	45.62	\$272,571	\$57,000	\$209,555	\$197,228	1.063	1,848	\$113.40	'141	106.2501	2.00 STORY	\$57,000	401	59
141 03 0212 000	10034 CLEMENTS CIRCLE E	9/4/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$96,800	43.02	\$207,285	\$57,000	\$168,000	\$122,282	1.374	972	\$172.84	'141	2.7719	1.00 STORY	\$57,000	401	59
141 03 0278 000	11232 HARRISON	5/1/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$94,800	44.09	\$204,229	\$57,000	\$158,000	\$119,795	1.319	1,132	\$139.58	'141	131.8920	1.00 STORY	\$57,000	401	59
141 03 0282 000	10081 GARVETT	3/28/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$120,000	42.11	\$254,602	\$64,997	\$220,003	\$154,275	1.426	1,260	\$174.61	'141	7.9890	1.00 STORY	\$57,000	401	59
141 03 0305 000	9851 GARVETT	12/29/2023	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$84,600	34.67	\$207,194	\$57,000	\$187,000	\$122,208									

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141 03 0416 002	9815 CLEMENTS CIRCLE E	2/29/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$93,800	39.91	\$234,509	\$60,000	\$175,000	\$141,992	1.232	945	\$185.19	'141	123.2464	1.00 STORY	\$60,000	401	62
141 03 0435 000	9999 DEERING	6/7/2023	\$245,900	PTA	03-ARM'S LENGTH	\$245,900	\$92,400	37.58	\$232,643	\$57,000	\$188,900	\$142,915	1.322	974	\$193.94	'141	132.1765	1.00 STORY	\$57,000	401	66
141 03 0452 000	9591 DEERING	5/24/2024	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$87,300	33.45	\$226,484	\$58,722	\$202,278	\$136,502	1.482	974	\$207.68	'141	#REF!	1.00 STORY	\$57,000	401	59
141 04 0479 000	28288 WEST CHICAGO	5/4/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$84,200	39.16	\$206,461	\$63,574	\$151,426	\$116,262	1.302	974	\$155.47	'141	130.2455	1.00 STORY	\$60,000	401	65
142 01 0015 000	29012 ELMIRA	3/8/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$84,100	39.12	\$203,476	\$63,911	\$151,089	\$113,559	1.330	972	\$155.44	'141	133.0489	1.00 STORY	\$63,911	401	63
142 01 0054 000	11120 HALLER	7/22/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$99,600	36.48	\$242,686	\$55,980	\$217,020	\$151,917	1.429	1,008	\$215.30	'141	142.8543	1.00 STORY	\$55,980	401	64
142 01 0055 000	11100 HALLER	7/29/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,500	40.53	\$256,633	\$55,980	\$229,020	\$163,265	1.403	1,148	\$199.49	'141	140.2750	1.00 STORY	\$55,980	401	64
142 01 0065 000	11121 HALLER	7/28/2023	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$97,200	41.10	\$227,451	\$55,980	\$180,520	\$139,520	1.294	1,008	\$179.09	'141	129.3865	1.00 STORY	\$55,980	401	62
142 01 0090 000	11055 OXBOW	10/25/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$106,800	36.45	\$240,239	\$55,980	\$237,020	\$149,925	1.581	1,288	\$184.02	'141	23.4769	1.00 STORY	\$55,980	401	60
142 01 0096 000	11181 OXBOW	2/15/2024	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$89,800	40.27	\$206,689	\$55,980	\$167,020	\$122,627	1.362	1,008	\$165.69	'141	136.2017	1.00 STORY	\$55,980	401	60
142 01 0122 000	11141 KAREN	9/28/2023	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$99,800	48.68	\$224,646	\$55,980	\$149,020	\$137,238	1.086	1,322	\$112.72	'141	108.5851	1.00 STORY	\$55,980	401	58
142 02 0006 000	28890 WEST CHICAGO	10/25/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$114,500	36.35	\$259,520	\$68,109	\$246,891	\$155,745	1.585	1,412	\$174.85	'141	23.9071	1.00 STORY	\$68,109	401	54
142 02 0038 000	9803 CAMDEN	8/8/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$109,700	48.76	\$231,802	\$76,021	\$148,979	\$126,754	1.175	1,007	\$147.94	'141	17.5396	1.00 STORY	\$76,021	401	59
142 02 0048 000	10034 CAMDEN	10/24/2024	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$104,900	45.22	\$220,845	\$54,179	\$177,821	\$135,611	1.311	1,078	\$164.95	'141	3.9477	1.00 STORY	\$51,315	401	61
142 02 0066 000	28840 RICHLAND	3/18/2025	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$109,200	36.52	\$233,104	\$63,444	\$235,556	\$138,047	1.706	1,078	\$218.51	'141	21.3777	1.00 STORY	\$63,444	401	61
142 02 0089 000	9828 HARTEL	2/16/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$109,500	39.46	\$268,251	\$69,042	\$208,458	\$162,090	1.286	1,078	\$193.37	'141	6.4672	1.00 STORY	\$69,042	401	64
142 02 0091 000	9912 HARTEL	12/18/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$104,000	40.78	\$219,032	\$51,315	\$203,685	\$136,466	1.493	1,007	\$202.27	'141	14.1834	1.00 STORY	\$51,315	401	61
Totals:			\$19,777,754			\$19,777,754	\$7,990,600		\$18,292,641		\$15,082,826	\$11,204,379			\$168.20		0.4581				
								Sale. Ratio ==>	40.40					E.C.F. ==>	1.346	Std. Deviation=>	0.16				
								Std. Dev. ==>	4.44					Ave. E.C.F. ==>	1.351	Ave. Variance=>	#REF!	COV ==>	#REF!		

ECF Statistical Analysis	
Mean	1.351
Standard Error	0.018
Median	1.349
Mode	#N/A
Standard Deviation	0.160
Sample Variance	0.026
Kurtosis	-0.220
Skewness	0.003
Range	0.736
Minimum	0.970
Maximum	1.706
Sum	109.410
Count	81

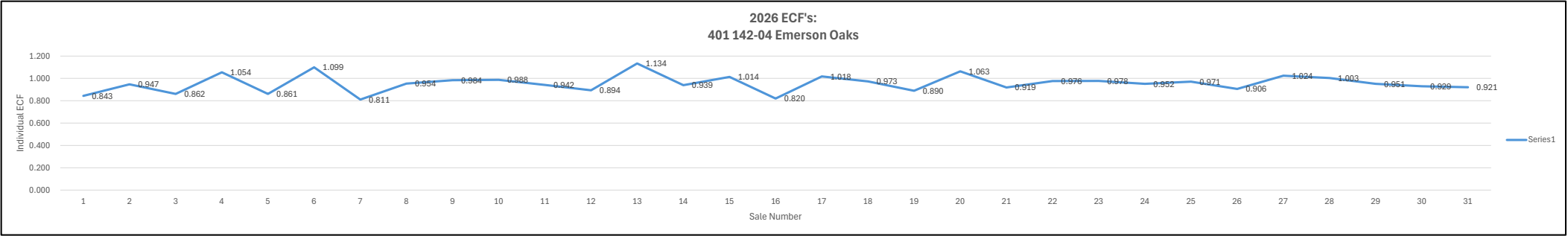


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
141 01 0241 002	9649 INKSTER	5/25/2024	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$101,100	42.75	\$212,723	\$62,919	\$173,581	\$121,890	1.424	945	\$183.68	'141	142.4079	1.00 STORY	\$56,250	401	Prior
141 02 1131 002	9633 CAVELL	3/4/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,400	41.07	\$209,844	\$58,307	\$166,693	\$123,301	1.352	945	\$176.39	'141	135.1919	1.00 STORY	\$54,000	401	Prior
141 02 1157 002	11347 CAVELL	7/2/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$109,300	72.87	\$227,322	\$60,002	\$89,998	\$142,158	0.633	1,386	\$64.93	'141	63.3084	1.50 STORY	\$58,500	401	Prior
141 03 0155 000	28128 ELMIRA	12/22/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$96,700	50.89	\$253,093	\$57,536	\$132,464	\$159,118	0.832	1,134	\$116.81	'141	83.2489	1.00 STORY	\$57,536	401	Prior
141 03 0305 000	9851 GARVETT	7/24/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$84,600	45.73	\$207,194	\$57,000	\$128,000	\$122,208	1.047	945	\$135.45	'141	104.7395	1.00 STORY	\$57,000	401	Prior
141 03 0376 000	9920 SELTZER	6/18/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$104,800	52.40	\$223,643	\$57,000	\$143,000	\$135,592	1.055	1,146	\$124.78	'141	105.4634	1.00 STORY	\$57,000	401	Prior
142 01 0065 000	11121 HALLER	5/5/2023	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$97,200	41.10	\$227,451	\$55,980	\$180,520	\$139,520	1.294	1,008	\$179.09	'141	129.3865	1.00 STORY	\$55,980	401	Prior
142 02 0030 001	10055 GARDEN	9/10/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$104,800	59.89	\$222,168	\$55,980	\$119,020	\$135,222	0.880	1,078	\$110.41	'141	88.0182	1.00 STORY	\$55,980	401	Prior
142 02 0033 000	10060 GARDEN	9/9/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$110,000	51.16	\$233,487	\$60,645	\$154,355	\$140,636	1.098	1,078	\$143.19	'141	109.7550	1.00 STORY	\$60,645	401	Prior
142 02 0030 001	10055 GARDEN	12/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$104,800	36.14	\$222,168	\$55,980	\$234,020	\$135,222	1.731	1,078	\$217.09	'141	173.0636	1.00 STORY	\$55,980	401	High
141 02 1024 002	9651 CARDWELL	3/6/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$103,000	34.92	\$213,629	\$58,500	\$236,500	\$133,962	1.765	1,356	\$174.41	'141	176.5426	1.75 STORY	\$58,500	401	High
142 02 0033 000	10060 GARDEN	2/19/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$110,000	34.92	\$233,487	\$60,645	\$254,355	\$140,636	1.809	1,078	\$235.95	'141	180.8605	1.00 STORY	\$60,645	401	High
141 02 0952 000	11532 DEERING	1/11/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$106,800	56.21	\$241,266	\$54,000	\$136,000	\$152,372	0.893	1,140	\$119.30	'141	89.2552	1.00 STORY	\$54,000	401	Low
141 01 0267 000	9995 INKSTER	10/31/2024	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$87,400	55.32	\$183,509	\$59,380	\$98,620	\$105,462	0.935	1,228	\$80.31	'141	93.5124	1.50 STORY	\$56,250	401	Low
141 01 0303 000	11375 INKSTER	10/17/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$87,200	49.83	\$202,765	\$56,250	\$118,750	\$124,481	0.954	1,228	\$96.70	'141	95.3961	1.50 STORY	\$56,250	401	Low
141 01 0287 002	11315 INKSTER	9/10/2024	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$98,200	55.48	\$205,141	\$56,250	\$120,750	\$126,500	0.955	1,220	\$98.98	'141	95.4545	1.50 STORY	\$56,250	401	Low

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
142 04 0001 000	28452 WEST CHICAGO	6/29/2023	\$399,890	PTA	03-ARM'S LENGTH	\$399,890	\$30,000	7.50	\$402,496	\$62,000	\$337,890	\$400,583	0.843	2,464	\$137.13	'142	11.2037	STYLE A	\$62,000	401	96
142 04 0002 000	28474 WEST CHICAGO	6/26/2023	\$315,780	PTA	03-ARM'S LENGTH	\$315,780	\$30,000	9.50	\$312,535	\$62,000	\$253,780	\$267,951	0.947	1,329	\$190.96	'142	0.8419	1.00 STORY	\$62,000	401	96
142 04 0004 000	28518 WEST CHICAGO	3/29/2024	\$344,540	PTA	03-ARM'S LENGTH	\$344,540	\$30,000	8.71	\$340,756	\$62,000	\$282,540	\$327,948	0.862	1,930	\$146.39	'142	9.3994	STYLE A	\$62,000	401	97
142 04 0005 000	28540 WEST CHICAGO	9/23/2024	\$449,924	PTA	03-ARM'S LENGTH	\$449,924	\$32,500	7.22	\$402,300	\$62,000	\$387,924	\$367,891	1.054	2,223	\$174.50	'142	9.8921	2.00 STORY	\$62,000	401	97
142 04 0006 000	9530 EMERSON	8/18/2023	\$322,753	PTA	03-ARM'S LENGTH	\$322,753	\$30,000	9.30	\$341,718	\$68,000	\$254,753	\$295,911	0.861	1,709	\$149.07	'142	9.4622	2.00 STORY	\$68,000	401	96
142 04 0007 000	9558 EMERSON	12/19/2024	\$473,807	PTA	03-ARM'S LENGTH	\$473,807	\$32,500	6.86	\$409,550	\$68,000	\$405,807	\$369,243	1.099	2,223	\$182.55	'142	14.3492	2.00 STORY	\$68,000	401	97
142 04 0011 000	28525 TULIPWOOD	10/6/2023	\$409,420	PTA	03-ARM'S LENGTH	\$409,420	\$30,000	7.33	\$457,566	\$68,000	\$341,420	\$421,152	0.811	2,428	\$140.62	'142	14.4851	2.00 STORY	\$68,000	401	96
142 04 0012 000	28501 TULIPWOOD	1/30/2024	\$403,675	PTA	03-ARM'S LENGTH	\$403,675	\$30,000	7.43	\$393,545	\$68,000	\$335,675	\$351,940	0.954	2,091	\$160.53	'142	0.1748	2.00 STORY	\$68,000	401	96
142 04 0013 000	28477 TULIPWOOD	9/1/2023	\$458,456	PTA	03-ARM'S LENGTH	\$458,456	\$30,000	6.54	\$435,012	\$68,000	\$390,456	\$396,769	0.984	2,414	\$161.75	'142	2.8556	2.00 STORY	\$68,000	401	97
142 04 0014 000	28453 TULIPWOOD	8/15/2023	\$431,700	PTA	03-ARM'S LENGTH	\$431,700	\$30,000	6.95	\$408,641	\$68,000	\$363,700	\$368,260	0.988	2,270	\$160.22	'142	3.2085	2.00 STORY	\$68,000	401	97
142 04 0015 000	28456 TULIPWOOD	12/6/2023	\$419,233	PTA	03-ARM'S LENGTH	\$419,233	\$30,000	7.16	\$412,868	\$68,000	\$351,233	\$372,830	0.942	2,220	\$158.21	'142	1.3460	2.00 STORY	\$68,000	401	97
142 04 0016 000	28480 TULIPWOOD	10/18/2023	\$387,095	PTA	03-ARM'S LENGTH	\$387,095	\$30,000	7.75	\$398,209	\$68,000	\$319,095	\$356,982	0.894	2,220	\$143.74	'142	6.1664	2.00 STORY	\$68,000	401	96
142 04 0017 000	28504 TULIPWOOD	1/9/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$172,000	43.00	\$341,737	\$68,000	\$332,000	\$292,766	1.134	1,442	\$230.24	'142	17.8479	1.00 STORY	\$68,000	401	95
142 04 0017 000	28504 TULIPWOOD	5/26/2023	\$342,930	PTA	03-ARM'S LENGTH	\$342,930	\$88,300	25.75	\$341,737	\$68,000	\$274,930	\$292,766	0.939	1,442	\$190.66	'142	1.6455	1.00 STORY	\$68,000	401	95
142 04 0018 000	28528 TULIPWOOD	5/31/2024	\$417,867	PTA	03-ARM'S LENGTH	\$417,867	\$66,600	15.94	\$387,255	\$68,000	\$349,867	\$345,140	1.014	2,119	\$165.11	'142	5.8163	2.00 STORY	\$68,000	401	96
142 04 0019 000	28552 TULIPWOOD	8/14/2023	\$324,810	PTA	03-ARM'S LENGTH	\$324,810	\$30,000	9.24	\$357,783	\$68,000	\$256,810	\$313,278	0.820	1,736	\$147.93	'142	13.5781	2.00 STORY	\$68,000	401	96
142 04 0020 000	28576 TULIPWOOD	7/17/2024	\$438,730	PTA	03-ARM'S LENGTH	\$438,730	\$32,500	7.41	\$404,921	\$68,000	\$370,730	\$364,238	1.018	2,223	\$166.77	'142	6.2291	2.00 STORY	\$68,000	401	97
142 04 0021 000	28598 TULIPWOOD	1/22/2024	\$422,876	PTA	03-ARM'S LENGTH	\$422,876	\$30,000	7.09	\$414,533	\$68,000	\$354,876	\$364,771	0.973	1,989	\$178.42	'142	1.7341	1.75 STORY	\$68,000	401	96
142 04 0022 000	9726 EMERSON	3/28/2024	\$437,920	PTA	03-ARM'S LENGTH	\$437,920	\$30,000	6.85	\$421,303	\$68,000	\$369,920	\$415,650	0.890	2,427	\$152.42	'142	6.5553	STYLE A	\$68,000	401	96
142 04 0023 000	9754 EMERSON	8/21/2023	\$431,575	PTA	03-ARM'S LENGTH	\$431,575	\$25,600	5.93	\$384,292	\$68,000	\$363,575	\$341,937	1.063	1,941	\$187.31	'142	10.7748	2.00 STORY	\$68,000	401	96
142 04 0024 000	9782 EMERSON	9/15/2023	\$356,175	PTA	03-ARM'S LENGTH	\$356,175	\$19,500	5.47	\$361,129	\$68,000	\$288,175	\$313,506	0.919	1,675	\$172.04	'142	3.6332	1.00 STORY	\$68,000	401	96
142 04 0025 000	9810 EMERSON	3/5/2024	\$413,385	PTA	03-ARM'S LENGTH	\$413,385	\$19,500	4.72	\$395,313	\$68,000	\$345,385	\$353,851	0.976	1,944	\$177.67	'142	2.0542	2.00 STORY	\$68,000	401	96
142 04 0026 000	9785 EMERSON	10/19/2023	\$378,400	PTA	03-ARM'S LENGTH	\$378,400	\$19,500	5.15	\$364,719	\$68,000	\$310,400	\$317,346	0.978	1,642	\$189.04	'142	2.2580	1.00 STORY	\$68,000	401	96
142 04 0028 000	9729 EMERSON	6/16/2023	\$417,685	PTA	03-ARM'S LENGTH	\$417,685	\$100,900	24.16	\$407,758	\$68,000	\$349,685	\$367,305	0.952	2,269	\$154.11	'142	0.3504	2.00 STORY	\$68,000	401	96
142 04 0029 000	9701 EMERSON	11/22/2023	\$410,528	PTA	03-ARM'S LENGTH	\$410,528	\$30,000	7.31	\$394,197	\$68,000	\$342,528	\$352,645	0.971	1,963	\$174.49	'142	1.5778	2.00 STORY	\$68,000	401	96
142 04 0030 000	9673 EMERSON	12/5/2023	\$387,355	PTA	03-ARM'S LENGTH	\$387,355	\$30,000	7.74	\$397,521	\$68,000	\$319,355	\$352,428	0.906	1,840	\$173.56	'142	4.9376	1.00 STORY	\$68,000	401	96
142 04 0031 000	9645 EMERSON	1/12/2024	\$428,391	PTA	03-ARM'S LENGTH	\$428,391	\$30,000	7.00	\$393,396	\$68,000	\$360,391	\$351,779	1.024	1,963	\$183.59	'142	6.8949	2.00 STORY	\$68,000	401	96
142 04 0032 000	9617 EMERSON	9/1/2023	\$441,274	PTA	03-ARM'S LENGTH	\$441,274	\$30,000	6.80	\$412,106	\$68,000	\$373,274	\$372,006	1.003	2,224	\$167.84	'142	4.7876	2.00 STORY	\$68,000	401	96
142 04 0033 000	9589 EMERSON	2/16/2024	\$396,307	PTA	03-ARM'S LENGTH	\$396,307	\$30,000	7.57	\$387,208	\$68,000	\$328,307	\$345,089	0.951	1,930	\$170.11	'142	0.4164	2.00 STORY	\$68,000	401	96
142 04 0034 000	9561 EMERSON	3/22/2024	\$383,775	PTA	03-ARM'S LENGTH	\$383,775	\$30,000	7.82	\$382,253	\$62,000	\$321,775	\$346,219	0.929	2,119	\$151.85	'142	2.6135	2.00 STORY	\$62,000	401	96
142 04 0035 000	9533 EMERSON	7/3/2024	\$361,520	PTA	03-ARM'S LENGTH	\$361,520	\$41,400	11.45	\$362,878	\$62,000	\$299,520	\$325,273	0.921	1,930	\$155.19	'142	3.4706	2.00 STORY	\$62,000	401	96
Totals:			\$12,407,776			\$12,407,776	\$1,220,800		\$12,027,235		\$10,335,776	\$10,825,453			\$167.55		0.0766				
							Sale. Ratio =>	9.84				E.C.F. =>	0.955		Std. Deviation=>	0.08					
							Std. Dev. =>	7.76				Ave. E.C.F. =>	0.956		Ave. Variance=>	5.82	COV =>	6.10			

ECF Statistical Analysis	
Mean	0.956
Standard Error	0.014
Median	0.952
Mode	#N/A
Standard Deviation	0.076
Sample Variance	0.006
Kurtosis	0.082
Skewness	0.194
Range	0.323
Minimum	0.811
Maximum	1.134
Sum	29.622
Count	31



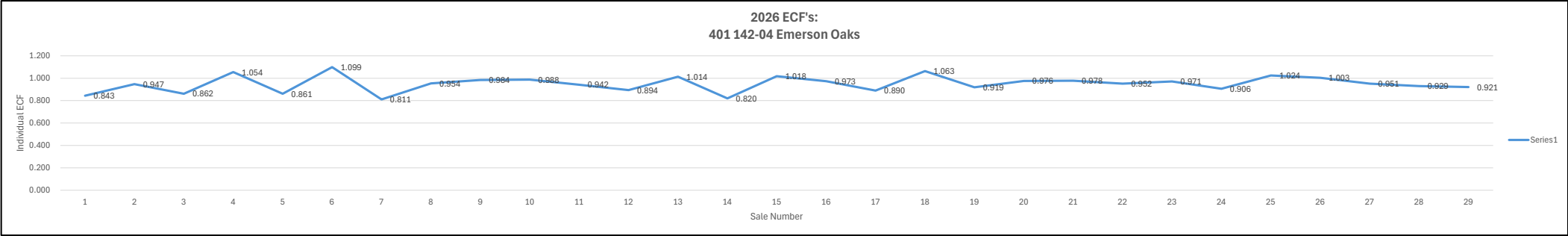
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
142 04 0001 000	28452 WEST CHICAGO	6/29/2023	\$399,890	PTA	03-ARM'S LENGTH	\$399,890	\$30,000	7.50	\$402,496	\$62,000	\$337,890	\$400,583	0.843	2,464	\$137.13	'142	10.6450	STYLE A	\$62,000	401	96
142 04 0002 000	28474 WEST CHICAGO	6/26/2023	\$315,780	PTA	03-ARM'S LENGTH	\$315,780	\$30,000	9.50	\$312,535	\$62,000	\$253,780	\$267,951	0.947	1,329	\$190.96	'142	0.2832	1.00 STORY	\$62,000	401	96
142 04 0004 000	28518 WEST CHICAGO	3/29/2024	\$344,540	PTA	03-ARM'S LENGTH	\$344,540	\$30,000	8.71	\$340,756	\$62,000	\$282,540	\$327,948	0.862	1,930	\$146.39	'142	8.8407	STYLE A	\$62,000	401	97
142 04 0005 000	28540 WEST CHICAGO	9/23/2024	\$449,924	PTA	03-ARM'S LENGTH	\$449,924	\$32,500	7.22	\$402,300	\$62,000	\$387,924	\$367,891	1.054	2,223	\$174.50	'142	10.4508	2.00 STORY	\$62,000	401	97
142 04 0006 000	9530 EMERSON	8/18/2023	\$322,753	PTA	03-ARM'S LENGTH	\$322,753	\$30,000	9.30	\$341,718	\$68,000	\$254,753	\$295,911	0.861	1,709	\$149.07	'142	8.9035	2.00 STORY	\$68,000	401	96
142 04 0007 000	9558 EMERSON	12/19/2024	\$473,807	PTA	03-ARM'S LENGTH	\$473,807	\$32,500	6.86	\$409,550	\$68,000	\$405,807	\$369,243	1.099	2,223	\$182.55	'142	14.9079	2.00 STORY	\$68,000	401	97
142 04 0011 000	28525 TULIPWOOD	10/6/2023	\$409,420	PTA	03-ARM'S LENGTH	\$409,420	\$30,000	7.33	\$457,566	\$68,000	\$341,420	\$421,152	0.811	2,428	\$140.62	'142	13.9264	2.00 STORY	\$68,000	401	96
142 04 0012 000	28501 TULIPWOOD	1/30/2024	\$403,675	PTA	03-ARM'S LENGTH	\$403,675	\$30,000	7.43	\$393,545	\$68,000	\$335,675	\$351,940	0.954	2,091	\$160.53	'142	0.3839	2.00 STORY	\$68,000	401	96
142 04 0013 000	28477 TULIPWOOD	9/1/2023	\$458,456	PTA	03-ARM'S LENGTH	\$458,456	\$30,000	6.54	\$435,012	\$68,000	\$390,456	\$396,769	0.984	2,414	\$161.75	'142	3.4143	2.00 STORY	\$68,000	401	97
142 04 0014 000	28453 TULIPWOOD	8/15/2023	\$431,700	PTA	03-ARM'S LENGTH	\$431,700	\$30,000	6.95	\$408,641	\$68,000	\$363,700	\$368,260	0.988	2,270	\$160.22	'142	3.7672	2.00 STORY	\$68,000	401	97
142 04 0015 000	28456 TULIPWOOD	12/6/2023	\$419,233	PTA	03-ARM'S LENGTH	\$419,233	\$30,000	7.16	\$412,868	\$68,000	\$351,233	\$372,830	0.942	2,220	\$158.21	'142	0.7873	2.00 STORY	\$68,000	401	97
142 04 0016 000	28480 TULIPWOOD	10/18/2023	\$387,095	PTA	03-ARM'S LENGTH	\$387,095	\$30,000	7.75	\$398,209	\$68,000	\$319,095	\$356,982	0.894	2,220	\$143.74	'142	5.6077	2.00 STORY	\$68,000	401	96
142 04 0018 000	28528 TULIPWOOD	5/31/2024	\$417,867	PTA	03-ARM'S LENGTH	\$417,867	\$66,600	15.94	\$387,255	\$68,000	\$349,867	\$345,140	1.014	2,119	\$165.11	'142	6.3750	2.00 STORY	\$68,000	401	96
142 04 0019 000	28552 TULIPWOOD	8/14/2023	\$324,810	PTA	03-ARM'S LENGTH	\$324,810	\$30,000	9.24	\$357,783	\$68,000	\$256,810	\$313,278	0.820	1,736	\$147.93	'142	13.0194	2.00 STORY	\$68,000	401	96
142 04 0020 000	28576 TULIPWOOD	7/17/2024	\$438,730	PTA	03-ARM'S LENGTH	\$438,730	\$32,500	7.41	\$404,921	\$68,000	\$370,730	\$364,238	1.018	2,223	\$166.77	'142	6.7878	2.00 STORY	\$68,000	401	97
142 04 0021 000	28598 TULIPWOOD	1/22/2024	\$422,876	PTA	03-ARM'S LENGTH	\$422,876	\$30,000	7.09	\$414,533	\$68,000	\$354,876	\$364,771	0.973	1,989	\$178.42	'142	2.2928	1.75 STORY	\$68,000	401	96
142 04 0022 000	9726 EMERSON	3/28/2024	\$437,920	PTA	03-ARM'S LENGTH	\$437,920	\$30,000	6.85	\$421,303	\$68,000	\$369,920	\$415,650	0.890	2,427	\$152.42	'142	5.9966	STYLE A	\$68,000	401	96
142 04 0023 000	9754 EMERSON	8/21/2023	\$431,575	PTA	03-ARM'S LENGTH	\$431,575	\$25,600	5.93	\$384,292	\$68,000	\$363,575	\$341,937	1.063	1,941	\$187.31	'142	11.3335	2.00 STORY	\$68,000	401	96
142 04 0024 000	9782 EMERSON	9/15/2023	\$356,175	PTA	03-ARM'S LENGTH	\$356,175	\$19,500	5.47	\$361,129	\$68,000	\$288,175	\$313,506	0.919	1,675	\$172.04	'142	3.0745	1.00 STORY	\$68,000	401	96
142 04 0025 000	9810 EMERSON	3/5/2024	\$413,385	PTA	03-ARM'S LENGTH	\$413,385	\$19,500	4.72	\$395,313	\$68,000	\$345,385	\$353,851	0.976	1,944	\$177.67	'142	2.6129	2.00 STORY	\$68,000	401	96
142 04 0026 000	9785 EMERSON	10/19/2023	\$378,400	PTA	03-ARM'S LENGTH	\$378,400	\$19,500	5.15	\$364,719	\$68,000	\$310,400	\$317,346	0.978	1,642	\$189.04	'142	2.8167	1.00 STORY	\$68,000	401	96
142 04 0028 000	9729 EMERSON	6/16/2023	\$417,685	PTA	03-ARM'S LENGTH	\$417,685	\$100,900	24.16	\$407,758	\$68,000	\$349,685	\$367,305	0.952	2,269	\$154.11	'142	0.2083	2.00 STORY	\$68,000	401	96
142 04 0029 000	9701 EMERSON	11/22/2023	\$410,528	PTA	03-ARM'S LENGTH	\$410,528	\$30,000	7.31	\$394,197	\$68,000	\$342,528	\$352,645	0.971	1,963	\$174.49	'142	2.1366	2.00 STORY	\$68,000	401	96
142 04 0030 000	9673 EMERSON	12/5/2023	\$387,355	PTA	03-ARM'S LENGTH	\$387,355	\$30,000	7.74	\$397,521	\$68,000	\$319,355	\$352,428	0.906	1,840	\$173.56	'142	4.3789	1.00 STORY	\$68,000	401	96
142 04 0031 000	9645 EMERSON	1/12/2024	\$428,391	PTA	03-ARM'S LENGTH	\$428,391	\$30,000	7.00	\$393,396	\$68,000	\$360,391	\$351,779	1.024	1,963	\$183.59	'142	7.4536	2.00 STORY	\$68,000	401	96
142 04 0032 000	9617 EMERSON	9/1/2023	\$441,274	PTA	03-ARM'S LENGTH	\$441,274	\$30,000	6.80	\$412,106	\$68,000	\$373,274	\$372,006	1.003	2,224	\$167.84	'142	5.3463	2.00 STORY	\$68,000	401	96
142 04 0033 000	9589 EMERSON	2/16/2024	\$396,307	PTA	03-ARM'S LENGTH	\$396,307	\$30,000	7.57	\$387,208	\$68,000	\$328,307	\$345,089	0.951	1,930	\$170.11	'142	0.1423	2.00 STORY	\$68,000	401	96
142 04 0034 000	9561 EMERSON	3/22/2024	\$383,775	PTA	03-ARM'S LENGTH	\$383,775	\$30,000	7.82	\$382,253	\$62,000	\$321,775	\$346,219	0.929	2,119	\$151.85	'142	2.0548	2.00 STORY	\$62,000	401	96
142 04 0035 000	9533 EMERSON	7/3/2024	\$361,520	PTA	03-ARM'S LENGTH	\$361,520	\$41,400	11.45	\$362,878	\$62,000	\$299,520	\$325,273	0.921	1,930	\$155.19	'142	2.9119	2.00 STORY	\$62,000	401	96
Totals:			\$11,664,846			\$11,664,846	\$960,500		\$11,343,761		\$9,728,846	\$10,239,921			\$164.59		0.0144				
							Sale. Ratio ==>	8.23				E.C.F. ==>	0.950		Std. Deviation==>	0.07					
							Std. Dev. ==>	3.69				Ave. E.C.F. ==>	0.950		Ave. Variance==>	5.55	COV ==>	5.84			

ECF Statistical Analysis

Mean	0.950
Standard Error	0.013
Median	0.952
Mode	#N/A
Standard Deviation	0.071
Sample Variance	0.005
Kurtosis	-0.268
Skewness	-0.089
Range	0.288
Minimum	0.811
Maximum	1.099
Sum	27.548
Count	29



OUTLIERS

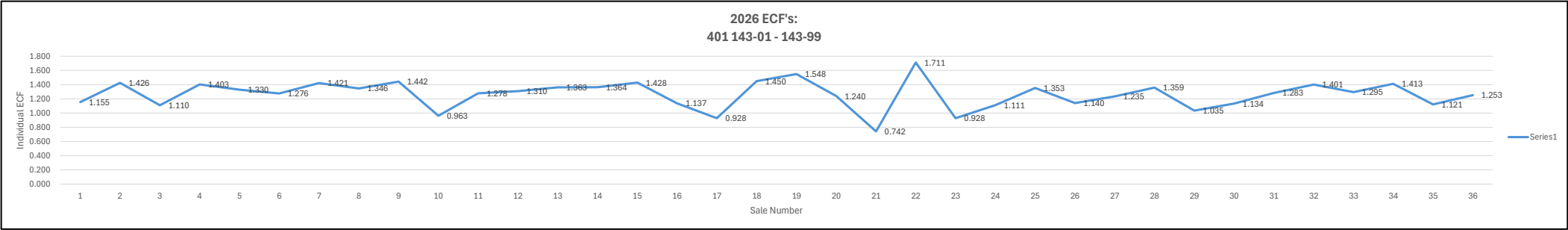
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
142 04 0017 000	28504 TULIPWOOD	5/26/2023	\$342,930	PTA	03-ARM'S LENGTH	\$342,930	\$88,300	25.75	\$341,737	\$68,000	\$274,930	\$292,766	0.939	1,442	\$190.66	'142	93.9078	1.00 STORY	\$68,000	401	Prior
142 04 0017 000	28504 TULIPWOOD	1/9/2025	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$172,000	43.00	\$341,737	\$68,000	\$332,000	\$292,766	1.134	1,442	\$230.24	'142	113.4011	1.00 STORY	\$68,000	401	High

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
143 01 0025 000	28830 OLSON	5/3/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,100	42.36	\$184,317	\$45,600	\$136,400	\$118,057	1.155	960	\$142.08	'143	10.6648	1.00 STORY	\$45,600	401	68
143 01 0073 000	9019 OXBOW	5/18/2023	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$61,800	31.29	\$162,193	\$48,000	\$149,500	\$104,860	1.426	924	\$161.80	'143	16.3689	2.00 STORY	\$48,000	401	66
143 01 0092 001	8980 MIDDLEBELT	9/5/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$0	0.00	\$292,662	\$63,032	\$216,968	\$195,429	1.110	1,959	\$110.75	'143	15.1808	1.00 STORY	\$63,032	401	50
143 02 0009 000	29059 WEST CHICAGO	6/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$125,400	40.45	\$271,173	\$71,233	\$238,767	\$170,161	1.403	1,358	\$175.82	'143	14.1161	1.00 STORY	\$65,550	401	62
143 02 0037 000	28936 HATHAWAY	6/21/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$103,500	43.13	\$219,698	\$65,550	\$174,450	\$131,189	1.330	1,058	\$164.89	'143	6.7739	1.00 STORY	\$65,550	401	60
143 02 0054 000	29173 HATHAWAY	4/12/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$102,500	37.27	\$258,480	\$65,550	\$209,450	\$164,195	1.276	1,026	\$204.14	'143	1.3595	1.00 STORY	\$65,550	401	70
143 02 0061 000	29019 HATHAWAY	5/29/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,100	38.00	\$213,889	\$65,550	\$179,450	\$126,245	1.421	1,026	\$174.90	'143	15.9420	1.00 STORY	\$65,550	401	62
143 02 0071 000	28897 HATHAWAY	6/29/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$95,700	39.06	\$222,209	\$65,550	\$179,450	\$133,326	1.346	1,058	\$169.61	'143	8.3927	1.00 STORY	\$65,550	401	60
143 02 0074 000	28863 HATHAWAY	11/28/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$98,900	35.96	\$236,334	\$66,240	\$208,760	\$144,760	1.442	1,026	\$203.47	'143	18.0089	1.00 STORY	\$65,550	401	63
143 02 0077 000	28827 HATHAWAY	12/13/2023	\$198,675	PTA	03-ARM'S LENGTH	\$198,675	\$95,800	48.22	\$228,006	\$65,550	\$133,125	\$138,260	0.963	1,250	\$106.50	'143	29.9162	1.00 STORY	\$65,550	401	60
143 02 0081 000	9420 HARTEL	1/3/2025	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$106,300	44.29	\$226,310	\$69,540	\$170,460	\$133,421	1.278	1,058	\$161.12	'143	1.5588	1.00 STORY	\$69,540	401	60
143 02 0082 000	9432 HARTEL	4/12/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$118,100	43.74	\$249,363	\$69,540	\$200,460	\$153,040	1.310	1,058	\$189.47	'143	4.7832	1.00 STORY	\$69,540	401	66
143 03 0089 000	28864 MINTON	10/15/2024	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$113,500	42.59	\$238,844	\$65,550	\$200,950	\$147,484	1.363	1,026	\$195.86	'143	10.0499	1.00 STORY	\$65,550	401	62
143 03 0109 000	29174 MINTON	12/21/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$96,500	38.60	\$224,432	\$65,550	\$184,450	\$135,218	1.364	1,058	\$174.34	'143	10.2072	1.00 STORY	\$65,550	401	60
143 03 0110 000	29186 MINTON	5/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$103,200	34.40	\$258,416	\$65,550	\$234,450	\$164,141	1.428	1,026	\$228.51	'143	16.6323	1.00 STORY	\$65,550	401	67
143 03 0119 000	29019 MINTON	11/14/2023	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$102,500	44.18	\$237,543	\$65,550	\$166,450	\$146,377	1.137	1,026	\$162.23	'143	12.4890	1.00 STORY	\$65,550	401	67
143 03 0126 000	28935 MINTON	3/13/2025	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$102,000	55.43	\$215,603	\$65,550	\$118,450	\$127,704	0.928	1,058	\$111.96	'143	33.4486	1.00 STORY	\$65,550	401	60
143 03 0136 000	28815 MINTON	8/2/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,900	40.69	\$236,528	\$72,325	\$202,675	\$139,747	1.450	1,026	\$197.54	'143	18.8278	1.00 STORY	\$68,400	401	62
143 04 0158 000	29008 WESTFIELD	7/30/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$110,600	36.74	\$244,210	\$65,550	\$235,450	\$152,051	1.548	1,234	\$190.80	'143	28.6472	1.00 STORY	\$65,550	401	64
143 04 0174 000	29043 WESTFIELD	4/28/2023	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$104,100	41.31	\$242,489	\$71,079	\$180,921	\$145,880	1.240	1,026	\$176.34	'143	2.1818	1.00 STORY	\$71,079	401	65
143 04 0185 000	28911 WESTFIELD	7/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$105,500	63.94	\$223,076	\$65,550	\$99,450	\$134,064	0.742	1,026	\$96.93	'143	52.0212	1.00 STORY	\$65,550	401	60
143 04 0185 000	28911 WESTFIELD	12/30/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$105,500	35.76	\$223,076	\$65,550	\$229,450	\$134,064	1.711	1,026	\$223.64	'143	44.9474	1.00 STORY	\$65,550	401	60
143 04 0185 000	28911 WESTFIELD	7/26/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,500	55.53	\$223,076	\$65,550	\$124,450	\$134,064	0.928	1,026	\$121.30	'143	33.3734	1.00 STORY	\$65,550	401	60
143 04 0195 000	9184 HARTEL	2/20/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,200	45.14	\$231,183	\$62,700	\$159,300	\$143,389	1.111	1,026	\$155.26	'143	15.1058	1.00 STORY	\$62,700	401	65
143 04 0200 000	28707 WESTFIELD	5/23/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$98,500	38.93	\$227,941	\$62,700	\$190,300	\$140,630	1.353	1,058	\$179.87	'143	9.1174	1.00 STORY	\$62,700	401	61
143 05 0248 000	29032 GRANDON	3/15/2024	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$115,200	48.02	\$245,244	\$65,550	\$174,350	\$152,931	1.140	1,422	\$122.61	'143	12.1965	1.00 STORY	\$65,550	401	55
143 05 0254 000	29148 GRANDON	3/7/2025	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$118,700	45.65	\$250,679	\$68,400	\$191,600	\$155,131	1.235	1,298	\$147.61	'143	2.6937	1.00 STORY	\$68,400	401	61
143 05 0255 000	29160 GRANDON	4/24/2024	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$106,000	37.46	\$253,898	\$68,400	\$214,600	\$157,870	1.359	1,058	\$202.84	'143	9.7324	1.00 STORY	\$68,400	401	68
143 05 0269 000	29057 GRANDON	4/10/2023	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$105,100	47.13	\$243,996	\$68,400	\$154,600	\$149,443	1.035	1,026	\$150.68	'143	22.7514	1.00 STORY	\$68,400	401	67
143 06 0145 000	9121 HARRISON	6/6/2023	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$97,100	44.34	\$224,674	\$62,700	\$156,300	\$137,850	1.134	1,058	\$147.73	'143	12.8181	1.00 STORY	\$62,700	401	61
143 06 0157 000	28644 DOVER	3/12/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$127,300	44.67	\$266,582	\$66,120	\$218,880	\$170,605	1.283	1,058	\$206.88	'143	2.0942	1.00 STORY	\$66,120	401	65
143 06 0174 000	9131 BRENTWOOD	3/7/2025	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$115,200	41.66	\$241,964	\$62,700	\$213,800	\$152,565	1.401	1,058	\$202.08	'143	13.9348	1.00 STORY	\$62,700	401	61
143 06 0188 000	28750 DOVER	11/15/2023	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$104,000	40.02	\$242,444	\$71,489	\$188,411	\$145,493	1.295	1,058	\$178.08	'143	3.2961	1.00 STORY	\$71,489	401	61
143 06 0192 000	9032 SUNBURY	7/26/2023	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$96,900	37.70	\$224,318	\$62,700	\$194,300	\$137,547	1.413	1,058	\$183.65	'143	15.0586	1.00 STORY	\$62,700	401	61
143 06 0211 000	9031 SUNBURY	10/31/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$136,000	49.45	\$285,045	\$64,614	\$210,386	\$187,600	1.121	1,419	\$148.26	'143	14.0561	1.00 STORY	\$62,700	401	61
143 07 0239 000	28780 MINTON	11/12/2024	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$107,600	42.03	\$244,040	\$62,700	\$193,300	\$154,331	1.253	1,058	\$182.70	'143	0.9519	1.00 STORY	\$62,700	401	61

Totals:	\$8,977,975		\$8,977,975	\$3,666,800		\$8,513,935	\$6,634,513	\$5,259,122		\$168.12		0.0497
		Sale. Ratio ==>			40.84			E.C.F. ==>	1.262		Std. Deviation==>	0.19
		Std. Dev. ==>		9.56				Ave. E.C.F. ==>	1.262		Ave. Variance==>	11.88

ECF Statistical Analysis	
Mean	1.262
Standard Error	0.032
Median	1.289
Mode	#N/A
Standard Deviation	0.193
Sample Variance	0.037
Kurtosis	0.727
Skewness	-0.490
Range	0.970
Minimum	0.742
Maximum	1.711
Sum	45.433
Count	36



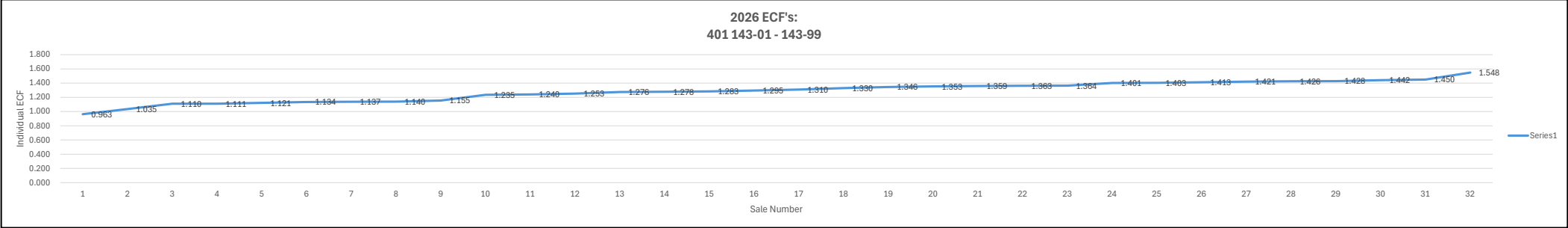
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

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FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
143 02 0077 000	28827 HATHAWAY	12/13/2023	\$198,675	PTA	03-ARM'S LENGTH	\$198,675	\$95,800	48.22	\$228,006	\$65,550	\$133,125	\$138,260	0.963	1,250	\$106.50	'143	46.2851	1.00 STORY	\$65,550	401	60
143 05 0269 000	29057 GRANDON	4/10/2023	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$105,100	47.13	\$243,996	\$68,400	\$154,600	\$149,443	1.035	1,026	\$150.68	'143	21.7995	1.00 STORY	\$68,400	401	67
143 01 0092 001	8980 MIDDLEBELT	9/5/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$0	0.00	\$292,662	\$63,032	\$216,968	\$195,429	1.110	1,959	\$110.75	'143	111.0214	1.00 STORY	\$63,032	401	50
143 04 0195 000	9184 HARTEL	2/20/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,200	45.14	\$231,183	\$62,700	\$159,300	\$143,389	1.111	1,026	\$155.26	'143	23.4985	1.00 STORY	\$62,700	401	65
143 06 0211 000	9031 SUNBURY	10/31/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$136,000	49.45	\$285,045	\$64,614	\$210,386	\$187,600	1.121	1,419	\$148.26	'143	3.3914	1.00 STORY	\$62,700	401	61
143 06 0145 000	9121 HARRISON	6/6/2023	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$97,100	44.34	\$224,674	\$62,700	\$156,300	\$137,850	1.134	1,058	\$147.73	'143	14.9122	1.00 STORY	\$62,700	401	61
143 03 0119 000	29019 MINTON	11/14/2023	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$102,500	44.18	\$237,543	\$65,550	\$166,450	\$146,377	1.137	1,026	\$162.23	'143	28.8578	1.00 STORY	\$65,550	401	67
143 05 0248 000	29032 GRANDON	3/15/2024	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$115,200	48.02	\$245,244	\$65,550	\$174,350	\$152,931	1.140	1,422	\$122.61	'143	21.9290	1.00 STORY	\$65,550	401	55
143 01 0025 000	28830 OLSON	5/3/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,100	42.36	\$184,317	\$65,600	\$136,400	\$118,057	1.155	960	\$142.08	'143	115.5374	1.00 STORY	\$45,600	401	68
143 05 0254 000	29148 GRANDON	3/7/2025	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$118,700	45.65	\$250,679	\$68,400	\$191,600	\$155,131	1.235	1,298	\$147.61	'143	12.7435	1.00 STORY	\$68,400	401	61
143 04 0174 000	29043 WESTFIELD	4/28/2023	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$104,100	41.31	\$242,489	\$71,079	\$180,921	\$145,880	1.240	1,026	\$176.34	'143	18.5506	1.00 STORY	\$71,079	401	65
143 07 0239 000	28780 MINTON	11/12/2024	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$107,600	42.03	\$244,040	\$62,700	\$193,300	\$154,331	1.253	1,058	\$182.70	'143	3.0461	1.00 STORY	\$62,700	401	61
143 02 0054 000	29173 HATHAWAY	4/12/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$102,500	37.27	\$258,480	\$65,550	\$209,450	\$164,195	1.276	1,026	\$204.14	'143	127.5617	1.00 STORY	\$65,550	401	70
143 02 0081 000	9420 HARTEL	1/3/2025	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$106,300	44.29	\$226,310	\$69,540	\$170,460	\$133,421	1.278	1,058	\$161.12	'143	127.7610	1.00 STORY	\$69,540	401	60
143 06 0157 000	28644 DOVER	3/12/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$127,300	44.67	\$266,582	\$66,120	\$218,880	\$170,605	1.283	1,058	\$206.88	'143	8.1130	1.00 STORY	\$66,120	401	65
143 06 0188 000	28750 DOVER	11/15/2023	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$104,000	40.02	\$242,444	\$71,489	\$188,411	\$145,493	1.295	1,058	\$178.08	'143	6.7537	1.00 STORY	\$71,489	401	61
143 02 0082 000	9432 HARTEL	4/12/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$118,100	43.74	\$249,363	\$69,540	\$200,460	\$153,040	1.310	1,058	\$189.47	'143	130.9854	1.00 STORY	\$69,540	401	66
143 02 0037 000	28936 HATHAWAY	6/21/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$103,500	43.13	\$219,698	\$65,550	\$174,450	\$131,189	1.330	1,058	\$164.89	'143	132.9761	1.00 STORY	\$65,550	401	60
143 02 0071 000	28897 HATHAWAY	6/29/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$95,700	39.06	\$222,209	\$65,550	\$179,450	\$133,326	1.346	1,058	\$169.61	'143	134.5949	1.00 STORY	\$65,550	401	60
143 04 0200 000	28707 WESTFIELD	5/23/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$98,500	38.93	\$227,941	\$62,700	\$190,300	\$140,630	1.353	1,058	\$179.87	'143	135.3196	1.00 STORY	\$62,700	401	61
143 05 0255 000	29160 GRANDON	4/24/2024	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$106,000	37.46	\$253,898	\$68,400	\$214,600	\$157,870	1.359	1,058	\$202.84	'143	18.9147	1.00 STORY	\$68,400	401	68
143 03 0089 000	28864 MINTON	10/15/2024	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$113,500	42.59	\$238,844	\$65,550	\$200,950	\$147,484	1.363	1,026	\$195.86	'143	136.2521	1.00 STORY	\$65,550	401	62
143 03 0109 000	29174 MINTON	12/21/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$96,500	38.60	\$224,432	\$65,550	\$184,450	\$135,218	1.364	1,058	\$174.34	'143	136.4094	1.00 STORY	\$65,550	401	60
143 06 0174 000	9131 BRENTWOOD	3/7/2025	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$115,200	41.66	\$241,964	\$62,700	\$213,800	\$152,565	1.401	1,058	\$202.08	'143	4.8930	1.00 STORY	\$62,700	401	61
143 02 0009 000	29059 WEST CHICAGO	6/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$125,400	40.45	\$271,173	\$71,233	\$238,767	\$170,161	1.403	1,358	\$175.82	'143	47.5647	1.00 STORY	\$65,550	401	62
143 06 0192 000	9032 SUNBURY	7/26/2023	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$96,900	37.70	\$224,318	\$62,700	\$194,300	\$137,547	1.413	1,058	\$183.65	'143	3.7691	1.00 STORY	\$62,700	401	61
143 02 0061 000	29019 HATHAWAY	5/29/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,100	38.00	\$213,889	\$65,550	\$179,450	\$126,245	1.421	1,026	\$174.90	'143	49.3154	1.00 STORY	\$65,550	401	62
143 01 0073 000	9019 OXBOW	5/18/2023	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$61,800	31.29	\$162,193	\$48,000	\$149,500	\$104,860	1.426	924	\$161.80	'143	142.5710	2.00 STORY	\$48,000	401	66
143 03 0110 000	29186 MINTON	5/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$103,200	34.40	\$258,416	\$65,550	\$234,450	\$164,141	1.428	1,026	\$228.51	'143	142.8345	1.00 STORY	\$65,550	401	67
143 02 0074 000	28863 HATHAWAY	11/28/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$98,900	35.96	\$236,334	\$66,240	\$208,760	\$144,760	1.442	1,026	\$203.47	'143	51.4576	1.00 STORY	\$65,550	401	63
143 03 0136 000	28815 MINTON	8/2/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,900	40.69	\$236,528	\$72,325	\$202,675	\$139,747	1.450	1,026	\$197.54	'143	145.0299	1.00 STORY	\$68,400	401	62
143 04 0158 000	29008 WESTFIELD	7/30/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$110,600	36.74	\$244,210	\$65,550	\$235,450	\$152,051	1.548	1,234	\$190.80	'143	154.8494	1.00 STORY	\$65,550	401	64
Totals:			\$8,143,975			\$8,143,975	\$3,248,300		\$7,629,104		\$6,062,713	\$4,729,226			\$171.83		0.3147				
							Sale. Ratio ==>	39.89				E.C.F. ==>	1.282		Std. Deviation==>	0.14					
							Std. Dev. ==>	8.45				Ave. E.C.F. ==>	1.285		Ave. Variance==>	70.61	COV ==>	54.94			

ECF Statistical Analysis

Mean	1.285
Standard Error	0.024
Median	1.302
Mode	#N/A
Standard Deviation	0.139
Sample Variance	0.019
Kurtosis	-0.432
Skewness	-0.442
Range	0.586
Minimum	0.963
Maximum	1.548
Sum	41.124
Count	32



OUTLIERS

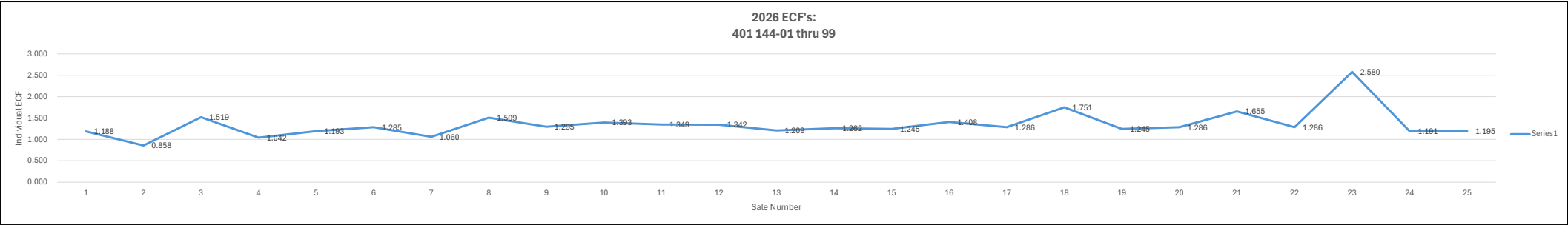
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
143 04 0185 000	28911 WESTFIELD	7/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$105,500	63.94	\$223,076	\$65,550	\$99,450	\$134,064	0.742	1,026	\$96.93	'143	52.0212	1.00 STORY	\$65,550	401	Prior
143 04 0185 000	28911 WESTFIELD	7/26/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,500	55.53	\$223,076	\$65,550	\$124,450	\$134,064	0.928	1,026	\$121.30	'143	33.3734	1.00 STORY	\$65,550	401	Prior
143 03 0126 000	28935 MINTON	3/13/2025	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$102,000	55.43	\$215,603	\$65,550	\$118,450	\$127,704	0.928	1,058	\$111.96	'143	92.7536	1.00 STORY	\$65,550	401	Low
143 04 0185 000	28911 WESTFIELD	12/30/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$105,500	35.76	\$223,076	\$65,550	\$229,450	\$134,064	1.711	1,026	\$223.64	'143	171.1496	1.00 STORY	\$65,550	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
144 01 0006 000	8916 DEERING	12/13/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$184,846	\$54,000	\$146,000	\$122,860	1.188	1,230	\$118.70	'144-1	15.6908	2.00 STORY	\$54,000	401	61
144 01 0014 000	9004 DEERING	10/17/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$141,200	50.07	\$334,243	\$118,750	\$163,250	\$190,364	0.858	1,954	\$83.55	'144-1	48.7685	1.00 STORY	\$118,750	401	62
144 01 0015 002	9032 DEERING	12/13/2024	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$62,300	35.80	\$147,204	\$68,750	\$105,250	\$69,305	1.519	997	\$105.57	'144-1	17.3397	1.00 STORY	\$68,750	401	49
144 01 0018 000	9060 DEERING	12/22/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$124,200	41.54	\$274,806	\$62,500	\$236,500	\$227,065	1.042	1,541	\$153.47	'144-1	30.3701	STYLE A	\$62,500	401	86
144 01 0026 000	9178 DEERING	7/14/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$106,500	42.60	\$240,481	\$62,500	\$187,500	\$157,227	1.193	1,142	\$164.19	'144-1	15.2709	1.00 STORY	\$62,500	401	69
144 01 0035 000	9155 DEERING	10/11/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,900	40.79	\$218,904	\$62,500	\$177,500	\$138,166	1.285	980	\$181.12	'144-1	6.0566	1.00 STORY	\$62,500	401	69
144 01 0055 000	8887 DEERING	6/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$150,400	48.52	\$311,257	\$62,500	\$247,500	\$233,574	1.060	1,747	\$141.67	'144-1	28.5631	2.00 STORY	\$62,500	401	77
144 02 0003 000	9448 GILLMAN	11/15/2024	\$297,500	PTA	03-ARM'S LENGTH	\$297,500	\$108,800	36.57	\$239,342	\$64,800	\$232,700	\$154,189	1.509	1,058	\$219.94	'144-1	16.3934	1.00 STORY	\$64,800	401	64
144 02 0035 000	9402 LATHERS	11/16/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$92,700	40.30	\$207,813	\$54,000	\$176,000	\$135,877	1.295	1,026	\$171.54	'144-1	4.9964	1.00 STORY	\$54,000	401	61
144 02 0039 000	9332 LATHERS	10/24/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$233,588	\$54,000	\$221,000	\$158,646	1.393	1,026	\$215.40	'144-1	4.7786	1.00 STORY	\$54,000	401	64
144 02 0044 000	9256 LATHERS	4/19/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$96,700	37.19	\$226,834	\$54,000	\$206,000	\$152,680	1.349	1,058	\$194.71	'144-1	0.3975	1.00 STORY	\$54,000	401	64
144 02 0061 000	28265 WEST CHICAGO	9/6/2024	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$108,900	40.35	\$235,992	\$53,550	\$216,350	\$161,167	1.342	1,026	\$210.87	'144-1	0.2856	1.00 STORY	\$49,500	401	64
144 03 0073 000	8912 HARRISON	6/4/2024	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$92,700	39.11	\$225,354	\$54,000	\$183,000	\$151,372	1.209	1,058	\$172.97	'144-1	13.6310	1.00 STORY	\$54,000	401	69
144 03 0122 000	9150 LATHERS	4/5/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$113,300	43.58	\$238,759	\$54,000	\$206,000	\$163,214	1.262	1,250	\$164.80	'144-1	8.3106	1.00 STORY	\$54,000	401	64
144 03 0133 000	9151 LATHERS	6/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,200	40.08	\$232,282	\$54,000	\$196,000	\$157,492	1.245	1,026	\$191.03	'144-1	10.0745	1.00 STORY	\$54,000	401	68
144 04 0265 000	9210 HARRISON	6/3/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$83,100	34.63	\$203,549	\$54,000	\$186,000	\$132,110	1.408	1,058	\$175.80	'144-1	6.2665	1.00 STORY	\$54,000	401	69
144 04 0273 000	9084 HARRISON	4/28/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$84,200	37.42	\$204,858	\$57,045	\$167,955	\$130,576	1.286	1,026	\$163.70	'144-1	5.8990	1.00 STORY	\$54,000	401	62
144 04 0277 000	9024 HARRISON	4/4/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$94,900	29.20	\$229,491	\$54,900	\$270,100	\$154,232	1.751	1,026	\$263.26	'144-1	40.6005	1.00 STORY	\$54,900	401	66
144 99 0006 000	9096 FLORAL	5/3/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$115,100	37.74	\$261,720	\$67,874	\$237,126	\$190,418	1.245	1,769	\$134.05	'144-1	9.9961	QUAD LEVEL	\$64,000	401	68
144 99 0038 000	27971 WEST CHICAGO	6/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,700	39.13	\$240,735	\$62,500	\$202,500	\$157,451	1.286	992	\$204.13	'144-1	5.9138	1.00 STORY	\$62,500	401	66
144 99 0039 000	27991 WEST CHICAGO	8/9/2024	\$360,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,000	\$125,900	34.97	\$248,529	\$54,200	\$305,800	\$184,723	1.655	1,556	\$196.53	'144-1	31.0199	2.00 STORY	\$54,200	401	61
144 99 0051 000	9415 CARDWELL	4/19/2024	\$280,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$128,300	45.82	\$254,178	\$106,120	\$173,880	\$135,212	1.286	1,014	\$171.48	'144-1	5.9272	1.00 STORY	\$106,120	401	61
144 99 0065 000	9095 CARDWELL	2/20/2025	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$48,300	29.63	\$114,460	\$76,500	\$86,500	\$33,533	2.580	990	\$87.37	'144-1	123.4296	1.00 STORY	\$76,500	401	45
144 99 0100 000	9000 CARDWELL	3/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,200	38.94	\$255,566	\$75,000	\$190,000	\$159,510	1.191	1,026	\$185.19	'144-1	15.4105	1.00 STORY	\$75,000	401	65
144 99 0123 001	27681 WEST CHICAGO	11/14/2023	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$124,500	37.61	\$304,080	\$82,937	\$248,063	\$207,646	1.195	1,925	\$128.86	'144-1	15.0609	2.00 STORY	\$72,500	401	67

Totals:	\$6,593,400	\$6,593,400	\$2,487,900	\$5,868,871	\$4,968,474	\$3,858,609	\$168.00	5.7619
		Sale. Ratio =>	37.73		E.C.F. =>	1.288	Std. Deviation=>	0.32
		Std. Dev. =>	9.20		Ave. E.C.F. =>	1.345	Ave. Variance=>	19.22
							COV =>	14.29

ECF Statistical Analysis	
Mean	1.345
Standard Error	0.063
Median	1.286
Mode	#N/A
Standard Deviation	0.317
Sample Variance	0.101
Kurtosis	9.439
Skewness	2.551
Range	1.722
Minimum	0.858
Maximum	2.580
Sum	33.631
Count	25

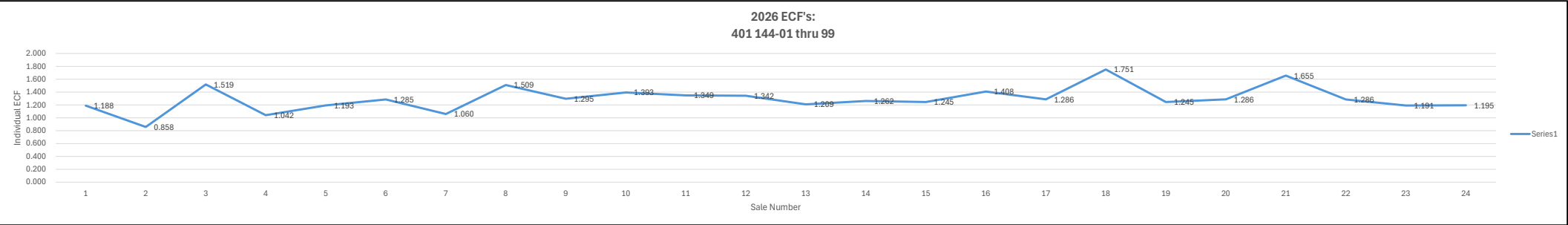


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
144 01 0006 000	8916 DEERING	12/13/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,900	40.45	\$184,846	\$54,000	\$146,000	\$122,860	1.188	1,230	\$118.70	'144-1	10.5479	2.00 STORY	\$54,000	401	61
144 01 0014 000	9004 DEERING	10/17/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$141,200	50.07	\$334,243	\$118,750	\$163,250	\$190,364	0.858	1,954	\$83.55	'144-1	43.6256	1.00 STORY	\$118,750	401	62
144 01 0015 002	9032 DEERING	12/13/2024	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$62,300	35.80	\$147,204	\$68,750	\$105,250	\$69,305	1.519	997	\$105.57	'144-1	22.4826	1.00 STORY	\$68,750	401	49
144 01 0018 000	9060 DEERING	12/22/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$124,200	41.54	\$274,806	\$62,500	\$236,500	\$227,065	1.042	1,541	\$153.47	'144-1	25.2272	STYLE A	\$62,500	401	86
144 01 0026 000	9178 DEERING	7/14/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$106,500	42.60	\$240,481	\$62,500	\$187,500	\$157,227	1.193	1,142	\$164.19	'144-1	10.1280	1.00 STORY	\$62,500	401	69
144 01 0035 000	9155 DEERING	10/11/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,900	40.79	\$218,904	\$62,500	\$177,500	\$138,166	1.285	980	\$181.12	'144-1	0.9137	1.00 STORY	\$62,500	401	69
144 01 0055 000	8887 DEERING	6/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$150,400	48.52	\$311,257	\$62,500	\$247,500	\$233,574	1.060	1,747	\$141.67	'144-1	105.9621	2.00 STORY	\$62,500	401	77
144 02 0003 000	9448 GILLMAN	11/15/2024	\$297,500	PTA	03-ARM'S LENGTH	\$297,500	\$108,800	36.57	\$239,342	\$64,800	\$232,700	\$154,189	1.509	1,058	\$219.94	'144-1	21.5363	1.00 STORY	\$64,800	401	64
144 02 0035 000	9402 LATHERS	11/16/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$92,700	40.30	\$207,813	\$54,000	\$176,000	\$135,877	1.295	1,026	\$171.54	'144-1	0.1465	1.00 STORY	\$54,000	401	61
144 02 0039 000	9332 LATHERS	10/24/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$233,588	\$54,000	\$221,000	\$158,646	1.393	1,026	\$215.40	'144-1	9.9215	1.00 STORY	\$54,000	401	64
144 02 0044 000	9256 LATHERS	4/19/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$96,700	37.19	\$226,834	\$54,000	\$206,000	\$152,680	1.349	1,058	\$194.71	'144-1	5.5404	1.00 STORY	\$54,000	401	64
144 02 0061 000	28265 WEST CHICAGO	9/6/2024	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$108,900	40.35	\$235,992	\$53,550	\$216,350	\$161,167	1.342	1,026	\$210.87	'144-1	4.8573	1.00 STORY	\$49,500	401	64
144 03 0073 000	8912 HARRISON	6/4/2024	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$92,700	39.11	\$225,354	\$54,000	\$183,000	\$151,372	1.209	1,058	\$172.97	'144-1	120.8942	1.00 STORY	\$54,000	401	69
144 03 0122 000	9150 LATHERS	4/5/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$113,300	43.58	\$238,759	\$54,000	\$206,000	\$163,214	1.262	1,250	\$164.80	'144-1	#REF!	1.00 STORY	\$54,000	401	64
144 03 0133 000	9151 LATHERS	6/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,200	40.08	\$232,282	\$54,000	\$196,000	\$157,492	1.245	1,026	\$191.03	'144-1	124.4508	1.00 STORY	\$54,000	401	68
144 04 0265 000	9210 HARRISON	6/3/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$83,100	34.63	\$203,549	\$54,000	\$186,000	\$132,110	1.408	1,058	\$175.80	'144-1	11.4094	1.00 STORY	\$54,000	401	69
144 04 0273 000	9084 HARRISON	4/28/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$84,200	37.42	\$204,858	\$57,045	\$167,955	\$130,576	1.286	1,026	\$163.70	'144-1	0.7561	1.00 STORY	\$54,000	401	62
144 04 0277 000	9024 HARRISON	4/4/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$94,900	29.20	\$229,491	\$54,900	\$270,100	\$154,232	1.751	1,026	\$263.26	'144-1	45.7434	1.00 STORY	\$54,900	401	66
144 99 0006 000	9096 FLORAL	5/3/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$115,100	37.74	\$261,720	\$67,874	\$237,126	\$190,418	1.245	1,769	\$134.05	'144-1	124.5292	QUAD LEVEL	\$64,000	401	68
144 99 0038 000	27971 WEST CHICAGO	6/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,700	39.13	\$240,735	\$62,500	\$202,500	\$157,451	1.286	992	\$204.13	'144-1	128.6114	1.00 STORY	\$62,500	401	66
144 99 0039 000	27991 WEST CHICAGO	8/9/2024	\$360,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,000	\$125,900	34.97	\$248,529	\$54,200	\$305,800	\$184,723	1.655	1,556	\$196.53	'144-1	36.1628	2.00 STORY	\$54,200	401	61
144 99 0051 000	9415 CARDWELL	4/19/2024	\$280,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$128,300	45.82	\$254,178	\$106,120	\$173,880	\$135,212	1.286	1,014	\$171.48	'144-1	128.5981	1.00 STORY	\$106,120	401	61
144 99 0100 000	9000 CARDWELL	3/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,200	38.94	\$255,566	\$75,000	\$190,000	\$159,510	1.191	1,026	\$185.19	'144-1	10.2676	1.00 STORY	\$75,000	401	65
144 99 0123 001	27681 WEST CHICAGO	11/14/2023	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$124,500	37.61	\$304,080	\$82,937	\$248,063	\$207,646	1.195	1,925	\$128.86	'144-1	9.9180	2.00 STORY	\$72,500	401	67
Totals:			\$6,430,400			\$6,430,400	\$2,439,600		\$5,754,411		\$4,881,974	\$3,825,076			\$171.35		1.7516				
							Sale. Ratio =>	37.94				E.C.F. =>	1.276		Std. Deviation=>		0.19				
							Std. Dev. =>	9.24				Ave. E.C.F. =>	1.294		Ave. Variance=>		#REF! COV =>		#REF!		

ECF Statistical Analysis	
Mean	1.294
Standard Error	0.039
Median	1.285
Mode	#N/A
Standard Deviation	0.190
Sample Variance	0.036
Kurtosis	1.330
Skewness	0.347
Range	0.894
Minimum	0.858
Maximum	1.751
Sum	31.052
Count	24

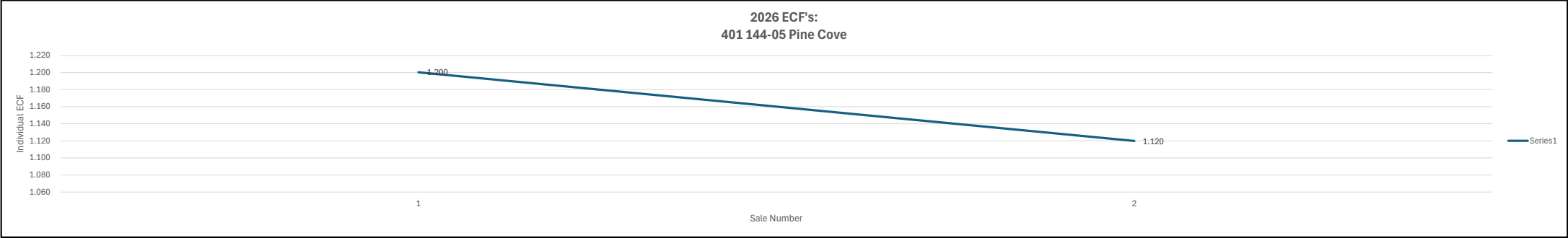


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
144 99 0065 000	9095 CARDWELL	2/20/2025	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$48,300	29.63	\$114,460	\$76,500	\$86,500	\$33,533	2.580	990	\$87.37	'144-1	257.9549	1.00 STORY	\$76,500	401	High

CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
144 05 0008 000	27561 DOVER	5/6/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$138,200	39.49	\$311,554	\$79,129	\$270,871	\$225,655	1.200	1,599	\$169.40	'144	4.0243	1.00 STORY	\$76,250	401	69
144 05 0023 000	27522 GRANDON	9/19/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$133,000	42.22	\$296,138	\$80,000	\$235,000	\$209,842	1.120	1,574	\$149.30	'144	4.0243	1.00 STORY	\$80,000	401	69
Totals:			\$665,000			\$665,000	\$271,200		\$607,692		\$505,871	\$435,497			\$159.35		0.1461				
								Sale. Ratio =>	40.78				E.C.F. =>	1.162	Std. Deviation=>	0.06					
								Std. Dev. =>	1.94				Ave. E.C.F. =>	1.160	Ave. Variance=>	4.02	COV =>	3.47			

ECF Statistical Analysis	
Mean	1.160
Standard Error	0.040
Median	1.160
Mode	#N/A
Standard Deviation	0.057
Sample Variance	0.003
Kurtosis	#DIV/0!
Skewness	#DIV/0!
Range	0.080
Minimum	1.120
Maximum	1.200
Sum	2.320
Count	2



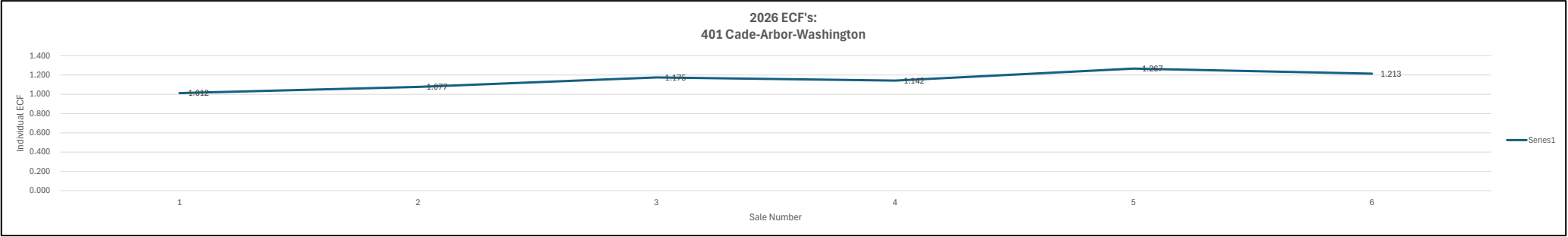
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
123 08 0002 000	38539 LIBERTY DRIVE	11/15/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$238,400	49.67	\$490,239	\$75,000	\$405,000	\$400,037	1.012	2,447	\$165.51	'CAW	13.5344	2.00 STORY	\$75,000	401	92
123 08 0013 000	38513 INDEPENDENCE DRIVE	7/12/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,200	39.36	\$397,071	\$75,000	\$365,000	\$339,022	1.077	1,899	\$192.21	'CAW	7.1124	1.25 STORY	\$75,000	401	91
123 08 0025 000	9260 LIBERTY COURT	5/25/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$181,900	42.30	\$396,084	\$78,027	\$351,973	\$299,488	1.175	1,643	\$214.23	'CAW	2.7499	1.00 STORY	\$75,000	401	91
123 08 0032 000	9281 LIBERTY COURT	6/5/2023	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$166,300	43.21	\$363,137	\$75,000	\$309,900	\$271,315	1.142	1,349	\$229.73	'CAW	0.5535	1.00 STORY	\$75,000	401	90
123 08 0039 000	9337 LIBERTY COURT	5/29/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$203,400	39.12	\$448,115	\$75,000	\$445,000	\$351,332	1.267	1,659	\$268.23	'CAW	11.8858	1.00 STORY	\$75,000	401	91
123 08 0043 000	9371 LIBERTY COURT	5/8/2024	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$170,300	42.59	\$359,363	\$75,000	\$324,900	\$267,761	1.213	1,327	\$244.84	'CAW	6.5645	1.00 STORY	\$75,000	401	91

Totals:	\$2,654,800		\$2,654,800	\$1,133,500		\$2,454,009			\$2,201,773	\$1,928,955				\$219.12		0.6317					
				Sale. Ratio =>		42.70				E.C.F. =>		1.141		Std. Deviation=>		0.09					
				Std. Dev. =>		3.82				Ave. E.C.F. =>		1.148		Ave. Variance=>		7.07	COV =>		6.16		

ECF Statistical Analysis

Mean	1.148
Standard Error	0.038
Median	1.159
Mode	#N/A
Standard Deviation	0.092
Sample Variance	0.009
Kurtosis	-0.658
Skewness	-0.327
Range	0.254
Minimum	1.012
Maximum	1.267
Sum	6.887
Count	6



OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
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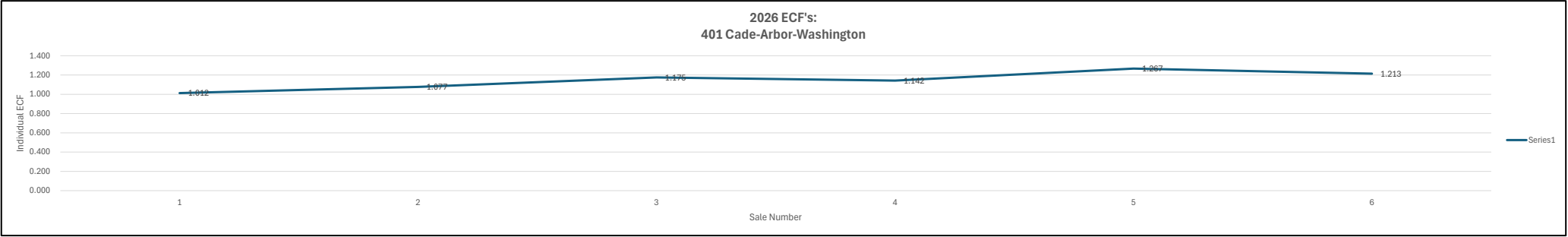
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
123 08 0002 000	38539 LIBERTY DRIVE	11/15/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$238,400	49.67	\$490,239	\$75,000	\$405,000	\$400,037	1.012	2,447	\$165.51	'CAW	13.5344	2.00 STORY	\$75,000	401	92
123 08 0013 000	38513 INDEPENDENCE DRIVE	7/12/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,200	39.36	\$397,071	\$75,000	\$365,000	\$339,022	1.077	1,899	\$192.21	'CAW	7.1124	1.25 STORY	\$75,000	401	91
123 08 0025 000	9260 LIBERTY COURT	5/25/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$181,900	42.30	\$396,084	\$78,027	\$351,973	\$299,488	1.175	1,643	\$214.23	'CAW	2.7499	1.00 STORY	\$75,000	401	91
123 08 0032 000	9281 LIBERTY COURT	6/5/2023	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$166,300	43.21	\$363,137	\$75,000	\$309,900	\$271,315	1.142	1,349	\$229.73	'CAW	0.5535	1.00 STORY	\$75,000	401	90
123 08 0039 000	9337 LIBERTY COURT	5/29/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$203,400	39.12	\$448,115	\$75,000	\$445,000	\$351,332	1.267	1,659	\$268.23	'CAW	11.8858	1.00 STORY	\$75,000	401	91
123 08 0043 000	9371 LIBERTY COURT	5/8/2024	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$170,300	42.59	\$359,363	\$75,000	\$324,900	\$267,761	1.213	1,327	\$244.84	'CAW	6.5645	1.00 STORY	\$75,000	401	91

Totals:	\$2,654,800		\$2,654,800	\$1,133,500		\$2,454,009			\$2,201,773	\$1,928,955				\$219.12		0.6317					
				Sale. Ratio =>		42.70				E.C.F. =>	1.141			Std. Deviation=>	0.09						
				Std. Dev. =>		3.82				Ave. E.C.F. =>	1.148			Ave. Variance=>	7.07	COV =>		6.16			

ECF Statistical Analysis

Mean	1.148
Standard Error	0.038
Median	1.159
Mode	#N/A
Standard Deviation	0.092
Sample Variance	0.009
Kurtosis	-0.658
Skewness	-0.327
Range	0.254
Minimum	1.012
Maximum	1.267
Sum	6.887
Count	6



OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
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CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

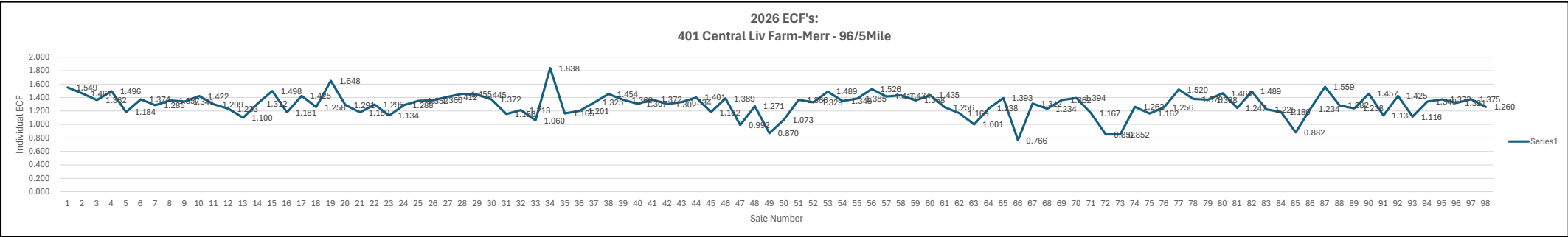
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
085 01 0178 000	14713 ARDEN	6/14/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$91,600	32.71	\$241,278	\$83,529	\$196,471	\$126,807	1.549	1,132	\$173.56	'CLC	25.0708	1.00 STORY	\$69,975	401	67
085 01 0240 002	14956 MELROSE	7/15/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$88,900	38.65	\$206,259	\$69,975	\$160,025	\$109,553	1.461	912	\$175.47	'CLC	16.2047	1.00 STORY	\$69,975	401	64
085 01 0269 000	14715 MELROSE	7/12/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,000	38.80	\$233,865	\$64,377	\$185,623	\$136,244	1.362	1,147	\$161.83	'CLC	6.3769	1.00 STORY	\$64,377	401	64
085 01 0270 003	14731 MELROSE	8/4/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$104,200	36.18	\$249,912	\$61,578	\$226,422	\$151,393	1.496	1,147	\$197.40	'CLC	19.6929	1.00 STORY	\$61,578	401	64
085 01 0287 000	14999 MELROSE	10/3/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$77,500	41.89	\$190,787	\$69,975	\$115,025	\$97,115	1.184	912	\$126.12	'CLC	11.4241	1.00 STORY	\$69,975	401	59
085 01 0296 000	15173 MELROSE	10/18/2024	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$111,300	42.82	\$242,093	\$71,838	\$188,062	\$136,860	1.374	1,164	\$161.57	'CLC	7.5458	1.00 STORY	\$69,975	401	59
085 01 0330 000	14984 AUBURNDALE	9/13/2023	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$92,100	39.87	\$225,822	\$69,975	\$161,025	\$125,278	1.285	1,336	\$120.53	'CLC	1.3321	1.00 STORY	\$69,975	401	59
085 01 0366 000	14915 AUBURNDALE	9/3/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$117,200	41.56	\$264,333	\$69,975	\$212,025	\$156,236	1.357	1,392	\$152.32	'CLC	5.8420	1.00 STORY	\$69,975	401	62
085 01 0369 000	14957 AUBURNDALE	12/22/2023	\$201,500	PTA	03-ARM'S LENGTH	\$201,500	\$78,000	38.71	\$191,969	\$69,975	\$131,525	\$98,065	1.341	912	\$144.22	'CLC	4.2540	1.00 STORY	\$69,975	401	59
085 01 0372 000	14999 AUBURNDALE	11/1/2024	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$100,000	41.49	\$219,772	\$71,783	\$169,217	\$118,962	1.422	1,080	\$156.68	'CLC	12.3784	1.00 STORY	\$69,975	401	65
085 01 0423 004	14806 BERWICK	3/11/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$104,600	33.21	\$304,539	\$67,176	\$247,824	\$190,806	1.299	1,147	\$216.06	'CLC	0.0165	1.00 STORY	\$67,176	401	74
085 03 0504 002	14540 BERWICK	4/20/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$111,100	42.73	\$261,779	\$60,645	\$199,355	\$161,683	1.233	1,155	\$172.60	'CLC	6.5663	1.00 STORY	\$60,645	401	63
085 03 0534 005	14681 MELROSE	1/5/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$106,900	44.54	\$262,049	\$71,394	\$168,606	\$153,259	1.100	1,451	\$116.20	'CLC	19.8524	1.00 STORY	\$69,975	401	64
085 03 0544 000	14517 ARDEN	6/9/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$94,800	39.50	\$230,917	\$64,032	\$175,968	\$134,151	1.312	1,312	\$134.12	'CLC	1.3054	1.00 STORY	\$64,032	401	61
085 03 0544 000	14517 ARDEN	2/13/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,000	40.00	\$230,917	\$64,032	\$200,968	\$134,151	1.498	1,312	\$153.18	'CLC	19.9411	1.00 STORY	\$64,032	401	61
085 04 0022 000	32215 OAKLEY	8/7/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$112,000	42.26	\$276,195	\$55,980	\$209,020	\$177,021	1.181	1,246	\$167.75	'CLC	11.7898	1.00 STORY	\$55,980	401	66
085 04 0052 000	32217 BARKLEY	11/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$119,000	36.06	\$297,124	\$70,752	\$259,248	\$181,971	1.425	1,467	\$176.72	'CLC	12.6005	1.00 STORY	\$55,980	401	61
085 04 0061 000	32353 BARKLEY	2/14/2025	\$247,500	PTA	03-ARM'S LENGTH	\$247,500	\$115,700	46.75	\$245,471	\$65,310	\$182,190	\$144,823	1.258	1,089	\$167.30	'CLC	4.0644	1.00 STORY	\$65,310	401	62
085 04 0066 000	32306 BARKLEY	10/25/2024	\$328,100	PTA	03-ARM'S LENGTH	\$328,100	\$124,000	37.79	\$261,332	\$55,980	\$272,120	\$165,073	1.648	1,209	\$225.08	'CLC	34.9821	1.00 STORY	\$55,980	401	66
085 04 0074 000	32140 BARKLEY	2/18/2025	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,600	46.00	\$252,801	\$61,061	\$198,939	\$154,131	1.291	1,378	\$144.37	'CLC	0.7948	1.00 STORY	\$55,980	401	62
085 04 0094 000	32295 MEADOWBROOK	12/3/2024	\$278,500	PTA	03-ARM'S LENGTH	\$278,500	\$136,900	49.16	\$290,003	\$66,451	\$212,049	\$179,704	1.180	1,456	\$145.64	'CLC	11.8671	1.00 STORY	\$65,310	401	66
085 04 0096 000	14806 HUBBARD	5/26/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$101,300	38.66	\$253,880	\$57,893	\$204,107	\$157,545	1.296	1,060	\$192.55	'CLC	0.3115	1.00 STORY	\$57,893	401	67
085 04 0120 000	32104 MEADOWBROOK	2/13/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$128,600	46.76	\$291,690	\$67,351	\$207,649	\$183,133	1.134	2,010	\$103.31	'CLC	16.4792	2.00 STORY	\$64,000	401	62
085 04 0124 000	14859 INGRAM	3/29/2024	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$129,800	38.40	\$328,784	\$65,310	\$272,680	\$211,795	1.288	1,615	\$168.85	'CLC	1.1143	1.00 STORY	\$65,310	401	65
085 04 0149 000	14609 BERWICK	7/14/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$105,800	38.06	\$260,285	\$55,980	\$222,020	\$164,232	1.352	977	\$227.25	'CLC	5.3206	1.00 STORY	\$55,980	401	66
086 02 0020 000	32973 GRENNADA	11/26/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$137,200	44.26	\$288,487	\$56,913	\$253,087	\$186,152	1.360	1,299	\$194.83	'CLC	6.0910	1.00 STORY	\$56,913	401	63
086 02 0024 002	33053 GRENNADA	4/11/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$150,700	40.73	\$333,018	\$58,779	\$311,221	\$220,449	1.412	1,639	\$189.88	'CLC	11.3098	1.00 STORY	\$58,779	401	63
086 02 0029 002	33143 GRENNADA	2/13/2025	\$335,500	PTA	03-ARM'S LENGTH	\$335,500	\$141,000	42.03	\$295,292	\$57,919	\$277,581	\$190,814	1.455	1,340	\$207.15	'CLC	15.6058	1.00 STORY	\$56,428	401	63
086 02 0058 000	32941 LYNDON	5/7/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,500	41.09	\$283,608	\$57,846	\$262,154	\$181,480	1.445	1,312	\$199.81	'CLC	14.5872	1.00 STORY	\$57,846	401	66
086 02 0064 000	32956 ALLEN	6/23/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$113,900	39.28	\$268,220	\$55,980	\$234,020	\$170,610	1.372	1,223	\$191.35	'CLC	7.3004	1.00 STORY	\$55,980	401	65
086 02 0068 000	33040 ALLEN	10/3/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$105,500	44.89	\$248,693	\$55,980	\$179,020	\$154,913	1.156	1,148	\$155.94	'CLC	14.3046	1.00 STORY	\$55,980	401	64
086 02 0072 000	33114 ALLEN	6/22/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$103,700	43.23	\$244,651	\$55,980	\$183,920	\$151,664	1.213	1,083	\$169.82	'CLC	8.5981	1.00 STORY	\$55,980	401	63
086 02 0091 000	32914 MARTIN	6/29/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$118,500	50.86	\$262,758	\$61,578	\$171,422	\$161,720	1.060	1,307	\$131.16	'CLC	23.8669	1.00 STORY	\$61,578	401	58
086 02 0095 000	32970 MARTIN	11/14/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$116,200	34.69	\$244,797	\$55,980	\$279,020	\$151,782	1.838	1,092	\$255.51	'CLC	53.9632	1.00 STORY	\$55,980	401	63
086 02 0102 002	33128 MARTIN	8/25/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$132,700	44.98	\$310,275	\$69,975	\$225,025	\$193,167	1.165	1,560	\$144.25	'CLC	13.3737	1.00 STORY	\$69,975	401	62
086 02 0105 000	33164 MARTIN	12/19/2023	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$130,500	43.94	\$305,689	\$55,980	\$241,020	\$200,730	1.201	1,380	\$174.65	'CLC	9.7945	1.00 STORY	\$55,980	401	63
086 02 0115 002	33038 GRENNADA	12/13/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$148,300	45.08	\$313,301	\$70,908	\$258,092	\$194,849	1.325	1,354	\$190.61	'CLC	2.5913	1.00 STORY	\$70,908	401	66
086 02 0135 002	33129 MARTIN	6/14/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$157,500	39.38	\$351,984	\$67,176	\$332,824	\$228,945	1.454	1,597	\$208.41	'CLC	15.5067	1.00 STORY	\$67,176	401	63
086 02 0142 000	33070 BARKLEY	10/18/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$153,000	44.35	\$317,626	\$59,712	\$285,288	\$208,837	1.366	2,051	\$139.10	'CLC	6.7418	TRI-LEVEL	\$59,712	401	63
086 02 0153 002	32826 BARKLEY	9/5/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$124,800	41.60	\$287,142	\$66,534	\$233,466	\$178,629	1.307	1,600	\$145.92	'CLC	0.8326	QUAD LEVEL	\$66,243	401	63
086 02 0187 000	32755 BARKLEY	4/1/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$122,400	36.00	\$313,959	\$60,645	\$279,355	\$203,628	1.372	1,377	\$202.87	'CLC	7.3227	1.00 STORY	\$60,645	401	66
086 02 0210 000	33080 OAKLEY	9/21/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$141,000	39.17	\$342,087	\$55,980	\$304,020	\$233,556	1.302	1,843	\$164.96	'CLC	0.3039	2.00 STORY	\$55,980	401	67
086 02 0215 000	33010 OAKLEY	5/22/2024	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$129,700	42.81	\$286,674	\$60,548	\$242,452	\$181,773	1.334	1,228	\$197.44	'CLC	3.5156	1.00 STORY	\$55,980	401	63
086 02 0276 000	33130 LYNDON	5/2/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$129,300	41.05	\$285,283	\$50,400	\$264,600	\$188,812	1.401	1,230	\$215.12	'CLC	10.2732	1.00 STORY	\$50,400	401	63
086 99 0005 003	15126 BROOKFIELD	3/21/2024	\$408,500	PTA	03-ARM'S LENGTH	\$408,500	\$168,200	41.18	\$369,754	\$61,578	\$346,922	\$293,500	1.182	1,526	\$227.34	'CLC	11.6645	STYLE A	\$61,578	401	93
086 99 0021 000	15101 HUBBARD	7/31/2023	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$145,100	38.59	\$340,167	\$72,360	\$303,640	\$218,617	1.389	2,110	\$143.91	'CLC	9.0251	2.00 STORY	\$72,360	401	58
087 02 0008 001	14071 BROOKFIELD	12/27/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$106,800	49.67	\$249,212	\$80,400	\$134,600	\$135,700	0.992	981	\$137.21	'CLC	30.6768	1.00 STORY	\$80,400	401	62
087 03 0001 001	14404 FARMINGTON	3/21/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$140,500	46.83	\$291,994	\$78,000	\$222,000	\$174,688	1.271	1,396	\$159.03	'CLC	2.7825	2.00 STORY	\$78,000	401	56
087 03 0001 001	14404 FARMINGTON	1/26/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$132,000	57.39	\$291,994	\$78,000	\$152,000	\$174,688	0.870	1,396	\$108.88	'CLC	42.8539	2.00 STORY			

401 CENTRAL LIV FARM-MERR - 96-5 MILE

**CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS**

088 03 0110 000	14192 ARDEN	5/18/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$131,300	54.71	\$284,558	\$56,913	\$183,087	\$182,994	1.001	1,571	\$116.54	'CLC	29.8154	1.00 STORY	\$56,913	401	58
088 04 0211 000	31533 PERTH	6/17/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$154,800	47.63	\$322,234	\$55,980	\$269,020	\$217,350	1.238	1,962	\$137.12	'CLC	6.0935	2.00 STORY	\$55,980	401	67
088 05 0226 000	14327 ARDEN	3/15/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$88,700	33.47	\$242,658	\$55,980	\$209,020	\$150,062	1.393	1,015	\$205.93	'CLC	9.4229	1.00 STORY	\$55,980	401	74
088 05 0233 000	14429 ARDEN	6/25/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$121,800	67.67	\$257,285	\$55,980	\$124,020	\$161,820	0.766	1,267	\$97.88	'CLC	53.2255	1.00 STORY	\$55,980	401	64
088 06 0249 000	14140 INGRAM	1/9/2024	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$137,200	37.49	\$345,621	\$59,712	\$306,288	\$233,395	1.312	1,768	\$173.24	'CLC	1.3654	2.00 STORY	\$59,712	401	74
088 06 0254 000	14066 INGRAM	10/3/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$156,700	48.22	\$327,197	\$59,712	\$265,288	\$215,020	1.234	1,556	\$170.49	'CLC	6.4879	1.00 STORY	\$59,712	401	65
088 06 0272 000	14183 INGRAM	10/4/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$137,400	40.41	\$311,588	\$57,846	\$282,154	\$207,136	1.362	1,768	\$159.59	'CLC	6.3506	2.00 STORY	\$57,846	401	65
088 06 0273 000	14201 INGRAM	9/30/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$144,100	40.59	\$322,857	\$56,913	\$298,087	\$213,781	1.394	1,571	\$189.74	'CLC	9.5695	1.00 STORY	\$56,913	401	65
088 07 0521 000	14141 HUBBARD	6/14/2023	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$148,700	47.22	\$327,719	\$58,779	\$256,121	\$219,542	1.167	1,908	\$134.24	'CLC	13.2047	2.00 STORY	\$58,779	401	64
088 07 0523 000	14105 HUBBARD	1/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$168,300	56.10	\$405,870	\$57,846	\$242,154	\$284,101	0.852	2,556	\$94.74	'CLC	44.6310	2.00 STORY	\$57,846	401	66
088 07 0523 000	14105 HUBBARD	9/8/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$168,300	56.10	\$405,870	\$57,846	\$242,154	\$284,101	0.852	2,556	\$94.74	'CLC	44.6310	2.00 STORY	\$57,846	401	66
088 07 0556 000	13958 BLACKBURN	8/18/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$135,300	41.63	\$319,314	\$55,980	\$269,020	\$213,225	1.262	2,139	\$125.77	'CLC	3.6990	TRI-LEVEL	\$55,980	401	65
088 07 0572 000	14121 BLACKBURN	11/22/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$140,700	50.25	\$295,885	\$55,980	\$224,020	\$192,849	1.162	1,492	\$150.15	'CLC	13.7028	1.00 STORY	\$55,980	401	65
088 07 0633 000	14395 CRANSTON	8/22/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,100	47.11	\$322,579	\$67,176	\$257,824	\$205,307	1.256	1,515	\$170.18	'CLC	4.2864	1.00 STORY	\$67,176	401	66
088 07 0665 000	14247 BLACKBURN	5/5/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$147,700	36.47	\$337,291	\$55,980	\$349,020	\$229,641	1.520	1,953	\$178.71	'CLC	22.1189	2.00 STORY	\$55,980	401	66
088 07 0703 000	32483 ALLEN	6/25/2024	\$410,200	PTA	03-ARM'S LENGTH	\$410,200	\$173,900	42.39	\$370,700	\$55,980	\$354,220	\$256,914	1.379	2,166	\$163.54	'CLC	8.0087	2.00 STORY	\$55,980	401	68
088 08 0304 000	14362 MELROSE	5/30/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$150,300	42.94	\$319,494	\$57,786	\$292,214	\$213,639	1.368	1,763	\$165.75	'CLC	6.9131	2.00 STORY	\$55,980	401	68
088 08 0315 000	14427 MELROSE	6/23/2023	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$128,100	36.81	\$300,306	\$55,980	\$292,020	\$199,449	1.464	1,688	\$173.00	'CLC	16.5472	2.00 STORY	\$55,980	401	66
088 08 0326 000	31650 GRENNADA	9/7/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,800	43.41	\$369,611	\$68,224	\$306,776	\$246,030	1.247	2,286	\$134.20	'CLC	5.1757	2.00 STORY	\$60,645	401	65
088 08 0329 001	31736 GRENNADA	8/29/2023	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$132,500	36.20	\$309,833	\$49,512	\$316,488	\$212,506	1.489	1,688	\$187.49	'CLC	19.0651	2.00 STORY	\$49,512	401	67
088 09 0355 000	14319 AUBURNDALE	10/15/2024	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$150,100	48.26	\$310,969	\$55,980	\$255,020	\$208,154	1.225	1,763	\$144.65	'CLC	7.3511	2.00 STORY	\$55,980	401	66
088 10 0371 000	14303 MERRIMAN	9/25/2023	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$115,500	44.25	\$271,147	\$54,777	\$206,223	\$173,930	1.186	1,270	\$162.38	'CLC	11.2995	1.00 STORY	\$54,777	401	67
088 99 0016 000	31532 SCHOOLCRAFT	7/31/2023	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$74,400	52.77	\$175,091	\$57,846	\$83,154	\$94,248	0.882	1,092	\$76.15	'CLC	41.6373	1.00 STORY	\$57,846	401	46
091 04 0026 000	14348 DENNE	5/7/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$139,400	43.22	\$324,358	\$96,181	\$226,319	\$183,422	1.234	1,199	\$188.76	'CLC	6.4791	1.00 STORY	\$68,109	401	66
091 04 0033 000	14248 DENNE	5/23/2024	\$333,500	PTA	03-ARM'S LENGTH	\$333,500	\$120,200	36.04	\$278,211	\$59,712	\$273,788	\$175,642	1.559	1,163	\$235.42	'CLC	26.0122	1.00 STORY	\$59,712	401	66
091 05 0074 000	14236 BAINBRIDGE	8/30/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$113,000	39.51	\$279,263	\$60,645	\$225,355	\$175,737	1.282	1,217	\$185.17	'CLC	1.6320	1.00 STORY	\$60,645	401	67
091 05 0117 000	31038 MASON	1/13/2025	\$304,500	PTA	03-ARM'S LENGTH	\$304,500	\$145,100	47.65	\$301,906	\$57,380	\$247,120	\$199,613	1.238	1,980	\$124.81	'CLC	6.0666	2.00 STORY	\$57,380	401	64
091 05 0119 000	31014 MASON	8/3/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$111,600	35.43	\$278,514	\$65,310	\$249,690	\$171,385	1.457	1,209	\$206.53	'CLC	15.8233	1.00 STORY	\$65,310	401	63
091 06 0122 002	31319 KENDALL	9/29/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$268,073	\$65,310	\$184,690	\$162,992	1.133	1,163	\$158.80	'CLC	16.5539	1.00 STORY	\$65,310	401	65
091 06 0172 000	14418 MERRIMAN	8/12/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$117,100	41.09	\$255,949	\$55,980	\$229,020	\$160,746	1.425	1,162	\$197.09	'CLC	12.6070	1.00 STORY	\$55,980	401	65
091 08 0238 000	14166 HUBBELL	1/9/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$112,200	45.80	\$266,083	\$61,150	\$183,850	\$164,737	1.116	1,216	\$151.19	'CLC	18.2641	1.00 STORY	\$59,712	401	64
091 08 0247 000	14141 HUBBELL	6/26/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$144,800	43.22	\$312,755	\$75,573	\$259,427	\$193,617	1.340	1,541	\$168.35	'CLC	4.1236	2.00 STORY	\$75,573	401	68
091 09 0265 000	14026 SUNSET	5/3/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$137,800	38.28	\$328,093	\$61,578	\$298,422	\$217,563	1.372	1,516	\$196.85	'CLC	7.2996	2.00 STORY	\$61,578	401	74
091 09 0270 000	13956 SUNSET	12/8/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$114,200	40.79	\$267,550	\$65,310	\$214,690	\$162,572	1.321	1,202	\$178.61	'CLC	2.1922	1.00 STORY	\$65,310	401	65
091 09 0272 000	31219 KENDALL	9/12/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$110,000	39.15	\$259,520	\$55,980	\$225,020	\$163,617	1.375	1,050	\$214.30	'CLC	7.6623	1.00 STORY	\$55,980	401	72
091 09 0278 000	31291 KENDALL	5/14/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$125,500	47.36	\$262,515	\$66,000	\$199,000	\$157,970	1.260	1,163	\$171.11	'CLC	3.8929	1.00 STORY	\$66,000	401	65
Totals:			\$29,625,000			\$29,625,000	\$12,492,100		\$28,503,412		\$23,527,187	\$18,147,681			\$168.42		0.2233				
							Sale. Ratio =>	42.17					E.C.F. =>	1.296		Std. Deviation=>	0.17				
							Std. Dev. =>	5.69					Ave. E.C.F. =>	1.299		Ave. Variance=>	12.68	COV =>	9.77		

<i>ECF Statistical Analysis</i>	
Mean	1.299
Standard Error	0.017
Median	1.323
Mode	0.852
Standard Deviation	0.171
Sample Variance	0.029
Kurtosis	1.716
Skewness	-0.575
Range	1.072
Minimum	0.766
Maximum	1.838
Sum	127.269
Count	98



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

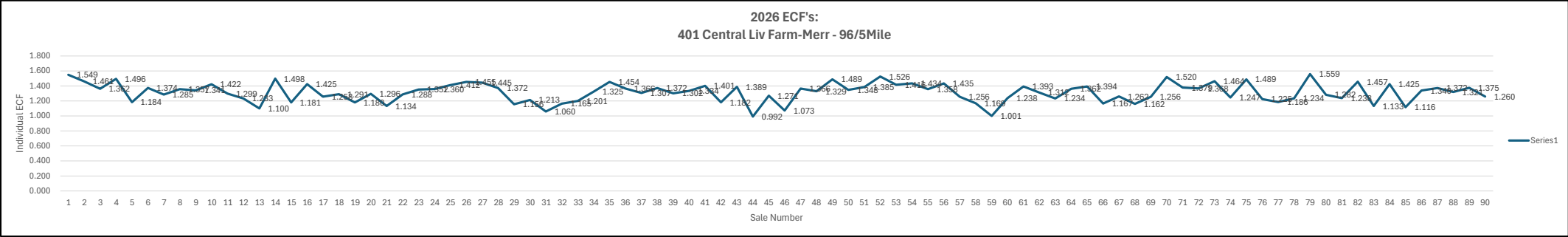
CITY OF LIVONIA
ECF ANALYSIS
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
085 01 0178 000	14713 ARDEN	6/14/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$91,600	32.71	\$241,278	\$83,529	\$196,471	\$126,807	1.549	1,132	\$173.56	'CLC	154.9370	1.00 STORY	\$69,975	401	67
085 01 0240 002	14956 MELROSE	7/15/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$88,900	38.65	\$206,259	\$69,975	\$160,025	\$109,553	1.461	912	\$175.47	'CLC	146.0709	1.00 STORY	\$69,975	401	64
085 01 0269 000	14715 MELROSE	7/12/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,000	38.80	\$233,865	\$64,377	\$185,623	\$136,244	1.362	1,147	\$161.83	'CLC	136.2431	1.00 STORY	\$64,377	401	64
085 01 0270 003	14731 MELROSE	8/4/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$104,200	36.18	\$249,912	\$61,578	\$226,422	\$151,393	1.496	1,147	\$197.40	'CLC	149.5591	1.00 STORY	\$61,578	401	64
085 01 0287 000	14999 MELROSE	10/3/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$77,500	41.89	\$190,787	\$69,975	\$115,025	\$97,115	1.184	912	\$126.12	'CLC	118.4421	1.00 STORY	\$69,975	401	59
085 01 0296 000	15173 MELROSE	10/18/2024	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$111,300	42.82	\$242,093	\$71,838	\$188,062	\$136,860	1.374	1,164	\$161.57	'CLC	137.4120	1.00 STORY	\$69,975	401	59
085 01 0330 000	14984 AUBURNDALE	9/13/2023	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$92,100	39.87	\$225,822	\$69,975	\$161,025	\$125,278	1.285	1,336	\$120.53	'CLC	128.5341	1.00 STORY	\$69,975	401	59
085 01 0366 000	14915 AUBURNDALE	9/3/2024	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$117,200	41.56	\$264,333	\$69,975	\$212,025	\$156,236	1.357	1,392	\$152.32	'CLC	135.7082	1.00 STORY	\$69,975	401	62
085 01 0369 000	14957 AUBURNDALE	12/22/2023	\$201,500	PTA	03-ARM'S LENGTH	\$201,500	\$78,000	38.71	\$191,969	\$69,975	\$131,525	\$98,065	1.341	912	\$144.22	'CLC	134.1202	1.00 STORY	\$69,975	401	59
085 01 0372 000	14999 AUBURNDALE	11/1/2024	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$100,000	41.49	\$219,772	\$71,783	\$169,217	\$118,962	1.422	1,080	\$156.68	'CLC	142.2446	1.00 STORY	\$69,975	401	65
085 01 0423 004	14806 BERWICK	3/11/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$104,600	33.21	\$304,539	\$67,176	\$247,824	\$190,806	1.299	1,147	\$216.06	'CLC	129.8827	1.00 STORY	\$67,176	401	74
085 03 0504 002	14540 BERWICK	4/20/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$111,100	42.73	\$261,779	\$60,645	\$199,355	\$161,683	1.233	1,155	\$172.60	'CLC	123.2999	1.00 STORY	\$60,645	401	63
085 03 0534 005	14681 MELROSE	1/5/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$106,900	44.54	\$262,049	\$71,394	\$168,606	\$153,259	1.100	1,451	\$116.20	'CLC	110.0138	1.00 STORY	\$69,975	401	64
085 03 0544 000	14517 ARDEN	2/13/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,000	40.00	\$230,917	\$64,032	\$200,968	\$134,151	1.498	1,312	\$153.18	'CLC	149.8073	1.00 STORY	\$64,032	401	61
085 04 0022 000	32215 OAKLEY	8/7/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$112,000	42.26	\$276,195	\$55,980	\$209,020	\$177,021	1.181	1,246	\$167.75	'CLC	118.0764	1.00 STORY	\$55,980	401	66
085 04 0052 000	32217 BARKLEY	11/17/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$119,000	36.06	\$297,124	\$70,752	\$259,248	\$181,971	1.425	1,467	\$176.72	'CLC	142.4667	1.00 STORY	\$55,980	401	61
085 04 0061 000	32353 BARKLEY	2/14/2025	\$247,500	PTA	03-ARM'S LENGTH	\$247,500	\$115,700	46.75	\$245,471	\$65,310	\$182,190	\$144,823	1.258	1,089	\$167.30	'CLC	125.8018	1.00 STORY	\$65,310	401	62
085 04 0074 000	32140 BARKLEY	2/18/2025	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,600	46.00	\$252,801	\$61,061	\$198,939	\$154,131	1.291	1,378	\$144.37	'CLC	129.0714	1.00 STORY	\$55,980	401	62
085 04 0094 000	32295 MEADOWBROOK	12/3/2024	\$278,500	PTA	03-ARM'S LENGTH	\$278,500	\$136,900	49.16	\$290,003	\$66,451	\$212,049	\$179,704	1.180	1,456	\$145.64	'CLC	#REF!	1.00 STORY	\$65,310	401	66
085 04 0096 000	14806 HUBBARD	5/26/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$101,300	38.66	\$253,880	\$57,893	\$204,107	\$157,545	1.296	1,060	\$192.55	'CLC	129.5547	1.00 STORY	\$57,893	401	67
085 04 0120 000	32104 MEADOWBROOK	2/13/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$128,600	46.76	\$291,690	\$67,351	\$207,649	\$183,133	1.134	2,010	\$103.31	'CLC	113.3870	2.00 STORY	\$64,000	401	62
085 04 0124 000	14859 INGRAM	3/29/2024	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$129,800	38.40	\$328,784	\$65,310	\$272,690	\$211,795	1.288	1,615	\$168.85	'CLC	128.7519	1.00 STORY	\$65,310	401	65
085 04 0149 000	14609 BERWICK	7/14/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$105,800	38.06	\$260,285	\$55,980	\$222,020	\$164,232	1.352	977	\$227.25	'CLC	135.1868	1.00 STORY	\$55,980	401	66
086 02 0020 000	32973 GRENNADA	11/26/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$137,200	44.26	\$288,487	\$56,913	\$253,087	\$186,152	1.360	1,299	\$194.83	'CLC	135.9572	1.00 STORY	\$56,913	401	63
086 02 0024 002	33053 GRENNADA	4/11/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$150,700	40.73	\$333,018	\$58,779	\$311,221	\$220,449	1.412	1,639	\$189.88	'CLC	141.1760	1.00 STORY	\$58,779	401	63
086 02 0029 002	33143 GRENNADA	2/13/2025	\$335,500	PTA	03-ARM'S LENGTH	\$335,500	\$141,000	42.03	\$295,292	\$57,919	\$277,581	\$190,814	1.455	1,340	\$207.15	'CLC	145.4720	1.00 STORY	\$56,428	401	63
086 02 0058 000	32941 LYNDON	5/7/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,500	41.09	\$283,608	\$57,846	\$262,154	\$181,480	1.445	1,312	\$199.81	'CLC	144.4534	1.00 STORY	\$57,846	401	66
086 02 0064 000	32956 ALLEN	6/23/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$113,900	39.28	\$268,220	\$55,980	\$234,020	\$170,610	1.372	1,223	\$191.35	'CLC	137.1666	1.00 STORY	\$55,980	401	65
086 02 0068 000	33040 ALLEN	10/3/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$105,500	44.89	\$248,693	\$55,980	\$179,020	\$154,913	1.156	1,148	\$155.94	'CLC	115.5616	1.00 STORY	\$55,980	401	64
086 02 0072 000	33114 ALLEN	6/22/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$103,700	43.23	\$244,651	\$55,980	\$183,920	\$151,664	1.213	1,083	\$169.82	'CLC	121.2681	1.00 STORY	\$55,980	401	63
086 02 0091 000	32914 MARTIN	6/29/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$118,500	50.86	\$262,758	\$61,578	\$171,422	\$161,720	1.060	1,307	\$131.16	'CLC	105.9993	1.00 STORY	\$61,578	401	58
086 02 0102 002	33128 MARTIN	8/25/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$132,700	44.98	\$310,275	\$69,975	\$225,025	\$193,167	1.165	1,560	\$144.25	'CLC	116.4925	1.00 STORY	\$69,975	401	62
086 02 0105 000	33164 MARTIN	12/19/2023	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$130,500	43.94	\$305,689	\$55,980	\$241,020	\$200,730	1.201	1,380	\$174.65	'CLC	120.0717	1.00 STORY	\$55,980	401	63
086 02 0115 002	33038 GRENNADA	12/13/2024	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$148,300	45.08	\$313,301	\$70,908	\$258,092	\$194,849	1.325	1,354	\$190.61	'CLC	132.4574	1.00 STORY	\$70,908	401	66
086 02 0135 002	33129 MARTIN	6/14/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$157,500	39.38	\$351,984	\$67,176	\$332,824	\$228,945	1.454	1,597	\$208.41	'CLC	145.3729	1.00 STORY	\$67,176	401	63
086 02 0142 000	33070 BARKLEY	10/18/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$153,000	44.35	\$317,626	\$59,712	\$285,288	\$208,837	1.366	2,051	\$139.10	'CLC	136.6080	TRI-LEVEL	\$59,712	401	63
086 02 0153 002	32826 BARKLEY	9/5/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$124,800	41.60	\$287,142	\$66,534	\$233,466	\$178,629	1.307	1,600	\$145.92	'CLC	130.6988	QUAD LEVEL	\$66,243	401	63
086 02 0187 000	32755 BARKLEY	4/1/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$122,400	36.00	\$313,959	\$60,645	\$279,355	\$203,628	1.372	1,377	\$202.87	'CLC	137.1889	1.00 STORY	\$60,645	401	66
086 02 0210 000	33080 OAKLEY	9/21/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$141,000	39.17	\$342,087	\$55,980	\$304,020	\$233,556	1.302	1,843	\$164.96	'CLC	130.1701	2.00 STORY	\$55,980	401	67
086 02 0215 000	33010 OAKLEY	5/22/2024	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$129,700	42.81	\$286,674	\$60,548	\$242,452	\$181,773	1.334	1,228	\$197.44	'CLC	133.3817	1.00 STORY	\$55,980	401	63
086 02 0276 000	33130 LYNDON	5/2/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$129,300	41.05	\$285,283	\$50,400	\$264,600	\$188,812	1.401	1,230	\$215.12	'CLC	140.1394	1.00 STORY	\$50,400	401	63
086 99 0005 003	15126 BROOKFIELD	3/21/2024	\$408,500	PTA	03-ARM'S LENGTH	\$408,500	\$168,200	41.18	\$369,754	\$61,578	\$346,922	\$293,500	1.182	1,526	\$227.34	'CLC	118.2017	STYLE A	\$61,578	401	93
086 99 0021 000	15101 HUBBARD	7/31/2023	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$145,100	38.59	\$340,167	\$72,360	\$303,640	\$218,617	1.389	2,110	\$143.91	'CLC	138.8913	2.00 STORY	\$72,360	401	58
087 02 0008 001	14071 BROOKFIELD	12/27/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$106,800	49.67	\$249,212	\$80,400	\$134,600	\$135,700	0.992	981	\$137.21	'CLC	99.1894	1.00 STORY	\$80,400	401	62
087 03 0001 001	14404 FARMINGTON	3/21/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$140,500	46.83	\$291,994	\$78,000	\$222,000	\$174,688	1.271	1,396	\$159.03	'CLC	127.0837	2.00 STORY	\$78,000	401	56
087 04 0341 000	33231 SUMMERS	5/1/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$130,600	50.23	\$292,016	\$59,162	\$200,838	\$187,181	1.073	1,487	\$135.06	'CLC	107.2961	1.00 STORY	\$59,162	401	60
087 04 0383 000	33064 MIDDLEBORO	5/12/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$110,200	39.01	\$262,302	\$55,980	\$226,520	\$165,853	1.366	1,314	\$172.39	'CLC	136.5788	1.00 STORY	\$55,980	401	64
087 05 0430 000	33030 SUMMERS	3/28/2024	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$150,200	41.38	\$338,926	\$55,980	\$307,020	\$230,976	1.329	1,965	\$156.24	'CLC	132.9229	2.00 STORY	\$55,980	401	65
087 05 0441 000	14096 MAYFIELD	7/7/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$143,400	36.30	\$334,924	\$55,980	\$339,020	\$227,									

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088 06 0254 000	14066 INGRAM	10/3/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$156,700	48.22	\$327,197	\$59,712	\$265,288	\$215,020	1.234	1,556	\$170.49	'CLC	123.3783	1.00 STORY	\$59,712	401	65
088 06 0272 000	14183 INGRAM	10/4/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$137,400	40.41	\$311,588	\$57,846	\$282,154	\$207,136	1.362	1,768	\$159.59	'CLC	136.2168	2.00 STORY	\$57,846	401	65
088 06 0273 000	14201 INGRAM	9/30/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$144,100	40.59	\$322,857	\$56,913	\$298,087	\$213,781	1.394	1,571	\$189.74	'CLC	8.0503	1.00 STORY	\$56,913	401	65
088 07 0521 000	14141 HUBBARD	6/14/2023	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$148,700	47.22	\$327,719	\$58,779	\$256,121	\$219,542	1.167	1,908	\$134.24	'CLC	116.6615	2.00 STORY	\$58,779	401	64
088 07 0556 000	13958 BLACKBURN	8/18/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$135,300	41.63	\$319,314	\$55,980	\$269,020	\$213,225	1.262	2,139	\$125.77	'CLC	126.1672	TRI-LEVEL	\$55,980	401	65
088 07 0572 000	14121 BLACKBURN	11/22/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$140,700	50.25	\$295,885	\$55,980	\$224,020	\$192,849	1.162	1,492	\$150.15	'CLC	116.1634	1.00 STORY	\$55,980	401	65
088 07 0633 000	14395 CRANSTON	8/22/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,100	47.11	\$322,579	\$67,176	\$257,824	\$205,307	1.256	1,515	\$170.18	'CLC	125.5797	1.00 STORY	\$67,176	401	66
088 07 0665 000	14247 BLACKBURN	5/5/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$147,700	36.47	\$337,291	\$55,980	\$349,020	\$229,641	1.520	1,953	\$178.71	'CLC	20.4905	2.00 STORY	\$55,980	401	66
088 07 0703 000	32483 ALLEN	6/25/2024	\$410,200	PTA	03-ARM'S LENGTH	\$410,200	\$173,900	42.39	\$370,700	\$55,980	\$354,220	\$256,914	1.379	2,166	\$163.54	'CLC	137.8749	2.00 STORY	\$55,980	401	68
088 08 0304 000	14362 MELROSE	5/30/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$150,300	42.94	\$319,494	\$57,786	\$292,214	\$213,639	1.368	1,763	\$165.75	'CLC	136.7793	2.00 STORY	\$55,980	401	68
088 08 0315 000	14427 MELROSE	6/23/2023	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$128,100	36.81	\$300,306	\$55,980	\$292,020	\$199,449	1.464	1,688	\$173.00	'CLC	14.9188	2.00 STORY	\$55,980	401	66
088 08 0326 000	31650 GRENNADA	9/7/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,800	43.41	\$369,611	\$68,224	\$306,776	\$246,030	1.247	2,286	\$134.20	'CLC	124.6905	2.00 STORY	\$60,645	401	65
088 08 0329 001	31736 GRENNADA	8/29/2023	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$132,500	36.20	\$309,833	\$49,512	\$316,488	\$212,506	1.489	1,688	\$187.49	'CLC	17.4367	2.00 STORY	\$49,512	401	67
088 09 0355 000	14319 AUBURNDALE	10/15/2024	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$150,100	48.26	\$310,969	\$55,980	\$255,020	\$208,154	1.225	1,763	\$144.65	'CLC	122.5151	2.00 STORY	\$55,980	401	66
088 10 0371 000	14303 MERRIMAN	9/25/2023	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$115,500	44.25	\$271,147	\$54,777	\$206,223	\$173,930	1.186	1,270	\$162.38	'CLC	118.5667	1.00 STORY	\$54,777	401	67
091 04 0026 000	14348 DENNE	5/7/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$139,400	43.22	\$324,358	\$96,181	\$226,319	\$183,422	1.234	1,199	\$188.76	'CLC	7.9983	1.00 STORY	\$68,109	401	66
091 04 0033 000	14248 DENNE	5/23/2024	\$333,500	PTA	03-ARM'S LENGTH	\$333,500	\$120,200	36.04	\$278,211	\$59,712	\$273,788	\$175,642	1.559	1,163	\$235.42	'CLC	155.8784	1.00 STORY	\$59,712	401	66
091 05 0074 000	14236 BAINBRIDGE	8/30/2023	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$113,000	39.51	\$279,263	\$60,645	\$225,355	\$175,737	1.282	1,217	\$185.17	'CLC	3.1512	1.00 STORY	\$60,645	401	67
091 05 0117 000	31038 MASON	1/13/2025	\$304,500	PTA	03-ARM'S LENGTH	\$304,500	\$145,100	47.65	\$301,906	\$57,380	\$247,120	\$199,613	1.238	1,980	\$124.81	'CLC	7.5858	2.00 STORY	\$57,380	401	64
091 05 0119 000	31014 MASON	8/3/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$111,600	35.43	\$278,514	\$65,310	\$249,690	\$171,385	1.457	1,209	\$206.53	'CLC	#REF!	1.00 STORY	\$65,310	401	63
091 06 0122 002	31319 KENDALL	9/29/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$268,073	\$65,310	\$184,690	\$162,992	1.133	1,163	\$158.80	'CLC	18.0731	1.00 STORY	\$65,310	401	65
091 06 0172 000	14418 MERRIMAN	8/12/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$117,100	41.09	\$255,949	\$55,980	\$229,020	\$160,746	1.425	1,162	\$197.09	'CLC	11.0878	1.00 STORY	\$55,980	401	65
091 08 0238 000	14166 HUBBELL	1/9/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$112,200	45.80	\$266,083	\$61,150	\$183,850	\$164,737	1.116	1,216	\$151.19	'CLC	19.7833	1.00 STORY	\$59,712	401	64
091 08 0247 000	14141 HUBBELL	6/26/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$144,800	43.22	\$312,755	\$75,573	\$259,427	\$193,617	1.340	1,541	\$168.35	'CLC	2.6044	2.00 STORY	\$75,573	401	68
091 09 0265 000	14026 SUNSET	5/3/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$137,800	38.28	\$328,093	\$61,578	\$298,422	\$217,563	1.372	1,516	\$196.85	'CLC	5.7804	2.00 STORY	\$61,578	401	74
091 09 0270 000	13956 SUNSET	12/8/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$114,200	40.79	\$267,550	\$65,310	\$214,690	\$162,572	1.321	1,202	\$178.61	'CLC	0.6730	1.00 STORY	\$65,310	401	65
091 09 0272 000	31219 KENDALL	9/12/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$110,000	39.15	\$259,520	\$55,980	\$225,020	\$163,617	1.375	1,050	\$214.30	'CLC	6.1431	1.00 STORY	\$55,980	401	72
091 09 0278 000	31291 KENDALL	5/14/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$125,500	47.36	\$262,515	\$66,000	\$199,000	\$157,970	1.260	1,163	\$171.11	'CLC	5.4121	1.00 STORY	\$66,000	401	65
Totals:			\$27,570,900			\$27,570,900	\$11,492,300		\$26,230,256		\$21,956,597	\$16,697,717			\$171.31		0.1092				
							Sale. Ratio ==>	41.68			E.C.F. ==>	1.315			Std. Deviation==>		0.12				
							Std. Dev. ==>	4.35			Ave. E.C.F. ==>	1.314			Ave. Variance==>		#REF! COV ==>		#REF!		

ECF Statistical Analysis	
Mean	1.314
Standard Error	0.013
Median	1.332
Mode	#N/A
Standard Deviation	0.124
Sample Variance	0.015
Kurtosis	-0.246
Skewness	-0.349
Range	0.567
Minimum	0.992
Maximum	1.559
Sum	118.247
Count	90



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
085 03 0544 000	14517 ARDEN	6/9/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$94,800	39.50	\$230,917	\$64,032	\$175,968	\$134,151	1.312	1,312	\$134.12	'CLC	131.1716	1.00 STORY	\$64,032	401	Prior
087 03 0001 001	14404 FARMINGTON	1/26/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$78,000	57.39	\$291,994	\$78,000	\$174,688	\$152,000	0.870	1,396	\$108.88	'CLC	87.0123	2.00 STORY	\$78,000	401	Prior
088 07 0523 000	14105 HUBBARD	9/8/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$168,300	56.10	\$405,870	\$57,846	\$242,154	\$284,101	0.852	2,556	\$94.74	'CLC	85.2352	2.00 STORY	\$57,846	401	Prior
088 05 0233 000	14429 ARDEN	6/25/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$121,800	67.67	\$257,285	\$55,980	\$124,020	\$161,820	0.766	1,267	\$97.88	'CLC	49.5265	1.00 STORY	\$55,980	401	Low
088 07 0523 000	14105 HUBBARD	1/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$168,300	56.10	\$405,870	\$57,846	\$242,154	\$284,101	0.852	2,556	\$94.74	'CLC	39.4553	2.00 STORY	\$57,846	401	Low
088 99 0016 000	31532 SCHOOLCRAFT	7/31/2023	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$74,400	52.77	\$175,091	\$57,846	\$83,154	\$94,248	0.882	1,092	\$76.15	'CLC	29.9728	1.00 STORY	\$57,846	401	Low
085 04 0066 000	32306 BARKLEY	10/25/2024	\$328,100	PTA	03-ARM'S LENGTH	\$328,100	\$124,000	37.79	\$261,332	\$55,980	\$272,120	\$165,073	1.648	1,209	\$225.08	'CLC	164.8483	1.00 STORY	\$55,980	401	High
086 02 0095 000	32970 MARTIN	11/14/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$116,200	34.69	\$244,797	\$55,980	\$279,020	\$151,782	1.838	1,092	\$255.51	'CLC	183.8294	1.00 STORY	\$55,980	401	High

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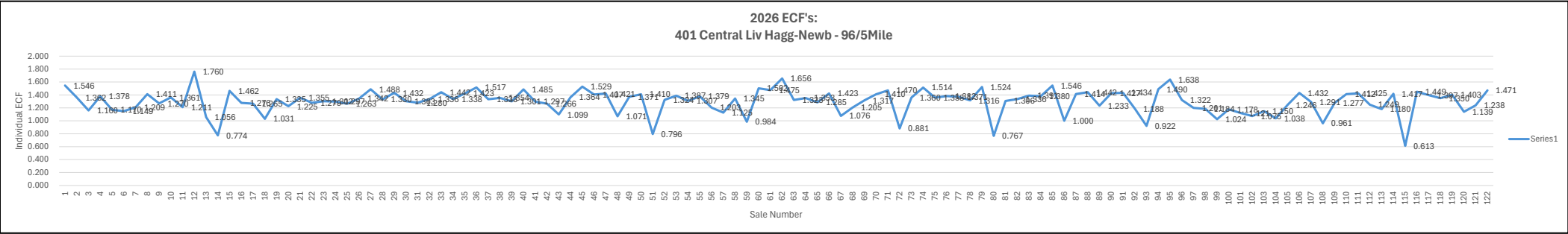
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
073 01 0013 000	37504 HOWELL	11/4/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$145,100	40.31	\$302,614	\$75,000	\$285,000	\$184,302	1.546	1,303	\$218.73	'CLW	25.0873	1.00 STORY	\$75,000	401	69
073 01 0023 000	37708 HOWELL	5/10/2023	\$279,500	PTA	03-ARM'S LENGTH	\$279,500	\$107,600	38.50	\$260,188	\$72,288	\$207,212	\$152,145	1.362	995	\$208.25	'CLW	6.6436	1.00 STORY	\$70,172	401	69
073 01 0030 000	37761 HOWELL	8/31/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$119,000	46.67	\$266,724	\$74,688	\$180,312	\$155,494	1.160	1,137	\$158.59	'CLW	13.5894	1.00 STORY	\$74,688	401	66
073 01 0079 000	14541 STONEHOUSE	6/26/2023	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$115,100	37.86	\$279,749	\$70,020	\$233,980	\$169,821	1.378	1,005	\$232.82	'CLW	8.2302	1.00 STORY	\$70,020	401	69
073 01 0081 000	14565 STONEHOUSE	8/20/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$133,900	51.50	\$270,532	\$70,020	\$189,980	\$162,357	1.170	1,196	\$158.85	'CLW	12.5364	1.00 STORY	\$70,020	401	64
073 01 0095 000	14750 STONEHOUSE	9/27/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$118,000	47.20	\$263,445	\$70,040	\$179,960	\$156,603	1.149	1,089	\$165.25	'CLW	14.6354	1.00 STORY	\$70,000	401	65
073 01 0105 000	14618 STONEHOUSE	7/11/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$119,000	45.33	\$266,626	\$70,020	\$192,480	\$159,195	1.209	1,127	\$170.79	'CLW	8.6419	1.00 STORY	\$70,020	401	66
073 01 0120 000	14579 HUFF	10/21/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$114,800	41.75	\$249,380	\$70,020	\$204,980	\$145,230	1.411	1,025	\$199.98	'CLW	11.5914	1.00 STORY	\$70,020	401	67
073 01 0122 000	14611 HUFF	6/9/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$147,100	42.03	\$342,371	\$70,020	\$279,980	\$220,527	1.270	1,519	\$184.32	'CLW	2.5907	1.00 STORY	\$70,020	401	69
073 01 0132 000	14757 HUFF	6/30/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$118,300	38.16	\$287,738	\$70,000	\$240,000	\$176,306	1.361	1,159	\$207.08	'CLW	6.5768	1.00 STORY	\$70,000	401	69
073 01 0136 000	14720 HUFF	9/14/2023	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$117,900	45.52	\$262,687	\$72,570	\$186,430	\$153,940	1.211	1,159	\$160.85	'CLW	8.4446	1.00 STORY	\$70,020	401	64
073 01 0141 000	14636 HUFF	3/17/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$116,600	36.44	\$245,415	\$70,020	\$249,980	\$142,020	1.760	1,005	\$248.74	'CLW	46.4673	1.00 STORY	\$70,020	401	64
073 01 0141 000	14636 HUFF	8/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$116,600	53.00	\$245,415	\$70,020	\$149,980	\$142,020	1.056	1,005	\$149.23	'CLW	23.9453	1.00 STORY	\$70,020	401	64
073 01 0156 000	14557 RICHFIELD	12/22/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$120,500	65.14	\$253,496	\$70,081	\$114,919	\$148,514	0.774	1,080	\$106.41	'CLW	52.1710	1.00 STORY	\$70,020	401	65
073 01 0163 000	14651 RICHFIELD	6/21/2024	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$135,800	40.84	\$291,699	\$70,020	\$262,480	\$179,497	1.462	1,304	\$201.29	'CLW	16.6807	1.00 STORY	\$70,020	401	67
073 01 0183 000	14580 RICHFIELD	4/14/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,200	42.56	\$304,243	\$73,107	\$246,893	\$193,419	1.276	1,550	\$159.29	'CLW	1.9035	2.00 STORY	\$70,020	401	68
073 01 0184 000	14568 RICHFIELD	6/2/2023	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$121,400	44.16	\$270,024	\$70,520	\$204,380	\$161,541	1.265	1,080	\$189.24	'CLW	3.0312	1.00 STORY	\$70,020	401	68
073 01 0194 000	14559 NEWBURGH	11/4/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$140,200	51.93	\$301,384	\$73,270	\$196,730	\$190,890	1.031	1,550	\$126.92	'CLW	26.4908	2.00 STORY	\$70,020	401	66
073 02 0213 000	37906 JAMISON	8/29/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,100	40.70	\$281,457	\$75,855	\$224,145	\$167,838	1.335	1,534	\$146.12	'CLW	3.9982	TRI-LEVEL	\$75,855	401	67
073 02 0237 000	37819 HOWELL	11/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,400	43.80	\$294,338	\$71,138	\$228,862	\$186,778	1.225	1,540	\$148.61	'CLW	7.0186	2.00 STORY	\$70,000	401	64
073 02 0252 000	15244 BLUE SKIES	3/7/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,300	44.77	\$279,585	\$70,020	\$229,980	\$169,688	1.355	1,185	\$194.08	'CLW	5.9809	1.00 STORY	\$70,020	401	63
073 02 0262 000	38031 FIVE MILE	9/21/2023	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$128,100	46.33	\$269,612	\$75,249	\$201,251	\$157,378	1.279	1,005	\$200.25	'CLW	1.6727	1.00 STORY	\$73,200	401	63
073 02 0281 000	15141 BLUE SKIES	12/18/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$134,000	41.88	\$307,070	\$70,020	\$249,980	\$191,943	1.302	1,201	\$208.14	'CLW	0.6864	1.00 STORY	\$70,020	401	67
073 02 0283 000	15117 BLUE SKIES	9/9/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$136,300	42.46	\$309,009	\$70,020	\$250,980	\$193,513	1.297	1,201	\$208.98	'CLW	0.1465	1.00 STORY	\$70,020	401	67
073 02 0287 000	15043 BLUE SKIES	8/15/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$119,800	40.61	\$289,928	\$70,065	\$224,935	\$178,026	1.263	1,166	\$192.91	'CLW	3.2007	1.00 STORY	\$70,020	401	66
073 02 0341 000	15073 NOLA	2/18/2025	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$148,800	44.82	\$311,315	\$73,313	\$258,687	\$192,714	1.342	1,304	\$198.38	'CLW	4.6834	1.00 STORY	\$71,187	401	70
073 02 0375 000	15148 MARSHA	9/6/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$108,300	36.71	\$257,032	\$71,477	\$223,523	\$150,246	1.488	1,005	\$222.41	'CLW	19.2212	1.00 STORY	\$70,000	401	68
073 02 0403 000	38111 ELSIE	10/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$127,700	47.30	\$255,942	\$73,200	\$196,800	\$147,969	1.330	1,005	\$195.82	'CLW	3.4506	1.00 STORY	\$73,200	401	63
073 03 0410 000	14647 BLUE SKIES	10/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$119,000	37.78	\$281,287	\$70,020	\$244,980	\$171,066	1.432	1,196	\$204.83	'CLW	13.6577	1.00 STORY	\$70,020	401	67
073 03 0445 000	38053 JAMISON	9/29/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$133,900	43.76	\$293,717	\$70,020	\$235,980	\$181,131	1.303	1,303	\$181.11	'CLW	0.7312	1.00 STORY	\$70,020	401	62
073 03 0460 000	38026 ROSS	9/26/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,500	46.03	\$280,576	\$71,551	\$218,449	\$170,632	1.280	1,534	\$142.40	'CLW	1.5267	TRI-LEVEL	\$70,020	401	70
073 03 0497 000	38102 DONALD	4/3/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$142,500	44.53	\$299,246	\$70,020	\$249,980	\$187,123	1.336	1,703	\$146.79	'CLW	4.0411	TRI-LEVEL	\$70,020	401	68
073 03 0543 000	37958 LYNDON	1/21/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,300	42.43	\$267,093	\$71,187	\$228,813	\$158,628	1.442	1,219	\$187.71	'CLW	14.6948	1.00 STORY	\$71,187	401	63
073 03 0546 000	14533 SUSANNA	6/12/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,600	40.87	\$282,333	\$70,020	\$229,980	\$171,913	1.338	1,196	\$192.29	'CLW	4.2268	1.00 STORY	\$70,020	401	67
074 01 0582 000	15033 MARSHA	7/22/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,800	40.85	\$295,726	\$70,020	\$259,980	\$182,757	1.423	1,263	\$205.84	'CLW	12.7043	1.00 STORY	\$70,020	401	68
074 01 0607 000	15046 HIX	11/8/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$109,800	34.31	\$273,585	\$70,020	\$249,980	\$164,829	1.517	1,049	\$238.30	'CLW	22.1100	1.00 STORY	\$70,020	401	69
074 01 0612 000	15148 HIX	11/29/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$111,800	42.19	\$251,148	\$75,855	\$189,145	\$141,937	1.333	1,049	\$180.31	'CLW	3.7096	1.00 STORY	\$75,855	401	64
074 01 0632 000	14739 HIX	4/5/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$122,700	39.58	\$289,374	\$75,855	\$234,145	\$172,889	1.354	1,162	\$201.50	'CLW	5.8806	1.00 STORY	\$75,855	401	68
074 01 0646 000	14764 HEYER	6/16/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$135,300	39.79	\$326,371	\$70,020	\$269,980	\$207,571	1.301	1,419	\$190.26	'CLW	0.5162	1.00 STORY	\$70,020	401	68
074 01 0649 000	14926 HEYER	5/17/2023	\$336,500	PTA	03-ARM'S LENGTH	\$336,500	\$126,000	37.44	\$291,643	\$70,020	\$266,480	\$179,451	1.485	1,162	\$229.33	'CLW	18.9472	1.00 STORY	\$70,020	401	68
074 01 0664 000	15147 HEYER	12/22/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$133,800	41.81	\$308,406	\$75,855	\$244,145	\$188,300	1.297	1,198	\$203.79	'CLW	0.1073	1.00 STORY	\$75,855	401	68
074 01 0676 000	14911 HEYER	5/3/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,400	41.40	\$308,946	\$70,020	\$244,980	\$193,462	1.266	1,390	\$176.24	'CLW	2.9207	1.00 STORY	\$70,020	401	67
074 01 0691 000	14954 NORMAN	6/28/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$123,500	49.40	\$272,345	\$70,020	\$179,980	\$163,825	1.099	1,198	\$150.23	'CLW	19.6891	1.00 STORY	\$70,020	401	64
074 01 0709 000	15035 NORMAN	5/16/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,500	40.17	\$278,218	\$70,020	\$229,980	\$168,581	1.364	1,198	\$191.97	'CLW	6.8709	1.00 STORY	\$70,020	401	68
074 01 0710 000	15047 NORMAN	2/25/2025	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,600	40.53	\$285,631	\$70,020	\$266,980	\$174,583	1.529	1,198	\$222.85	'CLW	23.3742	1.00 STORY	\$70,020	401	65
074 01 0722 000	15212 KNOLSON	9/30/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$132,600	40.18	\$298,865	\$75,000	\$255,000	\$181,267	1.407	1,198	\$212.85	'CLW	11.1263	1.00 STORY	\$75,000	401	68
074 01 0730 000	15126 KNOLSON	9/13/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$124,700	38.97	\$287,271	\$70,020	\$249,980	\$175,911	1.421	1,198	\$208.66	'CLW	12.5558	1.00 STORY	\$70,020	401	68
074 01 0733 000	15048 KNOLSON	10/3/2024	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$132,200	53.09	\$276,490	\$70,020	\$178,980	\$167,182	1.071	1,198	\$149.40	'CLW	22.4932	1.00 STORY	\$70,020	401	65
074 01 0739 000	14928 KNOLSON	6/30/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$123,400	37.97	\$300,351	\$75,855	\$249,145	\$181,778	1.371	1,198	\$207.97	'CLW	7.5099	1.00 STORY	\$75,855		

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074 03 0351 000	39002 HOWELL	2/5/2025	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$155,000	43.06	\$327,883	\$84,685	\$275,315	\$203,512	1.353	1,591	\$173.05	'CLW	5.7318	2.00 STORY	\$81,690	401	68
074 03 0368 000	39175 PARKHURST	10/2/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$177,400	42.75	\$391,318	\$76,439	\$338,561	\$263,497	1.285	2,133	\$158.73	'CLW	1.0626	2.00 STORY	\$76,439	401	67
074 03 0384 000	15014 PERE	6/28/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$147,900	39.97	\$323,478	\$79,356	\$290,644	\$204,286	1.423	1,591	\$182.68	'CLW	12.7229	2.00 STORY	\$79,356	401	69
074 04 0572 000	39398 ALLEN	8/7/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$151,200	50.40	\$331,529	\$86,440	\$213,560	\$198,452	1.076	1,450	\$147.28	'CLW	21.9373	1.00 STORY	\$86,440	401	67
074 05 0012 000	39293 JAMISON	10/18/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$143,500	48.98	\$298,528	\$70,000	\$223,000	\$185,042	1.205	1,184	\$188.34	'CLW	9.0370	1.00 STORY	\$70,000	401	69
074 05 0016 000	14833 BASSETT	3/22/2024	\$356,000	PTA	03-ARM'S LENGTH	\$356,000	\$148,900	41.83	\$329,693	\$71,666	\$284,334	\$215,922	1.317	1,683	\$168.94	'CLW	2.1335	2.00 STORY	\$70,020	401	69
074 05 0017 000	14857 BASSETT	7/8/2024	\$362,500	PTA	03-ARM'S LENGTH	\$362,500	\$157,800	43.53	\$326,556	\$73,094	\$289,406	\$205,232	1.410	1,378	\$210.02	'CLW	11.4639	1.00 STORY	\$70,020	401	69
074 05 0032 000	15207 ADAMS	7/16/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$161,000	38.33	\$365,157	\$76,902	\$343,098	\$233,404	1.470	1,378	\$248.98	'CLW	17.4473	1.00 STORY	\$70,487	401	70
074 06 0018 000	38381 FIVE MILE	9/13/2023	\$241,500	PTA	03-ARM'S LENGTH	\$241,500	\$143,600	59.46	\$302,640	\$70,020	\$171,480	\$194,661	0.881	1,748	\$98.10	'CLW	41.4586	2.00 STORY	\$70,020	401	63
075 01 0050 000	14273 KNOLSON	10/27/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$133,500	41.08	\$301,968	\$75,000	\$250,000	\$183,779	1.360	1,282	\$195.01	'CLW	6.4828	1.00 STORY	\$75,000	401	66
075 01 0058 000	14417 KNOLSON	8/28/2024	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$143,300	39.70	\$307,391	\$70,020	\$290,980	\$192,203	1.514	1,395	\$208.59	'CLW	21.8418	1.00 STORY	\$70,020	401	67
075 01 0073 000	14343 NORMAN	11/20/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$139,400	41.61	\$311,086	\$70,020	\$264,980	\$195,195	1.358	1,574	\$168.35	'CLW	6.2012	1.00 STORY	\$70,020	401	65
075 01 0083 000	14220 KNOLSON	1/3/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$126,300	41.41	\$280,174	\$71,187	\$233,813	\$169,220	1.382	1,097	\$213.14	'CLW	8.6208	1.00 STORY	\$71,187	401	66
075 01 0122 000	38715 GRENNADA	12/6/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$143,000	44.00	\$299,706	\$70,008	\$254,992	\$185,990	1.371	1,395	\$182.79	'CLW	7.5497	1.00 STORY	\$70,008	401	66
075 01 0128 000	38790 MASON	7/12/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$132,000	40.62	\$309,662	\$75,000	\$250,000	\$190,009	1.316	1,310	\$190.84	'CLW	2.0225	1.00 STORY	\$75,000	401	67
075 01 0134 000	38640 MASON	9/27/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$130,400	39.52	\$280,684	\$70,020	\$259,980	\$170,578	1.524	1,162	\$223.73	'CLW	22.8610	1.00 STORY	\$70,020	401	68
075 01 0135 000	38614 MASON	12/21/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$141,800	67.52	\$295,347	\$70,020	\$139,980	\$182,451	0.767	1,310	\$106.85	'CLW	52.8282	1.00 STORY	\$70,020	401	66
075 01 0139 000	38520 MASON	9/6/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$152,400	43.54	\$326,168	\$70,020	\$279,980	\$214,349	1.306	1,747	\$160.26	'CLW	1.0686	2.00 STORY	\$70,020	401	67
075 01 0166 000	14367 HOUGHTON	2/16/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$145,800	39.73	\$335,964	\$72,057	\$294,943	\$220,842	1.336	1,747	\$168.83	'CLW	4.0037	2.00 STORY	\$70,020	401	69
075 01 0178 000	14354 HOUGHTON	10/24/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$147,300	42.09	\$318,682	\$70,020	\$279,980	\$201,345	1.391	1,395	\$200.70	'CLW	9.5047	1.00 STORY	\$70,020	401	68
075 01 0179 000	14370 HOUGHTON	6/6/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$141,800	42.33	\$307,126	\$70,020	\$264,980	\$191,988	1.380	1,395	\$189.95	'CLW	8.4689	1.00 STORY	\$70,020	401	68
075 03 0394 000	38757 SUMMERS	12/20/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,600	41.64	\$234,722	\$54,900	\$225,100	\$145,604	1.546	1,025	\$219.61	'CLW	25.0472	1.00 STORY	\$54,900	401	66
075 03 0448 000	14072 MARIE	6/23/2023	\$252,942	WD	03-ARM'S LENGTH	\$252,942	\$132,000	52.19	\$294,687	\$67,021	\$185,921	\$185,849	1.000	1,701	\$109.30	'CLW	29.5114	TRI-LEVEL	\$67,021	401	69
075 03 0448 000	14072 MARIE	12/15/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$132,000	40.01	\$294,687	\$67,021	\$262,879	\$185,849	1.414	1,701	\$154.54	'CLW	11.8974	TRI-LEVEL	\$67,021	401	69
075 03 0448 000	14072 MARIE	9/20/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$140,000	41.79	\$294,687	\$67,021	\$267,979	\$185,849	1.442	1,701	\$157.54	'CLW	14.6416	TRI-LEVEL	\$67,021	401	69
075 03 0478 000	38667 MASON	5/31/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$124,400	42.17	\$295,387	\$75,000	\$220,000	\$178,451	1.233	1,103	\$199.46	'CLW	6.2670	1.00 STORY	\$75,000	401	66
075 04 0494 000	39105 GRENNADA	6/14/2024	\$376,200	PTA	03-ARM'S LENGTH	\$376,200	\$153,300	40.75	\$323,462	\$51,405	\$324,795	\$227,662	1.427	1,683	\$192.99	'CLW	13.1153	2.00 STORY	\$51,405	401	69
075 04 0504 000	39273 GRENNADA	8/5/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$137,500	42.70	\$287,097	\$70,000	\$252,000	\$175,787	1.434	1,184	\$212.84	'CLW	13.8051	1.00 STORY	\$70,000	401	69
075 04 0510 000	14261 BASSETT	11/6/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$169,300	49.79	\$350,767	\$70,000	\$270,000	\$227,341	1.188	1,620	\$166.67	'CLW	10.7859	1.00 STORY	\$70,000	401	69
075 04 0534 000	38966 GRENNADA	6/25/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$130,900	58.18	\$276,060	\$74,688	\$150,312	\$163,054	0.922	1,184	\$126.95	'CLW	37.3648	1.00 STORY	\$74,688	401	64
075 04 0537 000	14452 PERE	2/28/2025	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$162,100	40.02	\$338,731	\$70,020	\$334,980	\$224,862	1.490	1,683	\$199.04	'CLW	19.4212	2.00 STORY	\$70,020	401	68
075 04 0551 000	14389 ADAMS	9/3/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$122,100	38.52	\$256,243	\$70,020	\$246,980	\$150,787	1.638	1,031	\$239.55	'CLW	34.2438	1.00 STORY	\$70,020	401	69
075 04 0552 000	14417 ADAMS	10/31/2024	\$341,250	PTA	03-ARM'S LENGTH	\$341,250	\$155,800	45.66	\$323,364	\$70,020	\$271,230	\$205,136	1.322	1,378	\$196.83	'CLW	2.6694	1.00 STORY	\$70,020	401	71
075 04 0559 000	14361 PERE	10/13/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$147,300	48.30	\$311,653	\$73,000	\$232,000	\$193,241	1.201	1,378	\$168.36	'CLW	9.4929	1.00 STORY	\$73,000	401	67
076 01 0036 000	14174 RICHFIELD	12/21/2023	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$130,000	45.30	\$295,648	\$87,000	\$200,000	\$168,945	1.184	1,174	\$170.36	'CLW	11.1685	1.00 STORY	\$87,000	401	62
076 01 0044 000	14330 RICHFIELD	10/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$144,500	53.52	\$307,628	\$87,000	\$183,000	\$178,646	1.024	1,480	\$123.65	'CLW	27.1130	1.00 STORY	\$87,000	401	61
076 01 0045 001	37475 LYNDON	1/8/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$211,600	48.64	\$440,082	\$87,000	\$348,000	\$295,466	1.178	2,284	\$152.36	'CLW	11.7701	2.00 STORY	\$87,000	401	68
076 01 0062 000	14051 RICHFIELD	7/29/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$184,800	50.63	\$384,145	\$76,560	\$288,440	\$257,393	1.121	2,087	\$138.21	'CLW	17.4881	2.00 STORY	\$76,560	401	68
076 01 0071 001	37620 SCONE CT	4/28/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$178,400	44.05	\$400,373	\$65,250	\$339,750	\$316,153	1.075	2,201	\$154.36	'CLW	22.0864	STYLE D	\$65,250	401	81
076 02 0770 000	38237 SUMMERS	10/22/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$138,500	50.36	\$290,183	\$70,020	\$204,980	\$178,269	1.150	1,310	\$156.47	'CLW	14.5667	1.00 STORY	\$70,020	401	65
076 02 0780 000	13961 SUSANNA	5/1/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,000	53.10	\$331,329	\$72,584	\$217,416	\$209,510	1.038	1,388	\$156.64	'CLW	25.7766	1.00 STORY	\$70,020	401	66
076 02 0786 000	13994 SUSANNA	12/21/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,300	40.72	\$317,821	\$75,000	\$245,000	\$196,616	1.246	1,340	\$182.84	'CLW	4.9418	1.00 STORY	\$75,000	401	67
076 02 0856 000	37592 SUMMERS	10/4/2023	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$120,700	39.32	\$275,794	\$79,766	\$227,234	\$158,727	1.432	1,162	\$195.55	'CLW	13.6101	1.00 STORY	\$75,000	401	68
076 02 0901 000	14315 BLUE SKIES	1/3/2025	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$143,500	46.29	\$299,606	\$70,000	\$240,000	\$185,915	1.291	1,310	\$183.21	'CLW	0.4589	1.00 STORY	\$70,000	401	65
076 02 0913 000	14143 BLUE SKIES	8/28/2024	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$129,700	56.89	\$273,147	\$70,020	\$157,980	\$164,475	0.961	1,162	\$135.96	'CLW	33.4991	1.00 STORY	\$70,020	401	65
076 02 0924 000	14140 SUSANNA	7/21/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$135,600	43.74	\$302,051	\$70,020	\$239,980	\$187,879	1.277	1,340	\$179.09	'CLW	1.8190	1.00 STORY	\$70,020	401	65
076 02 0927 000	14196 SUSANNA	6/7/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$130,500	38.72	\$303,517	\$70,020	\$266,980	\$189,066	1.412	1,162	\$229.76	'CLW	11.6598	1.00 STORY	\$70,020	401	77
076 02 0930 000	14240 SUSANNA	9/23/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$140,200	41.24	\$303,933	\$70,020	\$269,980	\$189,403	1.425	1,340	\$201.48	'CLW	12.9924	1.00 STORY	\$70,020	401	68
076 02 0946 000	14195 SUSANNA	5/18/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$127,200	44.63	\$282,635	\$70,020	\$214,980	\$172,157	1.249	1,221	\$176.07	'CLW	4.6758	1.00 STORY	\$70,020	401	66
076 02 0956 000	38030 SUMMERS	11/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$126,200	45.07	\$282,603	\$70,020	\$209,980										

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.296
Standard Error	0.017
Median	1.331
Mode	#N/A
Standard Deviation	0.184
Sample Variance	0.034
Kurtosis	1.861
Skewness	-0.982
Range	1.147
Minimum	0.613
Maximum	1.760
Sum	158.051
Count	122



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

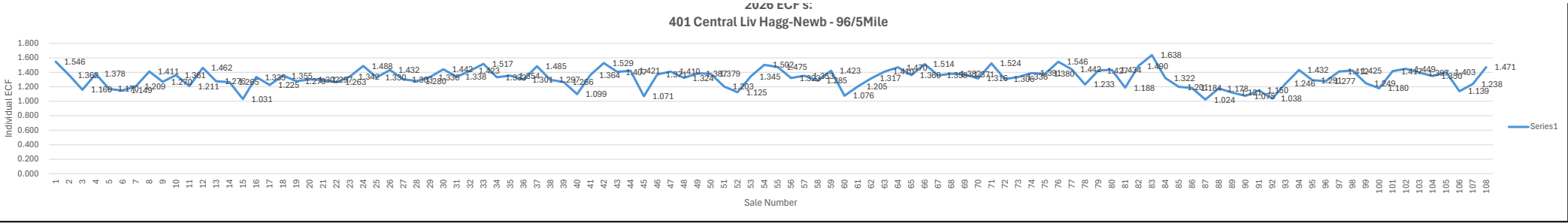
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
073 01 0013 000	37504 HOWELL	11/4/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$145,100	40.31	\$302,614	\$75,000	\$285,000	\$184,302	1.546	1,303	\$218.73	'CLW	154.6375	1.00 STORY	\$75,000	401	69
073 01 0023 000	37708 HOWELL	5/10/2023	\$279,500	PTA	03-ARM'S LENGTH	\$279,500	\$107,600	38.50	\$260,188	\$72,288	\$207,212	\$152,145	1.362	995	\$208.25	'CLW	136.1938	1.00 STORY	\$70,172	401	69
073 01 0030 000	37761 HOWELL	8/31/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$119,000	46.67	\$266,724	\$74,688	\$180,312	\$155,494	1.160	1,137	\$158.59	'CLW	115.9607	1.00 STORY	\$74,688	401	66
073 01 0079 000	14541 STONEHOUSE	6/26/2023	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$115,100	37.86	\$279,749	\$70,020	\$233,980	\$169,821	1.378	1,005	\$232.82	'CLW	137.7804	1.00 STORY	\$70,020	401	69
073 01 0081 000	14565 STONEHOUSE	8/20/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$133,900	51.50	\$270,532	\$70,020	\$189,980	\$162,357	1.170	1,196	\$158.85	'CLW	117.0137	1.00 STORY	\$70,020	401	64
073 01 0095 000	14750 STONEHOUSE	9/27/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$118,000	47.20	\$263,445	\$70,040	\$179,960	\$156,603	1.149	1,089	\$165.25	'CLW	114.9148	1.00 STORY	\$70,000	401	65
073 01 0105 000	14618 STONEHOUSE	7/11/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$119,000	45.33	\$266,626	\$70,020	\$192,480	\$159,195	1.209	1,127	\$170.79	'CLW	120.9083	1.00 STORY	\$70,020	401	66
073 01 0120 000	14579 HUFF	10/21/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$114,800	41.75	\$249,380	\$70,020	\$204,980	\$145,230	1.411	1,025	\$199.98	'CLW	141.1416	1.00 STORY	\$70,020	401	67
073 01 0122 000	14611 HUFF	6/9/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$147,100	42.03	\$342,371	\$70,020	\$279,980	\$220,527	1.270	1,519	\$184.32	'CLW	126.9595	1.00 STORY	\$70,020	401	69
073 01 0132 000	14757 HUFF	6/30/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$118,300	38.16	\$287,738	\$70,000	\$240,000	\$176,306	1.361	1,159	\$207.08	'CLW	136.1270	1.00 STORY	\$70,000	401	69
073 01 0136 000	14720 HUFF	9/14/2023	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$117,900	45.52	\$262,687	\$72,570	\$186,430	\$153,940	1.211	1,159	\$160.85	'CLW	121.1056	1.00 STORY	\$70,020	401	64
073 01 0163 000	14651 RICHFIELD	6/21/2024	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$135,800	40.84	\$291,699	\$70,020	\$262,480	\$179,497	1.462	1,304	\$201.29	'CLW	146.2309	1.00 STORY	\$70,020	401	67
073 01 0183 000	14580 RICHFIELD	4/14/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,200	42.56	\$304,243	\$73,107	\$246,893	\$193,419	1.276	1,550	\$159.29	'CLW	127.6467	2.00 STORY	\$70,020	401	68
073 01 0184 000	14568 RICHFIELD	6/2/2023	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$121,400	44.16	\$270,024	\$70,520	\$204,380	\$161,541	1.265	1,080	\$189.24	'CLW	126.5190	1.00 STORY	\$70,020	401	68
073 01 0194 000	14559 NEWBURGH	11/4/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$140,200	51.93	\$301,384	\$73,270	\$196,730	\$190,890	1.031	1,550	\$126.92	'CLW	103.0594	2.00 STORY	\$70,020	401	66
073 02 0213 000	37906 JAMISON	8/29/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,100	40.70	\$281,457	\$75,855	\$224,145	\$167,838	1.335	1,534	\$146.12	'CLW	133.5484	TRI-LEVEL	\$75,855	401	67
073 02 0237 000	37819 HOWELL	11/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,400	43.80	\$294,338	\$71,138	\$228,862	\$186,778	1.225	1,540	\$148.61	'CLW	122.5316	2.00 STORY	\$70,000	401	64
073 02 0252 000	15244 BLUE SKIES	3/7/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,300	44.77	\$279,585	\$70,020	\$229,980	\$169,688	1.355	1,185	\$194.08	'CLW	135.5311	1.00 STORY	\$70,020	401	63
073 02 0262 000	38031 FIVE MILE	9/21/2023	\$276,500	PTA	03-ARM'S LENGTH	\$276,500	\$128,100	46.33	\$269,612	\$75,249	\$201,251	\$157,378	1.279	1,005	\$200.25	'CLW	127.8775	1.00 STORY	\$73,200	401	63
073 02 0281 000	15141 BLUE SKIES	12/18/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$134,000	41.88	\$307,070	\$70,020	\$249,980	\$191,943	1.302	1,201	\$208.14	'CLW	130.2366	1.00 STORY	\$70,020	401	67
073 02 0283 000	15117 BLUE SKIES	9/9/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$136,300	42.46	\$309,009	\$70,020	\$250,980	\$193,513	1.297	1,201	\$208.98	'CLW	129.6967	1.00 STORY	\$70,020	401	67
073 02 0287 000	15043 BLUE SKIES	8/15/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$119,800	40.61	\$289,928	\$70,065	\$224,935	\$178,026	1.263	1,166	\$192.91	'CLW	126.3495	1.00 STORY	\$70,020	401	66
073 02 0341 000	15073 NOLA	2/18/2025	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$148,800	44.82	\$311,315	\$73,313	\$258,687	\$192,714	1.342	1,304	\$198.38	'CLW	134.2336	1.00 STORY	\$71,187	401	70
073 02 0375 000	15148 MARSHA	9/6/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$108,300	36.71	\$257,032	\$71,477	\$223,523	\$150,246	1.488	1,005	\$222.41	'CLW	148.7713	1.00 STORY	\$70,000	401	68
073 02 0403 000	38111 ELSIE	10/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$127,700	47.30	\$255,942	\$73,200	\$196,800	\$147,969	1.330	1,005	\$195.82	'CLW	133.0008	1.00 STORY	\$73,200	401	63
073 03 0410 000	14647 BLUE SKIES	10/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$119,000	37.78	\$281,287	\$70,020	\$244,980	\$171,066	1.432	1,196	\$204.83	'CLW	143.2079	1.00 STORY	\$70,020	401	67
073 03 0445 000	38053 JAMISON	9/29/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$133,900	43.76	\$293,717	\$70,020	\$235,980	\$181,131	1.303	1,303	\$181.11	'CLW	130.2814	1.00 STORY	\$70,020	401	62
073 03 0460 000	38026 ROSS	9/26/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,500	46.03	\$280,576	\$71,551	\$218,449	\$170,632	1.280	1,534	\$142.40	'CLW	128.0235	TRI-LEVEL	\$70,020	401	70
073 03 0497 000	38102 DONALD	4/3/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$142,500	44.53	\$299,246	\$70,020	\$249,980	\$187,123	1.336	1,703	\$146.79	'CLW	133.5913	TRI-LEVEL	\$70,020	401	68
073 03 0543 000	37958 LYNDON	1/21/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,300	42.43	\$267,093	\$71,187	\$228,813	\$158,628	1.442	1,219	\$187.71	'CLW	144.2450	1.00 STORY	\$71,187	401	63
073 03 0546 000	14533 SUSANNA	6/12/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,600	40.87	\$282,333	\$70,020	\$229,980	\$171,913	1.338	1,196	\$192.29	'CLW	133.7770	1.00 STORY	\$70,020	401	67
074 01 0582 000	15033 MARSHA	7/22/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,800	40.85	\$295,726	\$70,020	\$259,980	\$182,757	1.423	1,263	\$205.84	'CLW	142.2545	1.00 STORY	\$70,020	401	68
074 01 0607 000	15046 HIX	11/8/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$109,800	34.31	\$273,585	\$70,020	\$249,980	\$164,829	1.517	1,049	\$238.30	'CLW	151.6602	1.00 STORY	\$70,020	401	69
074 01 0612 000	15148 HIX	11/29/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$111,800	42.19	\$251,148	\$75,855	\$189,145	\$141,937	1.333	1,049	\$180.31	'CLW	133.2598	1.00 STORY	\$75,855	401	64
074 01 0632 000	14739 HIX	4/5/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$122,700	39.58	\$289,374	\$75,855	\$234,145	\$172,889	1.354	1,162	\$201.50	'CLW	135.4308	1.00 STORY	\$75,855	401	68
074 01 0646 000	14764 HEYER	6/16/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$135,300	39.79	\$326,371	\$70,020	\$269,980	\$207,571	1.301	1,419	\$190.26	'CLW	130.0663	1.00 STORY	\$70,020	401	68
074 01 0649 000	14926 HEYER	5/17/2023	\$336,500	PTA	03-ARM'S LENGTH	\$336,500	\$126,000	37.44	\$291,643	\$70,020	\$266,480	\$179,451	1.485	1,162	\$229.33	'CLW	148.4974	1.00 STORY	\$70,020	401	68
074 01 0664 000	15147 HEYER	12/22/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$133,800	41.81	\$308,406	\$75,855	\$244,145	\$188,300	1.297	1,198	\$203.79	'CLW	129.6575	1.00 STORY	\$75,855	401	68
074 01 0676 000	14911 HEYER	5/3/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,400	41.40	\$308,946	\$70,020	\$244,980	\$193,462	1.266	1,390	\$176.24	'CLW	#REF!	1.00 STORY	\$70,020	401	67
074 01 0691 000	14954 NORMAN	6/28/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$123,500	49.40	\$272,345	\$70,020	\$179,980	\$163,825	1.099	1,198	\$150.23	'CLW	109.8611	1.00 STORY	\$70,020	401	64
074 01 0709 000	15035 NORMAN	5/16/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,500	40.17	\$278,218	\$70,020	\$229,980	\$168,581	1.364	1,198	\$191.97	'CLW	136.4211	1.00 STORY	\$70,020	401	68
074 01 0710 000	15047 NORMAN	2/25/2025	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,600	40.53	\$285,631	\$70,020	\$266,980	\$174,583	1.529	1,198	\$222.85	'CLW	152.9244	1.00 STORY	\$70,020	401	65
074 01 0722 000	15212 KNOLSON	9/30/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$132,600	40.18	\$298,865	\$75,000	\$255,000	\$181,267	1.407	1,198	\$212.85	'CLW	140.6765	1.00 STORY	\$75,000	401	68
074 01 0730 000	15126 KNOLSON	9/13/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$124,700	38.97	\$287,271	\$70,020	\$249,980	\$175,911	1.421	1,198	\$208.66	'CLW	142.1060	1.00 STORY	\$70,020	401	68
074 01 0733 000	15048 KNOLSON	10/3/2024	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$132,200	53.09	\$276,490	\$70,020	\$178,980	\$167,182	1.071	1,198	\$149.40	'CLW	107.0570	1.00 STORY	\$70,020	401	65
074 01 0739 000	14928 KNOLSON	6/30/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$123,400	37.97	\$300,351	\$75,855	\$249,145	\$181,778	1.371	1,198	\$207.97	'CLW	137.0600	1.00 STORY	\$75,855	401	68
074 02 1062 000	38778 ROSS	12/15/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$126,100	37.64	\$302,081	\$70,020	\$264,980	\$187,903	1.410	1,338	\$198.04	'CLW	141.0196	1.00 STORY	\$70,020	401	67
074 02 1118 000	39197 ROSS	8/7/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$120,100	41.41	\$275,260	\$70,020	\$219,980	\$166,186	1.324	1,162	\$189.31	'CLW	132.3698	1.00 STORY	\$70,020	401	68
074 02 1125 000	38953 ROSS	9/8/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$122,000	39.35	\$284,195	\$74,688	\$235,312	\$169,641									

CITY OF LIVONIA
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074 05 0032 000	15207 ADAMS	7/16/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$161,000	38.33	\$365,157	\$76,902	\$343,098	\$233,404	1.470	1,378	\$248.98	'CLW	146.9975	1.00 STORY	\$70,487	401	70
075 01 0050 000	14273 KNOLSON	10/27/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$133,500	41.08	\$301,968	\$75,000	\$250,000	\$183,779	1.360	1,282	\$195.01	'CLW	136.0330	1.00 STORY	\$75,000	401	66
075 01 0058 000	14417 KNOLSON	8/28/2024	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$143,300	39.70	\$307,391	\$70,020	\$290,980	\$192,203	1.514	1,395	\$208.59	'CLW	151.3920	1.00 STORY	\$70,020	401	67
075 01 0073 000	14343 NORMAN	11/20/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$139,400	41.61	\$311,086	\$70,020	\$264,980	\$195,195	1.358	1,574	\$168.35	'CLW	#REF!	1.00 STORY	\$70,020	401	65
075 01 0083 000	14220 KNOLSON	1/3/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$126,300	41.41	\$280,174	\$71,187	\$233,813	\$169,220	1.382	1,097	\$213.14	'CLW	138.1710	1.00 STORY	\$71,187	401	66
075 01 0122 000	38715 GRENNADA	12/6/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$143,000	44.00	\$299,706	\$70,008	\$254,992	\$185,990	1.371	1,395	\$182.79	'CLW	137.0998	1.00 STORY	\$70,008	401	66
075 01 0128 000	38790 MASON	7/12/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$132,000	40.62	\$309,662	\$75,000	\$250,000	\$190,009	1.316	1,310	\$190.84	'CLW	131.5727	1.00 STORY	\$75,000	401	67
075 01 0134 000	38640 MASON	9/27/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$130,400	39.52	\$280,684	\$70,020	\$259,980	\$170,578	1.524	1,162	\$223.73	'CLW	152.4112	1.00 STORY	\$70,020	401	68
075 01 0139 000	38520 MASON	9/6/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$152,400	43.54	\$326,168	\$70,020	\$279,980	\$214,349	1.306	1,747	\$160.26	'CLW	130.6188	2.00 STORY	\$70,020	401	67
075 01 0166 000	14367 HOUGHTON	2/16/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$145,800	39.73	\$335,964	\$72,057	\$294,943	\$220,842	1.336	1,747	\$168.83	'CLW	133.5539	2.00 STORY	\$70,020	401	69
075 01 0178 000	14354 HOUGHTON	10/24/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$147,300	42.09	\$318,682	\$70,020	\$279,980	\$201,345	1.391	1,395	\$200.70	'CLW	6.4994	1.00 STORY	\$70,020	401	68
075 01 0179 000	14370 HOUGHTON	6/6/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$141,800	42.33	\$307,126	\$70,020	\$264,980	\$191,988	1.380	1,395	\$189.95	'CLW	#REF!	1.00 STORY	\$70,020	401	68
075 03 0394 000	38757 SUMMERS	12/20/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,600	41.64	\$234,722	\$54,900	\$225,100	\$145,604	1.546	1,025	\$219.61	'CLW	154.5974	1.00 STORY	\$54,900	401	66
075 03 0448 000	14072 MARIE	9/20/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$140,000	41.79	\$294,687	\$67,021	\$267,979	\$185,849	1.442	1,701	\$157.54	'CLW	144.1918	TRI-LEVEL	\$67,021	401	69
075 03 0478 000	38667 MASON	5/31/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$124,400	42.17	\$295,387	\$75,000	\$220,000	\$178,451	1.233	1,103	\$199.46	'CLW	123.2831	1.00 STORY	\$75,000	401	66
075 04 0494 000	39105 GRENNADA	6/14/2024	\$376,200	PTA	03-ARM'S LENGTH	\$376,200	\$153,300	40.75	\$323,462	\$51,405	\$324,795	\$227,662	1.427	1,683	\$122.99	'CLW	142.6654	2.00 STORY	\$51,405	401	69
075 04 0504 000	39273 GRENNADA	8/5/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$137,500	42.70	\$287,097	\$70,000	\$252,000	\$175,787	1.434	1,184	\$212.84	'CLW	143.3553	1.00 STORY	\$70,000	401	69
075 04 0510 000	14261 BASSETT	11/6/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$169,300	49.79	\$350,767	\$70,000	\$270,000	\$227,341	1.188	1,620	\$166.67	'CLW	118.7643	1.00 STORY	\$70,000	401	69
075 04 0537 000	14452 PERE	2/28/2025	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$162,100	40.02	\$338,731	\$70,020	\$334,980	\$224,862	1.490	1,683	\$199.04	'CLW	148.9714	2.00 STORY	\$70,020	401	68
075 04 0551 000	14389 ADAMS	9/3/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$122,100	38.52	\$256,243	\$70,020	\$246,980	\$150,787	1.638	1,031	\$239.55	'CLW	163.7940	1.00 STORY	\$70,020	401	69
075 04 0552 000	14417 ADAMS	10/31/2024	\$341,250	PTA	03-ARM'S LENGTH	\$341,250	\$155,800	45.66	\$323,364	\$70,020	\$271,230	\$205,136	1.322	1,378	\$196.83	'CLW	132.2196	1.00 STORY	\$70,020	401	71
075 04 0559 000	14361 PERE	10/13/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$147,300	48.30	\$311,653	\$73,000	\$232,000	\$193,241	1.201	1,378	\$168.36	'CLW	120.0573	1.00 STORY	\$73,000	401	67
076 01 0036 000	14174 RICHFIELD	12/21/2023	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$130,000	45.30	\$295,648	\$87,000	\$200,000	\$168,945	1.184	1,174	\$170.36	'CLW	118.3817	1.00 STORY	\$87,000	401	62
076 01 0044 000	14330 RICHFIELD	10/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$144,500	53.52	\$307,628	\$87,000	\$183,000	\$178,646	1.024	1,480	\$123.65	'CLW	102.4372	1.00 STORY	\$87,000	401	61
076 01 0045 001	37475 LYNDON	1/8/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$211,600	48.64	\$440,082	\$87,000	\$348,000	\$295,466	1.178	2,284	\$152.36	'CLW	117.7800	2.00 STORY	\$87,000	401	68
076 01 0062 000	14051 RICHFIELD	7/29/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$184,800	50.63	\$384,145	\$76,560	\$288,440	\$257,393	1.121	2,087	\$138.21	'CLW	112.0621	2.00 STORY	\$76,560	401	68
076 01 0071 001	37620 SCONE CT	4/28/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$178,400	44.05	\$400,373	\$65,250	\$339,750	\$316,153	1.075	2,201	\$154.36	'CLW	107.4638	STYLE D	\$65,250	401	81
076 02 0770 000	38237 SUMMERS	10/22/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$138,500	50.36	\$290,183	\$70,020	\$204,980	\$178,269	1.150	1,310	\$156.47	'CLW	114.9835	1.00 STORY	\$70,020	401	65
076 02 0780 000	13961 SUSANNA	5/1/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,000	53.10	\$331,329	\$72,584	\$217,416	\$209,510	1.038	1,388	\$156.64	'CLW	103.7736	1.00 STORY	\$70,020	401	66
076 02 0786 000	13994 SUSANNA	12/21/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,300	40.72	\$317,821	\$75,000	\$245,000	\$196,616	1.246	1,340	\$182.84	'CLW	124.6084	1.00 STORY	\$75,000	401	67
076 02 0856 000	37592 SUMMERS	10/4/2023	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$120,700	39.32	\$275,794	\$79,766	\$227,234	\$158,727	1.432	1,162	\$195.55	'CLW	143.1603	1.00 STORY	\$75,000	401	68
076 02 0901 000	14315 BLUE SKIES	1/3/2025	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$143,500	46.29	\$299,606	\$70,000	\$240,000	\$185,915	1.291	1,310	\$183.21	'CLW	129.0913	1.00 STORY	\$70,000	401	65
076 02 0924 000	14140 SUSANNA	7/21/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$135,600	43.74	\$302,051	\$70,020	\$239,980	\$187,879	1.277	1,340	\$179.09	'CLW	4.8243	1.00 STORY	\$70,020	401	65
076 02 0927 000	14196 SUSANNA	6/7/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$130,500	38.72	\$303,517	\$70,020	\$266,980	\$189,066	1.412	1,162	\$229.76	'CLW	8.6545	1.00 STORY	\$70,020	401	77
076 02 0930 000	14240 SUSANNA	9/23/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$140,200	41.24	\$303,933	\$70,020	\$269,980	\$189,403	1.425	1,340	\$201.48	'CLW	9.9872	1.00 STORY	\$70,020	401	68
076 02 0946 000	14195 SUSANNA	5/18/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$127,200	44.63	\$282,635	\$70,020	\$214,980	\$172,157	1.249	1,221	\$176.07	'CLW	7.6811	1.00 STORY	\$70,020	401	66
076 02 0956 000	38030 SUMMERS	11/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$126,200	45.07	\$282,603	\$70,020	\$209,980	\$177,893	1.180	1,273	\$164.95	'CLW	14.5182	2.00 STORY	\$70,020	401	65
076 03 0981 000	14097 NOLA	7/2/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$122,500	36.35	\$302,696	\$70,020	\$266,980	\$188,401	1.417	1,162	\$229.76	'CLW	9.1529	1.00 STORY	\$70,020	401	74
076 03 0993 000	14210 HOUGHTON	4/3/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$121,200	37.29	\$287,281	\$70,020	\$254,980	\$175,919	1.449	1,162	\$219.43	'CLW	12.3862	1.00 STORY	\$70,020	401	69
076 03 0995 000	14176 HOUGHTON	12/6/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$140,500	41.94	\$304,354	\$70,020	\$264,980	\$189,744	1.397	1,294	\$204.78	'CLW	7.0959	1.00 STORY	\$70,020	401	68
076 03 1036 000	38261 LYNDON	5/3/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$131,500	39.25	\$313,734	\$84,907	\$250,093	\$185,285	1.350	1,162	\$215.23	'CLW	2.4220	1.00 STORY	\$75,000	401	71
076 03 1040 000	38393 LYNDON	2/23/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$123,900	38.12	\$295,141	\$75,000	\$250,000	\$178,251	1.403	1,162	\$215.15	'CLW	7.6962	1.00 STORY	\$75,000	401	69
076 03 1047 000	14436 NOLA	10/25/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$125,800	50.32	\$265,176	\$70,020	\$179,980	\$158,021	1.139	1,162	\$154.89	'CLW	18.6592	1.00 STORY	\$70,020	401	65
076 03 1054 000	14340 NOLA	5/31/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$139,200	42.83	\$316,243	\$75,000	\$250,000	\$201,876	1.238	1,688	\$148.10	'CLW	8.7171	2.00 STORY	\$75,000	401	65
076 99 0006 001	37830 SCHOOLCRAFT	9/4/2024	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$70,500	35.97	\$170,038	\$34,000	\$162,000	\$110,152	1.471	896	\$180.80	'CLW	14.5140	1.00 STORY	\$34,000	401	69
Totals:			\$34,317,750			\$34,317,750	\$14,640,900		\$32,367,346		\$26,545,911	\$20,092,189			\$187.05		0.4349				
							Sale. Ratio =>	42.66			E.C.F. =>		1.321		Std. Deviation=>		0.13				
							Std. Dev. =>	4.07			Ave. E.C.F. =>		1.326		Ave. Variance=>		#REF! COV =>		#REF!		

CITY OF LIVONIA
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Mean	1.326
Standard Error	0.012
Median	1.337
Mode	#N/A
Standard Deviation	0.126
Sample Variance	0.016
Kurtosis	-0.178
Skewness	-0.340
Range	0.614
Minimum	1.024
Maximum	1.638
Sum	143.160
Count	108



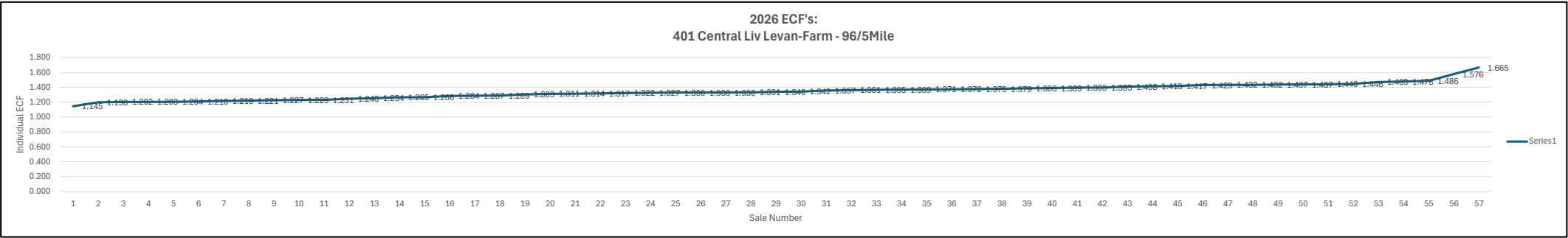
OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	
073 01 0141 000	14636 HUFF	8/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$116,600	53.00	\$245,415	\$70,020	\$149,980	\$142,020	1.056	1,005	\$149.23	'CLW	105.6048	1.00 STORY	\$70,020	401	Prior	
074 02 1138 000	38874 DONALD	5/23/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$160,400	46.49	\$330,074	\$73,521	\$271,479	\$207,735	1.307	1,468	\$184.93	'CLW	130.6852	1.00 STORY	\$73,521	401	Prior	
074 02 1216 000	38785 LYNDON	12/27/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$151,400	57.13	\$313,372	\$75,000	\$190,000	\$193,013	0.984	1,357	\$140.01	'CLW	98.4390	1.00 STORY	\$75,000	401	Prior	
075 03 0448 000	14072 MARIE	6/23/2023	\$252,942	WD	03-ARM'S LENGTH	\$252,942	\$132,000	52.19	\$294,687	\$67,021	\$185,921	\$185,849	1.000	1,701	\$109.30	'CLW	100.0387	TRI-LEVEL	\$67,021	401	Prior	
075 03 0448 000	14072 MARIE	12/15/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$132,000	40.01	\$294,687	\$67,021	\$262,879	\$185,849	1.414	1,701	\$154.54	'CLW	141.4476	TRI-LEVEL	\$67,021	401	Prior	
076 03 0981 000	14097 NOLA	12/27/2023	\$185,560	WD	03-ARM'S LENGTH	\$185,560	\$115,100	62.03	\$302,696	\$70,020	\$115,540	\$188,401	0.613	1,162	\$99.43	'CLW	61.3266	1.00 STORY	\$70,020	401	Prior	
075 01 0135 000	38614 MASON	12/21/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$141,800	67.52	\$295,347	\$70,020	\$139,980	\$182,451	0.767	1,310	\$106.85	'CLW	76.7220	1.00 STORY	\$70,020	401	Low	
073 01 0156 000	14557 RICHFIELD	12/22/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$120,500	65.14	\$253,496	\$70,081	\$114,919	\$148,514	0.774	1,080	\$106.41	'CLW	77.3792	1.00 STORY	\$70,020	401	Low	
074 02 1115 000	39291 ROSS	3/11/2024	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$153,000	60.36	\$339,532	\$97,649	\$155,851	\$195,856	0.796	1,375	\$113.35	'CLW	79.5743	1.00 STORY	\$75,855	401	Low	
074 06 0018 000	38381 FIVE MILE	9/13/2023	\$241,500	PTA	03-ARM'S LENGTH	\$241,500	\$143,600	59.46	\$302,640	\$70,020	\$171,480	\$194,661	0.881	1,748	\$98.10	'CLW	88.0916	2.00 STORY	\$70,020	401	Low	
075 04 0534 000	38966 GRENADA	6/25/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$130,900	58.18	\$276,060	\$74,688	\$150,312	\$163,054	0.922	1,184	\$126.95	'CLW	92.1854	1.00 STORY	\$74,688	401	Low	
076 02 0913 000	14143 BLUE SKIES	8/28/2024	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$129,700	56.89	\$273,147	\$70,020	\$157,980	\$164,475	0.961	1,162	\$135.96	'CLW	96.0511	1.00 STORY	\$70,020	401	Low	
074 03 0334 000	39190 JAMISON	6/26/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$151,900	35.74	\$328,853	\$79,460	\$345,540	\$208,697	1.656	1,591	\$217.18	'CLW	165.5702	2.00 STORY	\$76,439	401	High	
073 01 0141 000	14636 HUFF	3/17/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$116,600	36.44	\$245,415	\$70,020	\$249,980	\$142,020	1.760	1,005	\$248.74	'CLW	176.0175	1.00 STORY	\$70,020	401	High	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
077 06 0220 000	36172 JAMISON	6/30/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$127,900	52.20	\$268,845	\$73,980	\$171,020	\$149,321	1.145	1,528	\$111.92	'CL	25.0036	QUAD LEVEL	\$73,980	401	63
077 06 0214 000	35998 JAMISON	8/24/2023	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$135,400	44.69	\$306,293	\$73,980	\$229,020	\$191,204	1.198	1,389	\$164.88	'CL	23.1436	2.00 STORY	\$73,980	401	68
082 05 0027 000	14682 YALE	6/24/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$175,700	48.81	\$367,773	\$74,480	\$285,520	\$237,484	1.202	1,732	\$164.85	'CL	13.7975	1.00 STORY	\$74,480	401	66
084 01 0025 000	14050 STAMFORD	5/10/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$162,200	51.49	\$321,319	\$76,767	\$238,233	\$198,017	1.203	1,628	\$146.33	'CL	1.2596	1.00 STORY	\$74,500	401	59
083 02 0058 000	14452 RAMBLEWOOD	12/4/2023	\$352,600	PTA	03-ARM'S LENGTH	\$352,600	\$158,400	44.92	\$359,327	\$87,565	\$265,035	\$220,050	1.204	1,635	\$162.10	'CL	10.6671	1.00 STORY	\$86,310	401	64
083 01 0092 000	14147 BARBARA	9/27/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$152,400	48.38	\$315,910	\$79,034	\$235,966	\$194,959	1.201	1,781	\$132.49	'CL	11.9564	2.00 STORY	\$73,980	401	64
082 06 0080 000	15168 RIVERSIDE	8/31/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$200,500	44.56	\$449,794	\$86,532	\$363,468	\$298,981	1.216	2,367	\$153.56	'CL	12.4556	2.00 STORY	\$86,532	401	72
082 03 0077 000	14838 ELLEN	6/28/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$127,500	45.86	\$280,390	\$73,980	\$204,020	\$167,133	1.221	1,140	\$178.96	'CL	15.7912	1.00 STORY	\$73,980	401	63
084 01 0019 000	14117 STAMFORD	9/11/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$163,200	48.00	\$341,819	\$74,500	\$265,500	\$216,452	1.227	1,933	\$137.35	'CL	2.6908	1.00 STORY	\$74,500	401	59
083 01 0090 000	14195 BARBARA	4/28/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$150,400	43.59	\$341,827	\$75,023	\$269,977	\$219,591	1.229	2,089	\$129.24	'CL	11.2332	2.00 STORY	\$73,980	401	66
077 04 0099 000	14705 FAIRWAY	11/10/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$111,700	45.97	\$243,574	\$73,980	\$169,020	\$137,323	1.231	1,017	\$166.19	'CL	123.0821	1.00 STORY	\$73,980	401	61
077 99 0001 005	35425 FIVE MILE	5/31/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$235,995	\$77,745	\$162,255	\$130,246	1.246	1,066	\$152.21	'CL	19.1520	2.00 STORY	\$74,000	401	65
077 99 0004 002	35571 FIVE MILE	7/26/2023	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$0	0.00	\$324,295	\$77,000	\$251,000	\$200,238	1.254	1,412	\$177.76	'CL	18.3770	1.00 STORY	\$77,000	401	66
083 02 0023 000	14249 RAMBLEWOOD	6/27/2024	\$339,500	PTA	03-ARM'S LENGTH	\$339,500	\$155,100	45.68	\$329,518	\$86,310	\$253,190	\$200,171	1.265	1,830	\$138.36	'CL	9.1760	2.00 STORY	\$86,310	401	65
083 02 0046 000	14380 RAMBLEWOOD	11/17/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$126,200	42.21	\$293,822	\$86,359	\$212,641	\$167,986	1.266	1,237	\$171.90	'CL	9.0802	1.00 STORY	\$86,359	401	65
077 03 0128 001	14511 PARK	1/24/2025	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$129,800	45.23	\$278,997	\$75,543	\$211,457	\$164,740	1.284	1,236	\$171.08	'CL	128.3580	1.00 STORY	\$74,000	401	66
082 05 0043 000	14601 YALE	10/27/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$126,300	42.10	\$290,898	\$75,213	\$224,787	\$174,643	1.287	1,237	\$181.72	'CL	10.7742	1.00 STORY	\$75,213	401	66
077 06 0149 000	36371 MEADOWBROOK	6/9/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$163,500	46.71	\$353,447	\$77,000	\$273,000	\$213,836	1.289	1,959	\$139.36	'CL	128.8733	QUAD LEVEL	\$77,000	401	65
077 06 0216 000	36056 JAMISON	5/9/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,500	41.80	\$293,139	\$77,473	\$227,527	\$174,628	1.303	1,188	\$191.52	'CL	130.2924	1.00 STORY	\$73,980	401	68
082 05 0028 000	14660 YALE	9/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,400	40.47	\$286,911	\$74,480	\$225,520	\$172,008	1.311	1,093	\$206.33	'CL	10.5531	1.00 STORY	\$74,480	401	67
084 01 0002 000	14116 STARK	8/25/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,900	37.37	\$259,166	\$89,020	\$180,980	\$137,770	1.314	1,137	\$159.17	'CL	1.6522	1.00 STORY	\$86,000	401	70
082 02 0039 000	15072 GARY	2/14/2025	\$264,200	PTA	03-ARM'S LENGTH	\$264,200	\$113,300	42.88	\$252,312	\$73,980	\$190,220	\$144,398	1.317	1,088	\$174.83	'CL	16.8450	1.00 STORY	\$73,980	401	71
077 06 0226 000	36346 JAMISON	6/23/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$134,300	46.31	\$287,303	\$82,135	\$207,865	\$157,216	1.322	1,528	\$136.04	'CL	132.2162	QUAD LEVEL	\$76,800	401	64
082 06 0046 000	14611 FAIRLANE	5/24/2024	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$207,300	47.22	\$413,530	\$70,512	\$368,488	\$277,747	1.327	1,903	\$193.64	'CL	10.4975	1.00 STORY	\$67,925	401	67
077 06 0154 000	36225 MEADOWBROOK	8/21/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$143,400	44.12	\$307,383	\$78,108	\$246,892	\$185,647	1.330	1,488	\$165.92	'CL	132.9900	1.00 STORY	\$73,980	401	68
077 06 0215 000	36026 JAMISON	2/28/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$120,700	36.58	\$311,685	\$73,980	\$256,020	\$192,473	1.330	1,188	\$215.51	'CL	133.0161	1.00 STORY	\$73,980	401	73
077 04 0141 000	14618 COUNTRY CLUB	8/25/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$154,900	41.86	\$349,374	\$81,985	\$288,015	\$216,509	1.330	1,771	\$162.63	'CL	133.0268	1.00 STORY	\$73,980	401	68
082 03 0074 000	14920 ELLEN	6/9/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$123,700	39.90	\$293,007	\$73,980	\$236,020	\$177,349	1.331	1,288	\$183.25	'CL	1.0771	1.00 STORY	\$73,980	401	66
077 07 0028 000	36274 LYNDON	5/31/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$134,500	39.56	\$319,111	\$73,980	\$266,020	\$198,486	1.340	1,449	\$183.59	'CL	134.0246	1.00 STORY	\$73,980	401	75
083 03 0124 000	14154 EDGEWOOD	6/23/2023	\$403,000	PTA	03-ARM'S LENGTH	\$403,000	\$153,500	38.09	\$373,906	\$95,083	\$307,917	\$229,483	1.342	1,853	\$166.17	'CL	4.4105	2.00 STORY	\$88,776	401	68
077 08 0058 000	36080 BARKLEY	6/3/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$151,700	38.90	\$362,372	\$81,827	\$308,173	\$227,161	1.357	1,435	\$214.75	'CL	135.6628	1.00 STORY	\$77,000	401	69
077 03 0113 000	14724 PARK	1/28/2025	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$133,900	43.19	\$282,965	\$74,000	\$236,000	\$173,414	1.361	1,716	\$137.53	'CL	136.0905	TRI-LEVEL	\$74,000	401	66
082 02 0010 002	15175 GARY	5/13/2024	\$316,250	PTA	03-ARM'S LENGTH	\$316,250	\$122,600	38.77	\$293,180	\$73,980	\$242,270	\$177,489	1.365	1,088	\$222.67	'CL	136.4986	1.00 STORY	\$73,980	401	69
077 01 0006 000	14940 COUNTRY CLUB	3/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,000	40.67	\$278,145	\$77,208	\$222,792	\$162,702	1.369	1,075	\$207.25	'CL	136.9326	1.00 STORY	\$73,980	401	65
083 03 0027 000	34758 PERTH	1/12/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$136,100	40.63	\$310,307	\$86,310	\$248,690	\$181,374	1.371	1,374	\$181.00	'CL	6.0787	1.00 STORY	\$86,310	401	65
077 02 0075 000	14562 RONNIE	4/24/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$122,000	40.00	\$282,074	\$75,213	\$229,787	\$167,498	1.372	1,236	\$185.91	'CL	137.1879	1.00 STORY	\$75,213	401	66
082 02 0003 000	15025 GARY	6/30/2023	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$112,500	35.60	\$291,319	\$73,980	\$242,020	\$175,982	1.375	1,088	\$222.44	'CL	137.5254	1.00 STORY	\$73,980	401	68
083 03 0127 000	14221 ELLEN	4/17/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,200	39.08	\$375,954	\$86,000	\$329,000	\$238,645	1.379	1,853	\$177.55	'CL	5.0598	2.00 STORY	\$86,000	401	71
082 03 0071 000	14956 ELLEN	12/20/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$125,700	43.05	\$268,264	\$73,980	\$218,020	\$157,314	1.386	1,102	\$197.84	'CL	138.5891	1.00 STORY	\$73,980	401	66
082 05 0002 000	15176 YALE	2/27/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$139,600	42.95	\$297,237	\$73,980	\$251,020	\$180,774	1.389	1,274	\$197.03	'CL	138.8585	1.00 STORY	\$73,980	401	66
077 03 0131 000	14555 PARK	10/9/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$158,300	45.88	\$327,541	\$74,000	\$271,000	\$194,284	1.395	1,959	\$138.34	'CL	139.4865	QUAD LEVEL	\$74,000	401	66
077 06 0161 000	36023 MEADOWBROOK	5/11/2023	\$320,500	PTA	03-ARM'S LENGTH	\$320,500	\$126,900	39.59	\$292,170	\$73,980	\$246,520	\$176,672	1.395	1,188	\$207.51	'CL	139.5354	1.00 STORY	\$73,980	401	68
082 99 0039 002	34685 FIVE MILE	12/22/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$117,300	40.59	\$265,020	\$114,042	\$174,958	\$124,261	1.408	1,096	\$159.63	'CL	140.7988	2.00 STORY	\$111,759	401	54
083 03 0082 000	14400 ELLEN	5/13/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$143,400	39.83	\$319,903	\$87,968	\$272,032	\$192,477	1.413	1,661	\$163.78	'CL	6.4269	TRI-LEVEL	\$86,927	401	71
077 03 0107 000	14794 PARK	9/20/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$136,600	42.03	\$287,951	\$77,000	\$248,000	\$175,063	1.417	1,716	\$144.52	'CL	141.6633	TRI-LEVEL	\$77,000	401	66
083 03 0067 000	14468 ELLEN	4/18/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,700	40.72	\$331,684	\$86,000	\$289,000	\$202,209	1.429	1,712	\$168.81	'CL	142.9214	2.00 STORY	\$86,000	401	67
083 03 0026 000	34736 PERTH	9/26/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$146,300	39.54	\$331,028	\$86,310	\$283,690	\$198,152	1.432	1,374	\$206.47	'CL	143.1679	1.00 STORY	\$86,310	401	65
083 03 0135 000	14083 ELLEN	9/29/2023	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$137,900	39.29	\$314,937	\$88,776	\$262,224	\$183,126	1.432	1,374	\$190.85	'CL	5.3849	1.00 STORY	\$88,776	401	65
077 01 0075 000	14941 FAIRWAY	3/20/2024	\$321,400	PTA	03-ARM'S LENGTH	\$321,400	\$116,300	36.19	\$287,024	\$77,136	\$244,264	\$169,949	1.437	1,075	\$227.22	'CL	143.7278	1.00 STORY	\$73,980	401	72

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ECF Statistical Analysis	
Mean	1.343
Standard Error	0.013
Median	1.340
Mode	#N/A
Standard Deviation	0.099
Sample Variance	0.010
Kurtosis	0.893
Skewness	0.523
Range	0.519
Minimum	1.145
Maximum	1.665
Sum	76.551
Count	57



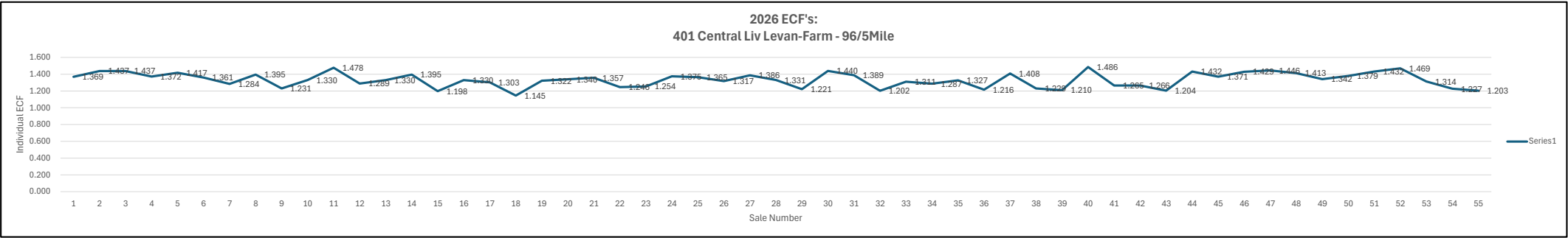
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
077 01 0006 000	14940 COUNTRY CLUB	3/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,000	40.67	\$278,145	\$77,208	\$222,792	\$162,702	1.369	1,075	\$207.25	'CL	136.9326	1.00 STORY	\$73,980	401	65
077 01 0031 000	14749 COUNTRY CLUB	10/21/2024	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$132,500	41.02	\$287,923	\$73,980	\$249,020	\$173,233	1.437	1,075	\$231.65	'CL	143.7486	1.00 STORY	\$73,980	401	70
077 01 0075 000	14941 FAIRWAY	3/20/2024	\$321,400	PTA	03-ARM'S LENGTH	\$321,400	\$116,300	36.19	\$287,024	\$77,136	\$244,264	\$169,949	1.437	1,075	\$227.22	'CL	143.7278	1.00 STORY	\$73,980	401	72
077 02 0075 000	14562 RONNIE	4/24/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$122,000	40.00	\$282,074	\$75,213	\$229,787	\$167,498	1.372	1,236	\$185.91	'CL	137.1879	1.00 STORY	\$75,213	401	66
077 03 0107 000	14794 PARK	9/20/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$136,600	42.03	\$287,951	\$77,000	\$248,000	\$175,063	1.417	1,716	\$144.52	'CL	141.6633	TRI-LEVEL	\$77,000	401	66
077 03 0113 000	14724 PARK	1/28/2025	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$133,900	43.19	\$282,965	\$74,000	\$236,000	\$173,414	1.361	1,716	\$137.53	'CL	136.0905	TRI-LEVEL	\$74,000	401	66
077 03 0128 001	14511 PARK	1/24/2025	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$129,800	45.23	\$278,997	\$75,543	\$211,457	\$164,740	1.284	1,236	\$171.08	'CL	128.3580	1.00 STORY	\$74,000	401	66
077 03 0131 000	14555 PARK	10/9/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$158,300	45.88	\$327,541	\$74,000	\$271,000	\$194,284	1.395	1,959	\$138.34	'CL	139.4865	QUAD LEVEL	\$74,000	401	66
077 04 0099 000	14705 FAIRWAY	11/10/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$111,700	45.97	\$243,574	\$73,980	\$169,020	\$137,323	1.231	1,017	\$166.19	'CL	123.0821	1.00 STORY	\$73,980	401	61
077 04 0141 000	14618 COUNTRY CLUB	8/25/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$154,900	41.86	\$349,374	\$81,985	\$288,015	\$216,509	1.330	1,771	\$162.63	'CL	133.0268	1.00 STORY	\$73,980	401	68
077 04 0146 000	14538 COUNTRY CLUB	10/12/2023	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$116,000	37.30	\$272,261	\$75,039	\$235,961	\$159,693	1.478	1,017	\$232.02	'CL	147.7591	1.00 STORY	\$73,980	401	70
077 06 0149 000	36371 MEADOWBROOK	6/9/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$163,500	46.71	\$353,447	\$77,000	\$273,000	\$211,836	1.289	1,959	\$139.36	'CL	128.8733	QUAD LEVEL	\$77,000	401	65
077 06 0154 000	36225 MEADOWBROOK	8/21/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$143,400	44.12	\$307,383	\$78,108	\$246,892	\$185,647	1.330	1,488	\$165.92	'CL	132.9900	1.00 STORY	\$73,980	401	68
077 06 0161 000	36023 MEADOWBROOK	5/11/2023	\$320,500	PTA	03-ARM'S LENGTH	\$320,500	\$126,900	39.59	\$292,170	\$73,980	\$246,520	\$176,672	1.395	1,188	\$207.51	'CL	139.5354	1.00 STORY	\$73,980	401	68
077 06 0214 000	35998 JAMISON	8/24/2023	\$303,000	PTA	03-ARM'S LENGTH	\$303,000	\$135,400	44.69	\$306,293	\$73,980	\$229,020	\$191,204	1.198	1,389	\$164.88	'CL	119.7778	2.00 STORY	\$73,980	401	68
077 06 0215 000	36026 JAMISON	2/28/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$120,700	36.58	\$311,685	\$73,980	\$256,020	\$192,473	1.330	1,188	\$215.51	'CL	133.0161	1.00 STORY	\$73,980	401	73
077 06 0216 000	36056 JAMISON	5/9/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,500	41.80	\$293,139	\$77,473	\$227,527	\$174,628	1.303	1,188	\$191.52	'CL	130.2924	1.00 STORY	\$73,980	401	68
077 06 0220 000	36172 JAMISON	6/30/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$127,900	52.20	\$268,845	\$73,980	\$171,020	\$149,321	1.145	1,528	\$111.92	'CL	114.5318	QUAD LEVEL	\$73,980	401	63
077 06 0226 000	36346 JAMISON	6/23/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$134,300	46.31	\$287,303	\$82,135	\$207,865	\$157,216	1.322	1,528	\$136.04	'CL	132.2162	QUAD LEVEL	\$76,800	401	64
077 07 0028 000	36274 LYNDON	5/31/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$134,500	39.56	\$319,111	\$73,980	\$266,020	\$198,486	1.340	1,449	\$183.59	'CL	134.0246	1.00 STORY	\$73,980	401	75
077 08 0058 000	36080 BARKLEY	6/3/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$151,700	38.90	\$362,372	\$81,827	\$308,173	\$227,161	1.357	1,435	\$214.75	'CL	135.6628	1.00 STORY	\$77,000	401	69
077 99 0001 005	35425 FIVE MILE	5/31/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$235,995	\$77,745	\$162,255	\$130,246	1.246	1,066	\$152.21	'CL	124.5758	2.00 STORY	\$74,000	401	65
077 99 0004 002	35571 FIVE MILE	7/26/2023	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$0	0.00	\$324,295	\$77,000	\$251,000	\$200,238	1.254	1,412	\$177.76	'CL	125.3508	1.00 STORY	\$77,000	401	66
082 02 0003 000	15025 GARY	6/30/2023	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$112,500	35.60	\$291,319	\$73,980	\$242,020	\$175,982	1.375	1,088	\$222.44	'CL	137.5254	1.00 STORY	\$73,980	401	68
082 02 0010 002	15175 GARY	5/13/2024	\$316,250	PTA	03-ARM'S LENGTH	\$316,250	\$122,600	38.77	\$293,180	\$73,980	\$242,270	\$177,489	1.365	1,088	\$222.67	'CL	136.4986	1.00 STORY	\$73,980	401	69
082 02 0039 000	15072 GARY	2/14/2025	\$264,200	PTA	03-ARM'S LENGTH	\$264,200	\$113,300	42.88	\$252,312	\$73,980	\$190,220	\$144,398	1.317	1,088	\$174.83	'CL	131.7331	1.00 STORY	\$73,980	401	71
082 03 0071 000	14956 ELLEN	12/20/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$125,700	43.05	\$268,264	\$73,980	\$218,020	\$157,314	1.386	1,102	\$197.84	'CL	138.5891	1.00 STORY	\$73,980	401	66
082 03 0074 000	14920 ELLEN	6/9/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$123,700	39.90	\$293,007	\$73,980	\$236,020	\$177,349	1.331	1,288	\$183.25	'CL	0.0527	1.00 STORY	\$73,980	401	66
082 03 0077 000	14838 ELLEN	6/28/2023	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$127,500	45.86	\$280,390	\$73,980	\$204,020	\$167,133	1.221	1,140	\$178.96	'CL	122.0704	1.00 STORY	\$73,980	401	63
082 04 0149 000	14736 GARY	8/12/2024	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$132,900	41.54	\$281,553	\$74,239	\$245,661	\$170,628	1.440	1,313	\$187.10	'CL	143.9746	2.00 STORY	\$74,239	401	66
082 05 0002 000	15176 YALE	2/27/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$139,600	42.95	\$297,237	\$73,980	\$251,020	\$180,774	1.389	1,274	\$197.03	'CL	138.8585	1.00 STORY	\$73,980	401	66
082 05 0027 000	14682 YALE	6/24/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$175,700	48.81	\$367,773	\$74,480	\$285,520	\$237,484	1.202	1,732	\$164.85	'CL	13.0639	1.00 STORY	\$74,480	401	66
082 05 0028 000	14660 YALE	9/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,400	40.47	\$286,911	\$74,480	\$255,520	\$172,008	1.311	1,093	\$206.33	'CL	2.1808	1.00 STORY	\$74,480	401	67
082 05 0043 000	14601 YALE	10/27/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$126,300	42.10	\$290,898	\$75,213	\$224,787	\$174,643	1.287	1,237	\$181.72	'CL	4.5787	1.00 STORY	\$75,213	401	66
082 06 0046 000	14611 FAIRLANE	5/24/2024	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$207,300	47.22	\$413,530	\$70,512	\$368,488	\$277,747	1.327	1,903	\$193.64	'CL	0.6206	1.00 STORY	\$67,925	401	67
082 06 0080 000	15168 RIVERSIDE	8/31/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$200,500	44.56	\$449,794	\$86,532	\$363,468	\$298,981	1.216	2,367	\$153.56	'CL	11.7220	2.00 STORY	\$86,532	401	72
082 99 0039 002	34685 FIVE MILE	12/22/2023	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$117,300	40.59	\$265,020	\$114,042	\$174,958	\$124,261	1.408	1,096	\$159.63	'CL	7.5078	2.00 STORY	\$111,759	401	54
083 01 0090 000	14195 BARBARA	4/28/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$150,400	43.59	\$341,827	\$75,023	\$269,977	\$219,591	1.229	2,089	\$129.24	'CL	10.3456	2.00 STORY	\$73,980	401	66
083 01 0092 000	14147 BARBARA	9/27/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$152,400	48.38	\$315,910	\$79,034	\$235,966	\$194,959	1.210	1,781	\$132.49	'CL	12.2573	2.00 STORY	\$73,980	401	64
083 01 0109 000	14194 BARBARA	8/22/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$142,600	39.07	\$311,963	\$73,980	\$291,020	\$195,870	1.486	1,623	\$179.31	'CL	15.2872	2.00 STORY	\$73,980	401	65
083 02 0023 000	14249 RAMBLEWOOD	6/27/2024	\$339,500	PTA	03-ARM'S LENGTH	\$339,500	\$155,100	45.68	\$329,518	\$86,310	\$253,190	\$200,171	1.265	1,830	\$138.36	'CL	6.8041	2.00 STORY	\$86,310	401	65
083 02 0046 000	14380 RAMBLEWOOD	11/17/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$126,200	42.21	\$293,822	\$86,359	\$212,641	\$167,986	1.266	1,237	\$171.90	'CL	6.7084	1.00 STORY	\$86,359	401	65
083 02 0058 000	14452 RAMBLEWOOD	12/4/2023	\$352,600	PTA	03-ARM'S LENGTH	\$352,600	\$158,400	44.92	\$359,327	\$87,565	\$265,035	\$220,050	1.204	1,635	\$162.10	'CL	12.8479	1.00 STORY	\$86,310	401	64
083 03 0026 000	34736 PERTH	9/26/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$146,300	39.54	\$331,028	\$86,310	\$283,690	\$198,152	1.432	1,374	\$206.47	'CL	9.8769	1.00 STORY	\$86,310	401	65
083 03 0027 000	34758 PERTH	1/12/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$136,100	40.63	\$310,307	\$86,310	\$248,690	\$181,374	1.371	1,374	\$181.00	'CL	3.8235	1.00 STORY	\$86,310	401	65
083 03 0067 000	14468 ELLEN	4/18/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,700	40.72	\$331,684	\$86,000	\$289,000	\$202,209	1.429	1,712	\$168.81	'CL	142.9214	2.00 STORY	\$86,000	401	67
083 03 0072 000	34843 LYNDON	9/18/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$158,000	40.51	\$339,465	\$86,310	\$303,690	\$210,087	1.446	2,077	\$146.22	'CL	11.2634	TRI-LEVEL	\$86,310	401	67
083 03 0082 000	14400 ELLEN	5/13/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$143,400	39.83	\$319,903	\$87,968	\$272,032	\$192,477	1.413	1,661	\$163.78	'CL	8.0412	TRI-LEVEL	\$86,927	401	71
083 03 0124 000	14154 EDGEWOOD	6/23/2023	\$403,000	PTA	03-ARM'S LENGTH	\$403,000	\$153,500	38.09	\$373,906	\$95,083	\$307,917	\$229,483	1.342	1,853	\$166.17	'CL	0.8876	2.00 STORY	\$88,776	401</	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.333
Standard Error	0.011
Median	1.331
Mode	#N/A
Standard Deviation	0.085
Sample Variance	0.007
Kurtosis	-0.870
Skewness	-0.198
Range	0.340
Minimum	1.145
Maximum	1.486
Sum	73.310
Count	55

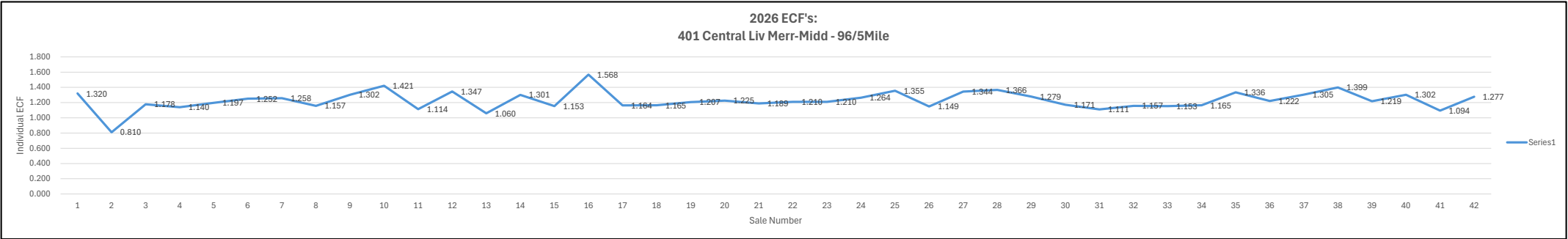


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
077 06 0162 000	35993 MEADOWBROOK	12/12/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$130,800	34.42	\$313,733	\$73,980	\$306,020	\$194,131	1.576	1,269	\$241.15	'CL	157.6358	1.00 STORY	\$73,980	401	High
082 05 0016 000	15008 YALE	8/16/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$138,600	36.47	\$294,159	\$69,160	\$310,840	\$186,721	1.665	1,716	\$181.14	'CL	166.4730	TRI-LEVEL	\$69,160	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
089 01 0015 000	30444 HOY	8/11/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$98,300	37.09	\$238,789	\$66,974	\$198,026	\$150,056	1.320	950	\$208.45	'CLM	9.0743	1.00 STORY	\$66,974	401	65
089 01 0026 000	14955 FLAMINGO	5/24/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$116,700	54.03	\$271,117	\$82,518	\$133,482	\$164,715	0.810	1,868	\$71.46	'CLM	41.8556	1.00 STORY	\$82,518	401	56
089 01 0032 004	30561 HOY	5/30/2024	\$497,000	PTA	03-ARM'S LENGTH	\$497,000	\$196,900	39.62	\$486,997	\$138,942	\$358,058	\$303,978	1.178	2,108	\$169.86	'CLM	5.1030	1.00 STORY	\$102,475	401	69
089 01 0038 001	30425 HOY	4/27/2023	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$121,900	44.17	\$276,891	\$66,075	\$209,925	\$184,118	1.140	1,401	\$149.84	'CLM	8.8772	1.00 STORY	\$66,075	401	62
089 01 0046 000	30143 HOY	4/5/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$117,600	44.38	\$256,912	\$79,830	\$185,170	\$154,656	1.197	1,086	\$170.51	'CLM	3.1635	1.00 STORY	\$79,830	401	60
089 01 0062 000	29623 HOY	9/29/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$112,200	39.37	\$265,471	\$75,226	\$209,774	\$167,616	1.252	1,428	\$146.90	'CLM	2.2577	2.00 STORY	\$71,000	401	63
089 01 0074 001	15042 BEATRICE	2/10/2025	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$145,000	44.89	\$300,390	\$71,000	\$252,000	\$200,340	1.258	1,231	\$204.71	'CLM	2.8924	1.00 STORY	\$71,000	401	75
089 01 0112 000	29778 HOY	11/5/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$147,400	49.13	\$297,700	\$75,351	\$224,649	\$194,191	1.157	1,624	\$138.33	'CLM	7.2092	1.00 STORY	\$73,070	401	56
090 01 0004 000	30644 LYNDON	10/30/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$129,600	36.51	\$321,176	\$75,000	\$280,000	\$215,000	1.302	1,496	\$187.17	'CLM	7.3388	1.00 STORY	\$75,000	401	62
090 01 0018 000	14620 BREDIN	12/19/2024	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$132,300	40.10	\$278,882	\$67,500	\$262,400	\$184,613	1.421	1,169	\$224.47	'CLM	19.2414	1.00 STORY	\$67,500	401	68
090 03 0017 000	30482 BARKLEY	10/23/2023	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$121,900	44.01	\$282,768	\$72,500	\$204,500	\$183,640	1.114	1,267	\$161.40	'CLM	11.5346	1.00 STORY	\$72,500	401	62
090 03 0035 000	30427 NYE	7/26/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$135,200	36.05	\$329,732	\$72,500	\$302,500	\$224,656	1.347	1,583	\$191.09	'CLM	11.7565	1.00 STORY	\$72,500	401	62
090 99 0058 001	14925 BAINBRIDGE	11/18/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$174,300	54.05	\$343,395	\$61,629	\$260,871	\$246,083	1.060	1,665	\$156.68	'CLM	16.8844	1.00 STORY	\$58,080	401	70
090 99 0065 000	15119 BAINBRIDGE	2/16/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$95,900	37.17	\$234,636	\$63,360	\$194,640	\$149,586	1.301	1,018	\$191.20	'CLM	7.2253	1.00 STORY	\$63,360	401	66
090 99 0080 000	14860 BAINBRIDGE	1/10/2025	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$238,100	47.62	\$497,045	\$79,302	\$420,698	\$364,841	1.153	2,542	\$165.50	'CLM	7.5838	1.00 STORY	\$75,000	401	79
090 99 0089 000	14576 BAINBRIDGE	5/12/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,700	32.82	\$207,302	\$78,064	\$176,936	\$112,871	1.568	968	\$182.79	'CLM	33.8657	1.00 STORY	\$75,000	401	67
091 01 0005 000	30425 LYNDON	6/13/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$125,700	43.34	\$286,627	\$80,000	\$210,000	\$180,460	1.164	1,387	\$151.41	'CLM	6.5245	1.00 STORY	\$80,000	401	59
091 01 0007 000	14420 HILLCREST	9/28/2023	\$375,900	PTA	03-ARM'S LENGTH	\$375,900	\$151,800	40.38	\$370,859	\$84,290	\$291,610	\$250,278	1.165	1,499	\$194.54	'CLM	6.3794	1.00 STORY	\$80,000	401	61
091 02 0064 000	30831 LYNDON	7/6/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$118,100	39.37	\$288,680	\$80,000	\$220,000	\$182,253	1.207	1,273	\$172.82	'CLM	2.1825	1.00 STORY	\$80,000	401	63
091 02 0116 001	14052 WARNER CT	11/20/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$172,500	44.23	\$367,121	\$80,000	\$310,000	\$252,970	1.225	2,241	\$138.33	'CLM	0.3496	2.00 STORY	\$80,000	401	63
092 02 0008 000	30105 BUCKINGHAM	10/2/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,300	41.19	\$348,514	\$106,348	\$253,652	\$213,362	1.189	2,018	\$125.69	'CLM	4.0104	2.00 STORY	\$98,300	401	64
092 02 0010 000	30107 MASON	10/6/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$152,400	39.08	\$370,880	\$82,837	\$307,163	\$253,782	1.210	1,983	\$154.90	'CLM	1.8596	TRI-LEVEL	\$73,725	401	77
092 02 0010 000	30107 MASON	11/12/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$152,400	39.08	\$370,880	\$82,837	\$307,163	\$253,782	1.210	1,983	\$154.90	'CLM	1.8596	TRI-LEVEL	\$73,725	401	77
092 02 0018 000	30185 ACACIA	11/4/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,600	43.94	\$297,159	\$76,940	\$243,060	\$192,331	1.264	1,311	\$185.40	'CLM	3.4821	1.00 STORY	\$75,691	401	63
092 02 0059 000	30231 BENTLEY	6/4/2024	\$329,500	PTA	03-ARM'S LENGTH	\$329,500	\$131,900	40.03	\$289,030	\$68,810	\$260,690	\$192,331	1.355	1,318	\$197.79	'CLM	12.6486	1.00 STORY	\$68,810	401	65
092 02 0060 000	30243 BENTLEY	4/10/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,100	46.98	\$244,452	\$68,810	\$176,190	\$153,399	1.149	1,183	\$148.93	'CLM	8.0365	1.00 STORY	\$68,810	401	62
092 02 0070 000	30110 BENTLEY	8/8/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$148,000	40.00	\$326,410	\$76,031	\$293,969	\$218,671	1.344	1,368	\$214.89	'CLM	11.5406	1.00 STORY	\$70,787	401	67
092 02 0100 000	29653 MASON	10/11/2023	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$108,600	37.19	\$254,882	\$62,912	\$229,088	\$167,659	1.366	1,145	\$200.08	'CLM	13.7455	1.00 STORY	\$62,912	401	68
092 02 0118 000	29726 MASON	7/28/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,300	38.23	\$243,771	\$61,929	\$203,071	\$158,813	1.279	1,145	\$177.35	'CLM	4.9742	1.00 STORY	\$61,929	401	63
092 03 0020 000	29632 JACQUELYN	1/3/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$151,200	46.52	\$319,435	\$72,742	\$252,258	\$215,452	1.171	1,640	\$153.82	'CLM	5.8106	1.00 STORY	\$72,742	401	65
092 03 0052 000	29654 OAKVIEW	9/18/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$137,600	47.45	\$296,279	\$85,521	\$204,479	\$184,068	1.111	1,586	\$128.93	'CLM	11.8050	1.00 STORY	\$85,521	401	58
092 03 0058 000	29538 OAKVIEW	6/13/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$144,100	48.03	\$297,661	\$73,725	\$226,275	\$195,577	1.157	1,346	\$168.11	'CLM	7.1977	1.00 STORY	\$73,725	401	66
092 04 0156 000	29729 BUCKINGHAM	10/11/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$148,100	49.20	\$297,341	\$68,329	\$232,671	\$201,772	1.153	1,943	\$119.75	'CLM	7.5800	2.00 STORY	\$58,980	401	60
092 04 0162 000	29846 BUCKINGHAM	3/7/2025	\$360,700	PTA	03-ARM'S LENGTH	\$360,700	\$170,100	47.16	\$353,206	\$69,800	\$290,900	\$249,696	1.165	2,152	\$135.18	'CLM	6.3921	2.00 STORY	\$68,545	401	64
092 05 0208 002	14112 HENRY RUFF	6/1/2023	\$334,000	PTA	03-ARM'S LENGTH	\$334,000	\$144,200	43.17	\$325,197	\$75,925	\$258,075	\$193,234	1.336	1,830	\$141.02	'CLM	10.6619	QUAD LEVEL	\$73,725	401	64
092 05 0238 000	14140 DORIS	7/25/2024	\$374,000	PTA	03-ARM'S LENGTH	\$374,000	\$169,900	45.43	\$353,706	\$87,497	\$286,503	\$234,545	1.222	1,915	\$149.61	'CLM	0.7411	2.00 STORY	\$78,640	401	62
092 05 0267 000	14232 DORIS	6/18/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$165,100	42.88	\$347,703	\$98,300	\$286,700	\$219,738	1.305	1,895	\$151.29	'CLM	7.5798	2.00 STORY	\$98,300	401	60
092 06 0001 000	13948 MELVIN	7/25/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$151,100	45.79	\$308,906	\$58,980	\$271,020	\$193,741	1.399	1,830	\$148.10	'CLM	16.9940	QUAD LEVEL	\$58,980	401	64
092 07 0303 000	30230 OAKVIEW	10/13/2023	\$392,000	PTA	03-ARM'S LENGTH	\$392,000	\$158,700	40.48	\$370,497	\$78,640	\$313,360	\$257,142	1.219	1,965	\$159.47	'CLM	1.0312	2.00 STORY	\$78,640	401	70
092 08 0275 000	14376 HENRY RUFF	9/6/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$169,900	47.86	\$352,487	\$90,608	\$264,392	\$203,006	1.302	1,893	\$139.67	'CLM	7.3447	QUAD LEVEL	\$86,504	401	65
092 09 0006 000	29549 LYNDON	2/15/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$129,800	45.54	\$292,590	\$83,142	\$201,858	\$184,535	1.094	1,521	\$132.71	'CLM	13.5064	2.00 STORY	\$83,142	401	64
092 09 0009 000	29631 LYNDON	4/19/2024	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$143,500	43.35	\$303,403	\$83,555	\$247,445	\$193,698	1.277	1,521	\$162.69	'CLM	4.8540	2.00 STORY	\$83,555	401	68
Totals:			\$13,779,500			\$13,779,500	\$5,917,000		\$13,166,879		\$10,515,221	\$8,597,255			\$162.56		0.5847				
							Sale. Ratio =>	42.94				E.C.F. =>	1.223		Std. Deviation=>	0.12					
							Std. Dev. =>	4.73				Ave. E.C.F. =>	1.229		Ave. Variance=>	8.93	COV =>	7.26			

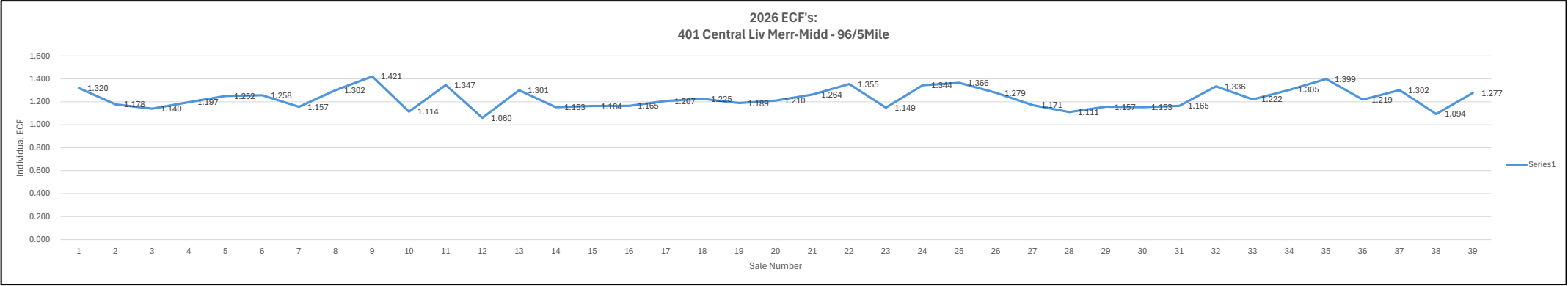
ECF Statistical Analysis	
Mean	1.229
Standard Error	0.019
Median	1.214
Mode	1.210
Standard Deviation	0.121
Sample Variance	0.015
Kurtosis	3.270
Skewness	-0.367
Range	0.757
Minimum	0.810
Maximum	1.568
Sum	51.615
Count	42



CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
089 01 0015 000	30444 HOY	8/11/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$98,300	37.09	\$238,789	\$66,974	\$198,026	\$150,056	1.320	950	\$208.45	'CLM	131.9681	1.00 STORY	\$66,974	401	65
089 01 0032 004	30561 HOY	5/30/2024	\$497,000	PTA	03-ARM'S LENGTH	\$497,000	\$196,900	39.62	\$486,997	\$138,942	\$358,058	\$303,978	1.178	2,108	\$169.86	'CLM	5.3556	1.00 STORY	\$102,475	401	69
089 01 0038 001	30425 HOY	4/27/2023	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$121,900	44.17	\$276,891	\$66,075	\$209,925	\$184,118	1.140	1,401	\$149.84	'CLM	9.1298	1.00 STORY	\$66,075	401	62
089 01 0046 000	30143 HOY	4/5/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$117,600	44.38	\$256,912	\$79,830	\$185,170	\$154,656	1.197	1,086	\$170.51	'CLM	3.4161	1.00 STORY	\$79,830	401	60
089 01 0062 000	29623 HOY	9/29/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$112,200	39.37	\$265,471	\$75,226	\$209,774	\$167,616	1.252	1,428	\$146.90	'CLM	125.1515	2.00 STORY	\$71,000	401	63
089 01 0074 001	15042 BEATRICE	2/10/2025	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$145,000	44.89	\$300,390	\$71,000	\$252,000	\$200,340	1.258	1,231	\$204.71	'CLM	125.7862	1.00 STORY	\$71,000	401	75
089 01 0112 000	29778 HOY	11/5/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$147,400	49.13	\$297,700	\$75,351	\$224,649	\$194,191	1.157	1,624	\$138.33	'CLM	7.4618	1.00 STORY	\$73,070	401	56
090 01 0004 000	30644 LYNDON	10/30/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$129,600	36.51	\$321,176	\$75,000	\$280,000	\$215,000	1.302	1,496	\$187.17	'CLM	130.2326	1.00 STORY	\$75,000	401	62
090 01 0018 000	14620 BREDIN	12/19/2024	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$132,300	40.10	\$278,882	\$67,500	\$262,400	\$184,613	1.421	1,169	\$224.47	'CLM	142.1352	1.00 STORY	\$67,500	401	68
090 03 0017 000	30482 BARKLEY	10/23/2023	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$121,900	44.01	\$282,768	\$72,500	\$204,500	\$183,640	1.114	1,267	\$161.40	'CLM	111.3592	1.00 STORY	\$72,500	401	62
090 03 0035 000	30427 NYE	7/26/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$135,200	36.05	\$329,732	\$72,500	\$302,500	\$224,656	1.347	1,583	\$191.09	'CLM	134.6503	1.00 STORY	\$72,500	401	62
090 99 0058 001	14925 BAINBRIDGE	11/18/2024	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$174,300	54.05	\$343,395	\$61,629	\$260,871	\$246,083	1.060	1,665	\$156.68	'CLM	106.0094	1.00 STORY	\$58,080	401	70
090 99 0065 000	15119 BAINBRIDGE	2/16/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$95,900	37.17	\$234,636	\$63,360	\$194,640	\$149,586	1.301	1,018	\$191.20	'CLM	6.9728	1.00 STORY	\$63,360	401	66
090 99 0080 000	14860 BAINBRIDGE	1/10/2025	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$238,100	47.62	\$497,045	\$79,302	\$420,698	\$364,841	1.153	2,542	\$165.50	'CLM	115.3100	1.00 STORY	\$75,000	401	79
091 01 0005 000	30425 LYNDON	6/13/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$125,700	43.34	\$286,627	\$80,000	\$210,000	\$180,460	1.164	1,387	\$151.41	'CLM	6.7771	1.00 STORY	\$80,000	401	59
091 01 0007 000	14420 HILLCREST	9/28/2023	\$375,900	PTA	03-ARM'S LENGTH	\$375,900	\$151,800	40.38	\$370,859	\$84,290	\$291,610	\$250,278	1.165	1,499	\$194.54	'CLM	6.6319	1.00 STORY	\$80,000	401	61
091 02 0064 000	30831 LYNDON	7/6/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$118,100	39.37	\$288,680	\$80,000	\$220,000	\$182,253	1.207	1,273	\$172.82	'CLM	1.9986	1.00 STORY	\$80,000	401	63
091 02 0116 001	14052 WARNER CT	11/20/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$172,500	44.23	\$367,121	\$80,000	\$310,000	\$252,970	1.225	2,241	\$138.33	'CLM	0.1657	2.00 STORY	\$80,000	401	63
092 02 0008 000	30105 BUCKINGHAM	10/2/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,300	41.19	\$348,514	\$106,348	\$253,652	\$213,362	1.189	2,018	\$125.69	'CLM	4.2629	2.00 STORY	\$98,300	401	64
092 02 0010 000	30107 MASON	1/12/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$152,400	39.08	\$370,880	\$82,837	\$307,163	\$253,782	1.210	1,983	\$154.90	'CLM	1.6757	TRI-LEVEL	\$73,725	401	77
092 02 0018 000	30185 ACACIA	11/4/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,600	43.94	\$297,159	\$76,940	\$243,060	\$192,331	1.264	1,311	\$185.40	'CLM	3.6660	1.00 STORY	\$75,691	401	63
092 02 0059 000	30231 BENTLEY	6/4/2024	\$329,500	PTA	03-ARM'S LENGTH	\$329,500	\$131,900	40.03	\$289,030	\$68,810	\$260,690	\$192,331	1.355	1,318	\$197.79	'CLM	12.8325	1.00 STORY	\$68,810	401	65
092 02 0060 000	30243 BENTLEY	4/10/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,100	46.98	\$244,452	\$68,810	\$176,190	\$153,399	1.149	1,183	\$148.93	'CLM	8.2890	1.00 STORY	\$68,810	401	62
092 02 0070 000	30110 BENTLEY	8/8/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$148,000	40.00	\$326,410	\$76,031	\$293,969	\$218,671	1.344	1,368	\$214.89	'CLM	11.7245	1.00 STORY	\$70,787	401	67
092 02 0100 000	29653 MASON	10/11/2023	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$108,600	37.19	\$254,882	\$62,912	\$229,088	\$167,659	1.366	1,145	\$200.08	'CLM	13.9294	1.00 STORY	\$62,912	401	68
092 02 0118 000	29726 MASON	7/28/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,300	38.23	\$243,771	\$61,929	\$203,071	\$158,813	1.279	1,145	\$177.35	'CLM	5.1581	1.00 STORY	\$61,929	401	63
092 03 0020 000	29632 JACQUELYN	1/3/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$151,200	46.52	\$319,435	\$72,742	\$252,258	\$215,452	1.171	1,640	\$153.82	'CLM	6.0632	1.00 STORY	\$72,742	401	65
092 03 0052 000	29654 OAKVIEW	9/18/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$137,600	47.45	\$296,279	\$85,521	\$204,479	\$184,068	1.111	1,586	\$128.93	'CLM	12.0575	1.00 STORY	\$85,521	401	58
092 03 0058 000	29538 OAKVIEW	6/13/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$144,100	48.03	\$297,661	\$73,725	\$226,275	\$195,577	1.157	1,346	\$168.11	'CLM	7.4502	1.00 STORY	\$73,725	401	66
092 04 0156 000	29729 BUCKINGHAM	10/11/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$148,100	49.20	\$297,341	\$68,329	\$232,671	\$201,772	1.153	1,943	\$119.75	'CLM	7.8325	2.00 STORY	\$58,980	401	60
092 04 0162 000	29846 BUCKINGHAM	3/7/2025	\$360,700	PTA	03-ARM'S LENGTH	\$360,700	\$170,100	47.16	\$353,206	\$69,800	\$290,900	\$249,696	1.165	2,152	\$135.18	'CLM	6.6447	2.00 STORY	\$68,545	401	64
092 05 0208 002	14112 HENRY RUFF	6/1/2023	\$334,000	PTA	03-ARM'S LENGTH	\$334,000	\$144,200	43.17	\$325,197	\$75,925	\$258,075	\$193,234	1.336	1,830	\$141.02	'CLM	10.8458	QUAD LEVEL	\$73,725	401	64
092 05 0238 000	14140 DORIS	7/25/2024	\$374,000	PTA	03-ARM'S LENGTH	\$374,000	\$169,900	45.43	\$353,706	\$87,497	\$286,503	\$234,545	1.222	1,915	\$149.61	'CLM	0.9937	2.00 STORY	\$78,640	401	62
092 05 0267 000	14232 DORIS	6/18/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$165,100	42.88	\$347,703	\$98,300	\$286,700	\$219,738	1.305	1,895	\$151.29	'CLM	7.3272	2.00 STORY	\$98,300	401	60
092 06 0001 000	13948 MELVIN	7/25/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$151,100	45.79	\$308,906	\$58,980	\$271,020	\$193,741	1.399	1,830	\$148.10	'CLM	17.1779	QUAD LEVEL	\$58,980	401	64
092 07 0303 000	30230 OAKVIEW	10/13/2023	\$392,000	PTA	03-ARM'S LENGTH	\$392,000	\$158,700	40.48	\$370,497	\$78,640	\$313,360	\$257,142	1.219	1,965	\$159.47	'CLM	1.2837	2.00 STORY	\$78,640	401	70
092 08 0275 000	14376 HENRY RUFF	9/6/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$169,900	47.86	\$352,487	\$90,608	\$264,392	\$203,006	1.302	1,893	\$139.67	'CLM	7.0922	QUAD LEVEL	\$86,504	401	65
092 09 0006 000	29549 LYNDON	2/15/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$129,800	45.54	\$292,590	\$83,142	\$201,858	\$184,535	1.094	1,521	\$132.71	'CLM	13.7590	2.00 STORY	\$83,142	401	64
092 09 0009 000	29631 LYNDON	4/19/2024	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$143,500	43.35	\$303,403	\$83,555	\$247,445	\$193,698	1.277	1,521	\$162.69	'CLM	4.6015	2.00 STORY	\$83,555	401	68
Totals:			\$12,918,500			\$12,918,500	\$5,564,200		\$12,317,580		\$9,897,640	\$8,065,887			\$164.58		0.4365				
							Sale. Ratio ==>	43.07				E.C.F. ==>	1.227			Std. Deviation==>	0.09				
							Std. Dev. ==>	4.22				Ave. E.C.F. ==>	1.231			Ave. Variance==>	34.24	COV ==>	27.80		

ECF Statistical Analysis	
Mean	1.231
Standard Error	0.014
Median	1.219
Mode	#N/A
Standard Deviation	0.090
Sample Variance	0.008
Kurtosis	-0.800
Skewness	0.258
Range	0.361
Minimum	1.060
Maximum	1.421
Sum	48.027
Count	39



CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
092 02 0010 000	30107 MASON	10/6/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$152,400	39.08	\$370,880	\$82,837	\$307,163	\$253,782	1.210	1,983	\$154.90	'CLM	121.0342	TRI-LEVEL	\$73,725	401	Prior
089 01 0026 000	14955 FLAMINGO	5/24/2023	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$116,700	54.03	\$271,117	\$82,518	\$133,482	\$164,715	0.810	1,868	\$71.46	'CLM	81.0382	1.00 STORY	\$82,518	401	Low
090 99 0089 000	14576 BAINBRIDGE	5/12/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,700	32.82	\$207,302	\$78,064	\$176,936	\$112,871	1.568	968	\$182.79	'CLM	156.7595	1.00 STORY	\$75,000	401	High

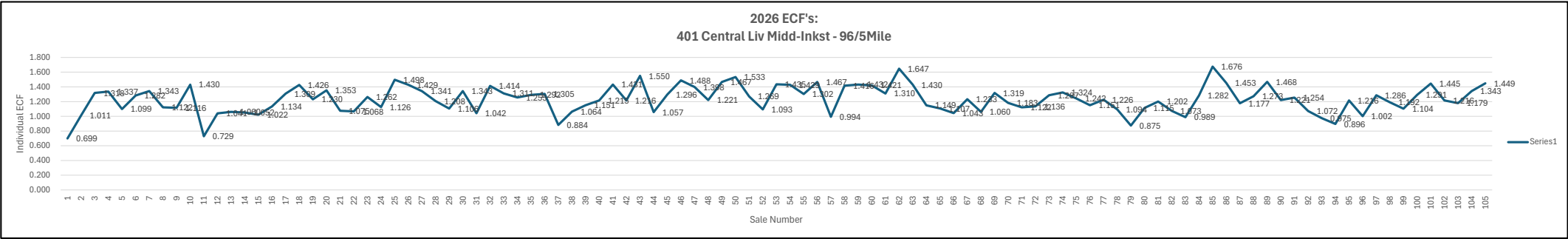
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
093 01 0044 000	14900 CAVELL	8/14/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$112,300	68.06	\$230,704	\$52,500	\$112,500	\$160,833	0.699	1,026	\$109.65	'CLE	53.1035	1.00 STORY	\$52,500	401	67
093 01 0056 002	14660 CAVELL	11/22/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$152,400	51.66	\$317,408	\$61,000	\$234,000	\$231,415	1.011	1,434	\$163.18	'CLE	21.9348	1.00 STORY	\$61,000	401	68
093 01 0080 000	14835 ARCOLA	9/26/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$138,400	41.31	\$291,624	\$63,000	\$272,000	\$206,339	1.318	1,302	\$208.91	'CLE	8.7701	1.00 STORY	\$63,000	401	70
093 01 0106 000	15106 ARCOLA	9/17/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$104,600	41.84	\$216,152	\$52,500	\$197,500	\$147,700	1.337	1,026	\$192.50	'CLE	10.6652	1.00 STORY	\$52,500	401	68
093 01 0127 000	14800 ARCOLA	7/1/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$107,800	46.87	\$231,423	\$52,500	\$177,500	\$161,482	1.099	1,292	\$137.38	'CLE	13.1325	1.00 STORY	\$52,500	401	66
093 01 0146 000	14761 INKSTER	8/9/2024	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$108,600	42.92	\$225,728	\$52,500	\$200,500	\$156,342	1.282	1,073	\$186.86	'CLE	5.1927	1.00 STORY	\$52,500	401	65
093 01 0169 000	14857 INKSTER	10/28/2024	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$120,400	40.15	\$256,884	\$54,126	\$245,774	\$182,994	1.343	1,583	\$155.26	'CLE	11.2553	1.00 STORY	\$52,500	401	63
093 01 0173 000	15005 INKSTER	6/13/2024	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$87,900	47.01	\$190,980	\$52,500	\$134,500	\$119,896	1.122	1,072	\$125.47	'CLE	10.8713	2.00 STORY	\$52,500	401	58
093 01 0176 000	15017 INKSTER	7/31/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$114,500	47.71	\$238,661	\$52,500	\$187,500	\$168,015	1.116	1,536	\$122.07	'CLE	11.4547	1.00 STORY	\$52,500	401	59
093 02 0017 000	14858 SUNBURY	3/19/2025	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$70,500	39.50	\$156,548	\$64,500	\$114,000	\$79,695	1.430	950	\$120.00	'CLE	19.9935	2.00 STORY	\$64,500	401	50
093 02 0018 000	14888 SUNBURY	2/3/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$129,900	64.95	\$279,039	\$64,500	\$135,500	\$185,748	0.729	1,856	\$73.01	'CLE	50.1035	2.00 STORY	\$64,500	401	65
093 02 0019 000	14897 HARRISON	4/8/2024	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$97,100	48.07	\$210,724	\$66,264	\$135,736	\$130,379	1.041	1,645	\$82.51	'CLE	18.9430	1.00 STORY	\$64,500	401	54
093 02 0041 000	15040 HARRISON	5/17/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$93,600	49.26	\$201,659	\$59,400	\$130,600	\$123,167	1.060	1,260	\$103.65	'CLE	17.0169	2.00 STORY	\$59,400	401	57
093 02 0045 000	15136 HARRISON	4/14/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$95,800	40.77	\$244,387	\$59,400	\$175,600	\$166,955	1.052	1,035	\$169.66	'CLE	17.8738	1.00 STORY	\$59,400	401	87
093 02 0060 001	15005 LYONS	9/5/2023	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$155,100	51.72	\$320,011	\$60,146	\$239,754	\$234,535	1.022	1,950	\$122.95	'CLE	20.8266	1.00 STORY	\$60,146	401	62
093 02 0081 002	15024 LYONS	9/21/2023	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$62,200	40.13	\$152,565	\$49,880	\$105,120	\$92,675	1.134	1,048	\$100.31	'CLE	9.6232	1.00 STORY	\$49,880	401	59
093 02 0098 000	15099 SANTA ANITA	5/29/2024	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$149,500	42.59	\$308,668	\$74,820	\$276,180	\$211,054	1.309	1,495	\$184.74	'CLE	7.8057	1.00 STORY	\$74,820	401	65
093 02 0105 000	14900 SANTA ANITA	11/22/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$68,900	32.81	\$175,680	\$56,115	\$153,885	\$107,910	1.426	1,072	\$143.55	'CLE	19.5531	1.00 STORY	\$56,115	401	66
093 02 0112 000	15016 SANTA ANITA	8/9/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$93,300	43.40	\$197,452	\$38,700	\$176,300	\$143,277	1.230	1,250	\$141.04	'CLE	0.0035	1.00 STORY	\$38,700	401	68
093 99 0020 003	14751 CAVELL	11/1/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,100	42.18	\$252,206	\$89,816	\$190,184	\$140,597	1.353	1,287	\$147.77	'CLE	12.2171	2.00 STORY	\$89,816	401	55
093 99 0030 005	15200 SANTA ANITA	10/19/2023	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$121,300	44.60	\$278,402	\$60,200	\$211,800	\$196,933	1.075	1,221	\$173.46	'CLE	15.5026	1.00 STORY	\$60,200	401	73
094 03 0020 000	29130 LORI	6/6/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,900	46.52	\$298,573	\$62,780	\$227,220	\$212,809	1.068	1,657	\$137.13	'CLE	16.2800	1.00 STORY	\$62,780	401	66
094 03 0035 000	29117 BARKLEY	10/5/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$106,900	38.87	\$249,455	\$65,889	\$209,111	\$165,673	1.262	1,129	\$185.22	'CLE	3.1673	1.00 STORY	\$62,780	401	66
094 03 0051 000	29104 BARKLEY	1/31/2025	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$146,800	47.82	\$303,030	\$61,920	\$245,080	\$217,608	1.126	1,726	\$141.99	'CLE	10.4273	1.00 STORY	\$61,920	401	66
095 01 0011 000	14358 GARDEN	8/2/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$118,500	35.91	\$258,478	\$55,135	\$274,865	\$183,522	1.498	1,220	\$225.30	'CLE	26.7204	1.00 STORY	\$54,180	401	65
095 01 0016 000	14309 GARDEN	8/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$120,200	38.77	\$255,865	\$68,800	\$241,200	\$168,831	1.429	1,220	\$197.70	'CLE	19.8129	1.00 STORY	\$68,800	401	65
095 01 0023 000	29214 MEADOWLARK	10/30/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$140,800	41.78	\$289,762	\$64,723	\$272,277	\$203,103	1.341	1,449	\$187.91	'CLE	11.0067	1.00 STORY	\$58,480	401	65
095 01 0024 000	29228 MEADOWLARK	10/25/2024	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$118,000	44.95	\$245,576	\$58,480	\$204,020	\$168,859	1.208	1,220	\$167.23	'CLE	2.2291	1.00 STORY	\$58,480	401	65
095 01 0042 000	29217 ORIOLE	5/12/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$116,500	43.15	\$270,333	\$47,300	\$222,700	\$201,293	1.106	1,465	\$152.01	'CLE	12.4171	1.00 STORY	\$47,300	401	65
095 01 0043 000	29205 ORIOLE	7/1/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$129,200	38.57	\$284,620	\$47,300	\$287,700	\$214,187	1.343	1,373	\$209.54	'CLE	11.2700	1.00 STORY	\$47,300	401	65
095 01 0053 000	29132 ORIOLE	7/14/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$125,900	45.78	\$287,765	\$75,000	\$200,000	\$192,026	1.042	1,340	\$149.25	'CLE	18.8993	1.00 STORY	\$75,000	401	65
095 01 0059 000	29222 ORIOLE	1/10/2025	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$132,600	39.58	\$276,603	\$65,000	\$270,000	\$190,977	1.414	1,373	\$196.65	'CLE	18.3264	1.00 STORY	\$65,000	401	65
095 01 0062 000	29207 JACQUELYN	5/31/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,400	42.31	\$280,330	\$63,476	\$256,524	\$195,716	1.311	1,373	\$186.83	'CLE	8.0177	1.00 STORY	\$61,920	401	65
095 01 0088 000	29356 JACQUELYN	7/31/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,400	40.75	\$289,050	\$56,219	\$263,781	\$210,136	1.255	1,485	\$177.63	'CLE	2.4769	1.00 STORY	\$51,600	401	65
095 02 0003 000	28531 LYNDON	8/16/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$230,376	\$51,600	\$208,400	\$161,350	1.292	994	\$209.66	'CLE	6.1084	1.00 STORY	\$51,600	401	70
095 02 0019 002	14421 ALEXANDER	3/31/2025	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$139,900	42.52	\$288,150	\$58,480	\$270,520	\$207,283	1.305	1,586	\$170.57	'CLE	7.4557	1.00 STORY	\$58,480	401	65
095 02 0029 000	14308 ALEXANDER	8/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$155,400	57.56	\$317,624	\$82,211	\$187,789	\$212,466	0.884	1,665	\$112.79	'CLE	34.6664	1.00 STORY	\$75,000	401	65
095 02 0036 000	14394 ALEXANDER	4/5/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$125,300	50.12	\$258,210	\$51,600	\$198,400	\$186,471	1.064	1,373	\$144.50	'CLE	16.6546	1.00 STORY	\$51,600	401	65
095 02 0066 000	14381 BRENTWOOD	8/28/2024	\$289,700	WD	03-ARM'S LENGTH	\$289,700	\$136,400	47.08	\$280,912	\$53,944	\$235,756	\$204,844	1.151	1,513	\$155.82	'CLE	7.9613	1.00 STORY	\$51,600	401	65
095 03 0001 000	28507 GITA	10/15/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,900	44.53	\$266,002	\$69,651	\$215,349	\$177,212	1.215	1,246	\$172.83	'CLE	1.5313	1.00 STORY	\$69,651	401	65
095 03 0004 000	14039 HARRISON	7/6/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$115,500	39.83	\$260,005	\$52,815	\$237,185	\$165,752	1.431	1,536	\$154.42	'CLE	20.0445	TRI-LEVEL	\$51,600	401	65
095 03 0008 000	14109 HARRISON	5/3/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$95,700	39.88	\$223,511	\$55,040	\$184,960	\$152,049	1.216	994	\$186.08	'CLE	1.4068	1.00 STORY	\$55,040	401	65
095 03 0009 000	14121 HARRISON	2/22/2024	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$110,700	35.48	\$245,876	\$52,701	\$259,299	\$167,251	1.550	1,354	\$191.51	'CLE	31.9840	2.00 STORY	\$52,701	401	69
095 03 0017 002	14317 HARRISON	4/21/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,300	43.95	\$217,144	\$60,424	\$149,576	\$141,444	1.057	1,001	\$149.43	'CLE	17.3026	1.00 STORY	\$60,424	401	65
095 03 0018 002	14333 HARRISON	12/22/2023	\$318,900	PTA	03-ARM'S LENGTH	\$318,900	\$120,700	37.85	\$281,467	\$60,424	\$258,476	\$199,497	1.296	1,594	\$162.16	'CLE	6.5120	1.00 STORY	\$60,424	401	65
095 03 0019 002	14349 HARRISON	7/26/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$138,000	41.82	\$286,812	\$60,424	\$269,576	\$181,110	1.488	1,953	\$138.03	'CLE	25.7947	TRI-LEVEL	\$60,424	401	71
095 03 0040 000	14016 BRENTWOOD	10/22/2024	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$103,300	38.69	\$225,135	\$65,000	\$202,000	\$144,526	1.398	994	\$203.22	'CLE	16.7154	1.00 STORY	\$65,000	401	67
095 04 0003 000	29323 MEADOWLARK	2/25/2025	\$315,500	WD	03-ARM'S LENGTH	\$315,500	\$154,500	48.97	\$321,346	\$68,146	\$247,354	\$202,560	1.221	1,892	\$130.74	'CLE	0.9379	TRI-LEVEL	\$64,500	401	65
095 04 0006 000	29257 MEADOWLARK	10/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,100	41.30	\$277,751	\$62,780	\$252,220	\$171,976	1.467	1,536	\$164.21	'CLE	23.6082	TRI-LEVEL	\$62,780	401	70
095 05 0																					

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

095 07 0082 000	28705 BUCKINGHAM	8/1/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$116,200	39.52	\$240,675	\$56,949	\$237,051	\$165,817	1.430	1,064	\$222.79	'CLE	19.9076	1.00 STORY	\$53,320	401	69
095 08 0054 000	29136 PERTH	10/12/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$129,400	43.86	\$296,285	\$64,500	\$230,500	\$200,679	1.149	1,579	\$145.98	'CLE	8.1918	2.00 STORY	\$64,500	401	71
096 01 0009 000	14281 INKSTER	9/6/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$112,900	49.09	\$230,220	\$39,600	\$190,400	\$172,039	1.107	1,157	\$164.56	'CLE	12.3793	1.00 STORY	\$39,600	401	65
096 01 0011 000	27409 LYNDON	7/20/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$108,300	45.13	\$251,354	\$56,920	\$183,080	\$175,481	1.043	1,305	\$140.29	'CLE	18.7215	1.00 STORY	\$54,120	401	65
096 01 0020 000	14246 ARCOLA	4/25/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$117,700	44.42	\$243,400	\$51,600	\$213,400	\$173,104	1.233	1,157	\$184.44	'CLE	0.2267	1.00 STORY	\$51,600	401	65
096 01 0021 000	14234 ARCOLA	3/11/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$112,100	44.84	\$258,594	\$59,707	\$190,293	\$179,500	1.060	1,305	\$145.82	'CLE	17.0390	1.00 STORY	\$51,600	401	65
096 01 0027 000	14245 ARCOLA	2/3/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,700	41.68	\$243,530	\$51,600	\$228,400	\$173,222	1.319	1,246	\$183.31	'CLE	8.8021	1.00 STORY	\$51,600	401	65
096 01 0079 000	14225 DEERING	7/27/2023	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$98,700	40.95	\$229,054	\$51,600	\$189,400	\$160,157	1.183	1,157	\$163.70	'CLE	4.7929	1.00 STORY	\$51,600	401	65
096 01 0086 000	27937 BENTLEY	1/20/2025	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$137,600	47.61	\$286,210	\$62,333	\$226,667	\$202,055	1.122	1,487	\$152.43	'CLE	10.8710	1.00 STORY	\$62,333	401	65
096 01 0098 000	14237 LYONS	10/7/2024	\$295,500	PTA	03-ARM'S LENGTH	\$295,500	\$141,100	47.75	\$289,543	\$53,858	\$241,642	\$212,712	1.136	1,569	\$154.01	'CLE	9.4513	1.00 STORY	\$51,600	401	65
096 01 0144 000	27641 LYNDON	2/13/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$124,700	43.00	\$256,896	\$51,600	\$238,400	\$185,285	1.287	1,157	\$206.05	'CLE	5.6148	1.00 STORY	\$51,600	401	69
096 01 0165 000	27838 LYNDON	10/25/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,600	42.38	\$279,982	\$75,000	\$245,000	\$185,001	1.324	1,290	\$189.92	'CLE	9.3799	1.00 STORY	\$75,000	401	65
096 01 0191 000	27801 BARKLEY	7/14/2023	\$268,500	PTA	03-ARM'S LENGTH	\$268,500	\$105,600	39.33	\$245,502	\$55,900	\$212,600	\$171,120	1.242	1,157	\$183.75	'CLE	1.1885	1.00 STORY	\$55,900	401	65
096 01 0192 000	27815 BARKLEY	12/15/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,100	42.18	\$272,377	\$75,000	\$205,000	\$178,138	1.151	1,246	\$164.53	'CLE	7.9725	1.00 STORY	\$75,000	401	65
096 01 0205 000	27614 BARKLEY	2/28/2025	\$271,500	PTA	03-ARM'S LENGTH	\$271,500	\$119,900	44.16	\$250,740	\$55,900	\$215,600	\$175,848	1.226	1,246	\$173.03	'CLE	0.4459	1.00 STORY	\$55,900	401	65
096 01 0213 000	27462 LYNDON	1/7/2025	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$133,400	49.04	\$274,490	\$75,000	\$197,000	\$180,045	1.094	1,157	\$170.27	'CLE	13.6347	1.00 STORY	\$75,000	401	65
096 02 0225 000	14065 INKSTER	5/3/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$111,000	58.42	\$229,142	\$42,658	\$147,342	\$168,306	0.875	1,246	\$118.25	'CLE	35.5077	1.00 STORY	\$39,600	401	67
096 02 0226 000	14043 INKSTER	11/1/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$102,200	43.49	\$233,849	\$39,600	\$195,400	\$175,314	1.115	1,157	\$168.89	'CLE	11.5947	1.00 STORY	\$39,600	401	67
096 02 0249 000	14035 ARCOLA	6/18/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$128,800	45.19	\$268,625	\$75,000	\$210,000	\$174,751	1.202	1,246	\$168.54	'CLE	2.8808	1.00 STORY	\$75,000	401	67
096 02 0250 000	14021 ARCOLA	6/9/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$122,000	44.36	\$281,451	\$75,000	\$200,000	\$186,327	1.073	1,358	\$147.28	'CLE	15.7137	1.00 STORY	\$75,000	401	67
096 02 0257 000	27630 BUCKINGHAM	9/25/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$117,100	52.04	\$245,485	\$55,264	\$169,736	\$171,679	0.989	1,246	\$136.22	'CLE	24.1836	1.00 STORY	\$55,264	401	67
096 02 0261 000	27730 BUCKINGHAM	9/20/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$118,100	42.95	\$244,978	\$54,180	\$220,820	\$172,200	1.282	1,157	\$190.86	'CLE	5.1828	1.00 STORY	\$54,180	401	67
096 02 0268 000	27653 PERTH	3/31/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$117,300	34.10	\$244,954	\$51,600	\$292,400	\$174,507	1.676	1,246	\$234.67	'CLE	44.5059	1.00 STORY	\$51,600	401	67
096 02 0286 000	14135 CAVELL	1/2/2025	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$117,800	38.50	\$246,021	\$53,555	\$252,445	\$173,705	1.453	1,246	\$202.60	'CLE	22.2779	1.00 STORY	\$51,600	401	67
096 02 0298 000	14183 FOCH	5/25/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$119,600	41.24	\$275,982	\$51,600	\$238,400	\$202,510	1.177	1,305	\$182.68	'CLE	5.3293	1.00 STORY	\$51,600	401	67
096 02 0299 000	14171 FOCH	5/30/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$115,900	35.55	\$290,377	\$51,600	\$274,400	\$215,502	1.273	1,246	\$220.22	'CLE	4.2788	1.00 STORY	\$51,600	401	79
096 02 0309 000	14146 CARDWELL	8/19/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$118,200	36.26	\$258,670	\$51,600	\$274,400	\$186,886	1.468	1,246	\$220.22	'CLE	23.7756	1.00 STORY	\$51,600	401	67
096 02 0314 000	14195 CARDWELL	2/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$101,700	36.98	\$254,572	\$55,040	\$219,960	\$180,083	1.221	1,157	\$190.11	'CLE	0.9082	1.00 STORY	\$55,040	401	69
096 02 0317 000	14159 CARDWELL	7/17/2024	\$362,000	PTA	03-ARM'S LENGTH	\$362,000	\$146,600	40.50	\$325,888	\$51,600	\$310,400	\$247,552	1.254	1,463	\$212.17	'CLE	2.3360	1.00 STORY	\$51,600	401	74
096 02 0324 000	14122 DEERING	1/14/2025	\$263,100	PTA	03-ARM'S LENGTH	\$263,100	\$129,200	49.11	\$269,458	\$75,000	\$188,100	\$175,503	1.072	1,246	\$150.96	'CLE	15.8742	1.00 STORY	\$75,000	401	67
096 02 0340 000	27855 PERTH	1/31/2025	\$270,100	PTA	03-ARM'S LENGTH	\$270,100	\$144,300	53.42	\$296,760	\$75,000	\$195,100	\$200,144	0.975	1,305	\$149.50	'CLE	25.5720	1.00 STORY	\$75,000	401	67
096 02 0354 000	14050 LYONS	2/9/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$105,500	43.06	\$288,744	\$60,451	\$184,549	\$206,040	0.896	1,187	\$155.48	'CLE	33.4823	1.00 STORY	\$55,960	401	76
096 02 0354 000	14050 LYONS	4/12/2024	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$118,400	38.07	\$288,744	\$60,451	\$250,549	\$206,040	1.216	1,187	\$211.08	'CLE	1.4497	1.00 STORY	\$55,960	401	76
096 02 0418 000	27501 BUCKINGHAM	7/12/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$125,100	48.12	\$279,531	\$75,000	\$185,000	\$184,594	1.002	1,226	\$150.90	'CLE	22.8319	1.00 STORY	\$75,000	401	65
096 03 0008 000	28220 ACACIA	7/25/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$136,400	43.03	\$280,301	\$51,600	\$265,400	\$206,408	1.286	1,367	\$194.15	'CLE	5.5285	1.00 STORY	\$51,600	401	72
096 03 0016 000	14066 RIGA	7/3/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$145,500	46.94	\$302,081	\$51,600	\$258,400	\$216,866	1.192	1,716	\$150.58	'CLE	3.8999	2.00 STORY	\$51,600	401	72
096 03 0017 000	14054 RIGA	10/13/2023	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$113,900	43.31	\$263,802	\$51,600	\$211,400	\$191,518	1.104	1,262	\$167.51	'CLE	12.6706	1.00 STORY	\$51,600	401	72
096 03 0018 000	14042 RIGA	7/12/2024	\$384,900	PTA	03-ARM'S LENGTH	\$384,900	\$167,200	43.44	\$349,859	\$51,600	\$333,300	\$258,232	1.291	1,854	\$179.77	'CLE	6.0181	2.00 STORY	\$51,600	401	72
096 03 0039 001	28444 GITA	10/15/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$147,000	39.73	\$302,024	\$78,563	\$291,437	\$201,679	1.445	1,262	\$230.93	'CLE	21.4535	1.00 STORY	\$75,000	401	72
096 03 0046 000	28290 GITA	11/18/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$162,300	46.37	\$336,267	\$75,000	\$275,000	\$226,205	1.216	1,695	\$162.24	'CLE	1.4807	2.00 STORY	\$75,000	401	72
096 03 0047 000	28268 GITA	3/4/2025	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$157,100	47.61	\$324,969	\$82,238	\$247,762	\$210,156	1.179	1,691	\$146.52	'CLE	5.1575	2.00 STORY	\$75,000	401	65
096 03 0054 000	14045 RIGA	3/3/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$140,900	41.44	\$290,147	\$54,963	\$285,037	\$212,259	1.343	1,367	\$208.51	'CLE	11.2355	1.00 STORY	\$54,963	401	71
096 03 0058 000	14093 RIGA	2/20/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$134,200	39.01	\$275,291	\$52,081	\$291,919	\$201,453	1.449	1,367	\$213.55	'CLE	21.8549	1.00 STORY	\$52,081	401	67
Totals:			\$29,487,900			\$29,487,900	\$12,810,800		\$27,682,079		\$23,287,085	\$18,987,694			\$165.18		0.4088				
								Sale. Ratio =>	43.44		E.C.F. =>	1.226			Std. Deviation=>	0.18					
								Std. Dev. =>	5.79		Ave. E.C.F. =>	1.231			Ave. Variance=>	14.49	COV =>	11.77			

ECF Statistical Analysis	
Mean	1.231
Standard Error	0.018
Median	1.230
Mode	#N/A
Standard Deviation	0.181
Sample Variance	0.033
Kurtosis	0.228
Skewness	-0.214
Range	0.976
Minimum	0.699
Maximum	1.676
Sum	129.204
Count	105



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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
093 01 0056 002	14660 CAVELL	11/22/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$152,400	51.66	\$317,408	\$61,000	\$234,000	\$231,415	1.011	1,434	\$163.18	'CLE	101.1170	1.00 STORY	\$61,000	401	68
093 01 0080 000	14835 ARCOLA	9/26/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$138,400	41.31	\$291,624	\$63,000	\$272,000	\$206,339	1.318	1,302	\$208.91	'CLE	131.8219	1.00 STORY	\$63,000	401	70
093 01 0106 000	15106 ARCOLA	9/17/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$104,600	41.84	\$216,152	\$52,500	\$197,500	\$147,700	1.337	1,026	\$192.50	'CLE	133.7170	1.00 STORY	\$52,500	401	68
093 01 0127 000	14800 ARCOLA	7/1/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$107,800	46.87	\$231,423	\$52,500	\$177,500	\$161,482	1.099	1,292	\$137.38	'CLE	109.9194	1.00 STORY	\$52,500	401	66
093 01 0146 000	14761 INKSTER	8/9/2024	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$108,600	42.92	\$225,728	\$52,500	\$200,500	\$156,342	1.282	1,073	\$186.86	'CLE	128.2445	1.00 STORY	\$52,500	401	65
093 01 0169 000	14857 INKSTER	10/28/2024	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$120,400	40.15	\$256,884	\$54,126	\$245,774	\$182,994	1.343	1,583	\$155.26	'CLE	134.3071	1.00 STORY	\$52,500	401	63
093 01 0173 000	15005 INKSTER	6/13/2024	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$87,900	47.01	\$190,980	\$52,500	\$134,500	\$119,896	1.122	1,072	\$125.47	'CLE	112.1806	2.00 STORY	\$52,500	401	58
093 01 0176 000	15017 INKSTER	7/31/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$114,500	47.71	\$238,661	\$52,500	\$187,500	\$168,015	1.116	1,536	\$122.07	'CLE	111.5972	1.00 STORY	\$52,500	401	59
093 02 0017 000	14858 SUNBURY	3/19/2025	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$70,500	39.50	\$156,548	\$64,500	\$114,000	\$79,695	1.430	950	\$120.00	'CLE	143.0454	2.00 STORY	\$64,500	401	50
093 02 0019 000	14897 HARRISON	4/8/2024	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$97,100	48.07	\$210,724	\$66,264	\$135,736	\$130,379	1.041	1,645	\$82.51	'CLE	19.4479	1.00 STORY	\$64,500	401	54
093 02 0041 000	15040 HARRISON	5/17/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$93,600	49.26	\$201,659	\$59,400	\$130,600	\$123,167	1.060	1,260	\$103.65	'CLE	17.5218	2.00 STORY	\$59,400	401	57
093 02 0045 000	15136 HARRISON	4/14/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$95,800	40.77	\$244,387	\$59,400	\$175,600	\$166,955	1.052	1,035	\$169.66	'CLE	18.3787	1.00 STORY	\$59,400	401	87
093 02 0060 001	15005 LYONS	9/5/2023	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$155,100	51.72	\$320,011	\$60,146	\$239,754	\$234,535	1.022	1,950	\$122.95	'CLE	102.2253	1.00 STORY	\$60,146	401	62
093 02 0081 002	15024 LYONS	9/21/2023	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$62,200	40.13	\$152,565	\$49,880	\$105,120	\$92,675	1.134	1,048	\$100.31	'CLE	#REF!	1.00 STORY	\$49,880	401	59
093 02 0098 000	15099 SANTA ANITA	5/29/2024	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$149,500	42.59	\$308,668	\$74,820	\$276,180	\$211,054	1.309	1,495	\$184.74	'CLE	130.8575	1.00 STORY	\$74,820	401	65
093 02 0105 000	14900 SANTA ANITA	11/22/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$68,900	32.81	\$175,680	\$56,115	\$153,885	\$107,910	1.426	1,072	\$143.55	'CLE	142.6049	1.00 STORY	\$56,115	401	66
093 02 0112 000	15016 SANTA ANITA	8/9/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$93,300	43.40	\$197,452	\$38,700	\$176,300	\$143,277	1.230	1,250	\$141.04	'CLE	123.0484	1.00 STORY	\$38,700	401	68
093 99 0020 003	14751 CAVELL	11/1/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,100	42.18	\$252,206	\$89,816	\$190,184	\$140,597	1.353	1,287	\$147.77	'CLE	135.2689	2.00 STORY	\$89,816	401	55
093 99 0030 005	15200 SANTA ANITA	10/19/2023	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$121,300	44.60	\$278,402	\$60,200	\$211,800	\$196,933	1.075	1,221	\$173.46	'CLE	16.0074	1.00 STORY	\$60,200	401	73
094 03 0020 000	29130 LORI	6/6/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,900	46.52	\$298,573	\$62,780	\$227,220	\$212,809	1.068	1,657	\$137.13	'CLE	#REF!	1.00 STORY	\$62,780	401	66
094 03 0035 000	29117 BARKLEY	10/5/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$106,900	38.87	\$249,455	\$65,889	\$209,111	\$165,673	1.262	1,129	\$185.22	'CLE	126.2191	1.00 STORY	\$62,780	401	66
094 03 0051 000	29104 BARKLEY	1/31/2025	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$146,800	47.82	\$303,030	\$61,920	\$245,080	\$217,608	1.126	1,726	\$141.99	'CLE	10.9322	1.00 STORY	\$61,920	401	66
095 01 0011 000	14358 GARDEN	8/2/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$118,500	35.91	\$258,478	\$55,135	\$274,865	\$183,522	1.498	1,220	\$225.30	'CLE	149.7722	1.00 STORY	\$54,180	401	65
095 01 0016 000	14309 GARDEN	8/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$120,200	38.77	\$255,865	\$68,800	\$241,200	\$168,831	1.429	1,220	\$197.70	'CLE	142.8648	1.00 STORY	\$68,800	401	65
095 01 0023 000	29214 MEADOWLARK	10/30/2024	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$140,800	41.78	\$289,762	\$64,723	\$272,277	\$203,103	1.341	1,449	\$187.91	'CLE	134.0586	1.00 STORY	\$58,480	401	65
095 01 0024 000	29228 MEADOWLARK	10/25/2024	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$118,000	44.95	\$245,576	\$58,480	\$204,020	\$168,859	1.208	1,220	\$167.23	'CLE	2.7340	1.00 STORY	\$58,480	401	65
095 01 0042 000	29217 ORIOLE	5/12/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$116,500	43.15	\$270,333	\$47,300	\$222,700	\$201,293	1.106	1,465	\$152.01	'CLE	12.9220	1.00 STORY	\$47,300	401	65
095 01 0043 000	29205 ORIOLE	7/1/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$129,200	38.57	\$284,620	\$47,300	\$287,700	\$214,187	1.343	1,373	\$209.54	'CLE	134.3219	1.00 STORY	\$47,300	401	65
095 01 0053 000	29132 ORIOLE	7/14/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$125,900	45.78	\$287,765	\$75,000	\$200,000	\$192,026	1.042	1,340	\$149.25	'CLE	104.1526	1.00 STORY	\$75,000	401	65
095 01 0059 000	29222 ORIOLE	1/10/2025	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$132,600	39.58	\$276,603	\$65,000	\$270,000	\$190,977	1.414	1,373	\$196.65	'CLE	141.3783	1.00 STORY	\$65,000	401	65
095 01 0062 000	29207 JACQUELYN	5/31/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,400	42.31	\$280,330	\$63,476	\$256,524	\$195,716	1.311	1,373	\$186.83	'CLE	131.0695	1.00 STORY	\$61,920	401	65
095 01 0088 000	29356 JACQUELYN	7/31/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,400	40.75	\$289,050	\$56,219	\$263,781	\$210,136	1.255	1,485	\$177.63	'CLE	125.5287	1.00 STORY	\$51,600	401	65
095 02 0003 000	28531 LYNDON	8/16/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$230,376	\$51,600	\$208,400	\$161,350	1.292	994	\$209.66	'CLE	129.1602	1.00 STORY	\$51,600	401	70
095 02 0019 002	14421 ALEXANDER	3/31/2025	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$139,900	42.52	\$288,150	\$58,480	\$270,520	\$207,283	1.305	1,586	\$170.57	'CLE	130.5076	1.00 STORY	\$58,480	401	65
095 02 0029 000	14308 ALEXANDER	4/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$155,400	57.56	\$317,624	\$82,211	\$187,789	\$212,466	0.884	1,665	\$112.79	'CLE	88.3854	1.00 STORY	\$75,000	401	65
095 02 0036 000	14394 ALEXANDER	4/5/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$125,300	50.12	\$258,210	\$51,600	\$198,400	\$186,471	1.064	1,373	\$144.50	'CLE	106.3972	1.00 STORY	\$51,600	401	65
095 02 0066 000	14381 BRENTWOOD	8/28/2024	\$289,700	WD	03-ARM'S LENGTH	\$289,700	\$136,400	47.08	\$280,912	\$53,944	\$235,756	\$204,844	1.151	1,513	\$155.82	'CLE	8.4662	1.00 STORY	\$51,600	401	65
095 03 0001 000	28507 GITA	10/15/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$126,900	44.53	\$266,002	\$69,651	\$215,349	\$177,212	1.215	1,246	\$172.83	'CLE	2.0362	1.00 STORY	\$69,651	401	65
095 03 0004 000	14039 HARRISON	7/6/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$115,500	39.83	\$260,005	\$52,815	\$237,185	\$165,752	1.431	1,536	\$154.42	'CLE	143.0963	TRI-LEVEL	\$51,600	401	65
095 03 0008 000	14109 HARRISON	5/3/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$95,700	39.88	\$223,511	\$55,040	\$184,960	\$152,049	1.216	994	\$186.08	'CLE	1.9117	1.00 STORY	\$55,040	401	65
095 03 0009 000	14121 HARRISON	2/22/2024	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$110,700	35.48	\$245,876	\$52,701	\$259,299	\$167,251	1.550	1,354	\$191.51	'CLE	155.0358	2.00 STORY	\$52,701	401	69
095 03 0017 002	14317 HARRISON	4/21/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,300	43.95	\$217,144	\$60,424	\$149,576	\$141,444	1.057	1,001	\$149.43	'CLE	105.7493	1.00 STORY	\$60,424	401	65
095 03 0018 002	14333 HARRISON	12/22/2023	\$318,900	PTA	03-ARM'S LENGTH	\$318,900	\$120,700	37.85	\$281,467	\$60,424	\$258,476	\$199,497	1.296	1,594	\$162.16	'CLE	129.5639	1.00 STORY	\$60,424	401	65
095 03 0019 002	14349 HARRISON	7/26/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$138,000	41.82	\$286,812	\$60,424	\$269,576	\$181,110	1.488	1,953	\$138.03	'CLE	148.8466	TRI-LEVEL	\$60,424	401	71
095 03 0040 000	14016 BRENTWOOD	10/22/2024	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$103,300	38.69	\$225,135	\$65,000	\$202,000	\$144,526	1.398	994	\$203.22	'CLE	139.7672	1.00 STORY	\$65,000	401	67
095 04 0003 000	29323 MEADOWLARK	2/25/2025	\$315,500	WD	03-ARM'S LENGTH	\$315,500	\$154,500	48.97	\$321,346	\$68,146	\$247,354	\$202,560	1.221	1,892	\$130.74	'CLE	1.4428	TRI-LEVEL	\$64,500	401	65
095 04 0006 000	29257 MEADOWLARK	10/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,100	41.30	\$277,751	\$62,780	\$252,220	\$171,976	1.467	1,536	\$164.21	'CLE	146.6600	TRI-LEVEL	\$62,780	401	70
095 05 0004 000	14219 ALEXANDER	3/5/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,400	40.80	\$254,154	\$51,600	\$248,400	\$162,043	1.533	1,536	\$161.72	'CLE	153.2926	TRI-LEVEL	\$51,600	401	65
095 05 0013 000	14038 ALEXANDER	9/24/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$124,800	49.92	\$246,990	\$51,910	\$198,090	\$156,064	1.269	1,536	\$128.96	'CLE	3.3720	TRI-LEVEL	\$51,910		

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096 01 0011 000	27409 LYNDON	7/20/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$108,300	45.13	\$251,354	\$56,920	\$183,080	\$175,481	1.043	1,305	\$140.29	'CLE	104.3304	1.00 STORY	\$54,120	401	65
096 01 0020 000	14246 ARCOLA	4/25/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$117,700	44.42	\$243,400	\$51,600	\$213,400	\$173,104	1.233	1,157	\$184.44	'CLE	123.2785	1.00 STORY	\$51,600	401	65
096 01 0021 000	14234 ARCOLA	3/11/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$112,100	44.84	\$258,594	\$59,707	\$190,293	\$179,500	1.060	1,305	\$145.82	'CLE	106.0128	1.00 STORY	\$51,600	401	65
096 01 0027 000	14245 ARCOLA	2/3/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,700	41.68	\$243,530	\$51,600	\$228,400	\$173,222	1.319	1,246	\$183.31	'CLE	8.6569	1.00 STORY	\$51,600	401	65
096 01 0079 000	14225 DEERING	7/27/2023	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$98,700	40.95	\$229,054	\$51,600	\$189,400	\$160,157	1.183	1,157	\$163.70	'CLE	118.2590	1.00 STORY	\$51,600	401	65
096 01 0086 000	27937 BENTLEY	1/20/2025	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$137,600	47.61	\$286,210	\$62,333	\$226,667	\$202,055	1.122	1,487	\$152.43	'CLE	112.1808	1.00 STORY	\$62,333	401	65
096 01 0098 000	14237 LYONS	10/7/2024	\$295,500	PTA	03-ARM'S LENGTH	\$295,500	\$141,100	47.75	\$289,543	\$53,858	\$241,642	\$212,712	1.136	1,569	\$154.01	'CLE	113.6005	1.00 STORY	\$51,600	401	65
096 01 0144 000	27641 LYNDON	2/13/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$124,700	43.00	\$256,896	\$51,600	\$238,400	\$185,285	1.287	1,157	\$206.05	'CLE	128.6666	1.00 STORY	\$51,600	401	69
096 01 0165 000	27838 LYNDON	10/25/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,600	42.38	\$279,982	\$75,000	\$245,000	\$185,001	1.324	1,290	\$189.92	'CLE	9.2347	1.00 STORY	\$75,000	401	65
096 01 0191 000	27801 BARKLEY	7/14/2023	\$268,500	PTA	03-ARM'S LENGTH	\$268,500	\$105,600	39.33	\$245,502	\$55,900	\$212,600	\$171,120	1.242	1,157	\$183.75	'CLE	124.2403	1.00 STORY	\$55,900	401	65
096 01 0192 000	27815 BARKLEY	12/15/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,100	42.18	\$272,377	\$75,000	\$205,000	\$178,138	1.151	1,246	\$164.53	'CLE	115.0793	1.00 STORY	\$75,000	401	65
096 01 0205 000	27614 BARKLEY	2/28/2025	\$271,500	PTA	03-ARM'S LENGTH	\$271,500	\$119,900	44.16	\$250,740	\$55,900	\$215,600	\$175,848	1.226	1,246	\$173.03	'CLE	122.6059	1.00 STORY	\$55,900	401	65
096 01 0213 000	27462 LYNDON	1/7/2025	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$133,400	49.04	\$274,490	\$75,000	\$197,000	\$180,045	1.094	1,157	\$170.27	'CLE	109.4171	1.00 STORY	\$75,000	401	65
096 02 0225 000	14065 INKSTER	5/3/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$111,000	58.42	\$229,142	\$42,658	\$147,342	\$168,306	0.875	1,246	\$118.25	'CLE	87.5441	1.00 STORY	\$39,600	401	67
096 02 0226 000	14043 INKSTER	11/1/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$102,200	43.49	\$233,849	\$39,600	\$195,400	\$175,314	1.115	1,157	\$168.89	'CLE	111.4572	1.00 STORY	\$39,600	401	67
096 02 0249 000	14035 ARCOLA	6/18/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$128,800	45.19	\$268,625	\$75,000	\$210,000	\$174,751	1.202	1,246	\$168.54	'CLE	120.1710	1.00 STORY	\$75,000	401	67
096 02 0250 000	14021 ARCOLA	6/9/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$122,000	44.36	\$281,451	\$75,000	\$200,000	\$186,327	1.073	1,358	\$147.28	'CLE	107.3382	1.00 STORY	\$75,000	401	67
096 02 0257 000	27630 BUCKINGHAM	9/25/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$117,100	52.04	\$245,485	\$55,264	\$169,736	\$171,679	0.989	1,246	\$136.22	'CLE	98.8682	1.00 STORY	\$55,264	401	67
096 02 0261 000	27730 BUCKINGHAM	9/20/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$118,100	42.95	\$244,978	\$54,180	\$220,820	\$172,200	1.282	1,157	\$190.86	'CLE	128.2346	1.00 STORY	\$54,180	401	67
096 02 0286 000	14135 CAVELL	1/2/2025	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$117,800	38.50	\$246,021	\$53,555	\$252,445	\$173,705	1.453	1,246	\$202.60	'CLE	145.3297	1.00 STORY	\$51,600	401	67
096 02 0298 000	14183 FOCH	5/25/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$119,600	41.24	\$275,982	\$51,600	\$238,400	\$202,510	1.177	1,305	\$182.68	'CLE	5.8341	1.00 STORY	\$51,600	401	67
096 02 0299 000	14171 FOCH	5/30/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$115,900	35.55	\$290,377	\$51,600	\$274,400	\$215,502	1.273	1,246	\$220.22	'CLE	3.7739	1.00 STORY	\$51,600	401	79
096 02 0309 000	14146 CARDWELL	8/19/2024	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$118,200	36.26	\$258,670	\$51,600	\$274,400	\$186,886	1.468	1,246	\$220.22	'CLE	146.8275	1.00 STORY	\$51,600	401	67
096 02 0314 000	14195 CARDWELL	2/6/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$101,700	36.98	\$254,572	\$55,040	\$219,960	\$180,083	1.221	1,157	\$190.11	'CLE	1.4130	1.00 STORY	\$55,040	401	69
096 02 0317 000	14159 CARDWELL	7/17/2024	\$362,000	PTA	03-ARM'S LENGTH	\$362,000	\$146,600	40.50	\$325,888	\$51,600	\$310,400	\$247,552	1.254	1,463	\$212.17	'CLE	1.8311	1.00 STORY	\$51,600	401	74
096 02 0324 000	14122 DEERING	1/14/2025	\$263,100	PTA	03-ARM'S LENGTH	\$263,100	\$129,200	49.11	\$269,458	\$75,000	\$188,100	\$175,503	1.072	1,246	\$150.96	'CLE	16.3791	1.00 STORY	\$75,000	401	67
096 02 0340 000	27855 PERTH	1/31/2025	\$270,100	PTA	03-ARM'S LENGTH	\$270,100	\$144,300	53.42	\$296,760	\$75,000	\$195,100	\$200,144	0.975	1,305	\$149.50	'CLE	26.0769	1.00 STORY	\$75,000	401	67
096 02 0354 000	14050 LYONS	4/12/2024	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$118,400	38.07	\$288,744	\$60,451	\$250,549	\$206,040	1.216	1,187	\$211.08	'CLE	1.9546	1.00 STORY	\$55,960	401	76
096 02 0418 000	27501 BUCKINGHAM	7/12/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$125,100	48.12	\$279,531	\$75,000	\$185,000	\$184,594	1.002	1,226	\$150.90	'CLE	23.3368	1.00 STORY	\$75,000	401	65
096 03 0008 000	28220 ACACIA	7/25/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$136,400	43.03	\$280,301	\$51,600	\$265,400	\$206,408	1.286	1,367	\$194.15	'CLE	5.0236	1.00 STORY	\$51,600	401	72
096 03 0016 000	14066 RIGA	7/3/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$145,500	46.94	\$302,081	\$51,600	\$258,400	\$216,866	1.192	1,716	\$150.58	'CLE	4.4048	2.00 STORY	\$51,600	401	72
096 03 0017 000	14054 RIGA	10/13/2023	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$113,900	43.31	\$263,802	\$51,600	\$211,400	\$191,518	1.104	1,262	\$167.51	'CLE	13.1754	1.00 STORY	\$51,600	401	72
096 03 0018 000	14042 RIGA	7/12/2024	\$384,900	PTA	03-ARM'S LENGTH	\$384,900	\$167,200	43.44	\$349,859	\$51,600	\$333,300	\$258,232	1.291	1,854	\$179.77	'CLE	5.5133	2.00 STORY	\$51,600	401	72
096 03 0039 001	28444 GITA	10/15/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$147,000	39.73	\$302,024	\$78,563	\$291,437	\$201,679	1.445	1,262	\$230.93	'CLE	20.9487	1.00 STORY	\$75,000	401	72
096 03 0046 000	28290 GITA	11/18/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$162,300	46.37	\$336,267	\$75,000	\$275,000	\$226,205	1.216	1,695	\$162.24	'CLE	1.9856	2.00 STORY	\$75,000	401	72
096 03 0047 000	28268 GITA	3/4/2025	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$157,100	47.61	\$324,969	\$82,238	\$247,762	\$210,156	1.179	1,691	\$146.52	'CLE	5.6624	2.00 STORY	\$75,000	401	65
096 03 0054 000	14045 RIGA	3/3/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$140,900	41.44	\$290,147	\$54,963	\$285,037	\$212,259	1.343	1,367	\$208.51	'CLE	10.7306	1.00 STORY	\$54,963	401	71
096 03 0058 000	14093 RIGA	2/20/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$134,200	39.01	\$275,291	\$52,081	\$291,919	\$201,453	1.449	1,367	\$213.55	'CLE	21.3500	1.00 STORY	\$52,081	401	67

Totals:

\$28,218,900

\$28,218,900

\$12,234,800

\$26,408,888

\$22,301,791

\$18,102,539

\$165.26

0.3597

Sale. Ratio =>

43.36

E.C.F. =>

1.232

Std. Deviation=>

0.16

Std. Dev. =>

4.80

Ave. E.C.F. =>

1.236

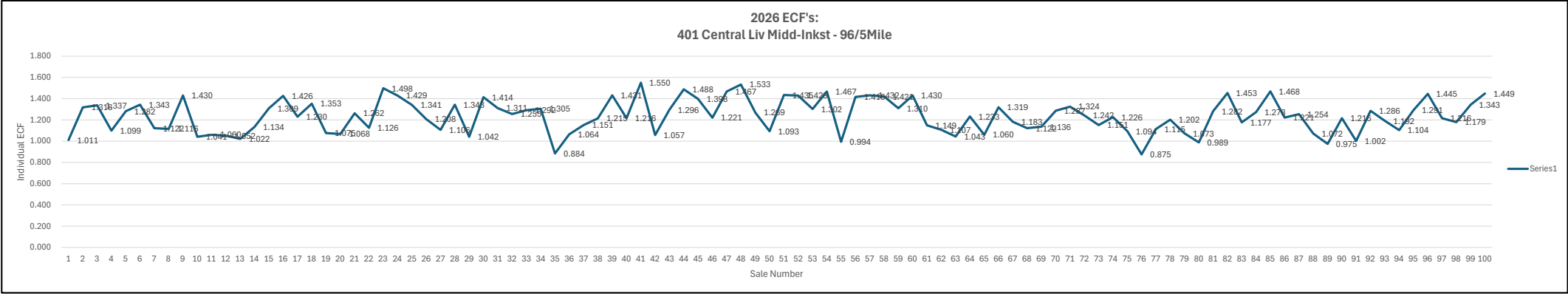
Ave. Variance=>

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ECF Statistical Analysis

Mean	1.236
Standard Error	0.016
Median	1.232
Mode	#N/A
Standard Deviation	0.155
Sample Variance	0.024
Kurtosis	-0.792
Skewness	-0.037
Range	0.675
Minimum	0.875
Maximum	1.550
Sum	123.557
Count	100



CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
096 02 0354 000	14050 LYONS	2/9/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$105,500	43.06	\$288,744	\$60,451	\$184,549	\$206,040	0.896	1,187	\$155.48	'CLE	89.5695	1.00 STORY	\$55,960	401	Prior
093 01 0044 000	14900 CAVELL	8/14/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$112,300	68.06	\$230,704	\$52,500	\$112,500	\$160,833	0.699	1,026	\$109.65	'CLE	69.9483	1.00 STORY	\$52,500	401	Low
093 02 0018 000	14888 SUNBURY	2/3/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$129,900	64.95	\$279,039	\$64,500	\$135,500	\$185,748	0.729	1,856	\$73.01	'CLE	72.9483	2.00 STORY	\$64,500	401	Low
095 07 0079 000	28655 BUCKINGHAM	11/8/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$111,000	35.24	\$229,750	\$54,655	\$260,345	\$158,027	1.647	1,064	\$244.69	'CLE	164.7472	1.00 STORY	\$51,600	401	High
096 02 0268 000	27653 PERTH	3/31/2025	\$344,000	PTA	03-ARM'S LENGTH	\$344,000	\$117,300	34.10	\$244,954	\$51,600	\$292,400	\$174,507	1.676	1,246	\$234.67	'CLE	167.5577	1.00 STORY	\$51,600	401	High

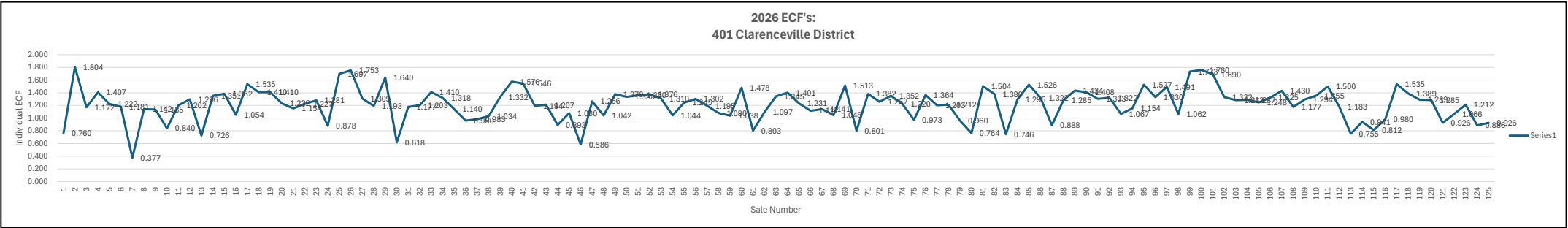
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
003 01 0404 002	19804 PARKVILLE	2/12/2025	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$111,600	58.77	\$262,153	\$66,584	\$123,316	\$162,297	0.760	1,979	\$62.31	'L58	45.8610	1.00 STORY	\$66,205	401	49
003 01 0404 003	19816 PARKVILLE	12/1/2023	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$83,800	28.60	\$212,451	\$60,155	\$232,845	\$129,064	1.804	1,339	\$173.89	'L58	58.5678	1.50 STORY	\$56,287	401	54
003 01 0407 001	19590 PARKVILLE	3/18/2025	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$85,500	42.96	\$197,775	\$77,915	\$121,085	\$103,327	1.172	1,362	\$88.90	'L58	4.6565	1.25 STORY	\$74,681	401	45
003 01 0407 002	19464 PARKVILLE	2/27/2024	\$285,101	PTA	03-ARM'S LENGTH	\$285,101	\$96,100	33.71	\$251,871	\$53,240	\$231,861	\$164,839	1.407	1,113	\$208.32	'L58	18.8163	1.00 STORY	\$53,240	401	63
003 01 0433 000	29037 ST MARTINS	8/6/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$106,900	41.92	\$241,910	\$64,755	\$190,245	\$155,672	1.222	1,325	\$143.58	'L58	0.3662	2.00 STORY	\$57,000	401	68
003 01 0435 001	19657 PARKVILLE	4/7/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$115,100	42.47	\$275,392	\$54,450	\$216,550	\$183,354	1.181	1,169	\$185.24	'L58	3.7378	1.00 STORY	\$54,450	401	78
003 02 0031 000	19627 WEYHER	6/21/2024	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$58,300	64.07	\$148,032	\$64,990	\$26,010	\$68,914	0.377	907	\$28.68	'L58	84.1000	1.00 STORY	\$64,990	401	45
003 02 0036 000	19479 WEYHER	7/7/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,500	38.16	\$254,929	\$64,020	\$180,980	\$158,430	1.142	1,412	\$128.17	'L58	7.6093	1.00 STORY	\$64,020	401	63
003 02 0038 001	19455 WEYHER	6/13/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,500	41.80	\$319,796	\$64,020	\$240,980	\$212,262	1.135	1,378	\$174.88	'L58	8.3132	1.00 STORY	\$64,020	401	75
003 99 0009 000	19320 BRENTWOOD	7/6/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$347,793	\$74,427	\$190,573	\$226,859	0.840	1,289	\$147.85	'L58	37.8377	1.00 STORY	\$66,550	401	87
003 99 0021 000	19568 BRENTWOOD	1/31/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$63,700	31.85	\$197,603	\$71,082	\$128,918	\$107,221	1.202	858	\$150.25	'L58	1.6069	1.50 STORY	\$66,550	401	74
003 99 0021 000	19568 BRENTWOOD	11/13/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$66,800	31.81	\$197,603	\$71,082	\$138,918	\$107,221	1.296	858	\$161.91	'L58	7.7196	1.50 STORY	\$66,550	401	74
003 99 0045 000	19377 BRENTWOOD	8/23/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,800	64.83	\$170,196	\$43,860	\$76,140	\$104,843	0.726	968	\$78.66	'L58	49.2198	1.00 STORY	\$43,860	401	54
003 99 0047 000	19365 BRENTWOOD	8/28/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,000	39.57	\$214,195	\$42,250	\$192,750	\$142,692	1.351	943	\$204.40	'L58	13.2384	1.00 STORY	\$42,250	401	63
004 01 0032 000	19346 ANGLING	5/17/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$78,500	38.29	\$184,924	\$48,600	\$156,400	\$113,131	1.382	1,132	\$138.16	'L58	16.4041	1.00 STORY	\$48,600	401	59
004 01 0035 000	19360 ANGLING	9/11/2024	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$118,700	48.25	\$263,076	\$76,560	\$169,440	\$160,789	1.054	1,662	\$101.95	'L58	16.4624	1.25 STORY	\$76,560	401	57
004 01 0050 000	19480 DEERING	1/17/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,800	37.40	\$166,774	\$200,000	\$154,480	\$100,625	1.535	925	\$167.01	'L58	31.6778	1.00 STORY	\$45,520	401	60
004 01 0060 002	19674 DEERING	3/31/2025	\$231,176	PTA	03-ARM'S LENGTH	\$231,176	\$93,100	40.27	\$204,890	\$50,072	\$181,104	\$128,479	1.410	988	\$183.30	'L58	19.1173	1.00 STORY	\$50,072	401	60
004 01 0076 002	27711 PEMBROKE	9/18/2024	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$63,500	38.02	\$149,139	\$43,956	\$123,044	\$87,288	1.410	919	\$133.89	'L58	19.1205	1.00 STORY	\$42,930	401	60
004 01 0094 000	19483 ST FRANCIS	5/16/2023	\$201,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$201,000	\$87,500	43.53	\$180,139	\$60,000	\$141,000	\$114,418	1.232	988	\$142.71	'L58	1.3896	1.00 STORY	\$60,000	401	57
004 01 0098 000	19451 ST FRANCIS	12/27/2024	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$96,300	47.44	\$210,024	\$45,520	\$157,480	\$136,517	1.154	988	\$159.39	'L58	6.4871	1.00 STORY	\$45,520	401	62
004 01 0104 000	19403 ST FRANCIS	4/12/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$74,800	44.00	\$167,927	\$52,917	\$117,083	\$95,443	1.227	988	\$118.51	'L58	0.8305	1.00 STORY	\$52,917	401	50
004 01 0158 000	19416 ST FRANCIS	2/14/2025	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$69,200	41.44	\$159,819	\$45,520	\$121,480	\$94,853	1.281	912	\$133.20	'L58	6.2291	1.00 STORY	\$45,520	401	67
004 01 0185 000	27637 PEMBROKE	12/23/2024	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$73,000	54.07	\$163,744	\$45,520	\$89,480	\$101,917	0.878	900	\$99.42	'L58	34.0458	1.25 STORY	\$45,520	401	63
004 01 0193 000	27607 PEMBROKE	8/23/2024	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$74,700	32.20	\$180,063	\$52,917	\$179,083	\$105,515	1.697	900	\$198.98	'L58	47.8801	1.00 STORY	\$52,917	401	63
004 01 0214 000	19451 ANTAGO	10/28/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$70,100	30.48	\$172,337	\$45,520	\$184,480	\$105,242	1.753	913	\$202.06	'L58	53.4485	1.00 STORY	\$45,520	401	57
004 01 0222 000	19383 ANTAGO	7/14/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$68,600	39.20	\$164,117	\$37,543	\$137,457	\$105,040	1.309	913	\$150.56	'L58	9.0189	1.00 STORY	\$32,400	401	58
004 01 0260 000	19316 ANTAGO	9/22/2023	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$62,700	40.98	\$154,081	\$45,520	\$107,480	\$90,092	1.193	876	\$122.69	'L58	2.5424	1.00 STORY	\$45,520	401	53
004 01 0267 000	19358 ANTAGO	1/10/2025	\$224,700	PTA	03-ARM'S LENGTH	\$224,700	\$80,200	35.69	\$177,172	\$45,520	\$179,180	\$109,254	1.640	913	\$196.25	'L58	42.1604	1.00 STORY	\$45,520	401	57
004 01 0292 000	19636 ANTAGO	2/28/2024	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$77,300	64.42	\$190,691	\$45,520	\$74,480	\$120,473	0.618	1,014	\$73.45	'L58	60.0197	1.00 STORY	\$45,520	401	62
004 01 0299 000	27551 PEMBROKE	11/29/2023	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$45,400	38.47	\$120,099	\$29,667	\$88,333	\$75,047	1.177	668	\$132.24	'L58	4.1391	1.00 STORY	\$29,667	401	50
004 01 0314 000	19661 RENSELLOR	8/25/2023	\$176,500	PTA	03-ARM'S LENGTH	\$176,500	\$71,400	40.45	\$176,666	\$45,520	\$130,980	\$108,834	1.203	1,014	\$129.17	'L58	1.4943	1.00 STORY	\$45,520	401	59
004 01 0315 000	19653 RENSELLOR	4/15/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,400	36.18	\$198,892	\$45,520	\$179,480	\$127,279	1.410	1,014	\$177.00	'L58	19.1703	1.00 STORY	\$45,520	401	69
004 01 0404 000	19606 RENSELLOR	8/30/2024	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$107,500	42.66	\$234,317	\$45,520	\$206,480	\$156,678	1.318	1,175	\$155.73	'L58	9.9435	1.00 STORY	\$45,520	401	69
004 01 0408 000	19636 RENSELLOR	4/21/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,800	41.06	\$177,058	\$45,520	\$124,480	\$109,160	1.140	1,014	\$122.76	'L58	7.8083	1.00 STORY	\$45,520	401	58
004 01 0412 000	19668 RENSELLOR	12/12/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$81,600	48.00	\$204,054	\$36,366	\$133,634	\$139,160	0.960	1,316	\$101.55	'L58	25.8137	1.00 STORY	\$36,366	401	52
004 01 0426 000	19805 INKSTER	8/29/2023	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$55,100	46.50	\$139,253	\$26,824	\$91,676	\$93,302	0.983	888	\$103.24	'L58	23.5854	1.00 STORY	\$25,520	401	57
004 01 0458 000	19461 INKSTER	10/29/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$55,600	50.55	\$123,995	\$25,520	\$84,480	\$81,721	1.034	888	\$95.14	'L58	18.4666	1.00 STORY	\$25,520	401	57
004 01 0478 000	19395 INKSTER	5/12/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$58,400	35.39	\$152,465	\$33,615	\$131,385	\$98,630	1.332	680	\$193.21	'L58	11.3673	1.00 STORY	\$33,615	401	69
004 01 0480 000	19391 INKSTER	2/21/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$46,700	27.47	\$137,639	\$32,400	\$137,600	\$87,335	1.576	849	\$162.07	'L58	35.7115	1.00 STORY	\$32,400	401	61
004 01 0501 000	19319 INKSTER	6/30/2023	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$44,700	28.47	\$130,818	\$38,280	\$118,720	\$76,795	1.546	720	\$164.89	'L58	32.7507	1.00 STORY	\$38,280	401	57
004 01 0501 000	19319 INKSTER	5/1/2023	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$44,700	34.38	\$130,818	\$38,280	\$91,720	\$76,795	1.194	720	\$127.39	'L58	2.4079	1.00 STORY	\$38,280	401	57
004 02 0002 000	19620 ANGLING	4/12/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,800	36.53	\$264,614	\$56,700	\$208,300	\$172,542	1.207	1,400	\$148.79	'L58	1.1185	1.00 STORY	\$56,700	401	59
004 99 0004 001	19647 ANGLING	10/19/2023	\$270,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$142,100	52.63	\$296,433	\$119,959	\$150,041	\$168,070	0.893	1,599	\$93.83	'L58	32.5698	1.00 STORY	\$117,300	401	52
004 99 0007 000	19633 ANGLING	4/10/2023	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$128,900	43.26	\$321,977	\$91,040	\$206,960	\$191,648	1.080	1,307	\$158.35	'L58	13.8531	1.00 STORY	\$91,040	401	65
004 99 0031 000	19314 LATHERS	5/20/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$107,100	61.20	\$255,934	\$89,100	\$85,900	\$146,602	0.586	1,585	\$54.20	'L58	63.2487	2.00 STORY	\$89,100	401	49
005 01 0025 000	20309 FREMONT	2/21/2024	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$71,800	33.87	\$204,481	\$55,500	\$156,500	\$123,635	1.266	980	\$159.69	'L58	4.7396	1.00 STORY	\$55,500	401	69
005 01 0058 000	20309 HUGH	8/18/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$216,768	\$55,500	\$139,500	\$133,832	1.042	1,072	\$130.13	'L58	17.6076	1.00 STORY	\$55,500	401	68
005 01 0065 000	20415 HUGH	12/4/2023	\$193,500	PTA	03-ARM'S LENGTH	\$193,500	\$71,900	37.16	\$176,207	\$55,500	\$138,000	\$100,171	1.378	1,092	\$126.37	'L58	15.9217	1.00 STORY	\$55,500	401	54
005 01 0067 000	20507 HUGH	1/10/																			

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006 04 0008 000	20238 SUNSET	6/7/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$141,500	42.24	\$315,406	\$76,038	\$258,962	\$210,340	1.231	1,670	\$155.07	'L58	1.2732	2.00 STORY	\$76,038	401	75
006 05 0004 000	30947 KENWOOD	2/19/2025	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$207,700	49.45	\$430,107	\$81,535	\$338,465	\$303,106	1.117	2,334	\$145.01	'L58	10.1772	1.75 STORY	\$81,535	401	75
006 05 0012 000	30866 KENWOOD	10/3/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$183,600	43.20	\$427,669	\$95,412	\$329,588	\$288,919	1.141	2,149	\$153.37	'L58	7.7665	1.75 STORY	\$87,400	401	75
006 99 0014 000	20225 PURLINGBROOK	11/7/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$120,100	49.02	\$257,682	\$97,350	\$147,650	\$140,889	1.048	1,680	\$87.89	'L58	17.0439	2.00 STORY	\$97,350	401	47
006 99 0016 000	20203 PURLINGBROOK	8/15/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,800	42.60	\$258,760	\$97,350	\$202,650	\$133,950	1.513	1,400	\$144.75	'L58	29.4451	1.00 STORY	\$97,350	401	50
006 99 0029 000	20515 MILBURN	12/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$105,700	62.18	\$227,921	\$55,189	\$114,811	\$143,346	0.801	1,476	\$77.79	'L58	41.7491	1.00 STORY	\$52,440	401	60
006 99 0045 000	20099 MILBURN	12/22/2023	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$97,900	38.02	\$232,079	\$58,800	\$198,700	\$143,800	1.382	1,445	\$137.51	'L58	16.3353	1.00 STORY	\$58,800	401	54
006 99 0074 002	20380 MILBURN	11/8/2024	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$123,200	40.79	\$280,019	\$69,638	\$232,362	\$184,869	1.257	1,428	\$162.72	'L58	3.8474	2.00 STORY	\$66,022	401	77
006 99 0097 000	31034 FARGO	5/22/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$148,500	43.68	\$309,748	\$61,684	\$278,316	\$205,862	1.352	1,316	\$211.49	'L58	13.3527	1.00 STORY	\$57,820	401	70
006 99 0112 002	31062 PEMBROKE	9/6/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$180,700	42.52	\$401,204	\$71,231	\$353,769	\$289,958	1.220	1,854	\$190.81	'L58	0.1643	2.00 STORY	\$71,231	401	80
006 99 0114 000	31025 FARGO	7/12/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$146,600	54.30	\$315,461	\$79,380	\$190,620	\$195,917	0.973	1,704	\$111.87	'L58	24.5464	1.00 STORY	\$79,380	401	60
006 99 0117 001	30867 FARGO	10/4/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,800	38.55	\$264,376	\$70,000	\$220,000	\$161,307	1.364	1,162	\$189.33	'L58	14.5432	1.00 STORY	\$70,000	401	63
008 01 0460 000	29632 BRETTON	9/21/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$138,400	42.58	\$325,516	\$76,050	\$248,950	\$207,025	1.203	1,485	\$167.64	'L58	1.5915	1.00 STORY	\$76,050	401	67
008 01 0460 000	29632 BRETTON	5/19/2023	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$138,400	42.32	\$325,516	\$76,050	\$250,950	\$207,025	1.212	1,485	\$168.99	'L58	0.6255	1.00 STORY	\$76,050	401	67
008 01 0475 000	19816 PURLINGBROOK	12/27/2023	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$101,300	47.56	\$249,406	\$70,000	\$143,000	\$148,884	0.960	1,220	\$117.21	'L58	25.7948	1.00 STORY	\$70,000	401	66
008 01 0481 004	29851 BRETTON	7/25/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$121,200	54.59	\$268,990	\$66,942	\$155,058	\$203,063	0.764	1,417	\$109.43	'L58	45.4832	COLONIAL	\$66,942	401	82
008 01 0485 007	19715 MIDDLEBELT	3/27/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$60,000	21.82	\$234,413	\$71,094	\$203,906	\$135,534	1.504	985	\$207.01	'L58	28.6037	1.00 STORY	\$71,094	401	79
009 99 0023 000	20050 OSMUS	2/8/2024	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$83,700	37.20	\$204,690	\$64,680	\$160,320	\$116,190	1.380	1,000	\$160.32	'L58	16.1382	1.00 STORY	\$64,680	401	64
009 99 0025 001	20100 OSMUS	9/5/2023	\$224,000	PTA	03-ARM'S LENGTH	\$166,000	\$0	0.00	\$189,976	\$120,374	\$45,626	\$61,161	0.746	1,497	\$30.48	'L58	47.2429	2.00 STORY	\$111,300	401	45
009 99 0091 001	20414 HUBBARD	10/2/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$107,000	38.21	\$263,849	\$47,925	\$232,075	\$179,190	1.295	1,095	\$211.94	'L58	7.6706	1.00 STORY	\$47,496	401	67
009 99 0095 001	20341 PARKER	6/14/2023	\$319,000	PTA	03-ARM'S LENGTH	\$319,000	\$98,600	30.91	\$262,395	\$49,725	\$269,275	\$176,489	1.526	1,310	\$205.55	'L58	30.7305	1.00 STORY	\$49,725	401	60
045 01 0003 001	18226 DEERING	7/11/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$72,800	39.35	\$170,777	\$53,000	\$132,000	\$99,811	1.322	1,200	\$110.00	'L58	10.4072	1.50 STORY	\$53,000	401	49
045 01 0026 001	27705 CLARITA	8/21/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$151,268	\$51,500	\$73,500	\$82,795	0.888	864	\$85.07	'L58	33.0692	1.00 STORY	\$51,500	401	45
045 01 0036 002	18209 FOCH	6/26/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$109,400	39.78	\$261,040	\$51,500	\$223,500	\$173,892	1.285	1,621	\$137.88	'L58	6.6853	1.00 STORY	\$51,500	401	69
045 01 0046 004	18466 FOCH	7/6/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$90,300	36.71	\$215,325	\$53,673	\$192,327	\$134,151	1.434	942	\$204.17	'L58	21.5233	1.00 STORY	\$51,500	401	69
045 01 0051 002	18630 FOCH	8/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$127,700	41.19	\$272,786	\$51,500	\$258,500	\$183,639	1.408	1,382	\$187.05	'L58	18.9226	1.00 STORY	\$51,500	401	65
045 01 0065 001	18525 PERSHING	1/2/2024	\$231,500	PTA	03-ARM'S LENGTH	\$231,500	\$91,600	39.57	\$217,936	\$51,500	\$180,000	\$138,121	1.303	1,147	\$156.93	'L58	8.4778	1.00 STORY	\$51,500	401	59
045 01 0072 002	18291 PERSHING	7/26/2024	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$104,800	43.31	\$225,184	\$51,500	\$190,500	\$144,136	1.322	998	\$190.88	'L58	10.3241	1.00 STORY	\$51,500	401	67
045 01 0075 001	18210 PERSHING	5/25/2023	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$86,900	45.98	\$206,828	\$51,500	\$137,500	\$128,902	1.067	942	\$145.97	'L58	15.1725	1.00 STORY	\$51,500	401	60
045 01 0078 001	18354 PERSHING	1/29/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,300	43.15	\$291,623	\$51,500	\$243,500	\$211,004	1.154	1,733	\$140.51	'L58	6.4421	2.00 STORY	\$51,500	401	73
045 01 0095 003	18825 INKSTER	10/19/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,500	33.43	\$148,751	\$50,377	\$124,623	\$81,638	1.527	944	\$132.02	'L58	30.8105	1.00 STORY	\$49,200	401	48
045 01 0103 002	18411 INKSTER	2/29/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$96,100	40.04	\$221,696	\$45,920	\$194,080	\$145,872	1.330	1,346	\$144.19	'L58	11.2054	1.00 STORY	\$45,920	401	50
045 02 0056 000	18254 GILLMAN	8/11/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$70,400	35.20	\$169,470	\$41,000	\$159,000	\$106,614	1.491	912	\$174.34	'L58	27.2934	1.00 STORY	\$41,000	401	58
045 02 0059 000	18278 GILLMAN	4/19/2023	\$138,400	PTA	03-ARM'S LENGTH	\$138,400	\$58,600	42.34	\$151,543	\$41,000	\$97,400	\$91,736	1.062	912	\$106.80	'L58	15.6685	1.00 STORY	\$41,000	401	58
045 02 0059 000	18278 GILLMAN	7/5/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$58,600	29.30	\$151,543	\$41,000	\$159,000	\$91,736	1.733	912	\$174.34	'L58	51.4807	1.00 STORY	\$41,000	401	58
045 02 0064 000	18330 GILLMAN	12/17/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$74,400	35.43	\$157,803	\$44,478	\$165,522	\$94,045	1.760	912	\$181.49	'L58	54.1603	1.00 STORY	\$41,000	401	52
045 02 0065 000	18342 GILLMAN	8/21/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$74,900	34.84	\$166,558	\$46,125	\$168,875	\$99,944	1.690	912	\$185.17	'L58	47.1269	1.00 STORY	\$46,125	401	55
045 02 0073 000	18444 GILLMAN	6/4/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$77,600	41.95	\$171,275	\$41,000	\$144,000	\$108,112	1.332	912	\$157.89	'L58	11.3525	1.00 STORY	\$41,000	401	64
045 02 0077 000	18492 GILLMAN	2/14/2025	\$201,200	PTA	03-ARM'S LENGTH	\$201,200	\$90,600	45.03	\$191,432	\$41,000	\$160,200	\$124,839	1.283	912	\$175.66	'L58	6.4826	1.00 STORY	\$41,000	401	63
045 02 0104 000	19020 GILLMAN	1/25/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$72,100	38.97	\$175,826	\$41,000	\$144,000	\$111,888	1.287	912	\$157.89	'L58	6.8574	1.00 STORY	\$41,000	401	60
045 02 0118 000	18849 FLORAL	2/17/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,700	43.85	\$191,634	\$46,125	\$153,875	\$123,312	1.248	1,261	\$122.03	'L58	2.9424	1.50 STORY	\$46,125	401	63
045 02 0152 002	18243 FLORAL	2/29/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$80,400	39.22	\$191,151	\$51,500	\$153,500	\$115,892	1.325	962	\$159.56	'L58	10.6082	1.00 STORY	\$51,500	401	55
045 02 0154 000	18233 FLORAL	4/18/2023	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$70,700	36.82	\$168,230	\$41,000	\$151,000	\$105,585	1.430	962	\$156.96	'L58	21.1700	1.00 STORY	\$41,000	401	55
045 02 0159 000	18190 FLORAL	5/17/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$113,800	46.45	\$245,411	\$53,000	\$192,000	\$163,060	1.177	1,565	\$122.68	'L58	4.0946	1.50 STORY	\$53,000	401	58
045 02 0199 000	18850 FLORAL	4/24/2023	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$59,600	34.85	\$158,042	\$46,125	\$124,875	\$96,480	1.294	977	\$127.81	'L58	7.5883	1.25 STORY	\$46,125	401	52
045 02 0260 002	18221 DEERING	2/28/2025	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,400	41.37	\$160,135	\$41,000	\$134,000	\$98,867	1.355	961	\$139.44	'L58	13.6929	1.00 STORY	\$41,000	401	60
045 02 0264 002	18173 DEERING	4/28/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$55,700	31.83	\$150,161	\$48,688	\$126,312	\$84,209	1.500	961	\$131.44	'L58	28.1555	1.00 STORY	\$48,688	401	50
045 03 0004 001	18211 LATHERS	6/1/2023	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$88,200	42.20	\$211,427	\$78,720	\$130,280	\$110,130	1.183	876	\$148.72	'L58	3.5462	1.00 STORY	\$78,720	401	56
045 03 0033 000	18681 LATHERS	12/16/2024	\$160,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$86,800	54.25	\$190,300	\$100,500	\$59,500	\$78,771	0.755	1,040	\$57.21	'L58	46.3073	1.00 STORY	\$100,500	401	45
045 03 0068 002	18943 LATHERS	11/27/2024	\$128,100	WD	03-ARM'S LENGTH	\$128,100	\$66,300	51.76	\$149,635	\$51,500	\$76,600	\$81,439	0.941	1,016							

ECF Statistical Analysis	
Mean	1.218
Standard Error	0.023
Median	1.245
Mode	#N/A
Standard Deviation	0.257
Sample Variance	0.066
Kurtosis	0.526
Skewness	-0.401
Range	1.427
Minimum	0.377
Maximum	1.804
Sum	152.303
Count	125



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
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FOR 2026 ASSESSMENTS

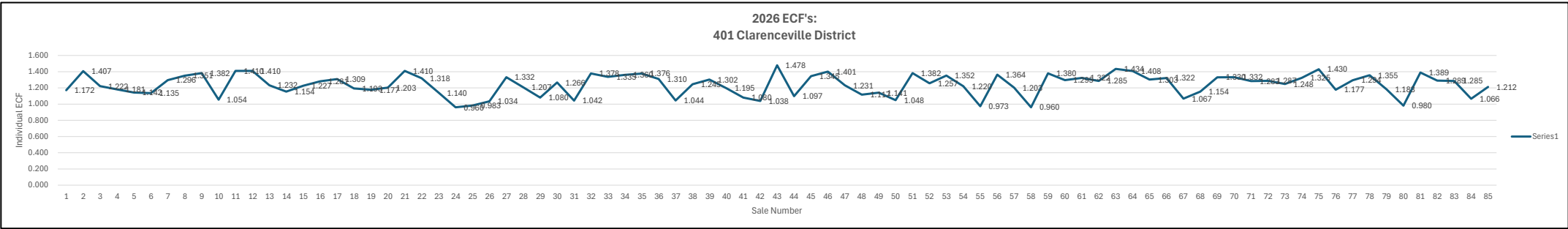
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
003 01 0407 001	19590 PARKVILLE	3/18/2025	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$85,500	42.96	\$197,775	\$77,915	\$121,085	\$103,327	1.172	1,362	\$88.90	'L58	117.1862	1.25 STORY	\$74,681	401	45
003 01 0407 002	19464 PARKVILLE	2/27/2024	\$285,101	PTA	03-ARM'S LENGTH	\$285,101	\$96,100	33.71	\$251,871	\$53,240	\$231,861	\$164,839	1.407	1,113	\$208.32	'L58	140.6591	1.00 STORY	\$53,240	401	63
003 01 0433 000	29037 ST MARTINS	8/6/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$106,900	41.92	\$241,910	\$64,755	\$190,245	\$155,672	1.222	1,325	\$143.58	'L58	122.2089	2.00 STORY	\$57,000	401	68
003 01 0435 001	19657 PARKVILLE	4/7/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$115,100	42.47	\$275,392	\$54,450	\$216,550	\$183,354	1.181	1,169	\$185.24	'L58	118.1049	1.00 STORY	\$54,450	401	78
003 02 0036 000	19479 WEYHER	7/7/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,500	38.16	\$254,929	\$64,020	\$180,980	\$158,430	1.142	1,412	\$128.17	'L58	114.2334	1.00 STORY	\$64,020	401	63
003 02 0038 001	19455 WEYHER	6/13/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,500	41.80	\$319,796	\$64,020	\$240,980	\$212,262	1.135	1,378	\$174.88	'L58	113.5295	1.00 STORY	\$64,020	401	75
003 99 0021 000	19568 BRENTWOOD	11/13/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$66,800	31.81	\$197,603	\$71,082	\$138,918	\$107,221	1.296	858	\$161.91	'L58	129.5623	1.50 STORY	\$66,550	401	74
003 99 0047 000	19365 BRENTWOOD	8/28/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,000	39.57	\$214,195	\$42,250	\$192,750	\$142,692	1.351	943	\$204.40	'L58	135.0812	1.00 STORY	\$42,250	401	63
004 01 0032 000	19346 ANGLING	5/17/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$78,500	38.29	\$184,924	\$48,600	\$156,400	\$113,131	1.382	1,132	\$138.16	'L58	138.2468	1.00 STORY	\$48,600	401	59
004 01 0035 000	19360 ANGLING	9/11/2024	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$118,700	48.25	\$263,076	\$76,560	\$169,440	\$160,789	1.054	1,662	\$101.95	'L58	105.3803	1.25 STORY	\$76,560	401	57
004 01 0060 002	19674 DEERING	3/31/2025	\$231,176	PTA	03-ARM'S LENGTH	\$231,176	\$93,100	40.27	\$204,890	\$50,072	\$181,104	\$128,479	1.410	988	\$183.30	'L58	140.9600	1.00 STORY	\$50,072	401	60
004 01 0076 002	27711 PEMBROKE	9/18/2024	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$63,500	38.02	\$149,139	\$43,956	\$123,044	\$87,288	1.410	919	\$133.89	'L58	140.9632	1.00 STORY	\$42,930	401	60
004 01 0094 000	19483 ST FRANCIS	5/16/2023	\$201,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$201,000	\$87,500	43.53	\$180,139	\$60,000	\$141,000	\$114,418	1.232	988	\$142.71	'L58	123.2324	1.00 STORY	\$60,000	401	57
004 01 0098 000	19451 ST FRANCIS	12/27/2024	\$203,000	PTA		\$203,000	\$96,300	47.44	\$210,024	\$45,200	\$157,480	\$136,517	1.154	988	\$159.39	'L58	115.3556	1.00 STORY	\$45,520	401	62
004 01 0104 000	19403 ST FRANCIS	4/12/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$74,800	44.00	\$167,927	\$52,917	\$117,083	\$95,443	1.227	988	\$118.51	'L58	122.6732	1.00 STORY	\$52,917	401	50
004 01 0158 000	19416 ST FRANCIS	2/14/2025	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$69,200	41.44	\$159,819	\$45,520	\$121,480	\$94,853	1.281	912	\$133.20	'L58	128.0719	1.00 STORY	\$45,520	401	67
004 01 0222 000	19383 ANTAGO	7/14/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$68,600	39.20	\$164,117	\$37,543	\$137,457	\$105,040	1.309	913	\$150.56	'L58	130.8616	1.00 STORY	\$32,400	401	58
004 01 0260 000	19316 ANTAGO	9/22/2023	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$62,700	40.98	\$154,081	\$45,520	\$107,480	\$90,092	1.193	876	\$122.69	'L58	119.3003	1.00 STORY	\$45,520	401	53
004 01 0299 000	27551 PEMBROKE	11/29/2023	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$45,400	38.47	\$120,099	\$29,667	\$88,333	\$75,047	1.177	668	\$132.24	'L58	117.7036	1.00 STORY	\$29,667	401	50
004 01 0314 000	19661 RENSELLOR	8/25/2023	\$176,500	PTA	03-ARM'S LENGTH	\$176,500	\$71,400	40.45	\$176,666	\$45,520	\$130,980	\$108,834	1.203	1,014	\$129.17	'L58	120.3484	1.00 STORY	\$45,520	401	59
004 01 0315 000	19653 RENSELLOR	4/15/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,400	36.18	\$198,892	\$45,520	\$179,480	\$127,279	1.410	1,014	\$177.00	'L58	141.0131	1.00 STORY	\$45,520	401	69
004 01 0404 000	19606 RENSELLOR	8/30/2024	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$107,500	42.66	\$234,317	\$45,520	\$206,480	\$156,678	1.318	1,175	\$175.73	'L58	131.7862	1.00 STORY	\$45,520	401	69
004 01 0408 000	19636 RENSELLOR	4/21/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,800	41.06	\$177,058	\$45,520	\$124,480	\$109,160	1.140	1,014	\$122.76	'L58	#REF!	1.00 STORY	\$45,520	401	58
004 01 0412 000	19668 RENSELLOR	12/12/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$81,600	48.00	\$204,054	\$36,366	\$133,634	\$139,160	0.960	1,316	\$101.55	'L58	#REF!	1.00 STORY	\$36,366	401	52
004 01 0426 000	19805 INKSTER	8/29/2023	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$55,100	46.50	\$139,253	\$26,824	\$91,676	\$93,302	0.983	888	\$103.24	'L58	#REF!	1.00 STORY	\$25,520	401	57
004 01 0458 000	19461 INKSTER	10/29/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$55,600	50.55	\$123,995	\$25,520	\$84,480	\$81,721	1.034	888	\$95.14	'L58	#REF!	1.00 STORY	\$25,520	401	57
004 01 0478 000	19395 INKSTER	5/12/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$58,400	35.39	\$152,465	\$33,615	\$131,385	\$98,630	1.332	680	\$193.21	'L58	133.2100	1.00 STORY	\$33,615	401	69
004 02 0002 000	19620 ANGLING	4/12/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,800	36.53	\$264,614	\$56,700	\$208,300	\$172,542	1.207	1,400	\$148.79	'L58	120.7242	1.00 STORY	\$56,700	401	59
004 99 0007 000	19633 ANGLING	4/10/2023	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$128,900	43.26	\$321,977	\$91,040	\$206,960	\$191,648	1.080	1,307	\$158.35	'L58	#REF!	1.00 STORY	\$91,040	401	65
005 01 0025 000	20309 FREMONT	2/21/2024	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$71,800	33.87	\$204,481	\$55,500	\$156,500	\$123,635	1.266	980	\$159.69	'L58	3.8235	1.00 STORY	\$55,500	401	69
005 01 0058 000	20309 HUGH	8/18/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$216,768	\$55,500	\$139,500	\$133,832	1.042	1,072	\$130.13	'L58	#REF!	1.00 STORY	\$55,500	401	68
005 01 0065 000	20415 HUGH	12/4/2023	\$193,500	PTA	03-ARM'S LENGTH	\$193,500	\$71,900	37.16	\$176,207	\$55,500	\$138,000	\$100,171	1.378	1,092	\$126.37	'L58	15.0056	1.00 STORY	\$55,500	401	54
005 01 0067 000	20507 HUGH	1/10/2025	\$217,023	PTA	03-ARM'S LENGTH	\$217,023	\$91,000	41.93	\$201,250	\$55,500	\$161,523	\$120,954	1.335	1,242	\$130.05	'L58	10.7821	1.00 STORY	\$55,500	401	52
005 01 0082 000	20374 BEATRICE	9/19/2024	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$72,900	40.05	\$167,606	\$55,500	\$126,500	\$93,034	1.360	811	\$155.98	'L58	13.2130	1.00 STORY	\$55,500	401	58
005 01 0099 002	20507 BEATRICE	3/24/2024	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$47,500	31.67	\$134,592	\$25,900	\$124,100	\$90,200	1.376	900	\$137.89	'L58	14.8244	1.00 STORY	\$25,900	401	54
005 01 0107 000	20490 LOUISE	11/15/2024	\$235,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$103,900	44.21	\$217,495	\$100,050	\$134,950	\$103,021	1.310	1,011	\$133.48	'L58	8.2339	1.00 STORY	\$100,050	401	52
005 01 0118 000	20322 LOUISE	5/10/2024	\$150,000	PTA		\$150,000	\$74,100	49.40	\$164,592	\$55,500	\$94,500	\$90,532	1.044	833	\$113.45	'L58	15.0519	1.00 STORY	\$55,500	401	55
005 01 0135 001	29929 EIGHT MILE	12/8/2023	\$133,000	VD	03-ARM'S LENGTH	\$133,000	\$53,400	40.15	\$129,840	\$35,800	\$97,200	\$78,041	1.245	816	\$119.12	'L58	#REF!	1.00 STORY	\$35,800	201	45
005 01 0142 000	20444 MELVIN	4/21/2023	\$281,600	PTA	03-ARM'S LENGTH	\$281,600	\$102,800	36.51	\$264,758	\$55,500	\$226,100	\$173,658	1.302	1,215	\$186.09	'L58	7.4397	1.00 STORY	\$55,500	401	65
005 01 0179 000	20358 OPORTO	5/12/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$174,900	41.15	\$411,107	\$58,799	\$366,201	\$306,354	1.195	2,234	\$163.92	'L58	#REF!	1.75 STORY	\$55,500	401	77
005 01 0180 002	20346 OPORTO	9/19/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$187,700	50.73	\$390,266	\$55,500	\$314,500	\$291,100	1.080	2,217	\$141.86	'L58	11.3964	1.75 STORY	\$55,500	401	77
005 02 0009 008	20275 FREMONT	7/31/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$149,000	43.82	\$367,031	\$59,200	\$280,800	\$270,501	1.038	1,946	\$144.30	'L58	15.6275	2.00 STORY	\$59,200	401	83
005 02 0010 003	20263 HUGH	12/13/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$106,200	38.62	\$235,243	\$60,000	\$215,000	\$145,429	1.478	1,714	\$125.44	'L58	25.0797	1.00 STORY	\$60,000	401	45
005 02 0013 004	20277 MELVIN	10/6/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$113,900	45.56	\$267,051	\$76,956	\$173,044	\$157,755	1.097	1,202	\$143.96	'L58	10.5442	1.00 STORY	\$55,500	401	67
005 99 0016 000	30316 NAVIN	9/25/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$97,800	38.35	\$235,542	\$67,620	\$187,380	\$139,354	1.345	1,181	\$158.66	'L58	134.4633	1.00 STORY	\$67,620	401	58
005 99 0020 000	19829 DORIS	7/24/2023	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$137,100	37.98	\$306,515	\$68,600	\$292,400	\$208,697	1.401	2,199	\$132.97	'L58	140.1074	TRI-LEVEL	\$68,600	401	63
006 04 0008 000	20238 SUNSET	6/7/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$141,500	42.24	\$315,406	\$76,038	\$258,962	\$210,340	1.231	1,670	\$155.07	'L58	#REF!	2.00 STORY	\$76,038	401	75
006 05 0004 000	30947 KENWOOD	2/19/2025	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$207,700	49.45	\$430,107	\$81,535	\$338,465	\$303,106	1.117	2,334	\$145.01	'L58	8.5702	1.75 STORY	\$81,535	401	75
006 05 0012 000	30866 KENWOOD	10/3/2023	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$183,600	43.20	\$427,669	\$95,412	\$329,588	\$288,919	1.141	2,149	\$153.37	'L58	6.1595	1.75 STORY	\$87,400	401	75

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

045 01 0065 001	18525 PERSHING	1/2/2024	\$231,500	PTA	03-ARM'S LENGTH	\$231,500	\$91,600	39.57	\$217,936	\$51,500	\$180,000	\$138,121	1.303	1,147	\$156.93	'L58	#REF!	1.00 STORY	\$51,500	401	59
045 01 0072 002	18291 PERSHING	7/26/2024	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$104,800	43.31	\$225,184	\$51,500	\$190,500	\$144,136	1.322	998	\$190.88	'L58	#REF!	1.00 STORY	\$51,500	401	67
045 01 0075 001	18210 PERSHING	5/25/2023	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$86,900	45.98	\$206,828	\$51,500	\$137,500	\$128,902	1.067	942	\$145.97	'L58	106.6702	1.00 STORY	\$51,500	401	60
045 01 0078 001	18354 PERSHING	1/29/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,300	43.15	\$291,623	\$51,500	\$243,500	\$211,004	1.154	1,733	\$140.51	'L58	115.4007	2.00 STORY	\$51,500	401	73
045 01 0103 002	18411 INKSTER	2/29/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$96,100	40.04	\$221,696	\$45,920	\$194,080	\$145,872	1.330	1,346	\$144.19	'L58	#REF!	1.00 STORY	\$45,920	401	50
045 02 0073 000	18444 GILLMAN	6/4/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$77,600	41.95	\$171,275	\$41,000	\$144,000	\$108,112	1.332	912	\$157.89	'L58	#REF!	1.00 STORY	\$41,000	401	64
045 02 0077 000	18492 GILLMAN	2/14/2025	\$201,200	PTA	03-ARM'S LENGTH	\$201,200	\$90,600	45.03	\$191,432	\$41,000	\$160,200	\$124,839	1.283	912	\$175.66	'L58	128.3253	1.00 STORY	\$41,000	401	63
045 02 0104 000	19020 GILLMAN	1/25/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$72,100	38.97	\$175,826	\$41,000	\$144,000	\$111,888	1.287	912	\$157.89	'L58	128.7001	1.00 STORY	\$41,000	401	60
045 02 0118 000	18849 FLORAL	2/17/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,700	43.85	\$191,634	\$46,125	\$153,875	\$123,312	1.248	1,261	\$122.03	'L58	124.7851	1.50 STORY	\$46,125	401	63
045 02 0152 002	18243 FLORAL	2/29/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$80,400	39.22	\$191,151	\$51,500	\$153,500	\$115,892	1.325	962	\$159.56	'L58	132.4509	1.00 STORY	\$51,500	401	55
045 02 0154 000	18233 FLORAL	4/18/2023	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$70,700	36.82	\$168,230	\$41,000	\$151,000	\$105,585	1.430	962	\$156.96	'L58	24.7162	1.00 STORY	\$41,000	401	55
045 02 0159 000	18190 FLORAL	5/17/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$113,800	46.45	\$245,411	\$53,000	\$192,000	\$163,060	1.177	1,565	\$122.68	'L58	117.7481	1.50 STORY	\$53,000	401	58
045 02 0199 000	18850 FLORAL	4/24/2023	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$59,600	34.85	\$158,042	\$46,125	\$124,875	\$96,480	1.294	977	\$127.81	'L58	129.4310	1.25 STORY	\$46,125	401	52
045 02 0260 002	18221 DEERING	2/28/2025	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,400	41.37	\$160,135	\$41,000	\$134,000	\$98,867	1.355	961	\$139.44	'L58	#REF!	1.00 STORY	\$41,000	401	60
045 03 0004 001	18211 LATHERS	6/1/2023	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$88,200	42.20	\$211,427	\$78,720	\$130,280	\$110,130	1.183	876	\$148.72	'L58	118.2966	1.00 STORY	\$78,720	401	56
045 03 0128 000	18174 LATHERS	8/17/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,600	47.48	\$131,945	\$41,000	\$74,000	\$75,473	0.980	1,008	\$73.41	'L58	98.0483	1.00 STORY	\$41,000	401	48
045 03 0163 001	18780 LATHERS	7/15/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$70,000	40.00	\$159,309	\$56,375	\$118,625	\$85,422	1.389	896	\$132.39	'L58	#REF!	1.00 STORY	\$56,375	401	62
045 03 0172 000	18864 LATHERS	5/24/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,800	36.57	\$199,668	\$51,500	\$158,500	\$122,960	1.289	1,028	\$154.18	'L58	128.9037	1.00 STORY	\$51,500	401	58
045 03 0208 000	18865 GILLMAN	6/22/2023	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$76,500	38.44	\$189,140	\$41,000	\$158,000	\$122,937	1.285	912	\$173.25	'L58	128.5211	1.00 STORY	\$41,000	401	61
045 04 0007 000	18982 HARRISON	10/26/2023	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$170,600	48.06	\$378,816	\$51,500	\$303,500	\$284,622	1.066	2,326	\$130.48	'L58	106.6327	1.75 STORY	\$51,500	401	73
046 99 0020 000	19005 MAPLEWOOD	7/31/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,500	39.17	\$176,901	\$62,340	\$117,660	\$97,085	1.212	1,102	\$106.77	'L58	121.1928	1.50 STORY	\$58,395	401	45
Totals:			\$19,984,600			\$19,984,600	\$8,324,500		\$19,456,090		\$15,242,422	\$12,416,564			\$146.81		1.2146				
								Sale. Ratio ==>	41.65			E.C.F. ==>	1.228		Std. Deviation==>	0.13					
								Std. Dev. ==>	4.44			Ave. E.C.F. ==>	1.240		Ave. Variance==>	#REF!	COV ==>	#REF!			

ECF Statistical Analysis

Mean	1.240
Standard Error	0.014
Median	1.266
Mode	#N/A
Standard Deviation	0.130
Sample Variance	0.017
Kurtosis	-0.691
Skewness	-0.459
Range	0.518
Minimum	0.960
Maximum	1.478
Sum	105.377
Count	85



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
003 99 0021 000	19568 BRENTWOOD	1/31/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$63,700	31.85	\$197,603	\$71,082	\$128,918	\$107,221	1.202	858	\$150.25	'L58	120.2358	1.50 STORY	\$66,550	401	Prior
004 01 0501 000	19319 INKSTER	5/1/2023	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$44,700	34.38	\$130,818	\$38,280	\$91,720	\$76,795	1.194	720	\$127.39	'L58	119.4349	1.00 STORY	\$38,280	401	Prior
008 01 0460 000	29632 BRETTON	5/19/2023	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$138,400	42.32	\$325,516	\$76,050	\$250,950	\$207,025	1.212	1,485	\$168.99	'L58	121.2172	1.00 STORY	\$76,050	401	Prior
045 02 0059 000	18278 GILLMAN	4/19/2023	\$138,400	PTA	03-ARM'S LENGTH	\$138,400	\$58,600	42.34	\$151,543	\$41,000	\$97,400	\$91,736	1.062	912	\$106.80	'L58	57.8289	1.00 STORY	\$41,000	401	Prior
003 02 0031 000	19627 WEYHER	6/21/2024	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$58,300	64.07	\$148,032	\$64,990	\$26,010	\$68,914	0.377	907	\$28.68	'L58	37.7427	1.00 STORY	\$64,990	401	Low
004 99 0031 000	19314 LATHERS	5/20/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$107,100	61.20	\$255,934	\$89,100	\$85,900	\$146,602	0.586	1,585	\$54.20	'L58	58.5940	2.00 STORY	\$89,100	401	Low
004 01 0292 000	19636 ANTAGO	2/28/2024	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$77,300	64.42	\$190,691	\$45,520	\$74,480	\$120,473	0.618	1,014	\$73.45	'L58	61.8230	1.00 STORY	\$45,520	401	Low
003 99 0045 000	19377 BRENTWOOD	8/23/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$77,800	64.83	\$170,196	\$43,860	\$76,140	\$104,843	0.726	968	\$78.66	'L58	72.6229	1.00 STORY	\$43,860	401	Low
009 99 0025 001	20100 OSMUS	9/5/2023	\$224,000	PTA	03-ARM'S LENGTH	\$166,000	\$0	0.00	\$189,976	\$120,374	\$45,626	\$61,161	0.746	1,497	\$30.48	'L58	74.5998	2.00 STORY	\$111,300	401	Low
045 03 0033 000	18681 LATHERS	12/16/2024	\$160,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$86,800	54.25	\$190,300	\$100,500	\$59,500	\$78,771	0.755	1,040	\$57.21	'L58	74.4628	1.00 STORY	\$100,500	401	Low
003 01 0404 002	19804 PARKVILLE	2/12/2025	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$111,600	58.77	\$262,153	\$66,584	\$123,316	\$162,297	0.760	1,979	\$62.31	'L58	75.9817	1.00 STORY	\$66,205	401	Low
008 01 0481 004	29851 BRETTON	7/25/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$121,200	54.59	\$268,990	\$66,942	\$155,058	\$203,063	0.764	1,417	\$109.43	'L58	76.3596	COLONIAL	\$66,942	401	Low
006 99 0029 000	20515 MILBURN	12/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$105,700	62.18	\$227,921	\$55,189	\$114,811	\$143,346	0.801	1,476	\$77.79	'L58	80.0936	1.00 STORY	\$52,440	401	Low
005 02 0012 002	20250 MELVIN	12/6/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$96,900	53.83	\$217,637	\$92,870	\$87,130	\$108,493	0.803	1,262	\$69.04	'L58	80.3093	1.75 STORY	\$92,870	401	Low
045 03 0089 000	18741 LATHERS	2/3/2025	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$77,700	58.64	\$171,764	\$51,500	\$81,000	\$99,804	0.812	824	\$98.30	'L58	71.4142	1.00 STORY	\$51,500	401	Low
003 99 0009 000	19320 BRENTWOOD	7/6/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$347,793	\$74,427	\$190,573	\$226,859	0.840	1,289	\$147.85	'L58	84.0050	1.00 STORY	\$66,550	401	Low
004 01 0185 000	27637 PEMBROKE	12/23/2024	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$73,000	54.07	\$163,744	\$45,520	\$89,480	\$101,917	0.878	900	\$99.42	'L58	87.7969	1.25 STORY	\$45,520	401	Low
046 99 0074 003	29201 DARDANELLA	3/8/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$115,200	52.36	\$247,291	\$58,031	\$161,969	\$182,859	0.886	1,680	\$96.41	'L58	4.0693	DUPLEX	\$58,031	401	Low
045 01 0026 001	27705 CLARITA	8/21/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$151,268	\$51,500	\$73,500	\$82,795	0.888	864	\$85.07	'L58	88.7735	1.00 STORY	\$51,500	401	Low
004 99 0004 001	19647 ANGLING	10/19/2023	\$270,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$142,100	52.63	\$296,433	\$119,959	\$150,041	\$168,070	0.893	1,599	\$93.83	'L58	89.2729	1.00 STORY	\$117,300	401	Low
045 04 0004 000	19020 HARRISON	12/22/2023	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$157,300	48.70	\$343,255	\$51,500	\$271,500	\$293,221	0.926	2,257	\$120.29	'L58	59.9810	COLONIAL	\$51,500	401	Low
046 99 0074 004	29193 DARDANELLA	3/18/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$113,900	51.77	\$239,337	\$54,960	\$165,040	\$178,142	0.926	1,680	\$98.24	'L58	57.3530	DUPLEX	\$54,960	401	Low

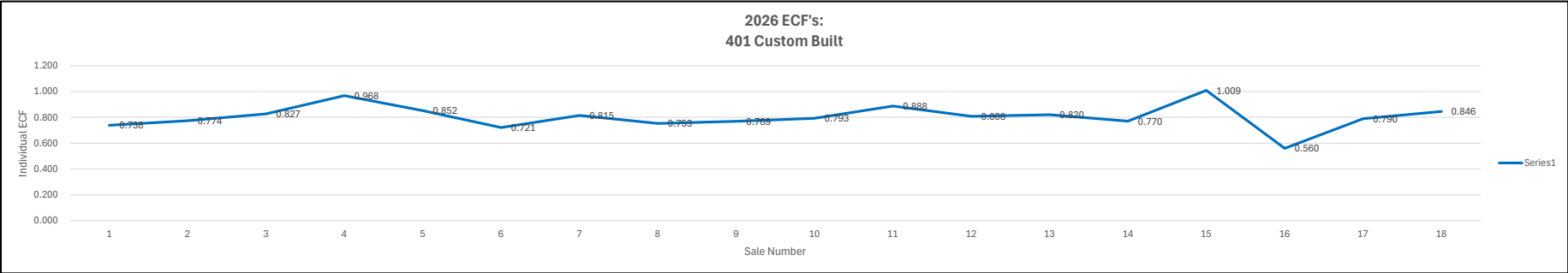
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

045 03 0068 002	18943 LATHERS	11/27/2024	\$128,100	WD	03-ARM'S LENGTH	\$128,100	\$66,300	51.76	\$149,635	\$51,500	\$76,600	\$81,439	0.941	1,016	\$75.39	'L58	79.2653	1.00 STORY	\$51,500	401	Low
045 02 0056 000	18254 GILLMAN	8/11/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$70,400	35.20	\$169,470	\$41,000	\$159,000	\$106,614	1.491	912	\$174.34	'L58	149.1361	1.00 STORY	\$41,000	401	58
045 02 0264 002	18173 DEERING	4/28/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$55,700	31.83	\$150,161	\$48,688	\$126,312	\$84,209	1.500	961	\$131.44	'L58	149.9982	1.00 STORY	\$48,688	401	50
008 01 0485 007	19715 MIDDLEBELT	3/27/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$60,000	21.82	\$234,413	\$71,094	\$203,906	\$135,534	1.504	985	\$207.01	'L58	150.4464	1.00 STORY	\$71,094	401	79
006 99 0016 000	20203 PURLINGBROOK	8/15/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,800	42.60	\$258,760	\$97,350	\$202,650	\$133,950	1.513	1,400	\$144.75	'L58	151.2878	1.00 STORY	\$97,350	401	50
009 99 0095 001	20341 PARKER	6/14/2023	\$319,000	PTA	03-ARM'S LENGTH	\$319,000	\$98,600	30.91	\$262,395	\$49,725	\$269,275	\$176,489	1.526	1,310	\$205.55	'L58	152.5732	1.00 STORY	\$49,725	401	60
045 01 0095 003	18825 INKSTER	10/19/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,500	33.43	\$148,751	\$50,377	\$124,623	\$81,638	1.527	944	\$132.02	'L58	152.6532	1.00 STORY	\$49,200	401	48
045 03 0157 000	18670 LATHERS	11/15/2024	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$77,300	39.04	\$164,235	\$41,000	\$157,000	\$102,269	1.535	1,001	\$156.84	'L58	153.5167	1.00 STORY	\$41,000	401	55
004 01 0050 000	19480 DEERING	1/17/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,800	37.40	\$166,774	\$45,520	\$154,480	\$100,625	1.535	925	\$167.01	'L58	153.5205	1.00 STORY	\$45,520	401	60
004 01 0501 000	19319 INKSTER	6/30/2023	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$44,700	28.47	\$130,818	\$38,280	\$118,720	\$76,795	1.546	720	\$164.89	'L58	154.5934	1.00 STORY	\$38,280	401	57
004 01 0480 000	19391 INKSTER	2/21/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$46,700	27.47	\$137,639	\$32,400	\$137,600	\$87,335	1.576	849	\$162.07	'L58	157.5542	1.00 STORY	\$32,400	401	61
004 01 0267 000	19358 ANTAGO	1/10/2025	\$224,700	PTA	03-ARM'S LENGTH	\$224,700	\$80,200	35.69	\$177,172	\$45,520	\$179,180	\$109,254	1.640	913	\$196.25	'L58	164.0031	1.00 STORY	\$45,520	401	57
045 02 0065 000	18342 GILLMAN	8/21/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$74,900	34.84	\$166,558	\$46,125	\$168,875	\$99,944	1.690	912	\$185.17	'L58	168.9696	1.00 STORY	\$46,125	401	55
004 01 0193 000	27607 PEMBROKE	8/23/2024	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$74,700	32.20	\$180,063	\$52,917	\$179,083	\$105,515	1.697	900	\$198.98	'L58	169.7228	1.00 STORY	\$52,917	401	63
045 02 0059 000	18278 GILLMAN	7/5/2023	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$58,600	29.30	\$151,543	\$41,000	\$159,000	\$91,736	1.733	912	\$174.34	'L58	173.3234	1.00 STORY	\$41,000	401	58
004 01 0214 000	19451 ANTAGO	10/28/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$70,100	30.48	\$172,337	\$45,520	\$184,480	\$105,242	1.753	913	\$202.06	'L58	175.2912	1.00 STORY	\$45,520	401	57
045 02 0064 000	18330 GILLMAN	12/17/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$74,400	35.43	\$157,803	\$44,478	\$165,522	\$94,045	1.760	912	\$181.49	'L58	176.0030	1.00 STORY	\$41,000	401	52
003 01 0404 003	19816 PARKVILLE	12/1/2023	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$83,800	28.60	\$212,451	\$60,155	\$232,845	\$129,064	1.804	1,339	\$173.89	'L58	180.4105	1.50 STORY	\$56,287	401	54

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
010 06 0087 000	33002 BROOKSIDE COURT	4/18/2023	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$219,800	42.68	\$527,083	\$100,000	\$415,000	\$561,951	0.738	2,643	\$157.02	'CB	6.7192	2.00 STORY	\$100,000	401	82
010 06 0097 000	33021 BROOKSIDE COURT	9/13/2023	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$226,600	41.20	\$541,681	\$105,165	\$444,835	\$574,363	0.774	2,686	\$165.61	'CB	3.1207	2.00 STORY	\$100,000	401	82
014 08 0006 000	20681 JOSIE	9/19/2024	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$314,600	45.59	\$643,041	\$110,000	\$580,000	\$701,369	0.827	3,725	\$155.70	'CB	2.1263	2.00 STORY	\$110,000	401	83
019 04 0002 000	37322 ST MARTINS	11/12/2024	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$225,100	37.21	\$513,195	\$105,000	\$500,000	\$516,702	0.968	2,615	\$191.20	'CB	16.1985	COLONIAL	\$105,000	401	77
019 04 0011 000	19835 ASHLEY	4/9/2024	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$304,300	44.10	\$626,851	\$105,000	\$585,000	\$686,646	0.852	3,991	\$146.58	'CB	4.6277	2.00 STORY	\$105,000	401	72
019 04 0011 000	19835 ASHLEY	4/14/2023	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$0	0.00	\$626,851	\$105,000	\$495,000	\$686,646	0.721	3,991	\$124.03	'CB	8.4795	2.00 STORY	\$105,000	401	72
022 01 0046 004	20465 HICKORY	7/19/2024	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$240,500	42.95	\$526,743	\$68,686	\$491,314	\$602,706	0.815	3,213	\$152.91	'CB	0.9489	2.00 STORY	\$68,686	401	84
034 01 0009 010	18935 LAUREL	12/29/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$240,700	46.29	\$523,604	\$105,000	\$415,000	\$550,794	0.753	2,611	\$158.94	'CB	5.2233	2.00 STORY	\$105,000	401	86
034 01 0023 004	18249 GILL	7/20/2023	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$247,500	48.06	\$536,137	\$115,988	\$399,012	\$518,702	0.769	2,767	\$144.20	'CB	3.6440	1.50 STORY	\$105,000	401	84
034 04 0007 000	18886 GARY	11/10/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$220,500	50.69	\$444,100	\$105,000	\$330,000	\$416,073	0.793	2,280	\$144.74	'CB	1.2561	1.00 STORY	\$105,000	401	73
034 04 0011 000	18758 GARY	8/16/2024	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$245,300	45.85	\$504,557	\$105,000	\$430,000	\$484,311	0.888	2,659	\$161.71	'CB	8.2168	1.75 STORY	\$105,000	401	78
034 07 0002 000	19060 WAYNE	6/24/2024	\$662,000	PTA	03-ARM'S LENGTH	\$662,000	\$290,400	43.87	\$630,621	\$132,388	\$529,612	\$655,569	0.808	3,057	\$173.25	'CB	0.2175	2.00 STORY	\$115,000	401	77
035 02 0002 000	35221 VARGO	7/25/2023	\$566,000	PTA	03-ARM'S LENGTH	\$566,000	\$253,400	44.77	\$563,154	\$90,000	\$476,000	\$580,557	0.820	2,629	\$181.06	'CB	1.4211	1.00 STORY	\$90,000	401	82
035 04 0024 000	17134 ELLEN	7/3/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$241,700	48.34	\$494,586	\$102,000	\$398,000	\$516,560	0.770	2,805	\$141.89	'CB	3.5209	2.00 STORY	\$102,000	401	78
035 06 0013 000	35369 MILANA	11/12/2024	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$319,500	40.96	\$663,700	\$105,000	\$675,000	\$669,101	1.009	2,720	\$248.16	'CB	20.3125	STYLE B	\$105,000	401	90
038 04 0004 000	32409 MARIA CT	9/27/2024	\$612,000	PTA	03-ARM'S LENGTH	\$612,000	\$395,000	64.54	\$794,348	\$101,278	\$510,722	\$911,934	0.560	4,485	\$113.87	'CB	24.5648	2.00 STORY	\$95,000	401	79
050 03 0004 000	28922 SAVOIE CT	6/12/2023	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$245,200	44.58	\$532,232	\$80,000	\$470,000	\$595,042	0.790	3,230	\$145.51	'CB	1.5831	2.00 STORY	\$80,000	401	82
057 02 0011 000	32184 CAMBORNE	5/16/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$214,500	45.64	\$445,330	\$98,000	\$372,000	\$439,658	0.846	2,603	\$142.91	'CB	4.0421	COLONIAL	\$98,000	401	77
Totals:			\$10,355,000			\$10,355,000	\$4,444,600		\$10,137,814		\$8,516,495	\$10,668,684			\$158.30		0.7420				
								Sale. Ratio =>	42.92					E.C.F. =>	0.798	Std. Deviation=>	0.10				
								Std. Dev. =>	12.14					Ave. E.C.F. =>	0.806	Ave. Variance=>	6.46	COV =>	8.01		

ECF Statistical Analysis	
Mean	0.806
Standard Error	0.023
Median	0.800
Mode	#N/A
Standard Deviation	0.096
Sample Variance	0.009
Kurtosis	2.412
Skewness	-0.196
Range	0.449
Minimum	0.560
Maximum	1.009
Sum	14.502
Count	18

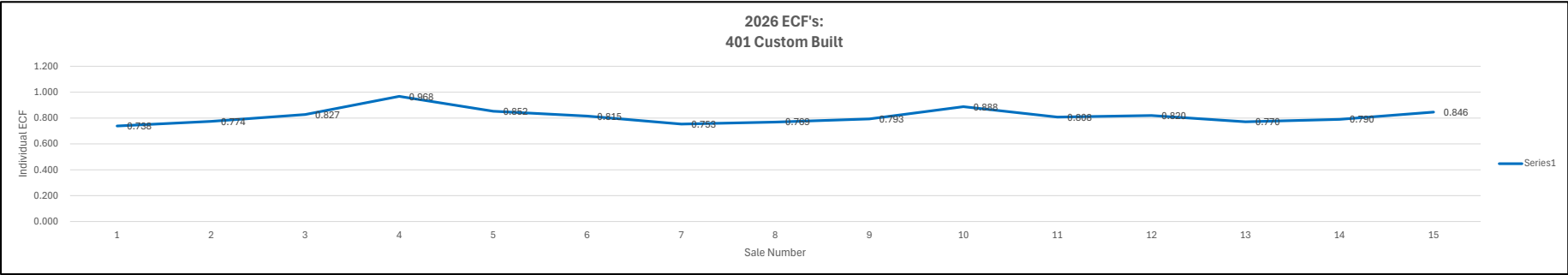


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
010 06 0087 000	33002 BROOKSIDE COURT	4/18/2023	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$219,800	42.68	\$527,083	\$100,000	\$415,000	\$561,951	0.738	2,643	\$157.02	'CB	73.8499	2.00 STORY	\$100,000	401	82
010 06 0097 000	33021 BROOKSIDE COURT	9/13/2023	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$226,600	41.20	\$541,681	\$105,165	\$444,835	\$574,363	0.774	2,686	\$165.61	'CB	77.4484	2.00 STORY	\$100,000	401	82
014 08 0006 000	20681 JOSIE	9/19/2024	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$314,600	45.59	\$643,041	\$110,000	\$580,000	\$701,369	0.827	3,725	\$155.70	'CB	82.6954	2.00 STORY	\$110,000	401	83
019 04 0002 000	37322 ST MARTINS	11/12/2024	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$225,100	37.21	\$513,195	\$105,000	\$500,000	\$516,702	0.968	2,615	\$191.20	'CB	96.7676	COLONIAL	\$105,000	401	77
019 04 0011 000	19835 ASHLEY	4/9/2024	\$690,000	PTA	03-ARM'S LENGTH	\$690,000	\$304,300	44.10	\$626,851	\$105,000	\$585,000	\$686,646	0.852	3,991	\$146.58	'CB	85.1967	2.00 STORY	\$105,000	401	72
022 01 0046 004	20465 HICKORY	7/19/2024	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$240,500	42.95	\$526,743	\$68,686	\$491,314	\$602,706	0.815	3,213	\$152.91	'CB	81.5180	2.00 STORY	\$68,686	401	84
034 01 0009 010	18935 LAUREL	12/29/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$240,700	46.29	\$523,604	\$105,000	\$415,000	\$550,794	0.753	2,611	\$158.94	'CB	75.3458	2.00 STORY	\$105,000	401	86
034 01 0023 004	18249 GILL	7/20/2023	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$247,500	48.06	\$536,137	\$115,988	\$399,012	\$518,702	0.769	2,767	\$144.20	'CB	76.9251	1.50 STORY	\$105,000	401	84
034 04 0007 000	18886 GARY	11/10/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$220,500	50.69	\$444,100	\$105,000	\$330,000	\$416,073	0.793	2,280	\$144.74	'CB	79.3130	1.00 STORY	\$105,000	401	73
034 04 0011 000	18758 GARY	8/16/2024	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$245,300	45.85	\$504,557	\$105,000	\$430,000	\$484,311	0.888	2,659	\$161.71	'CB	88.7859	1.75 STORY	\$105,000	401	78
034 07 0002 000	19060 WAYNE	6/24/2024	\$662,000	PTA	03-ARM'S LENGTH	\$662,000	\$290,400	43.87	\$630,621	\$132,388	\$529,612	\$655,569	0.808	3,057	\$173.25	'CB	80.7866	2.00 STORY	\$115,000	401	77
035 02 0002 000	35221 VARGO	7/25/2023	\$566,000	PTA	03-ARM'S LENGTH	\$566,000	\$253,400	44.77	\$563,154	\$90,000	\$476,000	\$580,557	0.820	2,629	\$181.06	'CB	81.9902	1.00 STORY	\$90,000	401	82
035 04 0024 000	17134 ELLEN	7/3/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$241,700	48.34	\$494,586	\$102,000	\$398,000	\$516,560	0.770	2,805	\$141.89	'CB	77.0482	2.00 STORY	\$102,000	401	78
050 03 0004 000	28922 SAVOIE CT	6/12/2023	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$245,200	44.58	\$532,232	\$80,000	\$470,000	\$595,042	0.790	3,230	\$145.51	'CB	2.4318	2.00 STORY	\$80,000	401	82
057 02 0011 000	32184 CAMBORNE	5/16/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$214,500	45.64	\$445,330	\$98,000	\$372,000	\$439,658	0.846	2,603	\$142.91	'CB	3.1934	COLONIAL	\$98,000	401	77
Totals:			\$8,363,000			\$8,363,000	\$3,730,100		\$8,052,915		\$6,835,773	\$8,401,003			\$157.55		0.0493				
								Sale. Ratio =>	44.60					E.C.F. =>	0.814	Std. Deviation=>	0.06				
								Std. Dev. =>	3.19					Ave. E.C.F. =>	0.814	Ave. Variance=>	70.89	COV =>	87.06		

ECF Statistical Analysis	
Mean	0.814
Standard Error	0.015
Median	0.808
Mode	#N/A
Standard Deviation	0.058
Sample Variance	0.003
Kurtosis	2.354
Skewness	1.324
Range	0.229
Minimum	0.738
Maximum	0.968
Sum	12.213
Count	15

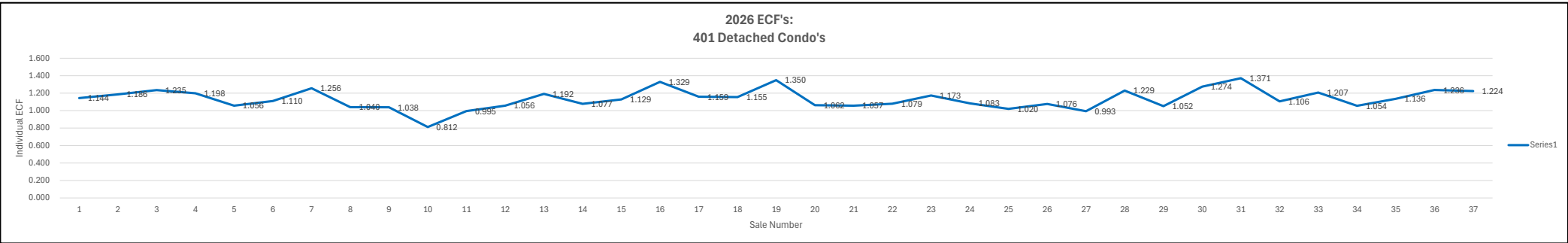


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	
019 04 0011 000	19835 ASHLEY	4/14/2023	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$0	0.00	\$626,851	\$105,000	\$495,000	\$686,646	0.721	3,991	\$124.03	'CB	72.0895	2.00 STORY	\$105,000	401	Prior	
038 04 0004 000	32409 MARIA CT	9/27/2024	\$612,000	PTA	03-ARM'S LENGTH	\$612,000	\$395,000	64.54	\$794,348	\$101,278	\$510,722	\$911,934	0.560	4,485	\$113.87	'CB	21.0439	2.00 STORY	\$95,000	401	Low	
035 06 0013 000	35369 MILANA	11/12/2024	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$319,500	40.96	\$663,700	\$105,000	\$675,000	\$669,101	1.009	2,720	\$248.16	'CB	100.8816	STYLE B	\$105,000	401	High	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
008 07 0001 000	30366 VASSAR	11/12/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$124,200	45.16	\$252,243	\$36,952	\$238,048	\$208,010	1.144	1,358	\$175.29	'DC	1.0670	STYLE B	\$35,000	407	78
008 07 0002 000	30348 VASSAR	2/7/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$129,000	43.73	\$262,090	\$36,969	\$258,031	\$217,508	1.186	1,408	\$183.26	'DC	5.2570	STYLE B	\$35,000	407	78
008 07 0006 000	30276 VASSAR	5/9/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$124,600	42.24	\$252,906	\$35,000	\$260,000	\$210,537	1.235	1,358	\$191.46	'DC	10.1201	STYLE B	\$35,000	407	78
008 07 0030 000	30275 VASSAR	9/30/2024	\$302,500	PTA	03-ARM'S LENGTH	\$302,500	\$131,300	43.40	\$266,120	\$35,000	\$267,500	\$223,304	1.198	1,244	\$215.03	'DC	6.4182	STYLE B	\$35,000	407	79
008 07 0031 000	30293 VASSAR	12/22/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$109,400	45.58	\$235,872	\$35,000	\$205,000	\$194,079	1.056	1,256	\$163.22	'DC	7.7465	STYLE B	\$35,000	407	79
008 07 0032 000	30311 VASSAR	8/1/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$115,500	46.20	\$235,447	\$35,000	\$215,000	\$193,668	1.110	1,244	\$172.83	'DC	2.3589	STYLE B	\$35,000	407	79
008 07 0034 000	30347 VASSAR	8/14/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$134,100	41.65	\$271,763	\$36,340	\$285,660	\$227,461	1.256	1,372	\$208.21	'DC	12.2127	STYLE B	\$35,000	407	79
021 01 0002 000	38114 VISTA	6/18/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$170,800	49.51	\$350,773	\$40,000	\$305,000	\$293,182	1.040	1,887	\$161.63	'DC	9.3427	1.00 STORY	\$40,000	407	74
021 01 0011 000	38150 VISTA	10/25/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$165,500	48.68	\$346,468	\$40,000	\$300,000	\$289,120	1.038	1,887	\$158.98	'DC	9.6105	1.00 STORY	\$40,000	407	73
021 01 0015 000	38139 VISTA	11/12/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$185,700	58.03	\$377,897	\$40,000	\$280,000	\$344,792	0.812	2,272	\$123.24	'DC	32.1652	1.50 STORY	\$40,000	407	79
021 01 0016 000	38135 VISTA	7/18/2023	\$385,500	WD	03-ARM'S LENGTH	\$385,500	\$173,800	45.08	\$380,450	\$40,000	\$345,500	\$347,397	0.995	2,272	\$152.07	'DC	13.9197	1.50 STORY	\$40,000	407	76
021 01 0034 000	38145 VISTA	10/18/2024	\$403,000	PTA	03-ARM'S LENGTH	\$403,000	\$215,300	53.42	\$430,164	\$40,000	\$363,000	\$343,756	1.056	2,317	\$156.67	'DC	7.7755	1.75 STORY	\$40,000	407	75
021 01 0036 000	38137 VISTA	6/18/2024	\$402,550	PTA	03-ARM'S LENGTH	\$402,550	\$176,600	43.87	\$362,484	\$40,000	\$362,550	\$304,230	1.192	1,887	\$192.13	'DC	5.7961	1.00 STORY	\$40,000	407	75
021 01 0037 000	38133 VISTA	7/21/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$175,100	42.19	\$381,126	\$40,000	\$375,000	\$348,087	1.077	2,272	\$165.05	'DC	5.6419	1.50 STORY	\$40,000	407	76
051 06 0003 000	28660 E BAYBERRY CT	9/26/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$112,200	43.15	\$246,302	\$35,702	\$224,298	\$198,679	1.129	1,248	\$179.73	'DC	0.4789	1.00 STORY	\$35,000	407	73
051 06 0013 000	28661 E BAYBERRY CT	5/24/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,300	39.02	\$226,458	\$35,000	\$240,000	\$180,620	1.329	1,142	\$210.16	'DC	19.5020	1.00 STORY	\$35,000	407	73
051 06 0016 000	28606 BAYBERRY PARK	5/16/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,400	41.54	\$263,652	\$35,000	\$250,000	\$215,709	1.159	1,380	\$181.16	'DC	2.5233	1.00 STORY	\$35,000	407	73
051 06 0037 000	28674 BAYBERRY PARK	6/28/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$124,400	42.31	\$254,802	\$35,000	\$259,000	\$224,287	1.155	1,631	\$158.80	'DC	2.1034	1.50 STORY	\$35,000	407	75
051 06 0063 000	28705 W BAYBERRY CT	6/18/2024	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$111,500	39.47	\$229,403	\$35,000	\$247,500	\$183,399	1.350	1,248	\$198.32	'DC	21.5780	1.00 STORY	\$35,000	407	73
067 05 0001 000	15600 HUNTERS GROVE CT	2/23/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$159,700	49.14	\$333,993	\$40,000	\$285,000	\$268,486	1.062	1,418	\$200.99	'DC	7.2228	STYLE C	\$40,000	407	87
067 05 0009 000	15664 HUNTERS GROVE CT	1/5/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,300	49.32	\$335,213	\$40,000	\$285,000	\$269,600	1.057	1,418	\$200.99	'DC	7.6615	STYLE C	\$40,000	407	87
067 05 0012 000	15688 HUNTERS GROVE CT	5/16/2023	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$170,100	48.61	\$354,555	\$40,000	\$309,900	\$287,264	1.079	1,604	\$193.20	'DC	5.4938	STYLE C	\$40,000	407	87
067 05 0013 000	15696 HUNTERS GROVE CT	7/21/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$160,300	44.53	\$338,607	\$40,000	\$320,000	\$272,700	1.173	1,418	\$225.67	'DC	3.9715	STYLE C	\$40,000	407	88
067 05 0017 000	15728 HUNTERS GROVE CT	9/18/2023	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$160,300	48.28	\$335,213	\$40,000	\$292,000	\$269,600	1.083	1,418	\$205.92	'DC	5.0650	STYLE C	\$40,000	407	87
067 05 0030 000	15683 HUNTERS GROVE CT	8/21/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,900	52.35	\$335,213	\$40,000	\$275,000	\$269,600	1.020	1,418	\$193.94	'DC	11.3706	STYLE C	\$40,000	407	87
067 05 0031 000	15675 HUNTERS GROVE CT	10/10/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$164,900	49.97	\$335,213	\$40,000	\$290,000	\$269,600	1.076	1,418	\$204.51	'DC	5.8069	STYLE C	\$40,000	407	87
080 10 0010 000	14014 KATIE	7/31/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$178,400	46.95	\$400,578	\$74,000	\$306,000	\$308,092	0.993	1,923	\$159.13	'DC	14.0526	1.00 STORY	\$74,000	401	79
086 07 0002 000	14921 FAIRFIELD	8/9/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$153,900	42.75	\$315,618	\$37,000	\$323,000	\$262,847	1.229	1,406	\$229.73	'DC	9.5116	1.00 STORY	\$37,000	407	83
120 05 0011 000	11670 ROSELINDA	7/31/2023	\$413,000	PTA	03-ARM'S LENGTH	\$413,000	\$188,300	45.59	\$415,080	\$76,098	\$336,902	\$320,398	1.052	2,345	\$143.67	'DC	8.2225	2.00 STORY	\$72,000	401	78
126 07 0003 000	37345 BLAKE	7/20/2023	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$142,200	39.17	\$317,489	\$56,000	\$307,000	\$241,003	1.274	1,751	\$175.33	'DC	14.0107	BI LEVEL	\$56,000	401	80
126 07 0012 000	37366 BLAKE	12/20/2024	\$377,000	PTA	03-ARM'S LENGTH	\$377,000	\$152,600	40.48	\$309,982	\$56,000	\$321,000	\$234,084	1.371	1,751	\$183.32	'DC	23.7566	BI LEVEL	\$56,000	401	78
126 09 0001 000	9216 NEWBURGH	12/23/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$212,000	47.11	\$433,384	\$53,305	\$396,695	\$358,565	1.106	2,380	\$166.68	'DC	2.7396	1.00 STORY	\$49,777	401	78
128 09 0010 000	35574 ANN ARBOR TR	2/29/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$132,900	41.53	\$284,386	\$26,828	\$293,172	\$242,979	1.207	1,368	\$214.31	'DC	7.2837	1.00 STORY	\$25,000	407	78
128 09 0012 000	35566 ANN ARBOR TR	6/26/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$135,000	47.37	\$285,863	\$25,995	\$259,005	\$245,621	1.054	1,712	\$151.29	'DC	7.9246	2.00 STORY	\$25,000	407	79
128 09 0012 000	35566 ANN ARBOR TR	7/29/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$141,200	46.30	\$285,863	\$25,995	\$279,005	\$245,621	1.136	1,712	\$162.97	'DC	0.2181	2.00 STORY	\$25,000	407	79
134 07 0002 000	9615 HUBBARD	8/22/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$190,200	42.27	\$397,051	\$83,175	\$366,825	\$296,669	1.236	2,036	\$180.17	'DC	10.2743	2.00 STORY	\$83,175	401	79
134 07 0003 000	9621 HUBBARD	6/27/2024	\$491,000	PTA	03-ARM'S LENGTH	\$491,000	\$209,300	42.63	\$435,780	\$83,175	\$407,825	\$333,275	1.224	2,322	\$175.64	'DC	8.9953	2.00 STORY	\$83,175	401	79

ECF Statistical Analysis	
Mean	1.134
Standard Error	0.018
Median	1.129
Mode	#N/A
Standard Deviation	0.112
Sample Variance	0.013
Kurtosis	0.821
Skewness	-0.108
Range	0.559
Minimum	0.812
Maximum	1.371
Sum	41.948
Count	37

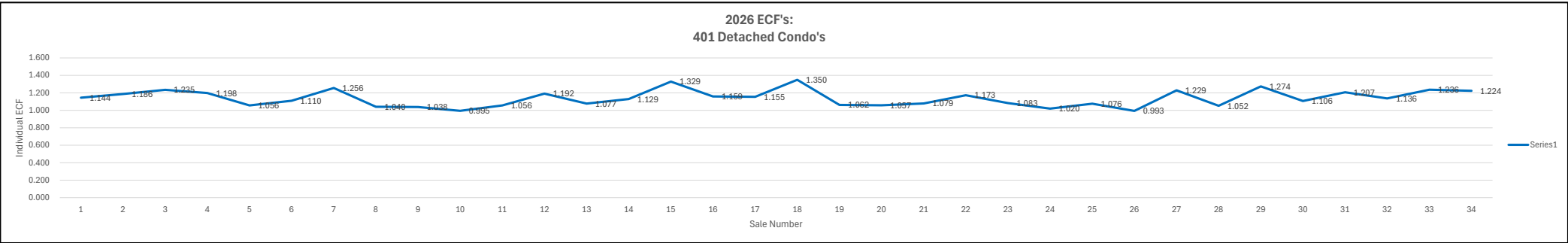


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
008 07 0001 000	30366 VASSAR	11/12/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$124,200	45.16	\$252,243	\$36,952	\$238,048	\$208,010	1.144	1,358	\$175.29	'DC	114.4407	STYLE B	\$35,000	407	78	
008 07 0002 000	30348 VASSAR	2/7/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$129,000	43.73	\$262,090	\$36,969	\$258,031	\$217,508	1.186	1,408	\$183.26	'DC	118.6306	STYLE B	\$35,000	407	78	
008 07 0006 000	30276 VASSAR	5/9/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$124,600	42.24	\$252,906	\$35,000	\$260,000	\$210,537	1.235	1,358	\$191.46	'DC	123.4937	STYLE B	\$35,000	407	78	
008 07 0030 000	30275 VASSAR	9/30/2024	\$302,500	PTA	03-ARM'S LENGTH	\$302,500	\$131,300	43.40	\$266,120	\$35,000	\$267,500	\$223,304	1.198	1,244	\$215.03	'DC	119.7919	STYLE B	\$35,000	407	79	
008 07 0031 000	30293 VASSAR	12/22/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$109,400	45.58	\$235,872	\$35,000	\$205,000	\$194,079	1.056	1,256	\$163.22	'DC	105.6271	STYLE B	\$35,000	407	79	
008 07 0032 000	30311 VASSAR	8/1/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$115,500	46.20	\$235,447	\$35,000	\$215,000	\$193,668	1.110	1,244	\$172.83	'DC	111.0147	STYLE B	\$35,000	407	79	
008 07 0034 000	30347 VASSAR	8/14/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$134,100	41.65	\$271,763	\$36,340	\$285,660	\$227,461	1.256	1,372	\$208.21	'DC	125.5864	STYLE B	\$35,000	407	79	
021 01 0002 000	38114 VISTA	6/18/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$170,800	49.51	\$350,773	\$40,000	\$305,000	\$293,182	1.040	1,887	\$161.63	'DC	104.0309	1.00 STORY	\$40,000	407	74	
021 01 0011 000	38150 VISTA	10/25/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$165,500	48.68	\$346,468	\$40,000	\$300,000	\$289,120	1.038	1,887	\$158.98	'DC	103.7631	1.00 STORY	\$40,000	407	73	
021 01 0016 000	38135 VISTA	7/18/2023	\$385,500	WD	03-ARM'S LENGTH	\$385,500	\$173,800	45.08	\$380,450	\$40,000	\$345,500	\$347,397	0.995	2,272	\$152.07	'DC	99.4539	1.50 STORY	\$40,000	407	76	
021 01 0034 000	38145 VISTA	10/18/2024	\$403,000	PTA	03-ARM'S LENGTH	\$403,000	\$215,300	53.42	\$430,164	\$40,000	\$363,000	\$343,756	1.056	2,317	\$156.67	'DC	105.5982	1.75 STORY	\$40,000	407	75	
021 01 0036 000	38137 VISTA	6/18/2024	\$402,550	PTA	03-ARM'S LENGTH	\$402,550	\$176,600	43.87	\$362,484	\$40,000	\$362,550	\$304,230	1.192	1,887	\$192.13	'DC	5.3157	1.00 STORY	\$40,000	407	75	
021 01 0037 000	38133 VISTA	7/21/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$175,100	42.19	\$381,126	\$40,000	\$375,000	\$348,087	1.077	2,272	\$165.05	'DC	6.1223	1.50 STORY	\$40,000	407	76	
051 06 0003 000	28660 E BAYBERRY CT	9/26/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$112,200	43.15	\$246,302	\$35,702	\$224,298	\$198,679	1.129	1,248	\$179.73	'DC	0.9593	1.00 STORY	\$35,000	407	73	
051 06 0013 000	28661 E BAYBERRY CT	5/24/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,300	39.02	\$226,458	\$35,000	\$240,000	\$180,620	1.329	1,142	\$210.16	'DC	19.0216	1.00 STORY	\$35,000	407	73	
051 06 0016 000	28606 BAYBERRY PARK	5/16/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,400	41.54	\$263,652	\$35,000	\$250,000	\$215,709	1.159	1,380	\$181.16	'DC	2.0429	1.00 STORY	\$35,000	407	73	
051 06 0037 000	28674 BAYBERRY PARK	6/28/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$124,400	42.31	\$254,802	\$35,000	\$259,000	\$224,287	1.155	1,631	\$158.80	'DC	1.6230	1.50 STORY	\$35,000	407	75	
051 06 0063 000	28705 W BAYBERRY CT	6/18/2024	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$111,500	39.47	\$229,403	\$35,000	\$247,500	\$183,399	1.350	1,248	\$198.32	'DC	21.0977	1.00 STORY	\$35,000	407	73	
067 05 0001 000	15600 HUNTERS GROVE CT	2/23/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$159,700	49.14	\$333,993	\$40,000	\$285,000	\$268,486	1.062	1,418	\$200.99	'DC	106.1508	STYLE C	\$40,000	407	87	
067 05 0009 000	15664 HUNTERS GROVE CT	1/5/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,300	49.32	\$335,213	\$40,000	\$285,000	\$269,600	1.057	1,418	\$200.99	'DC	105.7122	STYLE C	\$40,000	407	87	
067 05 0012 000	15688 HUNTERS GROVE CT	5/16/2023	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$170,100	48.61	\$354,555	\$40,000	\$309,900	\$287,264	1.079	1,604	\$193.20	'DC	107.8799	STYLE C	\$40,000	407	87	
067 05 0013 000	15696 HUNTERS GROVE CT	7/21/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$160,300	44.53	\$338,607	\$40,000	\$320,000	\$272,700	1.173	1,418	\$225.67	'DC	3.4911	STYLE C	\$40,000	407	88	
067 05 0017 000	15728 HUNTERS GROVE CT	9/18/2023	\$332,000	PTA	03-ARM'S LENGTH	\$332,000	\$160,300	48.28	\$335,213	\$40,000	\$292,000	\$269,600	1.083	1,418	\$205.92	'DC	108.3086	STYLE C	\$40,000	407	87	
067 05 0030 000	15683 HUNTERS GROVE CT	8/21/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,900	52.35	\$335,213	\$40,000	\$275,000	\$269,600	1.020	1,418	\$193.94	'DC	102.0030	STYLE C	\$40,000	407	87	
067 05 0031 000	15675 HUNTERS GROVE CT	10/10/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$164,900	49.97	\$335,213	\$40,000	\$290,000	\$269,600	1.076	1,418	\$204.51	'DC	107.5668	STYLE C	\$40,000	407	87	
080 10 0010 000	14014 KATIE	7/31/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$178,400	46.95	\$400,578	\$74,000	\$306,000	\$308,092	0.993	1,923	\$159.13	'DC	99.3210	1.00 STORY	\$74,000	401	79	
086 07 0002 000	14921 FAIRFIELD	8/9/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$153,900	42.75	\$315,618	\$37,000	\$323,000	\$262,847	1.229	1,406	\$229.73	'DC	9.0312	1.00 STORY	\$37,000	407	83	
120 05 0011 000	11670 ROSELINDA	7/31/2023	\$413,000	PTA	03-ARM'S LENGTH	\$413,000	\$188,300	45.59	\$415,080	\$76,098	\$336,902	\$320,398	1.052	2,345	\$143.67	'DC	105.1511	2.00 STORY	\$72,000	401	78	
126 07 0003 000	37345 BLAKE	7/20/2023	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$142,200	39.17	\$317,489	\$56,000	\$307,000	\$241,003	1.274	1,751	\$175.33	'DC	13.5303	BI LEVEL	\$56,000	401	80	
126 09 0001 000	9216 NEWBURGH	12/23/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$212,000	47.11	\$433,384	\$53,305	\$396,695	\$358,565	1.106	2,380	\$166.68	'DC	3.2199	1.00 STORY	\$49,777	401	78	
128 09 0010 000	35574 ANN ARBOR TR	2/29/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$132,900	41.53	\$284,386	\$26,828	\$293,172	\$242,979	1.207	1,368	\$214.31	'DC	6.8033	1.00 STORY	\$25,000	407	78	
128 09 0012 000	35566 ANN ARBOR TR	7/29/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$141,200	46.30	\$285,863	\$25,995	\$279,005	\$245,621	1.136	1,712	\$162.97	'DC	0.2623	2.00 STORY	\$25,000	407	79	
134 07 0002 000	9615 HUBBARD	8/22/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$190,200	42.27	\$397,051	\$83,175	\$366,825	\$296,669	1.236	2,036	\$180.17	'DC	9.7939	2.00 STORY	\$83,175	401	79	
134 07 0003 000	9621 HUBBARD	6/27/2024	\$491,000	PTA	03-ARM'S LENGTH	\$491,000	\$209,300	42.63	\$435,780	\$83,175	\$407,825	\$333,275	1.224	2,322	\$175.64	'DC	8.5149	2.00 STORY	\$83,175	401	79	
Totals:			\$11,535,950			\$11,535,950	\$5,207,900		\$10,901,759		\$10,074,411	\$8,919,332			\$184.02		0.9037					
								Sale. Ratio =>	45.14					E.C.F. =>	1.130	Std. Deviation=>	0.09					
								Std. Dev. =>	3.65					Ave. E.C.F. =>	1.139	Ave. Variance=>	64.25	COV =>	56.43			

ECF Statistical Analysis	
Mean	1.139
Standard Error	0.016
Median	1.132
Mode	#N/A
Standard Deviation	0.093
Sample Variance	0.009
Kurtosis	-0.566
Skewness	0.435
Range	0.356
Minimum	0.993
Maximum	1.350
Sum	38.710
Count	34



OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	
128 09 0012 000	35566 ANN ARBOR TR	6/26/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$135,000	47.37	\$285,863	\$25,995	\$259,005	\$245,621	1.054	1,712	\$151.29	'DC	105.4490	2.00 STORY	\$25,000	407	Prior	
126 07 0012 000	37366 BLAKE	12/20/2024	\$377,000	PTA	03-ARM'S LENGTH	\$377,000	\$152,600	40.48	\$309,982	\$56,000	\$321,000	\$234,084	1.371	1,751	\$183.32	'DC	137.1303	BI LEVEL	\$56,000	401	High	
021 01 0015 000	38139 VISTA	11/12/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$185,700	58.03	\$377,897	\$40,000	\$280,000	\$344,792	0.812	2,272	\$123.24	'DC	81.2084	1.50 STORY	\$40,000	407	Low	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
046 01 0002 002	18365 GRIMM	7/19/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$167,700	41.93	\$351,273	\$67,000	\$333,000	\$249,362	1.335	1,353	\$246.12	'LE	11.8311	1.00 STORY	\$67,000	401	81
046 01 0019 000	18224 BRENTWOOD	9/12/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$144,000	49.15	\$300,513	\$65,000	\$228,000	\$188,410	1.210	1,530	\$149.02	'LE	0.6970	2.00 STORY	\$65,000	401	68
046 01 0023 001	18272 BRENTWOOD	9/20/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$111,800	36.06	\$250,756	\$61,980	\$248,020	\$165,592	1.498	1,324	\$187.33	'LE	28.0681	1.00 STORY	\$61,980	401	66
046 01 0023 001	18272 BRENTWOOD	8/14/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$100,100	36.94	\$250,756	\$61,980	\$209,020	\$165,592	1.262	1,324	\$157.87	'LE	4.5162	1.00 STORY	\$61,980	401	66
046 01 0032 000	18400 BRENTWOOD	2/21/2025	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$104,800	43.31	\$228,004	\$67,000	\$175,000	\$128,803	1.359	1,482	\$118.08	'LE	14.1567	2.00 STORY	\$67,000	401	60
046 01 0043 000	18345 BRENTWOOD	4/3/2023	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$101,100	39.49	\$237,588	\$64,412	\$191,588	\$151,908	1.261	1,128	\$169.85	'LE	4.4114	1.00 STORY	\$61,980	401	76
046 01 0045 000	18321 BRENTWOOD	12/27/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$83,300	37.02	\$194,503	\$61,980	\$163,020	\$116,248	1.402	901	\$180.93	'LE	18.5250	1.00 STORY	\$61,980	401	60
046 01 0050 000	18261 BRENTWOOD	1/17/2025	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$67,700	56.18	\$150,791	\$61,980	\$58,520	\$77,904	0.751	736	\$79.51	'LE	46.5916	1.00 STORY	\$61,980	401	57
046 99 0080 000	29183 CLARITA	11/12/2024	\$472,450	PTA	03-ARM'S LENGTH	\$472,450	\$233,600	49.44	\$492,936	\$54,960	\$417,490	\$350,380	1.192	2,350	\$177.66	'LE	2.5562	2.00 STORY	\$54,960	401	66
046 99 0123 000	18615 BRENTWOOD	9/15/2023	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$80,200	41.99	\$191,936	\$44,450	\$146,550	\$117,988	1.242	1,248	\$117.43	'LE	2.4978	2.00 STORY	\$44,450	401	55
046 99 0143 000	28525 PICKFORD	6/1/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$95,800	36.56	\$247,548	\$54,960	\$207,040	\$168,936	1.226	1,452	\$142.59	'LE	0.8456	1.00 STORY	\$54,960	401	74
046 99 0145 000	28555 PICKFORD	3/4/2025	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$94,400	41.40	\$201,102	\$54,960	\$173,400	\$128,194	1.350	1,134	\$152.59	'LE	13.2732	1.00 STORY	\$54,960	401	58
048 01 0011 000	17961 DEERING	2/12/2025	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$146,400	50.31	\$318,562	\$56,975	\$234,025	\$229,462	1.020	2,168	\$107.95	'LE	19.7211	1.00 STORY	\$54,000	401	58
048 01 0014 000	17783 DEERING	3/14/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,700	38.05	\$195,463	\$54,000	\$166,000	\$124,090	1.338	1,420	\$116.90	'LE	12.0642	1.00 STORY	\$54,000	401	52
048 01 0033 000	17500 FLORAL	6/16/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$100,700	38.36	\$237,016	\$54,000	\$208,500	\$160,540	1.299	1,185	\$175.95	'LE	8.1645	1.00 STORY	\$54,000	401	64
048 01 0034 000	17526 FLORAL	9/7/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$92,800	35.69	\$213,932	\$40,500	\$219,500	\$152,133	1.443	1,443	\$152.11	'LE	22.5719	1.00 STORY	\$40,500	401	60
048 01 0037 000	17710 FLORAL	9/27/2024	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$87,700	47.66	\$194,100	\$55,286	\$128,714	\$121,766	1.057	1,127	\$114.21	'LE	16.0037	1.00 STORY	\$54,000	401	55
048 01 0041 000	17910 FLORAL	8/23/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,300	37.21	\$209,380	\$56,628	\$183,372	\$133,992	1.369	1,612	\$113.75	'LE	15.1432	1.00 STORY	\$54,000	401	53
048 01 0056 000	18133 FLORAL	7/24/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$90,100	37.56	\$217,309	\$54,000	\$185,900	\$130,647	1.423	1,303	\$142.67	'LE	20.5821	2.00 STORY	\$54,000	401	55
048 01 0082 000	17790 LATHERS	2/7/2024	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$73,500	39.52	\$178,302	\$57,375	\$128,625	\$106,076	1.213	988	\$130.19	'LE	0.4523	1.00 STORY	\$57,375	401	65
048 01 0114 000	17527 LATHERS	2/23/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,900	41.00	\$187,032	\$60,750	\$129,250	\$120,773	1.167	1,016	\$127.21	'LE	5.0297	1.00 STORY	\$60,750	401	59
048 01 0122 000	17210 CAROL	3/22/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$93,800	34.11	\$259,445	\$55,711	\$219,289	\$162,987	1.345	1,500	\$146.19	'LE	12.8341	2.00 STORY	\$46,575	401	62
048 01 0132 000	17221 CAROL	9/26/2024	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$83,200	34.96	\$193,326	\$67,500	\$170,500	\$110,373	1.545	1,088	\$156.71	'LE	32.7665	1.00 STORY	\$67,500	401	54
048 02 0021 000	17712 DEERING	12/20/2024	\$255,500	PTA	03-ARM'S LENGTH	\$255,500	\$94,900	37.14	\$208,329	\$58,980	\$196,520	\$130,937	1.501	1,015	\$193.62	'LE	28.3777	1.00 STORY	\$58,980	401	64
048 02 0023 000	17727 ROUGEWAY	9/5/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$109,700	43.02	\$259,298	\$68,810	\$186,190	\$167,094	1.114	1,260	\$147.77	'LE	10.2814	1.00 STORY	\$68,810	401	64
048 02 0028 000	17523 ROUGEWAY	4/27/2023	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$110,700	45.93	\$258,341	\$63,339	\$177,661	\$171,054	1.039	1,260	\$141.00	'LE	17.8472	1.00 STORY	\$58,980	401	64
048 02 0047 000	17136 ROUGEWAY	9/14/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$104,100	35.90	\$246,526	\$59,963	\$230,037	\$163,651	1.406	1,096	\$209.89	'LE	18.8559	1.00 STORY	\$59,963	401	63
048 02 0053 000	17254 ROUGEWAY	11/15/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$98,400	37.85	\$244,267	\$59,963	\$200,037	\$161,670	1.237	1,096	\$182.52	'LE	2.0220	1.00 STORY	\$59,963	401	62
048 02 0058 000	17354 ROUGEWAY	10/31/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,400	44.18	\$233,764	\$58,980	\$166,020	\$153,319	1.083	1,026	\$161.81	'LE	13.4257	1.00 STORY	\$58,980	401	68
048 02 0074 000	17231 DOLORES	6/10/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$125,100	45.49	\$271,499	\$58,980	\$216,020	\$186,420	1.159	1,278	\$169.03	'LE	5.8316	1.00 STORY	\$58,980	401	70
048 02 0076 000	17217 DOLORES	4/9/2024	\$276,002	PTA	03-ARM'S LENGTH	\$276,002	\$112,200	40.65	\$244,529	\$60,946	\$215,056	\$161,037	1.335	1,096	\$196.22	'LE	11.8348	1.00 STORY	\$60,946	401	62
048 02 0083 000	17133 DOLORES	3/17/2025	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$133,800	37.96	\$288,736	\$61,673	\$290,827	\$199,178	1.460	1,511	\$192.47	'LE	24.3039	1.00 STORY	\$59,963	401	64
048 02 0083 000	17133 DOLORES	6/28/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$133,800	51.46	\$288,736	\$61,673	\$198,327	\$199,178	0.996	1,511	\$131.26	'LE	22.1370	1.00 STORY	\$59,963	401	64
048 02 0094 000	17186 DOLORES	4/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,800	43.52	\$235,444	\$59,000	\$191,000	\$154,775	1.234	1,096	\$174.27	'LE	1.6952	1.00 STORY	\$59,000	401	64
048 02 0158 000	27709 BENNETT	3/19/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$110,500	38.77	\$270,456	\$58,980	\$226,020	\$185,505	1.218	1,260	\$179.38	'LE	0.1307	1.00 STORY	\$58,980	401	69
048 02 0183 000	17242 DOLORES	12/13/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$97,500	36.79	\$213,167	\$58,980	\$206,020	\$135,251	1.523	1,048	\$196.58	'LE	30.6145	1.00 STORY	\$58,980	401	61
048 02 0195 000	27656 BENNETT	8/2/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$108,700	41.02	\$237,931	\$63,895	\$201,105	\$152,663	1.317	1,026	\$196.01	'LE	10.0216	1.00 STORY	\$63,895	401	67
048 02 0203 000	17603 DOLORES	2/7/2025	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$114,100	41.19	\$247,620	\$58,980	\$218,020	\$165,473	1.318	1,048	\$208.03	'LE	10.0459	1.00 STORY	\$58,980	401	66
049 01 0001 001	28041 SIX MILE	10/13/2023	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$145,700	44.56	\$394,504	\$50,400	\$276,600	\$301,845	0.916	3,000	\$92.20	'LE	30.0733	1.00 STORY	\$50,400	401	60
049 01 0004 000	27987 SIX MILE	5/19/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$147,200	50.76	\$337,357	\$72,990	\$217,010	\$231,900	0.936	1,570	\$138.22	'LE	28.1306	1.00 STORY	\$72,990	401	71
049 01 0055 000	16638 HARRISON	11/22/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$184,800	47.38	\$407,444	\$73,000	\$317,000	\$267,555	1.185	2,252	\$140.76	'LE	3.2294	2.00 STORY	\$73,000	401	68
049 01 0127 000	16524 ROUGEWAY	4/12/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,000	40.89	\$214,808	\$73,000	\$152,000	\$124,392	1.222	1,167	\$130.25	'LE	0.4846	1.00 STORY	\$73,000	401	60
049 01 0135 000	16742 ROUGEWAY	1/12/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$102,200	41.71	\$262,596	\$77,543	\$167,457	\$148,042	1.131	1,254	\$133.54	'LE	8.5952	2.00 STORY	\$73,396	401	55
049 01 0147 000	27523 SIX MILE	8/13/2024	\$420,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$420,000	\$262,700	62.55	\$519,383	\$121,125	\$298,875	\$343,325	0.871	3,092	\$96.66	'LE	34.6566	2.00 STORY	\$106,000	401	68
049 01 0167 000	27524 TERRENCE	8/1/2024	\$388,000	PTA		\$388,000	\$132,100	34.05	\$321,230	\$97,481	\$290,519	\$196,271	1.480	1,193	\$243.52	'LE	26.3096	1.00 STORY	\$95,000	401	71
049 01 0179 000	27860 TERRENCE	6/10/2024	\$364,000	PTA		\$364,000	\$176,400	48.46	\$379,759	\$91,839	\$272,161	\$252,561	1.078	1,770	\$153.76	'LE	13.9492	1.00 STORY	\$90,000	401	68
049 01 0182 000	28140 TERRENCE	8/25/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$89,100	30.72	\$256,682	\$90,000	\$200,000	\$146,212	1.368	1,266	\$157.98	'LE	15.0780	1.00 STORY	\$90,000	401	58
049 01 0193 000	28251 TERRENCE	8/19/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$231,700	43.31	\$509,424	\$98,858	\$436,142	\$328,452	1.328	2,524	\$172.80	'LE	11.0774	2.00 STORY	\$90,000	401	71
050 01 0340 001	29085 TERRENCE	9/25/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$126,800	39.02	\$302,036	\$91,125	\$233,875	\$185,009	1.264	1,443	\$162.08	'LE	4.7031	1.00 STORY	\$83,317	401	69
050 99 0010 000																					

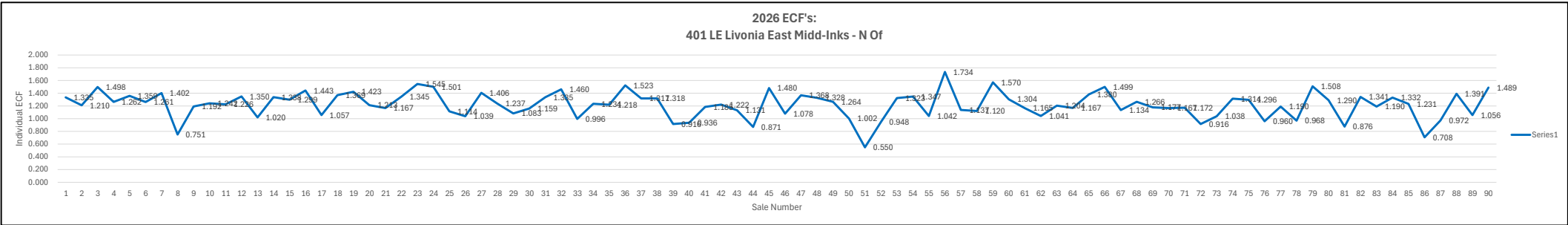
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

051 05 0001 000	29224 RAYBURN	7/25/2023	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$125,600	40.85	\$308,759	\$62,000	\$245,500	\$216,455	1.134	1,648	\$148.97	'LE	8.2912	1.00 STORY	\$62,000	401	67
051 05 0004 000	29168 RAYBURN	6/23/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$98,800	37.71	\$242,154	\$62,000	\$200,000	\$158,029	1.266	1,005	\$199.00	'LE	4.8493	1.00 STORY	\$62,000	401	69
051 99 0012 001	29152 ROYCROFT	6/28/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$158,100	47.91	\$321,194	\$51,750	\$278,250	\$236,354	1.177	1,490	\$186.74	'LE	3.9838	1.00 STORY	\$51,750	401	75
052 01 0040 000	15340 FOCH	10/16/2024	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$117,100	46.38	\$248,230	\$66,969	\$185,531	\$159,000	1.167	1,221	\$151.95	'LE	5.0235	1.00 STORY	\$64,650	401	62
052 01 0043 000	15458 FOCH	4/26/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$118,100	46.31	\$249,616	\$60,340	\$194,660	\$166,031	1.172	1,600	\$121.66	'LE	4.4665	1.00 STORY	\$60,340	401	59
052 01 0060 000	15836 FOCH	1/17/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,300	42.53	\$207,355	\$67,600	\$102,400	\$111,804	0.916	1,296	\$79.01	'LE	30.1209	2.00 STORY	\$67,600	401	55
052 01 0064 000	15872 FOCH	5/13/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$174,000	60.00	\$309,766	\$87,892	\$202,108	\$194,626	1.038	2,041	\$99.02	'LE	17.8654	1.00 STORY	\$78,000	401	53
052 02 0022 000	15501 DEERING	10/30/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$109,600	42.15	\$232,497	\$52,000	\$208,000	\$158,330	1.314	1,037	\$200.58	'LE	9.6615	1.00 STORY	\$52,000	401	70
052 02 0030 000	15675 DEERING	6/28/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$124,900	43.07	\$261,856	\$55,924	\$234,076	\$180,642	1.296	1,102	\$212.41	'LE	7.8703	1.00 STORY	\$52,000	401	78
052 02 0032 000	15813 DEERING	8/8/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$109,400	47.57	\$263,337	\$52,000	\$178,000	\$185,383	0.960	1,584	\$112.37	'LE	25.6923	1.00 STORY	\$52,000	401	71
052 02 0043 000	15903 DEERING	5/12/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$98,400	38.59	\$246,457	\$52,000	\$203,000	\$170,576	1.190	1,100	\$184.55	'LE	2.7012	1.00 STORY	\$52,000	401	69
052 02 0058 000	15934 DEERING	1/22/2024	\$299,250	PTA	03-ARM'S LENGTH	\$299,250	\$148,400	49.59	\$338,454	\$78,000	\$221,250	\$228,468	0.968	1,990	\$111.18	'LE	24.8690	1.00 STORY	\$78,000	401	59
052 02 0062 000	15910 DEERING	4/17/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$105,100	36.88	\$230,005	\$59,436	\$225,564	\$149,621	1.508	931	\$242.28	'LE	29.0472	1.00 STORY	\$57,200	401	69
052 02 0093 000	15376 DEERING	4/29/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,600	40.29	\$191,617	\$52,000	\$158,000	\$122,471	1.290	1,008	\$156.75	'LE	7.3004	1.00 STORY	\$52,000	401	63
052 99 0025 000	15830 HARRISON	4/5/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$162,700	58.11	\$340,873	\$78,000	\$202,000	\$230,590	0.876	2,082	\$97.02	'LE	34.1083	1.00 STORY	\$78,000	401	66
052 99 0029 000	15900 HARRISON	5/10/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$153,000	44.35	\$326,870	\$78,000	\$267,000	\$199,096	1.341	1,674	\$159.50	'LE	12.3964	2.00 STORY	\$78,000	401	69
052 99 0029 000	15900 HARRISON	8/15/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,200	41.33	\$326,870	\$78,000	\$237,000	\$199,096	1.190	1,674	\$141.58	'LE	2.6717	2.00 STORY	\$78,000	401	69
052 99 0045 000	15925 OAK	5/18/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$117,200	36.63	\$305,599	\$85,000	\$235,000	\$176,479	1.332	1,731	\$135.76	'LE	11.4506	2.00 STORY	\$85,000	401	58
052 99 0080 000	27464 FIVE MILE	11/9/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$60,000	37.50	\$151,275	\$42,431	\$117,569	\$95,477	1.231	994	\$118.28	'LE	1.4288	1.00 STORY	\$41,600	401	52
052 99 0107 000	15705 GREEN LANE	1/28/2025	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$87,700	60.90	\$193,821	\$62,400	\$81,600	\$115,281	0.708	1,320	\$61.82	'LE	50.9261	1.00 STORY	\$62,400	401	53
052 99 0129 001	27420 SUNNYDALE	7/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$152,800	52.69	\$325,470	\$85,000	\$205,000	\$210,938	0.972	1,429	\$143.46	'LE	24.5248	1.00 STORY	\$85,000	401	70
052 99 0150 000	15516 GREEN LANE	4/15/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$107,900	36.58	\$254,226	\$68,960	\$226,040	\$162,514	1.391	963	\$234.72	'LE	17.3798	1.00 STORY	\$68,960	401	74
052 99 0172 000	15565 INKSTER	8/8/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$95,700	45.57	\$221,272	\$68,960	\$141,040	\$133,607	1.056	936	\$150.68	'LE	16.1464	1.00 STORY	\$68,960	401	62
052 99 0175 000	15615 INKSTER	7/14/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$85,300	29.93	\$250,319	\$68,960	\$216,040	\$145,087	1.489	1,623	\$133.11	'LE	27.1941	2.00 STORY	\$68,960	401	58

Totals:	\$24,857,402		\$24,857,402	\$10,603,900		\$24,202,892	\$18,894,137	\$15,641,897	\$155.11	0.9179
			Sale. Ratio =>		42.66	E.C.F. =>	1.208	Std. Deviation=>	0.20	
			Std. Dev. =>		7.33	Ave. E.C.F. =>	1.217	Ave. Variance=>	15.78	COV => 12.97

ECF Statistical Analysis

Mean	1.217
Standard Error	0.022
Median	1.228
Mode	#N/A
Standard Deviation	0.204
Sample Variance	0.042
Kurtosis	0.732
Skewness	-0.485
Range	1.184
Minimum	0.550
Maximum	1.734
Sum	109.539
Count	90



OUTLIER

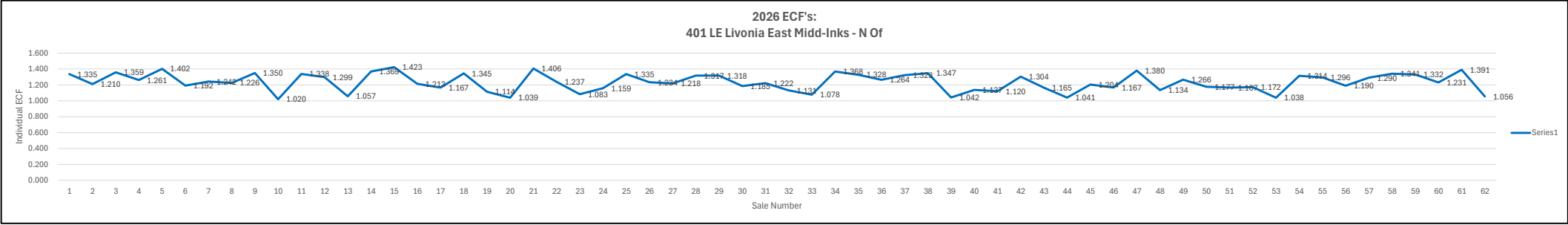
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
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CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
046 01 0002 002	18365 GRIMM	7/19/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$167,700	41.93	\$351,273	\$67,000	\$333,000	\$249,362	1.335	1,353	\$246.12	'LE	133.5408	1.00 STORY	\$67,000	401	81
046 01 0019 000	18224 BRENTWOOD	9/12/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$144,000	49.15	\$300,513	\$65,000	\$228,000	\$188,410	1.210	1,530	\$149.02	'LE	121.0127	2.00 STORY	\$65,000	401	68
046 01 0032 000	18400 BRENTWOOD	2/21/2025	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$104,800	43.31	\$228,004	\$67,000	\$175,000	\$128,803	1.359	1,482	\$118.08	'LE	135.8664	2.00 STORY	\$67,000	401	60
046 01 0043 000	18345 BRENTWOOD	4/3/2023	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$101,100	39.49	\$237,588	\$64,412	\$191,588	\$151,908	1.261	1,128	\$169.85	'LE	126.1211	1.00 STORY	\$61,980	401	76
046 01 0045 000	18321 BRENTWOOD	12/27/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$83,300	37.02	\$194,503	\$61,980	\$163,020	\$116,248	1.402	901	\$180.93	'LE	140.2347	1.00 STORY	\$61,980	401	60
046 99 0080 000	29183 CLARITA	11/12/2024	\$472,450	PTA	03-ARM'S LENGTH	\$472,450	\$233,600	49.44	\$492,936	\$54,960	\$417,490	\$350,380	1.192	2,350	\$177.66	'LE	119.1535	2.00 STORY	\$54,960	401	66
046 99 0123 000	18615 BRENTWOOD	9/15/2023	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$80,200	41.99	\$191,936	\$44,450	\$146,550	\$117,988	1.242	1,248	\$117.43	'LE	124.2075	2.00 STORY	\$44,450	401	55
046 99 0143 000	28525 PICKFORD	6/1/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$95,800	36.56	\$247,548	\$54,960	\$207,040	\$168,936	1.226	1,452	\$142.59	'LE	122.5553	1.00 STORY	\$54,960	401	74
046 99 0145 000	28555 PICKFORD	3/4/2025	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$94,400	41.40	\$201,102	\$54,960	\$173,040	\$128,194	1.350	1,134	\$152.59	'LE	134.9829	1.00 STORY	\$54,960	401	58
048 01 0011 000	17961 DEERING	2/12/2025	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$146,400	50.31	\$318,562	\$56,975	\$234,025	\$229,462	1.020	2,168	\$107.95	'LE	101.9886	1.00 STORY	\$54,000	401	58
048 01 0014 000	17783 DEERING	3/14/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,700	38.05	\$195,463	\$54,000	\$166,000	\$124,090	1.338	1,420	\$116.90	'LE	133.7739	1.00 STORY	\$54,000	401	52
048 01 0033 000	17500 FLORAL	6/16/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$100,700	38.36	\$237,016	\$54,000	\$208,500	\$160,540	1.299	1,185	\$175.95	'LE	129.8742	1.00 STORY	\$54,000	401	64
048 01 0037 000	17710 FLORAL	9/27/2024	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$87,700	47.66	\$194,100	\$55,286	\$128,714	\$121,766	1.057	1,127	\$114.21	'LE	105.7060	1.00 STORY	\$54,000	401	55
048 01 0041 000	17910 FLORAL	8/23/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,300	37.21	\$209,380	\$56,628	\$183,372	\$133,992	1.369	1,612	\$113.75	'LE	136.8529	1.00 STORY	\$54,000	401	53
048 01 0056 000	18133 FLORAL	7/24/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$90,100	37.56	\$217,309	\$54,000	\$185,900	\$130,647	1.423	1,303	\$142.67	'LE	142.2918	2.00 STORY	\$54,000	401	55
048 01 0082 000	17790 LATHERS	2/7/2024	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$73,500	39.52	\$178,302	\$57,375	\$128,625	\$106,076	1.213	988	\$130.19	'LE	121.2574	1.00 STORY	\$57,375	401	65
048 01 0114 000	17527 LATHERS	2/23/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,900	41.00	\$187,032	\$60,750	\$129,250	\$110,773	1.167	1,016	\$127.21	'LE	116.6801	1.00 STORY	\$60,750	401	59
048 01 0122 000	17210 CAROL	3/22/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$93,800	34.11	\$259,445	\$55,711	\$219,289	\$162,987	1.345	1,500	\$146.19	'LE	134.5439	2.00 STORY	\$46,575	401	62
048 02 0023 000	17727 ROUGEWAY	9/5/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$109,700	43.02	\$259,298	\$68,810	\$186,190	\$167,094	1.114	1,260	\$147.77	'LE	111.4283	1.00 STORY	\$68,810	401	64
048 02 0028 000	17523 ROUGEWAY	4/27/2023	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$110,700	45.93	\$258,341	\$63,339	\$177,661	\$171,054	1.039	1,260	\$141.00	'LE	#REF!	1.00 STORY	\$58,980	401	64
048 02 0047 000	17136 ROUGEWAY	9/14/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$104,100	35.90	\$246,526	\$59,963	\$230,037	\$163,651	1.406	1,096	\$209.89	'LE	140.5656	1.00 STORY	\$59,963	401	63
048 02 0053 000	17254 ROUGEWAY	11/15/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$98,400	37.85	\$244,267	\$59,963	\$200,037	\$161,670	1.237	1,096	\$182.52	'LE	123.7317	1.00 STORY	\$59,963	401	62
048 02 0058 000	17354 ROUGEWAY	10/31/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,400	44.18	\$233,764	\$58,980	\$166,020	\$153,319	1.083	1,026	\$161.81	'LE	#REF!	1.00 STORY	\$58,980	401	68
048 02 0074 000	17231 DOLORES	6/10/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$125,100	45.49	\$271,499	\$58,980	\$216,020	\$186,420	1.159	1,278	\$169.03	'LE	115.8781	1.00 STORY	\$58,980	401	70
048 02 0076 000	17217 DOLORES	4/9/2024	\$276,002	PTA	03-ARM'S LENGTH	\$276,002	\$112,200	40.65	\$244,529	\$60,946	\$215,056	\$161,037	1.335	1,096	\$196.22	'LE	133.5445	1.00 STORY	\$60,946	401	62
048 02 0094 000	17186 DOLORES	4/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,800	43.52	\$235,444	\$59,000	\$191,000	\$154,775	1.234	1,096	\$174.27	'LE	123.4049	1.00 STORY	\$59,000	401	64
048 02 0158 000	27709 BENNETT	3/19/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$110,500	38.77	\$270,456	\$58,980	\$226,020	\$185,505	1.218	1,260	\$179.38	'LE	121.8404	1.00 STORY	\$58,980	401	69
048 02 0195 000	27656 BENNETT	8/2/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$108,700	41.02	\$237,931	\$63,895	\$201,105	\$152,663	1.317	1,026	\$196.01	'LE	131.7313	1.00 STORY	\$63,895	401	67
048 02 0203 000	17603 DOLORES	2/7/2025	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$114,100	41.19	\$247,620	\$58,980	\$218,020	\$165,473	1.318	1,048	\$208.03	'LE	131.7556	1.00 STORY	\$58,980	401	66
049 01 0055 000	16638 HARRISON	11/22/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$184,800	47.38	\$407,444	\$73,000	\$317,000	\$267,555	1.185	2,252	\$140.76	'LE	#REF!	2.00 STORY	\$73,000	401	68
049 01 0127 000	16524 ROUGEWAY	4/12/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,000	40.89	\$214,808	\$73,000	\$152,000	\$124,392	1.222	1,167	\$130.25	'LE	122.1944	1.00 STORY	\$73,000	401	60
049 01 0135 000	16742 ROUGEWAY	1/12/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$102,200	41.71	\$262,596	\$77,543	\$167,457	\$148,042	1.131	1,254	\$133.54	'LE	113.1145	2.00 STORY	\$73,396	401	55
049 01 0179 000	27860 TERRENCE	6/10/2024	\$364,000	PTA	03-ARM'S LENGTH	\$364,000	\$176,400	48.46	\$379,759	\$91,839	\$272,161	\$252,561	1.078	1,770	\$153.76	'LE	107.7605	1.00 STORY	\$90,000	401	68
049 01 0182 000	28140 TERRENCE	8/25/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$89,100	30.72	\$256,682	\$90,000	\$200,000	\$146,212	1.368	1,266	\$157.98	'LE	136.7877	1.00 STORY	\$90,000	401	58
049 01 0193 000	28251 TERRENCE	8/19/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$231,700	43.31	\$509,424	\$98,858	\$436,142	\$328,452	1.328	2,524	\$172.80	'LE	132.7871	2.00 STORY	\$90,000	401	71
050 01 0340 001	29085 TERRENCE	9/25/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$126,800	39.02	\$302,036	\$91,125	\$233,875	\$185,009	1.264	1,443	\$162.08	'LE	126.4128	1.00 STORY	\$83,317	401	69
050 99 0043 001	16716 SAVOIE	5/17/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$134,900	31.74	\$406,976	\$99,486	\$325,514	\$245,992	1.323	1,741	\$186.97	'LE	8.9924	2.00 STORY	\$95,000	401	74
050 99 0056 001	16797 HARRISON	8/12/2024	\$532,000	PTA	03-ARM'S LENGTH	\$532,000	\$233,300	43.85	\$500,958	\$98,909	\$433,091	\$321,639	1.347	2,774	\$156.13	'LE	11.3166	2.00 STORY	\$92,753	401	68
050 99 0062 000	16885 HARRISON	12/9/2024	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$100,100	48.36	\$220,012	\$68,935	\$138,065	\$132,523	1.042	1,095	\$126.09	'LE	104.1819	1.00 STORY	\$68,935	401	63
051 01 0226 001	29003 SUNNYDALE	3/1/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$101,400	43.15	\$235,411	\$63,000	\$172,000	\$151,237	1.137	1,077	\$159.70	'LE	113.7288	1.00 STORY	\$63,000	401	70
051 01 0241 002	29150 BROADMOOR	7/12/2024	\$458,900	WD	03-ARM'S LENGTH	\$458,900	\$221,800	48.33	\$465,688	\$71,930	\$386,970	\$345,401	1.120	1,893	\$204.42	'LE	112.0350	1.00 STORY	\$62,982	401	83
051 03 0015 000	28556 SUNNYDALE	10/13/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$122,100	38.76	\$304,466	\$62,000	\$253,000	\$193,972	1.304	1,618	\$156.37	'LE	#REF!	2.00 STORY	\$62,000	401	67
051 03 0021 000	28519 SUNNYDALE	4/19/2024	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$129,200	45.49	\$279,305	\$62,000	\$222,000	\$190,618	1.165	1,478	\$150.20	'LE	116.4633	1.00 STORY	\$62,000	401	65
051 03 0036 000	15941 BRENTWOOD	10/11/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$102,000	46.36	\$234,843	\$64,000	\$156,000	\$149,862	1.041	1,029	\$151.60	'LE	104.0958	1.00 STORY	\$64,000	401	62
051 03 0044 000	15956 BRENTWOOD	4/18/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$115,800	44.54	\$249,446	\$62,000	\$198,000	\$164,426	1.204	1,029	\$192.42	'LE	120.4189	1.00 STORY	\$62,000	401	68
051 03 0050 000	16028 BRENTWOOD	8/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$115,400	42.74	\$265,137	\$62,000	\$208,000	\$178,190	1.167	1,029	\$202.14	'LE	116.7293	1.00 STORY	\$62,000	401	68
051 03 0069 000	28541 WENTWORTH	10/7/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$116,700	38.01	\$264,880	\$64,568	\$242,432	\$175,712	1.380	1,285	\$188.66	'LE	137.9712	1.00 STORY	\$62,000	401	63
051 05 0001 000	29224 RAYBURN	7/25/2023	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$125,600	40.85	\$308,759	\$62,000	\$245,500	\$216,455	1.134	1,648	\$148.87	'LE	113.4185	1.00 STORY	\$62,000	401	67
051 05 0004 000	29168 RAYBURN	6/23/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$98,800	37.71	\$242,154	\$62,000	\$200,000	\$158,029	1.266	1,005	\$199.00	'LE	126.5590	1.00 STORY	\$62		

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ECF Statistical Analysis	
Mean	1.233
Standard Error	0.014
Median	1.233
Mode	#N/A
Standard Deviation	0.110
Sample Variance	0.012
Kurtosis	-0.955
Skewness	-0.257
Range	0.403
Minimum	1.020
Maximum	1.423
Sum	76.467
Count	62

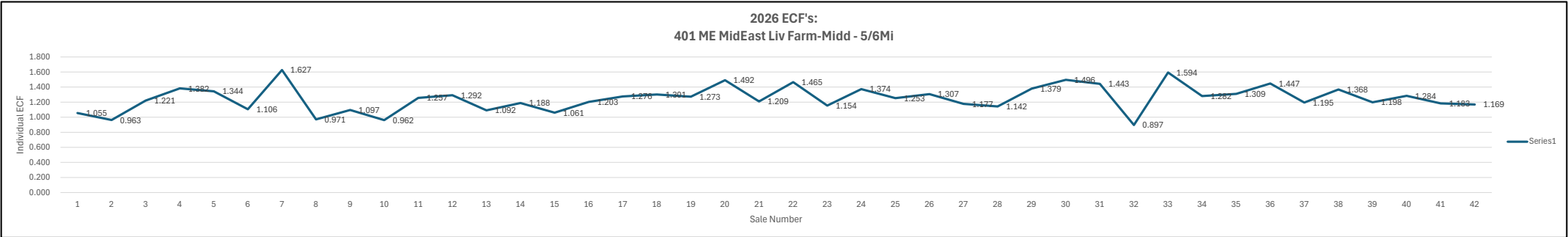


OUTLIER																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
046 01 0023 001	18272 BRENTWOOD	8/14/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$100,100	36.94	\$250,756	\$61,980	\$209,020	\$165,592	1.262	1,324	\$157.87	'LE	126.2259	1.00 STORY	\$61,980	401	Prior
048 02 0083 000	17133 DOLORES	6/28/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$133,800	51.46	\$288,736	\$61,673	\$198,327	\$199,178	0.996	1,511	\$131.26	'LE	99.5727	1.00 STORY	\$59,963	401	Prior
052 99 0029 000	15900 HARRISON	8/15/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,200	41.33	\$326,870	\$78,000	\$237,000	\$199,096	1.190	1,674	\$141.58	'LE	23.0206	2.00 STORY	\$78,000	401	Prior
050 99 0016 000	29249 GROVE	5/20/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$121,500	73.64	\$254,224	\$95,000	\$70,000	\$127,379	0.550	1,440	\$48.61	'LE	54.9541	2.00 STORY	\$95,000	401	Low
052 99 0107 000	15705 GREEN LANE	1/28/2025	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$87,700	60.90	\$193,821	\$62,400	\$81,600	\$115,281	0.708	1,320	\$61.82	'LE	24.0592	1.00 STORY	\$62,400	401	Low
046 01 0050 000	18261 BRENTWOOD	1/17/2025	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$67,700	56.18	\$150,791	\$61,980	\$58,520	\$77,904	0.751	736	\$79.51	'LE	75.1181	1.00 STORY	\$61,980	401	Low
049 01 0147 000	27523 SIX MILE	8/13/2024	\$420,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$420,000	\$262,700	62.55	\$519,383	\$121,125	\$298,875	\$343,325	0.871	3,092	\$96.66	'LE	87.0531	2.00 STORY	\$106,000	401	Low
052 99 0025 000	15830 HARRISON	4/5/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$162,700	58.11	\$340,873	\$78,000	\$202,000	\$230,590	0.876	2,082	\$97.02	'LE	60.4179	1.00 STORY	\$78,000	401	Low
052 01 0060 000	15836 FOCH	1/17/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,300	42.53	\$207,355	\$67,600	\$102,400	\$111,804	0.916	1,296	\$79.01	'LE	91.5889	2.00 STORY	\$67,600	401	Low
049 01 0001 001	28041 SIX MILE	10/13/2023	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$145,700	44.56	\$394,504	\$50,400	\$276,600	\$301,845	0.916	3,000	\$92.20	'LE	91.6364	1.00 STORY	\$50,400	401	Low
049 01 0004 000	27987 SIX MILE	5/19/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$147,200	50.76	\$337,357	\$72,990	\$217,010	\$231,900	0.936	1,570	\$138.22	'LE	93.5791	1.00 STORY	\$72,990	401	Low
050 99 0029 000	29166 GROVE	3/26/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,700	47.61	\$201,932	\$71,425	\$108,575	\$114,479	0.948	984	\$110.34	'LE	94.8427	1.00 STORY	\$69,000	401	Low
052 02 0032 000	15813 DEERING	8/8/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$109,400	47.57	\$263,337	\$52,000	\$178,000	\$185,383	0.960	1,584	\$112.37	'LE	96.0174	1.00 STORY	\$52,000	401	Low
052 02 0058 000	15934 DEERING	1/22/2024	\$299,250	PTA	03-ARM'S LENGTH	\$299,250	\$148,400	49.59	\$338,454	\$78,000	\$221,250	\$228,468	0.968	1,990	\$111.18	'LE	76.5577	1.00 STORY	\$78,000	401	Low
052 99 0129 001	27420 SUNNYDALE	7/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$152,800	52.69	\$325,470	\$85,000	\$205,000	\$210,938	0.972	1,429	\$143.46	'LE	52.5928	1.00 STORY	\$85,000	401	Low
050 99 0010 000	16750 MIDDLEBELT	12/4/2024	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$75,400	47.15	\$171,909	\$73,000	\$86,900	\$86,762	1.002	854	\$101.76	'LE	100.1591	1.00 STORY	\$73,000	401	Low
048 01 0034 000	17526 FLORAL	9/7/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$92,800	35.69	\$213,932	\$40,500	\$219,500	\$152,133	1.443	1,443	\$152.11	'LE	144.2816	1.00 STORY	\$40,500	401	High
048 02 0083 000	17133 DOLORES	3/17/2025	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$133,800	37.96	\$288,736	\$61,673	\$290,827	\$199,178	1.460	1,511	\$192.47	'LE	146.0136	1.00 STORY	\$59,963	401	High
049 01 0167 000	27524 TERRENCE	8/1/2024	\$388,000	PTA	03-ARM'S LENGTH	\$388,000	\$132,100	34.05	\$321,230	\$97,481	\$290,519	\$196,271	1.480	1,193	\$243.52	'LE	47.8603	1.00 STORY	\$95,000	401	High
052 99 0175 000	15615 INKSTER	7/14/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$85,300	29.93	\$250,319	\$68,960	\$216,040	\$145,087	1.489	1,623	\$133.11	'LE	1.1837	2.00 STORY	\$68,960	401	High
046 01 0023 001	18272 BRENTWOOD	9/20/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$111,800	36.06	\$250,756	\$61,980	\$248,020	\$165,592	1.498	1,324	\$187.33	'LE	149.7778	1.00 STORY	\$61,980	401	High
051 04 0008 000	28500 BROADMOOR	6/22/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$82,000	32.80	\$205,432	\$64,000	\$186,000	\$124,063	1.499	1,088	\$170.96	'LE	149.9238	1.00 STORY	\$64,000	401	High
048 02 0021 000	17712 DEERING	12/20/2024	\$255,500	PTA	03-ARM'S LENGTH	\$255,500	\$94,900	37.14	\$208,249	\$58,980	\$196,520	\$130,937	1.501	1,015	\$193.62	'LE	150.0874	1.00 STORY	\$58,980	401	High
052 02 0062 000	15910 DEERING	4/17/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$105,100	36.88	\$230,005	\$59,436	\$225,564	\$149,621	1.508	931	\$242.28	'LE	150.7569	1.00 STORY	\$57,200	401	High
048 02 0183 000	17242 DOLORES	12/13/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$97,500	36.79	\$213,167	\$58,980	\$206,020	\$135,251	1.523	1,048	\$196.58	'LE	152.3242	1.00 STORY	\$58,980	401	High
048 01 0132 000	17221 CAROL	9/26/2024	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$83,200	34.96	\$193,326	\$67,500	\$170,500	\$110,373	1.545	1,088	\$156.71	'LE	154.4762	1.00 STORY	\$67,500	401	High
051 03 0013 000	28580 SUNNYDALE	2/21/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$117,100	36.03	\$253,007	\$62,000	\$263,000	\$167,550	1.570	1,200	\$219.17	'LE	65.3316	1.00 STORY	\$62,000	401	High
051 01 0225 005	28995 SUNNYDALE	4/19/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$76,600	32.60	\$186,015	\$59,500	\$175,500	\$101,212	1.734	936	\$187.50	'LE	76.5577	2.00 STORY	\$59,500	401	High

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FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
053 01 0014 000	30237 SIX MILE	8/8/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$199,800	49.95	\$441,871	\$60,526	\$339,474	\$321,810	1.055	2,599	\$130.62	'ME	19.4807	1.00 STORY	\$60,526	401	73
053 01 0074 001	29869 GREENLAND	10/10/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$167,500	50.76	\$386,597	\$85,129	\$244,871	\$254,403	0.963	1,623	\$150.88	'ME	28.7164	1.00 STORY	\$80,500	401	67
053 01 0074 003	30048 PURITAN	9/29/2023	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$131,600	41.51	\$310,032	\$78,157	\$238,843	\$195,675	1.221	1,305	\$183.02	'ME	2.9086	1.00 STORY	\$75,000	401	65
053 02 0292 002	29622 PURITAN	4/29/2024	\$328,700	PTA	03-ARM'S LENGTH	\$328,700	\$135,100	41.10	\$291,768	\$70,000	\$258,700	\$187,145	1.382	1,426	\$181.42	'ME	13.2654	1.00 STORY	\$70,000	401	69
053 02 0307 000	29601 GREENLAND	9/3/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,900	40.88	\$301,162	\$86,549	\$243,451	\$181,108	1.344	1,695	\$143.63	'ME	9.4535	1.00 STORY	\$80,500	401	62
054 01 0051 002	30555 GREENLAND	4/18/2023	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$174,500	43.64	\$422,324	\$67,106	\$332,794	\$301,032	1.106	2,010	\$165.57	'ME	14.4186	2.00 STORY	\$64,342	401	83
054 99 0016 000	30904 MUNGER	6/28/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$183,500	35.29	\$403,053	\$94,078	\$425,922	\$261,843	1.627	2,319	\$183.67	'ME	37.6935	2.00 STORY	\$92,484	401	63
054 99 0030 000	30512 GREENLAND	2/3/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$236,100	67.46	\$401,373	\$112,000	\$238,000	\$245,231	0.971	2,531	\$94.03	'ME	27.9183	2.00 STORY	\$112,000	401	57
055 01 0008 001	31301 WENTWORTH	9/26/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$185,100	46.86	\$421,562	\$65,000	\$330,000	\$300,896	1.097	1,858	\$177.61	'ME	15.2972	1.00 STORY	\$65,000	401	79
055 01 0008 003	15990 MERRIMAN	5/8/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$86,300	47.94	\$206,611	\$65,000	\$115,000	\$119,502	0.962	1,082	\$106.28	'ME	28.7369	1.00 STORY	\$65,000	401	57
055 01 0009 000	15978 MERRIMAN	4/19/2024	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$114,100	39.62	\$265,040	\$50,750	\$237,250	\$188,801	1.257	1,678	\$141.39	'ME	0.6918	TRI-LEVEL	\$50,750	401	74
055 01 0014 002	31340 RAYBURN	6/16/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$131,800	40.55	\$302,733	\$68,129	\$256,871	\$198,816	1.292	1,717	\$149.60	'ME	4.2307	2.00 STORY	\$65,000	401	65
055 01 0029 000	30570 RAYBURN	9/20/2024	\$418,000	PTA	03-ARM'S LENGTH	\$418,000	\$202,600	48.47	\$445,262	\$80,000	\$338,000	\$309,544	1.092	2,064	\$163.76	'ME	15.7767	2.00 STORY	\$80,000	401	77
055 01 0038 001	30415 WENTWORTH	2/5/2025	\$646,000	PTA	03-ARM'S LENGTH	\$646,000	\$108,500	16.80	\$641,910	\$64,000	\$582,000	\$489,754	1.188	2,960	\$196.62	'ME	6.1345	2.00 STORY	\$64,000	401	97
055 01 0049 000	30821 WENTWORTH	8/24/2023	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$192,800	46.74	\$451,339	\$80,000	\$332,500	\$313,366	1.061	2,335	\$142.40	'ME	18.8637	1.00 STORY	\$80,000	401	65
055 01 0054 000	30941 WENTWORTH	5/15/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$139,300	39.80	\$346,034	\$80,000	\$270,000	\$224,501	1.203	1,530	\$176.47	'ME	4.7029	1.00 STORY	\$80,000	401	64
055 01 0074 000	30550 WENTWORTH	10/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$106,100	39.30	\$256,473	\$80,000	\$190,000	\$148,922	1.276	1,105	\$171.95	'ME	2.6139	1.00 STORY	\$80,000	401	62
055 01 0091 000	30643 PURITAN	10/11/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$174,100	38.69	\$415,962	\$84,504	\$365,496	\$280,896	1.301	2,602	\$140.47	'ME	5.1483	2.00 STORY	\$80,000	401	70
055 02 0004 000	15700 SUNSET	4/19/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$125,600	41.87	\$283,938	\$67,100	\$232,900	\$182,985	1.273	1,586	\$146.85	'ME	2.3086	1.00 STORY	\$67,100	401	65
055 02 0006 000	15648 SUNSET	6/30/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$103,100	34.37	\$252,042	\$67,100	\$232,900	\$156,069	1.492	1,005	\$231.74	'ME	24.2592	1.00 STORY	\$67,100	401	65
055 02 0014 000	15412 SUNSET	9/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,600	40.24	\$246,364	\$67,100	\$182,900	\$151,277	1.209	1,080	\$169.35	'ME	4.0656	1.00 STORY	\$67,100	401	65
055 02 0024 000	15355 SUNSET	8/25/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$104,400	35.69	\$249,202	\$66,000	\$226,500	\$154,600	1.465	1,088	\$208.18	'ME	21.5375	1.00 STORY	\$66,000	401	63
055 02 0044 000	15410 BAINBRIDGE	9/15/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$102,500	40.20	\$260,110	\$66,000	\$189,000	\$163,805	1.154	1,125	\$168.00	'ME	9.5885	1.00 STORY	\$66,000	401	62
055 02 0044 000	15410 BAINBRIDGE	10/2/2024	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$110,300	37.90	\$260,110	\$66,000	\$225,000	\$163,805	1.374	1,125	\$200.00	'ME	12.3888	1.00 STORY	\$66,000	401	62
055 02 0063 000	31005 ROYCROFT	3/15/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$100,700	38.00	\$254,135	\$66,000	\$199,000	\$158,763	1.253	1,025	\$194.15	'ME	0.3744	1.00 STORY	\$66,000	401	68
055 02 0082 000	31138 ROYCROFT	9/30/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,600	41.96	\$264,535	\$66,000	\$219,000	\$167,540	1.307	1,183	\$185.12	'ME	5.7454	1.00 STORY	\$66,000	401	67
055 02 0099 000	31015 DORAIS	6/28/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$132,500	45.69	\$291,484	\$66,000	\$224,000	\$190,281	1.177	1,229	\$182.26	'ME	7.2490	1.00 STORY	\$66,000	401	65
055 02 0102 000	31049 DORAIS	7/12/2024	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$127,300	46.72	\$280,188	\$66,000	\$206,500	\$180,749	1.142	1,256	\$164.41	'ME	10.7228	1.00 STORY	\$66,000	401	65
055 02 0119 000	31112 DORAIS	9/18/2023	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$105,300	37.47	\$250,705	\$66,000	\$215,000	\$155,869	1.379	1,128	\$190.60	'ME	12.9667	1.00 STORY	\$66,000	401	63
055 02 0123 000	31024 DORAIS	5/19/2023	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$109,900	35.17	\$261,303	\$66,000	\$246,500	\$164,812	1.496	1,229	\$200.57	'ME	24.5947	1.00 STORY	\$66,000	401	61
055 02 0125 000	31000 DORAIS	5/10/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$113,600	36.06	\$270,526	\$66,000	\$249,000	\$172,595	1.443	1,361	\$182.95	'ME	19.2987	1.00 STORY	\$66,000	401	62
055 02 0133 000	30810 ROYCROFT	10/28/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,300	54.90	\$255,487	\$68,530	\$141,470	\$157,769	0.897	1,125	\$125.75	'ME	35.3006	1.00 STORY	\$68,530	401	62
055 02 0133 000	30810 ROYCROFT	1/31/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$115,300	36.03	\$255,487	\$68,530	\$251,470	\$157,769	1.594	1,125	\$223.53	'ME	34.4216	1.00 STORY	\$68,530	401	62
055 02 0143 001	31149 RAYBURN	2/7/2025	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$133,500	43.91	\$286,678	\$74,000	\$230,000	\$179,475	1.282	1,346	\$170.88	'ME	3.1819	1.00 STORY	\$74,000	401	65
056 01 0020 000	15449 OPORTO	11/22/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$86,000	40.95	\$196,238	\$65,000	\$145,000	\$110,749	1.309	1,073	\$135.14	'ME	5.9571	1.00 STORY	\$65,000	401	59
056 02 0005 000	15929 DORIS	12/29/2023	\$306,900	PTA	03-ARM'S LENGTH	\$306,900	\$101,100	32.94	\$260,797	\$57,282	\$249,618	\$172,470	1.447	1,514	\$164.87	'ME	19.7616	2.00 STORY	\$56,000	401	72
056 02 0007 002	15905 DORIS	6/16/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$83,700	42.92	\$193,136	\$49,812	\$145,188	\$121,461	1.195	1,050	\$138.27	'ME	5.4350	2.00 STORY	\$45,500	401	65
056 02 0030 000	15549 DORIS	4/25/2024	\$186,255	PTA	03-ARM'S LENGTH	\$186,255	\$74,100	39.78	\$169,136	\$58,405	\$127,850	\$93,443	1.368	825	\$154.97	'ME	11.8518	1.00 STORY	\$56,000	401	59
056 02 0045 000	30330 FIVE MILE	4/25/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$148,302	\$38,851	\$111,149	\$92,755	1.198	903	\$123.09	'ME	5.1389	2.00 STORY	\$38,851	401	57
056 02 0078 000	15770 DORIS	1/21/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$130,800	43.60	\$280,169	\$56,000	\$244,000	\$189,973	1.284	1,744	\$139.91	'ME	3.4697	2.00 STORY	\$56,000	401	62
056 02 0086 000	15960 DORIS	6/8/2023	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$97,200	42.08	\$231,324	\$48,750	\$182,250	\$154,070	1.183	1,486	\$122.64	'ME	6.6792	1.00 STORY	\$48,750	401	62
056 99 0012 000	15608 HIDDEN LANE	1/11/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$181,700	46.59	\$394,412	\$70,000	\$320,000	\$273,765	1.169	1,786	\$179.17	'ME	8.0811	1.00 STORY	\$70,000	401	67
Totals:			\$13,222,755			\$13,222,755	\$5,438,900		\$12,806,914		\$10,335,367	\$8,390,094			\$164.33		1.7843				
							Sale. Ratio =>	41.13				E.C.F. =>	1.232		Std. Deviation=>	0.17					
							Std. Dev. =>	7.36				Ave. E.C.F. =>	1.250		Ave. Variance=>	13.11	COV =>	10.49			

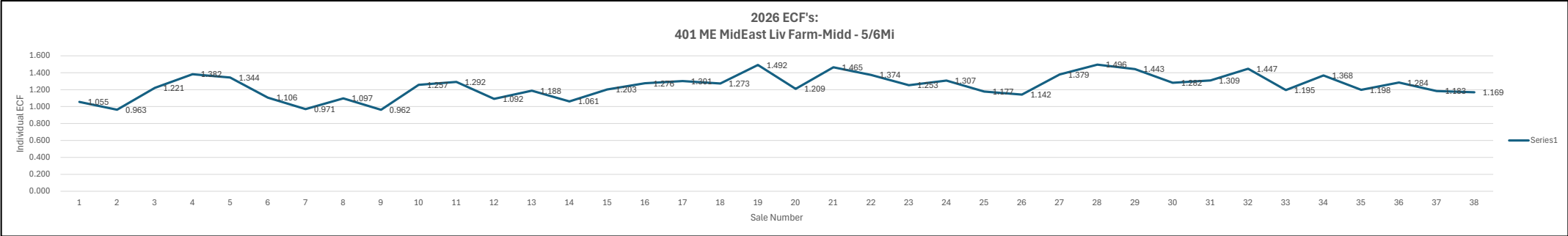
ECF Statistical Analysis	
Mean	1.250
Standard Error	0.026
Median	1.255
Mode	#N/A
Standard Deviation	0.168
Sample Variance	0.028
Kurtosis	-0.102
Skewness	0.088
Range	0.730
Minimum	0.897
Maximum	1.627
Sum	52.487
Count	42



CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
053 01 0014 000	30237 SIX MILE	8/8/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$199,800	49.95	\$441,871	\$60,526	\$339,474	\$321,810	1.055	2,599	\$130.62	'ME	18.7642	1.00 STORY	\$60,526	401	73
053 01 0074 001	29869 GREENLAND	10/10/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$167,500	50.76	\$386,597	\$85,129	\$244,871	\$254,403	0.963	1,623	\$150.88	'ME	28.0000	1.00 STORY	\$80,500	401	67
053 01 0074 003	30048 PURITAN	9/29/2023	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$131,600	41.51	\$310,032	\$78,157	\$238,843	\$195,675	1.221	1,305	\$183.02	'ME	2.1921	1.00 STORY	\$75,000	401	65
053 02 0292 002	29622 PURITAN	4/29/2024	\$328,700	PTA	03-ARM'S LENGTH	\$328,700	\$135,100	41.10	\$291,768	\$70,000	\$258,700	\$187,145	1.382	1,426	\$181.42	'ME	138.2351	1.00 STORY	\$70,000	401	69
053 02 0307 000	29601 GREENLAND	9/3/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$134,900	40.88	\$301,162	\$86,549	\$243,451	\$181,108	1.344	1,695	\$143.63	'ME	134.4231	1.00 STORY	\$80,500	401	62
054 01 0051 002	30555 GREENLAND	4/18/2023	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$174,500	43.64	\$422,324	\$67,106	\$332,794	\$301,032	1.106	2,010	\$165.57	'ME	13.7021	2.00 STORY	\$64,342	401	83
054 99 0030 000	30512 GREENLAND	2/3/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$236,100	67.46	\$401,373	\$112,000	\$238,000	\$245,231	0.971	2,531	\$94.03	'ME	97.0514	2.00 STORY	\$112,000	401	57
055 01 0008 001	31301 WENTWORTH	9/26/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$185,100	46.86	\$421,562	\$65,000	\$330,000	\$300,896	1.097	1,858	\$177.61	'ME	12.2731	1.00 STORY	\$65,000	401	79
055 01 0008 003	15990 MERRIMAN	5/8/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$86,300	47.94	\$206,611	\$65,000	\$115,000	\$119,502	0.962	1,082	\$106.28	'ME	96.2327	1.00 STORY	\$65,000	401	57
055 01 0009 000	15978 MERRIMAN	4/19/2024	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$114,100	39.62	\$265,040	\$50,750	\$237,250	\$188,801	1.257	1,678	\$141.39	'ME	3.7158	TRI-LEVEL	\$50,750	401	74
055 01 0014 002	31340 RAYBURN	6/16/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$131,800	40.55	\$302,733	\$68,129	\$256,871	\$198,816	1.292	1,717	\$149.60	'ME	7.2548	2.00 STORY	\$65,000	401	65
055 01 0029 000	30570 RAYBURN	9/20/2024	\$418,000	PTA	03-ARM'S LENGTH	\$418,000	\$202,600	48.47	\$445,262	\$80,000	\$338,000	\$309,544	1.092	2,064	\$163.76	'ME	109.1929	2.00 STORY	\$80,000	401	77
055 01 0038 001	30415 WENTWORTH	2/5/2025	\$646,000	PTA	03-ARM'S LENGTH	\$646,000	\$108,500	16.80	\$641,910	\$64,000	\$582,000	\$489,754	1.188	2,960	\$196.62	'ME	3.1104	2.00 STORY	\$64,000	401	97
055 01 0049 000	30821 WENTWORTH	8/24/2023	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$192,800	46.74	\$451,339	\$80,000	\$332,500	\$313,366	1.061	2,335	\$142.40	'ME	106.1060	1.00 STORY	\$80,000	401	65
055 01 0054 000	30941 WENTWORTH	5/15/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$139,300	39.80	\$346,034	\$80,000	\$270,000	\$224,501	1.203	1,530	\$176.47	'ME	1.6789	1.00 STORY	\$80,000	401	64
055 01 0074 000	30550 WENTWORTH	10/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$106,100	39.30	\$256,473	\$80,000	\$190,000	\$148,922	1.276	1,105	\$171.95	'ME	5.6380	1.00 STORY	\$80,000	401	62
055 01 0091 000	30643 PURITAN	10/11/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$174,100	38.69	\$415,962	\$84,504	\$365,496	\$280,896	1.301	2,602	\$140.47	'ME	8.1723	2.00 STORY	\$80,000	401	70
055 02 0004 000	15700 SUNSET	4/19/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$125,600	41.87	\$283,938	\$67,100	\$232,900	\$182,985	1.273	1,586	\$146.85	'ME	5.3326	1.00 STORY	\$67,100	401	65
055 02 0006 000	15648 SUNSET	6/30/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$103,100	34.37	\$252,042	\$67,100	\$232,900	\$156,069	1.492	1,005	\$231.74	'ME	27.2833	1.00 STORY	\$67,100	401	65
055 02 0014 000	15412 SUNSET	9/5/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,600	40.24	\$246,364	\$67,100	\$182,900	\$151,277	1.209	1,080	\$169.35	'ME	#REF!	1.00 STORY	\$67,100	401	65
055 02 0024 000	15355 SUNSET	8/25/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$104,400	35.69	\$249,202	\$66,000	\$226,500	\$154,600	1.465	1,088	\$208.18	'ME	24.5615	1.00 STORY	\$66,000	401	63
055 02 0044 000	15410 BAINBRIDGE	10/2/2024	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$110,300	37.90	\$260,110	\$66,000	\$225,000	\$163,805	1.374	1,125	\$200.00	'ME	15.4129	1.00 STORY	\$66,000	401	62
055 02 0063 000	31005 ROYCROFT	3/15/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$100,700	38.00	\$254,135	\$66,000	\$199,000	\$158,763	1.253	1,025	\$194.15	'ME	125.3441	1.00 STORY	\$66,000	401	68
055 02 0082 000	31138 ROYCROFT	9/30/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,600	41.96	\$264,535	\$66,000	\$219,000	\$167,540	1.307	1,183	\$185.12	'ME	8.7695	1.00 STORY	\$66,000	401	67
055 02 0099 000	31015 DORAIS	6/28/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$132,500	45.69	\$291,484	\$66,000	\$224,000	\$190,281	1.177	1,229	\$182.26	'ME	117.7206	1.00 STORY	\$66,000	401	65
055 02 0102 000	31049 DORAIS	7/12/2024	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$127,300	46.72	\$280,188	\$66,000	\$206,500	\$180,749	1.142	1,256	\$164.41	'ME	114.2468	1.00 STORY	\$66,000	401	65
055 02 0119 000	31112 DORAIS	9/18/2023	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$105,300	37.47	\$250,705	\$66,000	\$215,000	\$155,869	1.379	1,128	\$190.60	'ME	15.9908	1.00 STORY	\$66,000	401	63
055 02 0123 000	31024 DORAIS	5/19/2023	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$109,900	35.17	\$261,303	\$66,000	\$246,500	\$164,812	1.496	1,229	\$200.57	'ME	27.6188	1.00 STORY	\$66,000	401	61
055 02 0125 000	31000 DORAIS	5/10/2023	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$113,600	36.06	\$270,526	\$66,000	\$249,000	\$172,595	1.443	1,361	\$182.95	'ME	22.3228	1.00 STORY	\$66,000	401	62
055 02 0143 001	31149 RAYBURN	2/7/2025	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$133,500	43.91	\$286,678	\$74,000	\$230,000	\$179,475	1.282	1,346	\$170.88	'ME	3.8984	1.00 STORY	\$74,000	401	65
056 01 0020 000	15449 OPORTO	11/22/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$86,000	40.95	\$196,238	\$65,000	\$145,000	\$110,749	1.309	1,073	\$135.14	'ME	6.6735	1.00 STORY	\$65,000	401	59
056 02 0005 000	15929 DORIS	12/29/2023	\$306,900	PTA	03-ARM'S LENGTH	\$306,900	\$101,100	32.94	\$260,797	\$57,282	\$249,618	\$172,470	1.447	1,514	\$164.87	'ME	144.7313	2.00 STORY	\$56,000	401	72
056 02 0007 002	15905 DORIS	6/16/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$83,700	42.92	\$193,136	\$49,812	\$145,188	\$121,461	1.195	1,050	\$138.27	'ME	4.7185	2.00 STORY	\$45,500	401	65
056 02 0030 000	15549 DORIS	4/25/2024	\$186,255	PTA	03-ARM'S LENGTH	\$186,255	\$74,100	39.78	\$169,136	\$58,405	\$127,850	\$93,443	1.368	825	\$154.97	'ME	12.5682	1.00 STORY	\$56,000	401	59
056 02 0045 000	30330 FIVE MILE	4/25/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$148,302	\$38,851	\$111,149	\$92,755	1.198	903	\$123.09	'ME	4.4224	2.00 STORY	\$38,851	401	57
056 02 0078 000	15770 DORIS	1/21/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$130,800	43.60	\$280,169	\$56,000	\$244,000	\$189,973	1.284	1,744	\$139.91	'ME	4.1862	2.00 STORY	\$56,000	401	62
056 02 0086 000	15960 DORIS	6/8/2023	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$97,200	42.08	\$231,324	\$48,750	\$182,250	\$154,070	1.183	1,486	\$122.64	'ME	5.9628	1.00 STORY	\$48,750	401	62
056 99 0012 000	15608 HIDDEN LANE	1/11/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$181,700	46.59	\$394,412	\$70,000	\$320,000	\$273,765	1.169	1,786	\$179.17	'ME	7.3646	1.00 STORY	\$70,000	401	67
Totals:			\$11,917,755			\$11,917,755	\$4,922,300		\$11,632,777		\$9,327,505	\$7,648,908			\$163.18		2.3076				
							Sale. Ratio =>	41.30				E.C.F. =>	1.219		Std. Deviation=>	0.14					
							Std. Dev. =>	7.29				Ave. E.C.F. =>	1.243		Ave. Variance=>	#REF!	COV =>	#REF!			

ECF Statistical Analysis	
Mean	1.243
Standard Error	0.023
Median	1.255
Mode	#N/A
Standard Deviation	0.143
Sample Variance	0.020
Kurtosis	-0.445
Skewness	-0.166
Range	0.533
Minimum	0.962
Maximum	1.496
Sum	47.216
Count	38



CITY OF LIVONIA
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OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
055 02 0044 000	15410 BAINBRIDGE	9/15/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$102,500	40.20	\$260,110	\$66,000	\$189,000	\$163,805	1.154	1,125	\$168.00	'ME	115.3811	1.00 STORY	\$66,000	401	Prior
055 02 0133 000	30810 ROYCROFT	10/28/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,300	54.90	\$255,487	\$68,530	\$141,470	\$157,769	0.897	1,125	\$125.75	'ME	89.6691	1.00 STORY	\$68,530	401	Prior/Low
055 02 0133 000	30810 ROYCROFT	1/31/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$115,300	36.03	\$255,487	\$68,530	\$251,470	\$157,769	1.594	1,125	\$223.53	'ME	159.3913	1.00 STORY	\$68,530	401	High
054 99 0016 000	30904 MUNGER	6/28/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$183,500	35.29	\$403,053	\$94,078	\$425,922	\$261,843	1.627	2,319	\$183.67	'ME	162.6631	2.00 STORY	\$92,484	401	High

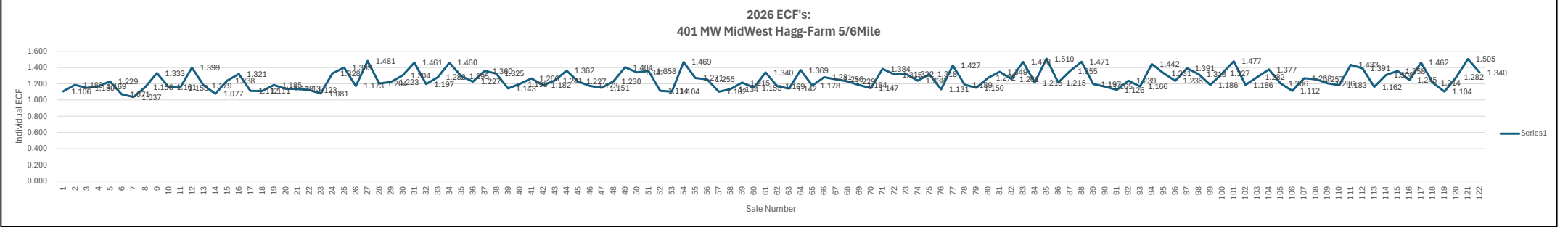
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
061 02 0024 000	16438 SURREY	7/26/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$146,700	45.84	\$326,071	\$88,117	\$231,883	\$209,651	1.106	1,588	\$146.02	'MW	14.8322	1.00 STORY	\$84,960	401	62
061 02 0026 000	16472 SURREY	5/5/2023	\$340,000	VD	03-ARM'S LENGTH	\$340,000	\$133,600	39.29	\$329,329	\$92,218	\$247,782	\$208,908	1.186	1,343	\$184.50	'MW	6.8283	1.00 STORY	\$84,960	401	68
061 02 0035 000	16618 SURREY	8/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$181,600	47.17	\$381,228	\$97,310	\$287,690	\$250,148	1.150	1,833	\$156.95	'MW	10.4286	1.00 STORY	\$85,000	401	68
061 02 0058 000	33631 WOOD	7/25/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$193,700	47.24	\$407,650	\$89,208	\$320,792	\$274,518	1.169	2,273	\$141.13	'MW	8.5800	2.00 STORY	\$89,208	401	68
061 02 0071 000	33648 GROVE	8/7/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$139,300	44.94	\$293,213	\$91,455	\$218,545	\$177,760	1.229	1,138	\$192.04	'MW	2.4926	1.00 STORY	\$89,208	401	68
061 02 0076 000	33685 GROVE	6/8/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$140,200	47.53	\$307,234	\$89,208	\$205,792	\$192,093	1.071	1,343	\$153.23	'MW	18.3051	1.00 STORY	\$89,208	401	65
061 02 0081 000	16852 POLLYANNA	7/3/2024	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$159,100	52.95	\$320,353	\$90,000	\$210,500	\$202,954	1.037	1,574	\$133.74	'MW	21.7184	1.00 STORY	\$90,000	401	63
061 02 0103 000	16437 SURREY	4/25/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$125,300	41.77	\$296,023	\$84,960	\$215,040	\$185,958	1.156	1,138	\$188.96	'MW	9.7975	1.00 STORY	\$84,960	401	68
061 02 0121 000	16736 POLLYANNA	6/14/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,100	42.22	\$285,941	\$90,270	\$229,730	\$172,397	1.333	1,138	\$201.87	'MW	7.8199	1.00 STORY	\$90,270	401	68
061 02 0156 000	16537 POLLYANNA	10/2/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,700	41.06	\$344,096	\$90,000	\$260,000	\$223,873	1.161	1,498	\$173.56	'MW	9.2992	1.00 STORY	\$90,000	401	65
061 03 0194 000	34086 BURTON LANE	8/24/2023	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$166,900	43.13	\$381,087	\$85,000	\$302,000	\$262,023	1.153	2,437	\$123.92	'MW	10.1794	QUAD LEVEL	\$85,000	401	67
061 03 0196 000	34054 BURTON LANE	7/15/2024	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$170,000	41.21	\$355,553	\$79,650	\$332,850	\$237,847	1.399	2,084	\$159.72	'MW	14.5064	2.00 STORY	\$79,650	401	68
061 03 0201 000	34003 BURTON LANE	12/18/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$151,100	39.76	\$367,631	\$85,000	\$295,000	\$250,115	1.179	2,133	\$138.30	'MW	7.4907	QUAD LEVEL	\$85,000	401	71
061 03 0205 000	34059 BURTON LANE	10/25/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$186,100	50.30	\$391,097	\$95,580	\$274,420	\$254,756	1.077	2,002	\$137.07	'MW	17.7177	2.00 STORY	\$95,580	401	68
061 03 0213 000	34203 BURTON LANE	6/4/2024	\$417,000	PTA	03-ARM'S LENGTH	\$417,000	\$185,900	44.58	\$389,911	\$91,332	\$325,668	\$263,065	1.238	1,758	\$185.25	'MW	1.6390	1.00 STORY	\$91,332	401	68
061 03 0232 000	34210 BURTON LANE	1/29/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$150,500	43.00	\$314,069	\$95,333	\$254,667	\$192,718	1.321	1,150	\$221.45	'MW	6.7084	1.00 STORY	\$85,000	401	68
061 03 0234 000	34275 MUNGER	8/21/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$151,600	43.31	\$347,196	\$85,000	\$265,000	\$238,360	1.112	2,372	\$111.72	'MW	14.2601	TRI-LEVEL	\$85,000	401	68
061 03 0292 000	34444 GROVE	7/26/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$159,600	49.11	\$322,662	\$84,960	\$240,040	\$216,092	1.111	2,133	\$112.54	'MW	14.3542	TRI-LEVEL	\$84,960	401	65
061 03 0298 000	34228 GROVE	12/13/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$121,500	40.91	\$288,097	\$84,960	\$212,040	\$178,975	1.185	1,225	\$173.09	'MW	6.9618	1.00 STORY	\$84,960	401	68
061 03 0304 000	34112 GROVE	10/2/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$137,600	50.04	\$274,568	\$85,000	\$190,000	\$167,020	1.138	1,150	\$165.22	'MW	11.6777	1.00 STORY	\$85,000	401	63
061 03 0320 000	34495 WOOD	6/8/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$147,000	43.24	\$339,540	\$95,580	\$244,420	\$214,942	1.137	1,594	\$153.34	'MW	11.7221	1.00 STORY	\$95,580	401	65
061 03 0329 000	34274 WOOD	10/1/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$177,500	49.31	\$354,548	\$95,608	\$264,392	\$235,400	1.123	2,000	\$132.20	'MW	13.1204	TRI-LEVEL	\$84,960	401	70
061 03 0338 000	16921 WHITBY	7/11/2023	\$425,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$208,200	48.99	\$435,946	\$125,400	\$299,600	\$277,273	1.081	2,584	\$115.94	'MW	17.3841	2.00 STORY	\$125,400	401	62
062 01 0382 000	35020 WOOD	6/11/2024	\$299,000	PTA		\$299,000	\$126,400	42.27	\$264,761	\$63,720	\$235,280	\$177,128	1.328	1,219	\$193.01	'MW	7.3940	1.00 STORY	\$63,720	401	68
062 01 0392 000	34824 WOOD	9/16/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$147,600	41.01	\$304,301	\$359,900	\$294,538	\$210,518	1.399	1,508	\$195.32	'MW	14.4746	1.00 STORY	\$63,720	401	68
062 01 0394 000	34664 WOOD	2/20/2025	\$396,000	PTA	03-ARM'S LENGTH	\$396,000	\$184,900	46.69	\$384,722	\$84,960	\$311,040	\$265,276	1.173	2,259	\$137.69	'MW	8.1850	QUAD LEVEL	\$84,960	401	68
062 01 0399 000	34651 WOOD	7/12/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$165,700	37.24	\$362,350	\$63,720	\$381,280	\$257,439	1.481	2,135	\$178.59	'MW	22.6685	2.00 STORY	\$63,720	401	70
062 01 0400 000	34665 WOOD	11/17/2023	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$135,600	41.22	\$313,820	\$329,000	\$265,280	\$220,352	1.204	1,441	\$184.09	'MW	5.0473	1.00 STORY	\$63,720	401	70
062 01 0407 000	34933 WOOD	10/6/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$132,600	39.00	\$320,474	\$67,749	\$272,251	\$222,665	1.223	1,435	\$189.72	'MW	3.1672	1.00 STORY	\$63,720	401	74
062 01 0411 000	35015 WOOD	3/20/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$157,500	37.95	\$376,222	\$63,720	\$351,280	\$269,398	1.304	2,127	\$165.15	'MW	4.9579	2.00 STORY	\$63,720	401	74
062 01 0422 000	16834 RIVERSIDE	8/11/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$143,200	35.36	\$337,295	\$76,167	\$328,833	\$225,110	1.461	1,613	\$203.86	'MW	20.6401	2.00 STORY	\$69,030	401	71
062 01 0423 000	16822 RIVERSIDE	4/4/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$151,900	46.03	\$316,851	\$75,296	\$254,704	\$212,823	1.197	1,430	\$178.11	'MW	5.7577	1.00 STORY	\$75,296	401	68
062 01 0452 000	34639 GROVE	9/8/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$164,300	38.21	\$398,385	\$96,923	\$333,077	\$259,881	1.282	1,932	\$172.40	'MW	2.7287	2.00 STORY	\$84,960	401	74
062 01 0458 000	34833 GROVE	6/17/2024	\$377,000	VD	03-ARM'S LENGTH	\$377,000	\$148,500	39.39	\$307,273	\$63,720	\$313,280	\$214,584	1.460	1,454	\$215.46	'MW	20.5576	1.00 STORY	\$63,720	401	68
062 02 0524 000	16317 RIVERSIDE	1/10/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$178,900	43.11	\$373,598	\$90,000	\$325,000	\$250,971	1.295	2,243	\$144.90	'MW	4.0605	QUAD LEVEL	\$90,000	401	68
062 02 0526 000	16257 RIVERSIDE	9/10/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$169,000	45.07	\$354,325	\$98,692	\$276,308	\$225,227	1.227	1,435	\$192.55	'MW	2.7567	1.00 STORY	\$90,000	401	68
062 02 0540 000	16424 RIVERSIDE	4/21/2023	\$376,600	PTA	03-ARM'S LENGTH	\$376,600	\$136,500	36.25	\$331,376	\$68,424	\$308,176	\$226,682	1.360	1,760	\$175.10	'MW	10.5143	2.00 STORY	\$63,720	401	71
062 02 0542 000	16360 RIVERSIDE	6/27/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$161,400	38.43	\$375,538	\$63,720	\$356,280	\$268,808	1.325	2,014	\$176.90	'MW	7.1042	2.00 STORY	\$63,720	401	71
062 02 0547 000	34736 BRISTOL	6/4/2024	\$346,500	VD	03-ARM'S LENGTH	\$346,500	\$166,600	48.08	\$344,638	\$74,340	\$272,160	\$238,148	1.143	1,567	\$173.68	'MW	11.1546	1.00 STORY	\$74,340	401	68
062 02 0553 000	16319 ALPINE	8/20/2024	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$175,400	46.40	\$369,023	\$95,580	\$282,420	\$235,726	1.198	1,940	\$145.58	'MW	5.6279	2.00 STORY	\$95,580	401	68
062 02 0585 000	34647 BRISTOL	1/30/2025	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$161,200	44.41	\$332,655	\$70,092	\$292,908	\$231,333	1.266	1,553	\$188.61	'MW	1.1810	1.00 STORY	\$70,092	401	68
062 03 0681 000	35000 OAKDALE	3/8/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$191,100	45.50	\$414,016	\$96,630	\$323,370	\$273,608	1.182	2,450	\$131.99	'MW	7.2492	2.00 STORY	\$85,000	401	65
062 03 0711 000	16517 EDGEWOOD	5/30/2023	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$175,500	38.57	\$431,783	\$97,252	\$357,748	\$288,388	1.241	2,088	\$171.34	'MW	1.3856	2.00 STORY	\$95,000	401	77
062 03 0711 000	16517 EDGEWOOD	5/7/2024	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$191,400	39.06	\$431,783	\$97,252	\$392,748	\$288,388	1.362	2,088	\$188.10	'MW	10.7509	2.00 STORY	\$95,000	401	77
062 03 0731 000	16185 ELLEN	5/19/2023	\$431,000	PTA	03-ARM'S LENGTH	\$431,000	\$171,100	39.70	\$412,032	\$84,960	\$346,040	\$281,958	1.227	2,120	\$163.23	'MW	2.7090	2.00 STORY	\$84,960	401	70
063 02 0624 000	16017 RIVERSIDE	11/13/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$168,400	41.58	\$401,334	\$84,960	\$320,040	\$272,736	1.173	2,140	\$149.55	'MW	8.0922	2.00 STORY	\$84,960	401	71
063 02 0653 000	16086 RIVERSIDE	8/5/2024	\$381,000	VD	03-ARM'S LENGTH	\$381,000	\$189,800	49.82	\$377,005	\$90,798	\$290,202	\$252,164	1.151	1,648	\$176.09	'MW	10.3519	1.00 STORY	\$85,000	401	66
063 02 0656 000	16095 FAIRLANE	4/30/2024	\$389,900	PTA	03-ARM'S LENGTH	\$389,900	\$178,300	45.73	\$372,518	\$85,000	\$304,900	\$247,860	1.230	2,187	\$139.41	'MW	2.4235	2.00 STORY	\$85,000	401	66
065 01 0022 000	16685 FAIRWAY	3/18/2025	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$158,200	40.56	\$331,493	\$84,960	\$305,040	\$217,209	1.404	1,531	\$199.24	'MW	14.9997	1.00 STORY	\$84,960	401	65
065 01 0041 0																					

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

065 05 0141 000	36066 WHITCOMB	9/28/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$181,100	42.61	\$419,918	\$85,000	\$340,000	\$288,722	1.178	2,432	\$139.80	'MW	7.6762	2.00 STORY	\$85,000	401	68
065 06 0167 000	16316 GOLFVIEW	10/25/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$142,700	39.10	\$337,583	\$74,340	\$290,660	\$226,933	1.281	1,820	\$159.70	'MW	2.6454	2.00 STORY	\$74,340	401	69
065 06 0177 000	16161 GOLFVIEW	8/7/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$193,300	44.95	\$403,644	\$85,000	\$345,000	\$274,693	1.256	2,487	\$138.72	'MW	0.1583	2.00 STORY	\$85,000	401	65
065 06 0181 000	16317 GOLFVIEW	12/22/2023	\$404,900	PTA	03-ARM'S LENGTH	\$404,900	\$166,000	41.00	\$386,259	\$74,340	\$330,560	\$268,895	1.229	2,287	\$144.54	'MW	2.5038	2.00 STORY	\$74,340	401	68
065 06 0190 000	16434 PARKLANE	12/20/2024	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$187,900	47.33	\$390,452	\$74,340	\$322,660	\$272,510	1.184	2,490	\$129.58	'MW	7.0335	2.00 STORY	\$74,340	401	65
065 06 0222 000	16248 WESTBROOK	6/2/2023	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$153,200	47.73	\$318,589	\$85,000	\$236,000	\$205,805	1.147	1,653	\$142.77	'MW	10.7648	1.00 STORY	\$85,000	401	59
066 01 0002 000	36497 WHITCOMB	10/13/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$160,100	37.23	\$377,056	\$102,404	\$327,596	\$236,768	1.384	1,582	\$207.08	'MW	12.9251	2.00 STORY	\$95,580	401	69
066 02 0034 000	36701 SIX MILE	9/27/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$175,900	43.43	\$367,356	\$84,960	\$320,040	\$243,444	1.315	1,853	\$172.71	'MW	6.0270	2.00 STORY	\$84,960	401	68
066 03 0196 000	36824 MUNGER	7/14/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$338,827	\$79,251	\$295,749	\$223,772	1.322	1,860	\$159.00	'MW	6.7288	2.00 STORY	\$74,970	401	68
066 03 0214 000	37332 MUNGER	11/15/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$162,500	45.14	\$336,183	\$74,970	\$285,030	\$230,143	1.238	1,638	\$174.01	'MW	1.5874	1.00 STORY	\$74,970	401	68
066 03 0223 000	37177 MUNGER	12/18/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$160,000	40.00	\$361,033	\$74,970	\$325,030	\$246,606	1.318	1,948	\$166.85	'MW	6.3648	2.00 STORY	\$74,970	401	68
066 03 0242 000	37228 BRISTOL	12/27/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$169,700	46.49	\$372,554	\$74,970	\$290,030	\$256,537	1.131	2,218	\$130.76	'MW	12.3807	2.00 STORY	\$74,970	401	65
066 03 0246 000	37332 BRISTOL	9/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$155,000	40.26	\$321,778	\$76,427	\$308,573	\$216,168	1.427	1,459	\$211.50	'MW	17.3104	1.00 STORY	\$76,427	401	68
066 03 0256 000	37151 BRISTOL	2/7/2025	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$166,300	47.38	\$344,307	\$74,970	\$276,030	\$232,187	1.189	1,805	\$152.93	'MW	6.5539	2.00 STORY	\$74,970	401	68
066 03 0260 000	37047 BRISTOL	3/28/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$155,900	47.97	\$321,699	\$74,970	\$250,030	\$217,382	1.150	1,495	\$167.24	'MW	10.4178	1.00 STORY	\$74,970	401	68
066 03 0263 000	36969 BRISTOL	8/24/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$136,200	40.66	\$311,379	\$67,666	\$267,334	\$210,097	1.272	1,701	\$157.16	'MW	1.8066	2.00 STORY	\$67,666	401	68
066 03 0288 000	36473 GROVE	11/4/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$135,400	42.05	\$283,207	\$77,279	\$244,721	\$181,434	1.349	1,253	\$195.31	'MW	9.4451	1.00 STORY	\$74,970	401	68
067 01 0001 000	36411 ROYCROFT	2/27/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$113,500	37.83	\$277,381	\$73,080	\$226,920	\$180,000	1.261	1,080	\$210.11	'MW	0.6302	1.00 STORY	\$73,080	401	68
067 01 0008 000	36543 ROYCROFT	10/2/2023	\$411,000	PTA	03-ARM'S LENGTH	\$411,000	\$137,800	33.53	\$339,322	\$71,114	\$339,886	\$231,213	1.470	1,733	\$196.13	'MW	21.5648	2.00 STORY	\$66,990	401	71
067 01 0043 000	36710 MARLER	11/8/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$139,700	45.06	\$294,856	\$79,980	\$230,020	\$189,318	1.215	1,281	\$179.56	'MW	3.9372	1.00 STORY	\$79,980	401	68
067 01 0045 000	36560 MARLER	9/20/2024	\$381,000	PTA	03-ARM'S LENGTH	\$381,000	\$146,500	38.45	\$311,286	\$79,980	\$301,020	\$199,401	1.510	1,509	\$199.48	'MW	25.5256	2.00 STORY	\$79,980	401	69
067 01 0063 000	36760 KINGSBURY	8/14/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,800	45.09	\$319,088	\$89,964	\$240,036	\$197,520	1.215	1,509	\$159.07	'MW	3.9116	2.00 STORY	\$87,000	401	68
067 01 0068 000	36568 KINGSBURY	6/28/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$314,465	\$79,980	\$280,020	\$206,594	1.355	1,420	\$197.20	'MW	10.1047	1.00 STORY	\$79,980	401	69
067 01 0078 000	36557 KINGSBURY	9/4/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$150,500	39.09	\$316,183	\$83,759	\$301,241	\$204,778	1.471	1,272	\$236.82	'MW	21.6696	1.00 STORY	\$79,980	401	68
067 01 0105 000	15518 COMSTOCK	6/9/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$123,600	38.63	\$307,534	\$79,980	\$240,020	\$200,488	1.197	1,281	\$187.37	'MW	5.7186	1.00 STORY	\$79,980	401	72
067 02 0012 000	36927 LANCASTER	10/27/2023	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$158,000	46.48	\$338,681	\$75,385	\$264,515	\$226,979	1.165	1,908	\$138.63	'MW	8.8993	2.00 STORY	\$75,385	401	64
067 02 0071 000	15662 LIVERPOOL	4/3/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,200	42.21	\$281,670	\$79,980	\$200,020	\$177,700	1.126	1,254	\$159.51	'MW	12.8760	1.00 STORY	\$79,980	401	64
067 02 0078 000	15578 LIVERPOOL	3/18/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,000	43.75	\$293,392	\$82,162	\$237,838	\$192,027	1.239	1,760	\$135.14	'MW	1.5800	TRI-LEVEL	\$79,980	401	68
067 02 0082 000	15512 LIVERPOOL	5/8/2023	\$326,500	PTA	03-ARM'S LENGTH	\$326,500	\$133,400	40.86	\$319,050	\$87,000	\$239,500	\$205,353	1.166	1,798	\$133.20	'MW	8.8081	QUAD LEVEL	\$87,000	401	68
067 02 0103 000	37113 SHERWOOD	5/30/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$159,400	39.36	\$342,757	\$87,000	\$318,000	\$220,480	1.442	1,796	\$177.06	'MW	18.7943	2.00 STORY	\$87,000	401	69
067 02 0116 000	15698 SUSSEX	8/8/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$171,600	42.90	\$357,844	\$72,475	\$327,525	\$246,007	1.331	2,006	\$163.27	'MW	7.7000	2.00 STORY	\$72,475	401	68
067 02 0141 000	15316 FITZGERALD	9/22/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$127,300	38.58	\$309,123	\$87,000	\$243,000	\$196,569	1.236	1,700	\$142.94	'MW	1.8158	QUAD LEVEL	\$87,000	401	69
067 02 0157 000	15628 FITZGERALD	10/7/2024	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$153,300	41.21	\$323,538	\$79,980	\$292,020	\$209,963	1.391	1,580	\$184.82	'MW	13.6452	2.00 STORY	\$79,980	401	68
067 02 0159 000	15652 FITZGERALD	9/13/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$136,500	40.15	\$303,872	\$79,980	\$260,020	\$197,261	1.318	1,400	\$185.73	'MW	6.3787	1.00 STORY	\$79,980	401	64
067 03 0111 000	15626 COMSTOCK	9/27/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$141,100	46.26	\$295,732	\$90,014	\$214,986	\$181,249	1.186	1,208	\$177.97	'MW	6.8229	1.00 STORY	\$79,980	401	68
067 03 0114 000	36512 MARLER	12/15/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$146,700	38.10	\$345,519	\$71,050	\$313,950	\$236,611	1.327	1,850	\$169.70	'MW	7.2496	2.00 STORY	\$71,050	401	71
067 03 0117 000	36541 SHERWOOD	11/22/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$152,700	39.66	\$320,119	\$82,944	\$302,056	\$204,461	1.477	1,530	\$197.42	'MW	22.2963	2.00 STORY	\$79,980	401	68
067 03 0120 000	36721 SHERWOOD	2/7/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$145,500	46.19	\$304,812	\$79,980	\$235,020	\$198,089	1.186	1,283	\$183.18	'MW	6.7929	1.00 STORY	\$79,980	401	68
067 04 0173 000	36707 RAYBURN	7/16/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$160,400	43.95	\$337,782	\$79,980	\$285,020	\$222,243	1.282	1,737	\$164.09	'MW	2.8105	2.00 STORY	\$79,980	401	68
067 04 0182 000	36419 RAYBURN	10/11/2023	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$127,600	36.05	\$305,048	\$81,313	\$272,687	\$197,995	1.377	1,663	\$163.97	'MW	12.2877	QUAD LEVEL	\$81,313	401	69
067 04 0193 002	36700 RAYBURN	4/28/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$165,100	42.88	\$373,400	\$78,050	\$306,950	\$254,612	1.206	2,066	\$148.57	'MW	4.8805	2.00 STORY	\$78,050	401	68
067 04 0209 002	36927 LADYWOOD	5/13/2024	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$160,100	48.96	\$331,138	\$78,050	\$248,950	\$223,971	1.112	1,977	\$125.92	'MW	14.2837	QUAD LEVEL	\$78,050	401	68
067 04 0221 000	36729 LADYWOOD	2/14/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$148,200	40.05	\$345,383	\$79,980	\$290,020	\$228,795	1.268	1,777	\$163.21	'MW	1.3233	2.00 STORY	\$79,980	401	68
067 04 0222 000	36715 LADYWOOD	10/11/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$140,100	44.13	\$293,444	\$79,980	\$237,520	\$188,906	1.257	1,663	\$142.83	'MW	0.2980	QUAD LEVEL	\$79,980	401	68
067 04 0264 000	37176 MYRNA	11/7/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$161,900	43.17	\$364,053	\$89,200	\$285,800	\$236,942	1.206	1,736	\$164.63	'MW	4.8163	2.00 STORY	\$89,200	401	68
067 04 0271 002	37081 SUNNYDALE	12/9/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$157,700	45.06	\$345,114	\$96,122	\$253,878	\$214,648	1.183	1,736	\$146.24	'MW	7.1601	2.00 STORY	\$78,050	401	68
067 04 0289 000	36709 SUNNYDALE	8/16/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$153,000	40.26	\$318,499	\$89,240	\$290,760	\$202,884	1.433	1,710	\$170.04	'MW	17.8769	QUAD LEVEL	\$86,970	401	68
067 04 0326 000	37080 SUNNYDALE	7/30/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$159,600	41.45	\$334,476	\$80,435	\$304,565	\$219,000	1.391	1,736	\$175.44	'MW	13.6343	2.00 STORY	\$78,050	401	68
067 04 0328 002	37120 SUNNYDALE	10/24/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,800	45.48	\$318,141	\$78,050	\$246,950	\$212,469	1.162	1,977	\$124.91	'MW	9.2078	QUAD LEVEL	\$78,050	401	65
067 04 0353 000	16008 NEWBURGH	11/16/2023	\$368,000	PTA	03-ARM'S LENGTH	\$368,000	\$146,900	39.92	\$335,383	\$79,170	\$288,830	\$220,873	1.308	1,723	\$167						

ECF Statistical Analysis	
Mean	1.254
Standard Error	0.010
Median	1.233
Mode	#N/A
Standard Deviation	0.112
Sample Variance	0.013
Kurtosis	-0.657
Skewness	0.457
Range	0.472
Minimum	1.037
Maximum	1.510
Sum	153.033
Count	122



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

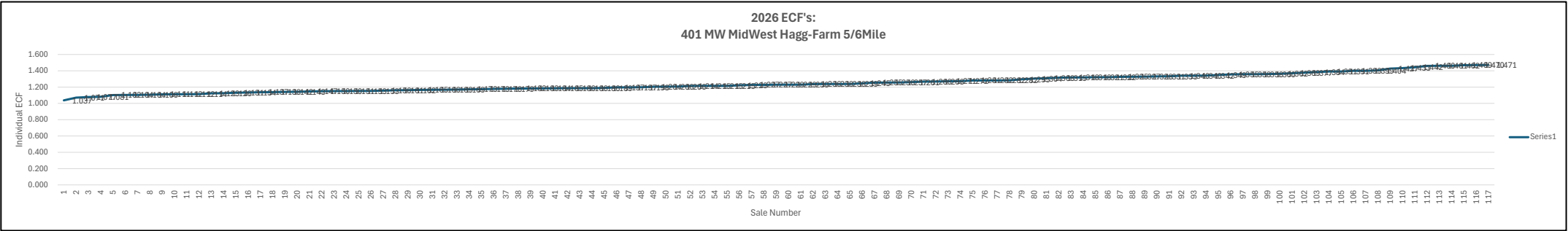
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
061 02 0081 000	16852 POLLYANNA	7/3/2024	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$159,100	52.95	\$320,353	\$90,000	\$210,500	\$202,954	1.037	1,574	\$133.74	'MW	#REF!	1.00 STORY	\$90,000	401	63
061 02 0076 000	33685 GROVE	6/8/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$140,200	47.53	\$307,234	\$89,208	\$205,792	\$192,093	1.071	1,343	\$153.23	'MW	#REF!	1.00 STORY	\$89,208	401	65
061 03 0205 000	34059 BURTON LANE	10/25/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$186,100	50.30	\$391,097	\$95,580	\$274,420	\$254,756	1.077	2,002	\$137.07	'MW	38.3578	2.00 STORY	\$95,580	401	68
061 03 0338 000	16921 WHITBY	7/11/2023	\$425,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$208,200	48.99	\$435,946	\$125,400	\$299,600	\$277,273	1.081	2,584	\$115.94	'MW	31.0293	2.00 STORY	\$125,400	401	62
065 02 0177 000	16110 WAYNE	8/5/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$175,100	51.50	\$339,532	\$88,688	\$251,312	\$228,040	1.102	2,364	\$106.31	'MW	16.9129	TRI-LEVEL	\$88,688	401	60
065 01 0076 000	16508 FAIRWAY	3/15/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$160,800	47.29	\$339,168	\$86,725	\$253,275	\$229,493	1.104	2,364	\$107.14	'MW	17.8842	TRI-LEVEL	\$84,960	401	62
068 02 0078 000	15606 LEVAN	12/11/2024	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$169,600	48.88	\$360,031	\$90,631	\$256,369	\$232,241	1.104	2,005	\$127.86	'MW	1.9269	2.00 STORY	\$87,000	401	64
061 02 0024 000	16438 SURREY	7/26/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$146,700	45.84	\$326,071	\$88,117	\$231,883	\$209,651	1.106	1,588	\$146.02	'MW	110.6043	1.00 STORY	\$84,960	401	62
061 03 0292 000	34444 GROVE	7/26/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$159,600	49.11	\$322,662	\$84,960	\$240,040	\$216,092	1.111	2,133	\$112.54	'MW	35.8237	TRI-LEVEL	\$84,960	401	65
067 04 0209 002	36927 LADYWOOD	5/13/2024	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$160,100	48.96	\$331,138	\$78,050	\$248,950	\$223,971	1.112	1,977	\$125.92	'MW	5.0759	QUAD LEVEL	\$78,050	401	68
061 03 0234 000	34275 MUNGER	8/21/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$151,600	43.31	\$347,196	\$85,000	\$265,000	\$238,360	1.112	2,372	\$111.72	'MW	#REF!	TRI-LEVEL	\$85,000	401	68
065 01 0069 000	16294 FAIRWAY	10/25/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$169,300	47.69	\$351,553	\$84,960	\$270,040	\$242,357	1.114	2,364	\$114.23	'MW	20.7225	TRI-LEVEL	\$84,960	401	65
061 03 0329 000	34274 WOOD	10/1/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$177,500	49.31	\$354,548	\$95,608	\$264,392	\$235,400	1.123	2,000	\$132.20	'MW	34.5900	TRI-LEVEL	\$84,960	401	70
067 02 0071 000	15662 LIVERPOOL	4/3/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,200	42.21	\$281,670	\$79,980	\$200,020	\$177,700	1.126	1,254	\$159.51	'MW	7.2481	1.00 STORY	\$79,980	401	64
066 03 0242 000	37228 BRISTOL	12/27/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$169,700	46.49	\$372,554	\$74,970	\$290,030	\$256,537	1.131	2,218	\$130.76	'MW	10.7933	2.00 STORY	\$74,970	401	65
065 02 0247 000	16772 PARK	3/18/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$189,900	46.89	\$412,180	\$90,270	\$314,730	\$277,508	1.134	2,698	\$116.65	'MW	18.3884	2.00 STORY	\$90,270	401	62
061 03 0320 000	34495 WOOD	6/8/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$147,000	43.24	\$339,540	\$95,580	\$244,420	\$214,942	1.137	1,594	\$153.34	'MW	#REF!	1.00 STORY	\$95,580	401	65
061 03 0304 000	34112 GROVE	10/2/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$137,600	50.04	\$274,568	\$85,000	\$190,000	\$167,020	1.138	1,150	\$165.22	'MW	113.7588	1.00 STORY	\$85,000	401	63
065 05 0075 000	36302 MALLORY	9/5/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$196,500	48.52	\$410,119	\$88,622	\$316,378	\$277,152	1.142	2,451	\$129.08	'MW	16.6142	2.00 STORY	\$85,000	401	65
062 02 0547 000	34736 BRISTOL	6/4/2024	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$166,600	48.08	\$344,638	\$74,340	\$272,160	\$238,148	1.143	1,567	\$173.68	'MW	24.7998	1.00 STORY	\$74,340	401	68
065 06 0222 000	16248 WESTBROOK	6/2/2023	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$153,200	47.73	\$318,589	\$85,000	\$236,000	\$205,805	1.147	1,653	\$142.77	'MW	13.4935	1.00 STORY	\$85,000	401	59
061 02 0035 000	16618 SURREY	8/12/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$181,600	47.17	\$381,228	\$97,310	\$287,690	\$250,148	1.150	1,833	\$156.95	'MW	115.0079	1.00 STORY	\$85,000	401	68
066 03 0260 000	37047 BRISTOL	3/28/2025	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$155,900	47.97	\$321,699	\$74,970	\$250,030	\$217,382	1.150	1,495	\$167.24	'MW	10.7158	1.00 STORY	\$74,970	401	68
063 02 0653 000	16086 RIVERSIDE	8/5/2024	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$189,800	49.82	\$377,005	\$90,798	\$290,202	\$252,164	1.151	1,648	\$176.09	'MW	22.6396	1.00 STORY	\$85,000	401	66
061 03 0194 000	34086 BURTON LANE	8/24/2023	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$166,900	43.13	\$381,087	\$85,000	\$302,000	\$262,023	1.153	2,437	\$123.92	'MW	115.2571	QUAD LEVEL	\$85,000	401	67
065 03 0004 000	36005 SIX MILE	6/1/2023	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$150,700	47.11	\$316,163	\$78,560	\$241,340	\$209,341	1.153	1,635	\$147.61	'MW	17.9708	1.00 STORY	\$78,560	401	62
061 02 0103 000	16437 SURREY	4/25/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$125,300	41.77	\$296,023	\$84,960	\$215,040	\$185,958	1.156	1,138	\$188.96	'MW	115.6390	1.00 STORY	\$84,960	401	68
061 02 0156 000	16537 POLLYANNA	10/2/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,700	41.06	\$344,096	\$90,000	\$260,000	\$223,873	1.161	1,498	\$173.56	'MW	116.1373	1.00 STORY	\$90,000	401	65
067 04 0328 002	37120 SUNNYDALE	10/24/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,800	45.48	\$318,141	\$78,050	\$246,950	\$212,469	1.162	1,977	\$124.91	'MW	2.2459	QUAD LEVEL	\$78,050	401	65
067 02 0012 000	36927 LANCASTER	10/27/2023	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$158,000	46.48	\$338,681	\$75,385	\$264,515	\$226,979	1.165	1,908	\$138.63	'MW	7.3193	2.00 STORY	\$75,385	401	64
067 02 0082 000	15512 LIVERPOOL	5/8/2023	\$326,500	PTA	03-ARM'S LENGTH	\$326,500	\$133,400	40.86	\$319,050	\$87,000	\$239,500	\$205,353	1.166	1,798	\$133.20	'MW	7.1691	QUAD LEVEL	\$87,000	401	68
061 02 0058 000	33631 WOOD	7/25/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$193,700	47.24	\$407,650	\$89,208	\$320,792	\$274,518	1.169	2,273	\$141.13	'MW	33.6459	2.00 STORY	\$89,208	401	68
065 03 0041 000	36236 WHITCOMB	12/4/2024	\$373,000	PTA	03-ARM'S LENGTH	\$373,000	\$185,200	49.65	\$370,776	\$84,960	\$288,040	\$246,393	1.169	2,287	\$125.95	'MW	18.6385	2.00 STORY	\$84,960	401	62
062 01 0394 000	34664 WOOD	2/20/2025	\$396,000	PTA	03-ARM'S LENGTH	\$396,000	\$184,900	46.69	\$384,722	\$84,960	\$311,040	\$265,276	1.173	2,259	\$137.69	'MW	117.2515	QUAD LEVEL	\$84,960	401	68
063 02 0624 000	16017 RIVERSIDE	11/13/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$168,400	41.58	\$401,334	\$84,960	\$320,040	\$272,736	1.173	2,140	\$149.55	'MW	28.8310	2.00 STORY	\$84,960	401	71
065 05 0141 000	36066 WHITCOMB	9/28/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$181,100	42.61	\$419,918	\$85,000	\$340,000	\$288,722	1.178	2,432	\$139.80	'MW	17.7809	2.00 STORY	\$85,000	401	68
061 03 0201 000	34003 BURTON LANE	12/18/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$151,100	39.76	\$367,631	\$85,000	\$295,000	\$250,115	1.179	2,133	\$138.30	'MW	#VALUE!	QUAD LEVEL	\$85,000	401	71
062 03 0681 000	35000 OAKDALE	3/8/2024	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$191,100	45.50	\$414,016	\$96,630	\$323,370	\$273,608	1.182	2,450	\$131.99	'MW	#REF!	2.00 STORY	\$85,000	401	65
067 04 0271 002	37081 SUNNYDALE	12/9/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$157,700	45.06	\$345,114	\$96,122	\$253,878	\$214,648	1.183	1,736	\$146.24	'MW	3.2485	2.00 STORY	\$78,050	401	68
065 06 0190 000	16434 PARKLANE	12/20/2024	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$187,900	47.33	\$390,452	\$74,340	\$322,660	\$272,510	1.184	2,490	\$129.58	'MW	17.1382	2.00 STORY	\$74,340	401	65
061 03 0298 000	34228 GROVE	12/13/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$121,500	40.91	\$288,097	\$84,960	\$212,040	\$178,975	1.185	1,225	\$173.09	'MW	118.4746	1.00 STORY	\$84,960	401	68
061 02 0026 000	16472 SURREY	5/5/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,600	39.29	\$329,329	\$92,218	\$247,782	\$208,908	1.186	1,343	\$184.50	'MW	118.6082	1.00 STORY	\$84,960	401	68
067 03 0111 000	15626 COMSTOCK	9/27/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$141,100	46.26	\$295,732	\$90,014	\$214,986	\$181,249	1.186	1,208	\$177.97	'MW	7.1209	1.00 STORY	\$79,980	401	68
067 03 0120 000	36721 SHERWOOD	2/7/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$145,500	46.19	\$304,812	\$79,980	\$235,020	\$198,089	1.186	1,283	\$183.18	'MW	6.8379	1.00 STORY	\$79,980	401	68
066 03 0256 000	37151 BRISTOL	2/7/2025	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$166,300	47.38	\$344,307	\$74,970	\$276,030	\$232,187	1.189	1,805	\$152.93	'MW	15.0903	2.00 STORY	\$74,970	401	68
062 01 0423 000	16822 RIVERSIDE	4/4/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$151,900	46.03	\$316,851	\$75,296	\$254,704	\$212,823	1.197	1,430	\$178.11	'MW	119.6788	1.00 STORY	\$75,296	401	68
067 01 0105 000	15518 COMSTOCK	6/9/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$123,600	38.63	\$307,534	\$79,980	\$240,020	\$200,488	1.197	1,281	\$187.37	'MW	12.0834	1.00 STORY	\$79,980	401	72
062 02 0553 000	16319 ALPINE	8/20/2024	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$175,400	46.40	\$369,023	\$95,580	\$282,420	\$235,726	1.198	1,940	\$145.58	'MW	119.8086	2.00 STORY	\$95,580	401	68
062 01 0400 000	34665 WOOD	11/17/2023	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$135,600	41.22	\$313,820	\$63,720	\$265,280	\$220,352	1.204	1,441	\$184.09	'MW	120.3892	1.00 STORY	\$63,720	401	70
067 04 0193 002	36700 RAYBURN																				

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067 02 0078 000	15578 LIVERPOOL	3/18/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,000	43.75	\$293,392	\$82,162	\$237,838	\$192,027	1.239	1,760	\$135.14	'MW	11.9531	TRI-LEVEL	\$79,980	401	68
068 01 0064 000	15543 GOLFVIEW	1/8/2024	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$136,800	38.54	\$336,721	\$87,000	\$268,000	\$215,276	1.245	1,620	\$165.43	'MW	3.5905	2.00 STORY	\$87,000	401	68
065 01 0111 000	35597 SOUTHAMPTON	11/10/2023	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$180,500	38.00	\$445,909	\$90,000	\$385,000	\$306,818	1.255	2,698	\$142.70	'MW	125.4816	2.00 STORY	\$90,000	401	68
065 06 0177 000	16161 GOLFVIEW	8/7/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$193,300	44.95	\$403,644	\$85,000	\$345,000	\$274,693	1.256	2,487	\$138.72	'MW	125.5948	2.00 STORY	\$85,000	401	65
067 04 0222 000	36715 LADYWOOD	10/11/2024	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$140,100	44.13	\$293,444	\$79,980	\$237,520	\$188,906	1.257	1,663	\$142.83	'MW	6.4308	QUAD LEVEL	\$79,980	401	68
067 01 0001 000	36411 ROYCROFT	2/27/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$113,500	37.83	\$277,381	\$73,080	\$226,920	\$180,000	1.261	1,080	\$210.11	'MW	20.0099	1.00 STORY	\$73,080	401	68
062 02 0585 000	34647 BRISTOL	1/30/2025	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$161,200	44.41	\$332,655	\$70,092	\$292,908	\$231,333	1.266	1,553	\$188.61	'MW	126.6175	1.00 STORY	\$70,092	401	68
067 04 0221 000	36729 LADYWOOD	2/14/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$148,200	40.05	\$345,383	\$79,980	\$290,020	\$228,795	1.268	1,777	\$163.21	'MW	6.3767	2.00 STORY	\$79,980	401	68
065 01 0108 000	35610 SOUTHAMPTON	10/6/2023	\$409,900	PTA	03-ARM'S LENGTH	\$409,900	\$162,100	39.55	\$381,484	\$85,000	\$324,900	\$255,589	1.271	2,020	\$160.84	'MW	127.1181	2.00 STORY	\$85,000	401	68
066 03 0263 000	36969 BRISTOL	8/24/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$136,200	40.66	\$311,379	\$67,666	\$267,334	\$210,097	1.272	1,701	\$157.16	'MW	#REF!	2.00 STORY	\$67,666	401	68
065 06 0167 000	16316 GOLFVIEW	10/25/2023	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$142,700	39.10	\$337,583	\$74,340	\$290,660	\$226,933	1.281	1,820	\$159.70	'MW	128.0819	2.00 STORY	\$74,340	401	69
062 01 0452 000	34639 GROVE	9/8/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$164,300	38.21	\$398,385	\$96,923	\$333,077	\$259,881	1.282	1,932	\$172.40	'MW	128.1652	2.00 STORY	\$84,960	401	74
068 03 0088 000	15721 WOODSIDE	6/3/2024	\$377,500	PTA	03-ARM'S LENGTH	\$377,500	\$147,000	38.94	\$349,921	\$87,000	\$290,500	\$226,656	1.282	1,632	\$178.00	'MW	3.2957	2.00 STORY	\$87,000	401	72
067 04 0173 000	36707 RAYBURN	7/16/2024	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$160,400	43.95	\$337,782	\$79,980	\$285,020	\$222,243	1.282	1,737	\$164.09	'MW	7.9403	2.00 STORY	\$79,980	401	68
062 02 0524 000	16317 RIVERSIDE	1/10/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$178,900	43.11	\$373,598	\$90,000	\$325,000	\$250,971	1.295	2,243	\$144.90	'MW	129.4970	QUAD LEVEL	\$90,000	401	68
062 01 0411 000	35015 WOOD	3/20/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$157,500	37.95	\$376,222	\$63,720	\$351,280	\$269,398	1.304	2,127	\$165.15	'MW	130.3944	2.00 STORY	\$63,720	401	74
067 04 0353 000	16008 NEWBURGH	11/16/2023	\$368,000	PTA	03-ARM'S LENGTH	\$368,000	\$146,900	39.92	\$335,383	\$79,170	\$288,830	\$220,873	1.308	1,723	\$167.63	'MW	3.2055	2.00 STORY	\$79,170	401	69
066 02 0034 000	36701 SIX MILE	9/27/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$175,900	43.43	\$367,356	\$84,960	\$320,040	\$243,444	1.315	1,853	\$172.71	'MW	131.4635	2.00 STORY	\$84,960	401	68
066 03 0223 000	37177 MUNGER	12/18/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$160,000	40.00	\$361,033	\$74,970	\$325,030	\$246,606	1.318	1,948	\$166.85	'MW	131.8013	2.00 STORY	\$74,970	401	68
067 02 0159 000	15652 FITZGERALD	9/13/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$136,500	40.15	\$303,872	\$79,980	\$260,020	\$197,261	1.318	1,400	\$185.73	'MW	12.4156	1.00 STORY	\$79,980	401	64
061 03 0232 000	34210 BURTON LANE	1/29/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$150,500	43.00	\$314,069	\$95,333	\$254,667	\$192,718	1.321	1,150	\$221.45	'MW	132.1449	1.00 STORY	\$85,000	401	68
066 03 0196 000	36824 MUNGER	7/14/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$338,827	\$79,251	\$295,749	\$223,772	1.322	1,860	\$159.00	'MW	132.1653	2.00 STORY	\$74,970	401	68
062 02 0542 000	16360 RIVERSIDE	6/27/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$161,400	38.43	\$375,538	\$63,720	\$356,280	\$268,808	1.325	2,014	\$176.90	'MW	132.5407	2.00 STORY	\$63,720	401	71
067 03 0114 000	36512 MARLER	12/15/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$146,700	38.10	\$345,519	\$71,050	\$313,950	\$236,611	1.327	1,850	\$169.70	'MW	13.3904	2.00 STORY	\$71,050	401	71
062 01 0382 000	35020 WOOD	6/11/2024	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$126,400	42.27	\$264,761	\$63,720	\$235,280	\$177,128	1.328	1,219	\$193.01	'MW	132.8305	1.00 STORY	\$63,720	401	68
067 02 0116 000	15698 SUSSEX	8/8/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$171,600	42.90	\$357,844	\$72,475	\$327,525	\$246,007	1.331	2,006	\$163.27	'MW	#REF!	2.00 STORY	\$72,475	401	68
061 02 0121 000	16736 POLLYANNA	6/14/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,100	42.22	\$285,941	\$90,270	\$229,730	\$172,397	1.333	1,138	\$201.87	'MW	133.2564	1.00 STORY	\$90,270	401	68
068 03 0133 000	15722 WOODSIDE	11/15/2024	\$383,000	PTA	03-ARM'S LENGTH	\$383,000	\$164,600	42.98	\$343,040	\$85,130	\$297,870	\$222,336	1.340	1,871	\$159.20	'MW	0.9086	2.00 STORY	\$81,220	401	64
065 03 0023 000	16790 LEVAN	12/5/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$193,600	43.02	\$401,425	\$88,188	\$361,812	\$270,031	1.340	2,248	\$160.95	'MW	133.9891	2.00 STORY	\$84,960	401	65
065 01 0041 000	16115 FAIRWAY	9/7/2023	\$499,900	PTA	03-ARM'S LENGTH	\$499,900	\$190,100	38.03	\$446,869	\$107,987	\$391,913	\$292,139	1.342	2,204	\$177.82	'MW	134.1529	2.00 STORY	\$95,000	401	72
066 03 0288 000	36473 GROVE	11/4/2024	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$135,400	42.05	\$283,207	\$77,279	\$244,721	\$181,434	1.349	1,253	\$195.31	'MW	134.8816	1.00 STORY	\$74,970	401	68
067 01 0068 000	36568 KINGSBURY	6/28/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$314,465	\$79,980	\$280,020	\$206,594	1.355	1,420	\$197.20	'MW	135.5412	1.00 STORY	\$79,980	401	69
068 01 0007 000	15438 GOLFVIEW	11/27/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$146,300	41.80	\$304,354	\$72,065	\$277,935	\$204,659	1.358	1,409	\$197.26	'MW	4.1390	1.00 STORY	\$72,065	401	63
065 01 0062 000	35600 OAKDALE	11/13/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$151,100	36.85	\$362,589	\$84,960	\$325,040	\$239,335	1.358	1,955	\$166.26	'MW	135.8096	2.00 STORY	\$84,960	401	70
062 02 0540 000	16424 RIVERSIDE	4/21/2023	\$376,600	PTA	03-ARM'S LENGTH	\$376,600	\$136,500	36.25	\$331,376	\$68,424	\$308,176	\$226,682	1.360	1,760	\$175.10	'MW	135.9508	2.00 STORY	\$63,720	401	71
062 03 0711 000	16517 EDGEWOOD	5/7/2024	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$191,400	39.06	\$431,783	\$97,252	\$392,748	\$288,388	1.362	2,088	\$188.10	'MW	136.1874	2.00 STORY	\$95,000	401	77
065 05 0118 000	16790 PARKLANE	4/9/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$160,500	41.69	\$333,675	\$84,960	\$300,040	\$219,132	1.369	1,645	\$182.40	'MW	136.9220	1.00 STORY	\$84,960	401	65
067 04 0182 000	36419 RAYBURN	10/11/2023	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$127,600	36.05	\$305,048	\$81,313	\$272,687	\$197,995	1.377	1,663	\$163.97	'MW	13.2243	QUAD LEVEL	\$81,313	401	69
066 01 0002 000	36497 WHITCOMB	10/13/2023	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$160,100	37.23	\$377,056	\$102,404	\$327,596	\$236,768	1.384	1,582	\$207.08	'MW	138.3616	2.00 STORY	\$95,580	401	69
067 04 0326 000	37080 SUNNYDALE	7/30/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$159,600	41.45	\$334,476	\$80,435	\$304,565	\$219,000	1.391	1,736	\$175.44	'MW	8.0354	2.00 STORY	\$78,050	401	68
067 02 0157 000	15628 FITZGERALD	10/7/2024	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$153,300	41.21	\$323,538	\$79,980	\$292,020	\$209,963	1.391	1,580	\$184.82	'MW	139.0816	2.00 STORY	\$79,980	401	68
062 01 0392 000	34824 WOOD	9/16/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$147,600	41.01	\$304,301	\$65,362	\$294,538	\$210,518	1.399	1,508	\$195.32	'MW	139.9111	1.00 STORY	\$63,720	401	68
061 03 0196 000	34054 BURTON LANE	7/15/2024	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$170,000	41.21	\$355,553	\$79,650	\$332,850	\$237,847	1.399	2,084	\$159.72	'MW	139.9429	2.00 STORY	\$79,650	401	68
065 01 0022 000	16685 FAIRWAY	3/18/2025	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$158,200	40.56	\$331,493	\$84,960	\$305,040	\$217,209	1.404	1,531	\$199.24	'MW	140.4362	1.00 STORY	\$84,960	401	65
066 03 0246 000	37332 BRISTOL	9/12/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$155,000	40.26	\$321,778	\$76,427	\$308,573	\$216,168	1.427	1,459	\$211.50	'MW	142.7468	1.00 STORY	\$76,427	401	68
067 04 0289 000	36709 SUNNYDALE	8/16/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$153,000	40.26	\$318,499	\$89,240	\$290,760	\$202,884	1.433	1,710	\$170.04	'MW	18.6818	QUAD LEVEL	\$86,970	401	68
067 02 0103 000	37113 SHERWOOD	5/30/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$159,400	39.36	\$342,757	\$87,000	\$318,000	\$220,480	1.442	1,796	\$177.06	'MW	144.2308	2.00 STORY	\$87,000	401	69
062 01 0458 000	34833 GROVE	6/17/2024	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$148,500	39.39	\$307,273	\$63,720	\$313,280	\$214,584	1.460	1,454	\$215.46	'MW	145.9941	1.00 STORY	\$63,720	401	68
062 01 0422 000	16834 RIVERSIDE	8/11/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$143,200	35.36	\$337,295	\$76,167	\$328,833	\$225,110	1.461	1,613	\$203.86	'MW	146.0766	2.00 STORY	\$69,030	401	71
068 01 0067 000	15471 GOLFVIEW	12/10/2024	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$143,700	38.84	\$308,474	\$94,755	\$2										

ECF Statistical Analysis	
Mean	1.246
Standard Error	0.010
Median	1.229
Mode	#N/A
Standard Deviation	0.106
Sample Variance	0.011
Kurtosis	-0.709
Skewness	0.399
Range	0.434
Minimum	1.037
Maximum	1.471
Sum	145.819
Count	117



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
062 03 0711 000	16517 EDGEWOOD	5/30/2023	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$175,500	38.57	\$431,783	\$97,252	\$357,748	\$288,388	1.241	2,088	\$171.34	'MW	124.0509	2.00 STORY	\$95,000	401	Prior
067 03 0117 000	36541 SHERWOOD	11/22/2024	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$152,700	39.66	\$320,119	\$82,944	\$302,056	\$204,461	1.477	1,530	\$197.42	'MW	147.7328	2.00 STORY	\$79,980	401	High
062 01 0399 000	34651 WOOD	7/12/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$165,700	37.24	\$362,350	\$63,720	\$381,280	\$257,439	1.481	2,135	\$178.59	'MW	148.1050	2.00 STORY	\$63,720	401	High
068 03 0090 000	15691 WOODSIDE	2/24/2025	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$169,300	38.48	\$359,501	\$88,851	\$351,149	\$233,318	1.505	2,014	\$174.35	'MW	150.5023	2.00 STORY	\$87,000	401	High
067 01 0045 000	36560 MARLER	9/20/2024	\$381,000	PTA	03-ARM'S LENGTH	\$381,000	\$146,500	38.45	\$311,286	\$79,980	\$301,020	\$199,401	1.510	1,509	\$199.48	'MW	150.9621	2.00 STORY	\$79,980	401	High

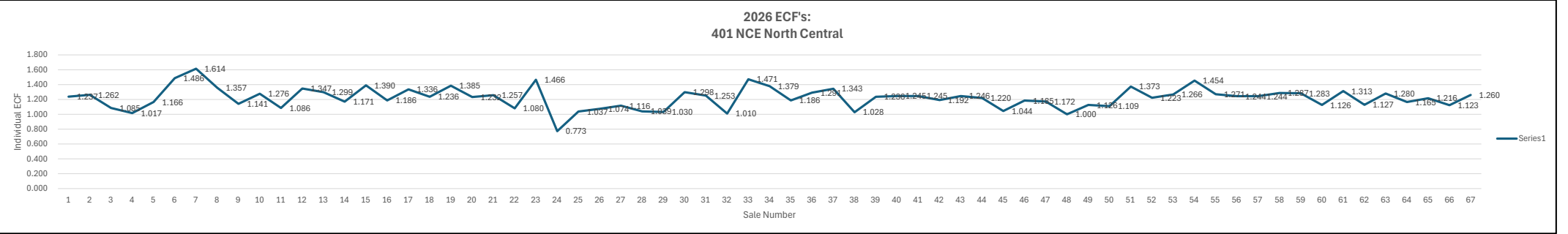
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
007 01 0007 000	19361 SUNSET	7/23/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$159,600	42.56	\$344,168	\$75,000	\$300,000	\$242,493	1.237	1,852	\$161.99	'NCE	1.7437	2.00 STORY	\$75,000	401	70
007 01 0020 000	19330 BAINBRIDGE	3/18/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$134,600	37.39	\$333,169	\$69,731	\$290,269	\$230,076	1.262	1,730	\$167.79	'NCE	4.1910	TRI-LEVEL	\$69,731	401	79
007 99 0014 003	19646 MERRIMAN	7/15/2024	\$374,300	PTA	03-ARM'S LENGTH	\$374,300	\$192,200	51.35	\$393,066	\$58,960	\$315,340	\$290,526	1.085	1,695	\$186.04	'NCE	13.4302	1.00 STORY	\$58,960	401	80
007 99 0021 001	19450 MERRIMAN	8/18/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$169,700	47.14	\$387,814	\$55,610	\$304,390	\$299,282	1.017	2,267	\$134.27	'NCE	20.2645	2.00 STORY	\$55,610	401	78
007 99 0025 000	19365 MERRIMAN CT	5/7/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$84,500	44.47	\$188,050	\$44,550	\$145,450	\$124,782	1.166	1,126	\$129.17	'NCE	5.4079	1.00 STORY	\$44,550	401	62
007 99 0025 000	19365 MERRIMAN CT	10/25/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$84,500	36.74	\$188,050	\$44,550	\$185,450	\$124,782	1.486	1,126	\$164.70	'NCE	26.6480	1.00 STORY	\$44,550	401	62
007 99 0029 000	19271 MERRIMAN CT	9/27/2024	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$82,000	34.18	\$183,746	\$44,550	\$195,350	\$121,040	1.614	1,127	\$173.34	'NCE	39.4217	1.00 STORY	\$44,550	401	62
007 99 0030 002	19205 MERRIMAN CT	2/29/2024	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$84,700	31.84	\$231,620	\$41,040	\$224,960	\$165,721	1.357	1,070	\$210.24	'NCE	13.7750	1.00 STORY	\$41,040	401	75
007 99 0166 000	19385 MILBURN	5/5/2023	\$361,500	PTA	03-ARM'S LENGTH	\$361,500	\$147,600	40.83	\$363,653	\$85,860	\$275,640	\$241,559	1.141	1,872	\$147.24	'NCE	7.8624	1.00 STORY	\$85,860	401	63
041 01 0016 000	18651 DORIS	5/15/2024	\$356,000	PTA	03-ARM'S LENGTH	\$356,000	\$134,000	37.64	\$328,675	\$79,631	\$276,369	\$216,560	1.276	1,466	\$188.52	'NCE	5.6465	1.00 STORY	\$76,000	401	71
041 02 0035 000	18211 FREMONT	9/13/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$146,700	46.13	\$321,891	\$99,956	\$218,044	\$200,846	1.086	1,971	\$110.63	'NCE	13.4084	BI LEVEL	\$97,161	401	62
041 02 0052 000	29825 TRANCREST	2/21/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$109,300	33.63	\$287,297	\$73,657	\$251,343	\$186,585	1.347	1,553	\$161.84	'NCE	12.7358	TRI-LEVEL	\$73,657	401	74
041 02 0077 000	29603 HILLBROOK	10/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$113,200	41.93	\$246,200	\$68,909	\$201,091	\$154,839	1.299	1,671	\$120.34	'NCE	7.8998	TRI-LEVEL	\$66,900	401	62
041 02 0078 000	29617 HILLBROOK	3/28/2024	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$115,400	39.81	\$285,892	\$67,914	\$221,986	\$189,546	1.171	1,541	\$144.05	'NCE	4.8566	1.00 STORY	\$66,900	401	69
041 02 0081 000	29655 HILLBROOK	11/15/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$111,400	39.79	\$243,174	\$66,900	\$213,100	\$153,281	1.390	1,125	\$189.42	'NCE	17.0545	1.00 STORY	\$66,900	401	62
041 02 0085 000	29743 HILLBROOK	11/22/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$117,900	42.11	\$272,816	\$74,337	\$205,663	\$173,344	1.186	1,412	\$145.65	'NCE	3.3268	TRI-LEVEL	\$74,337	401	62
041 02 0085 000	29743 HILLBROOK	3/10/2025	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$125,300	40.95	\$272,816	\$74,337	\$231,663	\$173,344	1.336	1,412	\$164.07	'NCE	11.6723	TRI-LEVEL	\$74,337	401	62
041 02 0119 000	29711 LAMAR	11/9/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$110,300	40.85	\$255,041	\$66,900	\$203,100	\$164,315	1.236	1,671	\$121.54	'NCE	1.6328	TRI-LEVEL	\$66,900	401	66
041 02 0122 000	29747 LAMAR	3/13/2025	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$120,300	37.61	\$276,475	\$69,267	\$250,633	\$180,967	1.385	1,671	\$149.99	'NCE	16.5253	TRI-LEVEL	\$66,900	401	67
041 02 0122 000	29747 LAMAR	3/15/2024	\$292,222	PTA	03-ARM'S LENGTH	\$292,222	\$113,200	38.74	\$276,475	\$69,267	\$222,955	\$180,967	1.232	1,671	\$133.43	'NCE	1.2308	TRI-LEVEL	\$66,900	401	67
041 02 0149 000	29601 PICKFORD	9/26/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$126,800	39.63	\$289,454	\$68,000	\$200,410	\$252,000	1.257	1,971	\$127.85	'NCE	3.7710	BI LEVEL	\$68,000	401	62
041 02 0163 000	18606 MELVIN	10/23/2023	\$235,600	PTA	03-ARM'S LENGTH	\$235,600	\$105,500	44.78	\$245,750	\$68,000	\$167,600	\$155,240	1.080	1,553	\$107.92	'NCE	14.0093	TRI-LEVEL	\$68,000	401	62
041 02 0168 000	29800 PICKFORD	7/29/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$103,500	36.96	\$233,344	\$66,900	\$213,100	\$145,365	1.466	1,553	\$137.22	'NCE	24.6253	TRI-LEVEL	\$66,900	401	65
041 02 0170 000	29736 PICKFORD	11/25/2024	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$127,100	59.81	\$274,353	\$68,570	\$143,930	\$186,228	0.773	1,971	\$73.02	'NCE	44.6842	BI LEVEL	\$66,900	401	62
041 02 0198 000	18246 FREMONT	10/16/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$122,600	45.41	\$283,226	\$66,900	\$203,100	\$195,770	1.037	1,971	\$103.04	'NCE	18.2270	BI LEVEL	\$66,900	401	62
041 99 0049 001	18937 MELVIN	11/30/2023	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$208,700	44.40	\$483,504	\$68,000	\$402,000	\$374,327	1.074	2,263	\$177.64	'NCE	14.5785	2.00 STORY	\$68,000	401	95
042 01 0051 000	30941 SEVEN MILE	6/18/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,300	46.15	\$204,085	\$66,000	\$134,000	\$120,073	1.116	1,044	\$128.35	'NCE	10.3724	1.00 STORY	\$66,000	401	63
042 01 0080 002	18644 BAINBRIDGE	12/22/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$135,300	45.86	\$319,345	\$68,200	\$226,800	\$218,386	1.039	1,453	\$156.09	'NCE	18.1184	1.00 STORY	\$68,200	401	71
042 01 0091 002	18512 BAINBRIDGE	6/7/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$141,600	45.68	\$328,227	\$74,000	\$236,000	\$229,033	1.030	1,741	\$135.55	'NCE	18.9293	2.00 STORY	\$74,000	401	71
042 01 0113 000	18859 SUNSET	7/12/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$120,100	41.41	\$260,626	\$87,175	\$202,825	\$156,262	1.298	1,410	\$143.85	'NCE	7.8268	2.00 STORY	\$83,000	401	63
042 01 0160 002	18554 SUNSET	3/5/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$98,400	36.72	\$250,061	\$49,500	\$218,500	\$174,400	1.253	1,107	\$197.38	'NCE	3.3155	1.00 STORY	\$49,500	401	74
042 01 0164 000	18512 SUNSET	8/25/2023	\$243,500	PTA	03-ARM'S LENGTH	\$243,500	\$114,900	47.19	\$269,226	\$57,383	\$186,117	\$184,211	1.010	1,107	\$168.13	'NCE	20.9365	1.00 STORY	\$55,000	401	67
042 01 0210 002	18930 MILBURN	6/11/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$90,900	34.30	\$217,919	\$50,900	\$215,500	\$146,451	1.471	1,005	\$214.43	'NCE	25.1770	1.00 STORY	\$49,500	401	77
042 01 0215 000	18866 MILBURN	3/3/2025	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$103,700	41.07	\$218,844	\$49,500	\$203,000	\$147,255	1.379	994	\$204.23	'NCE	15.8849	1.00 STORY	\$49,500	401	67
042 01 0230 002	18572 MILBURN	10/13/2023	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$106,900	41.43	\$251,661	\$49,500	\$208,500	\$175,792	1.186	1,294	\$161.13	'NCE	3.3651	1.00 STORY	\$49,500	401	67
042 01 0234 002	18524 MILBURN	4/7/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$97,900	38.70	\$230,778	\$49,500	\$203,500	\$157,633	1.291	1,107	\$183.83	'NCE	7.1261	1.00 STORY	\$49,500	401	68
042 01 0238 000	18527 FLAMINGO	11/22/2024	\$282,800	PTA	03-ARM'S LENGTH	\$282,800	\$117,400	41.51	\$248,438	\$44,000	\$238,800	\$177,772	1.343	1,290	\$185.12	'NCE	12.3582	1.00 STORY	\$44,000	401	69
042 01 0249 002	18659 FLAMINGO	10/10/2023	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$99,000	46.48	\$232,133	\$51,198	\$161,802	\$157,334	1.028	1,069	\$151.36	'NCE	19.1314	1.00 STORY	\$49,500	401	67
042 01 0257 002	18861 FLAMINGO	2/29/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$96,500	40.21	\$226,806	\$49,500	\$190,500	\$154,179	1.236	1,069	\$178.20	'NCE	1.5865	1.00 STORY	\$49,500	401	67
042 01 0276 000	19014 FLAMINGO	12/18/2023	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$105,400	39.62	\$250,725	\$66,000	\$200,000	\$160,630	1.245	1,069	\$187.09	'NCE	2.5385	1.00 STORY	\$66,000	401	67
042 01 0308 000	18514 FLAMINGO	7/26/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$125,900	44.18	\$267,452	\$55,000	\$230,000	\$184,740	1.245	1,257	\$182.98	'NCE	2.5281	1.00 STORY	\$55,000	401	71
042 02 0372 000	18335 SUNSET	4/18/2023	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$109,400	46.95	\$227,560	\$78,433	\$154,567	\$129,675	1.192	1,097	\$140.90	'NCE	2.7755	1.00 STORY	\$78,000	401	55
042 03 0003 000	18818 HILLCREST	10/17/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$103,100	40.43	\$240,687	\$69,330	\$185,670	\$149,006	1.246	1,106	\$167.88	'NCE	2.6345	1.00 STORY	\$69,330	401	64
042 04 0029 000	18709 PURLINGBROOK	5/15/2024	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$130,800	43.89	\$284,740	\$67,971	\$230,029	\$188,494	1.220	1,307	\$176.00	'NCE	0.0640	1.00 STORY	\$67,971	401	70
042 04 0032 000	18775 PURLINGBROOK	5/25/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$108,000	45.02	\$257,351	\$67,971	\$171,929	\$164,678	1.044	1,190	\$144.48	'NCE	17.5681	1.00 STORY	\$67,971	401	66
042 04 0034 000	18819 PURLINGBROOK	6/30/2023	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$116,800	41.27	\$276,612	\$67,971	\$215,029	\$181,426	1.185	1,332	\$161.43	'NCE	3.4496	1.00 STORY	\$67,971	401	64
042 04 0043 000	19017 PURLINGBROOK	8/18/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$120,000	41.67	\$283,866	\$67,971	\$220,029	\$187,734	1.172	1,332	\$165.19	'NCE	4.7687	1.00 STORY	\$67,971	401	65
042 07 0008 000	31222 PICKFORD	5/16/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$185,300	47.51	\$424,379	\$78,000	\$312,000	\$312,053	1.000	2,093	\$149.07	'NCE	21.9882	2.00 STORY	\$78,000	401	81
042 07 0011 000	31181 PICKFORD	5/10/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$226,900	48.28	\$464,394	\$78,000	\$392,000	\$348,102	1.126	2,460	\$159.35	'NCE	9.3605				

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

044 01 0041 000	29637 RAVINE	9/16/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$147,000	42.61	\$316,157	\$72,290	\$272,710	\$212,984	1.280	1,819	\$149.92	'NCE	6.0713	TRI-LEVEL	\$66,900	401	65
044 04 0005 000	17110 OPORTO	7/14/2023	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$145,100	42.43	\$338,488	\$75,000	\$267,000	\$229,120	1.165	1,528	\$174.74	'NCE	5.4384	1.00 STORY	\$75,000	401	73
044 08 0009 000	17232 BROOKVIEW	9/27/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,500	38.90	\$382,013	\$90,100	\$319,900	\$262,984	1.216	2,025	\$157.98	'NCE	0.3288	2.00 STORY	\$88,000	401	73
044 09 0002 000	17135 CATHERINE	5/31/2023	\$402,000	PTA	03-ARM'S LENGTH	\$402,000	\$167,200	41.59	\$398,386	\$88,000	\$314,000	\$279,627	1.123	2,092	\$150.10	'NCE	9.6788	2.00 STORY	\$88,000	401	73
044 99 0032 003	29700 SIX MILE	5/7/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$119,300	41.14	\$268,128	\$106,260	\$183,740	\$145,827	1.260	1,332	\$137.94	'NCE	4.0274	2.00 STORY	\$106,260	401	57
Totals:			\$20,253,422			\$20,253,422	\$8,435,300		\$19,336,175		\$15,664,263	\$12,986,484			\$157.25		1.3515				
								Sale. Ratio =>	41.65			E.C.F. =>	1.206			Std. Deviation=>	0.14				
								Std. Dev. =>	4.42			Ave. E.C.F. =>	1.220			Ave. Variance=>	10.62	COV =>	8.71		

ECF Statistical Analysis

Mean	1.220
Standard Error	0.017
Median	1.236
Mode	1.244
Standard Deviation	0.140
Sample Variance	0.020
Kurtosis	1.107
Skewness	-0.076
Range	0.841
Minimum	0.773
Maximum	1.614
Sum	81.721
Count	67



OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
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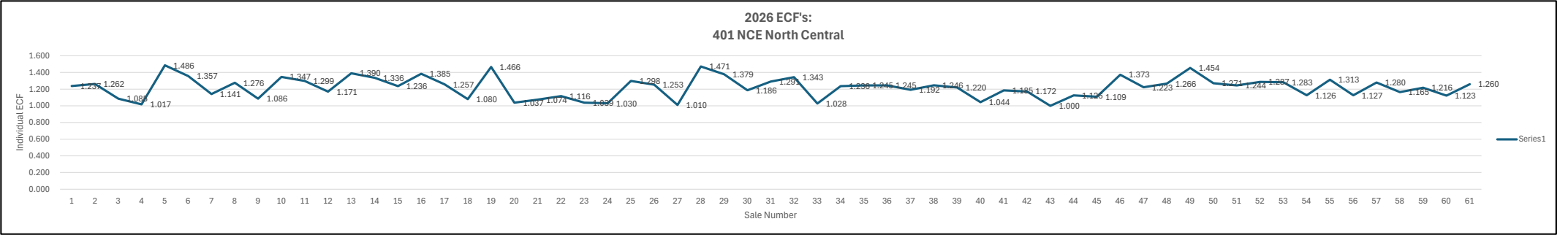
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
007 01 0007 000	19361 SUNSET	7/23/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$159,600	42.56	\$344,168	\$75,000	\$300,000	\$242,493	1.237	1,852	\$161.99	'NCE	123.7149	2.00 STORY	\$75,000	401	70
007 01 0020 000	19330 BAINBRIDGE	3/18/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$134,600	37.39	\$333,169	\$69,731	\$290,269	\$230,076	1.262	1,730	\$167.79	'NCE	126.1622	TRI-LEVEL	\$69,731	401	79
007 99 0014 003	19646 MERRIMAN	7/15/2024	\$374,300	PTA	03-ARM'S LENGTH	\$374,300	\$192,200	51.35	\$393,066	\$58,960	\$315,340	\$290,526	1.085	1,695	\$186.04	'NCE	108.5411	1.00 STORY	\$58,960	401	80
007 99 0021 001	19450 MERRIMAN	8/18/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$169,700	47.14	\$387,814	\$55,610	\$304,390	\$299,282	1.017	2,267	\$134.27	'NCE	101.7068	2.00 STORY	\$55,610	401	78
007 99 0025 000	19365 MERRIMAN CT	10/25/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$84,500	36.74	\$188,050	\$44,550	\$185,450	\$124,782	1.486	1,126	\$164.70	'NCE	148.6192	1.00 STORY	\$44,550	401	62
007 99 0030 002	19205 MERRIMAN CT	2/29/2024	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$84,700	31.84	\$231,620	\$41,040	\$224,960	\$165,721	1.357	1,070	\$210.24	'NCE	13.6062	1.00 STORY	\$41,040	401	75
007 99 0166 000	19385 MILBURN	5/5/2023	\$361,500	PTA	03-ARM'S LENGTH	\$361,500	\$147,600	40.83	\$363,653	\$85,860	\$275,640	\$241,559	1.141	1,872	\$147.24	'NCE	8.0312	1.00 STORY	\$85,860	401	63
041 01 0016 000	18651 DORIS	5/15/2024	\$356,000	PTA	03-ARM'S LENGTH	\$356,000	\$134,000	37.64	\$328,675	\$79,631	\$276,369	\$216,560	1.276	1,466	\$188.52	'NCE	5.4778	1.00 STORY	\$76,000	401	71
041 02 0035 000	18211 FREMONT	9/13/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$146,700	46.13	\$321,891	\$99,956	\$218,044	\$200,846	1.086	1,971	\$110.63	'NCE	13.5772	BI LEVEL	\$97,161	401	62
041 02 0052 000	29825 TRANCREST	2/21/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$109,300	33.63	\$287,297	\$73,657	\$251,343	\$186,585	1.347	1,553	\$161.84	'NCE	12.5670	TRI-LEVEL	\$73,657	401	74
041 02 0077 000	29603 HILLBROOK	10/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$113,200	41.93	\$246,200	\$68,909	\$201,091	\$154,839	1.299	1,671	\$120.34	'NCE	7.7310	TRI-LEVEL	\$66,900	401	62
041 02 0078 000	29617 HILLBROOK	3/28/2024	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$115,400	39.81	\$285,892	\$67,914	\$221,986	\$189,546	1.171	1,541	\$144.05	'NCE	5.0254	1.00 STORY	\$66,900	401	69
041 02 0081 000	29655 HILLBROOK	11/15/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$111,400	39.79	\$243,174	\$66,900	\$213,100	\$153,281	1.390	1,125	\$189.42	'NCE	16.8857	1.00 STORY	\$66,900	401	62
041 02 0085 000	29743 HILLBROOK	3/10/2025	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$125,300	40.95	\$272,816	\$74,337	\$231,663	\$173,344	1.336	1,412	\$164.07	'NCE	11.5035	TRI-LEVEL	\$74,337	401	62
041 02 0119 000	29711 LAMAR	11/9/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$110,300	40.85	\$255,041	\$66,900	\$203,100	\$164,315	1.236	1,671	\$121.54	'NCE	1.4641	TRI-LEVEL	\$66,900	401	66
041 02 0122 000	29747 LAMAR	3/13/2025	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$120,300	37.61	\$276,475	\$69,267	\$250,633	\$180,967	1.385	1,671	\$149.99	'NCE	138.4965	TRI-LEVEL	\$66,900	401	67
041 02 0149 000	29601 PICKFORD	9/26/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$126,800	39.63	\$289,454	\$68,000	\$252,000	\$200,410	1.257	1,971	\$127.85	'NCE	3.6022	BI LEVEL	\$68,000	401	62
041 02 0163 000	18606 MELVIN	10/23/2023	\$235,600	PTA	03-ARM'S LENGTH	\$235,600	\$105,500	44.78	\$245,750	\$68,000	\$167,600	\$155,240	1.080	1,553	\$107.92	'NCE	14.1781	TRI-LEVEL	\$68,000	401	62
041 02 0168 000	29800 PICKFORD	7/29/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$103,500	36.96	\$233,344	\$66,900	\$213,100	\$145,365	1.466	1,553	\$137.22	'NCE	24.4565	TRI-LEVEL	\$66,900	401	65
041 02 0198 000	18246 FREMONT	10/16/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$122,600	45.41	\$283,226	\$66,900	\$203,100	\$195,770	1.037	1,971	\$103.04	'NCE	17.0898	BI LEVEL	\$66,900	401	62
041 99 0049 001	18937 MELVIN	11/30/2023	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$208,700	44.40	\$483,504	\$68,000	\$402,000	\$374,327	1.074	2,263	\$177.64	'NCE	13.4413	2.00 STORY	\$68,000	401	95
042 01 0051 000	30941 SEVEN MILE	6/18/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,300	46.15	\$204,085	\$66,000	\$134,000	\$120,073	1.116	1,044	\$128.35	'NCE	9.2352	1.00 STORY	\$66,000	401	63
042 01 0080 002	18644 BAINBRIDGE	12/22/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$135,300	45.86	\$319,345	\$68,200	\$226,800	\$218,386	1.039	1,453	\$156.09	'NCE	16.9812	1.00 STORY	\$68,200	401	71
042 01 0091 002	18512 BAINBRIDGE	6/7/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$141,600	45.68	\$328,227	\$74,000	\$236,000	\$229,033	1.030	1,741	\$135.55	'NCE	17.7921	2.00 STORY	\$74,000	401	71
042 01 0113 000	18859 SUNSET	7/12/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$120,100	41.41	\$260,626	\$87,175	\$202,825	\$156,262	1.298	1,410	\$143.85	'NCE	8.9640	2.00 STORY	\$83,000	401	63
042 01 0160 002	18554 SUNSET	3/5/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$98,400	36.72	\$250,061	\$49,500	\$218,500	\$174,400	1.253	1,107	\$197.38	'NCE	4.4527	1.00 STORY	\$49,500	401	74
042 01 0164 000	18512 SUNSET	8/25/2023	\$243,500	PTA	03-ARM'S LENGTH	\$243,500	\$114,900	47.19	\$269,226	\$57,383	\$186,117	\$184,211	1.010	1,107	\$168.13	'NCE	19.7993	1.00 STORY	\$55,000	401	67
042 01 0210 002	18930 MILBURN	6/11/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$90,900	34.30	\$217,919	\$49,500	\$215,500	\$146,451	1.471	1,005	\$214.43	'NCE	26.3142	1.00 STORY	\$49,500	401	77
042 01 0215 000	18866 MILBURN	3/3/2025	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$103,700	41.07	\$218,844	\$49,500	\$203,000	\$147,255	1.379	994	\$204.23	'NCE	17.0221	1.00 STORY	\$49,500	401	67
042 01 0230 002	18572 MILBURN	10/13/2023	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$106,900	41.43	\$251,661	\$49,500	\$208,500	\$175,792	1.186	1,294	\$161.13	'NCE	2.2279	1.00 STORY	\$49,500	401	67
042 01 0234 002	18524 MILBURN	4/7/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$97,900	38.70	\$230,778	\$49,500	\$203,500	\$157,633	1.291	1,107	\$183.83	'NCE	8.2633	1.00 STORY	\$49,500	401	68
042 01 0238 000	18527 FLAMINGO	11/22/2024	\$282,800	PTA	03-ARM'S LENGTH	\$282,800	\$117,400	41.51	\$248,438	\$44,000	\$238,800	\$177,772	1.343	1,290	\$185.12	'NCE	13.4954	1.00 STORY	\$44,000	401	69
042 01 0249 002	18659 FLAMINGO	10/10/2023	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$99,000	46.48	\$232,133	\$51,198	\$161,802	\$157,334	1.028	1,069	\$151.36	'NCE	17.9942	1.00 STORY	\$49,500	401	67
042 01 0257 002	18861 FLAMINGO	2/29/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$96,500	40.21	\$226,806	\$49,500	\$190,500	\$154,179	1.236	1,069	\$178.20	'NCE	2.7237	1.00 STORY	\$49,500	401	67
042 01 0276 000	19014 FLAMINGO	12/18/2023	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$105,400	39.62	\$250,725	\$66,000	\$200,000	\$160,630	1.245	1,069	\$187.09	'NCE	3.6757	1.00 STORY	\$66,000	401	67
042 01 0308 000	18514 FLAMINGO	7/26/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$125,900	44.18	\$267,452	\$55,000	\$230,000	\$184,740	1.245	1,257	\$182.98	'NCE	3.6653	1.00 STORY	\$55,000	401	71
042 02 0372 000	18335 SUNSET	4/18/2023	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$109,400	46.95	\$227,560	\$78,433	\$154,567	\$129,675	1.192	1,097	\$140.90	'NCE	1.6383	1.00 STORY	\$78,000	401	55
042 03 0003 000	18818 HILLCREST	10/17/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$103,100	40.43	\$240,687	\$69,330	\$185,670	\$149,006	1.246	1,106	\$167.88	'NCE	3.7717	1.00 STORY	\$69,330	401	64
042 04 0029 000	18709 PURLINGBROOK	5/15/2024	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$130,800	43.89	\$284,740	\$67,971	\$230,029	\$188,494	1.220	1,307	\$176.00	'NCE	1.2012	1.00 STORY	\$67,971	401	70
042 04 0032 000	18775 PURLINGBROOK	5/25/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$108,000	45.02	\$257,351	\$67,971	\$171,929	\$164,678	1.044	1,190	\$144.48	'NCE	16.4309	1.00 STORY	\$67,971	401	66
042 04 0034 000	18819 PURLINGBROOK	6/30/2023	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$116,800	41.27	\$276,612	\$67,971	\$215,029	\$181,426	1.185	1,332	\$161.43	'NCE	2.3124	1.00 STORY	\$67,971	401	64
042 04 0043 000	19017 PURLINGBROOK	8/18/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$120,000	41.67	\$283,866	\$67,971	\$220,029	\$187,734	1.172	1,332	\$165.19	'NCE	3.6315	1.00 STORY	\$67,971	401	65
042 07 0008 000	31222 PICKFORD	5/16/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$185,300	47.51	\$424,379	\$78,000	\$312,000	\$312,053	1.000	2,093	\$149.07	'NCE	20.8510	2.00 STORY	\$78,000	401	81
042 07 0011 000	31181 PICKFORD	5/10/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$226,900	48.28	\$464,394	\$78,000	\$392,000	\$348,102	1.126	2,460	\$159.35	'NCE	8.2233	2.00 STORY	\$78,000	401	81
042 99 0007 003	30425 PICKFORD	8/8/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,900	40.51	\$178,984	\$66,563	\$108,437	\$97,757	1.109	1,103	\$98.31	'NCE	9.9090	1.00 STORY	\$66,000	401	57
042 99 0046 000	18470 MERRIMAN	4/14/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$135,300	37.07	\$310,415	\$80,106	\$284,894	\$207,485	1.373	2,068	\$137.76	'NCE	16.4742	2.00 STORY	\$78,000	401	48
043 01 0126 000	17551 REXWOOD	7/26/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$131,800	43.93	\$286,511	\$75,000	\$225,000	\$183,922	1.223	1,292	\$174.15	'NCE	1.5005	1.00 STORY	\$75,000	401	65
043 01 0142 000	30562 BOBRICH	5/22/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$141,000	40.29	\$316,472	\$78,456	\$271,544	\$214,428	1.266	1,662	\$163.38	'NCE	5.8024	2.00 STORY	\$75,000	401	70
043 01 0157 000	30431 JEANINE	12/12/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$105,100	35.03	\$252,942	\$75,000	\$225,000	\$154,732	1.454	1,143	\$196.85	'NCE	24.578				

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Totals:	\$18,648,800	\$18,648,800	\$7,751,700	\$17,774,332	\$14,439,915	\$11,950,208	\$158.87	1.3060
			Sale. Ratio =>	41.57		E.C.F. =>	1.208	
			Std. Dev. =>	3.84		Ave. E.C.F. =>	1.221	
						Std. Deviation=>	0.12	
						Ave. Variance=>	21.03	COV => 17.22

ECF Statistical Analysis	
Mean	1.221
Standard Error	0.016
Median	1.237
Mode	#N/A
Standard Deviation	0.124
Sample Variance	0.015
Kurtosis	-0.577
Skewness	0.090
Range	0.486
Minimum	1.000
Maximum	1.486
Sum	74.505
Count	61



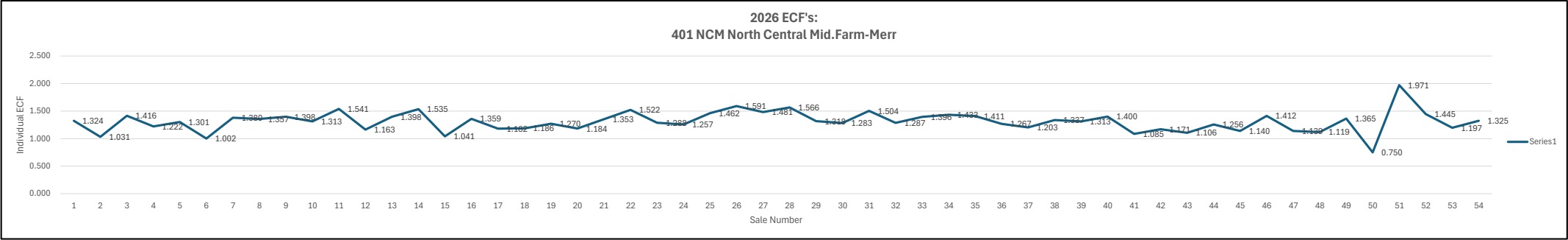
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
007 99 0025 000	19365 MERRIMAN CT	5/7/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$84,500	44.47	\$188,050	\$44,550	\$145,450	\$124,782	1.166	1,126	\$129.17	'NCE	5.4079	1.00 STORY	\$44,550	401	Prior
041 02 0085 000	29743 HILLBROOK	11/22/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$117,900	42.11	\$272,816	\$74,337	\$205,663	\$173,344	1.186	1,412	\$145.65	'NCE	3.3268	TRI-LEVEL	\$74,337	401	Prior
041 02 0122 000	29747 LAMAR	3/15/2024	\$292,222	PTA	03-ARM'S LENGTH	\$292,222	\$113,200	38.74	\$276,475	\$69,267	\$222,955	\$180,967	1.232	1,671	\$133.43	'NCE	2.5823	TRI-LEVEL	\$66,900	401	Prior
043 03 0007 000	31186 MAYVILLE	2/23/2024	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$158,900	40.74	\$366,403	\$79,000	\$311,000	\$249,915	1.244	1,641	\$189.52	'NCE	124.4423	1.00 STORY	\$79,000	401	Prior
007 99 0029 000	19271 MERRIMAN CT	9/27/2024	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$82,000	34.18	\$183,746	\$44,550	\$195,350	\$121,040	1.614	1,127	\$173.34	'NCE	161.3929	1.00 STORY	\$44,550	401	High
041 02 0170 000	29736 PICKFORD	11/25/2024	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$127,100	59.81	\$274,353	\$68,570	\$143,930	\$186,228	0.773	1,971	\$73.02	'NCE	77.2870	BI LEVEL	\$66,900	401	Low

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
012 01 0007 000	32138 PEMBROKE	5/24/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$116,900	39.90	\$267,865	\$61,800	\$231,200	\$174,631	1.324	1,265	\$182.77	'NCM	1.3591	1.00 STORY	\$61,800	401	65
012 01 0033 000	32042 BRETTON	4/7/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$118,100	49.21	\$265,660	\$61,800	\$178,200	\$172,762	1.031	1,198	\$148.75	'NCM	27.8867	1.00 STORY	\$61,800	401	65
012 01 0042 000	31812 BRETTON	12/18/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$125,000	42.37	\$257,541	\$65,437	\$229,563	\$162,113	1.416	1,804	\$127.25	'NCM	10.5724	BI LEVEL	\$62,000	401	65
012 01 0058 000	19483 OSMUS	11/15/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$132,300	43.09	\$282,581	\$62,740	\$244,260	\$199,855	1.222	1,728	\$141.35	'NCM	8.8158	2.00 STORY	\$61,800	401	67
012 01 0063 000	19423 OSMUS	12/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,800	40.93	\$263,953	\$66,950	\$233,050	\$179,093	1.301	1,728	\$134.87	'NCM	0.9064	2.00 STORY	\$66,950	401	59
012 01 0072 000	19211 OSMUS	1/21/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$161,400	50.44	\$344,490	\$68,988	\$251,012	\$250,456	1.002	2,445	\$102.66	'NCM	30.8124	2.00 STORY	\$67,980	401	65
012 01 0093 000	19642 INGRAM	10/24/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,900	41.72	\$252,676	\$61,800	\$223,200	\$161,759	1.380	1,125	\$198.40	'NCM	6.9487	1.00 STORY	\$61,800	401	65
012 01 0118 000	19459 INGRAM	4/5/2024	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$123,900	39.58	\$280,166	\$61,800	\$251,200	\$185,055	1.357	1,390	\$180.72	'NCM	4.7091	1.00 STORY	\$61,800	401	65
012 01 0162 000	19729 PARKER	9/5/2023	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$117,100	38.97	\$263,305	\$61,800	\$238,700	\$170,766	1.398	1,198	\$199.25	'NCM	8.7476	1.00 STORY	\$61,800	401	65
012 01 0165 000	19693 PARKER	3/4/2025	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$120,000	43.24	\$255,628	\$61,800	\$215,700	\$164,261	1.313	1,198	\$180.05	'NCM	0.2810	1.00 STORY	\$61,800	401	65
012 01 0184 000	19446 HARDY	9/15/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$104,900	34.97	\$244,659	\$63,587	\$236,413	\$153,450	1.541	1,078	\$219.31	'NCM	23.0308	1.00 STORY	\$61,800	401	65
012 01 0203 000	32209 BRETTON	7/10/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$118,700	45.22	\$265,429	\$62,907	\$199,593	\$171,628	1.163	1,198	\$166.61	'NCM	14.7404	1.00 STORY	\$62,000	401	65
012 01 0212 000	19581 HARDY	11/4/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$262,898	\$61,800	\$238,200	\$170,422	1.398	1,193	\$199.66	'NCM	8.7363	1.00 STORY	\$61,800	401	71
012 01 0214 000	19557 HARDY	2/12/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$114,300	38.75	\$241,094	\$61,800	\$233,200	\$151,944	1.535	1,109	\$210.28	'NCM	22.4432	1.00 STORY	\$61,800	401	65
012 01 0214 000	19557 HARDY	7/8/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,300	51.95	\$241,094	\$61,800	\$158,200	\$151,944	1.041	1,109	\$142.65	'NCM	26.9171	1.00 STORY	\$61,800	401	65
012 01 0215 000	19545 HARDY	4/12/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$116,500	37.58	\$277,470	\$63,285	\$246,715	\$181,512	1.359	1,109	\$222.47	'NCM	4.8878	1.00 STORY	\$61,800	401	70
012 01 0224 000	19437 HARDY	6/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$133,200	49.33	\$280,993	\$62,213	\$207,787	\$175,726	1.182	1,762	\$117.93	'NCM	12.7895	TRI-LEVEL	\$61,800	401	65
012 01 0239 000	19241 HARDY	1/26/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$131,400	41.71	\$296,652	\$62,000	\$253,000	\$213,320	1.186	1,728	\$146.41	'NCM	12.4332	2.00 STORY	\$62,000	401	69
012 01 0250 000	19184 OSMUS	5/15/2024	\$291,250	PTA	03-ARM'S LENGTH	\$291,250	\$115,200	39.55	\$275,059	\$61,800	\$229,450	\$180,727	1.270	1,088	\$210.89	'NCM	4.0749	1.00 STORY	\$61,800	401	71
012 01 0257 000	19272 OSMUS	3/19/2025	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$131,700	44.19	\$281,502	\$65,920	\$232,080	\$195,983	1.184	1,712	\$135.56	'NCM	12.6159	2.00 STORY	\$65,920	401	65
012 01 0273 002	19188 AUBURNDALE	2/5/2025	\$311,500	PTA	03-ARM'S LENGTH	\$311,500	\$131,400	42.18	\$280,391	\$67,980	\$243,520	\$180,009	1.353	1,288	\$189.07	'NCM	4.2478	1.00 STORY	\$67,980	401	65
012 02 0280 000	31731 GABLE	10/21/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$127,600	38.67	\$271,314	\$69,056	\$260,944	\$171,405	1.522	1,078	\$242.06	'NCM	21.2039	1.00 STORY	\$62,000	401	67
012 02 0313 000	31643 HALDANE	5/16/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,100	42.04	\$234,264	\$61,800	\$188,200	\$146,155	1.288	1,017	\$185.05	'NCM	2.2670	1.00 STORY	\$61,800	401	65
012 02 0318 000	31533 HALDANE	5/10/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$130,000	38.24	\$322,965	\$62,830	\$277,170	\$220,453	1.257	1,353	\$204.86	'NCM	5.3069	1.00 STORY	\$62,830	401	72
012 02 0332 000	19476 AUBURNDALE	9/23/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$114,900	39.35	\$249,589	\$72,100	\$219,900	\$150,414	1.462	931	\$236.20	'NCM	15.1621	1.00 STORY	\$72,100	401	67
012 02 0340 000	31547 ST MARTINS	2/14/2025	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$106,500	37.77	\$225,149	\$61,800	\$220,200	\$138,431	1.591	931	\$236.52	'NCM	28.0341	1.00 STORY	\$61,800	401	65
012 02 0341 000	31535 ST MARTINS	9/21/2023	\$286,100	PTA	03-ARM'S LENGTH	\$286,100	\$101,200	35.37	\$240,528	\$61,800	\$224,300	\$151,464	1.481	931	\$240.92	'NCM	17.0536	1.00 STORY	\$61,800	401	65
012 02 0343 000	31511 ST MARTINS	11/7/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$99,900	36.33	\$223,404	\$65,590	\$209,410	\$133,740	1.566	931	\$224.93	'NCM	25.5456	1.00 STORY	\$65,590	401	70
012 02 0350 000	31628 ST MARTINS	6/7/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$125,600	43.31	\$266,559	\$65,398	\$224,602	\$170,475	1.318	1,078	\$208.35	'NCM	0.7163	1.00 STORY	\$62,325	401	70
012 02 0361 000	31603 FONVILLE	2/21/2024	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$104,200	37.90	\$257,727	\$67,800	\$213,100	\$166,039	1.283	1,017	\$209.54	'NCM	2.6910	1.00 STORY	\$61,800	401	73
012 02 0390 000	31644 FAIRFAX	7/22/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$114,100	36.81	\$257,644	\$66,950	\$243,050	\$161,605	1.504	1,017	\$238.99	'NCM	19.3632	1.00 STORY	\$66,950	401	65
012 02 0394 000	31696 FAIRFAX	9/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,300	44.56	\$252,750	\$61,800	\$208,200	\$161,822	1.287	1,017	\$204.72	'NCM	2.3745	1.00 STORY	\$61,800	401	69
012 02 0419 000	19498 OSMUS	7/15/2024	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$124,500	41.23	\$264,893	\$61,800	\$240,200	\$172,112	1.396	1,088	\$220.77	'NCM	8.5259	1.00 STORY	\$61,800	401	72
012 02 0441 000	31744 BRETTON	9/14/2023	\$265,900	PTA	03-ARM'S LENGTH	\$265,900	\$102,900	38.70	\$229,817	\$61,800	\$204,100	\$142,387	1.433	931	\$219.23	'NCM	12.3074	1.00 STORY	\$61,800	401	68
012 02 0458 000	19777 DONNA	6/5/2024	\$343,000	PTA	03-ARM'S LENGTH	\$343,000	\$140,400	40.93	\$299,183	\$75,293	\$267,707	\$189,737	1.411	1,331	\$201.13	'NCM	10.0594	1.00 STORY	\$75,293	401	65
012 02 0475 000	31746 PEMBROKE	11/1/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$108,100	42.39	\$241,669	\$61,800	\$193,200	\$152,431	1.267	1,150	\$168.00	'NCM	4.2885	1.00 STORY	\$61,800	401	65
012 02 0482 000	31624 PEMBROKE	10/16/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$115,800	46.32	\$246,327	\$61,800	\$188,200	\$156,378	1.203	1,231	\$152.88	'NCM	10.6850	1.00 STORY	\$61,800	401	65
012 02 0493 000	19750 DONNA	5/17/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$103,600	43.17	\$219,133	\$61,800	\$178,200	\$133,333	1.337	931	\$191.41	'NCM	2.6160	1.00 STORY	\$61,800	401	65
012 02 0500 000	19684 DONNA	3/29/2024	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$132,500	38.74	\$313,710	\$63,637	\$278,363	\$211,926	1.313	1,332	\$208.98	'NCM	0.3148	1.00 STORY	\$61,800	401	75
012 02 0508 000	19486 DONNA	7/20/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$109,900	37.57	\$256,374	\$62,439	\$230,061	\$164,351	1.400	931	\$247.11	'NCM	8.9471	1.00 STORY	\$61,800	401	70
012 03 0004 000	19753 MERRIMAN	9/29/2023	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$110,200	48.33	\$243,576	\$50,375	\$177,625	\$163,729	1.085	1,142	\$155.54	'NCM	22.5472	1.00 STORY	\$50,375	401	65
012 04 0015 000	19571 MERRIMAN	8/9/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$124,400	46.09	\$271,544	\$48,050	\$221,850	\$189,401	1.171	1,342	\$165.31	'NCM	13.9019	1.00 STORY	\$48,050	401	63
012 04 0016 000	31419 FAIRFAX	3/15/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$125,500	46.48	\$283,697	\$65,480	\$204,520	\$184,929	1.106	1,342	\$152.40	'NCM	20.4406	1.00 STORY	\$62,000	401	65
037 02 0022 000	31789 HILLBROOK	10/24/2024	\$422,000	PTA	03-ARM'S LENGTH	\$422,000	\$190,100	45.05	\$401,942	\$90,232	\$331,768	\$264,161	1.256	1,647	\$201.44	'NCM	5.4413	1.00 STORY	\$87,500	401	64
037 02 0034 000	18820 CANTERBURY	6/30/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$169,800	45.28	\$384,815	\$93,911	\$281,089	\$246,528	1.140	1,840	\$152.77	'NCM	17.0153	1.00 STORY	\$87,500	401	65
037 02 0039 000	19050 CANTERBURY	6/24/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$162,600	41.16	\$344,421	\$87,500	\$307,500	\$217,729	1.412	1,554	\$197.88	'NCM	10.1962	1.00 STORY	\$87,500	401	67
037 02 0055 000	18822 SHREWSBURY	4/17/2024	\$429,000	PTA	03-ARM'S LENGTH	\$429,000	\$198,900	46.36	\$417,524	\$95,671	\$333,329	\$292,593	1.139	2,235	\$149.14	'NCM	17.1120	2.00 STORY	\$87,500	401	73
037 02 0075 000	18787 SHREWSBURY	9/20/2024	\$424,000	PTA	03-ARM'S LENGTH	\$424,000	\$199,400	47.03	\$418,342	\$87,500	\$336,500	\$300,765	1.119	2,272	\$148.11	'NCM	19.1530	2.00 STORY	\$87,500	401	74
037 02 0077 000	18869 SHREWSBURY	12/30/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$178,100	41.91	\$379,560	\$89,548	\$335,452	\$245,772	1.365	1,791	\$187.30	'NCM	5.4547	1.00 STORY			

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.310
Standard Error	0.025
Median	1.315
Mode	#N/A
Standard Deviation	0.185
Sample Variance	0.034
Kurtosis	3.011
Skewness	0.275
Range	1.221
Minimum	0.750
Maximum	1.971
Sum	70.759
Count	54

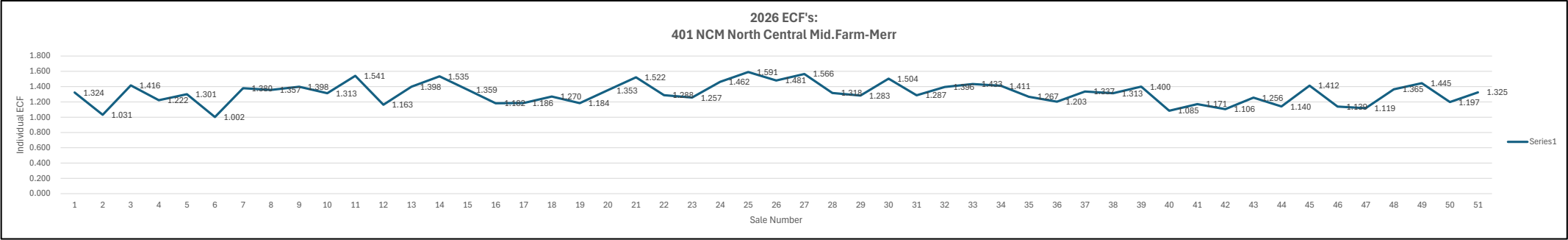


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
012 01 0007 000	32138 PEMBROKE	5/24/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$116,900	39.90	\$267,865	\$61,800	\$231,200	\$174,631	1.324	1,265	\$182.77	'NCM	132.3934	1.00 STORY	\$61,800	401	65
012 01 0033 000	32042 BRETTON	4/7/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$118,100	49.21	\$265,660	\$61,800	\$178,200	\$172,762	1.031	1,198	\$148.75	'NCM	103.1477	1.00 STORY	\$61,800	401	65
012 01 0042 000	31812 BRETTON	12/18/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$125,000	42.37	\$257,541	\$65,437	\$229,563	\$162,113	1.416	1,804	\$127.25	'NCM	141.6068	BI LEVEL	\$62,000	401	65
012 01 0058 000	19483 OSMUS	11/15/2024	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$132,300	43.09	\$282,581	\$62,740	\$244,260	\$199,855	1.222	1,728	\$141.35	'NCM	122.2186	2.00 STORY	\$61,800	401	67
012 01 0063 000	19423 OSMUS	12/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,800	40.93	\$263,953	\$66,950	\$233,050	\$179,093	1.301	1,728	\$134.87	'NCM	130.1279	2.00 STORY	\$66,950	401	59
012 01 0072 000	19211 OSMUS	1/21/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$161,400	50.44	\$344,490	\$68,988	\$251,012	\$250,456	1.002	2,445	\$102.66	'NCM	100.2220	2.00 STORY	\$67,980	401	65
012 01 0093 000	19642 INGRAM	10/24/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$118,900	41.72	\$252,676	\$61,800	\$223,200	\$161,759	1.380	1,125	\$198.40	'NCM	137.9830	1.00 STORY	\$61,800	401	65
012 01 0118 000	19459 INGRAM	4/5/2024	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$123,900	39.58	\$280,166	\$61,800	\$251,200	\$185,055	1.357	1,390	\$180.72	'NCM	135.7434	1.00 STORY	\$61,800	401	65
012 01 0162 000	19729 PARKER	9/5/2023	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$117,100	38.97	\$263,305	\$61,800	\$238,700	\$170,766	1.398	1,198	\$199.25	'NCM	139.7819	1.00 STORY	\$61,800	401	65
012 01 0165 000	19693 PARKER	3/4/2025	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$120,000	43.24	\$255,628	\$61,800	\$215,700	\$164,261	1.313	1,198	\$180.05	'NCM	131.3154	1.00 STORY	\$61,800	401	65
012 01 0184 000	19446 HARDY	9/15/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$104,900	34.97	\$244,659	\$63,587	\$236,413	\$153,450	1.541	1,078	\$219.31	'NCM	154.0652	1.00 STORY	\$61,800	401	65
012 01 0203 000	32209 BRETTON	7/10/2023	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$118,700	45.22	\$265,429	\$62,907	\$199,593	\$171,628	1.163	1,198	\$166.61	'NCM	#REF!	1.00 STORY	\$62,000	401	65
012 01 0212 000	19581 HARDY	11/4/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$262,898	\$61,800	\$238,200	\$170,422	1.398	1,193	\$199.66	'NCM	139.7707	1.00 STORY	\$61,800	401	71
012 01 0214 000	19557 HARDY	2/12/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$114,300	38.75	\$241,094	\$61,800	\$233,200	\$151,944	1.535	1,109	\$210.28	'NCM	153.4776	1.00 STORY	\$61,800	401	65
012 01 0215 000	19545 HARDY	4/12/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$116,500	37.58	\$277,470	\$63,285	\$246,715	\$181,512	1.359	1,109	\$222.47	'NCM	135.9221	1.00 STORY	\$61,800	401	70
012 01 0224 000	19437 HARDY	6/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$133,200	49.33	\$280,993	\$62,213	\$207,787	\$175,726	1.182	1,762	\$117.93	'NCM	118.2449	TRI-LEVEL	\$61,800	401	65
012 01 0239 000	19241 HARDY	1/26/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$131,400	41.71	\$296,652	\$62,000	\$253,000	\$213,320	1.186	1,728	\$146.41	'NCM	118.6012	2.00 STORY	\$62,000	401	69
012 01 0250 000	19184 OSMUS	5/15/2024	\$291,250	PTA	03-ARM'S LENGTH	\$291,250	\$115,200	39.55	\$275,059	\$61,800	\$229,450	\$180,727	1.270	1,088	\$210.89	'NCM	126.9594	1.00 STORY	\$61,800	401	71
012 01 0257 000	19272 OSMUS	3/19/2025	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$131,700	44.19	\$281,502	\$65,920	\$232,080	\$195,983	1.184	1,712	\$135.56	'NCM	118.4184	2.00 STORY	\$65,920	401	65
012 01 0273 002	19188 AUBURNDALE	2/5/2025	\$311,500	PTA	03-ARM'S LENGTH	\$311,500	\$131,400	42.18	\$280,391	\$67,980	\$243,520	\$180,009	1.353	1,288	\$189.07	'NCM	135.2821	1.00 STORY	\$67,980	401	65
012 02 0280 000	31731 GABLE	10/21/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$127,600	38.67	\$271,314	\$69,056	\$260,944	\$171,405	1.522	1,078	\$242.06	'NCM	152.2383	1.00 STORY	\$62,000	401	67
012 02 0313 000	31643 HALDANE	5/16/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,100	42.04	\$234,264	\$61,800	\$188,200	\$146,155	1.288	1,017	\$185.05	'NCM	128.7674	1.00 STORY	\$61,800	401	65
012 02 0318 000	31533 HALDANE	5/10/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$130,000	38.24	\$322,965	\$62,830	\$277,170	\$220,453	1.257	1,353	\$204.86	'NCM	125.7275	1.00 STORY	\$62,830	401	72
012 02 0332 000	19476 AUBURNDALE	9/23/2024	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$114,900	39.35	\$249,589	\$72,100	\$219,900	\$150,414	1.462	931	\$236.20	'NCM	146.1965	1.00 STORY	\$72,100	401	67
012 02 0340 000	31547 ST MARTINS	2/14/2025	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$106,500	37.77	\$225,149	\$61,800	\$220,200	\$138,431	1.591	931	\$236.52	'NCM	159.0684	1.00 STORY	\$61,800	401	65
012 02 0341 000	31535 ST MARTINS	9/21/2023	\$286,100	PTA	03-ARM'S LENGTH	\$286,100	\$101,200	35.37	\$240,528	\$61,800	\$224,300	\$151,464	1.481	931	\$240.92	'NCM	148.0880	1.00 STORY	\$61,800	401	65
012 02 0343 000	31511 ST MARTINS	11/7/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$99,900	36.33	\$223,404	\$65,590	\$209,410	\$133,740	1.566	931	\$224.93	'NCM	156.5799	1.00 STORY	\$65,590	401	70
012 02 0350 000	31628 ST MARTINS	6/7/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$125,600	43.31	\$266,559	\$65,398	\$224,602	\$170,475	1.318	1,078	\$208.35	'NCM	131.7507	1.00 STORY	\$62,325	401	70
012 02 0361 000	31603 FONVILLE	2/21/2024	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$104,200	37.90	\$257,727	\$61,800	\$213,100	\$166,039	1.283	1,017	\$209.54	'NCM	128.3433	1.00 STORY	\$61,800	401	73
012 02 0390 000	31644 FAIRFAX	7/22/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$114,100	36.81	\$257,644	\$66,950	\$243,050	\$161,605	1.504	1,017	\$238.99	'NCM	150.3976	1.00 STORY	\$66,950	401	65
012 02 0394 000	31696 FAIRFAX	9/11/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,300	44.56	\$252,750	\$61,800	\$208,200	\$161,822	1.287	1,017	\$204.72	'NCM	128.6599	1.00 STORY	\$61,800	401	69
012 02 0419 000	19498 OSMUS	7/15/2024	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$124,500	41.23	\$264,893	\$61,800	\$240,200	\$172,112	1.396	1,088	\$220.77	'NCM	139.5603	1.00 STORY	\$61,800	401	72
012 02 0441 000	31744 BRETTON	9/14/2023	\$265,900	PTA	03-ARM'S LENGTH	\$265,900	\$102,900	38.70	\$229,817	\$61,800	\$204,100	\$142,387	1.433	931	\$219.23	'NCM	143.3417	1.00 STORY	\$61,800	401	68
012 02 0458 000	19777 DONNA	6/5/2024	\$343,000	PTA	03-ARM'S LENGTH	\$343,000	\$140,400	40.93	\$299,183	\$75,293	\$267,707	\$189,737	1.411	1,331	\$201.13	'NCM	141.0937	1.00 STORY	\$75,293	401	65
012 02 0475 000	31746 PEMBROKE	11/1/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$108,100	42.39	\$241,669	\$61,800	\$193,200	\$152,431	1.267	1,150	\$168.00	'NCM	126.7459	1.00 STORY	\$61,800	401	65
012 02 0482 000	31624 PEMBROKE	10/16/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$115,800	46.32	\$246,327	\$61,800	\$188,200	\$156,378	1.203	1,231	\$152.88	'NCM	120.3494	1.00 STORY	\$61,800	401	65
012 02 0493 000	19750 DONNA	5/17/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$103,600	43.17	\$219,133	\$61,800	\$178,200	\$133,333	1.337	931	\$191.41	'NCM	133.6503	1.00 STORY	\$61,800	401	65
012 02 0500 000	19684 DONNA	3/29/2024	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$132,500	38.74	\$313,710	\$63,637	\$278,363	\$211,926	1.313	1,332	\$208.98	'NCM	131.3492	1.00 STORY	\$61,800	401	75
012 02 0508 000	19486 DONNA	7/20/2023	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$109,900	37.57	\$256,374	\$62,439	\$230,061	\$164,351	1.400	931	\$247.11	'NCM	139.9815	1.00 STORY	\$61,800	401	70
012 03 0004 000	19753 MERRIMAN	9/29/2023	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$110,200	48.33	\$243,576	\$50,375	\$177,625	\$163,729	1.085	1,142	\$155.54	'NCM	108.4872	1.00 STORY	\$50,375	401	65
012 04 0015 000	19571 MERRIMAN	8/9/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$124,400	46.09	\$271,544	\$48,050	\$221,850	\$189,401	1.171	1,342	\$165.31	'NCM	117.1324	1.00 STORY	\$48,050	401	63
012 04 0016 000	31419 FAIRFAX	3/15/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$125,500	46.48	\$283,697	\$65,480	\$204,520	\$184,929	1.106	1,342	\$152.40	'NCM	110.5938	1.00 STORY	\$62,000	401	65
037 02 0022 000	31789 HILLBROOK	10/24/2024	\$422,000	PTA	03-ARM'S LENGTH	\$422,000	\$190,100	45.05	\$401,942	\$90,232	\$331,768	\$264,161	1.256	1,647	\$201.44	'NCM	125.5931	1.00 STORY	\$87,500	401	64
037 02 0034 000	18820 CANTERBURY	6/30/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$169,800	45.28	\$384,815	\$93,911	\$281,089	\$246,528	1.140	1,840	\$152.77	'NCM	114.0191	1.00 STORY	\$87,500	401	65
037 02 0039 000	19050 CANTERBURY	6/24/2024	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$162,600	41.16	\$344,421	\$87,500	\$307,500	\$217,729	1.412	1,554	\$197.88	'NCM	141.2306	1.00 STORY	\$87,500	401	67
037 02 0055 000	18822 SHREWSBURY	4/17/2024	\$429,000	PTA	03-ARM'S LENGTH	\$429,000	\$198,900	46.36	\$417,524	\$95,671	\$333,329	\$292,593	1.139	2,235	\$149.14	'NCM	113.9224	2.00 STORY	\$87,500	401	73
037 02 0075 000	18787 SHREWSBURY	9/20/2024	\$424,000	PTA	03-ARM'S LENGTH	\$424,000	\$199,400	47.03	\$418,342	\$87,500	\$336,500	\$300,765	1.119	2,272	\$148.11	'NCM	111.8814	2.00 STORY	\$87,500	401	74
037 02 0077 000	18869 SHREWSBURY	12/30/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$178,100	41.91	\$379,560	\$89,548	\$335,452	\$245,772	1.365	1,791	\$187.30	'NCM	136.4891	1.00 STORY	\$87,500	401	67
040 01 0009 000	31620 BOBRICH	12/20/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$159,900	39.98	\$321,155	\$70,000	\$330,000										

ECF Statistical Analysis	
Mean	1.314
Standard Error	0.020
Median	1.318
Mode	#N/A
Standard Deviation	0.140
Sample Variance	0.020
Kurtosis	-0.494
Skewness	-0.112
Range	0.588
Minimum	1.002
Maximum	1.591
Sum	66.996
Count	51



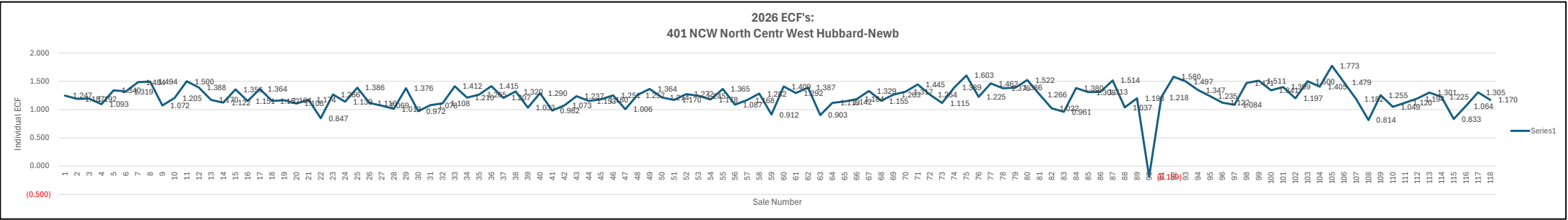
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
012 01 0214 000	19557 HARDY	7/8/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,300	51.95	\$241,094	\$61,800	\$158,200	\$151,944	1.041	1,109	\$142.65	'NCM	104.1173	1.00 STORY	\$61,800	401	Prior
040 01 0006 000	31550 BOBRICH	8/19/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$138,900	30.87	\$298,767	\$73,277	\$376,723	\$191,093	1.971	1,950	\$193.19	'NCM	197.1412	1.00 STORY	\$72,500	401	High
037 99 0002 000	19051 MERRIMAN	12/3/2024	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$115,600	60.21	\$249,994	\$90,755	\$101,245	\$134,948	0.750	1,225	\$82.65	'NCM	75.0252	1.00 STORY	\$87,500	401	Low

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
025 01 0053 000	18764 NOLA	5/1/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$145,500	43.43	\$317,186	\$64,770	\$270,230	\$216,666	1.247	1,440	\$187.66	'NCW	1.8668	1.00 STORY	\$64,770	401	76
025 02 0007 000	37830 PICKFORD	4/17/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$196,800	43.73	\$450,751	\$105,000	\$345,000	\$290,547	1.187	2,365	\$145.88	'NCW	4.1136	2.00 STORY	\$105,000	401	73
025 03 0009 000	18589 QUEENSBURY	6/29/2023	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$215,900	43.62	\$494,344	\$108,690	\$386,310	\$324,078	1.192	2,654	\$145.56	'NCW	3.6524	2.00 STORY	\$105,000	401	73
025 03 0026 000	18413 MANOR	10/25/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$216,100	50.26	\$458,272	\$109,661	\$320,339	\$292,950	1.093	2,336	\$137.13	'NCW	13.5058	2.00 STORY	\$105,000	401	73
025 03 0033 000	18488 MANOR	8/2/2024	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$225,300	42.91	\$477,954	\$105,000	\$420,000	\$313,406	1.340	1,911	\$219.78	'NCW	11.1563	2.00 STORY	\$105,000	401	81
025 03 0036 000	18604 MANOR	7/31/2023	\$530,000	MLC	03-ARM'S LENGTH	\$530,000	\$218,700	41.26	\$490,571	\$127,932	\$402,068	\$304,738	1.319	2,377	\$169.15	'NCW	9.0838	2.00 STORY	\$105,000	401	73
029 01 0011 000	18718 GOLFVIEW	9/3/2024	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$249,100	38.32	\$541,978	\$104,479	\$545,521	\$367,646	1.484	2,974	\$183.43	'NCW	25.5270	2.00 STORY	\$92,000	401	73
029 01 0046 000	36343 HAMMER	5/7/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$176,800	39.03	\$382,263	\$105,383	\$347,617	\$232,672	1.494	1,841	\$188.82	'NCW	26.5470	2.00 STORY	\$92,000	401	68
029 01 0051 000	36281 HAMMER	1/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$139,100	44.16	\$334,250	\$92,000	\$223,000	\$207,939	1.072	1,537	\$145.09	'NCW	15.6121	1.00 STORY	\$92,000	401	67
029 01 0059 000	36294 HAMMER	5/12/2023	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$196,600	43.02	\$452,340	\$92,000	\$365,000	\$302,806	1.205	2,518	\$144.96	'NCW	2.3159	2.00 STORY	\$92,000	401	67
029 01 0060 000	36308 HAMMER	11/12/2024	\$529,900	PTA	03-ARM'S LENGTH	\$529,900	\$204,400	38.57	\$439,516	\$92,000	\$437,900	\$292,030	1.500	2,518	\$173.91	'NCW	27.0952	2.00 STORY	\$92,000	401	67
029 01 0074 000	36247 PICKFORD	5/31/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$138,600	36.96	\$329,825	\$94,172	\$280,828	\$202,277	1.388	1,414	\$198.61	'NCW	15.9782	1.00 STORY	\$92,000	401	68
029 01 0085 000	18457 WESTBROOK	2/2/2024	\$414,000	PTA	03-ARM'S LENGTH	\$414,000	\$181,000	43.72	\$419,515	\$92,000	\$322,000	\$275,222	1.170	2,234	\$144.14	'NCW	5.8587	2.00 STORY	\$92,000	401	67
029 01 0104 000	36366 DARDANELLA	2/1/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,900	43.14	\$323,592	\$92,000	\$223,000	\$198,791	1.122	1,553	\$143.59	'NCW	10.6770	1.00 STORY	\$92,000	401	66
029 01 0125 000	18430 WESTBROOK	9/14/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$146,800	37.64	\$347,998	\$92,000	\$298,000	\$219,740	1.356	1,490	\$200.00	'NCW	12.7597	1.00 STORY	\$92,000	401	69
029 01 0144 000	18686 PARKLANE	5/19/2023	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$204,300	44.42	\$471,980	\$103,198	\$356,702	\$309,900	1.151	2,974	\$119.94	'NCW	7.7528	2.00 STORY	\$92,000	401	65
029 01 0150 000	18546 PARKLANE	11/13/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$149,000	39.73	\$333,782	\$92,000	\$283,000	\$207,538	1.364	1,391	\$203.45	'NCW	13.5054	1.00 STORY	\$92,000	401	67
029 01 0169 000	36316 DARDANELLA	11/17/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$179,600	44.35	\$415,239	\$92,000	\$313,000	\$271,629	1.152	2,272	\$137.76	'NCW	7.6244	2.00 STORY	\$92,000	401	67
029 01 0179 000	36393 DARDANELLA	1/31/2025	\$393,900	WD	03-ARM'S LENGTH	\$393,900	\$186,200	47.27	\$400,655	\$92,000	\$301,900	\$259,373	1.164	2,078	\$145.28	'NCW	6.4591	2.00 STORY	\$92,000	401	67
029 01 0189 000	18570 LEVAN	8/6/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$186,500	49.08	\$401,749	\$92,000	\$288,000	\$260,293	1.106	2,129	\$135.27	'NCW	12.2106	2.00 STORY	\$92,000	401	66
029 01 0196 000	18408 LEVAN	7/18/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$90,300	21.00	\$434,668	\$92,000	\$338,000	\$287,956	1.174	2,518	\$134.23	'NCW	5.4761	2.00 STORY	\$92,000	401	67
029 01 0211 000	18501 LEVAN	12/20/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$188,500	62.83	\$384,314	\$92,000	\$208,000	\$245,642	0.847	2,251	\$92.40	'NCW	38.1791	2.00 STORY	\$92,000	401	61
029 02 0028 000	35515 CURTIS	5/31/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$184,700	44.51	\$395,256	\$87,787	\$327,213	\$258,377	1.266	2,052	\$159.46	'NCW	3.7866	2.00 STORY	\$83,000	401	69
029 02 0034 000	17899 COUNTRY CLUB	9/16/2024	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$199,900	48.46	\$427,316	\$83,000	\$329,500	\$289,341	1.139	2,375	\$138.74	'NCW	8.9757	2.00 STORY	\$83,000	401	69
029 02 0035 000	17861 COUNTRY CLUB	5/20/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$200,600	41.36	\$428,194	\$83,000	\$402,000	\$290,078	1.386	2,410	\$166.80	'NCW	15.7283	2.00 STORY	\$83,000	401	69
029 04 0013 000	35663 BANBURY	6/16/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$191,800	45.67	\$433,842	\$102,000	\$318,000	\$284,842	1.116	2,005	\$158.60	'NCW	11.2143	1.00 STORY	\$102,000	401	69
029 99 0009 003	18311 WAYNE	12/8/2023	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$230,400	49.55	\$497,531	\$104,634	\$360,366	\$337,250	1.069	2,000	\$180.18	'NCW	16.0009	1.00 STORY	\$102,000	401	75
029 99 0015 001	18701 VAN	7/14/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$208,700	50.90	\$454,977	\$109,240	\$300,760	\$296,769	1.013	1,864	\$161.35	'NCW	21.5103	1.00 STORY	\$102,000	401	75
029 99 0025 001	36235 SEVEN MILE	3/31/2025	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$152,300	38.56	\$353,962	\$92,000	\$303,000	\$220,136	1.376	2,281	\$132.84	'NCW	14.7870	2.00 STORY	\$92,000	401	59
030 01 0248 000	18449 RENWICK	1/19/2024	\$351,100	PTA	03-ARM'S LENGTH	\$351,100	\$183,700	52.32	\$404,248	\$83,000	\$268,100	\$275,749	0.972	1,878	\$142.76	'NCW	25.6290	1.00 STORY	\$83,000	401	68
030 01 0268 000	36885 DARDANELLA	5/9/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$194,900	49.34	\$420,351	\$80,000	\$315,000	\$292,146	1.078	2,106	\$149.57	'NCW	15.0323	1.00 STORY	\$80,000	401	65
030 01 0302 000	36656 CLARITA	12/17/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$209,600	51.12	\$434,490	\$80,000	\$330,000	\$297,890	1.108	2,602	\$126.83	'NCW	12.0760	2.00 STORY	\$80,000	401	67
030 01 0304 000	36582 DARDANELLA	5/10/2024	\$430,001	PTA	03-ARM'S LENGTH	\$430,001	\$176,200	40.98	\$368,866	\$80,000	\$350,001	\$247,953	1.412	1,763	\$198.53	'NCW	18.3010	1.00 STORY	\$80,000	401	69
030 01 0309 000	36437 SEVEN MILE	6/16/2023	\$449,900	PTA	03-ARM'S LENGTH	\$449,900	\$195,500	43.45	\$443,883	\$87,045	\$362,855	\$299,863	1.210	2,272	\$159.71	'NCW	1.8482	2.00 STORY	\$70,000	401	68
030 01 0345 000	18798 RENWICK	10/20/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$167,900	41.98	\$380,987	\$80,000	\$320,000	\$252,930	1.265	1,978	\$161.78	'NCW	3.6621	2.00 STORY	\$80,000	401	68
030 02 0041 000	36959 CLARITA	10/18/2024	\$572,000	PTA	03-ARM'S LENGTH	\$572,000	\$224,300	39.21	\$493,839	\$80,000	\$492,000	\$347,763	1.415	2,453	\$200.57	'NCW	18.6205	2.00 STORY	\$80,000	401	73
031 01 0001 000	37350 VARGO	9/7/2023	\$394,000	PTA	03-ARM'S LENGTH	\$394,000	\$165,900	42.11	\$383,834	\$100,669	\$293,331	\$243,060	1.207	1,594	\$184.02	'NCW	2.1726	1.00 STORY	\$86,000	401	68
031 01 0039 000	36544 SIX MILE	8/30/2024	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$158,200	41.85	\$343,750	\$86,040	\$291,960	\$221,210	1.320	1,546	\$188.85	'NCW	9.1280	1.00 STORY	\$86,040	401	68
031 01 0054 000	36817 VARGO	10/3/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$238,400	52.98	\$505,065	\$86,518	\$363,482	\$351,720	1.033	2,889	\$125.82	'NCW	19.5110	2.00 STORY	\$86,518	401	69
031 01 0063 000	36503 VARGO	9/3/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$198,500	43.63	\$426,284	\$86,000	\$369,000	\$285,952	1.290	2,429	\$151.91	'NCW	6.1875	2.00 STORY	\$86,000	401	68
031 01 0090 000	17271 FITZGERALD	2/24/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$185,300	52.94	\$399,298	\$86,000	\$264,000	\$268,925	0.982	1,871	\$141.10	'NCW	24.6865	1.00 STORY	\$86,000	401	69
031 01 0095 000	37011 BENNETT	12/19/2024	\$494,000	LC	03-ARM'S LENGTH	\$494,000	\$245,700	49.74	\$528,672	\$87,572	\$406,428	\$378,626	1.073	2,847	\$142.76	'NCW	15.5123	1.00 STORY	\$86,000	401	72
031 01 0122 000	37217 VARGO	3/7/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$179,100	39.54	\$439,023	\$86,040	\$366,960	\$296,624	1.237	2,154	\$170.36	'NCW	0.8570	2.00 STORY	\$86,040	401	74
031 02 0145 000	36578 BENNETT	2/18/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$157,600	46.35	\$342,582	\$86,000	\$254,000	\$220,242	1.153	1,546	\$164.29	'NCW	7.5275	1.00 STORY	\$86,000	401	68
031 02 0160 000	36870 GARDNER	10/20/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$176,000	44.00	\$402,541	\$86,000	\$314,000	\$266,000	1.180	1,774	\$177.00	'NCW	4.8100	2.00 STORY	\$86,000	401	71
031 02 0169 000	36652 GARDNER	6/22/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$346,702	\$86,040	\$273,960	\$219,043	1.251	1,774	\$154.43	'NCW	2.2162	2.00 STORY	\$86,040	401	69
031 02 0218 000	17764 LEVAN	1/3/2024	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$162,800	49.18	\$375,930	\$86,040	\$244,960	\$243,605	1.006	1,917	\$127.78	'NCW	22.2989	2.00 STORY	\$86,040	401	70
032 01 0006 000	17173 WESTBROOK	1/14/2025	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$147,900	42.87	\$325,726	\$82,960	\$262,040	\$208,382	1.257	1,472	\$178.02	'NCW	2.8947	1.00 STORY	\$82,960	401	68
032 01 0017 000	17459 WOODSIDE	2/20/2025	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$152,000	40.53	\$332,378	\$82,960	\$292,040	\$214,092	1.364	1,505	\$						

032 02 0400 000	17556 PARK	6/21/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$169,000	40.24	\$384,824	\$82,960	\$337,040	\$253,667	1.329	2,084	\$161.73	'NCW	10.0120	2.00 STORY	\$82,960	401	68
032 02 0419 000	17514 COUNTRY CLUB	7/13/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$174,900	44.85	\$399,091	\$86,000	\$304,000	\$263,101	1.155	2,169	\$140.16	'NCW	7.3102	2.00 STORY	\$86,000	401	68
032 02 0423 000	35516 BENNETT	4/29/2024	\$510,500	PTA	03-ARM'S LENGTH	\$510,500	\$193,700	37.94	\$486,184	\$90,959	\$419,541	\$332,121	1.263	2,350	\$178.53	'NCW	3.4666	2.00 STORY	\$82,960	401	79
032 03 0071 000	35437 GARDNER	10/22/2024	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$218,500	32.61	\$613,816	\$86,000	\$584,000	\$443,542	1.317	2,665	\$219.14	'NCW	8.8122	2.00 STORY	\$86,000	401	89
032 99 0003 000	35620 SIX MILE	6/4/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$171,800	40.81	\$363,486	\$95,465	\$325,535	\$225,227	1.445	2,065	\$157.64	'NCW	21.6813	2.00 STORY	\$90,000	401	51
033 01 0220 002	19007 FILMORE	3/21/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,300	41.93	\$257,876	\$56,925	\$218,075	\$172,490	1.264	1,146	\$190.29	'NCW	3.5725	1.00 STORY	\$56,925	401	70
033 01 0248 000	18421 FILMORE	4/15/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$139,100	49.68	\$296,185	\$37,950	\$242,050	\$217,004	1.115	2,688	\$90.05	'NCW	11.3134	2.00 STORY	\$37,950	401	60
033 01 0255 002	18334 IRVING	4/11/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,000	36.59	\$178,268	\$39,098	\$165,902	\$119,459	1.389	1,115	\$148.79	'NCW	16.0226	1.00 STORY	\$37,950	401	69
033 01 0265 000	18540 IRVING	3/19/2025	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,000	35.68	\$144,804	\$37,950	\$147,050	\$91,720	1.603	704	\$208.88	'NCW	37.4698	1.00 STORY	\$37,950	401	70
033 01 0269 000	18608 IRVING	6/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$112,800	41.78	\$259,703	\$59,202	\$210,798	\$172,103	1.225	1,095	\$192.51	'NCW	0.3715	1.00 STORY	\$59,202	401	68
033 01 0285 000	18994 IRVING	11/13/2024	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$154,200	38.84	\$330,490	\$69,431	\$327,569	\$224,084	1.462	1,624	\$201.71	'NCW	23.3262	1.00 STORY	\$68,310	401	70
033 01 0364 002	18832 MYRON	3/14/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$127,600	39.88	\$280,242	\$60,720	\$259,280	\$188,430	1.376	1,490	\$174.01	'NCW	14.7450	1.00 STORY	\$60,720	401	66
033 01 0417 002	18323 WHITBY	3/22/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$117,700	35.67	\$287,060	\$60,407	\$269,593	\$194,551	1.386	1,235	\$218.29	'NCW	15.7168	1.00 STORY	\$56,925	401	74
033 02 0046 000	18963 WHITBY	7/21/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$110,900	34.66	\$259,234	\$60,720	\$259,280	\$170,398	1.522	998	\$259.80	'NCW	29.3063	1.00 STORY	\$60,720	401	68
033 03 0065 000	18525 NORWICH	11/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$103,400	38.30	\$253,350	\$60,720	\$209,280	\$165,347	1.266	1,323	\$158.19	'NCW	3.7150	1.00 STORY	\$60,720	401	66
033 03 0067 000	18555 NORWICH	8/25/2023	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$103,600	46.06	\$247,834	\$60,720	\$164,180	\$160,612	1.022	1,323	\$124.10	'NCW	20.6336	1.00 STORY	\$60,720	401	64
033 03 0094 000	18303 WHITBY	7/2/2024	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$107,500	51.93	\$237,466	\$63,377	\$143,623	\$149,432	0.961	1,147	\$155.22	'NCW	26.7425	1.00 STORY	\$63,377	401	61
033 03 0112 000	18288 NORWICH	11/6/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,600	38.83	\$254,967	\$65,008	\$224,992	\$163,054	1.380	1,323	\$170.06	'NCW	15.1310	1.00 STORY	\$63,566	401	69
033 04 0011 000	18790 SOUTHAMPTON	9/19/2024	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$188,200	43.26	\$404,081	\$92,939	\$342,061	\$261,463	1.308	2,264	\$151.09	'NCW	7.9706	2.00 STORY	\$74,960	401	66
033 04 0021 000	18548 SOUTHAMPTON	12/14/2023	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$145,400	41.78	\$332,982	\$77,670	\$270,330	\$205,896	1.313	2,046	\$132.13	'NCW	8.4393	QUAD LEVEL	\$74,960	401	64
033 04 0042 000	18811 SOUTHAMPTON	6/18/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$155,800	38.95	\$330,395	\$74,960	\$325,040	\$214,651	1.514	1,854	\$175.32	'NCW	28.5721	2.00 STORY	\$74,960	401	64
033 04 0065 000	18527 GILL	10/11/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$161,300	49.63	\$361,411	\$77,303	\$247,697	\$238,746	1.037	2,017	\$122.80	'NCW	19.1060	2.00 STORY	\$77,303	401	64
033 05 0007 000	18669 STAMFORD	7/14/2023	\$392,000	PTA	03-ARM'S LENGTH	\$392,000	\$163,200	41.63	\$389,866	\$79,940	\$312,060	\$260,442	1.198	2,125	\$146.85	'NCW	3.0358	2.00 STORY	\$79,940	401	66
034 01 0009 012	18635 LAUREL	5/20/2024	\$510,000	PTA	03-ARM'S LENGTH	\$61,200	\$181,800	297.06	\$359,690	\$105,000	(\$43,800)	\$231,536	(0.189)	1,811	(\$24.19)	'NCW	141.7723	1.00 STORY	\$105,000	401	60
034 01 0009 013	18661 LAUREL	5/20/2024	\$510,000	PTA	03-ARM'S LENGTH	\$408,000	\$0	0.00	\$394,739	\$105,000	\$303,000	\$248,703	1.218	1,811	\$167.31	'NCW	1.0231	1.00 STORY	\$105,000	401	64
034 02 0023 000	35128 BANBURY	10/29/2024	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$233,200	38.87	\$497,687	\$124,978	\$475,022	\$300,571	1.580	2,618	\$181.44	'NCW	35.1847	QUAD LEVEL	\$105,000	401	72
034 02 0025 000	35104 BANBURY	9/9/2024	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$233,900	39.98	\$503,110	\$108,613	\$476,387	\$318,142	1.497	2,617	\$182.04	'NCW	26.8852	QUAD LEVEL	\$105,000	401	72
034 02 0029 000	35183 LANCASHIRE	3/26/2025	\$517,000	PTA	03-ARM'S LENGTH	\$517,000	\$232,200	44.91	\$484,377	\$106,554	\$410,446	\$304,695	1.347	2,607	\$157.44	'NCW	11.8520	QUAD LEVEL	\$105,000	401	73
034 02 0038 000	35391 LANCASHIRE	5/26/2023	\$497,000	PTA	03-ARM'S LENGTH	\$497,000	\$212,500	42.76	\$482,598	\$105,000	\$392,000	\$317,309	1.235	2,517	\$155.74	'NCW	0.6837	2.00 STORY	\$105,000	401	73
034 02 0051 000	35246 LANCASHIRE	1/31/2024	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$201,700	45.02	\$461,069	\$108,605	\$339,395	\$302,544	1.122	2,071	\$163.88	'NCW	10.6748	1.00 STORY	\$105,000	401	73
034 02 0063 000	35345 BANBURY	9/13/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$200,500	46.09	\$459,648	\$105,000	\$330,000	\$304,418	1.084	2,056	\$160.51	'NCW	14.4516	1.00 STORY	\$105,000	401	72
038 02 0013 000	18576 SHADYSIDE	6/20/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$104,200	38.88	\$224,590	\$59,440	\$208,560	\$141,759	1.471	956	\$218.16	'NCW	24.2678	1.00 STORY	\$59,440	401	60
038 02 0021 000	18430 SHADYSIDE	5/22/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$133,200	38.06	\$285,626	\$68,898	\$281,102	\$186,032	1.511	1,541	\$182.42	'NCW	28.2490	1.00 STORY	\$68,898	401	55
038 02 0067 000	18234 FARMINGTON	2/26/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,300	37.57	\$211,991	\$59,440	\$175,560	\$130,945	1.341	1,055	\$166.41	'NCW	11.2164	1.00 STORY	\$59,440	401	65
038 02 0116 000	18608 FARMINGTON	1/14/2025	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$104,200	42.53	\$217,656	\$62,023	\$182,977	\$130,784	1.399	1,170	\$156.39	'NCW	17.0526	2.00 STORY	\$59,440	401	62
038 02 0172 000	19015 WESTMORE	9/12/2023	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$82,000	44.09	\$182,600	\$60,149	\$125,851	\$105,108	1.197	916	\$137.39	'NCW	3.1202	1.00 STORY	\$59,440	401	59
038 02 0252 001	18632 WESTMORE	6/18/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$246,764	\$61,500	\$238,500	\$159,024	1.500	997	\$239.22	'NCW	27.1222	1.00 STORY	\$61,500	401	68
038 02 0300 000	18941 SHADYSIDE	1/29/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,200	43.12	\$258,268	\$54,553	\$240,447	\$171,189	1.405	1,380	\$174.24	'NCW	17.6019	2.00 STORY	\$44,580	401	69
038 03 0788 001	18910 WOODRING	4/30/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$86,900	28.49	\$224,667	\$60,655	\$244,345	\$137,825	1.773	1,120	\$218.17	'NCW	54.4313	2.00 STORY	\$55,725	401	74
038 03 0788 002	18920 WOODRING	10/15/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$174,100	39.57	\$363,375	\$48,295	\$391,705	\$264,773	1.479	1,954	\$200.46	'NCW	25.0848	2.00 STORY	\$48,295	401	75
038 99 0017 000	18955 WOODRING	11/25/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$118,100	48.20	\$246,251	\$62,183	\$182,817	\$154,678	1.182	1,563	\$116.97	'NCW	4.6632	2.00 STORY	\$59,500	401	59
039 01 0005 000	32724 SIX MILE	11/1/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$144,100	57.64	\$320,114	\$87,163	\$162,837	\$199,957	0.814	1,782	\$91.38	'NCW	41.4191	1.00 STORY	\$86,000	401	60
039 01 0045 000	18001 FAIRFIELD	4/25/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$112,200	36.79	\$288,955	\$81,000	\$224,000	\$178,502	1.255	1,416	\$158.19	'NCW	2.6337	1.00 STORY	\$81,000	401	72
039 01 0064 000	17310 MAYFIELD	8/31/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,000	45.82	\$296,526	\$81,000	\$194,000	\$185,000	1.049	1,440	\$134.72	'NCW	17.9903	1.00 STORY	\$81,000	401	62
039 01 0069 000	17550 MAYFIELD	7/31/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$308,796	\$81,000	\$219,000	\$195,533	1.120	1,561	\$140.29	'NCW	10.8536	1.00 STORY	\$81,000	401	60
039 01 0082 000	32621 CURTIS	7/12/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$294,946	\$90,273	\$209,727	\$175,684	1.194	1,328	\$157.93	'NCW	3.4777	1.00 STORY	\$85,244	401	65
039 01 0094 000	17731 MAYFIELD	7/11/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$134,900	38.54	\$321,949	\$81,000	\$269,000	\$206,823	1.301	1,416	\$189.97	'NCW	7.2078	1.00 STORY	\$81,000	401	65
039 02 0006 000	17261 BELL CREEK	12/5/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$173,300	44.66	\$379,407	\$85,000	\$303,000	\$247,400	1.225	2,332	\$129.93	'NCW	0.3814	2.00 STORY	\$85,000	401	63
039 02 0006 000	17261 BELL CREEK	5/17/2024	\$291,100	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$291,100	\$173,300	59.53	\$379,407	\$85,000	\$206,100	\$247,400	0.833	2,332	\$88.38	'NCW	39.5488	2.00 STORY	\$85,000	401	63
039 02 0049 000	17360 LOVELAND	12/26/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$159,700	46.29	\$375,920												

**CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS**

Mean	1.229
Standard Error	0.020
Median	1.230
Mode	#N/A
Standard Deviation	0.215
Sample Variance	0.046
Kurtosis	15.162
Skewness	-2.347
Range	1.962
Minimum	-0.189
Maximum	1.773
Sum	144.969
Count	118

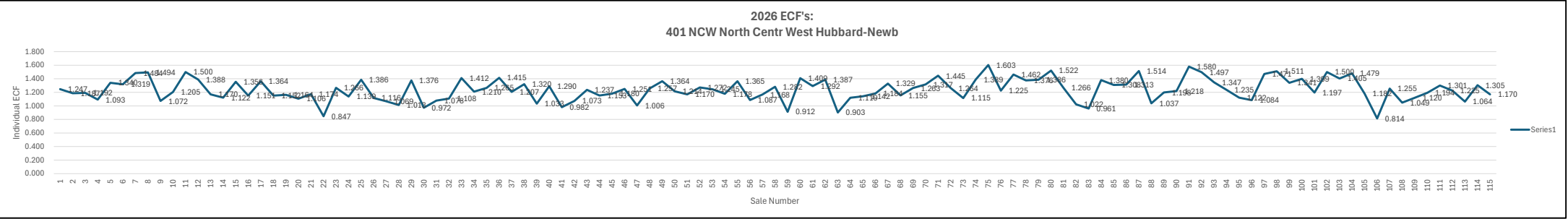


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
025 01 0053 000	18764 NOLA	5/1/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$145,500	43.43	\$317,186	\$64,770	\$270,230	\$216,666	1.247	1,440	\$187.66	'NCW	124.7219	1.00 STORY	\$64,770	401	76
025 02 0007 000	37830 PICKFORD	4/17/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$196,800	43.73	\$450,751	\$105,000	\$345,000	\$290,547	1.187	2,365	\$145.88	'NCW	118.7415	2.00 STORY	\$105,000	401	73
025 03 0009 000	18589 QUEENSBURY	6/29/2023	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$215,900	43.62	\$494,344	\$108,690	\$386,310	\$324,078	1.192	2,654	\$145.56	'NCW	119.2028	2.00 STORY	\$105,000	401	73
025 03 0026 000	18413 MANOR	10/25/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$216,100	50.26	\$458,272	\$109,661	\$320,339	\$292,950	1.093	2,336	\$137.13	'NCW	109.3494	2.00 STORY	\$105,000	401	73
025 03 0033 000	18488 MANOR	8/2/2024	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$225,300	42.91	\$477,954	\$105,000	\$420,000	\$313,406	1.340	1,911	\$219.78	'NCW	134.0115	2.00 STORY	\$105,000	401	81
025 03 0036 000	18604 MANOR	7/31/2023	\$530,000	MLC	03-ARM'S LENGTH	\$530,000	\$218,700	41.26	\$490,571	\$127,932	\$402,068	\$304,738	1.319	2,377	\$169.15	'NCW	131.9389	2.00 STORY	\$105,000	401	73
029 01 0011 000	18718 GOLFVIEW	9/3/2024	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$249,100	38.32	\$541,978	\$104,479	\$545,521	\$367,646	1.484	2,974	\$183.43	'NCW	148.3821	2.00 STORY	\$92,000	401	73
029 01 0046 000	36343 HAMMER	5/7/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$176,800	39.03	\$382,263	\$105,383	\$347,617	\$232,672	1.494	1,841	\$188.82	'NCW	149.4022	2.00 STORY	\$92,000	401	68
029 01 0051 000	36281 HAMMER	1/9/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$139,100	44.16	\$334,250	\$92,000	\$223,000	\$207,939	1.072	1,537	\$145.09	'NCW	107.2430	1.00 STORY	\$92,000	401	67
029 01 0059 000	36294 HAMMER	5/12/2023	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$196,600	43.02	\$452,340	\$92,000	\$365,000	\$302,806	1.205	2,518	\$144.96	'NCW	120.5392	2.00 STORY	\$92,000	401	67
029 01 0060 000	36308 HAMMER	11/12/2024	\$529,900	PTA	03-ARM'S LENGTH	\$529,900	\$204,400	38.57	\$439,516	\$92,000	\$437,900	\$292,030	1.500	2,518	\$173.91	'NCW	149.9503	2.00 STORY	\$92,000	401	67
029 01 0074 000	36247 PICKFORD	5/31/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$138,600	36.96	\$329,825	\$94,172	\$280,828	\$202,277	1.388	1,414	\$198.61	'NCW	138.8334	1.00 STORY	\$92,000	401	68
029 01 0085 000	18457 WESTBROOK	2/2/2024	\$414,000	PTA	03-ARM'S LENGTH	\$414,000	\$181,000	43.72	\$419,515	\$92,000	\$322,000	\$275,222	1.170	2,234	\$144.14	'NCW	116.9965	2.00 STORY	\$92,000	401	67
029 01 0104 000	36366 DARDANELLA	2/1/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,900	43.14	\$323,592	\$92,000	\$223,000	\$198,791	1.122	1,553	\$143.59	'NCW	112.1781	1.00 STORY	\$92,000	401	66
029 01 0125 000	18430 WESTBROOK	9/14/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$146,800	37.64	\$347,998	\$92,000	\$298,000	\$219,740	1.356	1,490	\$200.00	'NCW	135.6148	1.00 STORY	\$92,000	401	69
029 01 0144 000	18686 PARKLANE	5/19/2023	\$459,900	PTA	03-ARM'S LENGTH	\$459,900	\$204,300	44.42	\$471,980	\$103,198	\$356,702	\$309,900	1.151	2,974	\$119.94	'NCW	115.1023	2.00 STORY	\$92,000	401	65
029 01 0150 000	18546 PARKLANE	11/13/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$149,000	39.73	\$333,782	\$92,000	\$283,000	\$207,538	1.364	1,391	\$203.45	'NCW	136.3606	1.00 STORY	\$92,000	401	67
029 01 0169 000	36316 DARDANELLA	11/17/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$179,600	44.35	\$415,239	\$92,000	\$313,000	\$271,629	1.152	2,272	\$137.76	'NCW	115.2307	2.00 STORY	\$92,000	401	67
029 01 0179 000	36393 DARDANELLA	1/31/2025	\$393,900	WD	03-ARM'S LENGTH	\$393,900	\$186,200	47.27	\$400,655	\$92,000	\$301,900	\$259,373	1.164	2,078	\$145.28	'NCW	116.3961	2.00 STORY	\$92,000	401	67
029 01 0189 000	18570 LEVAN	8/6/2024	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$186,500	49.08	\$401,749	\$92,000	\$288,000	\$260,293	1.106	2,129	\$135.27	'NCW	110.6445	2.00 STORY	\$92,000	401	66
029 01 0196 000	18408 LEVAN	7/18/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$90,300	21.00	\$434,668	\$92,000	\$338,000	\$287,956	1.174	2,518	\$134.23	'NCW	117.3790	2.00 STORY	\$92,000	401	67
029 01 0211 000	18501 LEVAN	12/20/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$188,500	62.83	\$384,314	\$92,000	\$208,000	\$245,642	0.847	2,251	\$92.40	'NCW	84.6761	2.00 STORY	\$92,000	401	61
029 02 0028 000	35515 CURTIS	5/31/2024	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$184,700	44.51	\$395,256	\$87,787	\$327,213	\$258,377	1.266	2,052	\$159.46	'NCW	126.6417	2.00 STORY	\$83,000	401	69
029 02 0034 000	17899 COUNTRY CLUB	9/16/2024	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$199,900	48.46	\$427,316	\$83,000	\$329,500	\$289,341	1.139	2,375	\$138.74	'NCW	113.8795	2.00 STORY	\$83,000	401	69
029 02 0035 000	17861 COUNTRY CLUB	5/20/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$200,600	41.36	\$428,194	\$83,000	\$402,000	\$290,078	1.386	2,410	\$166.80	'NCW	138.5834	2.00 STORY	\$83,000	401	69
029 04 0013 000	35663 BANBURY	6/16/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$191,800	45.67	\$433,842	\$102,000	\$318,000	\$284,842	1.116	2,005	\$158.60	'NCW	111.6408	1.00 STORY	\$102,000	401	69
029 99 0009 003	18311 WAYNE	12/8/2023	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$230,400	49.55	\$497,531	\$104,634	\$360,366	\$337,250	1.069	2,000	\$180.18	'NCW	106.8543	1.00 STORY	\$102,000	401	75
029 99 0015 001	18701 VAN	7/14/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$208,700	50.90	\$454,977	\$109,240	\$300,760	\$296,769	1.013	1,864	\$161.35	'NCW	101.3448	1.00 STORY	\$102,000	401	75
029 99 0025 001	36235 SEVEN MILE	3/31/2025	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$152,300	38.56	\$353,962	\$92,000	\$303,000	\$220,136	1.376	2,281	\$132.84	'NCW	137.6422	2.00 STORY	\$92,000	401	59
030 01 0248 000	18449 RENWICK	1/19/2024	\$351,100	PTA	03-ARM'S LENGTH	\$351,100	\$183,700	52.32	\$404,248	\$83,000	\$268,100	\$275,749	0.972	1,878	\$142.76	'NCW	97.2261	1.00 STORY	\$83,000	401	68
030 01 0268 000	36885 DARDANELLA	5/9/2023	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$194,900	49.34	\$420,351	\$80,000	\$315,000	\$292,146	1.078	2,106	\$149.57	'NCW	107.8228	1.00 STORY	\$80,000	401	65
030 01 0302 000	36656 CLARITA	12/17/2024	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$209,600	51.12	\$434,490	\$80,000	\$330,000	\$297,890	1.108	2,602	\$126.83	'NCW	110.7791	2.00 STORY	\$80,000	401	67
030 01 0304 000	36582 DARDANELLA	5/10/2024	\$430,001	PTA	03-ARM'S LENGTH	\$430,001	\$176,200	40.98	\$368,866	\$80,000	\$350,001	\$247,953	1.412	1,763	\$198.53	'NCW	141.1562	1.00 STORY	\$80,000	401	69
030 01 0309 000	36437 SEVEN MILE	6/16/2023	\$449,900	PTA	03-ARM'S LENGTH	\$449,900	\$195,500	43.45	\$443,883	\$87,045	\$362,855	\$299,863	1.210	2,272	\$159.71	'NCW	121.0069	2.00 STORY	\$70,000	401	68
030 01 0345 000	18798 RENWICK	10/20/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$167,900	41.98	\$380,987	\$80,000	\$320,000	\$252,930	1.265	1,978	\$161.78	'NCW	126.5172	2.00 STORY	\$80,000	401	68
030 02 0041 000	36959 CLARITA	10/18/2024	\$572,000	PTA	03-ARM'S LENGTH	\$572,000	\$224,300	39.21	\$493,839	\$80,000	\$492,000	\$347,763	1.415	2,453	\$200.57	'NCW	141.4757	2.00 STORY	\$80,000	401	73
031 01 0001 000	37350 VARGO	9/7/2023	\$394,000	PTA	03-ARM'S LENGTH	\$394,000	\$165,900	42.11	\$383,834	\$100,669	\$293,331	\$243,600	1.207	1,594	\$184.02	'NCW	120.6825	1.00 STORY	\$86,000	401	68
031 01 0039 000	36544 SIX MILE	8/30/2024	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$158,200	41.85	\$343,750	\$86,040	\$291,960	\$221,210	1.320	1,546	\$188.85	'NCW	131.9832	1.00 STORY	\$86,040	401	68
031 01 0054 000	36817 VARGO	10/3/2024	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$238,400	52.98	\$505,065	\$86,518	\$363,482	\$351,720	1.033	2,889	\$125.82	'NCW	103.3441	2.00 STORY	\$86,518	401	69
031 01 0063 000	36503 VARGO	9/3/2024	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$198,500	43.63	\$426,284	\$86,000	\$369,000	\$285,952	1.290	2,429	\$151.91	'NCW	129.0426	2.00 STORY	\$86,000	401	68
031 01 0090 000	17271 FITZGERALD	2/24/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$185,300	52.94	\$399,298	\$86,000	\$264,000	\$268,925	0.982	1,871	\$141.10	'NCW	98.1686	1.00 STORY	\$86,000	401	69
031 01 0095 000	37011 BENNETT	12/19/2024	\$494,000	LC	03-ARM'S LENGTH	\$494,000	\$245,700	49.74	\$528,672	\$87,572	\$406,428	\$378,626	1.073	2,847	\$142.76	'NCW	107.3429	1.00 STORY	\$86,000	401	72
031 01 0122 000	37217 VARGO	3/7/2024	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$179,100	39.54	\$439,023	\$86,040	\$366,960	\$296,624	1.237	2,154	\$170.36	'NCW	123.7122	2.00 STORY	\$86,040	401	74
031 02 0145 000	36578 BENNETT	2/18/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$157,600	46.35	\$342,582	\$86,000	\$254,000	\$220,242	1.153	1,546	\$164.29	'NCW	115.3277	1.00 STORY	\$86,000	401	68
031 02 0160 000	36870 GARDNER	10/20/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$176,000	44.00	\$402,541	\$86,000	\$314,000	\$266,000	1.180	1,774	\$177.00	'NCW	118.0451	2.00 STORY	\$86,000	401	71
031 02 0169 000	36652 GARDNER	6/22/2023	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$346,702	\$86,040	\$273,960	\$219,043	1.251	1,774	\$154.43	'NCW	125.0713	2.00 STORY	\$86,040	401	69
031 02 0218 000	17764 LEVAN	1/3/2024	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$162,800	49.18	\$375,930	\$86,040	\$244,960	\$243,605	1.006	1,917	\$127.78	'NCW	100.5562	2.00 STORY	\$86,040	401	70
032 01 0006 000	17173 WESTBROOK	1/14/2025	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$147,900	42.87	\$325,726	\$82,960	\$262,040	\$208,382	1.257	1,472	\$178.02	'NCW	125.7498	1.00 STORY	\$82,960	401	68
032 01 0017 000	17459 WOODSIDE	2/20/2025	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$152,000	40.53	\$												

032 02 0400 000	17556 PARK	6/21/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$169,000	40.24	\$384,824	\$82,960	\$337,040	\$253,667	1.329	2,084	\$161.73	'NCW	132.8671	2.00 STORY	\$82,960	401	68
032 02 0419 000	17514 COUNTRY CLUB	7/13/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$174,900	44.85	\$399,091	\$86,000	\$304,000	\$263,101	1.155	2,169	\$140.16	'NCW	115.5450	2.00 STORY	\$86,000	401	68
032 02 0423 000	35516 BENNETT	4/29/2024	\$510,500	PTA	03-ARM'S LENGTH	\$510,500	\$193,700	37.94	\$486,184	\$90,959	\$419,541	\$332,121	1.263	2,350	\$178.53	'NCW	#REF!	2.00 STORY	\$82,960	401	79
032 03 0071 000	35437 GARDNER	10/22/2024	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$218,500	32.61	\$613,816	\$86,000	\$584,000	\$443,542	1.317	2,665	\$219.14	'NCW	131.6674	2.00 STORY	\$86,000	401	89
032 99 0003 000	35620 SIX MILE	6/4/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$171,800	40.81	\$363,486	\$95,465	\$325,535	\$225,227	1.445	2,065	\$157.64	'NCW	144.5364	2.00 STORY	\$90,000	401	51
033 01 0220 002	19007 FILMORE	3/21/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,300	41.93	\$257,876	\$56,925	\$218,075	\$172,490	1.264	1,146	\$190.29	'NCW	126.4276	1.00 STORY	\$56,925	401	70
033 01 0248 000	18421 FILMORE	4/15/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$139,100	49.68	\$296,185	\$37,950	\$242,050	\$217,004	1.115	2,688	\$90.05	'NCW	111.5417	2.00 STORY	\$37,950	401	60
033 01 0255 002	18334 IRVING	4/11/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,000	36.59	\$178,268	\$39,098	\$165,902	\$119,459	1.389	1,115	\$148.79	'NCW	138.8778	1.00 STORY	\$37,950	401	69
033 01 0265 000	18540 IRVING	3/19/2025	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,000	35.68	\$144,804	\$37,950	\$147,050	\$91,720	1.603	704	\$208.88	'NCW	160.3249	1.00 STORY	\$37,950	401	70
033 01 0269 000	18608 IRVING	6/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$112,800	41.78	\$259,703	\$59,202	\$210,798	\$172,103	1.225	1,095	\$192.51	'NCW	122.4836	1.00 STORY	\$59,202	401	68
033 01 0285 000	18994 IRVING	11/13/2024	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$154,200	38.84	\$330,490	\$69,431	\$327,569	\$224,084	1.462	1,624	\$201.71	'NCW	146.1813	1.00 STORY	\$68,310	401	70
033 01 0364 002	18832 MYRON	3/14/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$127,600	39.88	\$280,242	\$60,720	\$259,280	\$188,430	1.376	1,490	\$174.01	'NCW	137.6002	1.00 STORY	\$60,720	401	66
033 01 0417 002	18323 MYRON	3/22/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$117,700	35.67	\$287,060	\$60,407	\$269,593	\$194,551	1.386	1,235	\$218.29	'NCW	138.5719	1.00 STORY	\$56,925	401	74
033 02 0046 000	18963 WHITBY	7/21/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$110,900	34.66	\$259,234	\$60,720	\$259,280	\$170,398	1.522	998	\$259.80	'NCW	152.1614	1.00 STORY	\$60,720	401	68
033 03 0065 000	18525 NORWICH	11/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$103,400	38.30	\$253,350	\$60,720	\$209,280	\$165,347	1.266	1,323	\$158.19	'NCW	126.5702	1.00 STORY	\$60,720	401	66
033 03 0067 000	18555 NORWICH	8/25/2023	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$103,600	46.06	\$247,834	\$60,720	\$164,180	\$160,612	1.022	1,323	\$124.10	'NCW	102.2215	1.00 STORY	\$60,720	401	64
033 03 0094 000	18303 WHITBY	7/2/2024	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$107,500	51.93	\$237,466	\$63,377	\$143,623	\$149,432	0.961	1,147	\$125.22	'NCW	96.1126	1.00 STORY	\$63,377	401	61
033 03 0112 000	18288 NORWICH	11/6/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,600	38.83	\$254,967	\$65,008	\$224,992	\$163,054	1.380	1,323	\$170.06	'NCW	137.9862	1.00 STORY	\$63,566	401	69
033 04 0011 000	18790 SOUTHAMPTON	9/19/2024	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$188,200	43.26	\$404,081	\$92,939	\$342,061	\$261,463	1.308	2,264	\$151.09	'NCW	130.8258	2.00 STORY	\$74,960	401	66
033 04 0021 000	18548 SOUTHAMPTON	12/14/2023	\$348,000	PTA	03-ARM'S LENGTH	\$348,000	\$145,400	41.78	\$332,982	\$77,670	\$270,330	\$205,896	1.313	2,046	\$132.13	'NCW	131.2944	QUAD LEVEL	\$74,960	401	64
033 04 0042 000	18811 SOUTHAMPTON	6/18/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$155,800	38.95	\$330,395	\$74,960	\$325,040	\$214,651	1.514	1,854	\$175.32	'NCW	151.4272	2.00 STORY	\$74,960	401	64
033 04 0065 000	18527 GILL	10/11/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$161,300	49.63	\$361,411	\$77,303	\$247,697	\$238,746	1.037	2,017	\$122.80	'NCW	103.7492	2.00 STORY	\$77,303	401	64
033 05 0007 000	18669 STAMFORD	7/14/2023	\$392,000	PTA	03-ARM'S LENGTH	\$392,000	\$163,200	41.63	\$389,866	\$79,940	\$312,060	\$260,442	1.198	2,125	\$146.85	'NCW	119.8194	2.00 STORY	\$79,940	401	66
034 01 0009 013	18661 LAUREL	5/20/2024	\$510,000	PTA	03-ARM'S LENGTH	\$408,000	\$0	0.00	\$394,739	\$105,000	\$303,000	\$248,703	1.218	1,811	\$167.31	'NCW	121.8321	1.00 STORY	\$105,000	401	64
034 02 0023 000	35128 BANBURY	10/29/2024	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$233,200	38.87	\$497,687	\$124,978	\$475,022	\$300,571	1.580	2,618	\$181.44	'NCW	158.0399	QUAD LEVEL	\$105,000	401	72
034 02 0025 000	35104 BANBURY	9/9/2024	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$233,900	39.98	\$503,110	\$108,613	\$476,387	\$318,142	1.497	2,617	\$182.04	'NCW	149.7404	QUAD LEVEL	\$105,000	401	72
034 02 0029 000	35183 LANCASHIRE	3/26/2025	\$517,000	PTA	03-ARM'S LENGTH	\$517,000	\$232,200	44.91	\$484,377	\$106,554	\$410,446	\$304,695	1.347	2,607	\$157.44	'NCW	134.7072	QUAD LEVEL	\$105,000	401	73
034 02 0038 000	35391 LANCASHIRE	5/26/2023	\$497,000	PTA	03-ARM'S LENGTH	\$497,000	\$212,500	42.76	\$482,598	\$105,000	\$392,000	\$317,309	1.235	2,517	\$155.74	'NCW	123.5389	2.00 STORY	\$105,000	401	73
034 02 0051 000	35246 LANCASHIRE	1/31/2024	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$201,700	45.02	\$461,069	\$108,605	\$339,395	\$302,544	1.122	2,071	\$163.88	'NCW	112.1804	1.00 STORY	\$105,000	401	73
034 02 0063 000	35345 BANBURY	9/13/2023	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$200,500	46.09	\$459,648	\$105,000	\$330,000	\$304,418	1.084	2,056	\$160.51	'NCW	108.4036	1.00 STORY	\$105,000	401	72
038 02 0013 000	18576 SHADYSIDE	6/20/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$104,200	38.88	\$224,590	\$59,440	\$208,560	\$141,759	1.471	956	\$218.16	'NCW	23.1644	1.00 STORY	\$59,440	401	60
038 02 0021 000	18430 SHADYSIDE	5/22/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$133,200	38.06	\$285,626	\$68,898	\$281,102	\$186,032	1.511	1,541	\$182.42	'NCW	151.1041	1.00 STORY	\$68,898	401	55
038 02 0067 000	18234 FARMINGTON	2/26/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,300	37.57	\$211,991	\$59,440	\$175,560	\$130,945	1.341	1,055	\$166.41	'NCW	134.0716	1.00 STORY	\$59,440	401	65
038 02 0116 000	18608 FARMINGTON	1/14/2025	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$104,200	42.53	\$217,656	\$62,023	\$182,977	\$130,784	1.399	1,170	\$156.39	'NCW	#REF!	2.00 STORY	\$59,440	401	62
038 02 0172 000	19015 WESTMORE	9/12/2023	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$82,000	44.09	\$182,600	\$60,149	\$125,851	\$105,108	1.197	916	\$137.39	'NCW	119.7349	1.00 STORY	\$59,440	401	59
038 02 0252 001	18632 WESTMORE	6/18/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$246,764	\$61,500	\$238,500	\$159,024	1.500	997	\$239.22	'NCW	149.9774	1.00 STORY	\$61,500	401	68
038 02 0300 000	18941 SHADYSIDE	1/29/2025	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,200	43.12	\$258,268	\$54,553	\$240,447	\$171,189	1.405	1,380	\$174.24	'NCW	140.4570	2.00 STORY	\$44,580	401	69
038 03 0788 002	18920 WOODRING	10/15/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$174,100	39.57	\$363,375	\$48,295	\$391,705	\$264,773	1.479	1,954	\$200.46	'NCW	24.6662	2.00 STORY	\$48,295	401	75
038 99 0017 000	18955 WOODRING	11/25/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$118,100	48.20	\$246,251	\$62,183	\$182,817	\$154,678	1.182	1,563	\$116.97	'NCW	5.7665	2.00 STORY	\$59,500	401	59
039 01 0005 000	32724 SIX MILE	11/1/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$144,100	57.64	\$320,114	\$87,163	\$162,837	\$199,957	0.814	1,782	\$91.38	'NCW	42.5225	1.00 STORY	\$86,000	401	60
039 01 0045 000	18001 FAIRFIELD	4/25/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$112,200	36.79	\$288,955	\$81,000	\$224,000	\$178,502	1.255	1,416	\$158.19	'NCW	1.5303	1.00 STORY	\$81,000	401	72
039 01 0064 000	17310 MAYFIELD	8/31/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,000	45.82	\$296,526	\$81,000	\$194,000	\$185,000	1.049	1,440	\$134.72	'NCW	19.0937	1.00 STORY	\$81,000	401	62
039 01 0069 000	17550 MAYFIELD	7/31/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$308,796	\$81,000	\$219,000	\$195,533	1.120	1,561	\$140.29	'NCW	11.9570	1.00 STORY	\$81,000	401	60
039 01 0082 000	32621 CURTIS	7/12/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$294,946	\$90,273	\$209,727	\$175,684	1.194	1,328	\$157.93	'NCW	4.5811	1.00 STORY	\$85,244	401	65
039 01 0094 000	17731 MAYFIELD	7/11/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$134,900	38.54	\$321,949	\$81,000	\$269,000	\$206,823	1.301	1,416	\$189.97	'NCW	6.1044	1.00 STORY	\$81,000	401	65
039 02 0006 000	17261 BELL CREEK	12/5/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$173,300	44.66	\$379,407	\$85,000	\$303,000	\$247,400	1.225	2,332	\$129.93	'NCW	122.4737	2.00 STORY	\$85,000	401	63
039 02 0049 000	17360 LOVELAND	12/26/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$159,700	46.29	\$375,920	\$84,960	\$260,040	\$244,504	1.064	2,116	\$122.89	'NCW	17.6044	2.00 STORY	\$84,960	401	65
039 02 0080 000	32941 BRIER CT	9/20/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$142,100	37.89	\$344,677	\$92,436	\$282,564	\$216,515	1.305	1,505	\$187.75	'NCW	6.5470	1.00 STORY	\$85,000	401	65
039 02 0091 000	32929 NORTHGATE	4/2/2024	\$399,999	PTA	03-ARM'S LENGTH	\$399,999	\$185,600	46.40	\$405,394	\$84,960	\$315,039	\$269,272	1.170	2,060	\$152.93	'NCW	6.9620	2.00 STORY	\$84,960	401	69
Totals:			\$43,733,400			\$43,631,400	\$18,565,600		\$42,218,11												

ECF Statistical Analysis	
Mean	1.240
Standard Error	0.015
Median	1.235
Mode	#N/A
Standard Deviation	0.161
Sample Variance	0.026
Kurtosis	-0.228
Skewness	-0.091
Range	0.789
Minimum	0.814
Maximum	1.603
Sum	142.552
Count	115

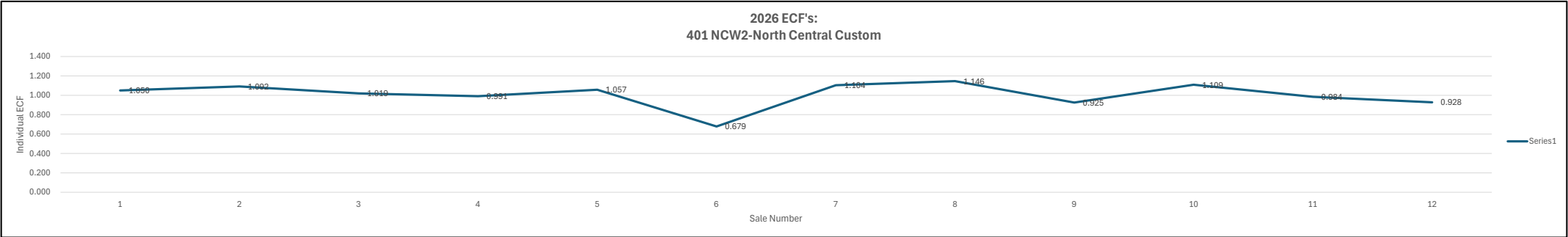


OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	
039 02 0006 000	17261 BELL CREEK	5/17/2024	\$291,100	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$291,100	\$173,300	59.53	\$379,407	\$85,000	\$206,100	\$247,400	0.833	2,332	\$88.38	'NCW	83.3064	2.00 STORY	\$85,000	401	Prior	
034 01 0009 012	18635 LAUREL	5/20/2024	\$510,000	PTA	03-ARM'S LENGTH	\$61,200	\$181,800	297.06	\$359,690	\$105,000	(\$43,800)	\$231,536	(0.189)	1,811	(\$24.19)	'NCW	18.9171	1.00 STORY	\$105,000	401	Low	
038 03 0788 001	18910 WOODRING	4/30/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$86,900	28.49	\$224,667	\$60,655	\$244,345	\$137,825	1.773	1,120	\$218.17	'NCW	177.2864	2.00 STORY	\$55,725	401	High	

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
025 04 0049 000	37670 KINGSBURN	12/5/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$226,700	47.23	\$465,642	\$105,000	\$375,000	\$357,071	1.050	1,985	\$188.92	'NCW2	4.3177	1.00 STORY	\$105,000	401	77	
025 04 0072 000	18759 GLENGARRY	6/26/2024	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$220,000	39.29	\$497,627	\$112,097	\$447,903	\$410,138	1.092	2,469	\$181.41	'NCW2	8.5044	2.00 STORY	\$105,000	401	72	
025 04 0074 000	18635 GLENGARRY	5/31/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$218,400	42.00	\$487,722	\$105,000	\$415,000	\$407,151	1.019	2,619	\$158.46	'NCW2	1.2243	2.00 STORY	\$105,000	401	77	
025 04 0078 000	18447 GLENGARRY	10/25/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$240,400	49.57	\$492,227	\$105,000	\$380,000	\$383,393	0.991	2,035	\$186.73	'NCW2	1.5885	1.00 STORY	\$105,000	401	74	
025 04 0113 000	37617 KINGSBURN	11/15/2024	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$255,400	43.29	\$536,546	\$107,475	\$482,525	\$456,458	1.057	2,689	\$179.44	'NCW2	5.0072	2.00 STORY	\$105,000	401	79	
025 05 0148 000	18220 GLENGARRY	9/27/2024	\$427,000	PTA	03-ARM'S LENGTH	\$427,000	\$259,700	60.82	\$549,232	\$109,629	\$317,371	\$467,662	0.679	3,132	\$101.33	'NCW2	32.8401	2.00 STORY	\$105,000	401	75	
029 05 0010 000	18887 VAN	12/15/2023	\$665,900	PTA	03-ARM'S LENGTH	\$665,900	\$251,900	37.83	\$584,321	\$115,550	\$550,350	\$498,692	1.104	2,919	\$188.54	'NCW2	9.6552	2.00 STORY	\$102,000	401	75	
029 99 0017 000	18383 VAN	9/15/2023	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$225,500	32.21	\$593,804	\$110,000	\$590,000	\$514,685	1.146	2,865	\$205.93	'NCW2	13.9298	2.00 STORY	\$110,000	401	83	
030 04 0105 000	18417 WESTCHESTER	5/13/2024	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$287,600	49.16	\$592,792	\$114,387	\$470,613	\$508,941	0.925	2,507	\$187.72	'NCW2	8.2344	2.00 STORY	\$95,000	401	81	
030 04 0125 000	37149 WEYMOUTH	7/11/2024	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$279,400	41.70	\$583,860	\$104,400	\$565,600	\$510,063	1.109	3,149	\$179.61	'NCW2	10.1848	2.00 STORY	\$95,000	401	79	
030 04 0141 000	18240 HEATHERLEA	8/19/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$248,000	51.13	\$495,199	\$96,597	\$388,403	\$394,655	0.984	2,062	\$188.36	'NCW2	2.2876	1.00 STORY	\$95,000	401	78	
030 04 0149 000	37211 CURTIS	6/9/2023	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$255,600	43.69	\$591,116	\$99,488	\$485,512	\$523,008	0.928	3,208	\$151.34	'NCW2	7.8728	2.00 STORY	\$95,000	401	78	
Totals:			\$6,752,900			\$6,752,900	\$2,968,600		\$6,470,088		\$5,468,277	\$5,431,917			\$174.82		0.0341					
								Sale. Ratio =>	43.96					E.C.F. =>	1.007	Std. Deviation=>	0.13					
								Std. Dev. =>	7.40					Ave. E.C.F. =>	1.007	Ave. Variance=>	8.80	COV =>	8.74			

ECF Statistical Analysis	
Mean	1.007
Standard Error	0.036
Median	1.035
Mode	#N/A
Standard Deviation	0.125
Sample Variance	0.016
Kurtosis	3.884
Skewness	-1.723
Range	0.468
Minimum	0.679
Maximum	1.146
Sum	12.084
Count	12

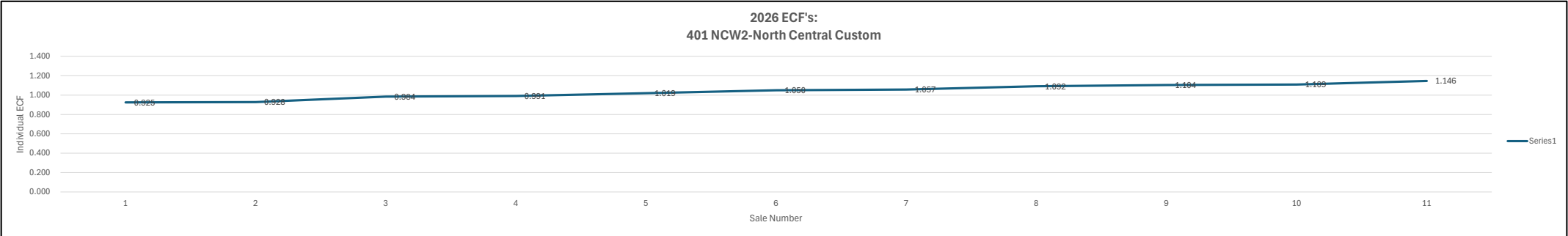


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
030 04 0105 000	18417 WESTCHESTER	5/13/2024	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$287,600	49.16	\$592,792	\$114,387	\$470,613	\$508,941	0.925	2,507	\$187.72	'NCW2	13.2416	2.00 STORY	\$95,000	401	81
030 04 0149 000	37211 CURTIS	6/9/2023	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$255,600	43.69	\$591,116	\$99,488	\$485,512	\$523,008	0.928	3,208	\$151.34	'NCW2	9.0971	2.00 STORY	\$95,000	401	78
030 04 0141 000	18240 HEATHERLEA	8/19/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$248,000	51.13	\$495,199	\$96,597	\$388,403	\$394,655	0.984	2,062	\$188.36	'NCW2	7.2949	1.00 STORY	\$95,000	401	78
025 04 0078 000	18447 GLENGARRY	10/25/2024	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$240,400	49.57	\$492,227	\$105,000	\$380,000	\$383,393	0.991	2,035	\$186.73	'NCW2	4.5739	1.00 STORY	\$105,000	401	74
025 04 0074 000	18635 GLENGARRY	5/31/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$218,400	42.00	\$487,722	\$105,000	\$415,000	\$407,151	1.019	2,619	\$158.46	'NCW2	101.9278	2.00 STORY	\$105,000	401	77
025 04 0049 000	37670 KINGSBURN	12/5/2024	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$226,700	47.23	\$465,642	\$105,000	\$375,000	\$357,071	1.050	1,985	\$188.92	'NCW2	105.0211	1.00 STORY	\$105,000	401	77
025 04 0113 000	37617 KINGSBURN	11/15/2024	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$255,400	43.29	\$536,546	\$107,475	\$482,525	\$456,458	1.057	2,689	\$179.44	'NCW2	105.7107	2.00 STORY	\$105,000	401	79
025 04 0072 000	18759 GLENGARRY	6/26/2024	\$560,000	PTA	03-ARM'S LENGTH	\$560,000	\$220,000	39.29	\$497,627	\$112,097	\$447,903	\$410,138	1.092	2,469	\$181.41	'NCW2	109.2079	2.00 STORY	\$105,000	401	72
029 05 0010 000	18887 VAN	12/15/2023	\$665,900	PTA	03-ARM'S LENGTH	\$665,900	\$251,900	37.83	\$584,321	\$115,550	\$550,350	\$498,692	1.104	2,919	\$188.54	'NCW2	110.3587	2.00 STORY	\$102,000	401	75
030 04 0125 000	37149 WEYMOUTH	7/11/2024	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$279,400	41.70	\$583,860	\$104,400	\$565,600	\$510,063	1.109	3,149	\$179.61	'NCW2	110.8883	2.00 STORY	\$95,000	401	79
029 99 0017 000	18383 VAN	9/15/2023	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$225,500	32.21	\$593,804	\$110,000	\$590,000	\$514,685	1.146	2,865	\$205.93	'NCW2	114.6332	2.00 STORY	\$110,000	401	83
Totals:			\$6,325,900			\$6,325,900	\$2,708,900		\$5,920,856		\$5,150,906	\$4,964,255			\$181.50		0.0710				
							Sale. Ratio =>	42.82				E.C.F. =>	1.038		Std. Deviation=>	0.07					
							Std. Dev. =>	5.69				Ave. E.C.F. =>	1.037		Ave. Variance=>	72.00	COV =>	69.43			

ECF Statistical Analysis	
Mean	1.037
Standard Error	0.022
Median	1.050
Mode	#N/A
Standard Deviation	0.074
Sample Variance	0.005
Kurtosis	-1.058
Skewness	-0.235
Range	0.222
Minimum	0.925
Maximum	1.146
Sum	11.406
Count	11



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
025 05 0148 000	18220 GLENGARRY	9/27/2024	\$427,000	PTA	03-ARM'S LENGTH	\$427,000	\$259,700	60.82	\$549,232	\$109,629	\$317,371	\$467,662	0.679	3,132	\$101.33	'NCW2	67.8633	2.00 STORY	\$105,000	401	Low

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
009 99 0118 006	19930 HUBBARD	8/9/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$207,900	39.98	\$479,685	\$66,222	\$453,778	\$359,533	1.262	2,149	\$211.16	'NW	2.3747	1.00 STORY	\$63,000	401	81
010 01 0005 003	33385 NORFOLK	6/5/2024	\$515,135	PTA	03-ARM'S LENGTH	\$515,135	\$229,700	44.59	\$499,676	\$78,875	\$436,260	\$356,611	1.223	2,194	\$198.84	'NW	6.2529	2.00 STORY	\$67,200	401	84
010 01 0026 000	20080 SHADYSIDE	7/24/2023	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$200,600	38.21	\$457,786	\$109,584	\$415,416	\$309,512	1.342	2,829	\$146.84	'NW	5.6286	TRI-LEVEL	\$75,000	401	68
010 01 0052 000	20411 MAYFIELD	11/7/2023	\$251,500	PTA	03-ARM'S LENGTH	\$251,500	\$128,200	50.97	\$282,729	\$80,030	\$171,470	\$176,260	0.973	1,204	\$142.42	'NW	31.3054	1.00 STORY	\$75,000	401	65
010 01 0106 000	20409 HUBBARD	3/11/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$123,300	28.67	\$372,545	\$73,271	\$356,729	\$253,622	1.407	2,370	\$150.52	'NW	12.0659	2.00 STORY	\$63,750	401	62
010 01 0114 001	20173 HUBBARD	8/10/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$156,700	46.09	\$368,996	\$88,281	\$251,719	\$237,894	1.058	1,801	\$139.77	'NW	22.7765	2.00 STORY	\$75,000	401	74
010 01 0124 004	32414 PEMBROKE	11/1/2024	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$92,700	47.54	\$197,617	\$83,347	\$111,653	\$99,365	1.124	960	\$116.31	'NW	16.2213	1.00 STORY	\$82,500	401	55
010 99 0001 001	20321 SHADYSIDE	7/17/2024	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$95,400	33.95	\$213,303	\$58,079	\$222,921	\$131,545	1.695	1,309	\$170.30	'NW	40.8758	2.00 STORY	\$52,500	401	57
011 01 0049 001	19302 FARMINGTON	10/3/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$64,700	30.81	\$164,186	\$44,175	\$165,825	\$104,357	1.589	926	\$179.08	'NW	30.3138	1.00 STORY	\$44,175	401	58
011 01 0093 002	19191 WESTMORE	11/27/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$82,800	37.30	\$195,184	\$57,000	\$165,000	\$120,160	1.373	907	\$181.92	'NW	8.7290	1.00 STORY	\$57,000	401	66
011 01 0132 002	19348 WESTMORE	5/2/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$97,600	38.58	\$241,587	\$72,200	\$180,800	\$143,548	1.260	1,303	\$138.76	'NW	2.6370	2.00 STORY	\$72,200	401	62
011 01 0184 000	19307 SHADYSIDE	1/16/2025	\$225,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$119,600	53.16	\$280,207	\$196,175	\$28,825	\$73,071	0.394	920	\$31.33	'NW	89.1399	1.00 STORY	\$196,175	401	48
013 01 0304 000	20209 SOUTHAMPTON	8/19/2024	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$184,800	37.71	\$395,899	\$90,000	\$400,000	\$265,999	1.504	1,678	\$238.38	'NW	21.7886	1.00 STORY	\$90,000	401	69
013 01 0322 000	20146 POLLYANNA	5/11/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$188,300	39.64	\$418,190	\$95,000	\$380,000	\$273,889	1.387	1,938	\$196.08	'NW	10.1545	2.00 STORY	\$95,000	401	76
013 01 0385 000	34154 PEMBROKE	12/26/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$193,800	40.80	\$416,434	\$94,452	\$380,548	\$279,984	1.359	1,802	\$211.18	'NW	7.3299	1.00 STORY	\$91,125	401	74
013 01 0393 000	34101 PEMBROKE	7/21/2023	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$185,100	38.56	\$450,002	\$96,558	\$383,442	\$299,528	1.280	2,348	\$163.31	'NW	0.5725	2.00 STORY	\$90,000	401	73
013 01 0397 000	34205 PEMBROKE	5/20/2024	\$492,000	PTA	03-ARM'S LENGTH	\$492,000	\$203,400	41.34	\$454,568	\$90,000	\$402,000	\$308,955	1.301	2,264	\$177.56	'NW	1.5282	2.00 STORY	\$90,000	401	77
013 01 0469 002	19970 MYRON	1/31/2024	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$202,000	40.81	\$464,158	\$99,123	\$395,877	\$317,421	1.247	2,258	\$175.32	'NW	3.8712	1.00 STORY	\$91,125	401	71
013 99 0019 001	20013 FARMINGTON	8/9/2023	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$110,600	41.42	\$282,264	\$75,214	\$191,786	\$175,466	1.093	2,135	\$89.83	'NW	19.2869	2.00 STORY	\$74,250	401	54
019 01 0002 000	19763 FITZGERALD	10/28/2024	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$201,400	39.88	\$432,179	\$83,148	\$421,852	\$295,788	1.426	2,042	\$206.59	'NW	14.0318	2.00 STORY	\$75,600	401	77
019 01 0009 000	19555 FITZGERALD	4/3/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$173,500	45.66	\$392,014	\$75,600	\$304,400	\$275,142	1.106	2,044	\$148.92	'NW	17.9541	1.00 STORY	\$75,600	401	68
019 01 0044 000	19236 FITZGERALD	6/3/2024	\$409,000	PTA	03-ARM'S LENGTH	\$409,000	\$158,300	38.70	\$324,901	\$91,000	\$318,000	\$207,912	1.529	1,693	\$187.83	'NW	24.3615	TRI-LEVEL	\$91,000	401	71
019 02 0037 000	37107 ST MARTINS	4/26/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$229,000	45.80	\$510,221	\$105,000	\$395,000	\$343,407	1.150	2,259	\$174.86	'NW	13.5640	2.00 STORY	\$105,000	401	78
019 02 0044 002	37291 ST MARTINS	9/13/2023	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$226,100	41.87	\$511,171	\$112,014	\$427,986	\$347,093	1.233	2,090	\$204.78	'NW	5.2820	1.00 STORY	\$105,000	401	73
024 99 0053 000	37635 ST MARTINS	7/26/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$110,700	31.63	\$261,591	\$112,116	\$237,884	\$129,978	1.830	988	\$240.77	'NW	54.4308	1.00 STORY	\$110,000	401	63

Totals:

\$9,825,635

\$9,825,635

\$3,966,200

\$9,067,093

\$7,599,171

\$5,886,040

\$168.91

0.5171

Sale. Ratio =>

40.37

E.C.F. =>

1.291

Std. Deviation=>

0.27

Std. Dev. =>

5.83

Ave. E.C.F. =>

1.286

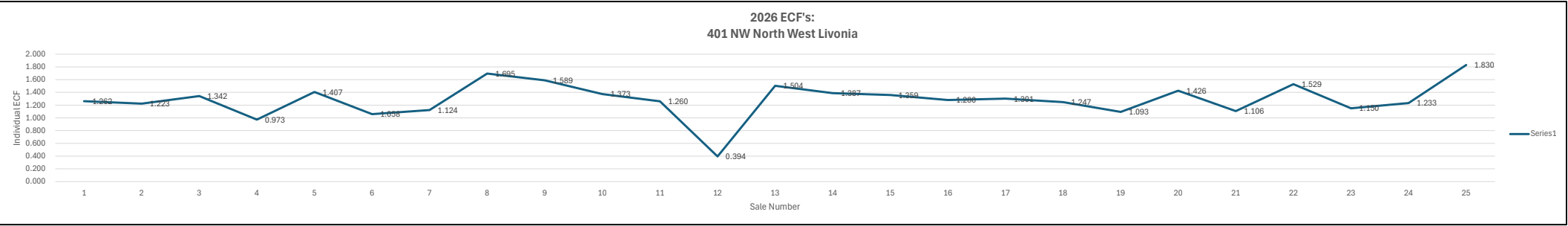
Ave. Variance=>

18.50

COV =>

14.39

ECF Statistical Analysis	
Mean	1.286
Standard Error	0.055
Median	1.280
Mode	#N/A
Standard Deviation	0.273
Sample Variance	0.075
Kurtosis	4.060
Skewness	-1.071
Range	1.436
Minimum	0.394
Maximum	1.830
Sum	32.147
Count	25

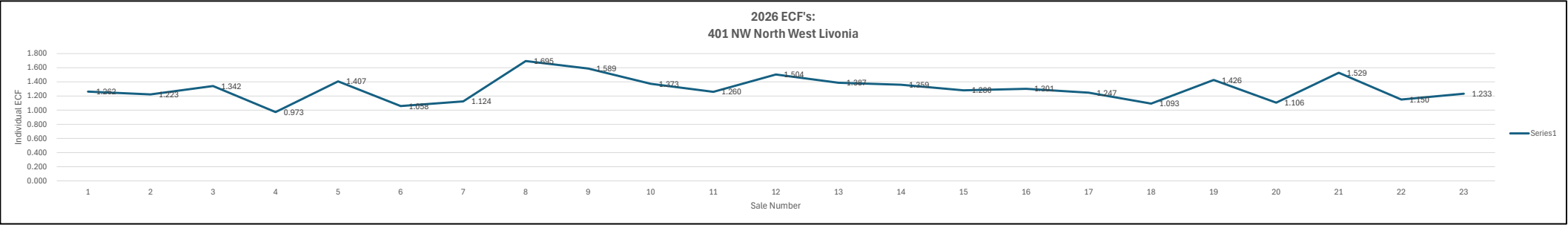


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
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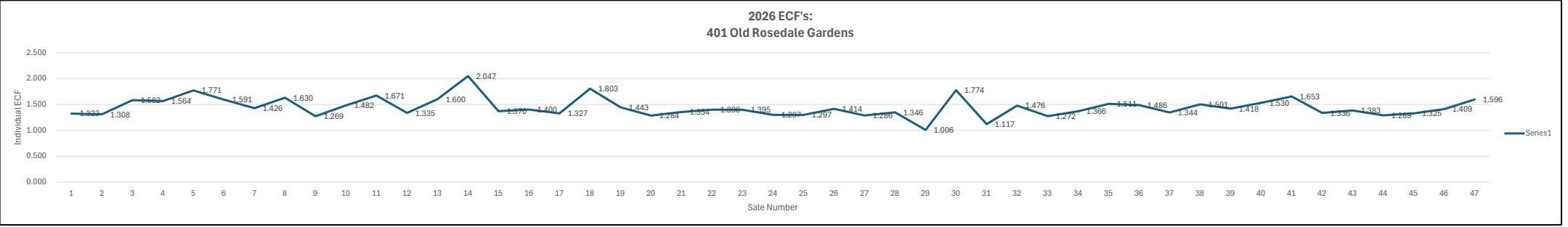
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
009 99 0118 006	19930 HUBBARD	8/9/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$207,900	39.98	\$479,685	\$66,222	\$453,778	\$359,533	1.262	2,149	\$211.16	'NW	126.2132	1.00 STORY	\$63,000	401	81
010 01 0005 003	33385 NORFOLK	6/5/2024	\$515,135	PTA	03-ARM'S LENGTH	\$515,135	\$229,700	44.59	\$499,676	\$78,875	\$436,260	\$356,611	1.223	2,194	\$198.84	'NW	122.3350	2.00 STORY	\$67,200	401	84
010 01 0026 000	20080 SHADYSIDE	7/24/2023	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$200,600	38.21	\$457,786	\$109,584	\$415,416	\$309,512	1.342	2,829	\$146.84	'NW	134.2164	TRI-LEVEL	\$75,000	401	68
010 01 0052 000	20411 MAYFIELD	11/7/2023	\$251,500	PTA	03-ARM'S LENGTH	\$251,500	\$128,200	50.97	\$282,729	\$80,030	\$171,470	\$176,260	0.973	1,204	\$142.42	'NW	97.2824	1.00 STORY	\$75,000	401	65
010 01 0106 000	20409 HUBBARD	3/11/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$123,300	28.67	\$372,545	\$73,271	\$356,729	\$253,622	1.407	2,370	\$150.52	'NW	140.6538	2.00 STORY	\$63,750	401	62
010 01 0114 001	20173 HUBBARD	8/10/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$156,700	46.09	\$368,996	\$88,281	\$251,719	\$237,894	1.058	1,801	\$139.77	'NW	105.8114	2.00 STORY	\$75,000	401	74
010 01 0124 004	32414 PEMBROKE	11/1/2024	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$92,700	47.54	\$197,617	\$83,347	\$111,653	\$99,365	1.124	960	\$116.31	'NW	112.3665	1.00 STORY	\$82,500	401	55
010 99 0001 001	20321 SHADYSIDE	7/17/2024	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$95,400	33.95	\$213,303	\$58,079	\$222,921	\$131,545	1.695	1,309	\$170.30	'NW	169.4637	2.00 STORY	\$52,500	401	57
011 01 0049 001	19302 FARMINGTON	10/3/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$64,700	30.81	\$164,186	\$44,175	\$165,825	\$104,357	1.589	926	\$179.08	'NW	158.9017	1.00 STORY	\$44,175	401	58
011 01 0093 002	19191 WESTMORE	11/27/2023	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$82,800	37.30	\$195,184	\$57,000	\$165,000	\$120,160	1.373	907	\$181.92	'NW	137.3169	1.00 STORY	\$57,000	401	66
011 01 0132 002	19348 WESTMORE	5/2/2023	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$97,600	38.58	\$241,587	\$72,200	\$180,800	\$143,548	1.260	1,303	\$138.76	'NW	125.9509	2.00 STORY	\$72,200	401	62
013 01 0304 000	20209 SOUTHAMPTON	8/19/2024	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$184,800	37.71	\$395,899	\$90,000	\$400,000	\$265,999	1.504	1,678	\$238.38	'NW	20.2795	1.00 STORY	\$90,000	401	69
013 01 0322 000	20146 POLLYANNA	5/11/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$188,300	39.64	\$418,190	\$95,000	\$380,000	\$273,889	1.387	1,938	\$196.08	'NW	8.6454	2.00 STORY	\$95,000	401	76
013 01 0385 000	34154 PEMBROKE	12/26/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$193,800	40.80	\$416,434	\$94,452	\$380,548	\$279,984	1.359	1,802	\$211.18	'NW	5.8208	1.00 STORY	\$91,125	401	74
013 01 0393 000	34101 PEMBROKE	7/21/2023	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$185,100	38.56	\$450,002	\$96,558	\$383,442	\$299,528	1.280	2,348	\$163.31	'NW	2.0816	2.00 STORY	\$90,000	401	73
013 01 0397 000	34205 PEMBROKE	5/20/2024	\$492,000	PTA	03-ARM'S LENGTH	\$492,000	\$203,400	41.34	\$454,568	\$90,000	\$402,000	\$308,955	1.301	2,264	\$177.56	'NW	0.0191	2.00 STORY	\$90,000	401	77
013 01 0469 002	19970 MYRON	1/31/2024	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$202,000	40.81	\$464,158	\$99,123	\$395,877	\$317,421	1.247	2,258	\$175.32	'NW	5.3803	1.00 STORY	\$91,125	401	71
013 99 0019 001	20013 FARMINGTON	8/9/2023	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$110,600	41.42	\$282,264	\$75,214	\$191,786	\$175,466	1.093	2,135	\$89.83	'NW	20.7960	2.00 STORY	\$74,250	401	54
019 01 0002 000	19763 FITZGERALD	10/28/2024	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$201,400	39.88	\$432,179	\$83,148	\$421,852	\$295,788	1.426	2,042	\$206.59	'NW	12.5228	2.00 STORY	\$75,600	401	77
019 01 0009 000	19555 FITZGERALD	4/3/2023	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$173,500	45.66	\$392,014	\$75,600	\$304,400	\$275,142	1.106	2,044	\$148.92	'NW	19.4632	1.00 STORY	\$75,600	401	68
019 01 0044 000	19236 FITZGERALD	6/3/2024	\$409,000	PTA	03-ARM'S LENGTH	\$409,000	\$158,300	38.70	\$324,901	\$91,000	\$318,000	\$207,912	1.529	1,693	\$187.83	'NW	22.8524	TRI-LEVEL	\$91,000	401	71
019 02 0037 000	37107 ST MARTINS	4/26/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$229,000	45.80	\$510,221	\$105,000	\$395,000	\$343,407	1.150	2,259	\$174.86	'NW	15.0731	2.00 STORY	\$105,000	401	78
019 02 0044 002	37291 ST MARTINS	9/13/2023	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$228,100	41.87	\$511,171	\$112,014	\$427,986	\$347,093	1.233	2,090	\$204.78	'NW	6.7911	1.00 STORY	\$105,000	401	73
Totals:			\$9,250,635			\$9,250,635	\$3,735,900		\$8,525,295		\$7,332,462	\$5,682,991			\$171.76		1.0723				
								Sale. Ratio =>	40.39				E.C.F. =>	1.290		Std. Deviation=>	0.18				
								Std. Dev. =>	5.12				Ave. E.C.F. =>	1.301		Ave. Variance=>	68.27	COV =>	52.48		

ECF Statistical Analysis	
Mean	1.301
Standard Error	0.037
Median	1.280
Mode	#N/A
Standard Deviation	0.178
Sample Variance	0.032
Kurtosis	-0.121
Skewness	0.297
Range	0.722
Minimum	0.973
Maximum	1.695
Sum	29.922
Count	23



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
011 01 0184 000	19307 SHADYSIDE	1/16/2025	\$225,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$119,600	53.16	\$280,207	\$196,175	\$28,825	\$73,071	0.394	920	\$31.33	'NW	39.4479	1.00 STORY	\$196,175	401	Low
024 99 0053 000	37635 ST MARTINS	7/26/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$110,700	31.63	\$261,591	\$112,116	\$237,884	\$129,978	1.830	988	\$240.77	'NW	183.0187	1.00 STORY	\$110,000	401	High

ECF Statistical Analysis	
Mean	1.443
Standard Error	0.027
Median	1.400
Mode	#N/A
Standard Deviation	0.185
Sample Variance	0.034
Kurtosis	1.784
Skewness	0.805
Range	1.041
Minimum	1.006
Maximum	2.047
Sum	67.804
Count	47



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
133 01 0109 000	11403 ARDEN	9/27/2024	\$268,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$268,000	\$131,900	49.22	\$261,014	\$92,625	\$175,375	\$132,589	1.323	1,031	\$170.10	'OR	#REF!	1.75 STORY	\$92,625	401	64
133 01 0127 000	11400 MELROSE	10/15/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,200	45.93	\$293,618	\$72,442	\$217,558	\$166,297	1.308	1,188	\$183.13	'OR	#REF!	2.00 STORY	\$71,000	401	64
133 01 0128 000	11406 MELROSE	7/17/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$118,100	37.49	\$289,466	\$71,000	\$244,000	\$156,047	1.564	1,294	\$188.56	'OR	29.1285	1.50 STORY	\$71,000	401	59
133 01 0132 000	11424 MELROSE	2/26/2025	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$124,200	38.81	\$268,269	\$72,998	\$247,002	\$139,479	1.771	1,390	\$177.70	'OR	40.4790	1.50 STORY	\$71,000	401	55
133 01 0161 000	11404 AUBURNDALE	7/25/2024	\$425,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$185,800	43.72	\$367,125	\$85,500	\$339,500	\$213,352	1.591	1,688	\$201.13	'OR	31.8921	1.50 STORY	\$85,500	401	65
133 01 0162 002	11410 AUBURNDALE	8/2/2024	\$350,500	PTA	03-ARM'S LENGTH	\$350,500	\$151,500	43.22	\$313,572	\$75,000	\$275,500	\$193,175	1.426	1,566	\$175.93	'OR	15.3822	1.00 STORY	\$75,000	401	58
133 01 0179 000	11331 AUBURNDALE	11/26/2024	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$118,400	37.35	\$282,350	\$71,000	\$246,000	\$150,964	1.630	1,119	\$219.84	'OR	35.7182	1.50 STORY	\$71,000	401	63
133 01 0200 000	11424 BERWICK	2/23/2024	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$115,900	38.38	\$295,756	\$71,000	\$231,000	\$181,988	1.269	1,120	\$206.25	'OR	126.9314	1.00 STORY	\$71,000	401	69
133 02 0300 000	9910 ARDEN	12/13/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$135,200	44.33	\$292,057	\$71,000	\$234,000	\$157,897	1.482	1,484	\$157.68	'OR	20.9633	1.50 STORY	\$71,000	401	60
133 02 0310 000	11016 ARDEN	7/15/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$115,100	38.37	\$240,814	\$73,000	\$227,000	\$135,881	1.671	1,010	\$224.75	'OR	39.8233	1.00 STORY	\$73,000	401	60
133 02 0319 000	11033 ARDEN	12/6/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$184,200	45.18	\$241,224	\$71,000	\$184,000	\$137,833	1.335	1,076	\$171.00	'OR	10.4247	1.00 STORY	\$71,000	401	61
133 02 0329 002	9925 ARDEN	4/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$122,500	40.83	\$271,685	\$73,000	\$227,000	\$141,917	1.600	1,186	\$191.40	'OR	32.7180	1.50 STORY	\$73,000	401	60
133 02 0425 002	10006 BERWICK	7/17/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$143,400	44.12	\$330,651	\$71,000	\$254,000	\$185,465	1.370	1,671	\$152.00	'OR	#REF!	1.50 STORY	\$71,000	401	60
133 02 0486 002	11022 INGRAM	10/16/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$133,500	43.06	\$309,916	\$71,000	\$239,000	\$170,654	1.400	1,380	\$173.19	'OR	#REF!	1.50 STORY	\$71,000	401	66
133 02 0524 000	11315 INGRAM	3/20/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$98,500	41.91	\$223,627	\$71,000	\$164,000	\$123,584	1.327	1,014	\$161.74	'OR	11.2163	1.00 STORY	\$71,000	401	58
133 02 0525 000	11307 INGRAM	3/7/2025	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$99,500	36.51	\$209,029	\$71,000	\$201,500	\$111,764	1.803	882	\$228.46	'OR	32.6745	1.00 STORY	\$71,000	401	60
133 02 0530 000	11033 INGRAM	2/22/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$152,200	43.49	\$341,846	\$77,289	\$272,711	\$188,969	1.443	1,622	\$168.13	'OR	#REF!	1.50 STORY	\$75,000	401	59
133 02 0534 000	11025 INGRAM	4/27/2023	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$134,000	44.82	\$306,615	\$76,085	\$222,915	\$164,664	1.354	1,388	\$160.60	'OR	#REF!	1.50 STORY	\$75,000	401	65
133 02 0542 000	9915 INGRAM	9/3/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$157,100	46.21	\$326,933	\$71,000	\$269,000	\$192,430	1.398	1,681	\$160.02	'OR	3.6079	2.00 STORY	\$71,000	401	56
133 02 0556 000	9928 BLACKBURN	11/15/2023	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$124,800	43.05	\$290,615	\$71,000	\$218,900	\$156,867	1.395	1,367	\$160.13	'OR	3.8540	1.50 STORY	\$71,000	401	61
133 02 0564 000	11030 BLACKBURN	6/14/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$154,000	48.89	\$321,108	\$74,413	\$240,587	\$185,484	1.297	1,482	\$162.34	'OR	14.2119	2.00 STORY	\$71,000	401	60
133 02 0585 000	11425 BLACKBURN	2/8/2024	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$231,400	43.66	\$510,287	\$116,665	\$413,335	\$318,722	1.297	2,249	\$183.79	'OR	14.2344	1.00 STORY	\$95,000	401	67
133 02 0603 002	11033 BLACKBURN	9/25/2024	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$140,100	43.11	\$307,764	\$90,000	\$235,000	\$166,232	1.414	1,161	\$202.41	'OR	2.0303	1.75 STORY	\$90,000	401	66
133 02 0609 000	11015 BLACKBURN	3/22/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$114,400	43.17	\$257,388	\$72,739	\$192,261	\$149,513	1.286	1,131	\$169.99	'OR	15.3280	1.00 STORY	\$71,000	401	62
133 02 0641 000	11036 CRANSTON	10/11/2023	\$399,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$399,900	\$176,200	44.06	\$379,660	\$116,000	\$283,900	\$210,928	1.346	1,718	\$165.25	'OR	9.3239	2.00 STORY	\$116,000	401	58
133 02 0683 000	11019 CRANSTON	3/13/2025	\$445,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$169,400	38.07	\$360,291	\$106,500	\$338,500	\$190,820	1.774	1,826	\$185.38	'OR	#REF!	2.00 STORY	\$106,500	401	59
133 02 0694 002	9901 CRANSTON	7/26/2023	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$118,700	50.73	\$249,442	\$87,500	\$146,500	\$131,127	1.117	1,045	\$140.19	'OR	32.1958	1.00 STORY	\$87,500	401	51
133 02 0705 002	10004 HUBBARD	10/25/2024	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$152,000	44.72	\$313,672	\$75,000	\$264,900	\$179,452	1.476	1,677	\$157.96	'OR	4.2171	2.00 STORY	\$75,000	401	62
133 02 0724 000	11404 HUBBARD	10/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$110,900	44.36	\$258,112	\$71,000	\$179,000	\$140,685	1.272	1,310	\$136.64	'OR	16.6849	2.00 STORY	\$71,000	401	55
133 02 0726 002	11410 HUBBARD	2/16/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$151,000	43.14	\$342,734	\$75,000	\$275,000	\$201,303	1.366	1,904	\$144.43	'OR	7.3096	2.00 STORY	\$75,000	401	58
133 03 0912 000	31512 WEST CHICAGO	5/17/2024	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$163,700	45.48	\$337,936	\$60,000	\$299,900	\$198,525	1.511	1,922	\$156.04	'OR	7.6651	1.50 STORY	\$60,000	401	59
133 03 0934 000	9840 MELROSE	5/26/2023	\$294,500	PTA	03-ARM'S LENGTH	\$294,500	\$121,000	41.09	\$281,501	\$71,000	\$223,500	\$150,357	1.486	1,457	\$153.40	'OR	#REF!	1.50 STORY	\$71,000	401	57
133 03 0943 000	9815 MELROSE	3/25/2024	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$119,700	42.77	\$277,788	\$71,000	\$208,900	\$155,479	1.344	1,400	\$149.21	'OR	9.5606	2.00 STORY	\$71,000	401	58
133 03 1019 002	9831 BERWICK	3/17/2025	\$305,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$305,000	\$125,000	40.98	\$270,223	\$108,500	\$196,500	\$130,949	1.501	1,043	\$188.40	'OR	6.1389	1.00 STORY	\$108,500	401	59
133 03 1027 000	9627 BERWICK	8/26/2024	\$342,500	PTA	03-ARM'S LENGTH	\$342,500	\$157,400	45.96	\$325,634	\$71,000	\$271,500	\$191,454	1.418	1,403	\$193.51	'OR	2.1100	2.00 STORY	\$71,000	401	66
133 03 1037 000	31824 WEST CHICAGO	9/13/2024	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$145,500	43.43	\$312,531	\$71,000	\$264,000	\$172,522	1.530	1,662	\$158.84	'OR	9.1044	1.50 STORY	\$71,000	401	55
133 03 1038 000	31840 WEST CHICAGO	7/14/2023	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$153,000	37.32	\$356,442	\$60,000	\$350,000	\$211,744	1.653	1,527	\$229.21	'OR	21.8950	1.50 STORY	\$60,000	401	68
133 03 1046 000	9806 INGRAM	4/6/2023	\$325,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$157,200	48.37	\$310,860	\$104,282	\$220,718	\$165,262	1.336	1,707	\$129.30	'OR	10.3631	2.00 STORY	\$100,000	401	57
133 03 1097 000	9837 BLACKBURN	10/3/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$129,300	42.25	\$297,020	\$73,000	\$233,000	\$168,436	1.383	1,497	\$155.64	'OR	5.5881	2.00 STORY	\$73,000	401	55
133 03 1098 002	9833 BLACKBURN	10/30/2024	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$155,600	45.10	\$334,292	\$90,000	\$255,000	\$197,807	1.289	1,480	\$172.30	'OR	15.0060	1.00 STORY	\$90,000	401	62
133 03 1114 000	32106 WEST CHICAGO	5/26/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$172,700	49.34	\$365,989	\$66,532	\$283,468	\$213,897	1.325	2,083	\$136.09	'OR	11.3941	1.50 STORY	\$60,000	401	58
133 04 1322 002	11425 MERRIMAN	4/27/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$83,100	34.63	\$217,334	\$56,580	\$183,420	\$130,165	1.409	994	\$184.53	'OR	3.0061	1.00 STORY	\$56,580	401	63
133 04 1327 002	11329 MERRIMAN	9/24/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$98,200	36.37	\$220,214	\$49,979	\$220,021	\$137,842	1.596	994	\$221.35	'OR	15.6987	1.00 STORY	\$49,979	401	61

Totals:

\$13,785,500

\$13,785,500

\$5,909,500

\$12,964,404

\$10,468,871

\$7,300,521

\$174.60

0.5206

Sale. Ratio =>

42.87

E.C.F. =>

1.434

Std. Deviation=>

0.15

Std. Dev. =>

3.80

Ave. E.C.F. =>

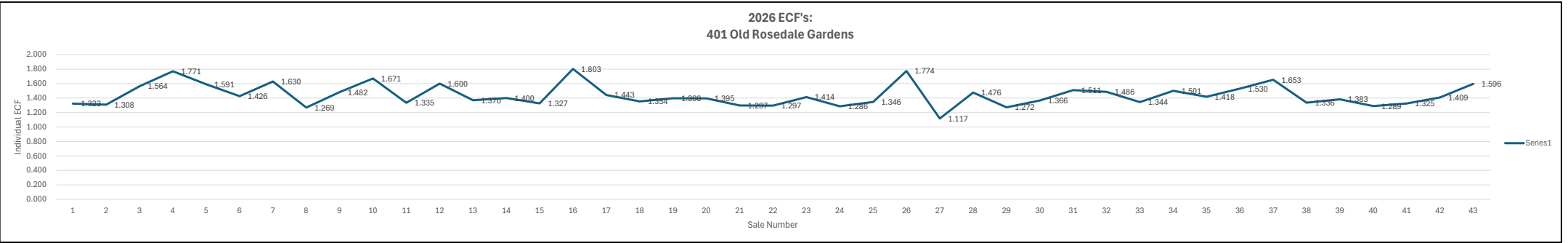
1.439

Ave. Variance=>

#REF! COV =>

#REF!

ECF Statistical Analysis	
Mean	1.439
Standard Error	0.023
Median	1.400
Mode	#N/A
Standard Deviation	0.152
Sample Variance	0.023
Kurtosis	0.166
Skewness	0.696
Range	0.686
Minimum	1.117
Maximum	1.803
Sum	61.885
Count	43



CITY OF LIVONIA
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OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
133 01 0127 000	11400 MELROSE	5/23/2024	\$335,500	PTA	03-ARM'S LENGTH	\$335,500	\$133,200	39.70	\$293,618	\$72,442	\$263,058	\$166,297	1.582	1,188	\$221.43	'OR	158.1857	2.00 STORY	\$71,000	401	Prior
133 02 0530 000	11033 INGRAM	5/17/2023	\$319,900	PTA	03-ARM'S LENGTH	\$319,900	\$152,200	47.58	\$341,846	\$77,289	\$242,611	\$188,969	1.284	1,622	\$149.58	'OR	128.3867	1.50 STORY	\$75,000	401	Prior
133 02 0683 000	11019 CRANSTON	10/25/2023	\$300,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$164,800	54.93	\$352,029	\$85,500	\$214,500	\$213,223	1.006	1,826	\$117.47	'OR	100.5989	2.00 STORY	\$85,500	401	Prior
133 02 0344 000	9924 MELROSE	3/28/2025	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$115,500	36.67	\$240,281	\$71,000	\$244,000	\$119,211	2.047	804	\$303.48	'OR	204.6791	1.25 STORY	\$71,000	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

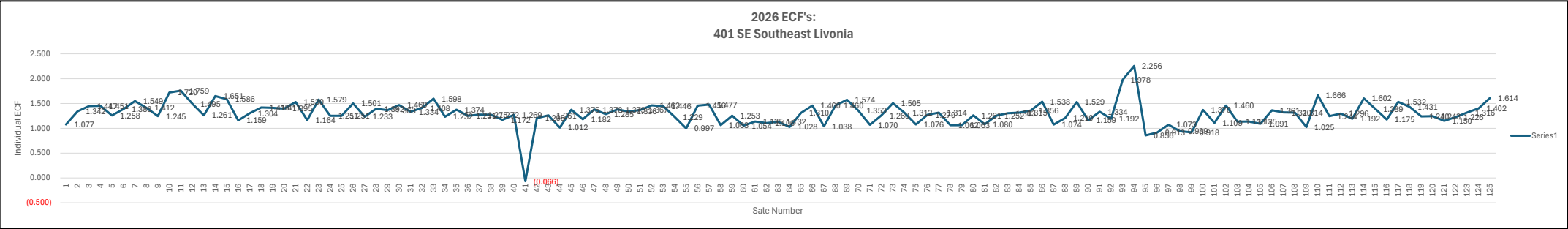
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
137 01 0048 000	30019 MACINTYRE	10/12/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$130,400	48.30	\$299,822	\$60,756	\$209,244	\$194,362	1.077	1,561	\$134.04	'SE	22.3398	1.00 STORY	\$60,000	401	65
137 01 0066 000	29653 MACINTYRE	4/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$115,000	37.10	\$288,980	\$58,000	\$252,000	\$187,788	1.342	1,291	\$195.20	'SE	4.1972	1.00 STORY	\$58,000	401	73
137 01 0071 000	29565 MACINTYRE	5/9/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$111,000	40.66	\$240,339	\$55,000	\$218,000	\$150,682	1.447	1,039	\$209.82	'SE	14.6789	1.00 STORY	\$55,000	401	67
137 01 0073 000	29525 MACINTYRE	6/26/2024	\$274,200	PTA	03-ARM'S LENGTH	\$274,200	\$110,400	40.26	\$240,794	\$55,000	\$219,200	\$151,052	1.451	1,121	\$195.54	'SE	15.1189	1.00 STORY	\$55,000	401	67
137 01 0097 000	29564 ORANGELAWN	4/17/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,600	41.84	\$245,565	\$51,794	\$198,206	\$157,537	1.258	1,251	\$158.44	'SE	4.1811	1.00 STORY	\$51,794	401	65
137 01 0105 000	29704 ORANGELAWN	2/12/2024	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$107,800	37.30	\$262,569	\$51,794	\$237,206	\$171,191	1.386	1,026	\$231.19	'SE	8.5655	1.00 STORY	\$51,794	401	74
137 01 0113 000	29880 ORANGELAWN	7/30/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$107,400	38.36	\$232,964	\$51,348	\$228,652	\$147,655	1.549	1,039	\$220.07	'SE	24.8589	1.00 STORY	\$51,348	401	69
137 01 0116 000	29928 ORANGELAWN	2/14/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$0	0.00	\$248,360	\$51,348	\$226,152	\$160,172	1.412	1,039	\$217.66	'SE	11.1965	1.00 STORY	\$51,348	401	67
137 01 0123 000	30060 ORANGELAWN	1/17/2025	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,100	46.98	\$242,680	\$50,901	\$194,099	\$155,917	1.245	1,039	\$186.81	'SE	5.5080	1.00 STORY	\$50,901	401	65
137 01 0130 000	9950 HENRY RUFF	10/3/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$103,100	36.18	\$220,643	\$58,972	\$226,028	\$131,439	1.720	1,039	\$217.54	'SE	41.9675	1.00 STORY	\$58,000	401	65
137 01 0151 000	9871 DORIS	11/28/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$99,800	32.72	\$230,961	\$58,714	\$246,286	\$140,038	1.759	1,026	\$240.04	'SE	45.8742	1.00 STORY	\$58,000	401	65
137 01 0174 000	9911 OPORTO	1/22/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,700	40.23	\$256,889	\$57,000	\$243,000	\$162,511	1.495	1,235	\$196.76	'SE	19.5317	1.00 STORY	\$57,000	401	65
137 01 0174 000	9911 OPORTO	7/17/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$111,100	42.40	\$256,889	\$57,000	\$205,000	\$162,511	1.261	1,235	\$165.99	'SE	3.8514	1.00 STORY	\$57,000	401	65
137 01 0179 000	9950 OPORTO	5/15/2023	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$100,800	34.40	\$233,635	\$60,000	\$233,000	\$141,166	1.651	1,039	\$224.25	'SE	35.0572	1.00 STORY	\$60,000	401	65
137 01 0184 000	29929 ORANGELAWN	6/9/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$99,500	35.54	\$230,276	\$58,546	\$221,454	\$139,617	1.586	1,039	\$213.14	'SE	28.6187	1.00 STORY	\$58,000	401	65
137 01 0185 000	29911 ORANGELAWN	6/20/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$101,400	45.27	\$234,216	\$58,000	\$166,000	\$143,265	1.159	1,039	\$159.77	'SE	14.1275	1.00 STORY	\$58,000	401	65
137 01 0247 000	29913 RICHLAND	11/22/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$105,500	40.42	\$250,011	\$66,975	\$194,025	\$148,809	1.304	1,039	\$186.74	'SE	0.3886	1.00 STORY	\$66,975	401	65
137 01 0253 000	29813 RICHLAND	2/7/2025	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$106,000	42.06	\$226,248	\$58,000	\$194,000	\$136,786	1.418	1,039	\$186.72	'SE	11.8307	1.00 STORY	\$58,000	401	65
137 01 0279 000	29866 ROBERT	10/16/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,000	41.43	\$251,515	\$58,000	\$222,000	\$157,329	1.411	1,026	\$216.37	'SE	11.1089	1.00 STORY	\$58,000	401	67
137 01 0304 000	29581 ROBERT	4/26/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,700	39.16	\$249,589	\$60,000	\$215,000	\$154,137	1.395	1,121	\$191.79	'SE	9.4896	1.00 STORY	\$60,000	401	65
138 01 0007 000	30983 RICHLAND	10/15/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$114,000	37.38	\$257,100	\$61,000	\$244,000	\$159,430	1.530	1,064	\$229.32	'SE	23.0486	1.00 STORY	\$61,000	401	65
138 01 0017 000	30850 RICHLAND	8/1/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$111,600	45.37	\$256,609	\$58,440	\$187,560	\$161,113	1.164	1,064	\$176.28	'SE	13.5815	1.00 STORY	\$58,440	401	65
138 01 0019 000	30878 RICHLAND	7/10/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$0	0.00	\$228,914	\$60,000	\$236,000	\$149,481	1.579	1,192	\$197.99	'SE	27.8829	2.00 STORY	\$60,000	401	65
138 01 0025 000	30962 RICHLAND	9/8/2023	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$138,100	40.38	\$314,707	\$60,000	\$282,000	\$225,404	1.251	1,616	\$174.50	'SE	4.8880	2.00 STORY	\$60,000	401	70
138 01 0058 000	31104 ROBERT	2/26/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$105,800	42.66	\$244,949	\$62,637	\$185,363	\$148,221	1.251	1,140	\$162.60	'SE	4.9381	1.00 STORY	\$60,000	401	65
138 02 0036 000	30572 ELMIRA	4/4/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$100,500	37.08	\$232,051	\$55,000	\$216,000	\$143,943	1.501	1,083	\$199.45	'SE	20.0627	1.00 STORY	\$55,000	401	65
138 02 0046 000	11311 SUNSET	8/25/2023	\$257,800	PTA	03-ARM'S LENGTH	\$257,800	\$110,800	42.98	\$257,286	\$69,854	\$187,946	\$152,383	1.233	1,080	\$174.02	'SE	6.6588	1.00 STORY	\$66,000	401	65
138 02 0073 000	11038 SUNSET	5/14/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$95,600	42.49	\$205,167	\$55,000	\$170,000	\$122,086	1.392	1,026	\$165.69	'SE	9.2494	1.00 STORY	\$55,000	401	65
138 02 0082 000	30663 ELMIRA	6/21/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$106,700	39.53	\$251,489	\$81,560	\$188,340	\$138,153	1.363	1,026	\$183.57	'SE	6.3304	1.00 STORY	\$81,560	401	65
138 02 0096 000	11003 MILBURN	12/11/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$106,600	37.80	\$245,124	\$55,000	\$227,000	\$154,572	1.469	1,026	\$221.25	'SE	16.8605	1.00 STORY	\$55,000	401	65
138 02 0100 000	9927 MILBURN	12/4/2024	\$238,500	PTA	03-ARM'S LENGTH	\$238,500	\$105,200	44.11	\$224,159	\$55,000	\$183,500	\$137,527	1.334	1,026	\$178.85	'SE	3.4317	1.00 STORY	\$55,000	401	65
138 02 0133 000	11071 FLAMINGO	4/7/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$251,689	\$56,295	\$223,705	\$158,856	1.408	1,083	\$206.56	'SE	10.8258	1.00 STORY	\$55,000	401	65
138 02 0149 000	9848 FLAMINGO	7/28/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$105,900	35.30	\$245,515	\$63,630	\$236,370	\$147,873	1.598	1,083	\$218.25	'SE	29.8500	1.00 STORY	\$63,630	401	65
138 02 0167 000	11306 FLAMINGO	9/15/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$100,600	43.18	\$232,720	\$55,000	\$178,000	\$144,487	1.232	1,083	\$164.36	'SE	6.8022	1.00 STORY	\$55,000	401	65
138 02 0188 000	9897 HILLCREST	5/13/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$110,700	37.53	\$270,763	\$64,021	\$230,979	\$168,082	1.374	1,083	\$213.28	'SE	7.4238	1.00 STORY	\$60,000	401	72
138 03 0078 000	31117 ORANGELAWN	5/5/2023	\$284,750	PTA	03-ARM'S LENGTH	\$284,750	\$121,500	42.67	\$281,004	\$64,528	\$220,222	\$175,996	1.251	1,372	\$160.51	'SE	4.8677	1.00 STORY	\$60,000	401	65
138 03 0106 000	9932 DENNE	11/7/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$124,000	45.76	\$263,523	\$60,000	\$211,000	\$165,465	1.275	1,064	\$198.31	'SE	2.4773	1.00 STORY	\$60,000	401	65
138 99 0046 000	11014 DENNE	10/11/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,400	40.97	\$341,314	\$85,207	\$264,793	\$208,217	1.272	1,561	\$169.63	'SE	2.8250	1.00 STORY	\$77,940	401	65
138 99 0054 000	11295 DENNE	6/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$121,300	43.32	\$290,045	\$77,940	\$202,060	\$172,443	1.172	1,600	\$126.29	'SE	12.8217	1.00 STORY	\$77,940	401	60
138 99 0058 001	11316 MERRIMAN	8/16/2023	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$173,700	36.96	\$396,869	\$55,800	\$414,200	\$326,381	1.269	1,870	\$221.50	'SE	3.0898	STYLE A	\$55,800	401	94
138 99 0058 002	11308 MERRIMAN	10/31/2023	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$21,800	41.92	\$126,391	\$55,800	(\$3,800)	\$57,391	(0.066)	1,844	(\$2.06)	'SE	136.6179	1.00 STORY	\$55,800	401	97
138 99 0062 001	11018 MERRIMAN	8/7/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$174,800	45.40	\$391,805	\$55,800	\$329,200	\$273,174	1.205	1,388	\$237.18	'SE	9.4874	1.00 STORY	\$55,800	401	94
139 01 0006 000	30498 GRANDON	10/7/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$111,700	45.59	\$240,428	\$59,976	\$185,024	\$146,708	1.261	1,083	\$170.84	'SE	3.8795	1.00 STORY	\$59,976	401	65
139 01 0053 000	31231 GRANDON	6/16/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$112,400	49.96	\$260,590	\$59,976	\$165,024	\$163,100	1.012	1,210	\$136.38	'SE	28.8170	1.00 STORY	\$59,976	401	65
139 02 0011 000	31175 MINTON	8/28/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,900	43.56	\$230,026	\$60,457	\$189,543	\$137,860	1.375	972	\$195.00	'SE	7.4928	1.00 STORY	\$60,075	401	65
139 02 0018 000	31021 MINTON	12/4/2023	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$84,700	43.46	\$200,393	\$60,453	\$134,447	\$113,772	1.182	972	\$138.32	'SE	11.8244	1.00 STORY	\$60,453	401	65
139 02 0028 000	30585 MINTON	6/26/2024	\$264,900	PTA	03-ARM'S LENGTH	\$264,900	\$107,400	40.54	\$243,156	\$62,100	\$202,800	\$147,200	1.378	972	\$208.64	'SE	7.7751	1.00 STORY	\$62,100	401	65
139 02 0053 000	30766 MINTON	2/16/2024	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$106,700	37.57	\$274,448	\$62,100	\$221,900	\$172,640	1.285	1,173	\$189.17	'SE	1.4633	1.00 STORY	\$62,100	401	70
139 02 0057 000	31066 MINTON	9/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$98,200	39.28	\$229,461	\$60,075	\$189,925	\$137,712	1.379	972	\$195.40	'SE	7.9180	1.00 STORY	\$60,075	401	65
139 02 0083 000	31175 HATHAWAY	9																			

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

139 03 0115 000	30673 WESTFIELD	10/5/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$123,000	37.28	\$292,837	\$59,976	\$269,924	\$206,071	1.310	2,038	\$132.45	'SE	0.9892	2.00 STORY	\$59,976	401	75
139 03 0119 000	30601 WESTFIELD	10/13/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$112,200	38.03	\$258,896	\$65,533	\$229,467	\$157,205	1.460	1,083	\$211.88	'SE	15.9701	1.00 STORY	\$59,976	401	65
139 03 0121 000	30565 WESTFIELD	4/27/2023	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$123,200	49.08	\$285,786	\$63,140	\$187,860	\$181,013	1.038	1,356	\$138.54	'SE	26.2141	1.00 STORY	\$59,976	401	65
139 03 0128 000	30441 WESTFIELD	6/16/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$105,500	37.68	\$246,016	\$64,260	\$215,740	\$147,769	1.460	1,083	\$199.21	'SE	16.0015	1.00 STORY	\$64,260	401	65
139 03 0154 000	29757 WESTFIELD	5/14/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$110,900	36.97	\$246,062	\$53,100	\$246,900	\$156,879	1.574	1,008	\$244.94	'SE	27.3858	1.00 STORY	\$53,100	401	69
139 03 0161 000	29639 WESTFIELD	4/11/2024	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$106,400	39.55	\$249,348	\$52,200	\$216,800	\$160,282	1.353	1,008	\$215.08	'SE	5.2649	1.00 STORY	\$52,200	401	69
139 03 0168 000	29521 WESTFIELD	6/21/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$104,800	47.64	\$243,671	\$62,118	\$157,882	\$147,604	1.070	1,008	\$156.63	'SE	23.0334	1.00 STORY	\$62,118	401	65
139 04 0005 000	31224 OLSON	5/10/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$116,500	45.69	\$250,310	\$59,976	\$195,024	\$154,743	1.260	1,067	\$182.78	'SE	3.9658	1.00 STORY	\$59,976	401	65
139 04 0022 000	8948 MERRIMAN	4/25/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,300	40.52	\$213,556	\$50,400	\$199,600	\$132,647	1.505	1,111	\$179.66	'SE	20.4779	1.00 STORY	\$50,400	401	65
139 04 0027 000	8878 MERRIMAN	3/6/2025	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$112,900	45.34	\$236,544	\$50,499	\$198,501	\$151,256	1.312	1,128	\$175.98	'SE	1.2385	1.00 STORY	\$50,499	401	65
139 04 0029 000	8854 MERRIMAN	9/14/2023	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$104,200	48.02	\$240,779	\$50,499	\$166,501	\$154,699	1.076	1,083	\$153.74	'SE	22.3677	1.00 STORY	\$50,499	401	65
139 04 0038 000	8877 DENNE	7/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$114,000	42.22	\$263,398	\$59,976	\$210,024	\$165,383	1.270	1,134	\$185.21	'SE	3.0042	1.00 STORY	\$59,976	401	65
139 04 0041 000	8925 DENNE	1/18/2024	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$113,100	40.83	\$263,069	\$59,976	\$217,024	\$165,116	1.314	1,311	\$165.54	'SE	1.4406	1.00 STORY	\$59,976	401	65
139 04 0061 000	8936 DENNE	2/5/2024	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$113,400	48.28	\$262,524	\$59,976	\$174,924	\$164,673	1.062	1,160	\$150.80	'SE	23.7716	1.00 STORY	\$59,976	401	65
139 04 0061 000	8936 DENNE	7/11/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$113,400	48.26	\$262,524	\$59,976	\$175,024	\$164,673	1.063	1,160	\$150.88	'SE	23.7109	1.00 STORY	\$59,976	401	65
139 04 0062 000	8924 DENNE	8/21/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,900	42.23	\$259,992	\$59,976	\$205,024	\$162,614	1.261	1,160	\$176.74	'SE	3.9165	1.00 STORY	\$59,976	401	65
139 04 0063 000	8912 DENNE	12/14/2023	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$111,700	47.55	\$259,141	\$59,976	\$174,924	\$161,922	1.080	1,160	\$150.80	'SE	21.9669	1.00 STORY	\$59,976	401	65
139 04 0080 000	8937 PERRIN	9/24/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$114,800	45.92	\$246,603	\$59,976	\$190,024	\$151,729	1.252	1,111	\$171.04	'SE	4.7576	1.00 STORY	\$59,976	401	65
139 04 0083 000	9001 PERRIN	12/9/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$115,100	44.44	\$247,803	\$59,976	\$199,024	\$152,704	1.303	1,111	\$179.14	'SE	0.3365	1.00 STORY	\$59,976	401	65
139 04 0085 000	9025 PERRIN	7/12/2024	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$113,100	44.18	\$243,378	\$59,976	\$196,024	\$149,107	1.315	1,111	\$176.44	'SE	1.4687	1.00 STORY	\$59,976	401	65
139 04 0087 000	9049 PERRIN	5/22/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,500	39.82	\$264,023	\$59,976	\$225,024	\$165,891	1.356	1,279	\$175.94	'SE	5.6490	1.00 STORY	\$59,976	401	65
139 04 0093 000	9036 PERRIN	11/1/2024	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$115,400	38.99	\$248,904	\$60,564	\$235,436	\$153,121	1.538	1,203	\$195.71	'SE	23.7615	1.00 STORY	\$59,976	401	65
139 04 0093 000	9036 PERRIN	6/12/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$115,400	51.29	\$248,904	\$60,564	\$164,436	\$153,121	1.074	1,203	\$136.69	'SE	22.6071	1.00 STORY	\$59,976	401	65
139 04 0094 000	9024 PERRIN	10/23/2024	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$118,000	47.22	\$253,015	\$63,386	\$186,514	\$154,169	1.210	1,053	\$177.13	'SE	9.0164	1.00 STORY	\$59,976	401	65
139 04 0095 000	9012 PERRIN	9/27/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$115,500	38.50	\$253,080	\$59,976	\$240,024	\$156,995	1.529	1,053	\$227.94	'SE	22.8897	1.00 STORY	\$59,976	401	67
139 05 0011 000	9005 HENRY RUFF	7/31/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$103,500	45.00	\$240,385	\$59,976	\$170,024	\$146,673	1.159	1,073	\$158.46	'SE	14.0762	1.00 STORY	\$59,976	401	65
139 06 0167 000	31100 WEST CHICAGO	9/30/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$109,800	43.06	\$239,502	\$57,000	\$198,000	\$148,375	1.334	1,075	\$184.19	'SE	3.4490	1.00 STORY	\$57,000	401	67
140 01 0118 002	29518 JOY	5/15/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,600	44.20	\$196,355	\$37,500	\$167,500	\$140,579	1.192	1,940	\$86.34	'SE	10.8466	2.00 STORY	\$37,500	401	55
140 01 0133 000	8904 HUGH	6/28/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$84,700	30.80	\$189,944	\$50,000	\$225,000	\$113,775	1.978	864	\$260.42	'SE	67.7621	1.00 STORY	\$50,000	401	60
140 01 0203 000	8968 BEATRICE	2/14/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$80,500	29.81	\$171,030	\$52,379	\$217,621	\$96,464	2.256	950	\$229.07	'SE	95.6015	1.00 STORY	\$50,000	401	55
140 01 0203 000	8968 BEATRICE	9/27/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$80,500	59.63	\$171,030	\$52,379	\$82,621	\$96,464	0.856	950	\$86.97	'SE	44.3471	1.00 STORY	\$50,000	401	55
140 01 0219 000	9126 BEATRICE	6/12/2024	\$200,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$117,400	58.70	\$232,394	\$89,120	\$110,880	\$121,418	0.913	882	\$125.71	'SE	38.6758	1.00 STORY	\$89,120	401	61
140 01 0264 000	8900 LOUISE	8/15/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$73,400	41.94	\$181,173	\$58,943	\$116,057	\$108,168	1.073	1,176	\$98.69	'SE	22.7034	2.00 STORY	\$54,000	401	62
140 01 0275 000	9046 LOUISE	9/27/2024	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$78,100	52.07	\$170,282	\$50,000	\$100,000	\$106,444	0.939	1,093	\$91.49	'SE	36.0506	2.00 STORY	\$50,000	401	60
140 01 0314 000	29880 JOY	1/10/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$133,500	55.63	\$303,134	\$54,000	\$186,000	\$202,547	0.918	1,391	\$133.72	'SE	38.1661	1.00 STORY	\$54,000	401	65
140 01 0390 000	8862 OPORTO	11/18/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$112,500	43.60	\$237,190	\$54,000	\$204,000	\$148,934	1.370	1,020	\$200.00	'SE	6.9768	1.00 STORY	\$54,000	401	65
140 01 0394 003	8946 OPORTO	1/31/2025	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$117,100	48.79	\$258,651	\$69,000	\$171,000	\$154,187	1.109	1,334	\$128.19	'SE	19.0924	1.00 STORY	\$69,000	401	65
140 01 0405 002	9080 OPORTO	8/22/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,300	39.70	\$193,665	\$52,000	\$183,000	\$125,367	1.460	1,218	\$150.25	'SE	15.9748	2.00 STORY	\$52,000	401	65
140 01 0408 002	9122 OPORTO	9/17/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$122,500	47.67	\$256,433	\$55,000	\$202,000	\$178,259	1.133	1,682	\$120.10	'SE	16.6784	2.00 STORY	\$55,000	401	65
140 01 0430 000	8993 OPORTO	2/21/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,200	49.36	\$279,002	\$66,065	\$213,935	\$188,439	1.135	1,726	\$123.95	'SE	16.4666	2.00 STORY	\$64,000	401	60
140 01 0436 002	8901 OPORTO	9/29/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$159,000	46.76	\$350,228	\$52,000	\$288,000	\$263,918	1.091	2,265	\$127.15	'SE	20.8719	2.00 STORY	\$52,000	401	65
140 01 0458 002	8916 DANZIG	4/19/2024	\$268,500	PTA	03-ARM'S LENGTH	\$268,500	\$122,800	45.74	\$247,603	\$52,000	\$216,500	\$159,026	1.361	1,053	\$205.60	'SE	6.1446	1.00 STORY	\$52,000	401	68
140 01 0460 000	8932 DANZIG	8/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$119,800	44.37	\$255,305	\$54,000	\$216,000	\$163,662	1.320	1,405	\$153.74	'SE	1.9827	1.00 STORY	\$54,000	401	65
140 01 0484 000	9115 DANZIG	9/27/2023	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$82,100	41.07	\$190,272	\$50,000	\$149,900	\$114,042	1.314	864	\$173.50	'SE	1.4461	1.00 STORY	\$50,000	401	64
140 01 0523 000	8900 HENRY RUFF	4/14/2023	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$102,100	49.56	\$233,451	\$69,000	\$137,000	\$133,700	1.025	956	\$143.31	'SE	27.5285	1.00 STORY	\$69,000	401	65
140 02 0152 000	30160 HATHAWAY	11/22/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$103,100	33.69	\$241,608	\$59,994	\$246,006	\$147,653	1.666	1,008	\$244.05	'SE	36.6142	1.00 STORY	\$59,994	401	66
140 02 0177 000	29520 HATHAWAY	4/23/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$114,800	45.92	\$247,861	\$59,994	\$190,006	\$152,737	1.244	1,008	\$188.50	'SE	5.5959	1.00 STORY	\$59,994	401	65
140 02 0185 000	29581 HATHAWAY	7/25/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$100,900	39.57	\$245,043	\$59,994	\$195,006	\$150,446	1.296	1,008	\$193.46	'SE	0.3781	1.00 STORY	\$59,994	401	64
140 02 0190 000	29681 HATHAWAY	10/18/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$103,100	43.87	\$240,573	\$59,994	\$175,006	\$146,812	1.192	1,008	\$173.62	'SE	10.7925	1.00 STORY	\$59,994	401	65
140 02 0206 000	30129 HATHAWAY	11/27/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$102,100	37.68	\$222,015	\$59,994	\$211,006	\$131,724	1.602	1,008	\$209.33	'SE	30.1913	1.00 STORY	\$59,994	401	

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ECF Statistical Analysis	
Mean	1.300
Standard Error	0.022
Median	1.303
Mode	#N/A
Standard Deviation	0.241
Sample Variance	0.058
Kurtosis	9.142
Skewness	-0.791
Range	2.322
Minimum	-0.066
Maximum	2.256
Sum	162.496
Count	125



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

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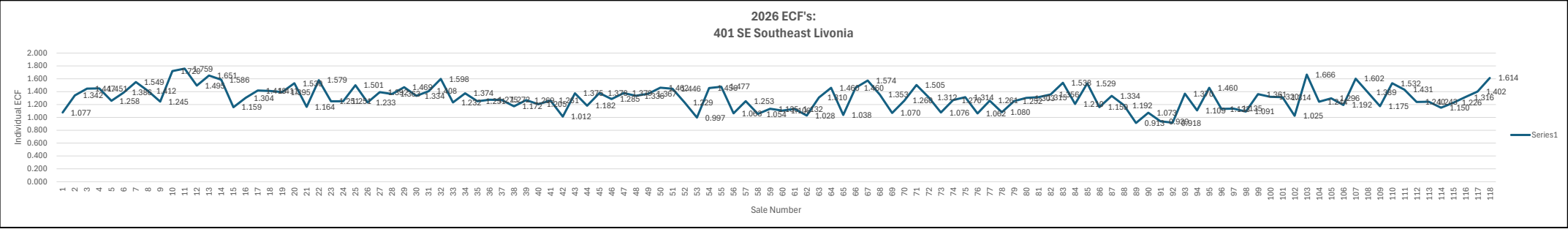
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
137 01 0048 000	30019 MACINTYRE	10/12/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$130,400	48.30	\$299,822	\$60,756	\$209,244	\$194,362	1.077	1,561	\$134.04	'SE	107.6568	1.00 STORY	\$60,000	401	65
137 01 0066 000	29653 MACINTYRE	4/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$115,000	37.10	\$288,980	\$58,000	\$252,000	\$187,788	1.342	1,291	\$195.20	'SE	134.1939	1.00 STORY	\$58,000	401	73
137 01 0071 000	29565 MACINTYRE	5/9/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$111,000	40.66	\$240,339	\$55,000	\$218,000	\$150,682	1.447	1,039	\$209.82	'SE	144.6755	1.00 STORY	\$55,000	401	67
137 01 0073 000	29525 MACINTYRE	6/26/2024	\$274,200	PTA	03-ARM'S LENGTH	\$274,200	\$110,400	40.26	\$240,794	\$55,000	\$219,200	\$151,052	1.451	1,121	\$195.54	'SE	145.1156	1.00 STORY	\$55,000	401	67
137 01 0097 000	29564 ORANGELAWN	4/17/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,600	41.84	\$245,565	\$51,794	\$198,206	\$157,537	1.258	1,251	\$158.44	'SE	125.8155	1.00 STORY	\$51,794	401	65
137 01 0105 000	29704 ORANGELAWN	2/12/2024	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$107,800	37.30	\$262,359	\$51,794	\$237,206	\$171,191	1.386	1,026	\$231.19	'SE	138.5622	1.00 STORY	\$51,794	401	74
137 01 0113 000	29880 ORANGELAWN	7/30/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$107,400	38.36	\$232,964	\$51,348	\$228,652	\$147,655	1.549	1,039	\$220.07	'SE	154.8556	1.00 STORY	\$51,348	401	69
137 01 0116 000	29928 ORANGELAWN	2/14/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$0	0.00	\$248,360	\$51,348	\$226,152	\$160,172	1.412	1,039	\$217.66	'SE	141.1932	1.00 STORY	\$51,348	401	67
137 01 0123 000	30060 ORANGELAWN	1/17/2025	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,100	46.98	\$242,680	\$50,901	\$194,099	\$155,917	1.245	1,039	\$186.81	'SE	124.4887	1.00 STORY	\$50,901	401	65
137 01 0130 000	9950 HENRY RUFF	10/3/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$103,100	36.18	\$220,643	\$58,972	\$226,028	\$131,439	1.720	1,039	\$217.54	'SE	171.9642	1.00 STORY	\$58,000	401	65
137 01 0151 000	9871 DORIS	11/28/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$99,800	32.72	\$230,961	\$58,714	\$246,286	\$140,038	1.759	1,026	\$240.04	'SE	175.8708	1.00 STORY	\$58,000	401	65
137 01 0174 000	9911 OPORTO	1/22/2025	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,700	40.23	\$256,889	\$57,000	\$243,000	\$162,511	1.495	1,235	\$196.76	'SE	149.5283	1.00 STORY	\$57,000	401	65
137 01 0179 000	9950 OPORTO	5/15/2023	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$100,800	34.40	\$233,635	\$60,000	\$233,000	\$141,166	1.651	1,039	\$224.25	'SE	165.0539	1.00 STORY	\$60,000	401	65
137 01 0184 000	29929 ORANGELAWN	6/9/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$99,500	35.54	\$230,276	\$58,546	\$221,454	\$139,617	1.586	1,039	\$213.14	'SE	158.6154	1.00 STORY	\$58,000	401	65
137 01 0185 000	29911 ORANGELAWN	6/20/2023	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$101,400	45.27	\$234,216	\$58,000	\$166,000	\$143,265	1.159	1,039	\$159.77	'SE	115.8692	1.00 STORY	\$58,000	401	65
137 01 0247 000	29913 RICHLAND	11/22/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$105,500	40.42	\$250,011	\$66,975	\$194,025	\$148,809	1.304	1,039	\$186.74	'SE	130.3853	1.00 STORY	\$66,975	401	65
137 01 0253 000	29813 RICHLAND	2/7/2025	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$106,000	42.06	\$226,248	\$58,000	\$194,000	\$136,786	1.418	1,039	\$186.72	'SE	141.8274	1.00 STORY	\$58,000	401	65
137 01 0279 000	29866 ROBERT	10/16/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,000	41.43	\$251,515	\$58,000	\$222,000	\$157,329	1.411	1,026	\$216.37	'SE	141.1056	1.00 STORY	\$58,000	401	67
137 01 0304 000	29581 ROBERT	4/26/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,700	39.16	\$249,589	\$60,000	\$215,000	\$154,137	1.395	1,121	\$191.79	'SE	139.4863	1.00 STORY	\$60,000	401	65
138 01 0007 000	30983 RICHLAND	10/15/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$114,000	37.38	\$257,100	\$61,000	\$244,000	\$159,430	1.530	1,064	\$229.32	'SE	153.0452	1.00 STORY	\$61,000	401	65
138 01 0017 000	30850 RICHLAND	8/1/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$111,600	45.37	\$256,609	\$58,440	\$187,560	\$161,113	1.164	1,064	\$176.28	'SE	116.4152	1.00 STORY	\$58,440	401	65
138 01 0019 000	30878 RICHLAND	7/10/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$0	0.00	\$228,914	\$60,000	\$236,000	\$149,481	1.579	1,192	\$197.99	'SE	157.8796	2.00 STORY	\$60,000	401	65
138 01 0025 000	30962 RICHLAND	9/8/2023	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$138,100	40.38	\$314,707	\$60,000	\$282,000	\$225,404	1.251	1,616	\$174.50	'SE	125.1087	2.00 STORY	\$60,000	401	70
138 01 0058 000	31104 ROBERT	2/26/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$105,800	42.66	\$244,949	\$62,637	\$185,363	\$148,221	1.251	1,140	\$162.60	'SE	125.0585	1.00 STORY	\$60,000	401	65
138 02 0036 000	30572 ELMIRA	4/4/2023	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$100,500	37.08	\$232,051	\$55,000	\$216,000	\$143,943	1.501	1,083	\$199.45	'SE	150.0594	1.00 STORY	\$55,000	401	65
138 02 0046 000	11311 SUNSET	8/25/2023	\$257,800	PTA	03-ARM'S LENGTH	\$257,800	\$110,800	42.98	\$257,286	\$69,854	\$187,946	\$152,383	1.233	1,080	\$174.02	'SE	123.3379	1.00 STORY	\$66,000	401	65
138 02 0073 000	11038 SUNSET	5/14/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$95,600	42.49	\$205,167	\$55,000	\$170,000	\$122,086	1.392	1,026	\$165.69	'SE	139.2461	1.00 STORY	\$55,000	401	65
138 02 0082 000	30663 ELMIRA	6/21/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$106,700	39.53	\$251,489	\$81,560	\$188,340	\$138,153	1.363	1,026	\$183.57	'SE	136.3271	1.00 STORY	\$81,560	401	65
138 02 0096 000	11003 MILBURN	12/11/2023	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$106,600	37.80	\$245,124	\$55,000	\$227,000	\$154,572	1.469	1,026	\$221.25	'SE	146.8571	1.00 STORY	\$55,000	401	65
138 02 0100 000	9927 MILBURN	12/4/2024	\$238,500	PTA	03-ARM'S LENGTH	\$238,500	\$105,200	44.11	\$224,159	\$55,000	\$183,500	\$137,527	1.334	1,026	\$178.85	'SE	133.4283	1.00 STORY	\$55,000	401	65
138 02 0133 000	11071 FLAMINGO	4/7/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$251,689	\$56,295	\$223,705	\$158,856	1.408	1,083	\$206.56	'SE	140.8225	1.00 STORY	\$55,000	401	65
138 02 0149 000	9848 FLAMINGO	7/28/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$105,900	35.30	\$245,515	\$63,630	\$236,370	\$147,873	1.598	1,083	\$218.25	'SE	159.8466	1.00 STORY	\$63,630	401	65
138 02 0167 000	11306 FLAMINGO	9/15/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$100,600	43.18	\$232,720	\$55,000	\$178,000	\$144,487	1.232	1,083	\$164.36	'SE	123.1945	1.00 STORY	\$55,000	401	65
138 02 0188 000	9897 HILLCREST	5/13/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$110,700	37.53	\$270,763	\$64,021	\$230,979	\$168,082	1.374	1,083	\$213.28	'SE	137.4204	1.00 STORY	\$60,000	401	72
138 03 0078 000	31117 ORANGELAWN	5/5/2023	\$284,750	PTA	03-ARM'S LENGTH	\$284,750	\$121,500	42.67	\$281,004	\$64,528	\$220,222	\$175,996	1.251	1,372	\$160.51	'SE	125.1290	1.00 STORY	\$60,000	401	65
138 03 0106 000	9932 DENNE	11/7/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$124,000	45.76	\$263,523	\$60,000	\$211,000	\$165,465	1.275	1,064	\$198.31	'SE	127.5194	1.00 STORY	\$60,000	401	65
138 99 0046 000	11014 DENNE	10/11/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$143,400	40.97	\$341,314	\$85,207	\$264,793	\$208,217	1.272	1,561	\$169.63	'SE	127.1717	1.00 STORY	\$77,940	401	65
138 99 0054 000	11295 DENNE	6/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$121,300	43.32	\$290,045	\$77,940	\$202,060	\$172,443	1.172	1,600	\$126.29	'SE	117.1750	1.00 STORY	\$77,940	401	60
138 99 0058 001	11316 MERRIMAN	8/16/2023	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$173,700	36.96	\$396,869	\$55,800	\$414,200	\$326,381	1.269	1,870	\$221.50	'SE	126.9069	STYLE A	\$55,800	401	94
138 99 0062 001	11018 MERRIMAN	8/7/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$174,800	45.40	\$391,805	\$55,800	\$329,200	\$273,174	1.205	1,388	\$237.18	'SE	120.5093	1.00 STORY	\$55,800	401	94
139 01 0006 000	30498 GRANDON	10/7/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$111,700	45.59	\$240,428	\$59,976	\$185,024	\$146,708	1.261	1,083	\$170.84	'SE	126.1172	1.00 STORY	\$59,976	401	65
139 01 0053 000	31231 GRANDON	6/16/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$112,400	49.96	\$260,590	\$59,976	\$165,024	\$163,100	1.012	1,210	\$136.38	'SE	101.1796	1.00 STORY	\$59,976	401	65
139 02 0011 000	31175 MINTON	8/28/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$108,900	43.56	\$230,026	\$60,457	\$189,543	\$137,860	1.375	972	\$195.00	'SE	137.4895	1.00 STORY	\$60,075	401	65
139 02 0018 000	31021 MINTON	12/4/2023	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$84,700	43.46	\$200,393	\$60,453	\$134,447	\$113,772	1.182	972	\$138.32	'SE	118.1723	1.00 STORY	\$60,453	401	65
139 02 0028 000	30585 MINTON	6/26/2024	\$264,900	PTA	03-ARM'S LENGTH	\$264,900	\$107,400	40.54	\$243,156	\$62,100	\$202,800	\$147,200	1.378	972	\$208.64	'SE	137.7717	1.00 STORY	\$62,100	401	65
139 02 0053 000	30766 MINTON	2/16/2024	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$106,700	37.57	\$274,448	\$62,100	\$221,900	\$172,640	1.285	1,173	\$189.17	'SE	128.5334	1.00 STORY	\$62,100	401	70
139 02 0057 000	31066 MINTON	9/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$98,200	39.28	\$229,461	\$60,075	\$189,925	\$137,712	1.379	972	\$195.40	'SE	137.9146	1.00 STORY	\$60,075	401	65
139 02 0083 000	31175 HATHAWAY	9/8/2023	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$93,400	40.09	\$219,265	\$60,075	\$172,925	\$129,422	1.336	972	\$177.91	'SE	133.6133	1.00 STORY	\$60,075	401	65
139 02 0092 000	30765 HATHAWAY	4/26/2024	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$111,900	39.82	\$259,018	\$62,100	\$218,900	\$160,095	1.367	972	\$225.21	'SE	136.7313				

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139 03 0121 000	30565 WESTFIELD	4/27/2023	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$123,200	49.08	\$285,786	\$63,140	\$187,860	\$181,013	1.038	1,356	\$138.54	'SE	103.7826	1.00 STORY	\$59,976	401	65
139 03 0128 000	30441 WESTFIELD	6/16/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$105,500	37.68	\$246,016	\$64,260	\$215,740	\$147,769	1.460	1,083	\$199.21	'SE	145.9981	1.00 STORY	\$64,260	401	65
139 03 0154 000	29757 WESTFIELD	5/14/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$110,900	36.97	\$246,062	\$53,100	\$246,900	\$156,879	1.574	1,008	\$244.94	'SE	157.3824	1.00 STORY	\$53,100	401	69
139 03 0161 000	29639 WESTFIELD	4/11/2024	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$106,400	39.55	\$249,348	\$52,200	\$216,800	\$160,282	1.353	1,008	\$215.08	'SE	135.2616	1.00 STORY	\$52,200	401	69
139 03 0168 000	29521 WESTFIELD	6/21/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$104,800	47.64	\$243,671	\$62,118	\$157,882	\$147,604	1.070	1,008	\$156.63	'SE	106.9632	1.00 STORY	\$62,118	401	65
139 04 0005 000	31224 OLSON	5/10/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$116,500	45.69	\$250,310	\$59,976	\$195,024	\$154,743	1.260	1,067	\$182.78	'SE	126.0309	1.00 STORY	\$59,976	401	65
139 04 0022 000	8948 MERRIMAN	4/25/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,300	40.52	\$213,556	\$50,400	\$199,600	\$132,647	1.505	1,111	\$179.66	'SE	150.4746	1.00 STORY	\$50,400	401	65
139 04 0027 000	8878 MERRIMAN	3/6/2025	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$112,900	45.34	\$236,544	\$50,499	\$198,501	\$151,256	1.312	1,128	\$175.98	'SE	131.2351	1.00 STORY	\$50,499	401	65
139 04 0029 000	8854 MERRIMAN	9/14/2023	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$104,200	48.02	\$240,779	\$50,499	\$166,501	\$154,699	1.076	1,083	\$153.74	'SE	107.6290	1.00 STORY	\$50,499	401	65
139 04 0038 000	8877 DENNE	7/18/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$114,000	42.22	\$263,398	\$59,976	\$210,024	\$165,383	1.270	1,134	\$185.21	'SE	126.9925	1.00 STORY	\$59,976	401	65
139 04 0041 000	8925 DENNE	1/18/2024	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$113,100	40.83	\$263,069	\$59,976	\$217,024	\$165,116	1.314	1,311	\$165.54	'SE	131.4373	1.00 STORY	\$59,976	401	65
139 04 0061 000	8936 DENNE	2/5/2024	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$113,400	48.28	\$262,524	\$59,976	\$174,924	\$164,673	1.062	1,160	\$150.80	'SE	106.2251	1.00 STORY	\$59,976	401	65
139 04 0062 000	8924 DENNE	8/21/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,900	42.23	\$259,992	\$59,976	\$205,024	\$162,614	1.261	1,160	\$176.74	'SE	126.0802	1.00 STORY	\$59,976	401	65
139 04 0063 000	8912 DENNE	12/14/2023	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$111,700	47.55	\$259,141	\$59,976	\$174,924	\$161,922	1.080	1,160	\$150.80	'SE	108.0298	1.00 STORY	\$59,976	401	65
139 04 0080 000	8937 PERRIN	9/24/2024	\$250,800	PTA	03-ARM'S LENGTH	\$250,800	\$114,800	45.92	\$246,603	\$59,976	\$190,024	\$151,729	1.252	1,111	\$171.04	'SE	125.2391	1.00 STORY	\$59,976	401	65
139 04 0083 000	9001 PERRIN	12/9/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$115,100	44.44	\$247,803	\$59,976	\$199,024	\$152,704	1.303	1,111	\$179.14	'SE	130.3332	1.00 STORY	\$59,976	401	65
139 04 0085 000	9025 PERRIN	7/12/2024	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$113,100	44.18	\$243,378	\$59,976	\$196,024	\$149,107	1.315	1,111	\$176.44	'SE	131.4653	1.00 STORY	\$59,976	401	65
139 04 0087 000	9049 PERRIN	5/22/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$113,500	39.82	\$264,023	\$59,976	\$225,024	\$165,891	1.356	1,279	\$175.94	'SE	135.6457	1.00 STORY	\$59,976	401	65
139 04 0093 000	9036 PERRIN	11/1/2024	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$115,400	38.99	\$248,904	\$60,564	\$235,436	\$153,121	1.538	1,203	\$195.71	'SE	153.7581	1.00 STORY	\$59,976	401	65
139 04 0094 000	9024 PERRIN	10/23/2024	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$118,000	47.22	\$253,015	\$63,386	\$186,514	\$154,169	1.210	1,053	\$177.13	'SE	120.9802	1.00 STORY	\$59,976	401	65
139 04 0095 000	9012 PERRIN	9/27/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$115,500	38.50	\$253,080	\$59,976	\$240,024	\$156,995	1.529	1,053	\$227.94	'SE	152.8864	1.00 STORY	\$59,976	401	67
139 05 0011 000	9005 HENRY RUFF	7/31/2023	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$103,500	45.00	\$240,385	\$59,976	\$170,024	\$146,673	1.159	1,073	\$158.46	'SE	115.9204	1.00 STORY	\$59,976	401	65
139 06 0167 000	31100 WEST CHICAGO	9/30/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$109,800	43.06	\$239,502	\$57,000	\$198,000	\$148,375	1.334	1,075	\$184.19	'SE	133.4457	1.00 STORY	\$57,000	401	67
140 01 0118 002	29518 JOY	5/15/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,600	44.20	\$196,355	\$37,500	\$167,500	\$140,579	1.192	1,940	\$86.34	'SE	119.1501	2.00 STORY	\$37,500	401	55
140 01 0219 000	9126 BEATRICE	6/12/2024	\$200,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$117,400	58.70	\$232,394	\$89,120	\$110,880	\$121,418	0.913	882	\$125.71	'SE	39.2501	1.00 STORY	\$89,120	401	61
140 01 0264 000	8900 LOUISE	8/15/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$73,400	41.94	\$181,173	\$58,943	\$116,057	\$108,168	1.073	1,176	\$98.69	'SE	23.2777	2.00 STORY	\$54,000	401	62
140 01 0275 000	9046 LOUISE	9/27/2024	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$78,100	52.07	\$170,282	\$50,000	\$100,000	\$106,444	0.939	1,093	\$91.49	'SE	36.6249	2.00 STORY	\$50,000	401	60
140 01 0314 000	29880 JOY	1/10/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$133,500	55.63	\$303,134	\$54,000	\$186,000	\$202,547	0.918	1,391	\$133.72	'SE	38.7405	1.00 STORY	\$54,000	401	65
140 01 0390 000	8862 OPORTO	11/18/2024	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$112,500	43.60	\$237,190	\$54,000	\$204,000	\$148,934	1.370	1,020	\$200.00	'SE	6.4024	1.00 STORY	\$54,000	401	65
140 01 0394 003	8946 OPORTO	1/31/2025	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$117,100	48.79	\$258,651	\$69,000	\$171,000	\$154,187	1.109	1,334	\$128.19	'SE	19.6667	1.00 STORY	\$69,000	401	65
140 01 0405 002	9080 OPORTO	8/22/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,300	39.70	\$193,665	\$52,000	\$183,000	\$125,367	1.460	1,218	\$150.25	'SE	145.9714	2.00 STORY	\$52,000	401	65
140 01 0408 002	9122 OPORTO	9/17/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$122,500	47.67	\$256,433	\$55,000	\$202,000	\$178,259	1.133	1,682	\$120.10	'SE	17.2527	2.00 STORY	\$55,000	401	65
140 01 0430 000	8993 OPORTO	2/21/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,200	49.36	\$279,002	\$66,065	\$213,935	\$188,439	1.135	1,726	\$123.95	'SE	17.0409	2.00 STORY	\$64,000	401	60
140 01 0436 002	8901 OPORTO	9/29/2023	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$159,000	46.76	\$350,228	\$52,000	\$288,000	\$263,918	1.091	2,265	\$127.15	'SE	21.4462	2.00 STORY	\$52,000	401	65
140 01 0458 002	8916 DANZIG	4/19/2024	\$268,500	PTA	03-ARM'S LENGTH	\$268,500	\$122,800	45.74	\$247,603	\$52,000	\$216,500	\$159,026	1.361	1,053	\$205.60	'SE	5.5703	1.00 STORY	\$52,000	401	68
140 01 0460 000	8932 DANZIG	8/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$119,800	44.37	\$255,305	\$54,000	\$216,000	\$163,662	1.320	1,405	\$153.74	'SE	1.4083	1.00 STORY	\$54,000	401	65
140 01 0484 000	9115 DANZIG	9/27/2023	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$82,100	41.07	\$190,272	\$50,000	\$149,900	\$114,042	1.314	864	\$173.50	'SE	0.8718	1.00 STORY	\$50,000	401	64
140 01 0523 000	8900 HENRY RUFF	4/14/2023	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$102,100	49.56	\$233,451	\$69,000	\$137,000	\$133,700	1.025	956	\$143.31	'SE	28.1028	1.00 STORY	\$69,000	401	65
140 02 0152 000	30160 HATHAWAY	11/22/2023	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$103,100	33.69	\$241,608	\$59,994	\$246,006	\$147,653	1.666	1,008	\$244.05	'SE	166.6109	1.00 STORY	\$59,994	401	66
140 02 0177 000	29520 HATHAWAY	4/23/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$114,800	45.92	\$247,861	\$59,994	\$190,006	\$152,737	1.244	1,008	\$188.50	'SE	6.1702	1.00 STORY	\$59,994	401	65
140 02 0185 000	29581 HATHAWAY	7/25/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$100,900	39.57	\$245,043	\$59,994	\$195,006	\$150,446	1.296	1,008	\$193.46	'SE	0.9524	1.00 STORY	\$59,994	401	64
140 02 0190 000	29681 HATHAWAY	10/18/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$103,100	43.87	\$240,573	\$59,994	\$175,006	\$146,812	1.192	1,008	\$173.62	'SE	11.3668	1.00 STORY	\$59,994	401	65
140 02 0206 000	30129 HATHAWAY	11/27/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$102,100	37.68	\$222,015	\$59,994	\$211,006	\$131,724	1.602	1,008	\$209.33	'SE	160.1880	1.00 STORY	\$59,994	401	65
140 02 0230 000	29924 MINTON	3/15/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$94,800	34.47	\$250,332	\$59,994	\$215,006	\$154,746	1.389	1,008	\$213.30	'SE	8.3702	1.00 STORY	\$59,994	401	70
140 03 0283 000	30323 WEST CHICAGO	6/19/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$107,200	44.12	\$251,426	\$62,721	\$180,279	\$153,418	1.175	1,083	\$166.46	'SE	13.0626	1.00 STORY	\$62,721	401	65
140 03 0285 000	30245 WEST CHICAGO	5/22/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$108,600	36.20	\$254,211	\$67,467	\$232,533	\$151,824	1.532	1,083	\$214.71	'SE	22.5886	1.00 STORY	\$62,721	401	65
140 03 0301 000	29739 WEST CHICAGO	3/27/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$111,100	41.15	\$241,069	\$63,630	\$206,370	\$144,259	1.431	1,083	\$190.55	'SE	12.4842	1.00 STORY	\$63,630	401	65
140 03 0312 000	29503 WEST CHICAGO	12/4/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$112,300	45.84	\$243,482	\$63,630	\$181,370	\$146,221	1.240	1,083	\$167.47	'SE	6.5327	1.00 STORY	\$63,630	401	65
140 03 0313 000	29481 WEST CHICAGO	11/18/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$69,700	22.48	\$307,408	\$68,113	\$241,887	\$194,548	1.243	1,308	\$184.93	'SE	6.2382	1.00 STORY	\$66,357	401	69
140 04 0173 000	29506 GRANDON	7/13/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$99,500	45.23	\$231,235	\$58,905	\$161,095	\$140,105	1.150	1,008</							

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

ECF Statistical Analysis	
Mean	1.306
Standard Error	0.016
Median	1.307
Mode	#N/A
Standard Deviation	0.177
Sample Variance	0.031
Kurtosis	-0.286
Skewness	0.094
Range	0.845
Minimum	0.913
Maximum	1.759
Sum	154.074
Count	118



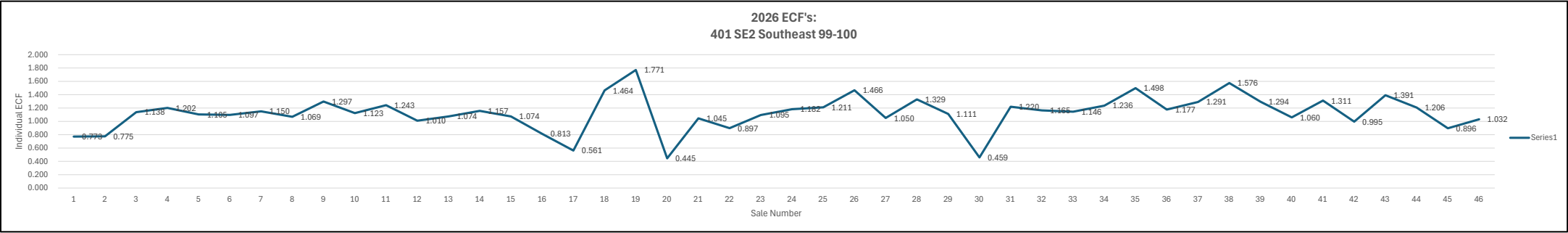
OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
137 01 0174 000	9911 OPORTO	7/17/2023	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$111,100	42.40	\$256,889	\$57,000	\$205,000	\$162,511	1.261	1,235	\$165.99	'SE	126.1453	1.00 STORY	\$57,000	401	Prior
139 04 0061 000	8936 DENNE	7/11/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$113,400	48.26	\$262,524	\$59,976	\$175,024	\$164,673	1.063	1,160	\$150.88	'SE	106.2858	1.00 STORY	\$59,976	401	Prior
139 04 0093 000	9036 PERRIN	6/12/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$115,400	51.29	\$248,904	\$60,564	\$164,436	\$153,121	1.074	1,203	\$136.69	'SE	107.3896	1.00 STORY	\$59,976	401	Prior
140 01 0203 000	8968 BEATRICE	9/27/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$80,500	59.63	\$171,030	\$52,379	\$82,621	\$96,464	0.856	950	\$86.97	'SE	85.6496	1.00 STORY	\$50,000	401	Prior
138 99 0058 002	11308 MERRIMAN	10/31/2023	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$21,800	41.92	\$126,391	\$55,800	(\$3,800)	\$57,391	(0.066)	1,844	(\$2.06)	'SE	6.6212	1.00 STORY	\$55,800	401	Low
140 01 0133 000	8904 HUGH	6/28/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$84,700	30.80	\$189,944	\$50,000	\$225,000	\$113,775	1.978	864	\$260.42	'SE	197.7587	1.00 STORY	\$50,000	401	High
140 01 0203 000	8968 BEATRICE	2/14/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$80,500	29.81	\$171,030	\$52,379	\$217,621	\$96,464	2.256	950	\$229.07	'SE	27.8394	1.00 STORY	\$50,000	401	High

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
099 99 0031 003	11688 HALLER	2/16/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$95,100	48.27	\$206,783	\$37,800	\$159,200	\$206,076	0.773	1,410	\$112.91	'SE2	35.0935	DUPLEX	\$37,800	401	73
099 99 0031 004	11686 HALLER	2/16/2024	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$95,100	48.15	\$206,783	\$37,800	\$159,700	\$206,076	0.775	1,410	\$113.26	'SE2	34.8509	DUPLEX	\$37,800	401	73
099 99 0032 001	11744 HALLER	4/21/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$55,500	34.69	\$154,280	\$48,000	\$112,000	\$98,407	1.138	788	\$142.13	'SE2	1.4665	1.00 STORY	\$48,000	401	64
099 99 0058 001	11889 CAMDEN	4/30/2024	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$97,700	37.15	\$241,368	\$50,400	\$212,600	\$176,822	1.202	1,160	\$183.28	'SE2	7.8874	1.00 STORY	\$50,400	401	79
099 99 0067 000	12243 CAMDEN	8/4/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$61,900	33.46	\$178,572	\$96,000	\$89,000	\$80,558	1.105	1,005	\$88.56	'SE2	1.8671	2.00 STORY	\$96,000	401	62
099 99 0071 003	12339 CAMDEN	6/12/2023	\$335,300	PTA	03-ARM'S LENGTH	\$335,300	\$124,800	37.22	\$319,447	\$53,747	\$281,553	\$256,714	1.097	1,635	\$172.20	'SE2	2.6708	STYLE A	\$48,000	401	91
099 99 0085 000	12430 CAMDEN	4/19/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$57,800	36.13	\$154,188	\$64,000	\$96,000	\$83,507	1.150	792	\$121.21	'SE2	2.6139	1.00 STORY	\$64,000	401	57
099 99 0100 000	12100 CAMDEN	10/7/2024	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$79,600	44.25	\$181,444	\$32,000	\$147,900	\$138,374	1.069	1,154	\$128.16	'SE2	5.4623	1.00 STORY	\$32,000	401	64
099 99 0111 000	11788 CAMDEN	4/5/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$44,900	37.42	\$105,267	\$32,000	\$88,000	\$67,839	1.297	700	\$125.71	'SE2	17.3723	1.00 STORY	\$32,000	401	62
099 99 0112 000	11780 CAMDEN	8/30/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,600	43.80	\$185,381	\$32,000	\$168,000	\$149,640	1.123	1,461	\$114.99	'SE2	0.0771	2.00 STORY	\$32,000	401	62
099 99 0117 000	11712 CAMDEN	11/15/2024	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$147,500	43.51	\$303,427	\$67,200	\$271,800	\$218,728	1.243	1,361	\$199.71	'SE2	11.9174	1.00 STORY	\$67,200	401	80
099 99 0125 000	11795 HARTEL	9/22/2023	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$101,000	42.26	\$241,783	\$48,000	\$191,000	\$189,056	1.010	1,560	\$122.44	'SE2	11.3183	2.00 STORY	\$48,000	401	65
099 99 0132 000	11991 HARTEL	4/19/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$73,600	47.48	\$155,518	\$64,000	\$91,000	\$84,738	1.074	760	\$119.74	'SE2	4.9567	1.00 STORY	\$64,000	401	57
099 99 0134 001	12033 HARTEL	8/7/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,100	38.27	\$213,262	\$48,000	\$177,000	\$153,020	1.157	1,080	\$163.89	'SE2	3.3246	1.00 STORY	\$48,000	401	80
100 01 0076 000	11815 INKSTER	7/21/2023	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$52,300	37.63	\$134,936	\$50,400	\$88,600	\$82,474	1.074	954	\$92.87	'SE2	4.9188	2.00 STORY	\$50,400	401	50
100 01 0116 000	12161 INKSTER	11/6/2024	\$98,000	PTA	03-ARM'S LENGTH	\$98,000	\$58,000	59.18	\$119,112	\$33,600	\$64,400	\$79,177	0.813	1,008	\$63.89	'SE2	31.0098	1.00 STORY	\$33,600	401	50
100 01 0124 001	12203 INKSTER	2/29/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$92,200	59.48	\$238,734	\$64,418	\$90,582	\$161,403	0.561	1,257	\$72.06	'SE2	56.2249	1.00 STORY	\$64,418	401	78
100 01 0134 000	12241 INKSTER	6/2/2023	\$148,500	PTA	03-ARM'S LENGTH	\$148,500	\$43,500	29.29	\$118,369	\$33,600	\$114,900	\$78,489	1.464	676	\$169.97	'SE2	34.0434	1.00 STORY	\$33,600	401	62
100 01 0142 000	12257 INKSTER	1/3/2025	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$43,600	30.07	\$103,309	\$38,104	\$106,896	\$60,375	1.771	676	\$158.13	'SE2	64.7069	1.00 STORY	\$33,600	401	55
100 01 0142 000	12257 INKSTER	4/25/2024	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$43,600	67.08	\$103,309	\$38,104	\$26,896	\$60,375	0.445	676	\$39.79	'SE2	67.7983	1.00 STORY	\$33,600	401	55
100 01 0159 002	12320 ARCOLA	5/25/2023	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$83,000	40.69	\$209,343	\$45,150	\$158,850	\$152,030	1.045	1,368	\$116.12	'SE2	7.8606	1.00 STORY	\$45,150	401	62
100 01 0170 000	12140 ARCOLA	11/21/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,600	52.14	\$165,956	\$42,000	\$103,000	\$114,774	0.897	1,018	\$101.18	'SE2	22.6050	1.00 STORY	\$42,000	401	65
100 01 0188 000	11884 ARCOLA	9/13/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$217,920	\$63,000	\$157,000	\$143,444	1.095	1,066	\$147.28	'SE2	2.8962	1.00 STORY	\$63,000	401	65
100 01 0196 000	11668 ARCOLA	6/7/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$52,200	33.68	\$145,293	\$42,000	\$113,000	\$95,641	1.182	914	\$123.63	'SE2	5.8036	1.00 STORY	\$42,000	401	59
100 01 0231 000	12139 ARCOLA	3/22/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$65,400	31.90	\$187,386	\$42,000	\$163,000	\$134,616	1.211	1,018	\$160.12	'SE2	8.7386	1.00 STORY	\$42,000	401	74
100 01 0235 000	12179 ARCOLA	9/17/2024	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$60,400	32.21	\$149,160	\$42,000	\$145,500	\$99,222	1.466	782	\$186.06	'SE2	34.2943	1.00 STORY	\$42,000	401	64
100 01 0242 000	12337 ARCOLA	11/1/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$66,400	40.24	\$168,457	\$42,000	\$123,000	\$117,089	1.050	1,018	\$120.83	'SE2	7.2983	1.00 STORY	\$42,000	401	65
100 01 0256 000	12344 CAVELL	2/28/2025	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$88,900	38.65	\$198,909	\$64,050	\$165,950	\$124,869	1.329	1,358	\$122.20	'SE2	20.5527	1.00 STORY	\$64,050	401	60
100 01 0258 000	12300 CAVELL	9/22/2023	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$77,900	42.11	\$166,912	\$47,625	\$137,375	\$123,613	1.111	833	\$164.92	'SE2	1.2134	1.00 STORY	\$47,625	401	70
100 01 0290 000	11610 CAVELL	3/25/2025	\$110,000	PTA		\$110,000	\$71,900	65.36	\$162,974	\$67,011	\$42,989	\$93,622	0.459	944	\$45.54	'SE2	66.4289	2.00 STORY	\$67,011	401	60
100 01 0291 000	11609 CAVELL	2/28/2025	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$54,000	40.30	\$124,879	\$54,600	\$79,400	\$65,073	1.220	613	\$129.53	'SE2	9.6703	1.00 STORY	\$54,600	401	55
100 01 0298 000	11787 CAVELL	4/10/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,600	38.00	\$207,917	\$53,550	\$166,450	\$142,932	1.165	1,090	\$152.71	'SE2	4.1074	1.00 STORY	\$53,550	401	66
100 01 0301 000	11891 CAVELL	3/20/2025	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$121,200	42.98	\$258,055	\$54,600	\$227,400	\$198,492	1.146	1,325	\$171.62	'SE2	2.2173	2.00 STORY	\$54,600	401	85
100 01 0318 002	12181 CAVELL	11/17/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$58,300	34.29	\$154,104	\$44,100	\$125,900	\$101,855	1.236	896	\$140.51	'SE2	11.2605	1.00 STORY	\$44,100	401	69
100 01 0326 000	12365 CAVELL	10/2/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$49,000	25.79	\$149,286	\$44,100	\$145,900	\$97,394	1.498	812	\$179.68	'SE2	37.4573	1.00 STORY	\$44,100	401	69
100 01 0327 000	12387 CAVELL	7/28/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$99,800	35.33	\$251,763	\$44,100	\$238,400	\$202,598	1.177	1,724	\$138.28	'SE2	5.3249	2.00 STORY	\$44,100	401	74
100 01 0328 000	12401 CAVELL	8/16/2023	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$49,800	29.82	\$146,925	\$44,100	\$122,900	\$95,208	1.291	812	\$151.35	'SE2	16.7392	1.00 STORY	\$44,100	401	64
100 01 0362 000	12020 CARDWELL	6/1/2023	\$202,321	PTA	03-ARM'S LENGTH	\$202,321	\$58,500	28.91	\$151,889	\$42,000	\$160,321	\$101,749	1.576	833	\$192.46	'SE2	45.2186	1.00 STORY	\$42,000	401	69
100 01 0373 000	11736 CARDWELL	4/25/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,000	34.17	\$107,080	\$42,000	\$78,000	\$60,259	1.294	560	\$139.29	'SE2	17.0947	1.00 STORY	\$42,000	401	66
100 01 0388 001	11785 CARDWELL	5/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$187,900	48.81	\$377,280	\$63,000	\$322,000	\$303,652	1.060	1,770	\$181.92	'SE2	6.3041	STYLE A	\$63,000	401	92
100 01 0406 000	12109 CARDWELL	6/5/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,800	38.78	\$155,670	\$42,000	\$138,000	\$105,250	1.311	833	\$165.67	'SE2	18.7698	1.00 STORY	\$42,000	401	59
100 01 0407 000	12121 CARDWELL	9/27/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,000	39.56	\$229,289	\$84,000	\$141,000	\$141,745	0.995	1,434	\$98.33	'SE2	12.8721	2.00 STORY	\$84,000	401	60
100 01 0409 000	12133 CARDWELL	3/1/2024	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$60,400	30.35	\$163,875	\$42,000	\$157,000	\$112,847	1.391	833	\$188.48	'SE2	26.7799	1.00 STORY	\$42,000	401	66
100 01 0411 000	12151 CARDWELL	5/16/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,000	38.95	\$174,510	\$42,000	\$148,000	\$122,694	1.206	833	\$177.67	'SE2	8.2787	1.00 STORY	\$42,000	401	69
100 01 0418 000	12273 CARDWELL	2/9/2024	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$64,600	47.85	\$153,664	\$44,100	\$90,900	\$101,448	0.896	833	\$109.12	'SE2	22.7440	1.00 STORY	\$44,100	401	62
100 01 0465 000	11726 DEERING	4/16/2024	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$68,100	33.38	\$203,102	\$67,200	\$136,800	\$132,587	1.032	1,248	\$109.62	'SE2	9.1690	2.00 STORY	\$67,200	401	64
Totals:			\$8,798,521			\$8,798,521	\$3,506,700		\$8,446,870		\$6,525,062	\$5,916,551			\$135.20		2.0617				
								Sale. Ratio ==>	39.86					E.C.F. ==>	1.103	Std. Deviation==>	0.26				
								Std. Dev. ==>	9.22					Ave. E.C.F. ==>	1.123	Ave. Variance==>	18.07	COV ==>	16.09		

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ECF Statistical Analysis	
Mean	1.123
Standard Error	0.038
Median	1.142
Mode	#N/A
Standard Deviation	0.259
Sample Variance	0.067
Kurtosis	1.434
Skewness	-0.501
Range	1.325
Minimum	0.445
Maximum	1.771
Sum	51.68
Count	46



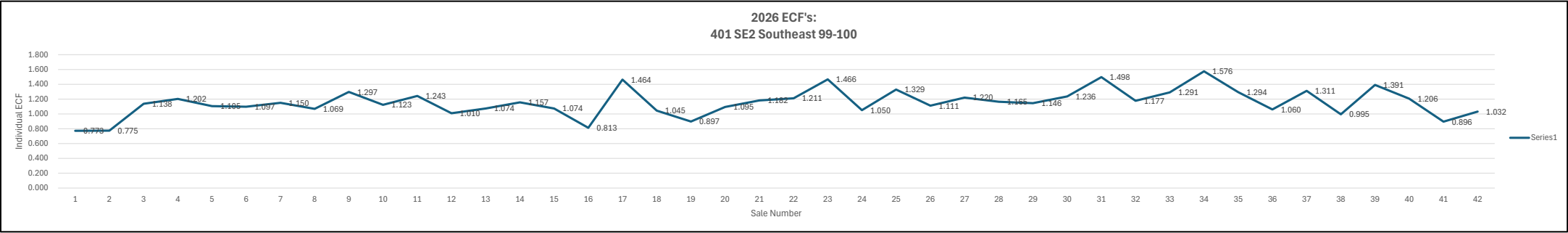
OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
099 99 0031 003	11688 HALLER	2/16/2024	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$95,100	48.27	\$206,783	\$37,800	\$159,200	\$206,076	0.773	1,410	\$112.91	'SE2	77.2531	DUPLEX	\$37,800	401	73
099 99 0031 004	11686 HALLER	2/16/2024	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$95,100	48.15	\$206,783	\$37,800	\$159,700	\$206,076	0.775	1,410	\$113.26	'SE2	77.4957	DUPLEX	\$37,800	401	73
099 99 0032 001	11744 HALLER	4/21/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$55,500	34.69	\$154,280	\$48,000	\$112,000	\$98,407	1.138	788	\$142.13	'SE2	113.8130	1.00 STORY	\$48,000	401	64
099 99 0058 001	11889 CAMDEN	4/30/2024	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$97,700	37.15	\$241,368	\$50,400	\$212,600	\$176,822	1.202	1,160	\$183.28	'SE2	120.2339	1.00 STORY	\$50,400	401	79
099 99 0067 000	12243 CAMDEN	8/4/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$61,900	33.46	\$178,572	\$96,000	\$89,000	\$80,558	1.105	1,005	\$88.56	'SE2	110.4794	2.00 STORY	\$96,000	401	62
099 99 0071 003	12339 CAMDEN	6/12/2023	\$335,300	PTA	03-ARM'S LENGTH	\$335,300	\$124,800	37.22	\$319,447	\$53,747	\$281,553	\$256,714	1.097	1,635	\$172.20	'SE2	109.6757	STYLE A	\$48,000	401	91
099 99 0085 000	12430 CAMDEN	4/19/2023	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$57,800	36.13	\$154,188	\$64,000	\$96,000	\$83,507	1.150	792	\$121.21	'SE2	114.9604	1.00 STORY	\$64,000	401	57
099 99 0100 000	12100 CAMDEN	10/7/2024	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$79,600	44.25	\$181,444	\$32,000	\$147,900	\$138,374	1.069	1,154	\$128.16	'SE2	106.8842	1.00 STORY	\$32,000	401	64
099 99 0111 000	11788 CAMDEN	4/5/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$44,900	37.42	\$105,267	\$32,000	\$88,000	\$67,839	1.297	700	\$125.71	'SE2	129.7189	1.00 STORY	\$32,000	401	62
099 99 0112 000	11780 CAMDEN	8/30/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,600	43.80	\$185,381	\$32,000	\$168,000	\$149,640	1.123	1,461	\$114.99	'SE2	112.2694	2.00 STORY	\$32,000	401	62
099 99 0117 000	11712 CAMDEN	11/15/2024	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$147,500	43.51	\$303,427	\$67,200	\$271,800	\$218,728	1.243	1,361	\$199.71	'SE2	124.2639	1.00 STORY	\$67,200	401	80
099 99 0125 000	11795 HARTEL	9/22/2023	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$191,000	42.26	\$241,783	\$48,000	\$191,000	\$189,056	1.010	1,560	\$122.44	'SE2	#REF!	2.00 STORY	\$48,000	401	65
099 99 0132 000	11991 HARTEL	4/19/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$73,600	47.48	\$155,518	\$64,000	\$91,000	\$84,738	1.074	760	\$119.74	'SE2	107.3898	1.00 STORY	\$64,000	401	57
099 99 0134 001	12033 HARTEL	8/7/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$86,100	38.27	\$213,262	\$48,000	\$177,000	\$153,020	1.157	1,080	\$163.89	'SE2	115.6712	1.00 STORY	\$48,000	401	80
100 01 0076 000	11815 INKSTER	7/21/2023	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$52,300	37.63	\$134,936	\$50,400	\$88,600	\$82,474	1.074	954	\$92.87	'SE2	107.4278	2.00 STORY	\$50,400	401	50
100 01 0116 000	12161 INKSTER	11/6/2024	\$98,000	PTA	03-ARM'S LENGTH	\$98,000	\$58,000	59.18	\$119,112	\$33,600	\$64,400	\$79,177	0.813	1,008	\$63.89	'SE2	81.3368	1.00 STORY	\$33,600	401	50
100 01 0134 000	12241 INKSTER	6/2/2023	\$148,500	PTA	03-ARM'S LENGTH	\$148,500	\$43,500	29.29	\$118,369	\$33,600	\$114,900	\$78,489	1.464	676	\$169.97	'SE2	146.3899	1.00 STORY	\$33,600	401	62
100 01 0159 002	12320 ARCOLA	5/25/2023	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$83,000	40.69	\$209,343	\$45,150	\$158,850	\$152,030	1.045	1,368	\$116.12	'SE2	104.4860	1.00 STORY	\$45,150	401	62
100 01 0170 000	12140 ARCOLA	11/21/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,600	52.14	\$165,956	\$42,000	\$103,000	\$114,774	0.897	1,018	\$101.18	'SE2	89.7416	1.00 STORY	\$42,000	401	65
100 01 0188 000	11884 ARCOLA	9/13/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$217,920	\$63,000	\$157,000	\$143,444	1.095	1,066	\$147.28	'SE2	109.4504	1.00 STORY	\$63,000	401	65
100 01 0196 000	11668 ARCOLA	6/7/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$52,200	33.68	\$145,293	\$42,000	\$113,000	\$95,641	1.182	914	\$123.63	'SE2	2.8097	1.00 STORY	\$42,000	401	59
100 01 0231 000	12139 ARCOLA	3/22/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$65,400	31.90	\$187,386	\$42,000	\$163,000	\$134,616	1.211	1,018	\$160.12	'SE2	121.0852	1.00 STORY	\$42,000	401	74
100 01 0235 000	12179 ARCOLA	9/17/2024	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$60,400	32.21	\$149,160	\$42,000	\$145,500	\$99,222	1.466	782	\$186.06	'SE2	146.6409	1.00 STORY	\$42,000	401	64
100 01 0242 000	12337 ARCOLA	11/1/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$66,400	40.24	\$168,457	\$42,000	\$123,000	\$117,089	1.050	1,018	\$120.83	'SE2	105.0483	1.00 STORY	\$42,000	401	65
100 01 0256 000	12344 CAVELL	2/28/2025	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$88,900	38.65	\$198,909	\$64,050	\$165,950	\$124,869	1.329	1,358	\$122.20	'SE2	132.8993	1.00 STORY	\$64,050	401	60
100 01 0258 000	12300 CAVELL	9/22/2023	\$185,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$77,900	42.11	\$166,912	\$47,625	\$137,375	\$123,613	1.111	833	\$164.92	'SE2	111.1331	1.00 STORY	\$47,625	401	70
100 01 0291 000	11609 CAVELL	2/28/2025	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$54,000	40.30	\$124,879	\$54,600	\$79,400	\$65,073	1.220	613	\$129.53	'SE2	9.0778	1.00 STORY	\$54,600	401	55
100 01 0298 000	11787 CAVELL	4/10/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,600	38.00	\$207,917	\$53,550	\$166,450	\$142,932	1.165	1,090	\$152.71	'SE2	1.1135	1.00 STORY	\$53,550	401	66
100 01 0301 000	11891 CAVELL	3/20/2025	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$121,200	42.98	\$258,055	\$54,600	\$227,400	\$198,492	1.146	1,325	\$171.62	'SE2	0.7767	2.00 STORY	\$54,600	401	85
100 01 0318 002	12181 CAVELL	11/17/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$58,300	34.29	\$154,104	\$44,100	\$125,900	\$101,855	1.236	896	\$140.51	'SE2	10.6681	1.00 STORY	\$44,100	401	69
100 01 0326 000	12365 CAVELL	10/2/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$49,000	25.79	\$149,286	\$44,100	\$145,900	\$97,394	1.498	812	\$179.68	'SE2	149.8039	1.00 STORY	\$44,100	401	69
100 01 0327 000	12387 CAVELL	7/28/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$99,800	35.33	\$251,763	\$44,100	\$238,400	\$202,598	1.177	1,724	\$138.28	'SE2	2.3310	2.00 STORY	\$44,100	401	74
100 01 0328 000	12401 CAVELL	8/16/2023	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$49,800	29.82	\$146,925	\$44,100	\$122,900	\$95,208	1.291	812	\$151.35	'SE2	16.1468	1.00 STORY	\$44,100	401	64
100 01 0362 000	12020 CARDWELL	6/1/2023	\$202,321	PTA	03-ARM'S LENGTH	\$202,321	\$58,500	28.91	\$151,889	\$42,000	\$160,321	\$101,749	1.576	833	\$192.46	'SE2	42.2247	1.00 STORY	\$42,000	401	69
100 01 0373 000	11736 CARDWELL	4/25/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,000	34.17	\$107,080	\$42,000	\$78,000	\$60,259	1.294	560	\$139.29	'SE2	16.5022	1.00 STORY	\$42,000	401	66
100 01 0388 001	11785 CARDWELL	5/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$187,900	48.81	\$377,280	\$63,000	\$322,000	\$303,652	1.060	1,770	\$181.92	'SE2	9.2980	STYLE A	\$63,000	401	92
100 01 0406 000	12109 CARDWELL	6/5/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,800	38.78	\$155,670	\$42,000	\$138,000	\$105,250	1.311	833	\$165.67	'SE2	18.1774	1.00 STORY	\$42,000	401	59
100 01 0407 000	12121 CARDWELL	9/27/2023	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,000	39.56	\$229,289	\$84,000	\$141,000	\$141,745	0.995	1,434	\$98.33	'SE2	15.8661	2.00 STORY	\$84,000	401	60
100 01 0409 000	12133 CARDWELL	3/1/2024	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$60,400	30.35	\$163,875	\$42,000	\$157,000	\$112,847	1.391	833	\$188.48	'SE2	26.1874	1.00 STORY	\$42,000	401	66
100 01 0411 000	12151 CARDWELL	5/16/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,000	38.95	\$174,510	\$42,000	\$148,000	\$122,694	1.206	833	\$177.67	'SE2	5.2848	1.00 STORY	\$42,000	401	69
100 01 0418 000	12273 CARDWELL	2/9/2024	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$64,600	47.85	\$153,664	\$44,100	\$90,900	\$101,448	0.896	833	\$109.12	'SE2	25.7379	1.00 STORY	\$44,100	401	62
100 01 0465 000	11726 DEERING	4/16/2024	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$68,100	33.38	\$203,102	\$67,200	\$136,800	\$132,587	1.032	1,248	\$109.62	'SE2	12.1630	2.00 STORY	\$67,200	401	64
Totals:			\$8,323,521			\$8,323,521	\$3,255,400		\$7,838,544		\$6,257,699	\$5,540,776			\$140.56		2.4015				
							Sale. Ratio =>	39.11				E.C.F. =>	1.129		Std. Deviation=>	0.18					
							Std. Dev. =>	6.88				Ave. E.C.F. =>	1.153		Ave. Variance=>	#REF!	COV =>	#REF!			

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ECF Statistical Analysis	
Mean	1.153
Standard Error	0.028
Median	1.148
Mode	#N/A
Standard Deviation	0.182
Sample Variance	0.033
Kurtosis	0.309
Skewness	0.057
Range	0.803
Minimum	0.773
Maximum	1.576
Sum	48.443
Count	42



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
100 01 0142 000	12257 INKSTER	4/25/2024	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$43,600	67.08	\$103,309	\$38,104	\$26,896	\$60,375	0.445	676	\$39.79	'SE2	44.5482	1.00 STORY	\$33,600	401	Prior
100 01 0290 000	11610 CAVELL	3/25/2025	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$71,900	65.36	\$162,974	\$67,011	\$42,989	\$93,622	0.459	944	\$45.54	'SE2	45.9176	2.00 STORY	\$67,011	401	Low
100 01 0124 001	12203 INKSTER	2/29/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$92,200	59.48	\$238,734	\$64,418	\$90,582	\$161,403	0.561	1,257	\$72.06	'SE2	56.1216	1.00 STORY	\$64,418	401	Low
100 01 0142 000	12257 INKSTER	1/3/2025	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$43,600	30.07	\$103,309	\$38,104	\$106,896	\$60,375	1.771	676	\$158.13	'SE2	177.0534	1.00 STORY	\$33,600	401	High

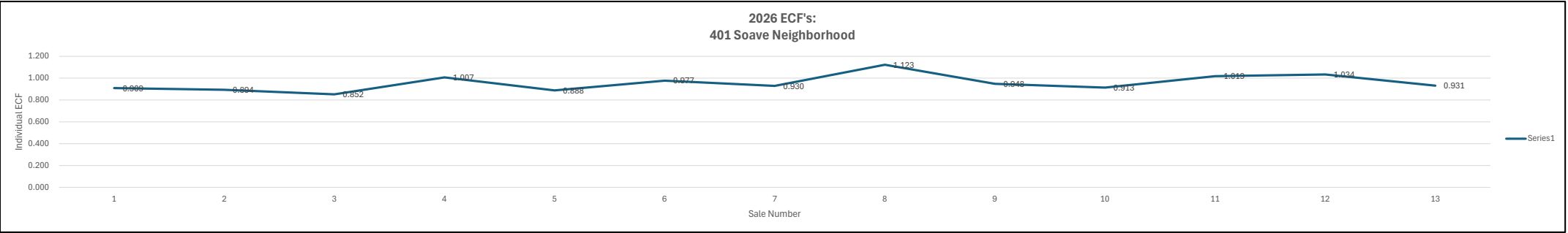
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
012 05 0009 000	31552 BRIDGE	4/28/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$185,100	41.13	\$435,234	\$103,808	\$346,192	\$380,949	0.909	2,087	\$165.88	'SN	4.6970	2.00 STORY	\$98,000	401	87
012 06 0008 000	31588 BRIDGE	4/20/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$202,200	41.69	\$475,038	\$107,409	\$377,591	\$422,562	0.894	2,270	\$166.34	'SN	6.2156	2.00 STORY	\$98,000	401	90
012 06 0012 000	19141 SHREWSBURY	11/7/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$175,400	43.85	\$423,692	\$102,939	\$297,061	\$348,644	0.852	1,596	\$186.13	'SN	10.3685	1.00 STORY	\$98,000	401	90
093 02 0068 002	14803 LYONS	2/12/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$150,500	34.20	\$383,988	\$81,476	\$358,524	\$355,896	1.007	1,929	\$185.86	'SN	5.1652	1.50 STORY	\$51,600	401	89
093 06 0018 000	15003 TAYLOR	3/1/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$185,700	35.71	\$463,567	\$94,041	\$425,959	\$479,903	0.888	2,322	\$183.44	'SN	6.8138	1.75 STORY	\$86,000	401	84
093 99 0020 007	14766 TAYLOR	4/15/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$199,600	42.47	\$427,626	\$84,000	\$386,000	\$394,972	0.977	2,387	\$161.71	'SN	2.1553	2.00 STORY	\$84,000	401	88
119 99 0032 003	11872 ADAMS CT	4/26/2024	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$208,100	39.26	\$495,543	\$69,226	\$460,774	\$495,717	0.930	2,040	\$225.87	'SN	2.6222	STYLE B	\$65,000	401	92
124 06 0030 000	37454 EAGLE	5/20/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$172,800	36.38	\$404,496	\$85,000	\$390,000	\$347,278	1.123	1,813	\$215.11	'SN	16.7288	1.00 STORY	\$85,000	401	87
124 99 0007 002	9344 STONEHOUSE	4/5/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$181,500	40.33	\$418,069	\$62,367	\$387,633	\$408,852	0.948	2,261	\$171.44	'SN	0.7631	2.00 STORY	\$56,000	401	87
130 04 0012 000	34555 RICHLAND	2/12/2025	\$482,690	PTA	03-ARM'S LENGTH	\$482,690	\$196,900	40.79	\$418,101	\$71,000	\$411,690	\$450,780	0.913	2,453	\$167.83	'SN	4.2448	1.75 STORY	\$71,000	401	78
132 07 0001 000	8801 PARKSIDE	5/10/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$167,900	39.51	\$377,282	\$98,375	\$326,625	\$320,582	1.019	2,068	\$157.94	'SN	6.3118	2.00 STORY	\$90,000	401	83
132 07 0019 000	33601 TRILLIUM	11/9/2023	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$167,500	37.06	\$412,655	\$95,000	\$357,000	\$345,277	1.034	1,651	\$216.23	'SN	7.8221	1.00 STORY	\$95,000	401	79
132 09 0015 000	34231 TRILLIUM	5/24/2023	\$505,500	PTA	03-ARM'S LENGTH	\$505,500	\$188,800	37.35	\$469,290	\$90,000	\$415,500	\$446,223	0.931	2,398	\$173.27	'SN	2.4583	1.50 STORY	\$90,000	401	81

Totals:	\$6,085,190		\$6,085,190	\$2,382,000		\$5,604,581		\$4,940,549		\$5,197,635		\$182.85		0.5194							
				Sale. Ratio =>			39.14				E.C.F. =>	0.951		Std. Deviation=>	0.07						
				Std. Dev. =>			2.88				Ave. E.C.F. =>	0.956		Ave. Variance=>	5.87	COV =>		6.15			

ECF Statistical Analysis

Mean	0.956
Standard Error	0.021
Median	0.931
Mode	#N/A
Standard Deviation	0.074
Sample Variance	0.005
Kurtosis	0.676
Skewness	0.891
Range	0.271
Minimum	0.852
Maximum	1.123
Sum	12.425
Count	13



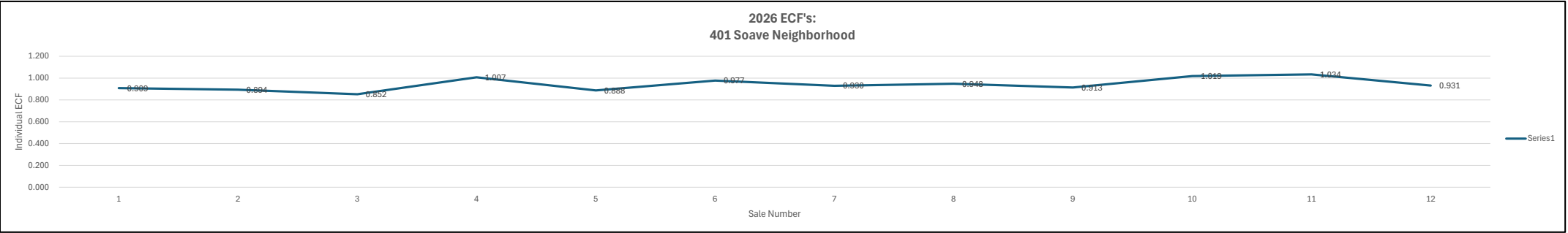
OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
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CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.	
012 05 0009 000	31552 BRIDGE	4/28/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$185,100	41.13	\$435,234	\$103,808	\$346,192	\$380,949	0.909	2,087	\$165.88	'SN	3.3029	2.00 STORY	\$98,000	401	87	
012 06 0008 000	31588 BRIDGE	4/20/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$202,200	41.69	\$475,038	\$107,409	\$377,591	\$422,562	0.894	2,270	\$166.34	'SN	4.8216	2.00 STORY	\$98,000	401	90	
012 06 0012 000	19141 SHREWSBURY	11/7/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$175,400	43.85	\$423,692	\$102,939	\$297,061	\$348,644	0.852	1,596	\$186.13	'SN	8.9744	1.00 STORY	\$98,000	401	90	
093 02 0068 002	14803 LYONS	2/12/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$150,500	34.20	\$383,988	\$81,476	\$358,524	\$355,896	1.007	1,929	\$185.86	'SN	6.5593	1.50 STORY	\$51,600	401	89	
093 06 0018 000	15003 TAYLOR	3/1/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$185,700	35.71	\$463,567	\$94,041	\$425,959	\$479,903	0.888	2,322	\$183.44	'SN	#REF!	1.75 STORY	\$86,000	401	84	
093 99 0020 007	14766 TAYLOR	4/15/2024	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$199,600	42.47	\$427,626	\$84,000	\$386,000	\$394,972	0.977	2,387	\$161.71	'SN	3.5493	2.00 STORY	\$84,000	401	88	
119 99 0032 003	11872 ADAMS CT	4/26/2024	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$208,100	39.26	\$495,543	\$69,226	\$460,774	\$495,717	0.930	2,040	\$225.87	'SN	1.2281	STYLE B	\$65,000	401	92	
124 99 0007 002	9344 STONEHOUSE	4/5/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$181,500	40.33	\$418,069	\$62,367	\$387,633	\$408,852	0.948	2,261	\$171.44	'SN	0.9913	2.00 STORY	\$56,000	401	87	
130 04 0012 000	34555 RICHLAND	2/12/2025	\$482,690	PTA	03-ARM'S LENGTH	\$482,690	\$196,900	40.79	\$418,101	\$71,000	\$411,690	\$450,780	0.913	2,453	\$167.83	'SN	2.8507	1.75 STORY	\$71,000	401	78	
132 07 0001 000	8801 PARKSIDE	5/10/2024	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$167,900	39.51	\$377,282	\$98,375	\$326,625	\$320,582	1.019	2,068	\$157.94	'SN	8.0662	2.00 STORY	\$90,000	401	83	
132 07 0019 000	33601 TRILLIUM	11/9/2023	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$167,500	37.06	\$412,655	\$95,000	\$357,000	\$345,277	1.034	1,651	\$216.23	'SN	9.5764	1.00 STORY	\$95,000	401	79	
132 09 0015 000	34231 TRILLIUM	5/24/2023	\$505,500	PTA	03-ARM'S LENGTH	\$505,500	\$188,800	37.35	\$469,290	\$90,000	\$415,500	\$446,223	0.931	2,398	\$173.27	'SN	1.0642	1.50 STORY	\$90,000	401	81	
Totals:			\$5,610,190			\$5,610,190	\$2,209,200		\$5,200,085		\$4,550,549	\$4,850,357			\$180.16		0.3603					
Sale. Ratio =>								39.38	E.C.F. =>				0.938	Std. Deviation=>				0.06				
Std. Dev. =>								2.87	Ave. E.C.F. =>				0.942	Ave. Variance=>				#REF!	COV =>			#REF!

ECF Statistical Analysis	
Mean	0.942
Standard Error	0.016
Median	0.930
Mode	#N/A
Standard Deviation	0.057
Sample Variance	0.003
Kurtosis	-0.885
Skewness	0.304
Range	0.182
Minimum	0.852
Maximum	1.034
Sum	11.301
Count	12



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
124 06 0030 000	37454 EAGLE	5/20/2024	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$172,800	36.38	\$404,496	\$85,000	\$390,000	\$347,278	1.123	1,813	\$215.11	'SN	112.3020	1.00 STORY	\$85,000	401	Prior

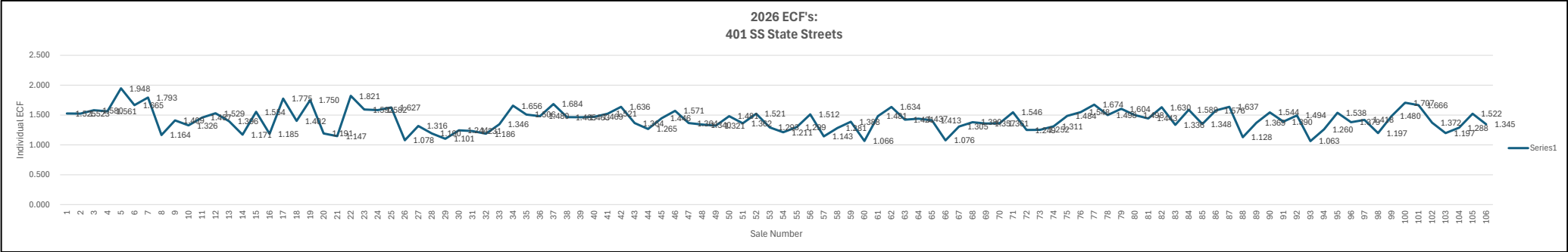
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
134 01 1316 002	11025 HUBBARD	11/19/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$126,700	42.95	\$268,359	\$62,853	\$232,147	\$152,226	1.525	1,158	\$200.47	'SS	10.1241	1.00 STORY	\$60,995	401	60
134 02 1396 000	11027 FAIRFIELD	10/31/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,900	38.78	\$232,950	\$60,995	\$194,005	\$127,374	1.523	1,029	\$188.54	'SS	9.9339	1.00 STORY	\$60,995	401	62
134 02 1411 000	9825 FAIRFIELD	6/25/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$94,100	33.02	\$252,387	\$60,995	\$224,005	\$141,771	1.580	1,029	\$217.69	'SS	15.6274	1.00 STORY	\$60,995	401	69
134 02 1440 000	9924 BROOKFIELD	11/8/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$106,400	35.82	\$265,081	\$60,995	\$236,005	\$151,174	1.561	1,029	\$229.35	'SS	13.7374	1.00 STORY	\$60,995	401	64
134 02 1466 000	11447 BROOKFIELD	3/10/2025	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$109,400	35.52	\$233,918	\$66,540	\$241,460	\$123,983	1.948	1,029	\$234.66	'SS	52.3751	1.00 STORY	\$66,540	401	58
134 02 1467 000	11441 BROOKFIELD	10/11/2024	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$115,100	40.24	\$243,996	\$64,194	\$221,806	\$133,186	1.665	1,029	\$215.55	'SS	24.1611	1.00 STORY	\$60,995	401	58
134 02 1468 000	11435 BROOKFIELD	11/17/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$96,900	34.30	\$227,752	\$60,995	\$221,505	\$123,523	1.793	1,051	\$210.76	'SS	36.9455	1.00 STORY	\$60,995	401	58
134 02 1508 000	32510 WEST CHICAGO	12/4/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$121,200	51.57	\$261,420	\$69,708	\$165,292	\$142,008	1.164	1,029	\$160.63	'SS	25.9812	1.00 STORY	\$69,708	401	65
134 02 1522 000	9900 MAYFIELD	1/31/2025	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$115,000	45.63	\$244,083	\$62,354	\$189,646	\$134,614	1.409	1,029	\$184.30	'SS	1.4961	1.00 STORY	\$60,995	401	60
134 02 1543 000	11400 MAYFIELD	8/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$107,500	43.00	\$253,431	\$60,995	\$189,005	\$142,545	1.326	1,280	\$147.66	'SS	9.7842	1.00 STORY	\$60,995	401	58
134 02 1561 000	11327 MAYFIELD	2/21/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$102,300	37.47	\$257,629	\$62,829	\$210,171	\$144,296	1.457	1,051	\$199.97	'SS	3.2753	1.00 STORY	\$60,995	401	67
134 02 1562 000	11321 MAYFIELD	4/18/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$128,600	42.72	\$273,190	\$62,880	\$238,120	\$155,785	1.529	1,213	\$196.31	'SS	10.4743	1.00 STORY	\$60,995	401	61
134 02 1582 000	9837 MAYFIELD	8/14/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,700	46.07	\$267,881	\$60,995	\$214,005	\$153,248	1.396	1,029	\$207.97	'SS	2.7312	1.00 STORY	\$60,995	401	65
134 02 1586 000	9819 MAYFIELD	5/17/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$123,300	52.47	\$261,230	\$63,698	\$171,302	\$146,320	1.171	1,050	\$163.14	'SS	25.3039	1.00 STORY	\$60,995	401	65
134 02 1590 000	9623 MAYFIELD	4/5/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$127,300	42.29	\$269,505	\$60,995	\$240,005	\$154,451	1.554	1,029	\$233.24	'SS	13.0149	1.00 STORY	\$60,995	401	65
134 03 1598 000	9610 LOVELAND	6/11/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$113,600	51.64	\$242,065	\$60,995	\$159,005	\$134,125	1.185	1,029	\$154.52	'SS	23.8276	1.00 STORY	\$60,995	401	67
134 03 1612 000	9908 LOVELAND	11/6/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$99,900	34.45	\$235,198	\$60,995	\$229,005	\$129,039	1.775	1,029	\$222.55	'SS	35.0922	1.00 STORY	\$60,995	401	62
134 03 1613 000	9912 LOVELAND	10/6/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$99,000	41.25	\$233,320	\$60,995	\$179,005	\$127,648	1.402	1,051	\$170.32	'SS	2.1441	1.00 STORY	\$60,995	401	62
134 03 1678 000	9623 LOVELAND	8/15/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$106,200	36.62	\$238,276	\$63,551	\$226,449	\$129,425	1.750	1,029	\$220.07	'SS	32.5880	1.00 STORY	\$60,995	401	55
134 03 1702 003	9924 ROSELAND	11/20/2024	\$168,500	PTA	03-ARM'S LENGTH	\$168,500	\$74,900	44.45	\$157,145	\$35,000	\$133,500	\$112,059	1.191	843	\$158.36	'SS	23.2438	DUPLEX	\$35,000	401	62
134 03 1703 002	9928 ROSELAND	11/20/2024	\$153,500	PTA	03-ARM'S LENGTH	\$153,500	\$70,000	45.60	\$147,616	\$35,000	\$118,500	\$103,317	1.147	797	\$148.68	'SS	27.6819	DUPLEX	\$35,000	401	62
134 04 1819 000	9815 WOODRING	12/23/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,700	37.35	\$220,797	\$65,431	\$209,569	\$115,085	1.821	1,029	\$203.66	'SS	39.7219	1.00 STORY	\$65,431	401	59
134 04 1830 000	9614 SHADYSIDE	5/25/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$105,600	37.71	\$247,762	\$68,003	\$211,997	\$133,154	1.592	1,029	\$206.02	'SS	16.8345	1.00 STORY	\$65,431	401	59
134 04 1844 000	9825 SHADYSIDE	11/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$128,500	41.45	\$274,621	\$68,759	\$241,241	\$152,490	1.582	1,274	\$189.36	'SS	15.8238	1.00 STORY	\$65,431	401	60
134 05 1874 003	9607 WESTMORE	11/17/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$97,800	36.91	\$230,995	\$65,431	\$199,569	\$122,640	1.627	1,029	\$193.94	'SS	20.3501	1.00 STORY	\$65,431	401	56
134 05 1892 002	9904 FARMINGTON	7/26/2024	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$63,200	47.52	\$134,125	\$35,000	\$98,000	\$90,940	1.078	797	\$122.96	'SS	34.6141	DUPLEX	\$35,000	401	60
134 05 1895 001	9918 FARMINGTON	8/23/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,900	41.09	\$151,002	\$35,000	\$140,000	\$106,423	1.316	797	\$175.66	'SS	10.8269	DUPLEX	\$35,000	401	60
134 05 1895 002	9920 FARMINGTON	8/23/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,500	44.55	\$154,032	\$35,000	\$130,000	\$109,203	1.190	797	\$163.11	'SS	23.3331	DUPLEX	\$35,000	401	60
134 05 1896 001	9924 FARMINGTON	6/13/2024	\$165,000	PTA	31-SPLIT IMPROVED	\$165,000	\$0	0.00	\$163,756	\$35,000	\$130,000	\$118,124	1.101	841	\$154.58	'SS	32.3236	DUPLEX	\$35,000	401	60
134 05 1916 002	9928 SHADYSIDE	1/24/2024	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$60,000	40.54	\$133,982	\$35,000	\$113,000	\$90,809	1.244	797	\$141.78	'SS	17.9404	DUPLEX	\$35,000	401	60
134 06 2110 000	9650 FARMINGTON	12/6/2023	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$98,200	46.21	\$228,312	\$49,000	\$163,500	\$132,823	1.231	1,021	\$160.14	'SS	19.2813	1.00 STORY	\$49,000	401	61
134 06 2112 000	9610 FARMINGTON	10/31/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$105,300	47.86	\$243,640	\$49,000	\$171,000	\$144,177	1.186	1,021	\$167.48	'SS	23.7732	1.00 STORY	\$49,000	401	61
134 06 2112 000	9610 FARMINGTON	2/18/2025	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$116,200	47.82	\$243,640	\$49,000	\$194,000	\$144,177	1.346	1,021	\$190.01	'SS	7.8206	1.00 STORY	\$49,000	401	61
135 01 1932 000	32935 WEST CHICAGO	4/24/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$118,800	40.27	\$251,716	\$60,995	\$234,005	\$141,274	1.656	1,022	\$228.97	'SS	23.2617	1.00 STORY	\$60,995	401	61
135 02 1998 000	32818 VERMONT	7/28/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,800	39.21	\$257,254	\$60,995	\$219,005	\$145,377	1.506	1,029	\$212.83	'SS	8.2688	1.00 STORY	\$60,995	401	65
135 02 2019 000	9245 VIRGINIA	10/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,100	43.81	\$247,025	\$60,995	\$204,005	\$137,800	1.480	1,022	\$199.61	'SS	5.6668	1.00 STORY	\$60,995	401	59
135 02 2052 000	9290 LOUISIANA	3/24/2025	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$126,600	39.32	\$271,259	\$65,940	\$256,060	\$152,088	1.684	1,018	\$251.53	'SS	25.9856	1.00 STORY	\$65,940	401	65
135 02 2059 000	9335 WOODRING	11/30/2023	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$114,800	39.93	\$269,987	\$65,000	\$222,500	\$151,842	1.465	1,022	\$217.71	'SS	4.1565	1.00 STORY	\$65,000	401	64
135 02 2080 000	9258 WOODRING	7/17/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$102,000	40.00	\$239,993	\$60,995	\$194,005	\$132,591	1.463	1,022	\$189.83	'SS	3.9410	1.00 STORY	\$60,995	401	61
135 02 2086 000	9330 WOODRING	9/5/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$127,200	40.38	\$294,415	\$61,328	\$253,672	\$172,657	1.469	1,284	\$197.56	'SS	4.5451	1.00 STORY	\$61,328	401	64
135 02 2090 000	32801 VERMONT	4/4/2024	\$250,801	PTA	03-ARM'S LENGTH	\$250,801	\$108,100	43.10	\$229,795	\$63,540	\$187,261	\$123,151	1.521	1,029	\$181.98	'SS	9.6806	1.00 STORY	\$63,540	401	58
135 03 2118 000	9312 CALIFORNIA	6/21/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$112,200	40.43	\$240,600	\$66,540	\$210,960	\$128,933	1.636	1,074	\$196.42	'SS	21.2424	1.00 STORY	\$66,540	401	62
135 03 2127 000	9221 CALIFORNIA	9/20/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,300	42.29	\$272,746	\$61,949	\$213,051	\$156,145	1.364	1,074	\$198.37	'SS	5.9331	1.00 STORY	\$61,949	401	62
135 03 2128 000	9231 CALIFORNIA	4/8/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$131,100	49.47	\$278,630	\$60,995	\$204,005	\$161,211	1.265	1,140	\$178.95	'SS	15.8321	1.00 STORY	\$60,995	401	67
135 03 2139 000	9390 COLORADO	11/26/2024	\$296,700	PTA	03-ARM'S LENGTH	\$296,700	\$132,200	44.56	\$281,044	\$60,995	\$235,705	\$162,999	1.446	1,263	\$186.62	'SS	2.2278	1.00 STORY	\$60,995	401	62
135 03 2141 000	9364 COLORADO	6/25/2024	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$138,400	41.56	\$294,793	\$60,995	\$272,005	\$173,183	1.571	1,354	\$200.89	'SS	14.6848	1.00 STORY	\$60,995	401	65
135 03 2147 000	9244 COLORADO	7/19/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,200	42.08	\$248,039	\$65,431	\$184,569	\$135,265	1.364	1,047	\$176.28	'SS	5.9275	1.00 STORY	\$65,431	401	62
135 03 2152 000	9140 COLORADO	9/12/2023	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$110,000	42.64	\$259,461	\$65,431	\$192,569	\$143,725	1.340	1,140	\$168.92	'SS	8.3931	1.00 STORY	\$65,431	401	62
135 03 2155 000	32640 OHIO	5/19/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$112,500	44.12	\$259,242	\$64,143	\$190,857	\$144,517	1.321	1,140	\$167.42	'SS	10.3120	1.00 STORY	\$61,422	401	62
135 03 2246 000	8949 LOUISIANA	3/29/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000</															

CITY OF LIVONIA
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135 04 2447 000	32724 HEES	2/7/2024	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$113,100	41.14	\$265,401	\$60,995	\$213,905	\$151,411	1.413	1,173	\$182.36	'SS	1.1030	1.00 STORY	\$60,995	401	63
135 04 2467 000	9013 HUBBARD	11/18/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$120,200	51.15	\$249,341	\$61,422	\$173,578	\$161,303	1.076	1,580	\$109.86	'SS	34.7675	TRI-LEVEL	\$61,422	401	64
135 04 2473 000	32458 WASHINGTON	5/2/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$117,800	39.93	\$270,180	\$64,322	\$230,678	\$176,702	1.305	1,580	\$146.00	'SS	11.8311	TRI-LEVEL	\$64,322	401	67
135 04 2474 000	32468 WASHINGTON	3/22/2024	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$134,000	36.51	\$339,452	\$74,617	\$292,383	\$211,868	1.380	1,561	\$187.30	'SS	4.3750	2.00 STORY	\$64,322	401	71
135 04 2496 000	9037 HUBBARD	2/11/2025	\$284,500	PTA	03-ARM'S LENGTH	\$284,500	\$122,300	42.99	\$253,128	\$62,757	\$221,743	\$163,408	1.357	1,590	\$139.46	'SS	6.6784	TRI-LEVEL	\$61,422	401	64
135 04 2515 000	32443 MARYLAND	12/20/2024	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$135,400	42.05	\$300,769	\$60,995	\$261,005	\$191,819	1.361	1,561	\$167.20	'SS	6.3090	2.00 STORY	\$60,995	401	68
135 05 2529 000	9000 FARMINGTON	11/7/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$112,800	42.57	\$237,577	\$49,000	\$216,000	\$139,686	1.546	1,025	\$210.73	'SS	12.2551	1.00 STORY	\$49,000	401	63
136 01 1974 002	31807 WEST CHICAGO	7/21/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,900	44.89	\$325,184	\$58,245	\$266,755	\$213,551	1.249	2,161	\$123.44	'SS	17.4635	2.00 STORY	\$58,245	401	62
136 02 0016 000	31736 DELAWARE	6/7/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$123,800	49.92	\$262,574	\$60,995	\$187,005	\$149,317	1.252	1,066	\$175.43	'SS	17.1372	1.00 STORY	\$60,995	401	64
136 02 0057 000	8925 MERRIMAN	9/15/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$97,900	44.50	\$225,022	\$51,947	\$168,053	\$128,203	1.311	1,077	\$156.04	'SS	11.2939	1.00 STORY	\$51,947	401	58
136 02 0097 000	31514 ARIZONA	6/26/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$122,900	43.89	\$260,270	\$61,869	\$218,131	\$146,963	1.484	1,077	\$202.54	'SS	6.0484	1.00 STORY	\$61,422	401	61
136 02 0100 000	9125 FREDRICK	4/17/2024	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$116,700	42.28	\$248,615	\$62,192	\$213,808	\$138,091	1.548	1,017	\$210.23	'SS	12.4538	1.00 STORY	\$60,995	401	68
136 02 0114 000	8992 MELROSE	9/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$107,300	39.74	\$229,517	\$60,995	\$209,005	\$124,831	1.674	1,007	\$207.55	'SS	25.0529	1.00 STORY	\$60,995	401	61
136 02 0120 000	31528 ARIZONA	9/29/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,500	39.06	\$246,025	\$73,194	\$191,806	\$128,022	1.498	1,007	\$190.47	'SS	7.4453	1.00 STORY	\$73,194	401	61
136 02 0121 000	9218 MELROSE	6/20/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$121,100	41.33	\$256,390	\$61,422	\$231,578	\$144,420	1.604	1,077	\$215.02	'SS	17.9729	1.00 STORY	\$61,422	401	61
136 02 0155 000	9054 IOWA	12/6/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,300	43.15	\$273,167	\$74,625	\$220,375	\$147,068	1.498	1,265	\$174.21	'SS	7.4682	1.00 STORY	\$74,625	401	61
136 02 0218 000	9320 TEXAS	4/20/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$247,310	\$62,440	\$197,560	\$136,940	1.443	1,066	\$185.33	'SS	1.8901	1.00 STORY	\$60,995	401	59
136 02 0221 000	9356 TEXAS	8/29/2024	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$112,700	36.01	\$269,767	\$61,394	\$251,606	\$154,350	1.630	1,029	\$244.52	'SS	20.6326	1.00 STORY	\$61,394	401	64
136 02 0240 000	9201 TEXAS	2/4/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$137,500	47.41	\$292,413	\$64,322	\$225,678	\$168,956	1.336	1,479	\$152.59	'SS	8.8054	1.00 STORY	\$64,322	401	61
136 02 0248 000	31844 MAINE	6/14/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$115,800	37.97	\$268,401	\$61,422	\$243,578	\$153,317	1.589	1,340	\$181.77	'SS	16.4947	1.00 STORY	\$61,422	401	61
136 02 0250 000	9132 IDAHO	7/28/2023	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$128,400	38.21	\$315,951	\$60,995	\$275,005	\$203,964	1.348	1,691	\$162.63	'SS	7.5473	2.00 STORY	\$60,995	401	66
136 02 0258 000	9260 IDAHO	4/4/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$100,300	37.85	\$235,846	\$61,800	\$203,200	\$128,922	1.576	1,007	\$201.79	'SS	15.2373	1.00 STORY	\$60,995	401	61
136 02 0263 000	9322 IDAHO	8/1/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,700	40.60	\$244,831	\$55,823	\$229,177	\$140,005	1.637	1,077	\$212.79	'SS	21.3146	1.00 STORY	\$55,823	401	61
136 02 0314 000	9231 FLORIDA	4/18/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$141,300	53.73	\$302,001	\$65,000	\$198,000	\$175,556	1.128	1,491	\$132.80	'SS	29.5929	1.00 STORY	\$65,000	401	61
136 03 0316 000	32210 MARYLAND	8/14/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$127,800	39.32	\$288,758	\$81,450	\$243,550	\$177,946	1.369	1,842	\$132.22	'SS	5.5101	TRI-LEVEL	\$62,128	401	61
136 03 0322 000	32328 MARYLAND	10/2/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,000	38.62	\$261,882	\$66,540	\$223,460	\$144,697	1.544	1,026	\$217.80	'SS	12.0556	1.00 STORY	\$66,540	401	64
136 03 0336 000	32136 WISCONSIN	1/17/2025	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$114,700	45.88	\$244,720	\$66,540	\$183,460	\$131,985	1.390	1,026	\$178.81	'SS	3.3768	1.00 STORY	\$66,540	401	61
136 03 0348 000	32315 WISCONSIN	8/27/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$119,700	43.53	\$254,415	\$60,995	\$214,005	\$143,274	1.494	1,026	\$208.58	'SS	6.9902	1.00 STORY	\$60,995	401	61
136 03 0354 000	32209 WISCONSIN	11/10/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$130,200	46.50	\$300,677	\$65,000	\$215,000	\$202,297	1.063	2,300	\$93.48	'SS	36.0980	TRI-LEVEL	\$65,000	401	61
136 03 0354 000	32209 WISCONSIN	10/18/2024	\$319,950	PTA	03-ARM'S LENGTH	\$319,950	\$144,800	45.26	\$300,677	\$65,000	\$254,950	\$202,297	1.260	2,300	\$110.85	'SS	16.3499	TRI-LEVEL	\$65,000	401	61
136 03 0377 000	32345 WASHINGTON	12/7/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$127,800	34.54	\$296,985	\$69,035	\$300,965	\$195,665	1.538	2,182	\$137.93	'SS	11.4390	TRI-LEVEL	\$69,035	401	61
136 03 0387 000	32105 WYOMING	3/7/2025	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$142,200	42.32	\$293,282	\$60,995	\$275,005	\$199,387	1.379	2,157	\$127.49	'SS	4.4522	TRI-LEVEL	\$60,995	401	61
136 03 0389 000	32031 WYOMING	4/8/2024	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$137,600	41.20	\$285,296	\$60,995	\$273,005	\$192,533	1.418	2,169	\$125.87	'SS	0.5810	TRI-LEVEL	\$60,995	401	61
136 03 0409 000	8836 HUBBARD	9/16/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$132,600	47.36	\$274,143	\$61,422	\$218,578	\$182,593	1.197	1,842	\$118.66	'SS	22.6697	TRI-LEVEL	\$61,422	401	64
136 03 0430 000	32052 JOY	9/6/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$119,100	43.95	\$252,554	\$61,520	\$209,480	\$141,506	1.480	1,026	\$204.17	'SS	5.6587	1.00 STORY	\$60,995	401	61
136 03 0459 000	31712 WYOMING	7/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$106,500	35.50	\$251,912	\$69,867	\$230,133	\$134,848	1.707	1,026	\$224.30	'SS	28.2836	1.00 STORY	\$69,867	401	61
136 03 0469 000	32000 WYOMING	6/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$101,700	36.32	\$238,820	\$62,779	\$217,221	\$130,400	1.666	1,026	\$211.72	'SS	24.2031	1.00 STORY	\$60,995	401	61
136 03 0481 000	31731 WYOMING	6/29/2023	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$103,600	41.94	\$244,034	\$64,145	\$182,855	\$133,251	1.372	1,026	\$178.22	'SS	5.1514	1.00 STORY	\$64,145	401	61
136 03 0532 000	31678 JOY	2/19/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$101,400	50.70	\$217,675	\$62,177	\$137,823	\$115,183	1.197	1,026	\$134.33	'SS	22.7217	1.00 STORY	\$60,995	401	61
136 03 0543 000	8824 NEVADA	10/11/2024	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$120,900	39.77	\$281,910	\$73,194	\$230,806	\$179,155	1.288	1,894	\$121.86	'SS	13.5471	TRI-LEVEL	\$73,194	401	61
136 03 0546 000	31505 HEES	1/24/2025	\$321,500	PTA	03-ARM'S LENGTH	\$321,500	\$125,800	39.13	\$259,514	\$56,953	\$264,547	\$173,872	1.522	1,842	\$143.62	'SS	9.7730	TRI-LEVEL	\$56,953	401	61
136 03 0547 000	31465 ALABAMA	9/29/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$267,965	\$60,995	\$239,005	\$177,656	1.345	1,842	\$129.75	'SS	7.8450	TRI-LEVEL	\$60,995	401	62
Totals:			\$28,811,751			\$28,811,751	\$12,055,600		\$26,985,114		\$22,309,999	\$15,715,303			\$180.48		0.4139				
							Sale. Ratio =>	41.84				E.C.F. =>	1.420		Std. Deviation=>	0.18					
							Std. Dev. =>	6.32				Ave. E.C.F. =>	1.424		Ave. Variance=>	14.88	COV =>	10.45			

ECF Statistical Analysis	
Mean	1.424
Standard Error	0.018
Median	1.420
Mode	#N/A
Standard Deviation	0.183
Sample Variance	0.033
Kurtosis	-0.243
Skewness	0.123
Range	0.885
Minimum	1.063
Maximum	1.948
Sum	150.920
Count	106



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

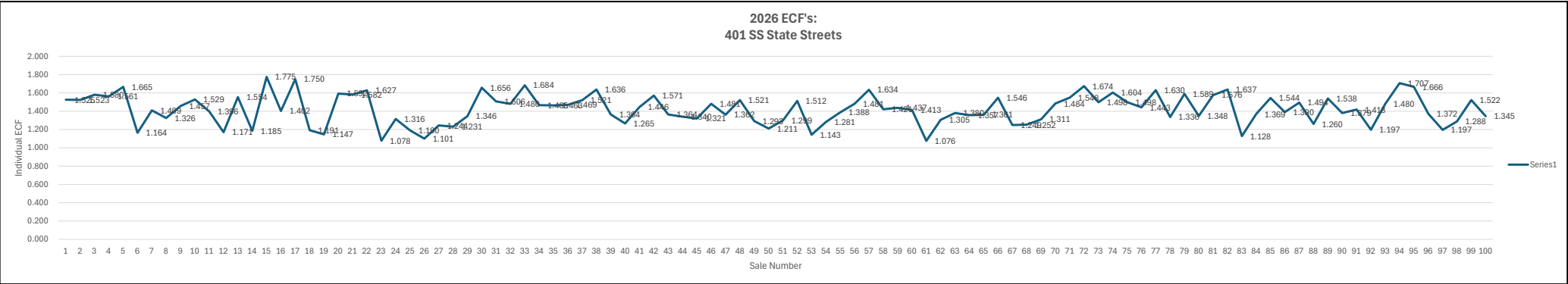
CITY OF LIVONIA
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
134 01 1316 002	11025 HUBBARD	11/19/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$126,700	42.95	\$268,359	\$62,853	\$232,147	\$152,226	1.525	1,158	\$200.47	'SS	152.5015	1.00 STORY	\$60,995	401	60
134 02 1396 000	11027 FAIRFIELD	10/31/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,900	38.78	\$232,950	\$60,995	\$194,005	\$127,374	1.523	1,029	\$188.54	'SS	152.3113	1.00 STORY	\$60,995	401	62
134 02 1411 000	9825 FAIRFIELD	6/25/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$94,100	33.02	\$252,387	\$60,995	\$224,005	\$141,771	1.580	1,029	\$217.69	'SS	158.0048	1.00 STORY	\$60,995	401	69
134 02 1440 000	9924 BROOKFIELD	11/8/2023	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$106,400	35.82	\$265,081	\$60,995	\$236,005	\$151,174	1.561	1,029	\$229.35	'SS	156.1148	1.00 STORY	\$60,995	401	64
134 02 1467 000	11441 BROOKFIELD	10/11/2024	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$115,100	40.24	\$243,996	\$64,194	\$221,806	\$133,186	1.665	1,029	\$215.55	'SS	24.4949	1.00 STORY	\$60,995	401	58
134 02 1508 000	32510 WEST CHICAGO	12/4/2020	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$121,200	51.57	\$261,420	\$69,708	\$165,292	\$142,008	1.164	1,029	\$160.63	'SS	25.5716	1.00 STORY	\$69,708	401	65
134 02 1522 000	9900 MAYFIELD	1/31/2025	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$115,000	45.63	\$244,083	\$62,354	\$189,646	\$134,614	1.409	1,029	\$184.30	'SS	1.0865	1.00 STORY	\$60,995	401	60
134 02 1543 000	11400 MAYFIELD	8/16/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$107,500	43.00	\$253,431	\$60,995	\$189,005	\$142,545	1.326	1,280	\$147.66	'SS	9.3746	1.00 STORY	\$60,995	401	58
134 02 1561 000	11327 MAYFIELD	2/21/2024	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$102,300	37.47	\$257,629	\$62,829	\$210,171	\$144,296	1.457	1,051	\$199.97	'SS	3.6849	1.00 STORY	\$60,995	401	67
134 02 1562 000	11321 MAYFIELD	4/18/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$128,600	42.72	\$273,190	\$62,880	\$238,120	\$155,785	1.529	1,213	\$196.31	'SS	10.8839	1.00 STORY	\$60,995	401	61
134 02 1582 000	9837 MAYFIELD	8/14/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,700	46.07	\$267,881	\$60,995	\$214,005	\$153,248	1.396	1,029	\$207.97	'SS	2.3216	1.00 STORY	\$60,995	401	65
134 02 1586 000	9819 MAYFIELD	5/17/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$123,300	52.47	\$261,230	\$63,698	\$171,302	\$146,320	1.171	1,050	\$163.14	'SS	#REF!	1.00 STORY	\$60,995	401	65
134 02 1590 000	9623 MAYFIELD	4/5/2024	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$127,300	42.29	\$269,505	\$60,995	\$240,005	\$154,451	1.554	1,029	\$233.24	'SS	13.4245	1.00 STORY	\$60,995	401	65
134 03 1598 000	9610 LOVELAND	6/11/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$113,600	51.64	\$242,065	\$60,995	\$159,005	\$134,125	1.185	1,029	\$154.52	'SS	118.5499	1.00 STORY	\$60,995	401	67
134 03 1612 000	9908 LOVELAND	11/6/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$99,900	34.45	\$235,198	\$60,995	\$229,005	\$129,039	1.775	1,029	\$222.55	'SS	35.5018	1.00 STORY	\$60,995	401	62
134 03 1613 000	9912 LOVELAND	10/6/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$99,000	41.25	\$233,320	\$60,995	\$179,005	\$127,648	1.402	1,051	\$170.32	'SS	1.7345	1.00 STORY	\$60,995	401	62
134 03 1678 000	9623 LOVELAND	8/15/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$106,200	36.62	\$238,276	\$63,551	\$226,449	\$129,425	1.750	1,029	\$220.07	'SS	32.9976	1.00 STORY	\$60,995	401	55
134 03 1702 003	9924 ROSELAND	11/20/2024	\$168,500	PTA	03-ARM'S LENGTH	\$168,500	\$74,900	44.45	\$157,145	\$35,000	\$133,500	\$112,059	1.191	843	\$158.36	'SS	119.1337	DUPLEX	\$35,000	401	62
134 03 1703 002	9928 ROSELAND	11/20/2024	\$153,500	PTA	03-ARM'S LENGTH	\$153,500	\$70,000	45.60	\$147,616	\$35,000	\$118,500	\$103,317	1.147	797	\$148.68	'SS	114.6955	DUPLEX	\$35,000	401	62
134 04 1830 000	9614 SHADYSIDE	5/25/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$105,600	37.71	\$247,762	\$68,003	\$211,997	\$133,154	1.592	1,029	\$206.02	'SS	159.2119	1.00 STORY	\$65,431	401	59
134 04 1844 000	9825 SHADYSIDE	11/27/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$128,500	41.45	\$274,621	\$68,759	\$241,241	\$152,490	1.582	1,274	\$189.36	'SS	158.2012	1.00 STORY	\$65,431	401	60
134 05 1874 003	9607 WESTMORE	11/17/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$97,800	36.91	\$230,995	\$65,431	\$199,569	\$122,640	1.627	1,029	\$193.94	'SS	162.7275	1.00 STORY	\$65,431	401	56
134 05 1892 002	9904 FARMINGTON	7/26/2024	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$63,200	47.52	\$134,125	\$35,000	\$90,940	\$90,940	1.078	797	\$122.96	'SS	107.7634	DUPLEX	\$35,000	401	60
134 05 1895 001	9918 FARMINGTON	8/23/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,900	41.09	\$151,002	\$35,000	\$140,000	\$106,423	1.316	797	\$175.66	'SS	131.5505	DUPLEX	\$35,000	401	60
134 05 1895 002	9920 FARMINGTON	8/23/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,500	44.55	\$154,032	\$35,000	\$130,000	\$109,203	1.190	797	\$163.11	'SS	119.0443	DUPLEX	\$35,000	401	60
134 05 1896 001	9924 FARMINGTON	6/13/2024	\$165,000	PTA	31-SPLIT IMPROVED	\$165,000	\$0	0.00	\$163,756	\$35,000	\$130,000	\$118,124	1.101	841	\$154.58	'SS	110.0538	DUPLEX	\$35,000	401	60
134 05 1916 002	9928 SHADYSIDE	1/24/2024	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$60,000	40.54	\$133,982	\$35,000	\$113,000	\$90,809	1.244	797	\$141.78	'SS	124.4370	DUPLEX	\$35,000	401	60
134 06 2110 000	9650 FARMINGTON	12/6/2023	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$98,200	46.21	\$228,312	\$49,000	\$163,500	\$132,823	1.231	1,021	\$160.14	'SS	123.0962	1.00 STORY	\$49,000	401	61
134 06 2112 000	9610 FARMINGTON	2/18/2025	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$116,200	47.82	\$243,640	\$49,000	\$194,000	\$144,177	1.346	1,021	\$190.01	'SS	134.5568	1.00 STORY	\$49,000	401	61
135 01 1932 000	32935 WEST CHICAGO	4/24/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$118,800	40.27	\$251,716	\$60,995	\$234,005	\$141,274	1.656	1,022	\$228.97	'SS	165.6391	1.00 STORY	\$60,995	401	61
135 02 1998 000	32818 VERMONT	7/28/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,800	39.21	\$257,254	\$60,995	\$219,005	\$145,377	1.506	1,029	\$212.83	'SS	150.6463	1.00 STORY	\$60,995	401	65
135 02 2019 000	9245 VIRGINIA	10/28/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,100	43.81	\$247,025	\$60,995	\$204,005	\$137,800	1.480	1,022	\$199.61	'SS	148.0443	1.00 STORY	\$60,995	401	59
135 02 2052 000	9290 LOUISIANA	3/24/2025	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$126,600	39.32	\$271,259	\$65,940	\$256,060	\$152,088	1.684	1,018	\$251.53	'SS	168.3631	1.00 STORY	\$65,940	401	65
135 02 2059 000	9335 WOODRING	11/30/2023	\$287,500	PTA	03-ARM'S LENGTH	\$287,500	\$114,800	39.93	\$269,987	\$65,000	\$222,500	\$151,842	1.465	1,022	\$217.71	'SS	146.5339	1.00 STORY	\$65,000	401	64
135 02 2080 000	9258 WOODRING	7/17/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$102,000	40.00	\$239,993	\$60,995	\$194,005	\$132,591	1.463	1,022	\$189.83	'SS	146.3184	1.00 STORY	\$60,995	401	61
135 02 2086 000	9330 WOODRING	9/5/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$127,200	40.38	\$294,415	\$61,328	\$253,672	\$172,657	1.469	1,284	\$197.56	'SS	146.9225	1.00 STORY	\$61,328	401	64
135 02 2090 000	32801 VERMONT	4/4/2024	\$250,801	PTA	03-ARM'S LENGTH	\$250,801	\$108,100	43.10	\$229,795	\$63,540	\$187,261	\$123,151	1.521	1,029	\$181.98	'SS	152.0580	1.00 STORY	\$63,540	401	58
135 03 2118 000	9312 CALIFORNIA	6/21/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$112,200	40.43	\$240,600	\$66,540	\$210,960	\$128,933	1.636	1,074	\$196.42	'SS	163.6199	1.00 STORY	\$66,540	401	62
135 03 2127 000	9221 CALIFORNIA	9/20/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,300	42.29	\$272,746	\$61,949	\$213,051	\$156,145	1.364	1,074	\$198.37	'SS	#REF!	1.00 STORY	\$61,949	401	62
135 03 2128 000	9231 CALIFORNIA	4/8/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$131,100	49.47	\$278,630	\$60,995	\$204,005	\$161,211	1.265	1,140	\$178.95	'SS	126.5453	1.00 STORY	\$60,995	401	67
135 03 2139 000	9390 COLORADO	11/26/2024	\$296,700	PTA	03-ARM'S LENGTH	\$296,700	\$132,200	44.56	\$281,044	\$60,995	\$235,705	\$162,999	1.446	1,263	\$186.62	'SS	144.6052	1.00 STORY	\$60,995	401	62
135 03 2141 000	9364 COLORADO	6/25/2024	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$138,400	41.56	\$294,793	\$60,995	\$272,005	\$173,183	1.571	1,354	\$200.89	'SS	157.0622	1.00 STORY	\$60,995	401	65
135 03 2147 000	9244 COLORADO	7/19/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,200	42.08	\$248,039	\$65,431	\$184,569	\$135,265	1.364	1,047	\$176.28	'SS	136.4499	1.00 STORY	\$65,431	401	62
135 03 2152 000	9140 COLORADO	9/12/2023	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$110,000	42.64	\$259,461	\$65,431	\$192,569	\$143,725	1.340	1,140	\$168.92	'SS	133.9843	1.00 STORY	\$65,431	401	62
135 03 2155 000	32640 OHIO	5/19/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$112,500	44.12	\$259,242	\$64,143	\$190,857	\$144,517	1.321	1,140	\$167.42	'SS	132.0654	1.00 STORY	\$61,422	401	62
135 03 2246 000	8949 LOUISIANA	3/29/2024	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$120,400	36.48	\$307,432	\$74,230	\$255,770	\$172,742	1.481	1,140	\$224.36	'SS	148.0647	1.00 STORY	\$72,085	401	67
135 03 2257 000	9024 VIRGINIA	4/15/2024	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$121,300	46.65	\$258,355	\$66,540	\$193,460	\$142,085	1.362	1,018	\$190.04	'SS	136.1579	1.00 STORY	\$66,540	401	62
135 03 2260 000	9060 VIRGINIA	5/16/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$113,800	42.94	\$242,066	\$60,995	\$204,005	\$134,126	1.521	1,043	\$195.59	'SS	152.0995	1.00 STORY	\$60,995	401	62
135 04 2279 000	8928 FARMINGTON	11/19/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$129,900	48.11	\$279,021	\$66,571	\$203,429	\$157,370	1.293	1,074	\$189.41	'SS	129.2680	1.00 STORY	\$65,940	401	72
135 04 2283 000	8838 FARMINGTON	8/30/2024	\$222																		

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

135 04 2515 000	32443 MARYLAND	12/20/2024	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$135,400	42.05	\$300,769	\$60,995	\$261,005	\$191,819	1.361	1.561	\$167.20	'SS	5.9753	2.00 STORY	\$60,995	401	68
135 05 2529 000	9000 FARMINGTON	11/7/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$112,800	42.57	\$237,577	\$49,000	\$216,000	\$139,686	1.546	1.025	\$210.73	'SS	20.1001	1.00 STORY	\$49,000	401	63
136 01 1974 002	31807 WEST CHICAGO	7/21/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,900	44.89	\$325,184	\$58,245	\$266,755	\$213,551	1.249	2.161	\$123.44	'SS	17.1297	2.00 STORY	\$58,245	401	62
136 02 0016 000	31736 DELAWARE	6/7/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$123,800	49.92	\$262,574	\$60,995	\$187,005	\$149,317	1.252	1.066	\$175.43	'SS	16.8034	1.00 STORY	\$60,995	401	64
136 02 0057 000	8925 MERRIMAN	9/15/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$97,900	44.50	\$225,022	\$51,947	\$168,053	\$128,203	1.311	1.077	\$156.04	'SS	10.9601	1.00 STORY	\$51,947	401	58
136 02 0097 000	31514 ARIZONA	6/26/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$122,900	43.89	\$260,270	\$61,869	\$218,131	\$146,963	1.484	1.077	\$202.54	'SS	6.3821	1.00 STORY	\$61,422	401	61
136 02 0100 000	9125 FREDRICK	4/17/2024	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$116,700	42.28	\$248,615	\$62,190	\$213,808	\$138,091	1.548	1.017	\$210.23	'SS	20.2988	1.00 STORY	\$60,995	401	68
136 02 0114 000	8992 MELROSE	9/5/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$107,300	39.74	\$229,517	\$60,995	\$209,005	\$124,831	1.674	1.007	\$207.55	'SS	32.8979	1.00 STORY	\$60,995	401	61
136 02 0120 000	31528 ARIZONA	9/29/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,500	39.06	\$246,025	\$73,194	\$191,806	\$128,022	1.498	1.007	\$190.47	'SS	7.7790	1.00 STORY	\$73,194	401	61
136 02 0121 000	9218 MELROSE	6/20/2024	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$121,100	41.33	\$256,390	\$61,422	\$231,578	\$144,420	1.604	1.077	\$215.02	'SS	25.8179	1.00 STORY	\$61,422	401	61
136 02 0155 000	9054 IOWA	12/6/2024	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,300	43.15	\$273,167	\$74,625	\$220,375	\$147,068	1.498	1.265	\$174.21	'SS	7.8020	1.00 STORY	\$74,625	401	61
136 02 0218 000	9320 TEXAS	4/20/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$247,310	\$62,440	\$197,560	\$136,940	1.443	1.066	\$185.33	'SS	2.2239	1.00 STORY	\$60,995	401	59
136 02 0221 000	9356 TEXAS	8/29/2024	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$112,700	36.01	\$269,767	\$61,394	\$251,606	\$154,350	1.630	1.029	\$244.52	'SS	28.4776	1.00 STORY	\$61,394	401	64
136 02 0240 000	9201 TEXAS	2/4/2025	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$137,500	47.41	\$292,413	\$64,322	\$225,678	\$168,956	1.336	1.479	\$152.59	'SS	8.4716	1.00 STORY	\$64,322	401	61
136 02 0248 000	31844 MAINE	6/14/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$115,800	37.97	\$268,401	\$61,422	\$243,578	\$153,317	1.589	1.340	\$181.77	'SS	24.3397	1.00 STORY	\$61,422	401	61
136 02 0250 000	9132 IDAHO	7/28/2023	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$128,400	38.21	\$315,951	\$60,995	\$275,005	\$203,964	1.348	1.691	\$162.63	'SS	7.2135	2.00 STORY	\$60,995	401	66
136 02 0258 000	9260 IDAHO	4/4/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$100,300	37.85	\$235,846	\$61,800	\$203,200	\$128,922	1.576	1.007	\$201.79	'SS	23.0822	1.00 STORY	\$60,995	401	61
136 02 0263 000	9322 IDAHO	8/1/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,700	40.60	\$244,831	\$55,823	\$229,177	\$140,005	1.637	1.077	\$212.79	'SS	29.1595	1.00 STORY	\$55,823	401	61
136 02 0314 000	9231 FLORIDA	4/18/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$141,300	53.73	\$302,001	\$65,000	\$198,000	\$175,556	1.128	1.491	\$132.80	'SS	29.2591	1.00 STORY	\$65,000	401	61
136 03 0316 000	32210 MARYLAND	8/14/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$127,800	39.32	\$288,758	\$81,450	\$243,550	\$177,946	1.369	1.842	\$132.22	'SS	5.1763	TRI-LEVEL	\$62,128	401	61
136 03 0322 000	32328 MARYLAND	10/2/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,000	38.62	\$261,882	\$66,540	\$223,460	\$144,697	1.544	1.026	\$217.80	'SS	12.3894	1.00 STORY	\$66,540	401	64
136 03 0336 000	32136 WISCONSIN	1/17/2025	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$114,700	45.88	\$244,720	\$66,540	\$183,460	\$131,985	1.390	1.026	\$178.81	'SS	3.0430	1.00 STORY	\$66,540	401	61
136 03 0348 000	32315 WISCONSIN	8/27/2024	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$119,700	43.53	\$254,415	\$60,995	\$214,005	\$143,274	1.494	1.026	\$208.58	'SS	7.3240	1.00 STORY	\$60,995	401	61
136 03 0354 000	32209 WISCONSIN	10/18/2024	\$319,950	PTA	03-ARM'S LENGTH	\$319,950	\$144,800	45.26	\$300,677	\$65,000	\$254,950	\$202,297	1.260	2.300	\$110.85	'SS	16.0161	TRI-LEVEL	\$65,000	401	61
136 03 0377 000	32345 WASHINGTON	12/7/2023	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$127,800	34.54	\$296,985	\$69,035	\$300,965	\$195,665	1.538	2.182	\$137.93	'SS	11.7728	TRI-LEVEL	\$69,035	401	61
136 03 0387 000	32105 WYOMING	3/7/2025	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$142,200	42.32	\$293,282	\$60,995	\$275,005	\$199,387	1.379	2.157	\$127.49	'SS	4.1184	TRI-LEVEL	\$60,995	401	61
136 03 0389 000	32031 WYOMING	4/8/2024	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$137,600	41.20	\$285,296	\$60,995	\$273,005	\$192,533	1.418	2.169	\$125.87	'SS	0.2472	TRI-LEVEL	\$60,995	401	61
136 03 0409 000	8836 HUBBARD	9/16/2024	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$132,600	47.36	\$274,143	\$61,422	\$218,578	\$182,593	1.197	1.842	\$118.66	'SS	22.3359	TRI-LEVEL	\$61,422	401	64
136 03 0430 000	32052 JOY	9/6/2024	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$119,100	43.95	\$252,554	\$61,520	\$209,480	\$141,506	1.480	1.026	\$204.17	'SS	5.9925	1.00 STORY	\$60,995	401	61
136 03 0459 000	31712 WYOMING	7/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$106,500	35.50	\$251,912	\$69,867	\$230,133	\$134,848	1.707	1.026	\$224.30	'SS	36.1286	1.00 STORY	\$69,867	401	61
136 03 0469 000	32000 WYOMING	6/30/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$101,700	36.32	\$238,820	\$62,779	\$217,221	\$130,400	1.666	1.026	\$211.72	'SS	#REF!	1.00 STORY	\$60,995	401	61
136 03 0481 000	31731 WYOMING	6/29/2023	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$103,600	41.94	\$244,034	\$64,145	\$182,855	\$133,251	1.372	1.026	\$178.22	'SS	4.8177	1.00 STORY	\$64,145	401	61
136 03 0532 000	31678 JOY	2/19/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$101,400	50.70	\$217,675	\$62,177	\$137,823	\$115,183	1.197	1.026	\$134.33	'SS	22.3880	1.00 STORY	\$60,995	401	61
136 03 0543 000	8824 NEVADA	10/11/2023	\$304,000	PTA	03-ARM'S LENGTH	\$304,000	\$120,900	39.77	\$281,910	\$73,194	\$230,806	\$179,155	1.288	1.894	\$121.86	'SS	13.2133	TRI-LEVEL	\$73,194	401	61
136 03 0546 000	31505 HEES	1/24/2025	\$321,500	PTA	03-ARM'S LENGTH	\$321,500	\$125,800	39.13	\$259,514	\$56,953	\$264,547	\$173,872	1.522	1.842	\$143.62	'SS	10.1068	TRI-LEVEL	\$56,953	401	61
136 03 0547 000	31465 ALABAMA	9/29/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$267,965	\$60,995	\$239,005	\$177,656	1.345	1.842	\$129.75	'SS	7.5112	TRI-LEVEL	\$60,995	401	62
Totals:			\$27,221,251			\$27,221,251	\$11,385,800		\$25,491,117		\$21,093,138	\$14,857,690			\$180.74		0.0758				
							Sale. Ratio =>	41.83				E.C.F. =>	1.420		Std. Deviation=>	0.16					
							Std. Dev. =>	6.22				Ave. E.C.F. =>	1.420		Ave. Variance=>	#REF!	COV =>		#REF!		

ECF Statistical Analysis	
Mean	1.420
Standard Error	0.016
Median	1.420
Mode	#N/A
Standard Deviation	0.163
Sample Variance	0.027
Kurtosis	-0.662
Skewness	-0.111
Range	0.699
Minimum	1.076
Maximum	1.775
Sum	142.044
Count	100



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

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134 06 2112 000	9610 FARMINGTON	10/31/2023	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$105,300	47.86	\$243,640	\$49,000	\$171,000	\$144,177	1.186	1,021	\$167.48	'SS	118.6042	1.00 STORY	\$49,000	401	Prior
136 03 0354 000	32209 WISCONSIN	11/10/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$130,200	46.50	\$300,677	\$65,000	\$215,000	\$202,297	1.063	2,300	\$93.48	'SS	106.2794	TRI-LEVEL	\$65,000	401	Prior
135 04 2350 000	32912 HEES	1/7/2025	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$125,300	55.69	\$267,213	\$66,673	\$158,327	\$148,548	1.066	1,074	\$147.42	'SS	106.5831	1.00 STORY	\$66,673	401	Low
134 02 1468 000	11435 BROOKFIELD	11/17/2023	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$96,900	34.30	\$227,752	\$60,995	\$221,505	\$123,523	1.793	1,051	\$210.76	'SS	179.3229	1.00 STORY	\$60,995	401	High
134 04 1819 000	9815 WOODRING	12/23/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,700	37.35	\$220,797	\$65,431	\$209,569	\$115,085	1.821	1,029	\$203.66	'SS	182.0993	1.00 STORY	\$65,431	401	High
134 02 1466 000	11447 BROOKFIELD	3/10/2025	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$109,400	35.52	\$233,918	\$66,540	\$241,460	\$123,983	1.948	1,029	\$234.66	'SS	194.7525	1.00 STORY	\$66,540	401	High

CITY OF LIVONIA
ECF ANALYSIS
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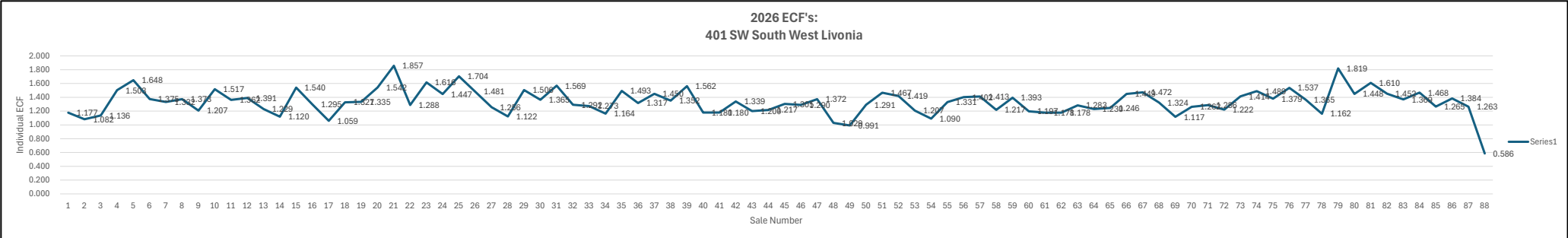
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
124 01 0221 001	9450 HIX	3/5/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$131,100	48.56	\$284,180	\$90,953	\$179,047	\$152,147	1.177	1,408	\$127.16	'SW	15.7843	1.00 STORY	\$90,000	401	62
124 01 0253 002	38111 WEST CHICAGO	12/30/2024	\$210,051	PTA	03-ARM'S LENGTH	\$210,051	\$114,100	54.32	\$236,281	\$59,500	\$150,551	\$139,197	1.082	1,029	\$146.31	'SW	25.3078	1.00 STORY	\$59,500	401	67
124 01 0296 001	37910 MINTON	2/20/2024	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$136,000	45.48	\$326,339	\$67,500	\$231,500	\$203,810	1.136	1,694	\$136.66	'SW	19.8784	1.00 STORY	\$67,500	401	62
124 01 0302 002	9251 STONEHOUSE	11/7/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$171,100	42.25	\$350,156	\$51,000	\$354,000	\$235,555	1.503	1,629	\$217.31	'SW	16.8188	1.00 STORY	\$51,000	401	73
124 01 0309 002	9173 STONEHOUSE	10/7/2024	\$401,500	PTA	03-ARM'S LENGTH	\$401,500	\$156,700	39.03	\$321,101	\$51,000	\$350,500	\$212,677	1.648	1,763	\$198.81	'SW	31.3393	1.00 STORY	\$51,000	401	63
124 01 0400 000	9062 BUTWELL	3/28/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$92,400	36.96	\$236,292	\$70,763	\$179,237	\$130,337	1.375	1,130	\$158.62	'SW	4.0536	1.00 STORY	\$67,500	401	64
124 01 0418 002	9364 BUTWELL	1/31/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$114,300	36.29	\$284,867	\$51,000	\$264,000	\$198,192	1.332	1,680	\$157.14	'SW	0.2604	TRI-LEVEL	\$51,000	401	74
124 01 0426 001	9438 BUTWELL	7/2/2024	\$329,500	PTA	03-ARM'S LENGTH	\$329,500	\$129,600	39.33	\$297,038	\$71,250	\$258,250	\$188,156	1.373	1,684	\$153.36	'SW	3.7886	2.00 STORY	\$71,250	401	59
124 01 0437 000	9411 BUTWELL	5/12/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$107,500	44.79	\$249,832	\$51,000	\$189,000	\$156,560	1.207	1,310	\$144.27	'SW	12.7441	1.00 STORY	\$51,000	401	66
124 01 0507 002	9445 HOUGHTON	5/24/2024	\$282,900	PTA	03-ARM'S LENGTH	\$282,900	\$118,000	41.71	\$245,564	\$53,446	\$229,454	\$151,274	1.517	1,055	\$217.49	'SW	18.2165	1.00 STORY	\$51,000	401	64
124 01 0536 000	9151 HOUGHTON	6/9/2023	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$126,000	41.04	\$289,738	\$51,000	\$256,000	\$187,982	1.362	1,271	\$201.42	'SW	2.7187	1.00 STORY	\$51,000	401	64
124 02 0026 000	8845 HOUGHTON	10/11/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$113,800	44.63	\$237,385	\$52,500	\$202,500	\$145,578	1.391	994	\$203.72	'SW	5.6361	1.00 STORY	\$52,500	401	68
124 02 0029 000	8881 HOUGHTON	4/10/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$96,200	46.93	\$209,292	\$75,000	\$130,000	\$105,741	1.229	864	\$150.46	'SW	10.5227	1.00 STORY	\$75,000	401	62
124 02 0043 000	8920 HOUGHTON	5/17/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,000	45.86	\$318,827	\$75,000	\$215,000	\$191,989	1.120	1,735	\$123.92	'SW	21.4790	1.00 STORY	\$75,000	401	62
124 02 0086 002	8874 BUTWELL	7/11/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$117,800	37.40	\$269,488	\$55,250	\$259,750	\$168,691	1.540	1,020	\$254.66	'SW	20.5152	1.00 STORY	\$55,250	401	67
124 02 0091 000	38052 JOY	11/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,000	41.13	\$261,348	\$78,750	\$186,250	\$143,777	1.295	1,512	\$123.18	'SW	3.9237	1.00 STORY	\$78,750	401	55
124 02 0096 000	38034 JOY	8/31/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$128,900	46.04	\$311,183	\$123,750	\$156,250	\$147,585	1.059	1,513	\$103.27	'SW	27.5934	1.00 STORY	\$123,750	401	52
124 02 0148 002	8931 STONEHOUSE	8/27/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$204,900	44.54	\$421,400	\$56,100	\$403,900	\$304,416	1.327	2,324	\$173.80	'SW	0.7843	2.00 STORY	\$56,100	401	78
126 01 0752 001	36515 ANN ARBOR TR	5/24/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$193,500	43.98	\$406,096	\$104,084	\$335,916	\$251,676	1.335	2,118	\$158.60	'SW	0.0070	2.00 STORY	\$104,084	401	60
126 03 0021 000	36555 PARKDALE	6/28/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$91,800	40.80	\$195,067	\$55,175	\$169,825	\$110,151	1.542	900	\$188.69	'SW	20.7102	1.00 STORY	\$55,175	401	61
126 03 0024 000	36621 PARKDALE	8/7/2024	\$250,500	PTA	03-ARM'S LENGTH	\$250,500	\$78,200	31.22	\$188,798	\$55,392	\$195,108	\$105,044	1.857	907	\$215.11	'SW	52.2747	1.00 STORY	\$55,392	401	59
126 04 0002 000	36610 ANGELINE CIR	10/19/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$105,700	41.45	\$252,302	\$60,000	\$195,000	\$151,418	1.288	1,157	\$168.54	'SW	4.6820	1.00 STORY	\$60,000	401	57
126 04 0040 000	36722 RICHLAND	6/14/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$105,200	39.25	\$224,568	\$65,000	\$203,000	\$125,644	1.616	1,007	\$201.59	'SW	28.1030	1.00 STORY	\$65,000	401	64
126 04 0041 000	36740 RICHLAND	7/12/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$229,844	\$49,197	\$205,803	\$142,241	1.447	1,007	\$204.37	'SW	11.2216	1.00 STORY	\$49,197	401	62
126 04 0044 000	36838 ANGELINE CIR	1/2/2025	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$110,300	38.05	\$233,561	\$68,640	\$221,260	\$129,859	1.704	1,007	\$219.72	'SW	36.9202	1.00 STORY	\$64,000	401	60
126 04 0046 000	36850 ANGELINE CIR	5/3/2024	\$274,000	PTA	03-ARM'S LENGTH	\$274,000	\$106,700	38.94	\$244,067	\$64,241	\$209,759	\$141,595	1.481	1,007	\$208.30	'SW	14.6755	1.00 STORY	\$62,205	401	64
126 05 0060 000	36814 ANGELINE CIR	6/12/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$102,700	41.75	\$247,998	\$70,000	\$176,000	\$140,155	1.256	1,007	\$174.78	'SW	7.8893	1.00 STORY	\$70,000	401	61
126 06 0085 000	36713 ANGELINE CIR	4/10/2023	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$125,100	45.99	\$298,997	\$67,331	\$204,669	\$182,414	1.122	1,449	\$141.25	'SW	21.2643	1.00 STORY	\$64,000	401	66
126 06 0087 000	36725 ANGELINE CIR	5/24/2023	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$103,900	37.51	\$242,996	\$60,000	\$217,000	\$144,091	1.506	1,007	\$215.49	'SW	17.1347	1.00 STORY	\$60,000	401	61
126 06 0095 000	36802 ANGELINE CIR	5/19/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,600	40.24	\$236,784	\$60,000	\$190,000	\$139,200	1.365	1,007	\$188.68	'SW	3.0297	1.00 STORY	\$60,000	401	61
126 06 0096 000	36796 ANGELINE CIR	7/2/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$121,000	39.67	\$261,221	\$75,000	\$230,000	\$146,630	1.569	1,007	\$228.40	'SW	23.3928	1.00 STORY	\$75,000	401	63
128 02 0014 000	35612 DOVER	7/24/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$119,600	41.24	\$286,140	\$62,000	\$228,000	\$176,488	1.292	1,216	\$187.50	'SW	4.2773	1.00 STORY	\$62,000	401	69
128 02 0022 000	8937 HARVEY	8/22/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$110,200	41.58	\$264,556	\$63,571	\$201,429	\$158,255	1.273	1,210	\$166.47	'SW	6.1833	1.00 STORY	\$63,571	401	63
128 03 0002 000	35975 ANN ARBOR TR	5/10/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,800	43.32	\$302,298	\$60,000	\$235,000	\$201,915	1.164	1,899	\$123.75	'SW	17.0790	2.00 STORY	\$60,000	401	63
128 03 0003 000	35963 ANN ARBOR TR	8/25/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$106,900	37.51	\$252,002	\$64,057	\$220,943	\$147,988	1.493	1,060	\$208.44	'SW	15.8333	1.00 STORY	\$60,000	401	63
128 03 0004 000	35951 ANN ARBOR TR	11/6/2023	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$91,300	39.71	\$223,838	\$61,052	\$168,848	\$128,177	1.317	1,078	\$156.63	'SW	1.7342	1.00 STORY	\$60,000	401	63
128 03 0014 000	35992 DOVER	4/8/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$132,100	43.31	\$274,671	\$61,029	\$243,971	\$168,222	1.450	1,036	\$235.49	'SW	11.5646	1.00 STORY	\$60,000	401	69
128 03 0055 000	36082 HEES	8/16/2023	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$95,900	40.29	\$227,185	\$60,000	\$178,000	\$131,641	1.352	1,036	\$171.81	'SW	1.7517	1.00 STORY	\$60,000	401	59
128 03 0093 000	35955 HEES	1/31/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,900	40.67	\$242,989	\$60,000	\$225,000	\$144,085	1.562	1,060	\$212.26	'SW	22.6933	1.00 STORY	\$60,000	401	63
128 03 0093 000	35955 HEES	6/28/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,900	50.39	\$242,989	\$60,000	\$170,000	\$144,085	1.180	1,060	\$160.38	'SW	15.4787	1.00 STORY	\$60,000	401	63
128 03 0098 000	35850 JOY	2/13/2024	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$101,000	42.44	\$250,325	\$77,000	\$161,000	\$136,476	1.180	1,025	\$157.07	'SW	15.4951	1.00 STORY	\$77,000	401	61
128 03 0112 000	8954 LINVILLE	8/13/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$134,200	45.65	\$282,857	\$77,692	\$216,308	\$161,547	1.339	1,060	\$204.06	'SW	0.4333	1.00 STORY	\$77,000	401	64
128 05 0043 000	8825 HARVEY	7/28/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,000	41.82	\$267,354	\$69,600	\$205,400	\$171,215	1.200	1,574	\$130.50	'SW	13.4984	QUAD LEVEL	\$69,600	401	63
128 05 0065 000	35609 HEES	11/8/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$121,200	48.87	\$256,201	\$60,000	\$188,000	\$154,488	1.217	1,123	\$167.41	'SW	11.7723	1.00 STORY	\$60,000	401	65
128 05 0074 000	35736 JOY	11/22/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$106,300	46.22	\$225,499	\$60,000	\$170,000	\$130,314	1.305	954	\$178.20	'SW	3.0104	1.00 STORY	\$60,000	401	65
129 01 0090 006	34225 ORANGELAWN	2/11/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$137,300	47.02	\$288,424	\$65,897	\$226,103	\$175,218	1.290	1,148	\$196.95	'SW	4.4236	1.00 STORY	\$62,965	401	68
129 01 0097 000	9616 STARK	11/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$98,100	36.33	\$245,527	\$74,976	\$195,024	\$142,125	1.372	1,357	\$143.72	'SW	3.7555	2.00 STORY	\$74,976	401	55
129 01 0147 001	33858 ORANGELAWN	11/26/2024	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$112,200	55.27	\$236,011	\$62,304	\$140,696	\$136,777	1.029	1,007	\$139.72	'SW	30.5993	1.00 STORY	\$62,304	401	64
129 01 0157 003	34080 ORANGELAWN	2/7/2025	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$104,800	52.66	\$227,755	\$62,304	\$136,696	\$137,875	0.991	1,660	\$82.35	'SW	34.3197	2.00 STORY	\$62,304	401	53
129 01 0170 001	33909 ORANGELAWN																				

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131 02 0020 000	8871 RUSSELL	11/25/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$113,000	42.64	\$268,924	\$60,540	\$204,460	\$164,081	1.246	1,160	\$176.26	'SW	8.8554	1.00 STORY	\$60,540	401	62
131 02 0035 000	8943 ROSLYN	7/3/2024	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$136,200	42.83	\$287,876	\$74,000	\$244,000	\$168,406	1.449	1,160	\$210.34	'SW	11.4234	1.00 STORY	\$74,000	401	62
131 02 0036 000	8929 ROSLYN	8/16/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$130,900	37.40	\$312,789	\$78,565	\$271,435	\$184,428	1.472	1,316	\$206.26	'SW	13.7121	1.00 STORY	\$74,000	401	62
131 02 0043 000	8912 RUSSELL	2/10/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$121,600	45.89	\$256,661	\$60,410	\$204,590	\$154,528	1.324	1,168	\$175.16	'SW	1.0679	1.00 STORY	\$60,410	401	62
131 03 0033 000	34552 DOVER	6/16/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$146,500	44.39	\$348,946	\$75,000	\$255,000	\$228,288	1.117	1,552	\$164.30	'SW	21.7636	2.00 STORY	\$75,000	401	78
131 03 0035 000	8933 HANLON	9/19/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$138,200	41.88	\$331,650	\$76,062	\$253,938	\$201,250	1.262	1,462	\$173.69	'SW	7.2842	1.00 STORY	\$75,000	401	68
131 99 0007 002	35295 ANN ARBOR TR	6/19/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$150,100	40.03	\$354,220	\$64,690	\$310,310	\$241,275	1.286	2,457	\$126.30	'SW	4.8520	2.00 STORY	\$64,690	401	59
132 02 0012 000	33800 HATHAWAY	7/7/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$150,300	38.54	\$402,028	\$85,285	\$304,715	\$249,403	1.222	2,343	\$130.05	'SW	11.2868	1.00 STORY	\$81,000	401	60
132 02 0024 001	34252 HATHAWAY	1/31/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$176,500	42.53	\$380,852	\$80,230	\$334,770	\$236,710	1.414	2,414	\$138.68	'SW	7.9616	1.00 STORY	\$80,230	401	61
132 02 0039 000	33769 HATHAWAY	5/3/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$126,500	37.21	\$301,971	\$81,000	\$259,000	\$173,992	1.489	1,344	\$192.71	'SW	15.3928	1.00 STORY	\$81,000	401	54
132 03 0013 000	33599 CINDY	5/24/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$125,700	39.28	\$300,306	\$71,748	\$248,252	\$179,966	1.379	1,228	\$202.16	'SW	4.4793	1.00 STORY	\$68,950	401	62
132 03 0047 000	33447 CINDY	11/21/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$126,600	36.17	\$299,666	\$60,000	\$290,000	\$188,713	1.537	1,264	\$229.43	'SW	20.2079	1.00 STORY	\$60,000	401	66
132 04 0065 002	33587 MICHELE	4/22/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$123,800	39.30	\$297,675	\$66,304	\$248,696	\$182,181	1.365	1,166	\$213.29	'SW	3.0458	1.00 STORY	\$62,960	401	66
132 04 0067 000	33567 MICHELE	10/4/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$140,800	45.42	\$331,991	\$73,635	\$236,365	\$203,429	1.162	1,639	\$144.21	'SW	17.2742	1.00 STORY	\$68,950	401	61
132 04 0074 000	33475 MICHELE	3/6/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$121,400	35.71	\$257,200	\$65,570	\$274,430	\$150,889	1.819	1,166	\$235.36	'SW	48.4108	1.00 STORY	\$65,570	401	61
132 04 0079 000	33411 MICHELE	9/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,200	42.73	\$271,551	\$68,950	\$231,050	\$159,528	1.448	1,166	\$198.16	'SW	11.3689	1.00 STORY	\$68,950	401	61
132 04 0096 000	33632 MICHELE	5/31/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$122,200	39.42	\$257,455	\$61,215	\$248,785	\$154,519	1.610	1,166	\$213.37	'SW	27.5415	1.00 STORY	\$60,180	401	61
132 05 0005 002	34081 ANN ARBOR TR	11/14/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$96,000	37.65	\$231,563	\$68,000	\$187,000	\$128,789	1.452	987	\$189.46	'SW	11.7342	1.00 STORY	\$68,000	401	61
132 05 0015 000	34299 DOVER	2/29/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$107,500	38.74	\$261,836	\$60,810	\$216,690	\$158,288	1.369	1,050	\$206.37	'SW	3.4315	1.00 STORY	\$60,810	401	61
132 05 0018 000	34365 DOVER	4/17/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$105,500	34.59	\$271,920	\$60,000	\$245,000	\$166,866	1.468	1,050	\$233.33	'SW	13.3598	1.00 STORY	\$60,000	401	66
132 05 0021 000	8835 NORWICH	7/9/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$138,100	47.62	\$290,941	\$62,498	\$227,502	\$179,876	1.265	1,482	\$153.51	'SW	6.9874	1.00 STORY	\$60,000	401	61
132 05 0040 000	34115 ANN ARBOR TR	3/22/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,700	38.52	\$271,184	\$61,896	\$228,104	\$164,793	1.384	1,050	\$217.24	'SW	4.9539	1.00 STORY	\$60,000	401	67
132 06 0012 002	33844 SLEEPY HOLLOW	4/19/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$133,300	39.79	\$321,746	\$69,000	\$266,000	\$210,621	1.263	1,800	\$147.78	'SW	7.1714	2.00 STORY	\$69,000	401	64
132 99 0003 002	9047 FARMINGTON	1/10/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$232,700	77.57	\$499,092	\$95,000	\$205,000	\$349,863	0.586	2,713	\$75.56	'SW	74.8702	QUAD LEVEL	\$95,000	401	74

Totals:	\$26,117,801	\$26,117,801	\$11,014,400	\$25,053,410	\$20,175,956	\$15,307,194	\$175.64	1.6576	
		Sale. Ratio =>	42.17		E.C.F. =>	1.318	Std. Deviation=>	0.18	
		Std. Dev. =>	5.89		Ave. E.C.F. =>	1.335	Ave. Variance=>	13.77 COV =>	10.32

ECF Statistical Analysis	
Mean	1.335
Standard Error	0.020
Median	1.331
Mode	1.178
Standard Deviation	0.185
Sample Variance	0.034
Kurtosis	2.747
Skewness	-0.284
Range	1.271
Minimum	0.586
Maximum	1.857
Sum	117.449
Count	88



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

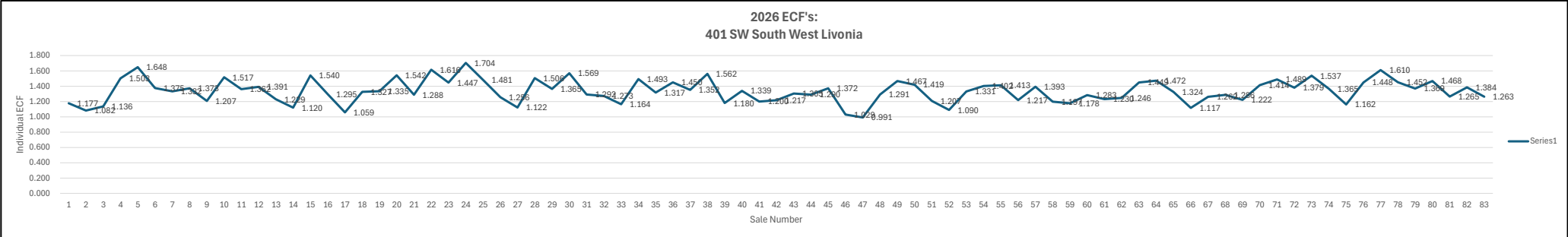
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
124 01 0221 001	9450 HIX	3/5/2025	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$131,100	48.56	\$284,180	\$90,953	\$179,047	\$152,147	1.177	1,408	\$127.16	'SW	117.6803	1.00 STORY	\$90,000	401	62
124 01 0253 002	38111 WEST CHICAGO	12/30/2024	\$210,051	PTA	03-ARM'S LENGTH	\$210,051	\$114,100	54.32	\$236,281	\$59,500	\$150,551	\$139,197	1.082	1,029	\$146.31	'SW	108.1568	1.00 STORY	\$59,500	401	67
124 01 0296 001	37910 MINTON	2/20/2024	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$136,000	45.48	\$326,339	\$67,500	\$231,500	\$203,810	1.136	1,694	\$136.66	'SW	113.5862	1.00 STORY	\$67,500	401	62
124 01 0302 002	9251 STONEHOUSE	11/7/2024	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$171,100	42.25	\$350,156	\$51,000	\$354,000	\$235,555	1.503	1,629	\$217.31	'SW	150.2834	1.00 STORY	\$51,000	401	73
124 01 0309 002	9173 STONEHOUSE	10/7/2024	\$401,500	PTA	03-ARM'S LENGTH	\$401,500	\$156,700	39.03	\$321,101	\$51,000	\$350,500	\$212,677	1.648	1,763	\$198.81	'SW	164.8039	1.00 STORY	\$51,000	401	63
124 01 0400 000	9062 BUTWELL	3/28/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$92,400	36.96	\$236,292	\$70,763	\$179,237	\$130,337	1.375	1,130	\$158.62	'SW	137.5181	1.00 STORY	\$67,500	401	64
124 01 0418 002	9364 BUTWELL	1/31/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$114,300	36.29	\$284,867	\$51,000	\$264,000	\$198,192	1.332	1,680	\$157.14	'SW	133.2042	TRI-LEVEL	\$51,000	401	74
124 01 0426 001	9438 BUTWELL	7/2/2024	\$329,500	PTA	03-ARM'S LENGTH	\$329,500	\$129,600	39.33	\$297,038	\$71,250	\$258,250	\$188,156	1.373	1,684	\$153.36	'SW	137.2531	2.00 STORY	\$71,250	401	59
124 01 0437 000	9411 BUTWELL	5/12/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$107,500	44.79	\$249,832	\$51,000	\$189,000	\$156,560	1.207	1,310	\$144.27	'SW	120.7205	1.00 STORY	\$51,000	401	66
124 01 0507 002	9445 HOUGHTON	5/24/2024	\$282,900	PTA	03-ARM'S LENGTH	\$282,900	\$118,000	41.71	\$245,564	\$53,446	\$229,454	\$151,274	1.517	1,055	\$217.49	'SW	151.6811	1.00 STORY	\$51,000	401	64
124 01 0536 000	9151 HOUGHTON	6/9/2023	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$126,000	41.04	\$289,738	\$51,000	\$256,000	\$187,982	1.362	1,271	\$201.42	'SW	136.1833	1.00 STORY	\$51,000	401	64
124 02 0026 000	8845 HOUGHTON	10/11/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$113,800	44.63	\$237,385	\$52,500	\$202,500	\$145,578	1.391	994	\$203.72	'SW	139.1007	1.00 STORY	\$52,500	401	68
124 02 0029 000	8881 HOUGHTON	4/10/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$96,200	46.93	\$209,292	\$75,000	\$130,000	\$105,741	1.229	864	\$150.46	'SW	122.9419	1.00 STORY	\$75,000	401	62
124 02 0043 000	8920 HOUGHTON	5/17/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,000	45.86	\$318,827	\$75,000	\$215,000	\$191,989	1.120	1,735	\$123.92	'SW	111.9856	1.00 STORY	\$75,000	401	62
124 02 0086 002	8874 BUTWELL	7/11/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$117,800	37.40	\$269,488	\$55,250	\$259,750	\$168,691	1.540	1,020	\$254.66	'SW	153.9798	1.00 STORY	\$55,250	401	67
124 02 0091 000	38052 JOY	11/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,000	41.13	\$261,348	\$78,750	\$186,250	\$143,777	1.295	1,512	\$123.18	'SW	129.5409	1.00 STORY	\$78,750	401	55
124 02 0096 000	38034 JOY	8/31/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$128,900	46.04	\$311,183	\$123,750	\$156,250	\$147,585	1.059	1,513	\$103.27	'SW	105.8712	1.00 STORY	\$123,750	401	52
124 02 0148 002	8931 STONEHOUSE	8/27/2024	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$204,900	44.54	\$421,400	\$56,100	\$403,900	\$304,416	1.327	2,324	\$173.80	'SW	132.6803	2.00 STORY	\$56,100	401	78
126 01 0752 001	36515 ANN ARBOR TR	5/24/2024	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$193,500	43.98	\$406,096	\$104,084	\$335,916	\$251,676	1.335	2,118	\$158.60	'SW	133.4716	2.00 STORY	\$104,084	401	60
126 03 0021 000	36555 PARKDALE	6/28/2024	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$91,800	40.80	\$195,067	\$55,175	\$169,825	\$110,151	1.452	900	\$188.69	'SW	154.1747	1.00 STORY	\$55,175	401	61
126 04 0002 000	36610 ANGELINE CIR	10/19/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$105,700	41.45	\$252,302	\$60,000	\$195,000	\$151,418	1.288	1,157	\$168.54	'SW	4.7466	1.00 STORY	\$60,000	401	57
126 04 0040 000	36722 RICHLAND	6/14/2024	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$105,200	39.25	\$224,568	\$65,000	\$203,000	\$125,644	1.616	1,007	\$201.59	'SW	28.0384	1.00 STORY	\$65,000	401	64
126 04 0041 000	36740 RICHLAND	7/12/2024	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$229,844	\$49,197	\$205,803	\$142,241	1.447	1,007	\$204.37	'SW	11.1570	1.00 STORY	\$49,197	401	62
126 04 0044 000	36838 ANGELINE CIR	1/2/2025	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$110,300	38.05	\$233,561	\$68,640	\$221,260	\$129,859	1.704	1,007	\$219.72	'SW	36.8556	1.00 STORY	\$64,000	401	60
126 04 0046 000	36850 ANGELINE CIR	5/3/2024	\$274,000	PTA	03-ARM'S LENGTH	\$274,000	\$106,700	38.94	\$244,067	\$64,241	\$209,759	\$141,595	1.481	1,007	\$208.30	'SW	14.6109	1.00 STORY	\$62,205	401	64
126 05 0060 000	36814 ANGELINE CIR	6/12/2023	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$102,700	41.75	\$247,998	\$70,000	\$176,000	\$140,155	1.256	1,007	\$174.78	'SW	7.9539	1.00 STORY	\$70,000	401	61
126 06 0085 000	36713 ANGELINE CIR	4/10/2023	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$125,100	45.99	\$298,997	\$67,331	\$204,669	\$182,414	1.122	1,449	\$141.25	'SW	112.2003	1.00 STORY	\$64,000	401	66
126 06 0087 000	36725 ANGELINE CIR	5/24/2023	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$103,900	37.51	\$242,996	\$60,000	\$217,000	\$144,091	1.506	1,007	\$215.49	'SW	17.0701	1.00 STORY	\$60,000	401	61
126 06 0095 000	36802 ANGELINE CIR	5/19/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$100,600	40.24	\$236,784	\$60,000	\$190,000	\$139,200	1.365	1,007	\$188.68	'SW	2.9651	1.00 STORY	\$60,000	401	61
126 06 0096 000	36796 ANGELINE CIR	7/2/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$121,000	39.67	\$261,221	\$75,000	\$230,000	\$146,630	1.569	1,007	\$228.40	'SW	23.3282	1.00 STORY	\$75,000	401	63
128 02 0014 000	35612 DOVER	7/24/2023	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$119,600	41.24	\$286,140	\$62,000	\$228,000	\$176,488	1.292	1,216	\$187.50	'SW	4.3419	1.00 STORY	\$62,000	401	69
128 02 0022 000	8937 HARVEY	8/22/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$110,200	41.58	\$264,556	\$63,571	\$201,429	\$158,255	1.273	1,210	\$166.47	'SW	#REF!	1.00 STORY	\$63,571	401	63
128 03 0002 000	35975 ANN ARBOR TR	5/10/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$127,800	43.32	\$302,298	\$60,000	\$235,000	\$201,915	1.164	1,899	\$123.75	'SW	116.3856	2.00 STORY	\$60,000	401	63
128 03 0003 000	35963 ANN ARBOR TR	8/25/2023	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$106,900	37.51	\$252,002	\$64,057	\$220,943	\$147,988	1.493	1,060	\$208.44	'SW	15.7687	1.00 STORY	\$60,000	401	63
128 03 0004 000	35951 ANN ARBOR TR	11/6/2023	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$91,300	39.71	\$223,838	\$61,052	\$168,848	\$128,177	1.317	1,078	\$156.63	'SW	1.7988	1.00 STORY	\$60,000	401	63
128 03 0014 000	35992 DOVER	4/8/2024	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$132,100	43.31	\$274,671	\$61,029	\$243,971	\$168,222	1.450	1,036	\$235.49	'SW	11.5000	1.00 STORY	\$60,000	401	69
128 03 0055 000	36082 HEES	8/16/2023	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$95,900	40.29	\$227,185	\$60,000	\$178,000	\$131,641	1.352	1,036	\$171.81	'SW	1.6871	1.00 STORY	\$60,000	401	59
128 03 0093 000	35955 HEES	1/31/2025	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,900	40.67	\$242,989	\$60,000	\$225,000	\$144,085	1.562	1,060	\$212.26	'SW	156.1578	1.00 STORY	\$60,000	401	63
128 03 0098 000	35850 JOY	2/13/2024	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$101,000	42.44	\$250,325	\$77,000	\$161,000	\$136,476	1.180	1,025	\$157.07	'SW	117.9695	1.00 STORY	\$77,000	401	61
128 03 0112 000	8954 LINVILLE	8/13/2024	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$134,200	45.65	\$282,857	\$77,692	\$216,308	\$161,547	1.339	1,060	\$204.06	'SW	0.3687	1.00 STORY	\$77,000	401	64
128 05 0043 000	8825 HARVEY	7/28/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,000	41.82	\$267,354	\$69,600	\$205,400	\$171,215	1.200	1,574	\$130.50	'SW	119.9661	QUAD LEVEL	\$69,600	401	63
128 05 0065 000	35609 HEES	11/8/2024	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$121,200	48.87	\$256,201	\$60,000	\$188,000	\$154,488	1.217	1,123	\$167.41	'SW	121.6923	1.00 STORY	\$60,000	401	65
128 05 0074 000	35736 JOY	11/22/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$106,300	46.22	\$225,499	\$60,000	\$170,000	\$130,314	1.305	954	\$178.20	'SW	130.4541	1.00 STORY	\$60,000	401	65
129 01 0090 006	34225 ORANGELAWN	2/11/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$137,300	47.02	\$288,424	\$65,897	\$226,103	\$175,218	1.290	1,148	\$196.95	'SW	129.0410	1.00 STORY	\$62,965	401	68
129 01 0097 000	9616 STARK	11/14/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$98,100	36.33	\$245,527	\$74,976	\$195,024	\$142,125	1.372	1,357	\$143.72	'SW	3.6909	2.00 STORY	\$74,976	401	55
129 01 0147 001	33858 ORANGELAWN	11/26/2024	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$112,200	55.27	\$236,011	\$62,304	\$140,696	\$136,777	1.029	1,007	\$139.72	'SW	102.8652	1.00 STORY	\$62,304	401	64
129 01 0157 003	34080 ORANGELAWN	2/7/2025	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$104,800	52.66	\$227,755	\$62,304	\$136,696	\$137,875	0.991	1,660	\$82.35	'SW	99.1449	2.00 STORY	\$62,304	401	53
129 01 0170 001	33909 ORANGELAWN	11/22/2024	\$299,550	PTA	03-ARM'S LENGTH	\$299,550	\$132,100	44.10	\$295,857	\$74,976	\$224,574	\$173,922	1.291	1,307	\$171.82	'SW	129.1234	1.00 STORY	\$74,976	401	70
129 01 0171 000	33885 ORANGELAWN	1/16/2024	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$117,000	32.50	\$306,977	\$68,922	\$291,078	\$198,379	1.467	1,892	\$153.85	'SW	13.1991	2.00 STORY	\$62,304	401	

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131 02 0043 000	8912 RUSSELL	2/10/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$121,600	45.89	\$256,661	\$60,410	\$204,590	\$154,528	1.324	1,168	\$175.16	'SW	132.3967	1.00 STORY	\$60,410	401	62
131 03 0033 000	34552 DOVER	6/16/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$146,500	44.39	\$348,946	\$75,000	\$255,000	\$228,288	1.117	1,552	\$164.30	'SW	111.7010	2.00 STORY	\$75,000	401	78
131 03 0035 000	8933 HANLON	9/19/2023	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$138,200	41.88	\$331,650	\$76,062	\$253,938	\$201,250	1.262	1,462	\$173.69	'SW	126.1804	1.00 STORY	\$75,000	401	68
131 99 0007 002	35295 ANN ARBOR TR	6/19/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$150,100	40.03	\$354,220	\$64,690	\$310,310	\$241,275	1.286	2,457	\$126.30	'SW	128.6126	2.00 STORY	\$64,690	401	59
132 02 0012 000	33800 HATHAWAY	7/7/2023	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$150,300	38.54	\$402,028	\$85,285	\$304,715	\$249,403	1.222	2,343	\$130.05	'SW	122.1778	1.00 STORY	\$81,000	401	60
132 02 0024 001	34252 HATHAWAY	1/31/2025	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$176,500	42.53	\$380,852	\$80,230	\$334,770	\$236,710	1.414	2,414	\$138.68	'SW	141.4262	1.00 STORY	\$80,230	401	61
132 02 0039 000	33769 HATHAWAY	5/3/2024	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$126,500	37.21	\$301,971	\$81,000	\$259,000	\$173,992	1.489	1,344	\$192.71	'SW	15.3282	1.00 STORY	\$81,000	401	54
132 03 0013 000	33599 CINDY	5/24/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$125,700	39.28	\$300,306	\$71,748	\$248,252	\$179,966	1.379	1,228	\$202.16	'SW	137.9438	1.00 STORY	\$68,950	401	62
132 03 0047 000	33447 CINDY	11/21/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$126,600	36.17	\$299,666	\$60,000	\$290,000	\$188,713	1.537	1,264	\$229.43	'SW	20.1433	1.00 STORY	\$60,000	401	66
132 04 0065 002	33587 MICHELE	4/22/2024	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$123,800	39.30	\$297,675	\$66,304	\$248,696	\$182,181	1.365	1,166	\$213.29	'SW	136.5104	1.00 STORY	\$62,960	401	66
132 04 0067 000	33567 MICHELE	10/4/2023	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$140,800	45.42	\$331,991	\$73,635	\$236,365	\$203,429	1.162	1,639	\$144.21	'SW	116.1904	1.00 STORY	\$68,950	401	61
132 04 0079 000	33411 MICHELE	9/12/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,200	42.73	\$271,551	\$68,950	\$231,050	\$159,528	1.448	1,166	\$198.16	'SW	144.8335	1.00 STORY	\$68,950	401	61
132 04 0096 000	33632 MICHELE	5/31/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$122,200	39.42	\$257,455	\$61,215	\$248,785	\$154,519	1.610	1,166	\$213.37	'SW	27.9304	1.00 STORY	\$60,180	401	61
132 05 0005 002	34081 ANN ARBOR TR	11/14/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$96,000	37.65	\$231,563	\$68,000	\$187,000	\$128,789	1.452	987	\$189.46	'SW	145.1987	1.00 STORY	\$68,000	401	61
132 05 0015 000	34299 DOVER	2/29/2024	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$107,500	38.74	\$261,836	\$60,810	\$216,690	\$158,288	1.369	1,050	\$206.37	'SW	136.8960	1.00 STORY	\$60,810	401	61
132 05 0018 000	34365 DOVER	4/17/2023	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$105,500	34.59	\$271,920	\$60,000	\$245,000	\$166,866	1.468	1,050	\$233.33	'SW	146.8244	1.00 STORY	\$60,000	401	66
132 05 0021 000	8835 NORWICH	7/9/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$138,100	47.62	\$290,941	\$62,498	\$227,502	\$179,876	1.265	1,482	\$153.51	'SW	126.4771	1.00 STORY	\$60,000	401	61
132 05 0040 000	34115 ANN ARBOR TR	3/22/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,700	38.52	\$271,184	\$61,896	\$228,104	\$164,793	1.384	1,050	\$217.24	'SW	138.4185	1.00 STORY	\$60,000	401	67
132 06 0012 002	33844 SLEEPY HOLLOW	4/19/2023	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$133,300	39.79	\$321,746	\$69,000	\$266,000	\$210,621	1.263	1,800	\$147.78	'SW	126.2932	2.00 STORY	\$69,000	401	64
Totals:			\$24,612,301			\$24,612,301	\$10,299,900		\$23,474,374		\$19,017,418	\$14,290,683			\$176.02		0.4535				
								Sale. Ratio =>	41.85					E.C.F. =>	1.331	Std. Deviation=>	0.15				
								Std. Dev. =>	4.33					Ave. E.C.F. =>	1.335	Ave. Variance=>	#REF!	COV =>	#REF!		

ECF Statistical Analysis	
Mean	1.335
Standard Error	0.016
Median	1.332
Mode	#N/A
Standard Deviation	0.150
Sample Variance	0.023
Kurtosis	-0.342
Skewness	0.057
Range	0.712
Minimum	0.991
Maximum	1.704
Sum	110.829
Count	83



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
128 03 0093 000	35955 HEES	6/28/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$115,900	50.39	\$242,989	\$60,000	\$170,000	\$144,085	1.180	1,060	\$160.38	'SW	117.9859	1.00 STORY	\$60,000	401	Prior
129 05 0032 000	33712 ELMIRA	10/20/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$166,300	43.19	\$390,957	\$71,000	\$314,000	\$266,630	1.178	1,958	\$160.37	'SW	117.7662	2.00 STORY	\$71,000	401	Prior
132 99 0003 002	9047 FARMINGTON	1/10/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$232,700	77.57	\$499,092	\$95,000	\$205,000	\$349,863	0.586	2,713	\$75.56	'SW	58.5944	QUAD LEVEL	\$95,000	401	Low
132 04 0074 000	33475 MICHELE	3/6/2025	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$121,400	35.71	\$257,200	\$65,570	\$274,430	\$150,889	1.819	1,166	\$235.36	'SW	181.8754	1.00 STORY	\$65,570	401	High
126 03 0024 000	36621 PARKDALE	8/7/2024	\$250,500	PTA	03-ARM'S LENGTH	\$250,500	\$78,200	31.22	\$188,798	\$55,392	\$195,108	\$105,044	1.857	907	\$215.11	'SW	185.7393	1.00 STORY	\$55,392	401	High

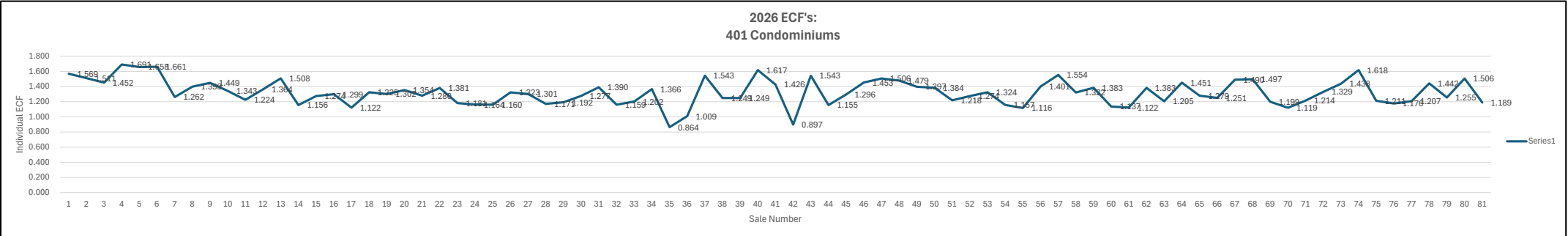
CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.
010 03 0010 000	33359 FARGO	11/5/2024	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$43,700	35.24	\$97,138	\$21,000	\$103,000	\$65,636	1.569	704	\$146.31	'CC	24.8254	1.00 STORY	\$21,000	407	46
010 03 0010 000	33359 FARGO	10/26/2023	\$120,200	PTA	03-ARM'S LENGTH	\$120,200	\$39,200	32.61	\$97,138	\$21,000	\$99,200	\$65,636	1.511	704	\$140.91	'CC	19.0359	1.00 STORY	\$21,000	407	46
010 03 0027 000	33179 FARGO	8/7/2023	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$38,600	34.46	\$93,701	\$21,000	\$91,000	\$62,673	1.452	704	\$129.26	'CC	13.0974	1.00 STORY	\$21,000	407	46
010 03 0034 000	33025 FARGO	1/9/2025	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$43,700	33.11	\$97,138	\$21,000	\$111,000	\$65,636	1.691	704	\$157.67	'CC	37.0138	1.00 STORY	\$21,000	407	46
010 03 0043 000	32989 FARGO	10/11/2024	\$129,800	PTA	03-ARM'S LENGTH	\$129,800	\$43,700	33.67	\$97,138	\$21,000	\$108,800	\$65,636	1.658	704	\$154.55	'CC	33.6620	1.00 STORY	\$21,000	407	46
010 03 0049 000	32813 FARGO	6/14/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$43,700	33.62	\$97,138	\$21,000	\$109,000	\$65,636	1.661	704	\$154.83	'CC	33.9667	1.00 STORY	\$21,000	407	46
010 03 0051 000	32805 FARGO	8/30/2023	\$112,500	PTA	03-ARM'S LENGTH	\$112,500	\$42,400	37.69	\$105,094	\$21,000	\$91,500	\$72,494	1.262	704	\$129.97	'CC	5.8833	1.00 STORY	\$21,000	407	52
010 03 0060 000	33387 FARGO	7/12/2024	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$51,500	38.87	\$113,453	\$21,000	\$111,500	\$79,700	1.399	894	\$124.72	'CC	7.7990	1.00 STORY	\$21,000	407	46
010 03 0065 000	33249 FARGO	6/10/2024	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$51,700	37.74	\$113,873	\$21,000	\$116,000	\$80,062	1.449	894	\$129.75	'CC	12.7870	1.00 STORY	\$21,000	407	46
010 03 0066 000	33245 FARGO	12/23/2024	\$128,500	PTA	03-ARM'S LENGTH	\$128,500	\$51,700	40.23	\$113,873	\$21,000	\$107,500	\$80,062	1.343	894	\$120.25	'CC	2.1703	1.00 STORY	\$21,000	407	46
010 03 0068 000	33237 FARGO	3/8/2024	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$46,300	38.91	\$113,873	\$21,000	\$98,000	\$80,062	1.224	894	\$109.62	'CC	9.6955	1.00 STORY	\$21,000	407	46
010 03 0084 000	33003 FARGO	7/5/2023	\$110,500	PTA	03-ARM'S LENGTH	\$110,500	\$39,200	35.48	\$97,138	\$21,000	\$89,500	\$65,636	1.364	704	\$127.13	'CC	4.2574	1.00 STORY	\$21,000	407	46
010 03 0097 000	32839 FARGO	8/9/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$43,700	36.42	\$97,138	\$21,000	\$99,000	\$65,636	1.508	704	\$140.63	'CC	18.7312	1.00 STORY	\$21,000	407	46
013 03 0009 000	33911 PONDVIEW CIRCLE	9/11/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$51,200	40.96	\$129,161	\$16,000	\$109,000	\$94,300	1.156	821	\$132.76	'CC	16.5121	STYLE C	\$16,000	407	64
013 03 0013 000	33907 PONDVIEW CIRCLE	8/19/2024	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$57,000	41.91	\$129,054	\$16,000	\$120,000	\$94,211	1.274	820	\$146.34	'CC	4.7270	STYLE C	\$16,000	407	64
013 03 0028 000	33841 PONDVIEW CIRCLE	7/24/2023	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$59,100	37.17	\$148,101	\$16,000	\$143,000	\$110,084	1.299	971	\$147.27	'CC	2.1999	STYLE C	\$16,000	407	64
013 03 0049 000	33797 PONDVIEW CIRCLE	11/4/2024	\$129,900	PTA	03-ARM'S LENGTH	\$129,900	\$61,400	47.27	\$137,852	\$16,000	\$113,900	\$101,543	1.122	818	\$139.24	'CC	19.9314	STYLE C	\$16,000	407	64
013 03 0054 000	33763 PONDVIEW CIRCLE	12/6/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,700	40.54	\$119,252	\$16,000	\$114,000	\$86,043	1.325	755	\$150.99	'CC	0.3912	STYLE C	\$16,000	407	64
013 03 0069 000	33725 PONDVIEW CIRCLE	3/6/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,200	37.18	\$157,918	\$16,000	\$154,000	\$118,265	1.302	1,022	\$150.68	'CC	1.8846	STYLE C	\$16,000	407	65
013 03 0070 000	33717 PONDVIEW CIRCLE	12/27/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,100	35.82	\$148,101	\$16,000	\$149,000	\$110,084	1.354	971	\$153.45	'CC	3.2505	STYLE C	\$16,000	407	64
013 03 0073 000	33699 PONDVIEW CIRCLE	7/14/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$155,721	\$16,000	\$149,000	\$116,434	1.280	1,022	\$145.79	'CC	4.1312	STYLE C	\$16,000	407	64
013 03 0076 000	33689 PONDVIEW CIRCLE	1/7/2025	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$65,800	39.17	\$148,101	\$16,000	\$152,000	\$110,084	1.381	971	\$156.54	'CC	5.9757	STYLE C	\$16,000	407	64
013 03 0079 000	33693 PONDVIEW CIRCLE	7/8/2024	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$162,285	\$16,000	\$144,000	\$121,904	1.181	1,022	\$140.90	'CC	13.9749	STYLE C	\$16,000	407	67
013 03 0090 000	33619 PONDVIEW CIRCLE	5/1/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$59,500	45.77	\$133,541	\$16,000	\$114,000	\$97,950	1.164	755	\$150.99	'CC	15.7148	STYLE C	\$16,000	407	67
013 03 0097 000	33623 PONDVIEW CIRCLE	10/25/2024	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$61,500	45.90	\$138,088	\$16,000	\$118,000	\$101,740	1.160	820	\$143.90	'CC	16.1188	STYLE C	\$16,000	407	64
013 03 0117 000	33591 PONDVIEW CIRCLE	7/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,300	40.76	\$155,721	\$16,000	\$154,000	\$116,434	1.323	1,022	\$150.68	'CC	0.1631	STYLE C	\$16,000	407	64
013 03 0117 000	33591 PONDVIEW CIRCLE	3/17/2025	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$69,300	41.37	\$155,721	\$16,000	\$151,500	\$116,434	1.301	1,022	\$148.24	'CC	1.9840	STYLE C	\$16,000	407	64
013 03 0125 000	33541 PONDVIEW CIRCLE	3/5/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$75,600	40.86	\$189,209	\$16,000	\$169,000	\$144,340	1.171	1,320	\$128.03	'CC	15.0160	STYLE C	\$16,000	407	64
013 03 0130 000	33547 PONDVIEW CIRCLE	9/27/2024	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$84,700	46.54	\$183,076	\$16,000	\$166,000	\$139,230	1.192	1,258	\$131.96	'CC	12.8735	STYLE C	\$16,000	407	65
013 03 0137 000	33681 PONDVIEW CIRCLE	3/15/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$48,700	37.46	\$123,165	\$16,000	\$114,000	\$89,304	1.277	818	\$139.36	'CC	4.4468	STYLE C	\$16,000	407	61
013 03 0138 000	33665 PONDVIEW CIRCLE	3/12/2024	\$135,500	PTA	03-ARM'S LENGTH	\$135,500	\$47,100	34.76	\$119,134	\$16,000	\$119,500	\$85,945	1.390	754	\$158.49	'CC	6.9417	STYLE C	\$16,000	407	64
013 03 0151 000	33667 PONDVIEW CIRCLE	8/30/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$56,900	45.52	\$128,818	\$16,000	\$109,000	\$94,015	1.159	818	\$133.25	'CC	16.1617	STYLE C	\$16,000	407	64
013 03 0157 000	33749 PONDVIEW CIRCLE	4/21/2023	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$62,300	39.94	\$155,721	\$16,000	\$140,000	\$116,434	1.202	1,022	\$136.99	'CC	11.8609	STYLE C	\$16,000	407	64
013 03 0159 000	33747 PONDVIEW CIRCLE	7/7/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$62,300	35.60	\$155,721	\$16,000	\$159,000	\$116,434	1.366	1,022	\$155.58	'CC	4.4574	STYLE C	\$16,000	407	64
041 03 0002 000	29508 CLARITA	3/13/2025	\$109,600	WD	03-ARM'S LENGTH	\$109,600	\$58,100	53.01	\$125,667	\$18,000	\$91,600	\$106,075	0.864	906	\$101.10	'CC	45.7467	STYLE A	\$18,000	407	67
041 03 0012 000	29578 CLARITA	10/30/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$49,300	39.44	\$125,667	\$18,000	\$107,000	\$106,075	1.009	906	\$118.10	'CC	31.2286	STYLE A	\$18,000	407	67
044 03 0001 000	29542 BOBRICH	11/19/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$46,500	37.20	\$100,618	\$20,000	\$105,000	\$68,032	1.543	717	\$146.44	'CC	22.2385	STYLE D	\$20,000	407	48
044 03 0002 000	29550 BOBRICH	2/16/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$44,600	42.48	\$100,618	\$20,000	\$85,000	\$68,032	1.249	717	\$118.55	'CC	7.1595	STYLE D	\$20,000	407	48
044 03 0004 000	29554 BOBRICH	10/16/2023	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$44,600	42.48	\$100,618	\$20,000	\$85,000	\$68,032	1.249	717	\$118.55	'CC	7.1595	STYLE D	\$20,000	407	48
044 03 0007 000	29540 BOBRICH	3/28/2025	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$46,500	35.77	\$100,618	\$20,000	\$110,000	\$68,032	1.617	717	\$153.42	'CC	29.5879	STYLE D	\$20,000	407	48
044 03 0041 000	29543 BOBRICH	9/12/2024	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$46,500	39.74	\$100,618	\$20,000	\$97,000	\$68,032	1.426	717	\$135.29	'CC	10.4793	STYLE D	\$20,000	407	48
044 03 0045 000	29545 BOBRICH	8/4/2023	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,600	46.95	\$119,094	\$20,000	\$75,000	\$83,623	0.897	717	\$104.60	'CC	42.4124	STYLE D	\$20,000	407	59
044 03 0047 000	29541 BOBRICH	4/5/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$46,500	37.20	\$100,618	\$20,000	\$105,000	\$68,032	1.543	717	\$146.44	'CC	22.2385	STYLE D	\$20,000	407	48
044 03 0074 000	29473 BOBRICH	11/30/2023	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$58,700	46.22	\$129,762	\$20,000	\$107,000	\$92,626	1.155	1,016	\$105.31	'CC	16.5823	STYLE D	\$20,000	407	48
044 03 0076 000	29469 BOBRICH	11/4/2024	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$61,100	43.64	\$129,762	\$20,000	\$120,000	\$92,626	1.296	1,016	\$118.11	'CC	2.5474	STYLE D	\$20,000	407	48
044 03 0083 000	29403 BOBRICH	6/3/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,900	39.12	\$105,658	\$20,000	\$105,000	\$72,285	1.453	717	\$146.44	'CC	13.1577	STYLE D	\$20,000	407	51
053 03 0004 000	16591 MIDDLEBELT	2/4/2025	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$46,600	37.89	\$97,511	\$12,000	\$111,000	\$73,716	1.506	728	\$152.47	'CC	18.4772	1.00 STORY	\$12,000	407	50
053 03 0011 000	16573 MIDDLEBELT	7/10/2024	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$46,600	38.51	\$97,511	\$12,000	\$109,000	\$73,716	1.479	728	\$149.73	'CC	15.7641	1.00 STORY	\$12,000	407	50
053 03 0021 000	16561 MIDDLEBELT	6/28/2024	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$46,600	40.52	\$97,511	\$12,000	\$103,000	\$73,716	1.397	728	\$141.48	'CC	7.6248	1.00 STORY	\$12,000	407	50
053 03 0031 000	16549 MIDDLEBELT	11/29/2023	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$41,600	36.49	\$97,511	\$12,000	\$102,000	\$73,716	1.384	728	\$140.11	'CC	6.2682	1.00 STORY	\$12,000	407	50

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121 04 0024 000	38246 ANN ARBOR TR	10/6/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,600	40.40	\$146,692	\$15,000	\$135,000	\$112,078	1.205	1,100	\$122.73	'CC	11.6488	STYLE E	\$15,000	407	62
121 04 0031 000	38172 ANN ARBOR TR	7/12/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$66,500	38.00	\$144,563	\$15,000	\$160,000	\$110,266	1.451	1,100	\$145.45	'CC	13.0030	STYLE E	\$15,000	407	61
121 04 0038 000	38184 ANN ARBOR TR	12/14/2023	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$51,500	38.15	\$125,207	\$15,000	\$120,000	\$93,793	1.279	888	\$135.14	'CC	4.1594	STYLE E	\$15,000	407	62
121 04 0041 000	38186 ANN ARBOR TR	1/29/2025	\$132,325	PTA	03-ARM'S LENGTH	\$132,325	\$57,300	43.30	\$125,207	\$15,000	\$117,325	\$93,793	1.251	888	\$132.12	'CC	7.0114	STYLE E	\$15,000	407	62
128 08 0103 000	35906 ANN ARBOR TR	9/16/2024	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$49,400	37.28	\$107,689	\$15,000	\$117,500	\$78,884	1.490	768	\$152.99	'CC	16.8522	STYLE E	\$15,000	407	59
128 08 0116 000	35936 ANN ARBOR TR	10/11/2024	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$49,700	37.09	\$108,414	\$15,000	\$119,000	\$79,501	1.497	775	\$153.55	'CC	17.5830	STYLE E	\$15,000	407	59
128 08 0205 000	35960 ANN ARBOR TR	5/16/2023	\$145,300	PTA	03-ARM'S LENGTH	\$145,300	\$58,500	40.26	\$142,728	\$15,000	\$130,300	\$108,704	1.199	1,123	\$116.03	'CC	12.2339	STYLE E	\$15,000	407	59
128 08 0212 000	35974 ANN ARBOR TR	12/27/2024	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$66,400	48.12	\$144,111	\$15,000	\$123,000	\$109,881	1.119	1,114	\$110.41	'CC	20.1614	STYLE E	\$15,000	407	59
128 08 0213 000	35976 ANN ARBOR TR	11/27/2024	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$65,700	44.69	\$142,728	\$15,000	\$132,000	\$108,704	1.214	1,123	\$117.54	'CC	10.6700	STYLE E	\$15,000	407	59
128 08 0315 000	36034 ANN ARBOR TR	7/3/2024	\$159,500	PTA	03-ARM'S LENGTH	\$159,500	\$65,700	41.19	\$142,728	\$15,000	\$144,500	\$108,704	1.329	1,123	\$128.67	'CC	0.8291	STYLE E	\$15,000	407	59
128 08 0316 000	36036 ANN ARBOR TR	8/25/2023	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$59,000	34.20	\$143,718	\$15,000	\$157,500	\$109,547	1.438	1,123	\$140.25	'CC	11.6732	STYLE E	\$15,000	407	59
137 02 0001 000	29440 ROBERT	9/27/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$50,300	32.45	\$113,833	\$17,000	\$138,000	\$85,315	1.618	986	\$139.96	'CC	29.6528	2.00 STORY	\$17,000	407	53
137 02 0014 000	9741 MIDDLEBELT	7/13/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$113,507	\$17,000	\$103,000	\$85,028	1.211	986	\$104.46	'CC	10.9641	2.00 STORY	\$17,000	407	53
137 02 0026 000	9837 MIDDLEBELT	8/25/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$44,000	38.26	\$111,544	\$17,000	\$98,000	\$83,298	1.176	986	\$99.39	'CC	14.4508	2.00 STORY	\$17,000	407	53
137 02 0055 000	29445 ORANGELAWN	10/11/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$45,000	37.50	\$113,833	\$17,000	\$103,000	\$85,315	1.207	986	\$104.46	'CC	11.3716	2.00 STORY	\$17,000	407	53
142 03 0019 000	11218 MIDDLEBELT	6/4/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,700	37.36	\$100,704	\$11,000	\$114,000	\$79,034	1.442	874	\$130.43	'CC	12.1410	2.00 STORY	\$11,000	407	53
142 03 0035 000	11114 MIDDLEBELT	7/3/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$46,600	42.36	\$100,539	\$11,000	\$99,000	\$78,888	1.255	872	\$113.53	'CC	6.6063	2.00 STORY	\$11,000	407	53
142 03 0043 000	11026 MIDDLEBELT	7/1/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$46,700	35.92	\$100,704	\$11,000	\$119,000	\$79,034	1.506	874	\$136.16	'CC	18.4674	2.00 STORY	\$11,000	407	53
142 03 0053 000	11006 MIDDLEBELT	7/15/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$46,700	44.48	\$100,704	\$11,000	\$94,000	\$79,034	1.189	874	\$107.55	'CC	13.1645	2.00 STORY	\$11,000	407	53
Totals:			\$10,815,725			\$10,815,725	\$4,227,600		\$9,827,053		\$9,474,725	\$7,248,188			\$135.42		1.3821				
							Sale. Ratio =>	39.09				E.C.F. =>	1.307		Std. Deviation=>	0.17					
							Std. Dev. =>	6.03				Ave. E.C.F. =>	1.321		Ave. Variance=>	13.30	COV =>	10.07			

ECF Statistical Analysis	
Mean	1.321
Standard Error	0.018
Median	1.302
Mode	1.543
Standard Deviation	0.166
Sample Variance	0.028
Kurtosis	0.119
Skewness	-0.021
Range	0.828
Minimum	0.864
Maximum	1.691
Sum	107.002
Count	81



OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	

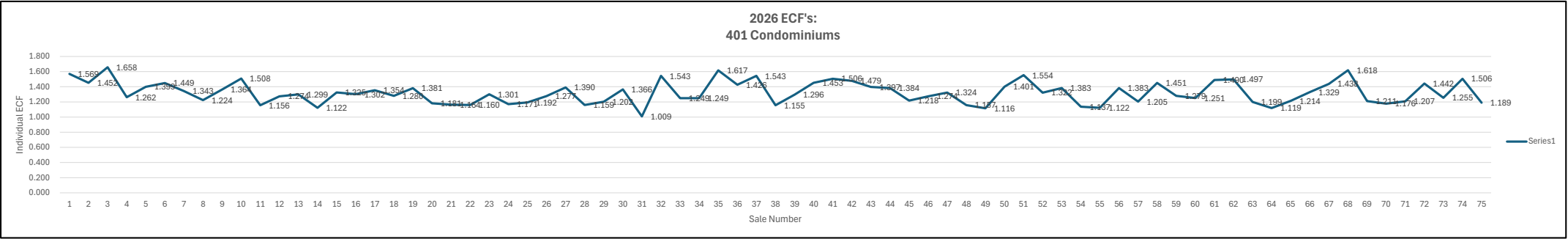
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.
010 03 0010 000	33359 FARGO	11/5/2024	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$43,700	35.24	\$97,138	\$21,000	\$103,000	\$65,636	1.569	704	\$146.31	'CC	156.9261	1.00 STORY	\$21,000	407	46
010 03 0027 000	33179 FARGO	8/7/2023	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$38,600	34.46	\$93,701	\$21,000	\$91,000	\$62,673	1.452	704	\$129.26	'CC	145.1981	1.00 STORY	\$21,000	407	46
010 03 0043 000	32989 FARGO	10/11/2024	\$129,800	PTA	03-ARM'S LENGTH	\$129,800	\$43,700	33.67	\$97,138	\$21,000	\$108,800	\$65,636	1.658	704	\$154.55	'CC	165.7627	1.00 STORY	\$21,000	407	46
010 03 0051 000	32805 FARGO	8/30/2023	\$112,500	PTA	03-ARM'S LENGTH	\$112,500	\$42,400	37.69	\$105,094	\$21,000	\$91,500	\$72,494	1.262	704	\$129.97	'CC	5.8564	1.00 STORY	\$21,000	407	52
010 03 0060 000	33387 FARGO	7/12/2024	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$51,500	38.87	\$113,453	\$21,000	\$111,500	\$79,700	1.399	894	\$124.72	'CC	7.8259	1.00 STORY	\$21,000	407	46
010 03 0065 000	33249 FARGO	6/10/2024	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$51,700	37.74	\$113,873	\$21,000	\$116,000	\$80,062	1.449	894	\$129.75	'CC	12.8140	1.00 STORY	\$21,000	407	46
010 03 0066 000	33245 FARGO	12/23/2024	\$128,500	PTA	03-ARM'S LENGTH	\$128,500	\$51,700	40.23	\$113,873	\$21,000	\$107,500	\$80,062	1.343	894	\$120.25	'CC	2.1972	1.00 STORY	\$21,000	407	46
010 03 0068 000	33237 FARGO	3/8/2024	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$46,300	38.91	\$113,873	\$21,000	\$98,000	\$80,062	1.224	894	\$109.62	'CC	9.6686	1.00 STORY	\$21,000	407	46
010 03 0084 000	33003 FARGO	7/5/2023	\$110,500	PTA	03-ARM'S LENGTH	\$110,500	\$39,200	35.48	\$97,138	\$21,000	\$89,500	\$65,636	1.364	704	\$127.13	'CC	4.2844	1.00 STORY	\$21,000	407	46
010 03 0097 000	32839 FARGO	8/9/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$43,700	36.42	\$97,138	\$21,000	\$99,000	\$65,636	1.508	704	\$140.63	'CC	18.7581	1.00 STORY	\$21,000	407	46
013 03 0009 000	33911 PONDVIEW CIRCLE	9/11/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$51,200	40.96	\$129,161	\$16,000	\$109,000	\$94,300	1.156	821	\$132.76	'CC	#REF!	STYLE C	\$16,000	407	64
013 03 0013 000	33907 PONDVIEW CIRCLE	8/19/2024	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$57,000	41.91	\$129,054	\$16,000	\$120,000	\$94,211	1.274	820	\$146.34	'CC	4.7001	STYLE C	\$16,000	407	64
013 03 0028 000	33841 PONDVIEW CIRCLE	7/24/2023	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$59,100	37.17	\$148,101	\$16,000	\$143,000	\$110,084	1.299	971	\$147.27	'CC	2.1729	STYLE C	\$16,000	407	64
013 03 0049 000	33797 PONDVIEW CIRCLE	11/4/2024	\$129,900	PTA	03-ARM'S LENGTH	\$129,900	\$61,400	47.27	\$137,852	\$16,000	\$113,900	\$101,543	1.122	818	\$139.24	'CC	112.1692	STYLE C	\$16,000	407	64
013 03 0054 000	33763 PONDVIEW CIRCLE	12/6/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,700	40.54	\$119,252	\$16,000	\$114,000	\$86,043	1.325	755	\$150.99	'CC	0.4182	STYLE C	\$16,000	407	64
013 03 0069 000	33725 PONDVIEW CIRCLE	3/6/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,200	37.18	\$157,918	\$16,000	\$154,000	\$118,265	1.302	1,022	\$150.68	'CC	1.8577	STYLE C	\$16,000	407	65
013 03 0070 000	33717 PONDVIEW CIRCLE	12/27/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,100	35.82	\$148,101	\$16,000	\$149,000	\$110,084	1.354	971	\$153.45	'CC	3.2775	STYLE C	\$16,000	407	64
013 03 0073 000	33699 PONDVIEW CIRCLE	7/14/2023	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$155,721	\$16,000	\$149,000	\$116,434	1.280	1,022	\$145.79	'CC	4.1042	STYLE C	\$16,000	407	64
013 03 0076 000	33689 PONDVIEW CIRCLE	1/7/2025	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$65,800	39.17	\$148,101	\$16,000	\$152,000	\$110,084	1.381	971	\$156.54	'CC	6.0026	STYLE C	\$16,000	407	64
013 03 0079 000	33693 PONDVIEW CIRCLE	7/8/2024	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$162,285	\$16,000	\$144,000	\$121,904	1.181	1,022	\$140.90	'CC	118.1257	STYLE C	\$16,000	407	67
013 03 0090 000	33619 PONDVIEW CIRCLE	5/1/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$59,500	45.77	\$133,541	\$16,000	\$114,000	\$97,950	1.164	755	\$150.99	'CC	116.3859	STYLE C	\$16,000	407	67
013 03 0097 000	33623 PONDVIEW CIRCLE	10/25/2024	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$61,500	45.90	\$138,088	\$16,000	\$118,000	\$101,740	1.160	820	\$143.90	'CC	115.9819	STYLE C	\$16,000	407	64
013 03 0117 000	33591 PONDVIEW CIRCLE	3/17/2025	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$69,300	41.37	\$155,721	\$16,000	\$151,500	\$116,434	1.301	1,022	\$148.24	'CC	1.9571	STYLE C	\$16,000	407	64
013 03 0125 000	33541 PONDVIEW CIRCLE	3/5/2024	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$75,600	40.86	\$189,209	\$16,000	\$169,000	\$144,340	1.171	1,320	\$128.03	'CC	117.0847	STYLE C	\$16,000	407	64
013 03 0130 000	33547 PONDVIEW CIRCLE	9/27/2024	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$84,700	46.54	\$183,076	\$16,000	\$166,000	\$139,230	1.192	1,258	\$131.96	'CC	119.2272	STYLE C	\$16,000	407	65
013 03 0137 000	33681 PONDVIEW CIRCLE	3/15/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$48,700	37.46	\$123,165	\$16,000	\$114,000	\$89,304	1.277	818	\$139.36	'CC	4.4199	STYLE C	\$16,000	407	61
013 03 0138 000	33665 PONDVIEW CIRCLE	3/12/2024	\$135,500	PTA	03-ARM'S LENGTH	\$135,500	\$47,100	34.76	\$119,134	\$16,000	\$119,500	\$85,945	1.390	754	\$158.49	'CC	6.9687	STYLE C	\$16,000	407	64
013 03 0151 000	33667 PONDVIEW CIRCLE	8/30/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$56,900	45.52	\$128,818	\$16,000	\$109,000	\$94,015	1.159	818	\$133.25	'CC	115.9389	STYLE C	\$16,000	407	64
013 03 0157 000	33749 PONDVIEW CIRCLE	4/21/2023	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$62,300	39.94	\$155,721	\$16,000	\$140,000	\$116,434	1.202	1,022	\$136.99	'CC	120.2398	STYLE C	\$16,000	407	64
013 03 0159 000	33747 PONDVIEW CIRCLE	7/7/2023	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$62,300	35.60	\$155,721	\$16,000	\$159,000	\$116,434	1.366	1,022	\$155.58	'CC	4.4843	STYLE C	\$16,000	407	64
041 03 0012 000	29578 CLARITA	10/30/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$49,300	39.44	\$125,667	\$18,000	\$107,000	\$106,075	1.009	906	\$118.10	'CC	100.8720	STYLE A	\$18,000	407	67
044 03 0001 000	29542 BOBRICH	11/19/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$46,500	37.20	\$100,618	\$20,000	\$105,000	\$68,032	1.543	717	\$146.44	'CC	23.3572	STYLE D	\$20,000	407	48
044 03 0002 000	29550 BOBRICH	2/16/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$44,600	42.48	\$100,618	\$20,000	\$85,000	\$68,032	1.249	717	\$118.55	'CC	124.9412	STYLE D	\$20,000	407	48
044 03 0004 000	29554 BOBRICH	10/16/2023	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$44,600	42.48	\$100,618	\$20,000	\$85,000	\$68,032	1.249	717	\$118.55	'CC	124.9412	STYLE D	\$20,000	407	48
044 03 0007 000	29540 BOBRICH	3/28/2025	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$46,500	35.77	\$100,618	\$20,000	\$110,000	\$68,032	1.617	717	\$153.42	'CC	30.7067	STYLE D	\$20,000	407	48
044 03 0041 000	29543 BOBRICH	9/12/2024	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$46,500	39.74	\$100,618	\$20,000	\$97,000	\$68,032	1.426	717	\$135.29	'CC	11.5980	STYLE D	\$20,000	407	48
044 03 0047 000	29541 BOBRICH	4/5/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$46,500	37.20	\$100,618	\$20,000	\$105,000	\$68,032	1.543	717	\$146.44	'CC	154.3391	STYLE D	\$20,000	407	48
044 03 0074 000	29473 BOBRICH	11/30/2023	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$58,700	46.22	\$129,762	\$20,000	\$107,000	\$92,626	1.155	1,016	\$105.31	'CC	16.5554	STYLE D	\$20,000	407	48
044 03 0076 000	29469 BOBRICH	11/4/2024	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$61,100	43.64	\$129,762	\$20,000	\$120,000	\$92,626	1.296	1,016	\$118.11	'CC	2.5205	STYLE D	\$20,000	407	48
044 03 0083 000	29403 BOBRICH	6/3/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,900	39.12	\$105,658	\$20,000	\$105,000	\$72,285	1.453	717	\$146.44	'CC	145.2584	STYLE D	\$20,000	407	51
053 03 0004 000	16591 MIDDLEBELT	2/4/2025	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$46,600	37.89	\$97,511	\$12,000	\$111,000	\$73,716	1.506	728	\$152.47	'CC	150.5779	1.00 STORY	\$12,000	407	50
053 03 0011 000	16573 MIDDLEBELT	7/10/2024	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$46,600	38.51	\$97,511	\$12,000	\$109,000	\$73,716	1.479	728	\$149.73	'CC	147.8648	1.00 STORY	\$12,000	407	50
053 03 0021 000	16561 MIDDLEBELT	6/28/2024	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$46,600	40.52	\$97,511	\$12,000	\$103,000	\$73,716	1.397	728	\$141.48	'CC	139.7254	1.00 STORY	\$12,000	407	50
053 03 0031 000	16549 MIDDLEBELT	11/29/2023	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$41,600	36.49	\$97,511	\$12,000	\$102,000	\$73,716	1.384	728	\$140.11	'CC	138.3689	1.00 STORY	\$12,000	407	50
053 03 0036 000	16507 MIDDLEBELT	4/17/2023	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$49,300	40.74	\$115,818	\$12,000	\$109,000	\$89,498	1.218	927	\$117.58	'CC	10.2833	1.00 STORY	\$12,000	407	50
053 03 0037 000	16509 MIDDLEBELT	11/3/2023	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$49,300	39.13	\$115,818	\$12,000	\$114,000	\$89,498	1.274	927	\$122.98	'CC	4.6966	1.00 STORY	\$12,000	407	50
053 03 0041 000	16517 MIDDLEBELT	7/10/2024	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$55,400	42.45	\$115,818	\$12,000	\$118,500	\$89,498	1.324	927	\$127.83	'CC	0.3315	1.00 STORY	\$12,000	407	50
086 04 0002 000	15154 FAIRFIELD	5/24/2023	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$40,700	40.70	\$100,215	\$15,000	\$85,000	\$73,461	1.157	698	\$121.78	'CC	16.3661	1.00 STORY	\$15,000	407	53
086 04 0009 000	15110 FAIRFIELD	6/7/2023	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$40,700	41.96	\$100,215	\$15,000	\$82,000	\$73,461	1.116	698	\$117.48	'CC	20.4499	1.00 STORY	\$15,000	407	53
086 04 0021 000	15046 FAIRFIELD	10/23/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,800	39.83	\$101,951	\$15,000	\$105,000	\$74,957	1.401	698	\$150.43	'CC	140.0803	1.00 STORY			

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128 08 0205 000	35960 ANN ARBOR TR	5/16/2023	\$145,300	PTA	03-ARM'S LENGTH	\$145,300	\$58,500	40.26	\$142,728	\$15,000	\$130,300	\$108,704	1.199	1,123	\$116.03	'CC	12.2069	STYLE E	\$15,000	407	59
128 08 0212 000	35974 ANN ARBOR TR	12/27/2024	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$66,400	48.12	\$144,111	\$15,000	\$123,000	\$109,881	1.119	1,114	\$110.41	'CC	20.1344	STYLE E	\$15,000	407	59
128 08 0213 000	35976 ANN ARBOR TR	11/27/2024	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$65,700	44.69	\$142,728	\$15,000	\$132,000	\$108,704	1.214	1,123	\$117.54	'CC	10.6431	STYLE E	\$15,000	407	59
128 08 0315 000	36034 ANN ARBOR TR	7/3/2024	\$159,500	PTA	03-ARM'S LENGTH	\$159,500	\$65,700	41.19	\$142,728	\$15,000	\$144,500	\$108,704	1.329	1,123	\$128.67	'CC	0.8561	STYLE E	\$15,000	407	59
128 08 0316 000	36036 ANN ARBOR TR	8/25/2023	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$59,000	34.20	\$143,718	\$15,000	\$157,500	\$109,547	1.438	1,123	\$140.25	'CC	11.7002	STYLE E	\$15,000	407	59
137 02 0001 000	29440 ROBERT	9/27/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$50,300	32.45	\$113,833	\$17,000	\$138,000	\$85,315	1.618	986	\$139.96	'CC	161.7535	2.00 STORY	\$17,000	407	53
137 02 0014 000	9741 MIDDLEBELT	7/13/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$113,507	\$17,000	\$103,000	\$85,028	1.211	986	\$104.46	'CC	10.9372	2.00 STORY	\$17,000	407	53
137 02 0026 000	9837 MIDDLEBELT	8/25/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$44,000	38.26	\$111,544	\$17,000	\$98,000	\$83,298	1.176	986	\$99.39	'CC	14.4238	2.00 STORY	\$17,000	407	53
137 02 0055 000	29445 ORANGELAWN	10/11/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$45,000	37.50	\$113,833	\$17,000	\$103,000	\$85,315	1.207	986	\$104.46	'CC	11.3447	2.00 STORY	\$17,000	407	53
142 03 0019 000	11218 MIDDLEBELT	6/4/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,700	37.36	\$100,704	\$11,000	\$114,000	\$79,034	1.442	874	\$130.43	'CC	12.1680	2.00 STORY	\$11,000	407	53
142 03 0035 000	11114 MIDDLEBELT	7/3/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$46,600	42.36	\$100,539	\$11,000	\$99,000	\$78,888	1.255	872	\$113.53	'CC	6.5794	2.00 STORY	\$11,000	407	53
142 03 0043 000	11026 MIDDLEBELT	7/1/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$46,700	35.92	\$100,704	\$11,000	\$119,000	\$79,034	1.506	874	\$136.16	'CC	18.4944	2.00 STORY	\$11,000	407	53
142 03 0053 000	11006 MIDDLEBELT	7/15/2024	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$46,700	44.48	\$100,704	\$11,000	\$94,000	\$79,034	1.189	874	\$107.55	'CC	13.1376	2.00 STORY	\$11,000	407	53
Totals:			\$10,058,925			\$10,058,925	\$3,929,000		\$9,135,157		\$8,834,925	\$6,745,148			\$135.45		1.0918				
								Sale. Ratio =>	39.06					E.C.F. =>	1.310	Std. Deviation=>		0.14			
								Std. Dev. =>	5.87					Ave. E.C.F. =>	1.321	Ave. Variance=>		#REF!	#REF!		
			#REF!																		

ECF Statistical Analysis	
Mean	1.321
Standard Error	0.017
Median	1.301
Mode	1.543
Standard Deviation	0.144
Sample Variance	0.021
Kurtosis	-0.623
Skewness	0.325
Range	0.649
Minimum	1.009
Maximum	1.658
Sum	99.055
Count	75



OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason	
010 03 0010 000	33359 FARGO	10/26/2023	\$120,200	PTA	03-ARM'S LENGTH	\$120,200	\$39,200	32.61	\$97,138	\$21,000	\$99,200	\$65,636	1.511	704	\$140.91	'CC	151.1366	1.00 STORY	\$21,000	407	Prior	
013 03 0117 000	33591 PONDVIEW CIRCLE	7/10/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,300	40.76	\$155,721	\$16,000	\$154,000	\$116,434	1.323	1,022	\$150.68	'CC	132.2638	STYLE C	\$16,000	407	Prior	
010 03 0049 000		6/14/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$43,700	33.62	\$97,138	\$21,000	\$109,000	\$65,636	1.661	704	\$154.83	'CC	166.0674	1.00 STORY	\$21,000	407	High	
010 03 0034 000	33025 FARGO	1/9/2025	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$43,700	33.11	\$97,138	\$21,000	\$111,000	\$65,636	1.691	704	\$157.67	'CC	169.1145	1.00 STORY	\$21,000	407	High	
041 03 0002 000	29508 CLARITA	3/13/2025	\$109,600	WD	03-ARM'S LENGTH	\$109,600	\$58,100	53.01	\$125,667	\$18,000	\$91,600	\$106,075	0.864	906	\$101.10	'CC	86.3540	STYLE A	\$18,000	407	Low	
044 03 0045 000	29545 BOBRICH	8/4/2023	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,600	46.95	\$119,094	\$20,000	\$75,000	\$83,623	0.897	717	\$104.60	'CC	89.6882	STYLE D	\$20,000	407	Low	

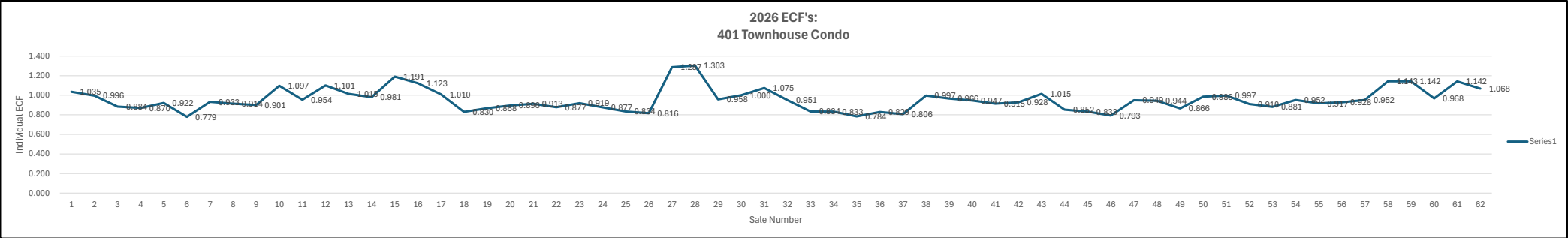
CITY OF LIVONIA
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
004 03 0022 000	19184 MEADOWRIDGE	9/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$91,100	36.44	\$226,328	\$27,500	\$222,500	\$214,949	1.035	1,410	\$157.80	TC	8.0442	1.00 STORY	\$27,500	407	73
004 03 0023 000	19176 MEADOWRIDGE	11/28/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,600	37.75	\$224,946	\$27,500	\$212,500	\$213,455	0.996	1,410	\$150.71	TC	4.0839	1.00 STORY	\$27,500	407	73
008 08 0008 000	29729 NOTTINGHAM	9/6/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$97,100	41.32	\$230,446	\$24,000	\$211,000	\$238,665	0.884	1,634	\$129.13	TC	7.0602	STYLE B	\$24,000	407	82
008 08 0010 000	29737 NOTTINGHAM	2/12/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$90,300	43.00	\$215,314	\$24,000	\$186,000	\$213,758	0.870	1,420	\$130.99	TC	8.4544	STYLE A	\$24,000	407	82
008 08 0031 000	29623 NOTTINGHAM	1/30/2025	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$93,100	45.41	\$199,648	\$24,000	\$181,000	\$196,254	0.922	1,302	\$139.02	TC	3.2413	STYLE A	\$24,000	407	82
008 08 0035 000	29639 NOTTINGHAM	4/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$97,100	46.24	\$230,446	\$24,000	\$186,000	\$238,665	0.779	1,634	\$113.83	TC	17.5352	STYLE B	\$24,000	407	82
008 08 0036 000	29643 NOTTINGHAM	8/21/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,600	40.29	\$197,538	\$24,000	\$181,000	\$193,897	0.933	1,302	\$139.02	TC	2.1201	STYLE A	\$24,000	407	81
008 08 0055 000	29500 NOTTINGHAM	12/5/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$96,200	45.81	\$206,099	\$24,000	\$186,000	\$203,462	0.914	1,355	\$137.27	TC	4.0511	STYLE A	\$24,000	407	82
008 08 0057 000	29508 NOTTINGHAM	3/27/2025	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$100,200	46.39	\$214,739	\$24,000	\$192,000	\$213,116	0.901	1,448	\$132.60	TC	5.3769	STYLE A	\$24,000	407	82
009 01 0007 000	31435 MERRIWOOD PARK	10/11/2024	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$115,800	45.06	\$241,862	\$25,000	\$232,000	\$211,572	1.097	1,463	\$158.58	TC	14.1867	2.00 STORY	\$25,000	407	77
009 01 0024 000	31420 MERRIWOOD PARK	3/21/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$223,254	\$25,000	\$195,000	\$204,385	0.954	1,244	\$156.75	TC	0.0605	STYLE E	\$25,000	407	78
009 01 0053 000	31528 MERRIWOOD PARK	9/11/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$98,000	40.33	\$227,915	\$25,000	\$218,000	\$197,965	1.101	1,551	\$140.55	TC	14.6518	2.00 STORY	\$25,000	407	78
009 01 0064 000	31613 MERRIWOOD PARK	11/25/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$115,900	48.29	\$242,152	\$25,000	\$215,000	\$211,855	1.015	1,463	\$146.96	TC	6.0158	2.00 STORY	\$25,000	407	78
009 01 0067 000	31629 MERRIWOOD PARK	7/18/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$107,100	44.63	\$249,645	\$25,000	\$215,000	\$219,165	0.981	1,500	\$143.33	TC	2.6309	2.00 STORY	\$25,000	407	78
009 01 0090 000	31484 MERRIWOOD PARK	3/12/2025	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$109,000	41.92	\$227,238	\$25,000	\$235,000	\$197,305	1.191	1,551	\$151.52	TC	23.6363	2.00 STORY	\$25,000	407	78
010 04 0007 000	33325 NORFOLK	9/15/2023	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$141,100	40.09	\$326,019	\$54,000	\$298,000	\$265,384	1.123	1,710	\$174.27	TC	16.8214	2.00 STORY	\$54,000	407	73
010 06 0013 000	32979 BROOKSIDE CIRCLE	12/18/2024	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$163,700	42.85	\$330,095	\$54,000	\$328,000	\$324,817	1.010	1,908	\$171.91	TC	5.5113	1.50 STORY	\$54,000	407	83
010 06 0021 000	32963 BROOKSIDE CIRCLE	4/27/2023	\$323,750	PTA	03-ARM'S LENGTH	\$323,750	\$148,100	45.75	\$330,095	\$54,000	\$269,750	\$324,817	0.830	1,908	\$141.38	TC	12.4219	1.50 STORY	\$54,000	407	83
010 06 0025 000	32955 BROOKSIDE CIRCLE	12/19/2023	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$155,600	44.14	\$346,271	\$54,000	\$298,500	\$343,848	0.868	1,908	\$166.45	TC	8.6571	1.50 STORY	\$54,000	407	83
010 06 0037 000	32930 BROOKSIDE CIRCLE	8/10/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$148,100	42.93	\$330,095	\$54,000	\$291,000	\$324,817	0.896	1,908	\$152.52	TC	5.8798	1.50 STORY	\$54,000	407	83
010 06 0039 000	32926 BROOKSIDE CIRCLE	3/18/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$148,000	42.29	\$329,606	\$54,000	\$296,000	\$324,242	0.913	2,019	\$146.61	TC	4.1788	1.50 STORY	\$54,000	407	83
010 06 0049 000	32962 BROOKSIDE CIRCLE	8/9/2024	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$163,700	48.29	\$330,095	\$54,000	\$285,000	\$324,817	0.877	1,908	\$149.37	TC	7.7270	1.50 STORY	\$54,000	407	83
010 06 0054 000	32952 BROOKSIDE CIRCLE	10/27/2023	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$148,000	42.05	\$329,606	\$54,000	\$298,000	\$324,242	0.919	2,019	\$147.60	TC	3.5620	1.50 STORY	\$54,000	407	83
010 06 0058 000	32945 BROOKSIDE CIRCLE	1/22/2025	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$161,900	48.33	\$326,282	\$54,000	\$281,000	\$320,331	0.877	2,019	\$139.18	TC	7.7469	1.50 STORY	\$54,000	407	82
010 06 0060 000	32941 BROOKSIDE CIRCLE	6/22/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$148,100	45.57	\$330,095	\$54,000	\$271,000	\$324,817	0.834	1,908	\$142.03	TC	12.0371	1.50 STORY	\$54,000	407	83
010 06 0072 000	32917 BROOKSIDE CIRCLE	6/24/2024	\$319,050	PTA	03-ARM'S LENGTH	\$319,050	\$163,700	51.31	\$330,095	\$54,000	\$265,050	\$324,817	0.816	1,908	\$138.92	TC	13.8689	1.50 STORY	\$54,000	407	83
024 03 0012 000	37621 NEWBURGH PARK CIRCLE	10/20/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$146,400	33.27	\$341,819	\$41,500	\$398,500	\$309,607	1.287	2,046	\$194.77	TC	33.2429	STYLE E	\$41,500	407	81
024 03 0012 000	37621 NEWBURGH PARK CIRCLE	10/11/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$165,100	37.10	\$341,819	\$41,500	\$403,500	\$309,607	1.303	2,046	\$197.21	TC	34.8578	STYLE E	\$41,500	407	81
024 04 0024 000	37532 NEWBURGH PARK CIRCLE	2/12/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$154,600	41.23	\$379,206	\$41,500	\$333,500	\$348,150	0.958	2,593	\$128.62	TC	0.3234	STYLE E	\$41,500	407	78
024 04 0054 000	37509 NEWBURGH PARK CIRCLE	4/11/2023	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$159,200	39.90	\$388,288	\$41,500	\$357,500	\$357,513	1.000	2,552	\$140.09	TC	4.5277	STYLE E	\$41,500	407	81
024 04 0059 000	37677 NEWBURGH PARK CIRCLE	2/25/2025	\$446,900	PTA	03-ARM'S LENGTH	\$446,900	\$188,500	42.18	\$407,348	\$41,500	\$405,400	\$377,162	1.075	2,552	\$158.86	TC	12.0183	STYLE E	\$41,500	407	84
024 04 0059 000	37677 NEWBURGH PARK CIRCLE	7/11/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$161,800	40.45	\$407,348	\$41,500	\$358,500	\$377,162	0.951	2,552	\$140.48	TC	0.4167	STYLE E	\$41,500	407	84
051 07 0007 000	28872 FIVE MILE	2/21/2025	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$79,300	48.06	\$179,224	\$34,000	\$131,000	\$156,998	0.834	1,149	\$114.01	TC	12.0281	1.00 STORY	\$34,000	407	75
051 08 0001 000	28935 LANCASTER	4/24/2023	\$263,500	PTA	03-ARM'S LENGTH	\$263,500	\$111,700	42.39	\$266,809	\$34,000	\$229,500	\$275,513	0.833	1,998	\$114.86	TC	12.1695	1.75 STORY	\$34,000	407	77
051 08 0003 000	28959 LANCASTER	1/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,700	44.68	\$266,809	\$34,000	\$216,000	\$275,513	0.784	1,998	\$108.11	TC	17.0695	1.75 STORY	\$34,000	407	77
058 05 0006 000	17020 FARMINGTON	11/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,200	49.89	\$275,266	\$27,000	\$238,000	\$287,012	0.829	1,735	\$137.18	TC	12.5453	STYLE B	\$27,000	407	83
058 05 0018 000	16964 FARMINGTON	8/24/2023	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$107,900	45.34	\$253,447	\$27,000	\$211,000	\$261,788	0.806	1,721	\$122.60	TC	14.8691	STYLE B	\$27,000	407	83
058 05 0020 000	16962 FARMINGTON	3/12/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,600	39.39	\$209,180	\$27,000	\$203,000	\$203,553	0.997	1,212	\$167.49	TC	4.2596	STYLE A	\$27,000	407	83
058 05 0040 000	16882 FARMINGTON	1/30/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$121,600	43.43	\$253,447	\$27,000	\$253,000	\$261,788	0.966	1,721	\$147.01	TC	1.1744	STYLE B	\$27,000	407	83
058 05 0044 000	16878 FARMINGTON	12/11/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,900	39.24	\$253,447	\$27,000	\$248,000	\$261,788	0.947	1,721	\$144.10	TC	0.7355	STYLE B	\$27,000	407	83
058 05 0047 000	16888 FARMINGTON	10/27/2023	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$90,000	42.45	\$207,995	\$27,000	\$185,000	\$202,229	0.915	1,198	\$154.42	TC	3.9882	STYLE A	\$27,000	407	83
058 05 0056 000	16832 FARMINGTON	8/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$121,600	45.04	\$253,447	\$27,000	\$243,000	\$261,788	0.928	1,721	\$141.20	TC	2.6455	STYLE B	\$27,000	407	83
058 05 0059 000	16870 FARMINGTON	10/7/2024	\$238,500	PTA	03-ARM'S LENGTH	\$238,500	\$103,000	43.19	\$213,517	\$27,000	\$211,500	\$208,398	1.015	1,212	\$174.50	TC	6.0198	STYLE A	\$27,000	407	83
058 05 0068 000	16852 FARMINGTON	4/22/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,000	49.12	\$288,823	\$27,000	\$258,000	\$302,685	0.852	1,831	\$140.91	TC	10.2315	STYLE B	\$27,000	407	83
058 05 0073 000	16822 FARMINGTON	6/2/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,700	44.04	\$274,121	\$27,000	\$238,000	\$285,689	0.833	1,721	\$138.29	TC	12.1613	STYLE B	\$27,000	407	83
058 05 0076 000	16806 FARMINGTON	6/23/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$117,500	46.08	\$275,821	\$27,000	\$228,000	\$287,654	0.793	1,721	\$132.48	TC	16.2068	STYLE B	\$27,000	407	83
058 05 0092 000	16920 FARMINGTON	8/31/2023	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$90,000	41.10	\$207,995	\$27,000	\$192,000	\$202,229	0.949	1,198	\$160.27	TC	0.5268	STYLE A	\$27,000	407	83
058 05 0093 000	16924 FARMINGTON	10/19/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$90,000	41.28	\$207,995	\$27,000	\$191,000	\$202,229	0.944	1,198	\$159.43	TC	1.0213	STYLE A	\$27,000	407	83
058 05 0094 000	16918 FARMINGTON	3/29/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$110,400	42.63	\$258,820	\$27,000	\$232,000	\$262,000	0.866	1,735	\$133.72	TC	8.9015	STYLE B	\$27,000	407	83
058 05 0097 000	17010 FARMINGTON	9/11/202																			

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Totals:	\$17,260,600	\$17,260,600	\$7,446,600		\$16,635,597	\$15,207,600	\$15,975,416	\$146.18	0.2749	
			Sale. Ratio =>	43.14		E.C.F. =>	0.952	Std. Deviation=>	0.12	
			Std. Dev. =>	3.53		Ave. E.C.F. =>	0.955	Ave. Variance=>	8.65 COV =>	9.06

ECF Statistical Analysis	
Mean	0.955
Standard Error	0.015
Median	0.939
Mode	#N/A
Standard Deviation	0.115
Sample Variance	0.013
Kurtosis	1.077
Skewness	1.004
Range	0.524
Minimum	0.779
Maximum	1.303
Sum	59.191
Count	62

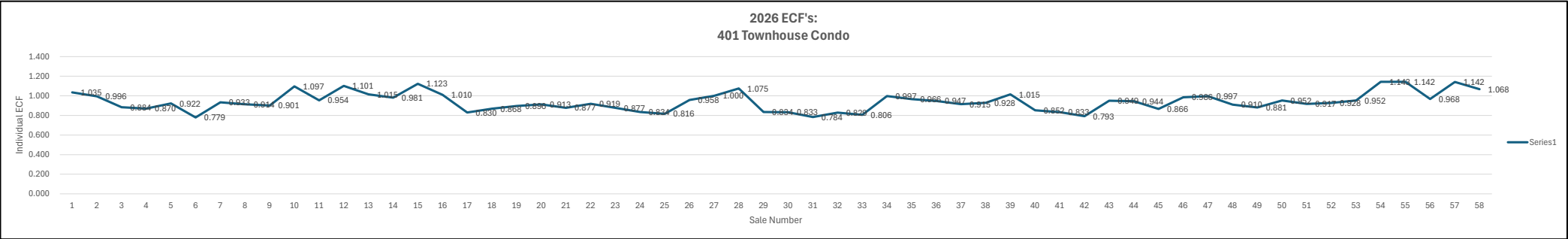


OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason

CITY OF LIVONIA
ECF ANALYSIS
FOR 2026 ASSESSMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Building Depr.
004 03 0022 000	19184 MEADOWRIDGE	9/13/2023	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$91,100	36.44	\$226,328	\$27,500	\$222,500	\$214,949	1.035	1,410	\$157.80	TC	103.5129	1.00 STORY	\$27,500	407	73
004 03 0023 000	19176 MEADOWRIDGE	11/28/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,600	37.75	\$224,946	\$27,500	\$212,500	\$213,455	0.996	1,410	\$150.71	TC	99.5526	1.00 STORY	\$27,500	407	73
008 08 0008 000	29729 NOTTINGHAM	10/6/2023	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$97,100	41.32	\$230,446	\$24,000	\$186,000	\$238,665	0.884	1,634	\$129.13	TC	88.4084	STYLE B	\$24,000	407	82
008 08 0010 000	29737 NOTTINGHAM	2/12/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$90,300	43.00	\$215,314	\$24,000	\$186,000	\$213,758	0.870	1,420	\$130.99	TC	87.0143	STYLE A	\$24,000	407	82
008 08 0031 000	29623 NOTTINGHAM	1/30/2025	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$93,100	45.41	\$199,648	\$24,000	\$181,000	\$196,254	0.922	1,302	\$139.02	TC	92.2274	STYLE A	\$24,000	407	82
008 08 0035 000	29639 NOTTINGHAM	4/4/2023	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$97,100	46.24	\$230,446	\$24,000	\$186,000	\$238,665	0.779	1,634	\$113.83	TC	#REF!	STYLE B	\$24,000	407	82
008 08 0036 000	29643 NOTTINGHAM	8/21/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,600	40.29	\$197,538	\$24,000	\$181,000	\$193,897	0.933	1,302	\$139.02	TC	93.3485	STYLE A	\$24,000	407	81
008 08 0055 000	29500 NOTTINGHAM	12/5/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$96,200	45.81	\$206,099	\$24,000	\$186,000	\$203,462	0.914	1,355	\$137.27	TC	91.4176	STYLE A	\$24,000	407	82
008 08 0057 000	29508 NOTTINGHAM	3/27/2025	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$100,200	46.39	\$214,739	\$24,000	\$192,000	\$213,116	0.901	1,448	\$132.60	TC	90.0918	STYLE A	\$24,000	407	82
009 01 0007 000	31435 MERRIWOOD PARK	10/11/2024	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$115,800	45.06	\$241,862	\$25,000	\$232,000	\$211,572	1.097	1,463	\$158.58	TC	109.6553	2.00 STORY	\$25,000	407	77
009 01 0024 000	31420 MERRIWOOD PARK	3/21/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$223,254	\$25,000	\$195,000	\$204,385	0.954	1,244	\$156.75	TC	95.4082	STYLE E	\$25,000	407	78
009 01 0053 000	31528 MERRIWOOD PARK	9/11/2023	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$98,000	40.33	\$227,915	\$25,000	\$218,000	\$197,965	1.101	1,551	\$140.55	TC	110.1205	2.00 STORY	\$25,000	407	78
009 01 0064 000	31613 MERRIWOOD PARK	11/25/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$115,900	48.29	\$242,152	\$25,000	\$215,000	\$211,855	1.015	1,463	\$146.96	TC	101.4845	2.00 STORY	\$25,000	407	78
009 01 0067 000	31629 MERRIWOOD PARK	7/18/2023	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$107,100	44.63	\$249,645	\$25,000	\$215,000	\$219,165	0.981	1,500	\$143.33	TC	98.0996	2.00 STORY	\$25,000	407	78
010 04 0007 000	33325 NORFOLK	9/15/2023	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$141,100	40.09	\$326,019	\$54,000	\$298,000	\$265,384	1.123	1,710	\$174.27	TC	18.3959	2.00 STORY	\$54,000	407	73
010 06 0013 000	32979 BROOKSIDE CIRCLE	12/18/2024	\$382,000	PTA	03-ARM'S LENGTH	\$382,000	\$163,700	42.85	\$330,095	\$54,000	\$328,000	\$324,817	1.010	1,908	\$171.91	TC	7.0857	1.50 STORY	\$54,000	407	83
010 06 0021 000	32963 BROOKSIDE CIRCLE	4/27/2023	\$323,750	PTA	03-ARM'S LENGTH	\$323,750	\$148,100	45.75	\$330,095	\$54,000	\$269,750	\$324,817	0.830	1,908	\$141.38	TC	83.0468	1.50 STORY	\$54,000	407	83
010 06 0025 000	32955 BROOKSIDE CIRCLE	12/19/2023	\$352,500	PTA	03-ARM'S LENGTH	\$352,500	\$155,600	44.14	\$346,271	\$54,000	\$298,500	\$343,848	0.868	1,908	\$156.45	TC	#REF!	1.50 STORY	\$54,000	407	83
010 06 0037 000	32930 BROOKSIDE CIRCLE	8/10/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$148,100	42.93	\$330,095	\$54,000	\$291,000	\$324,817	0.896	1,908	\$152.52	TC	3.8514	1.50 STORY	\$54,000	407	83
010 06 0039 000	32926 BROOKSIDE CIRCLE	3/18/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$148,000	42.29	\$329,606	\$54,000	\$296,000	\$324,242	0.913	2,019	\$146.61	TC	2.6043	1.50 STORY	\$54,000	407	83
010 06 0049 000	32962 BROOKSIDE CIRCLE	8/9/2024	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$163,700	48.29	\$330,095	\$54,000	\$285,000	\$324,817	0.877	1,908	\$149.37	TC	#REF!	1.50 STORY	\$54,000	407	83
010 06 0054 000	32952 BROOKSIDE CIRCLE	10/27/2023	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$148,000	42.05	\$329,606	\$54,000	\$298,000	\$324,242	0.919	2,019	\$147.60	TC	1.9875	1.50 STORY	\$54,000	407	83
010 06 0058 000	32945 BROOKSIDE CIRCLE	1/22/2025	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$161,900	48.33	\$326,282	\$54,000	\$281,000	\$320,331	0.877	2,019	\$139.18	TC	87.7218	1.50 STORY	\$54,000	407	82
010 06 0060 000	32941 BROOKSIDE CIRCLE	6/22/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$148,100	45.57	\$330,095	\$54,000	\$271,000	\$324,817	0.834	1,908	\$142.03	TC	83.4316	1.50 STORY	\$54,000	407	83
010 06 0072 000	32917 BROOKSIDE CIRCLE	6/24/2024	\$319,050	PTA	03-ARM'S LENGTH	\$319,050	\$163,700	51.31	\$330,095	\$54,000	\$265,050	\$324,817	0.816	1,908	\$138.92	TC	81.5998	1.50 STORY	\$54,000	407	83
024 04 0024 000	37532 NEWBURGH PARK CIRCLE	2/12/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$154,600	41.23	\$379,206	\$41,500	\$333,500	\$348,150	0.958	2,593	\$128.62	TC	2.3517	STYLE E	\$41,500	407	78
024 04 0054 000	37509 NEWBURGH PARK CIRCLE	4/11/2023	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$159,200	39.90	\$388,288	\$41,500	\$357,500	\$357,513	1.000	2,552	\$140.09	TC	6.5560	STYLE E	\$41,500	407	81
024 04 0059 000	37677 NEWBURGH PARK CIRCLE	2/25/2025	\$446,900	PTA	03-ARM'S LENGTH	\$446,900	\$188,500	42.18	\$407,348	\$41,500	\$405,400	\$377,162	1.075	2,552	\$158.86	TC	14.0467	STYLE E	\$41,500	407	84
051 07 0007 000	28872 FIVE MILE	2/21/2025	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$79,300	48.06	\$179,224	\$34,000	\$131,000	\$156,998	0.834	1,149	\$114.01	TC	10.4536	1.00 STORY	\$34,000	407	75
051 08 0001 000	28935 LANCASTER	4/24/2023	\$263,500	PTA	03-ARM'S LENGTH	\$263,500	\$111,700	42.39	\$266,809	\$34,000	\$229,500	\$275,513	0.833	1,998	\$114.86	TC	10.5950	1.75 STORY	\$34,000	407	77
051 08 0003 000	28959 LANCASTER	1/4/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,700	44.68	\$266,809	\$34,000	\$216,000	\$275,513	0.784	1,998	\$108.11	TC	15.4950	1.75 STORY	\$34,000	407	77
058 05 0006 000	17020 FARMINGTON	11/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,200	49.89	\$275,266	\$27,000	\$238,000	\$287,012	0.829	1,735	\$137.18	TC	10.9708	STYLE B	\$27,000	407	83
058 05 0018 000	16964 FARMINGTON	8/24/2023	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$107,900	45.34	\$253,447	\$27,000	\$211,000	\$261,788	0.806	1,721	\$122.60	TC	13.2946	STYLE B	\$27,000	407	83
058 05 0020 000	16962 FARMINGTON	3/12/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,600	39.39	\$209,180	\$27,000	\$203,000	\$203,553	0.997	1,212	\$167.49	TC	6.2880	STYLE A	\$27,000	407	83
058 05 0040 000	16882 FARMINGTON	1/30/2025	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$121,600	43.43	\$253,447	\$27,000	\$253,000	\$261,788	0.966	1,721	\$147.01	TC	3.2028	STYLE B	\$27,000	407	83
058 05 0044 000	16878 FARMINGTON	12/11/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,900	39.24	\$253,447	\$27,000	\$248,000	\$261,788	0.947	1,721	\$144.10	TC	#REF!	STYLE B	\$27,000	407	83
058 05 0047 000	16888 FARMINGTON	10/27/2023	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$90,000	42.45	\$207,995	\$27,000	\$185,000	\$202,229	0.915	1,198	\$154.42	TC	2.4137	STYLE A	\$27,000	407	83
058 05 0056 000	16832 FARMINGTON	8/30/2024	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$121,600	45.04	\$253,447	\$27,000	\$243,000	\$261,788	0.928	1,721	\$141.20	TC	1.0710	STYLE B	\$27,000	407	83
058 05 0059 000	16870 FARMINGTON	10/7/2024	\$238,500	PTA	03-ARM'S LENGTH	\$238,500	\$103,000	43.19	\$213,517	\$27,000	\$211,500	\$208,398	1.015	1,212	\$174.50	TC	8.0482	STYLE A	\$27,000	407	83
058 05 0068 000	16852 FARMINGTON	4/22/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,000	49.12	\$288,823	\$27,000	\$258,000	\$302,685	0.852	1,831	\$140.91	TC	8.6571	STYLE B	\$27,000	407	83
058 05 0073 000	16822 FARMINGTON	6/2/2023	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,700	44.04	\$274,121	\$27,000	\$238,000	\$285,689	0.833	1,721	\$138.29	TC	10.5868	STYLE B	\$27,000	407	83
058 05 0076 000	16806 FARMINGTON	6/23/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$117,500	46.08	\$275,821	\$27,000	\$228,000	\$287,654	0.793	1,721	\$132.48	TC	14.6323	STYLE B	\$27,000	407	83
058 05 0092 000	16920 FARMINGTON	8/31/2023	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$90,000	41.10	\$207,995	\$27,000	\$192,000	\$202,229	0.949	1,198	\$160.27	TC	1.0477	STYLE A	\$27,000	407	83
058 05 0093 000	16924 FARMINGTON	10/19/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$90,000	41.28	\$207,995	\$27,000	\$191,000	\$202,229	0.944	1,198	\$159.43	TC	0.5532	STYLE A	\$27,000	407	83
058 05 0094 000	16918 FARMINGTON	3/29/2024	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$110,400	42.63	\$258,820	\$27,000	\$232,000	\$268,000	0.866	1,735	\$133.72	TC	7.3270	STYLE B	\$27,000	407	83
058 05 0097 000	17010 FARMINGTON	9/11/2024	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$121,600	42.67	\$253,447	\$27,000	\$258,000	\$261,788	0.986	1,721	\$149.91	TC	4.6588	STYLE B	\$27,000	407	83
058 05 0105 000	17036 FARMINGTON	4/11/2024	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$100,800	43.85	\$209,180	\$27,000	\$202,900	\$203,553	0.997	1,212	\$167.41	TC	#REF!	STYLE A	\$27,000	407	83
058 05 0110 000	17034 FARMINGTON	4/19/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,100	45.90	\$276,966	\$27,000	\$263,000	\$288,978	0.910	1,735	\$151.59	TC	2.8838	STYLE B	\$27,000	407	83
107 04 0019 000	11716 FARMINGTON	6/20/2024	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$99,100	47.19	\$219,171	\$26,000	\$184,000	\$208,833	0.881	1,287	\$142.97	TC	5.7855	1.00 STORY	\$26,000	407	84
107 04 0023 000	11732 FARMINGTON	6/16/2023	\$232,000	PTA	03-ARM'S LENGTH																

ECF Statistical Analysis	
Mean	0.939
Standard Error	0.012
Median	0.928
Mode	#N/A
Standard Deviation	0.094
Sample Variance	0.009
Kurtosis	-0.290
Skewness	0.484
Range	0.364
Minimum	0.779
Maximum	1.143
Sum	54.459
Count	58



OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Class	Reason
024 03 0012 000	37621 NEWBURGH PARK CIRCLE	10/20/2023	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$146,400	33.27	\$341,819	\$41,500	\$398,500	\$309,607	1.287	2,046	\$194.77	'TC	128.7116	STYLE E	\$41,500	407	Prior
024 04 0059 000	37677 NEWBURGH PARK CIRCLE	7/11/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$161,800	40.45	\$407,348	\$41,500	\$358,500	\$377,162	0.951	2,552	\$140.48	'TC	95.0520	STYLE E	\$41,500	407	Prior
009 01 0090 000	31484 MERRIWOOD PARK	3/12/2025	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$109,000	41.92	\$227,238	\$25,000	\$235,000	\$197,305	1.191	1,551	\$151.52	'TC	119.1049	2.00 STORY	\$25,000	407	High
024 03 0012 000	37621 NEWBURGH PARK CIRCLE	10/11/2024	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$165,100	37.10	\$341,819	\$41,500	\$403,500	\$309,607	1.303	2,046	\$197.21	'TC	130.3265	STYLE E	\$41,500	407	High