

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 (%)	Other Parcels in Sale	Property Class
003-011-013-0140	566 E HOUGHTON LK DR	12/30/2024	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$35,100	27.00	\$128,622	\$55,895	\$74,105	\$103,895	0.713	7,060	\$10.50	'COMM2	15.4034	003-011-013-0120	201
003-016-004-0120	1886 W HOUGHTON LK DR	5/12/2023	\$330,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$330,000	\$167,200	50.67	\$310,834	\$79,950	\$250,050	\$329,834	0.758	2,100	\$119.07	'COMM2	19.8874	003-016-004-0140	201
003-017-013-0090	2865 W HOUGHTON LK DR	9/9/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,700	50.35	\$254,436	\$75,378	\$124,622	\$255,797	0.487	4,840	\$25.75	'COMM2	7.2043		201
003-110-014-1000	3881 W HOUGHTON LK DR	9/10/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$126,200	72.11	\$247,453	\$90,829	\$84,171	\$223,748	0.376	6,302	\$13.36	'COMM2	18.3048		201
003-198-005-0000	3900 W HOUGHTON LK DR	12/5/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$62,300	59.33	\$124,641	\$33,710	\$71,290	\$129,901	0.549	1,414	\$50.42	'COMM2	1.0432		201
003-346-042-1000	GRAND AVE	4/13/2023	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$14,900	42.57	\$35,094	\$19,159	\$15,841	\$22,764	0.696	1,152	\$13.75	'COMM2	13.6645		201
003-420-001-1000	1421 W HOUGHTON LK DR	8/17/2023	\$126,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,500	\$111,800	88.38	\$159,827	\$80,269	\$46,231	\$113,654	0.407	2,867	\$16.13	'COMM2	15.2465	003-015-009-0100	201
003-700-039-0000	1345 W WEST BRANCH RD	12/22/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$102,800	68.53	\$183,755	\$72,475	\$77,525	\$188,971	0.488	3,572	\$21.70	'COMM2	7.1567		201
Totals:			\$1,251,500			\$1,251,500	\$721,000		\$1,444,662		\$743,835	\$1,338,564			\$33.83		0.3538		
							Sale. Ratio =>	57.61					0.556		Std. Deviation=>		0.145956019		
							Std. Dev. =>	19.06				Ave. E.C.F. =>	0.559		Ave. Variance=>		12.2388	Coefficient of Var=>	
2026 COMMERCIAL ECF UTILIZED & APPLIED: .556																			
DUE TO LACK OF SUFFICIENT COMMERCIAL SALES IN BACKUS TOWNSHIP, COMMERCIAL SALES FROM NEIGHBORING DENTON TOWNSHIP WERE USED TO DETERMINE VALUE. THE SALES USED WERE ANALYZED TO SUPPORT RELIABLE ECF DEVELOPMENT FOR PROPERTIES IN BACKUS TOWNSHIP.																			