

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

2026 E.C.F'S

401 RESIDENTIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-01-102-010	13755 JENNY	7/21/2023	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$38,049	\$229,951	\$223,113	1.031	1,575	'6010	1 Story
12-13-01-106-014	13749 TEFFT	6/28/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$38,064	\$271,936	\$223,889	1.215	1,625	'6010	1 Story
12-13-01-126-011	14228 14 MILE	4/24/2024	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$36,506	\$206,494	\$190,040	1.087	1,242	'6010	1 Story
12-13-01-126-016	32819 BUNERT	7/17/2023	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$36,284	\$218,616	\$169,747	1.288	1,187	'6010	1 Story
12-13-01-126-031	14156 PECK	8/20/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$46,461	\$253,539	\$187,589	1.352	1,326	'6010	1 Story
12-13-01-127-025	14057 JENNY	10/15/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$35,225	\$210,775	\$180,316	1.169	1,170	'6010	1 Story
12-13-01-127-027	14119 JENNY	6/25/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$38,337	\$241,663	\$200,545	1.205	1,488	'6010	1 Story
12-13-01-128-011	32552 STRICKER	6/10/2024	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$39,198	\$224,802	\$172,743	1.301	1,168	'6010	1 Story
12-13-01-128-031	32675 SHAWN	7/26/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$43,049	\$131,951	\$210,905	0.626	1,517	'6010	1 Story
12-13-01-128-031	32675 SHAWN	1/15/2025	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$43,049	\$271,451	\$210,905	1.287	1,517	'6010	1 Story
12-13-01-128-037	32559 SHAWN	10/30/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$35,225	\$224,775	\$171,860	1.308	1,168	'6010	1 Story
12-13-01-128-040	32523 SHAWN	12/16/2024	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$35,225	\$211,775	\$206,591	1.025	1,541	'6010	1 Story
12-13-01-129-010	32506 SHAWN	12/19/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$40,885	\$204,115	\$189,200	1.079	1,290	'6010	1 Story
12-13-01-129-018	14160 LOWE	3/13/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$37,345	\$242,655	\$190,333	1.275	1,300	'6010	1 Story
12-13-01-151-030	13855 MURTHUM	9/21/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$43,940	\$201,060	\$195,804	1.027	1,289	'6010	1 Story
12-13-01-153-006	13630 COLLINS	7/10/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$47,395	\$192,605	\$202,721	0.950	1,366	'6010	1 Story
12-13-01-155-008	32048 BRADNER	12/2/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$44,683	\$255,317	\$196,318	1.301	1,366	'6010	1 Story
12-13-01-155-008	32048 BRADNER	8/19/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$44,683	\$175,317	\$196,318	0.893	1,366	'6010	1 Story
12-13-01-177-042	14201 COLPAERT	9/18/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$36,120	\$243,880	\$173,012	1.410	1,178	'6010	1 Story
12-13-01-177-052	32127 BUNERT	6/23/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$37,702	\$237,298	\$179,413	1.323	1,152	'6010	1 Story
12-13-01-201-014	32835 COLUMBUS	6/27/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$40,821	\$207,179	\$181,727	1.140	1,255	'6010	1 Story
12-13-01-202-003	14428 PECK	12/19/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$37,948	\$202,052	\$172,758	1.170	1,200	'6010	1 Story
12-13-01-203-024	32715 COLUMBUS	11/25/2024	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$41,674	\$224,326	\$176,131	1.274	1,200	'6010	1 Story
12-13-01-204-009	32736 COLUMBUS	2/28/2025	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$36,160	\$218,740	\$178,480	1.226	1,327	'6010	1 Story
12-13-01-206-025	32549 GLOEDE	12/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$37,559	\$237,441	\$190,193	1.248	1,370	'6010	1 Story
12-13-01-229-003	14736 LOWE	10/23/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$36,444	\$209,556	\$195,241	1.073	1,200	'6010	1 Story
12-13-01-229-015	32334 GLOEDE	5/17/2024	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$36,382	\$220,118	\$178,379	1.234	1,200	'6010	1 Story
12-13-01-230-054	14905 JENNY	2/28/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,810	\$157,190	\$194,558	0.808	1,200	'6010	1 Story
12-13-01-231-029	15017 ARDEN	8/28/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$37,856	\$252,144	\$196,780	1.281	1,330	'6010	1 Story
12-13-01-251-025	32439 PARKER CIRCLE	8/5/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$44,933	\$228,067	\$177,462	1.285	1,180	'6010	1 Story
12-13-01-251-034	32301 PARKER CIRCLE	4/4/2023	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$37,725	\$173,275	\$187,711	0.923	1,320	'6010	1 Story
12-13-01-252-001	32440 PARKER CIRCLE	12/3/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$43,320	\$211,680	\$178,374	1.187	1,185	'6010	1 Story
12-13-01-252-012	32252 PARKER CIRCLE	3/21/2025	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$37,043	\$209,957	\$166,140	1.264	1,161	'6010	1 Story
12-13-01-252-051	14567 COLPAERT	4/18/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$37,048	\$219,952	\$190,566	1.154	1,321	'6010	1 Story
12-13-01-253-005	32352 COLUMBUS	3/8/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$36,382	\$233,618	\$182,617	1.279	1,321	'6010	1 Story
12-13-01-254-020	14662 COLPAERT	6/7/2024	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$36,736	\$254,264	\$167,264	1.520	1,183	'6010	1 Story
12-13-01-254-029	14615 MASONIC	10/23/2024	\$255,100	WD	03-ARM'S LENGTH	\$255,100	\$37,441	\$217,659	\$188,982	1.152	1,290	'6010	1 Story
12-13-01-277-005	14902 MURTHUM	10/24/2024	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$37,583	\$207,417	\$182,028	1.139	1,184	'6010	1 Story
12-13-01-277-014	14815 COLPAERT	8/11/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$35,994	\$184,006	\$172,208	1.069	1,184	'6010	1 Story
12-13-01-278-007	14852 COLPAERT	11/26/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$38,478	\$216,522	\$186,599	1.160	1,310	'6010	1 Story
12-13-01-278-016	14861 MASONIC	8/31/2023	\$223,600	WD	03-ARM'S LENGTH	\$223,600	\$38,934	\$184,666	\$170,331	1.084	1,203	'6010	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-01-279-010	32427 HAYES	7/16/2024	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$37,856	\$204,644	\$196,728	1.040	1,317	'6010	1 Story
12-13-01-280-022	32039 HAYES	3/1/2024	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$44,373	\$166,627	\$190,623	0.874	1,326	'6010	1 Story
12-13-01-280-022	32039 HAYES	6/18/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$44,373	\$215,627	\$190,623	1.131	1,326	'6010	1 Story
12-13-01-326-007	14080 MASONIC	1/11/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$37,146	\$242,754	\$196,758	1.234	1,293	'6010	1 Story
12-13-01-327-022	31647 SHAWN	1/13/2025	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$46,301	\$232,699	\$209,658	1.110	1,394	'6010	1 Story
12-13-01-377-011	31091 SHAWN	12/16/2024	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$40,013	\$151,987	\$218,449	0.696	1,598	'6010	1 Story
12-13-01-381-029	31016 MORGAN	12/18/2024	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$49,075	\$183,425	\$200,992	0.913	1,476	'6010	1 Story
12-13-01-427-013	31615 EDWOOD	12/15/2023	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$37,960	\$185,040	\$193,473	0.956	1,397	'6010	1 Story
12-13-01-428-026	31657 TECLA	11/1/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$36,220	\$193,780	\$202,942	0.955	1,318	'6010	1 Story
12-13-01-430-006	15124 CHIPPEWA	7/21/2023	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$36,372	\$184,128	\$179,778	1.024	1,295	'6010	1 Story
12-13-01-430-016	31618 ROSEBUSCH	5/1/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$37,322	\$242,678	\$187,136	1.297	1,312	'6010	1 Story
12-13-01-453-055	31119 REGAL	7/3/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,537	\$212,463	\$185,654	1.144	1,298	'6010	1 Story
12-13-01-453-061	31005 REGAL	2/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$51,505	\$178,495	\$196,366	0.909	1,332	'6010	1 Story
12-13-01-454-014	31204 REGAL	7/26/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$39,725	\$265,275	\$188,907	1.404	1,298	'6010	1 Story
12-13-01-454-016	31146 REGAL	1/16/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$39,725	\$205,275	\$193,581	1.060	1,270	'6010	1 Story
12-13-01-455-003	31446 BEECHWOOD	12/27/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$40,386	\$219,614	\$191,353	1.148	1,312	'6010	1 Story
12-13-01-476-003	31466 GLOEDE	8/31/2023	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$36,220	\$180,780	\$171,459	1.054	1,181	'6010	1 Story
12-13-01-477-012	31360 EDWOOD	5/24/2024	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$36,383	\$214,617	\$164,440	1.305	1,171	'6010	1 Story
12-13-01-478-011	31266 TECLA	11/18/2024	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$36,881	\$190,619	\$193,433	0.985	1,312	'6010	1 Story
12-13-01-478-015	31218 TECLA	10/5/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$39,853	\$230,147	\$195,867	1.175	1,318	'6010	1 Story
Totals:			\$15,432,400			\$15,432,400		\$13,020,478	\$11,534,111				
										E.C.F. =>	1.129	61-70% GOOD	
WARREN CON #1													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-01-126-047	14153 ADAMS	11/15/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$36,866	\$183,134	\$144,851	1.264	974	'6010	1 Story SB
12-13-01-127-011	32557 STRICKER	6/21/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$38,336	\$161,664	\$164,933	0.980	1,128	'6010	1 Story SB
12-13-01-154-005	13710 COLPAERT	4/6/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,901	\$208,099	\$175,582	1.185	1,114	'6010	1 Story SB
12-13-01-155-026	32205 STRICKER	5/22/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,415	\$188,585	\$152,159	1.239	974	'6010	1 Story SB
12-13-01-155-033	32045 STRICKER	7/12/2024	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$40,082	\$196,918	\$145,422	1.354	956	'6010	1 Story SB
12-13-01-178-014	14236 COLPAERT	10/9/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$38,479	\$196,521	\$166,344	1.181	1,123	'6010	1 Story SB
12-13-01-206-008	32546 BEECHWOOD	4/30/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$36,588	\$208,412	\$171,077	1.218	1,123	'6010	1 Story SB
12-13-01-206-013	32436 BEECHWOOD	9/27/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$37,146	\$197,854	\$169,444	1.168	1,122	'6010	1 Story SB
12-13-01-230-036	32603 TECLA	3/27/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$35,225	\$229,775	\$169,395	1.356	1,122	'6010	1 Story SB
12-13-01-252-049	14543 COLPAERT	8/14/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$40,331	\$224,669	\$170,375	1.319	1,150	'6010	1 Story SB
12-13-01-326-017	31723 STRICKER	2/29/2024	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$42,746	\$183,254	\$169,470	1.081	1,131	'6010	1 Story SB
12-13-01-327-005	31682 STRICKER	12/22/2023	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$41,894	\$170,606	\$153,872	1.109	1,060	'6010	1 Story SB
12-13-01-376-025	31219 STRICKER	11/28/2023	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$35,550	\$161,450	\$160,604	1.005	1,009	'6010	1 Story SB
12-13-01-379-012	31030 SHAWN	7/25/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$37,474	\$187,526	\$152,608	1.229	1,020	'6010	1 Story SB
12-13-01-380-017	31136 MORGAN	5/30/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$37,141	\$182,859	\$151,510	1.207	1,087	'6010	1 Story SB
12-13-01-381-023	31126 LOUISE	1/14/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$39,995	\$200,005	\$167,281	1.196	1,087	'6010	1 Story SB
12-13-01-403-016	31719 GLOEDE	1/25/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,220	\$188,780	\$162,690	1.160	1,055	'6010	1 Story SB
12-13-01-403-023	31543 GLOEDE	9/20/2023	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$37,280	\$195,220	\$156,400	1.248	1,055	'6010	1 Story SB
12-13-01-403-023	31543 GLOEDE	6/28/2024	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$37,280	\$212,620	\$156,400	1.359	1,055	'6010	1 Story SB
12-13-01-426-012	14950 MASONIC	11/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$40,148	\$179,852	\$144,975	1.241	925	'6010	1 Story SB
12-13-01-427-004	31608 GLOEDE	5/17/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$38,061	\$176,939	\$142,082	1.245	925	'6010	1 Story SB
12-13-01-430-028	31665 HAYES	11/21/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$36,220	\$153,780	\$139,397	1.103	906	'6010	1 Story SB
12-13-01-451-004	31515 GARDENDALE	3/14/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$37,003	\$197,997	\$145,834	1.358	957	'6010	1 Story SB
12-13-01-451-025	31107 GARDENDALE	9/6/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$35,493	\$196,507	\$172,695	1.138	1,131	'6010	1 Story SB
12-13-01-452-019	31248 GARDENDALE	8/4/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$35,359	\$144,641	\$174,695	0.828	1,131	'6010	1 Story SB
12-13-01-452-023	31158 GARDENDALE	2/14/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$36,736	\$163,264	\$128,077	1.275	957	'6010	1 Story SB
12-13-01-452-032	31427 HARTFORD	9/13/2024	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$36,690	\$200,310	\$168,057	1.192	1,131	'6010	1 Story SB
12-13-01-454-035	31329 BEECHWOOD	6/25/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$45,044	\$106,956	\$144,319	0.741	925	'6010	1 Story SB
12-13-01-455-031	31205 GLOEDE	2/28/2025	\$249,999	WD	03-ARM'S LENGTH	\$249,999	\$38,280	\$211,719	\$155,607	1.361	1,014	'6010	1 Story SB
12-13-01-476-005	31442 GLOEDE	7/18/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$36,220	\$188,280	\$162,374	1.160	1,094	'6010	1 Story SB
12-13-01-476-025	31349 EDWOOD	10/21/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$58,626	\$186,374	\$160,046	1.165	1,068	'6010	1 Story SB
12-13-01-477-014	31336 EDWOOD	3/1/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,316	\$188,684	\$144,298	1.308	925	'6010	1 Story SB
12-13-01-477-017	31465 TECLA	8/20/2024	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$36,220	\$172,280	\$160,876	1.071	1,055	'6010	1 Story SB
12-13-01-478-002	31474 TECLA	12/1/2023	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$36,220	\$203,680	\$157,594	1.292	1,055	'6010	1 Story SB
12-13-01-478-012	31254 TECLA	12/20/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$38,630	\$193,370	\$156,757	1.234	1,055	'6010	1 Story SB
12-13-01-478-041	31343 ROSEBUSCH	3/15/2024	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$36,220	\$224,780	\$167,359	1.343	1,112	'6010	1 Story SB
12-13-01-479-007	31354 ROSEBUSCH	7/7/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$36,220	\$218,780	\$166,577	1.313	1,112	'6010	1 Story SB
Totals:			\$8,406,799			\$8,406,799		\$6,986,144	\$5,852,036				
										E.C.F. =>	1.194	61-70% GOOD	
WARREN CON #1													

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-01-107-007	13820 TEFFT	6/19/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$38,059	\$186,941	\$213,641	0.875	1,777	'6010	2 Story
12-13-01-107-007	13820 TEFFT	10/23/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$38,059	\$251,941	\$213,641	1.179	1,777	'6010	2 Story
12-13-01-108-022	13864 BARFIELD	7/13/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$37,386	\$242,614	\$244,233	0.993	1,992	'6010	2 Story
12-13-01-176-020	14333 MURTHUM	10/16/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$36,217	\$253,783	\$190,267	1.334	1,481	'6010	2 Story
12-13-01-229-032	14805 JENNY	1/9/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,453	\$208,547	\$218,750	0.953	1,640	'6010	2 Story
12-13-01-402-028	31743 BEECHWOOD	3/7/2025	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$47,319	\$236,181	\$170,753	1.383	1,275	'6010	2 Story
12-13-01-429-003	31628 TECLA	1/12/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$36,220	\$278,780	\$259,754	1.073	2,151	'6010	2 Story
Totals:			\$1,933,500			\$1,933,500		\$1,658,787	\$1,511,039	E.C.F. => 1.098		61-70% GOOD	
WARREN CON #1													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6010	BUNGALOW
										USED E.C.F. =>	1.017		61-70% GOOD	
WARREN CON #1 * SALES FROM WW #13 & #14 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6010	1 Story
										USED E.C.F. =>	1.050		71-80% GOOD	
WARREN CON #1 * SALES FROM WC #1 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-128-003	32600 NORTHAMPTON	6/15/2023	\$355,900	WD	03-ARM'S LENGTH	\$355,900	\$58,024	\$297,876	\$249,346	1.195	1,794	'6020	1 Story
12-13-02-128-003	32600 NORTHAMPTON	7/3/2024	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$58,024	\$311,876	\$249,346	1.251	1,794	'6020	1 Story
12-13-02-128-004	32480 NORTHAMPTON	6/20/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$56,145	\$253,855	\$241,673	1.050	1,793	'6020	1 Story
12-13-02-129-013	32470 COVENTRY PLACE	3/25/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$55,319	\$219,681	\$247,308	0.888	1,798	'6020	1 Story
12-13-02-129-016	32410 COVENTRY PLACE	5/17/2024	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$57,522	\$225,478	\$218,235	1.033	1,571	'6020	1 Story
12-13-02-129-034	32457 NEWCASTLE	7/7/2023	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$57,859	\$220,141	\$253,747	0.868	1,854	'6020	1 Story
12-13-02-132-005	32848 CAMBRIDGE	1/10/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$44,688	\$275,312	\$257,549	1.069	1,795	'6020	1 Story
12-13-02-153-002	32104 CLAEYS	11/27/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$56,962	\$203,038	\$275,757	0.736	2,186	'6020	1 Story
12-13-02-154-001	32224 VEGAS	2/21/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$55,913	\$309,087	\$268,166	1.153	1,928	'6020	1 Story
12-13-02-177-018	32217 CAMBRIDGE	3/12/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$47,329	\$247,671	\$271,180	0.913	1,952	'6020	1 Story
12-13-02-202-023	32851 RUGBY	9/22/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$44,426	\$230,574	\$216,055	1.067	1,530	'6020	1 Story
12-13-02-202-025	32827 RUGBY	7/30/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$37,833	\$277,167	\$204,482	1.355	1,453	'6020	1 Story
12-13-02-202-033	32711 RUGBY	5/8/2024	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$36,778	\$221,222	\$207,925	1.064	1,453	'6020	1 Story
12-13-02-202-033	32711 RUGBY	6/7/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$36,778	\$228,222	\$207,925	1.098	1,453	'6020	1 Story
12-13-02-203-012	32656 RUGBY	2/20/2024	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$42,416	\$269,584	\$223,958	1.204	1,594	'6020	1 Story
12-13-02-205-005	32522 WHITLEY CIRCLE	11/22/2024	\$257,400	WD	03-ARM'S LENGTH	\$257,400	\$43,462	\$213,938	\$194,153	1.102	1,364	'6020	1 Story
12-13-02-206-033	13227 DARRYL	3/11/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$53,785	\$251,215	\$208,817	1.203	1,449	'6020	1 Story
12-13-02-227-008	32600 DOVER	11/22/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$37,169	\$237,831	\$185,072	1.285	1,200	'6020	1 Story
12-13-02-227-029	32509 RIDGEFIELD	9/1/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$35,847	\$239,153	\$181,713	1.316	1,214	'6020	1 Story
12-13-02-251-003	32349 LANCASTER	4/21/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$36,778	\$263,222	\$248,815	1.058	1,794	'6020	1 Story
12-13-02-252-026	32201 WHITLEY CIRCLE	1/12/2024	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$37,391	\$221,109	\$199,270	1.110	1,386	'6020	1 Story
12-13-02-253-005	32330 WHITLEY CIRCLE	4/7/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$41,528	\$223,472	\$211,746	1.055	1,457	'6020	1 Story
12-13-02-253-008	32317 GAINSBOROUGH	5/16/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$41,528	\$223,472	\$203,923	1.096	1,453	'6020	1 Story
12-13-02-254-001	32156 LANCASTER	5/16/2024	\$279,700	WD	03-ARM'S LENGTH	\$279,700	\$61,806	\$217,894	\$220,717	0.987	1,535	'6020	1 Story
12-13-02-254-017	12965 DURHAM	2/14/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$38,293	\$266,707	\$229,901	1.160	1,736	'6020	1 Story
12-13-02-255-009	32154 GAINSBOROUGH	12/5/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$42,373	\$162,627	\$224,863	0.723	1,530	'6020	1 Story
12-13-02-255-042	13043 MASONIC	8/15/2024	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$40,531	\$223,469	\$213,289	1.048	1,535	'6020	1 Story
12-13-02-255-054	32203 DOVER	12/11/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,994	\$204,006	\$187,584	1.088	1,297	'6020	1 Story
12-13-02-255-056	32155 DOVER	4/20/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$35,994	\$234,006	\$191,361	1.223	1,330	'6020	1 Story
12-13-02-276-022	13455 HAUPT	3/21/2025	\$270,100	WD	03-ARM'S LENGTH	\$270,100	\$43,068	\$227,032	\$203,923	1.113	1,453	'6020	1 Story
12-13-02-277-001	13220 DARRYL	9/25/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$46,624	\$208,376	\$205,347	1.015	1,453	'6020	1 Story
12-13-02-277-019	13358 HAUPT	12/29/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$37,083	\$262,817	\$207,033	1.269	1,453	'6020	1 Story
12-13-02-277-021	13418 HAUPT	12/18/2023	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$37,083	\$269,917	\$215,401	1.253	1,550	'6020	1 Story
12-13-02-278-024	13473 PERRY CIRCLE	9/12/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$35,847	\$249,153	\$173,108	1.439	1,207	'6020	1 Story
12-13-02-279-013	13332 PERRY CIRCLE	9/17/2024	\$267,100	WD	03-ARM'S LENGTH	\$267,100	\$36,372	\$230,728	\$199,683	1.155	1,348	'6020	1 Story
12-13-02-326-001	31825 SANKUER	5/26/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$45,973	\$189,027	\$230,975	0.818	1,678	'6020	1 Story
12-13-02-327-031	31749 PALOMINO	12/10/2024	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$39,911	\$241,089	\$218,191	1.105	1,530	'6020	1 Story
12-13-02-328-015	12119 MARLA	12/8/2023	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$36,366	\$188,534	\$183,782	1.026	1,283	'6020	1 Story
12-13-02-328-016	12135 MARLA	12/28/2023	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$36,226	\$216,274	\$188,480	1.147	1,283	'6020	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-328-028	12379 MARLA	3/7/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$35,847	\$184,153	\$197,833	0.931	1,283	'6020	1 Story
12-13-02-329-010	31441 MARILYN	9/8/2023	\$225,900	WD	03-ARM'S LENGTH	\$225,900	\$35,359	\$190,541	\$194,402	0.980	1,283	'6020	1 Story
12-13-02-330-006	31506 MARILYN	4/12/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$35,452	\$239,548	\$222,990	1.074	1,629	'6020	1 Story
12-13-02-330-013	31290 MARILYN	9/6/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$35,452	\$234,548	\$227,493	1.031	1,711	'6020	1 Story
12-13-02-332-006	31512 PINTO	1/17/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,692	\$203,308	\$181,339	1.121	1,283	'6020	1 Story
12-13-02-332-026	31451 PALOMINO	6/3/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$35,452	\$206,548	\$193,953	1.065	1,283	'6020	1 Story
12-13-02-332-031	31369 PALOMINO	6/9/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$35,452	\$219,548	\$185,534	1.183	1,283	'6020	1 Story
12-13-02-332-033	31310 PINTO	7/6/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$60,122	\$199,878	\$184,663	1.082	1,322	'6020	1 Story
12-13-02-333-006	31708 PALOMINO	3/15/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$42,005	\$214,995	\$230,849	0.931	1,581	'6020	1 Story
12-13-02-333-009	31626 PALOMINO	10/10/2023	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$48,838	\$208,162	\$206,812	1.007	1,256	'6020	1 Story
12-13-02-333-017	31512 PALOMINO	8/19/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$38,929	\$236,071	\$177,036	1.333	1,283	'6020	1 Story
12-13-02-333-030	31306 PALOMINO	6/16/2023	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$37,044	\$195,456	\$192,586	1.015	1,256	'6020	1 Story
12-13-02-377-004	31130 ROAN	2/5/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,444	\$213,556	\$188,463	1.133	1,256	'6020	1 Story
12-13-02-379-001	31056 ROAN	3/27/2024	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$46,847	\$284,153	\$185,919	1.528	1,256	'6020	1 Story
12-13-02-379-008	31007 PINTO	12/17/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$48,551	\$186,449	\$191,400	0.974	1,295	'6020	1 Story
12-13-02-380-002	31040 PINTO	7/7/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$37,984	\$177,016	\$182,824	0.968	1,214	'6020	1 Story
12-13-02-401-019	12931 CHIPPEWA	9/7/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$42,005	\$217,995	\$179,879	1.212	1,284	'6020	1 Story
12-13-02-401-022	31739 IROQUOIS	7/7/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$37,693	\$192,307	\$166,145	1.157	1,160	'6020	1 Story
12-13-02-404-013	31546 FAIRFIELD	1/8/2025	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$36,112	\$269,888	\$186,902	1.444	1,321	'6020	1 Story
12-13-02-451-021	12838 LUTZ	11/27/2023	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$41,290	\$200,710	\$184,219	1.090	1,273	'6020	1 Story
12-13-02-476-023	31205 MOCERI CIRCLE	4/3/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$40,379	\$219,621	\$208,566	1.053	1,449	'6020	1 Story
12-13-02-476-024	31163 MOCERI CIRCLE	1/9/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$39,941	\$220,059	\$203,488	1.081	1,449	'6020	1 Story
12-13-02-477-009	31011 MOCERI CIRCLE	10/15/2024	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$47,529	\$223,471	\$204,177	1.094	1,449	'6020	1 Story
12-13-02-479-019	13551 SEBASTIAN	8/30/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$38,361	\$241,539	\$219,480	1.101	1,595	'6020	1 Story
12-13-02-479-032	31205 MOULIN	4/12/2024	\$270,000	OTH	03-ARM'S LENGTH	\$270,000	\$37,042	\$232,958	\$223,101	1.044	1,595	'6020	1 Story
12-13-02-480-006	13548 SEBASTIAN	3/7/2025	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$38,006	\$237,994	\$211,447	1.126	1,525	'6020	1 Story
Totals:			\$17,674,200			\$17,674,200		\$14,906,324	\$13,651,299				
										E.C.F. =>	1.092	61-70% GOOD	
WARREN CON #2													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-203-037	32629 DOVER	3/12/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$35,847	\$219,153	\$177,816	1.232	1,109	'6020	1 Story SB
12-13-02-227-019	32745 RIDGEFIELD	10/12/2023	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$45,532	\$179,368	\$166,771	1.076	1,037	'6020	1 Story SB
12-13-02-229-003	13408 PECK	12/13/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$45,276	\$169,724	\$162,733	1.043	1,037	'6020	1 Story SB
12-13-02-229-008	13470 PECK	4/18/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$36,285	\$178,715	\$155,085	1.152	1,037	'6020	1 Story SB
12-13-02-229-008	13470 PECK	9/30/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$36,285	\$193,715	\$155,085	1.249	1,037	'6020	1 Story SB
12-13-02-231-028	13343 HARTLEIN	5/11/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,763	\$203,237	\$159,449	1.275	1,037	'6020	1 Story SB
12-13-02-277-042	13451 MURTHUM	9/13/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$35,847	\$199,153	\$156,639	1.271	1,037	'6020	1 Story SB
12-13-02-279-001	32166 DOVER	3/31/2025	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$41,349	\$179,651	\$148,771	1.208	992	'6020	1 Story SB
12-13-02-279-006	32100 DOVER	9/26/2024	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$39,952	\$203,548	\$153,910	1.323	1,034	'6020	1 Story SB
12-13-02-279-020	13374 PERRY CIRCLE	8/23/2024	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$37,549	\$204,951	\$158,863	1.290	1,037	'6020	1 Story SB
12-13-02-279-043	32001 SCHOENHERR	9/10/2024	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$37,730	\$169,270	\$148,881	1.137	956	'6020	1 Story SB
12-13-02-279-050	13329 MASONIC	4/12/2024	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$35,847	\$178,153	\$148,094	1.203	956	'6020	1 Story SB
12-13-02-330-029	31373 ROAN	3/15/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$39,476	\$190,524	\$155,429	1.226	1,055	'6020	1 Story SB
12-13-02-331-009	31448 ROAN	12/11/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$35,452	\$144,548	\$159,192	0.908	1,055	'6020	1 Story SB
12-13-02-332-002	31576 PINTO	9/8/2023	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$35,452	\$162,548	\$156,613	1.038	1,055	'6020	1 Story SB
12-13-02-377-005	31114 ROAN	9/21/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$42,005	\$192,995	\$156,315	1.235	1,055	'6020	1 Story SB
12-13-02-377-025	31036 PALOMINO	8/1/2023	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$38,929	\$180,071	\$157,364	1.144	1,055	'6020	1 Story SB
12-13-02-401-024	31715 IROQUOIS	9/6/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$40,410	\$189,590	\$150,853	1.257	1,005	'6020	1 Story SB
12-13-02-402-004	31716 IROQUOIS	10/18/2023	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$35,452	\$185,548	\$151,596	1.224	1,005	'6020	1 Story SB
12-13-02-404-009	31618 FAIRFIELD	10/4/2024	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$35,493	\$185,007	\$149,366	1.239	981	'6020	1 Story SB
12-13-02-451-003	31459 IROQUOIS	10/4/2023	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$37,693	\$150,307	\$145,982	1.030	957	'6020	1 Story SB
12-13-02-451-013	31265 IROQUOIS	10/8/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,693	\$217,307	\$169,868	1.279	1,003	'6020	1 Story SB
12-13-02-452-010	31322 IROQUOIS	11/4/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,452	\$189,548	\$151,310	1.253	1,003	'6020	1 Story SB
12-13-02-453-023	31349 FAIRFIELD	7/12/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$35,493	\$209,507	\$161,089	1.301	1,066	'6020	1 Story SB
Totals:			\$5,389,400			\$5,389,400		\$4,476,138	\$3,757,074	E.C.F. => 1.191		61-70% GOOD	
WARREN CON #2													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-126-008	32645 NORTHAMPTON	2/2/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$55,566	\$314,434	\$274,850	1.144	2,427		'6020 2 Story
12-13-02-126-019	32325 NORTHAMPTON	7/7/2023	\$350,100	WD	03-ARM'S LENGTH	\$350,100	\$57,303	\$292,797	\$291,151	1.006	2,615		'6020 2 Story
12-13-02-127-004	32860 NORTHAMPTON	5/20/2024	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$56,145	\$299,355	\$275,979	1.085	2,416		'6020 2 Story
12-13-02-132-022	32434 CAMBRIDGE	9/7/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$44,134	\$306,866	\$271,433	1.131	2,393		'6020 2 Story
12-13-02-152-001	32131 CLAEYS	9/29/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$39,169	\$435,831	\$417,617	1.044	4,494		'6020 2 Story
12-13-02-152-010	32007 CLAEYS	8/8/2024	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$62,097	\$301,903	\$257,499	1.172	2,187		'6020 2 Story
12-13-02-153-001	32118 CLAEYS	6/16/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$57,746	\$322,254	\$250,409	1.287	2,147		'6020 2 Story
12-13-02-153-008	31920 CLAEYS	11/13/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$56,696	\$268,304	\$221,160	1.213	1,860		'6020 2 Story
12-13-02-176-016	31929 CAMBRIDGE	12/20/2023	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$59,814	\$276,186	\$258,492	1.068	2,066		'6020 2 Story
12-13-02-177-002	32320 NEWCASTLE	6/5/2024	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$55,625	\$436,375	\$360,385	1.211	3,220		'6020 2 Story
12-13-02-177-017	32229 CAMBRIDGE	10/1/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$47,439	\$272,561	\$220,460	1.236	1,846		'6020 2 Story
12-13-02-178-017	31950 CAMBRIDGE	4/12/2024	\$431,500	WD	03-ARM'S LENGTH	\$431,500	\$61,793	\$369,707	\$269,846	1.370	2,406		'6020 2 Story
12-13-02-252-027	32159 GAINSBOROUGH	3/20/2025	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$63,814	\$223,186	\$229,375	0.973	1,927		'6020 2 Story
12-13-02-255-008	32208 GAINSBOROUGH	10/25/2023	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$41,946	\$270,054	\$224,727	1.202	1,936		'6020 2 Story
12-13-02-327-008	31732 GLORIA	10/23/2023	\$331,001	WD	03-ARM'S LENGTH	\$331,001	\$49,186	\$281,815	\$220,110	1.280	1,836		'6020 2 Story
12-13-02-329-005	31521 MARILYN	4/12/2023	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$35,359	\$238,141	\$217,060	1.097	1,710		'6020 2 Story
12-13-02-333-007	31654 PALOMINO	2/15/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$41,857	\$278,143	\$244,679	1.137	1,988		'6020 2 Story
12-13-02-351-019	11941 SENECA	11/25/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$48,898	\$261,102	\$211,642	1.234	1,792		'6020 2 Story
Totals:			\$6,383,601			\$6,383,601		\$5,449,014	\$4,716,874	E.C.F. => 1.155		61-70% GOOD	
WARREN CON #2													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6020 BUNGALOW
										USED E.C.F. => 0.980		61-70% GOOD	
WARREN CON #2													
* SALES FROM WW #13 & #14 WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6020 1 Story
										USED E.C.F. => 1.010		71-80% GOOD	
WARREN CON #2													
* SALES FROM WC #2 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6020 2 Story
										USED E.C.F. => 1.120		71-80% GOOD	
WARREN CON #2													
* SALES FROM WC #2 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-205-002	32867 SUROW	12/10/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$39,725	\$290,275	\$246,842	1.176	1,858	'6030	1 Story
12-13-03-228-009	32735 DESMOND	1/2/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$54,327	\$295,673	\$306,757	0.964	2,353	'6030	1 Story
12-13-03-229-002	32718 DESMOND	11/20/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$57,099	\$237,901	\$260,683	0.913	1,956	'6030	1 Story
12-13-03-229-008	11573 CHICAGO	2/27/2024	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$71,058	\$216,942	\$231,037	0.939	1,603	'6030	1 Story
12-13-03-232-009	11577 JENNY	6/7/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$55,397	\$304,603	\$258,365	1.179	1,798	'6030	1 Story
12-13-03-256-035	11151 MASONIC	7/12/2024	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$55,517	\$276,483	\$223,730	1.236	1,565	'6030	1 Story
12-13-03-279-005	32108 WELLSTON	12/22/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$59,627	\$235,373	\$227,268	1.036	1,659	'6030	1 Story
12-13-03-279-015	11375 MASONIC	8/11/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$48,992	\$211,008	\$200,380	1.053	1,478	'6030	1 Story
12-13-03-279-015	11375 MASONIC	7/14/2023	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$48,992	\$188,008	\$200,380	0.938	1,478	'6030	1 Story
12-13-03-279-018	11409 MASONIC	6/26/2023	\$285,100	WD	03-ARM'S LENGTH	\$285,100	\$47,537	\$237,563	\$237,871	0.999	1,798	'6030	1 Story
12-13-03-279-026	32029 DESMOND	3/17/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$55,625	\$236,375	\$271,965	0.869	1,975	'6030	1 Story
12-13-03-280-003	11560 JENNY	6/6/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$61,552	\$238,448	\$255,946	0.932	1,769	'6030	1 Story
12-13-03-282-006	11521 COLPAERT	2/14/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$61,552	\$238,448	\$261,369	0.912	1,821	'6030	1 Story
12-13-03-283-003	11554 COLPAERT	7/11/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$63,384	\$286,616	\$282,906	1.013	2,128	'6030	1 Story
12-13-03-283-005	11590 COLPAERT	11/10/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$63,525	\$251,475	\$254,550	0.988	1,958	'6030	1 Story
12-13-03-379-018	31231 SARATOGA	7/3/2024	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$39,907	\$230,593	\$221,910	1.039	1,598	'6030	1 Story
12-13-03-380-014	31025 LUND	8/12/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$49,805	\$200,195	\$225,413	0.888	1,497	'6030	1 Story
12-13-03-381-019	31212 SARATOGA	11/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$38,280	\$186,720	\$193,205	0.966	1,390	'6030	1 Story
12-13-03-402-013	31705 BRETZ	5/31/2023	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$45,005	\$212,995	\$219,878	0.969	1,555	'6030	1 Story
12-13-03-403-019	11159 CHIPPEWA	1/16/2025	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$46,733	\$241,267	\$215,940	1.117	1,544	'6030	1 Story
12-13-03-404-014	11133 HANOVER	6/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$53,513	\$221,487	\$217,576	1.018	1,568	'6030	1 Story
12-13-03-408-005	31350 JAY	9/27/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$39,843	\$250,157	\$243,380	1.028	1,794	'6030	1 Story
12-13-03-426-015	31835 WELLSTON	2/20/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$45,472	\$219,528	\$222,928	0.985	1,603	'6030	1 Story
12-13-03-426-020	31753 WELLSTON	3/31/2025	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$47,187	\$265,813	\$237,866	1.117	1,749	'6030	1 Story
12-13-03-454-002	11122 MADELINE	12/23/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$51,190	\$208,810	\$211,299	0.988	1,524	'6030	1 Story
12-13-03-454-019	11281 CANTERBURY	3/25/2024	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$46,050	\$212,950	\$223,065	0.955	1,549	'6030	1 Story
12-13-03-477-007	31256 GILBERT	1/22/2024	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$42,882	\$225,618	\$246,386	0.916	1,785	'6030	1 Story
12-13-03-477-014	31160 GILBERT	7/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,629	\$208,371	\$194,241	1.073	1,351	'6030	1 Story
12-13-03-478-018	31278 WELLSTON	5/3/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$38,427	\$171,573	\$181,527	0.945	1,248	'6030	1 Story
12-13-03-478-033	31293 DESMOND	2/20/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$43,786	\$236,214	\$220,479	1.071	1,610	'6030	1 Story
12-13-03-479-011	11523 VILLA COURT	9/19/2023	\$291,330	WD	03-ARM'S LENGTH	\$291,330	\$43,384	\$247,946	\$248,504	0.998	1,787	'6030	1 Story
12-13-03-480-005	11548 VILLA COURT	9/13/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$40,832	\$289,168	\$258,633	1.118	1,959	'6030	1 Story
12-13-03-480-006	11560 VILLA COURT	2/5/2025	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$43,384	\$238,116	\$245,180	0.971	1,810	'6030	1 Story
12-13-03-482-009	11335 13 MILE	11/10/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$41,610	\$213,390	\$220,831	0.966	1,607	'6030	1 Story
12-13-03-482-013	31029 WELLSTON	8/14/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,778	\$203,222	\$191,860	1.059	1,228	'6030	1 Story
Totals:			\$9,948,930			\$9,948,930		\$8,229,324	\$8,160,150	E.C.F. => 1.008		61-70% GOOD	
WARREN CON #3													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.035		
WARREN CON #3													
* SALES FROM WC #3-100 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES												61-70% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-230-004	32397 DESMOND	6/5/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$58,978	\$426,022	\$359,283	1.186	3,433	'6030	2 Story
12-13-03-378-036	31289 FRANK	11/20/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$44,738	\$210,262	\$217,571	0.966	1,783	'6030	2 Story
12-13-03-380-010	31127 LUND	1/22/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$41,721	\$258,279	\$227,885	1.133	1,956	'6030	2 Story
12-13-03-381-020	31200 SARATOGA	12/29/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$39,588	\$235,412	\$217,547	1.082	1,836	'6030	2 Story
12-13-03-426-014	11321 HANOVER	4/26/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$44,831	\$275,169	\$237,420	1.159	2,010	'6030	2 Story
12-13-03-426-021	31739 WELLSTON	3/14/2024	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$45,754	\$222,246	\$236,048	0.942	1,923	'6030	2 Story
12-13-03-451-015	31245 BRETZ	1/29/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,638	\$208,362	\$238,694	0.873	2,005	'6030	2 Story
12-13-03-453-009	31322 SHAW	10/2/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$38,834	\$296,166	\$240,978	1.229	2,065	'6030	2 Story
12-13-03-453-016	31427 ANITA	3/5/2024	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$38,834	\$288,166	\$236,015	1.221	2,034	'6030	2 Story
12-13-03-480-007	11572 VILLA COURT	6/9/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$44,933	\$270,067	\$220,207	1.226	1,870	'6030	2 Story
Totals:			\$3,130,000			\$3,130,000		\$2,690,151	\$2,431,648				
										E.C.F. =>	1.106	61-70% GOOD	
WARREN CON #3													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6030	BUNGALOW
										USED E.C.F. =>	1.085	61-70% GOOD		
WARREN CON #3 * SALES FROM WC #4 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6030	1 Story
										USED E.C.F. =>	0.990	71-80% GOOD		
WARREN CON #3 * SALES FROM WC #3 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-201-026	11100 14 MILE	6/27/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$35,509	\$244,391	\$220,842	1.107	1,562	'6030	2 Story
Totals:			\$279,900			\$279,900		\$244,391	\$220,842				
										E.C.F. =>	1.107	71-80% GOOD	
WARREN CON #3													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-101-034	32725 RUEHLE	10/18/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$41,195	\$213,805	\$177,393	1.205	1,208	'6031	1 Story
12-13-03-103-007	8294 14 MILE	1/15/2025	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$51,058	\$173,442	\$156,302	1.110	1,309	'6031	1 Story
12-13-03-103-036	8206 14 MILE	12/12/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$54,122	\$155,878	\$207,321	0.752	1,536	'6031	1 Story
12-13-03-107-038	32417 LINDERMAN	11/22/2024	\$230,000	WD	03-ARM'S LENGTH	\$204,700	\$57,164	\$147,536	\$102,494	1.439	796	'6031	1 Story
12-13-03-152-009	32190 RUEHLE	4/22/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$24,314	\$185,686	\$145,626	1.275	996	'6031	1 Story
12-13-03-153-020	32295 KNAPP	6/23/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$48,627	\$201,373	\$208,605	0.965	1,552	'6031	1 Story
Totals:			\$1,379,500			\$1,354,200		\$1,077,720	\$997,741				
										E.C.F. =>	1.080	61-70% GOOD	
WARREN CON #3-100													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-107-042	32347 LINDERMAN	9/26/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$24,314	\$180,686	\$147,391	1.226	949	'6031	1 Story SB
12-13-03-127-010	32919 BENNINGTON	4/25/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$26,995	\$163,005	\$165,313	0.986	1,087	'6031	1 Story SB
12-13-03-129-004	8832 14 MILE	8/21/2023	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$24,531	\$164,469	\$124,680	1.319	955	'6031	1 Story SB
12-13-03-129-005	8840 14 MILE	1/25/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$24,123	\$125,877	\$111,548	1.128	955	'6031	1 Story SB
12-13-03-129-019	32881 LORRAINE	9/29/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$26,102	\$203,898	\$159,873	1.275	1,087	'6031	1 Story SB
12-13-03-152-029	32131 LINDERMAN	4/13/2023	\$183,900	WD	03-ARM'S LENGTH	\$183,900	\$24,314	\$159,586	\$145,873	1.094	956	'6031	1 Story SB
12-13-03-153-034	32117 KNAPP	5/23/2023	\$191,100	WD	03-ARM'S LENGTH	\$191,100	\$26,015	\$165,085	\$142,793	1.156	956	'6031	1 Story SB
Totals:			\$1,339,000			\$1,339,000		\$1,162,606	\$997,471	E.C.F. => 1.166		61-70% GOOD	
WARREN CON #3-100													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6031	2 Story
										USED E.C.F. =>	1.025		61-70% GOOD	
WARREN CON #3-100 * SALES FROM WC #3 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6031	BUNGALOW
										USED E.C.F. =>	1.050		61-70% GOOD	
WARREN CON #3-100 * SALES FROM WW #13 & #14 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6031	BUNGALOW
										USED E.C.F. =>	0.965		71-80% GOOD	
WARREN CON #3-100 * SALES FROM WW #13 & #14 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6031	1 Story
										USED E.C.F. =>	1.155		91-100% GOOD	
WARREN CON #3-100 * SALES FROM WC #3-100 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-04-102-023	6222 PECK	10/3/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,038	\$90,962	\$113,293	0.803	1,065	'6040	1 Story
12-13-04-103-018	6050 ADAMS	4/21/2023	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$27,413	\$121,087	\$133,691	0.906	1,060	'6040	1 Story
12-13-04-103-048	32467 HALMICH	10/13/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$42,832	\$237,168	\$201,569	1.177	1,344	'6040	1 Story
12-13-04-153-015	32075 ST ANNES	10/31/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$40,528	\$214,472	\$210,383	1.019	1,460	'6040	1 Story
12-13-04-155-003	32224 KNOLLWOOD	3/4/2025	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$38,719	\$230,281	\$222,511	1.035	1,759	'6040	1 Story
12-13-04-327-013	31665 ECKSTEIN	12/27/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$26,198	\$158,802	\$114,487	1.387	939	'6040	1 Story
Totals:			\$1,277,500			\$1,277,500		\$1,052,772	\$995,934	E.C.F. => 1.057		61-70% GOOD	
WARREN CON #4													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6040	1 Story SB
										USED E.C.F. => 1.125		61-70% GOOD		
WARREN CON #4 * SALES FROM WC #3-100 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6040	2 Story
										USED E.C.F. => 1.101		61-70% GOOD		
WARREN CON #4 * SALES FROM WC #3 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-04-302-016	31761 FLYNN	9/11/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,567	\$159,433	\$115,027	1.386	1,122	'6040	Bungalow
12-13-04-327-002	31694 DAVY	6/4/2024	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$26,915	\$65,585	\$74,570	0.880	646	'6040	Bungalow
12-13-04-328-009	31634 ECKSTEIN	8/12/2024	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$26,859	\$188,041	\$181,200	1.038	1,447	'6040	Bungalow
12-13-04-328-009	31634 ECKSTEIN	2/14/2025	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$26,859	\$181,141	\$181,200	1.000	1,447	'6040	Bungalow
Totals:			\$715,400			\$715,400		\$594,200	\$551,997	E.C.F. => 1.076		61-70% GOOD	
WARREN CON #4													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6040	2 Story
										USED E.C.F. => 1.010		71-80% GOOD		
WARREN CON #4 * SALES FROM WC #3 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6040	2 Story
										USED E.C.F. => 1.055		91-100% GOOD		
WARREN CON #4 * SALES FROM WC #3 WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-05-102-020	32457 ST VINCENT	3/1/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$34,833	\$145,167	\$129,541	1.121	1,354	'6050	1 Story
12-13-05-129-007	32726 TUXEDO COURT	8/30/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$35,225	\$212,775	\$182,217	1.168	1,316	'6050	1 Story
12-13-05-151-028	4159 DAWSON	11/2/2023	\$287,600	WD	03-ARM'S LENGTH	\$287,600	\$64,279	\$223,321	\$205,490	1.087	1,503	'6050	1 Story
12-13-05-152-002	4104 DAWSON	6/18/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$71,190	\$233,810	\$203,674	1.148	1,380	'6050	1 Story
12-13-05-177-004	4704 AUDUBON	1/15/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,537	\$212,463	\$190,152	1.117	1,363	'6050	1 Story
12-13-05-202-034	5202 STREEFKERK	7/21/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$35,212	\$154,788	\$162,540	0.952	1,166	'6050	1 Story
12-13-05-202-040	5238 STREEFKERK	10/6/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$53,706	\$246,294	\$246,789	0.998	2,133	'6050	1 Story
12-13-05-203-015	5221 EARL	4/14/2023	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$35,212	\$217,788	\$204,123	1.067	1,491	'6050	1 Story
12-13-05-203-020	5329 EARL	10/10/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$47,601	\$215,399	\$183,279	1.175	1,271	'6050	1 Story
12-13-05-204-024	5377 CASMERE	3/8/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$35,212	\$199,788	\$171,847	1.163	1,160	'6050	1 Story
12-13-05-205-011	5370 CASMERE	5/14/2024	\$275,100	WD	03-ARM'S LENGTH	\$275,100	\$35,212	\$239,888	\$202,745	1.183	1,435	'6050	1 Story
12-13-05-230-003	5540 STREEFKERK	5/17/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$36,778	\$288,222	\$226,294	1.274	1,728	'6050	1 Story
12-13-05-304-018	31821 WIXSON	5/5/2023	\$260,100	WD	03-ARM'S LENGTH	\$260,100	\$47,455	\$212,645	\$203,925	1.043	1,439	'6050	1 Story
12-13-05-304-037	4429 HOLMES	4/10/2023	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$36,076	\$191,424	\$169,740	1.128	1,240	'6050	1 Story
12-13-05-329-014	31516 BLAIR	9/9/2024	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$36,778	\$285,722	\$223,955	1.276	1,624	'6050	1 Story
12-13-05-380-004	4640 HOLMES	6/27/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$34,575	\$215,425	\$170,508	1.263	1,196	'6050	1 Story
12-13-05-381-005	4638 BUCHANAN	7/31/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$36,778	\$248,222	\$211,273	1.175	1,542	'6050	1 Story
12-13-05-383-024	4800 LUTZ	10/18/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$33,574	\$208,426	\$175,949	1.185	1,232	'6050	1 Story
12-13-05-383-029	4529 13 MILE	11/21/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$36,778	\$118,222	\$182,135	0.649	1,250	'6050	1 Story
12-13-05-456-006	5092 CANTERBURY	11/21/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$33,574	\$201,426	\$164,579	1.224	1,158	'6050	1 Story
12-13-05-456-019	5035 LYONS CIRCLE S	3/3/2025	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$52,819	\$152,181	\$184,268	0.826	1,321	'6050	1 Story
Totals:			\$5,293,800			\$5,293,800		\$4,423,396	\$3,995,023	E.C.F. => 1.107		61-70% GOOD	
WARREN CON #5													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-05-128-014	32739 TUXEDO COURT	9/4/2024	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$36,778	\$194,222	\$149,974	1.295	989	'6050	1 Story SB
12-13-05-132-023	32452 EXETER	6/30/2023	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$42,424	\$168,576	\$135,406	1.245	1,013	'6050	1 Story SB
12-13-05-132-032	32901 HOLDEN	9/1/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$33,574	\$216,426	\$163,903	1.320	1,091	'6050	1 Story SB
12-13-05-132-050	32525 HOLDEN	1/15/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$33,908	\$116,092	\$157,156	0.739	1,091	'6050	1 Story SB
12-13-05-132-054	32431 HOLDEN	3/7/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$33,908	\$196,092	\$163,627	1.198	1,091	'6050	1 Story SB
12-13-05-151-002	32376 RYAN	11/1/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$42,853	\$202,147	\$165,964	1.218	1,133	'6050	1 Story SB
12-13-05-178-013	4701 BERWYN	6/18/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$37,537	\$144,463	\$139,264	1.037	1,075	'6050	1 Story SB
12-13-05-178-020	32201 EXETER	2/29/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$43,303	\$186,697	\$132,449	1.410	1,075	'6050	1 Story SB
12-13-05-179-020	32216 EXETER	7/28/2023	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$35,308	\$79,692	\$135,806	0.587	1,075	'6050	1 Story SB
12-13-05-201-032	32837 GRINSELL	2/5/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,574	\$186,426	\$155,321	1.200	1,057	'6050	1 Story SB
12-13-05-202-008	32802 GRINSELL	11/15/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,574	\$191,426	\$152,647	1.254	1,014	'6050	1 Story SB
12-13-05-202-019	32590 GRINSELL	10/23/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$33,574	\$211,426	\$153,039	1.382	1,029	'6050	1 Story SB
12-13-05-202-023	5110 STREEFKERK	3/29/2024	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$36,534	\$179,466	\$144,676	1.240	1,079	'6050	1 Story SB
12-13-05-202-056	32478 GRINSELL	5/26/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,847	\$204,153	\$152,724	1.337	1,014	'6050	1 Story SB
12-13-05-204-014	5154 EARL	8/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,092	\$188,908	\$156,808	1.205	1,033	'6050	1 Story SB
12-13-05-226-004	32744 GREENBRIAR	4/3/2024	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$37,126	\$195,374	\$156,678	1.247	1,047	'6050	1 Story SB
12-13-05-226-014	5561 CASMERE	9/27/2024	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$38,147	\$202,853	\$165,078	1.229	1,115	'6050	1 Story SB
12-13-05-227-011	5635 CASMERE	6/30/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$38,147	\$216,853	\$164,478	1.318	1,091	'6050	1 Story SB
12-13-05-227-013	5719 CASMERE	12/21/2023	\$185,100	WD	03-ARM'S LENGTH	\$185,100	\$47,434	\$137,666	\$166,484	0.827	1,106	'6050	1 Story SB
12-13-05-227-013	5719 CASMERE	3/7/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$47,434	\$197,566	\$166,484	1.187	1,106	'6050	1 Story SB
12-13-05-230-009	5612 STREEFKERK	3/15/2024	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$36,778	\$147,222	\$161,934	0.909	1,032	'6050	1 Story SB
12-13-05-302-016	31687 NORRID CIRCLE	12/26/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$37,843	\$157,157	\$163,878	0.959	1,019	'6050	1 Story SB
12-13-05-304-012	31524 REID	11/17/2023	\$217,600	WD	03-ARM'S LENGTH	\$217,600	\$39,188	\$178,412	\$164,058	1.087	1,056	'6050	1 Story SB
12-13-05-352-013	31007 REID	10/15/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$35,847	\$188,653	\$153,052	1.233	1,033	'6050	1 Story SB
12-13-05-377-016	4445 READER	4/24/2023	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$37,758	\$156,742	\$152,321	1.029	1,015	'6050	1 Story SB
12-13-05-378-018	4505 LUTZ	5/8/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$34,910	\$165,090	\$150,324	1.098	1,026	'6050	1 Story SB
12-13-05-378-019	4517 LUTZ	5/30/2024	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$34,634	\$216,366	\$151,274	1.430	1,026	'6050	1 Story SB
12-13-05-382-002	31124 BLAIR	11/15/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$34,671	\$175,329	\$159,846	1.097	1,062	'6050	1 Story SB
12-13-05-382-014	4826 READER	8/9/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$40,527	\$204,473	\$163,054	1.254	1,062	'6050	1 Story SB
12-13-05-383-002	4418 LUTZ	9/20/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$33,574	\$211,426	\$153,888	1.374	1,033	'6050	1 Story SB
12-13-05-383-003	4430 LUTZ	12/27/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$33,574	\$181,426	\$149,670	1.212	1,033	'6050	1 Story SB
12-13-05-383-020	4712 LUTZ	2/8/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,574	\$206,426	\$160,215	1.288	1,080	'6050	1 Story SB
12-13-05-383-023	4748 LUTZ	9/11/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$33,574	\$166,426	\$162,143	1.026	1,079	'6050	1 Story SB
12-13-05-383-034	4583 13 MILE	7/14/2023	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$37,707	\$177,793	\$154,592	1.150	1,033	'6050	1 Story SB
12-13-05-383-051	4863 13 MILE	4/2/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$36,778	\$178,222	\$157,586	1.131	1,062	'6050	1 Story SB
12-13-05-384-007	31308 COUSINO	5/17/2024	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$42,509	\$193,991	\$166,580	1.165	1,075	'6050	1 Story SB
12-13-05-402-022	31423 LYONS CIRCLE W	7/26/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,718	\$203,282	\$152,381	1.334	1,008	'6050	1 Story SB
12-13-05-451-027	31375 PAGELS	11/27/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,574	\$191,426	\$159,460	1.200	1,064	'6050	1 Story SB
12-13-05-452-014	31340 PAGELS	3/21/2025	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$33,574	\$201,926	\$169,622	1.190	1,148	'6050	1 Story SB
12-13-05-455-013	5232 BUCHANAN	8/9/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$33,574	\$161,426	\$141,969	1.137	1,019	'6050	1 Story SB
12-13-05-456-009	5134 CANTERBURY	11/27/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$34,560	\$197,440	\$151,789	1.301	1,009	'6050	1 Story SB
12-13-05-458-006	31148 LYONS CIRCLE E	12/8/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,212	\$189,788	\$161,311	1.177	1,026	'6050	1 Story SB
12-13-05-458-010	5216 LYONS CIRCLE S	5/16/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$39,169	\$205,831	\$181,737	1.133	1,064	'6050	1 Story SB
12-13-05-458-021	5239 13 MILE	11/27/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$33,574	\$151,426	\$153,012	0.990	1,018	'6050	1 Story SB

Totals: \$9,644,700 \$9,644,700 \$8,024,223 \$6,873,662

E.C.F. => 1.167

61-70% GOOD

WARREN CON #5

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'6050 2 Story	
										USED E.C.F. =>	1.090		
WARREN CON #5	* SALES FROM WC #7 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-05-132-002	4750 14 MILE	2/23/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,775	\$167,225	\$136,243	1.227	1,033	'6050	Bungalow
12-13-05-206-013	5473 ARDEN	1/25/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$52,084	\$197,916	\$200,908	0.985	1,661	'6050	Bungalow
12-13-05-277-005	5820 MURTHUM	5/25/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$55,300	\$169,700	\$143,180	1.185	1,510	'6050	Bungalow
Totals:			\$715,000			\$715,000		\$534,841	\$480,331				
										E.C.F. =>	1.113		61-70% GOOD
WARREN CON #5													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'6050 1 Story	
										USED E.C.F. =>	1.090		
WARREN CON #5	* SALES FROM WC #5 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'6050 2 Story	
										USED E.C.F. =>	1.050		
WARREN CON #5	* SALES FROM WC #7 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-06-127-016	32845 WAREHAM	6/5/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$40,137	\$194,863	\$152,717	1.276	1,180	'6060	1 Story
12-13-06-128-010	32654 WAREHAM	9/1/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$42,200	\$202,800	\$168,750	1.202	1,180	'6060	1 Story
12-13-06-128-011	32961 OAKVIEW	9/18/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$47,418	\$167,582	\$164,439	1.019	1,180	'6060	1 Story
12-13-06-129-010	32451 WAREHAM	11/17/2023	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$51,064	\$176,936	\$167,180	1.058	1,180	'6060	1 Story
12-13-06-130-013	32414 WAREHAM	6/30/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$38,328	\$206,672	\$180,748	1.143	1,261	'6060	1 Story
12-13-06-130-016	2536 DUNDEE	7/7/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$45,479	\$179,521	\$168,870	1.063	1,180	'6060	1 Story
12-13-06-179-001	32336 OAKVIEW	10/31/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$43,947	\$188,053	\$170,746	1.101	1,180	'6060	1 Story
12-13-06-201-022	32529 WARNER	12/16/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$35,225	\$234,775	\$180,478	1.301	1,270	'6060	1 Story
12-13-06-203-044	32603 DOWLAND	8/17/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$35,847	\$184,153	\$179,326	1.027	1,343	'6060	1 Story
12-13-06-204-005	32630 DOWLAND	9/1/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$41,384	\$188,616	\$178,054	1.059	1,208	'6060	1 Story
12-13-06-205-001	32656 REVERE	2/13/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$41,150	\$213,850	\$178,981	1.195	1,208	'6060	1 Story
12-13-06-229-013	3802 KENSINGTON	5/21/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$47,812	\$222,188	\$191,071	1.163	1,341	'6060	1 Story
12-13-06-230-017	3924 KENSINGTON	6/5/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$36,778	\$248,222	\$185,918	1.335	1,365	'6060	1 Story
12-13-06-230-024	3505 ARDEN	5/9/2024	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$35,660	\$226,840	\$182,396	1.244	1,250	'6060	1 Story
12-13-06-254-001	2912 ARDEN	10/23/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$52,430	\$210,570	\$185,567	1.135	1,210	'6060	1 Story
12-13-06-376-002	2408 IRMA	6/26/2024	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$60,401	\$326,599	\$236,336	1.382	1,647	'6060	1 Story
12-13-06-429-013	31332 ACTON	2/8/2024	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$40,579	\$242,421	\$213,517	1.135	1,488	'6060	1 Story
12-13-06-429-020	31631 CARION	6/20/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$55,708	\$214,292	\$208,516	1.028	1,593	'6060	1 Story
12-13-06-430-003	31622 CARION	5/30/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$51,909	\$208,091	\$207,537	1.003	1,482	'6060	1 Story
Totals:			\$4,880,500			\$4,880,500		\$4,037,044	\$3,501,147	E.C.F. => 1.153		61-70% GOOD	
WARREN CON #6													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-06-129-002	32512 HAWTHORNE	10/16/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$39,658	\$180,342	\$142,809	1.263	953	'6060	1 Story SB
12-13-06-130-024	32519 OAKVIEW	10/29/2024	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$40,792	\$197,108	\$144,072	1.368	953	'6060	1 Story SB
12-13-06-131-001	32960 OAKVIEW	8/29/2023	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$48,441	\$201,459	\$146,464	1.375	953	'6060	1 Story SB
12-13-06-176-005	32309 HAWTHORNE	10/11/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$36,778	\$193,222	\$147,611	1.309	953	'6060	1 Story SB
12-13-06-201-002	32957 DOWLAND	7/26/2023	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$41,976	\$195,024	\$152,401	1.280	914	'6060	1 Story SB
12-13-06-201-026	32445 WARNER	8/17/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$36,775	\$168,225	\$137,959	1.219	914	'6060	1 Story SB
12-13-06-203-027	32640 WARNER	11/6/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$35,452	\$176,548	\$142,027	1.243	914	'6060	1 Story SB
12-13-06-203-027	32640 WARNER	6/7/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,452	\$189,548	\$142,027	1.335	914	'6060	1 Story SB
12-13-06-203-027	32640 WARNER	9/5/2024	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$35,452	\$180,548	\$142,027	1.271	914	'6060	1 Story SB
12-13-06-203-032	32548 WARNER	9/30/2024	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$35,452	\$215,548	\$144,368	1.493	914	'6060	1 Story SB
12-13-06-203-043	32615 DOWLAND	5/2/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,450	\$188,550	\$137,850	1.368	914	'6060	1 Story SB
12-13-06-203-054	2923 ARDEN	3/6/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$36,830	\$153,170	\$136,203	1.125	914	'6060	1 Story SB
12-13-06-204-018	32408 DOWLAND	1/13/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,984	\$212,016	\$143,560	1.477	914	'6060	1 Story SB
12-13-06-226-029	32807 WEXFORD	11/15/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$36,921	\$233,079	\$162,158	1.437	1,014	'6060	1 Story SB
12-13-06-227-012	32817 WAUKETA	7/14/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$38,195	\$213,805	\$155,234	1.377	1,080	'6060	1 Story SB
12-13-06-276-008	3424 ARDEN	7/24/2024	\$200,000	CD	03-ARM'S LENGTH	\$200,000	\$36,386	\$163,614	\$144,930	1.129	914	'6060	1 Story SB
12-13-06-351-004	2103 OTTER	6/23/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$30,678	\$234,322	\$174,156	1.345	1,144	'6060	1 Story SB
Totals:			\$3,935,800			\$3,935,800		\$3,296,128	\$2,495,856	E.C.F. => 1.321		61-70% GOOD	
WARREN CON #6													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6060 2 Story
										USED E.C.F. =>	1.150		
WARREN CON #6	* SALES FROM WC #7 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6060 BUNGALOW
										USED E.C.F. =>	1.010		
WARREN CON #6	* SALES FROM WC #5 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-06-256-008	3090 BRYSONS COVE	6/18/2024	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$55,089	\$300,911	\$253,702	1.186	1,566	'6060	1 Story
			Totals:			\$356,000		\$300,911	\$253,702	E.C.F. =>	1.186	71-80% GOOD	
WARREN CON #6													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6060 2 Story
										USED E.C.F. =>	1.216		
WARREN CON #6	* SALES FROM WC #7 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6060 BUNGALOW
										USED E.C.F. =>	1.010		
WARREN CON #6	* SALES FROM WC #5 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6060 1 Story
										USED E.C.F. =>	0.690		
WARREN CON #6												91-100% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-07-101-011	2234 13 MILE	10/4/2024	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$87,010	\$105,490	\$185,206	0.570	1,583	'6070	1 Story
12-13-07-102-008	2136 FRED	3/28/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,066	\$197,934	\$243,498	0.813	1,616	'6070	1 Story
12-13-07-127-024	2433 GIRARD	7/12/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$51,306	\$203,694	\$184,803	1.102	1,481	'6070	1 Story
12-13-07-128-018	30450 WARNER	10/10/2023	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$46,542	\$225,458	\$217,856	1.035	1,548	'6070	1 Story
12-13-07-128-022	30833 AUSTIN	9/16/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$45,432	\$229,568	\$234,753	0.978	1,623	'6070	1 Story
12-13-07-129-001	30930 AUSTIN	6/2/2023	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$48,737	\$213,763	\$216,556	0.987	1,551	'6070	1 Story
12-13-07-151-010	2136 GIRARD	1/17/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$84,084	\$230,916	\$226,321	1.020	1,651	'6070	1 Story
12-13-07-152-016	2045 SHADY	9/29/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$48,481	\$231,519	\$180,019	1.286	1,256	'6070	1 Story
12-13-07-177-015	30057 PAUL COURT	9/26/2023	\$266,750	WD	03-ARM'S LENGTH	\$266,750	\$47,212	\$219,538	\$203,727	1.078	1,426	'6070	1 Story
12-13-07-177-018	30034 PAUL COURT	6/17/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,084	\$210,916	\$172,817	1.220	1,214	'6070	1 Story
12-13-07-177-024	30039 HOLLY COURT	3/11/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$46,112	\$193,888	\$210,420	0.921	1,426	'6070	1 Story
12-13-07-177-037	30041 WARNER	9/18/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$42,739	\$232,261	\$217,043	1.070	1,551	'6070	1 Story
12-13-07-179-008	30216 WARNER	9/22/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$38,596	\$216,404	\$204,468	1.058	1,454	'6070	1 Story
12-13-07-179-010	30160 WARNER	12/28/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$39,697	\$215,303	\$203,779	1.057	1,454	'6070	1 Story
12-13-07-179-027	30205 AUSTIN	11/1/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$42,908	\$272,092	\$224,874	1.210	1,588	'6070	1 Story
12-13-07-179-035	2651 COMMON	5/15/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$37,270	\$267,730	\$209,553	1.278	1,503	'6070	1 Story
12-13-07-180-007	30232 AUSTIN	8/31/2023	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$44,230	\$232,770	\$204,468	1.138	1,454	'6070	1 Story
12-13-07-201-010	2735 GEORGE	7/28/2023	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$38,861	\$160,639	\$187,492	0.857	1,281	'6070	1 Story
12-13-07-202-001	2714 GEORGE	6/15/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$42,908	\$202,092	\$240,555	0.840	1,798	'6070	1 Story
12-13-07-204-022	30805 OHMER	9/28/2023	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$43,086	\$258,414	\$220,932	1.170	1,551	'6070	1 Story
12-13-07-226-007	30644 OHMER	4/26/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$45,360	\$199,640	\$217,678	0.917	1,563	'6070	1 Story
12-13-07-226-020	30627 SCRIVO	2/28/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$43,521	\$236,479	\$215,415	1.098	1,561	'6070	1 Story
12-13-07-251-006	2818 GIRARD	11/12/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$43,579	\$251,421	\$215,075	1.169	1,521	'6070	1 Story
12-13-07-253-003	2722 MC ALPINE	6/7/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$43,579	\$236,421	\$206,418	1.145	1,454	'6070	1 Story
12-13-07-254-027	30055 WOODHOUSE	10/17/2024	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$42,908	\$209,092	\$219,440	0.953	1,568	'6070	1 Story
12-13-07-255-017	30034 WOODHOUSE	3/28/2024	\$280,500	WD	03-ARM'S LENGTH	\$280,500	\$46,280	\$234,220	\$218,262	1.073	1,602	'6070	1 Story
12-13-07-255-019	30010 WOODHOUSE	3/21/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$48,213	\$186,787	\$218,186	0.856	1,555	'6070	1 Story
12-13-07-255-029	30155 DELL LANE	4/29/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$43,950	\$306,050	\$235,748	1.298	1,690	'6070	1 Story
12-13-07-256-009	30220 DELL LANE	6/27/2023	\$301,101	WD	03-ARM'S LENGTH	\$301,101	\$42,908	\$258,193	\$222,206	1.162	1,593	'6070	1 Story
12-13-07-256-026	30253 GRUENBURG	6/6/2023	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$43,776	\$226,124	\$222,824	1.015	1,590	'6070	1 Story
12-13-07-276-025	3651 PALL	1/5/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$46,612	\$243,388	\$217,339	1.120	1,566	'6070	1 Story
12-13-07-276-028	3839 PALL	6/14/2024	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$36,778	\$274,222	\$200,718	1.366	1,394	'6070	1 Story
12-13-07-277-028	3836 PALL	2/23/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$38,080	\$221,920	\$227,216	0.977	1,572	'6070	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-07-279-010	3421 COMMON	12/22/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,686	\$217,314	\$213,183	1.019	1,500	'6070	1 Story
12-13-07-302-023	2105 WALTER COURT	5/29/2024	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$44,507	\$174,493	\$198,733	0.878	1,415	'6070	1 Story
12-13-07-326-003	29814 MERRICK	4/18/2023	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$39,169	\$214,831	\$213,517	1.006	1,601	'6070	1 Story
12-13-07-326-010	2336 COMMON	5/15/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$38,719	\$201,281	\$198,593	1.014	1,326	'6070	1 Story
12-13-07-327-010	2338 WALTER	8/14/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$39,067	\$235,933	\$198,487	1.189	1,279	'6070	1 Story
12-13-07-328-009	29712 WARNER	5/7/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$36,696	\$220,304	\$189,614	1.162	1,285	'6070	1 Story
12-13-07-351-013	29289 MERRICK	2/6/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$37,686	\$207,314	\$197,123	1.052	1,312	'6070	1 Story
12-13-07-377-006	29366 MERRICK	9/19/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$44,539	\$190,461	\$209,818	0.908	1,378	'6070	1 Story
12-13-07-379-008	29036 JAMES	4/27/2023	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$39,667	\$194,333	\$196,676	0.988	1,322	'6070	1 Story
12-13-07-402-017	29617 MACKENZIE CIR W	12/28/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$53,254	\$186,746	\$181,055	1.031	1,203	'6070	1 Story
12-13-07-428-010	3815 COMMON	11/16/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$36,778	\$238,222	\$214,354	1.111	1,493	'6070	1 Story
12-13-07-430-021	3639 SHAMPO	7/24/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$39,457	\$260,543	\$215,164	1.211	1,551	'6070	1 Story
12-13-07-430-025	3835 SHAMPO	7/16/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$44,602	\$190,398	\$206,948	0.920	1,491	'6070	1 Story
12-13-07-431-012	3832 SHAMPO	10/29/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$49,651	\$205,349	\$205,215	1.001	1,454	'6070	1 Story
12-13-07-431-021	3417 KEVIN	3/4/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$38,280	\$236,720	\$209,992	1.127	1,509	'6070	1 Story
12-13-07-478-023	29307 LLOYD	9/5/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$38,315	\$261,685	\$228,888	1.143	1,546	'6070	1 Story
12-13-07-479-002	29358 LLOYD	8/30/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$40,817	\$279,183	\$213,142	1.310	1,395	'6070	1 Story
12-13-07-479-009	29232 LLOYD	9/17/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,235	\$217,765	\$204,655	1.064	1,467	'6070	1 Story
12-13-07-479-024	29269 RYAN	7/21/2023	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$51,415	\$109,585	\$122,553	0.894	1,293	'6070	1 Story
Totals:			\$13,796,251			\$13,796,251		\$11,446,806	\$10,843,375	E.C.F. => 1.056		61-70% GOOD	
WARREN CON #7													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.210		61-70% GOOD
WARREN CON #7 * SALES FROM WC #5 & WC #7 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-07-153-002	1932 SHADY	4/27/2023	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$42,239	\$282,661	\$226,631	1.247	1,867	'6070	2 Story
12-13-07-177-026	30052 HOLLY COURT	6/14/2023	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$51,165	\$335,335	\$283,833	1.181	2,540	'6070	2 Story
12-13-07-204-030	30533 OHMER	11/7/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$43,617	\$251,383	\$203,195	1.237	1,618	'6070	2 Story
12-13-07-204-030	30533 OHMER	7/12/2024	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$43,617	\$263,383	\$203,195	1.296	1,618	'6070	2 Story
12-13-07-226-004	30824 OHMER	4/15/2024	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$47,509	\$229,491	\$223,063	1.029	1,739	'6070	2 Story
12-13-07-252-010	2738 HUGHES	5/31/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$49,896	\$230,104	\$246,014	0.935	2,088	'6070	2 Story
12-13-07-252-012	2747 CROMIE	10/11/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$56,723	\$228,277	\$194,316	1.175	1,534	'6070	2 Story
12-13-07-254-003	2840 SADLER	10/20/2023	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$47,078	\$175,922	\$237,000	0.742	2,084	'6070	2 Story
12-13-07-254-007	30214 UNDERWOOD	5/2/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$45,639	\$264,361	\$212,824	1.242	1,618	'6070	2 Story
12-13-07-254-025	30121 WOODHOUSE	11/22/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$42,908	\$257,092	\$202,808	1.268	1,606	'6070	2 Story
12-13-07-254-030	30019 WOODHOUSE	11/27/2023	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$45,662	\$225,338	\$206,673	1.090	1,640	'6070	2 Story
12-13-07-276-020	3447 PALL	4/5/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$44,726	\$260,274	\$200,251	1.300	1,618	'6070	2 Story
12-13-07-277-003	3330 GIRARD	8/21/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$54,855	\$210,145	\$203,592	1.032	1,646	'6070	2 Story
12-13-07-327-014	2402 WALTER	9/27/2024	\$335,100	WD	03-ARM'S LENGTH	\$335,100	\$38,427	\$296,673	\$224,159	1.323	1,754	'6070	2 Story
12-13-07-327-021	29711 WARNER	1/30/2025	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$42,005	\$254,995	\$208,365	1.224	1,714	'6070	2 Story
12-13-07-327-025	2451 MATILDA	11/22/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$36,465	\$278,535	\$207,728	1.341	1,740	'6070	2 Story
12-13-07-351-015	29265 MERRICK	12/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$38,009	\$236,991	\$217,666	1.089	1,868	'6070	2 Story
12-13-07-351-018	2226 GEOFFRY	7/17/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$50,489	\$249,511	\$212,753	1.173	1,596	'6070	2 Story
12-13-07-376-002	2315 EDWIN	10/31/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$49,242	\$280,758	\$219,976	1.276	1,863	'6070	2 Story
12-13-07-376-014	2583 EDWIN	5/2/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$41,835	\$258,165	\$213,467	1.209	1,762	'6070	2 Story
12-13-07-402-020	29620 MACKENZIE CIR E	8/29/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$43,323	\$251,677	\$201,156	1.251	1,652	'6070	2 Story
12-13-07-426-018	29533 OHMER	7/25/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$36,778	\$268,222	\$199,586	1.344	1,601	'6070	2 Story
12-13-07-427-018	29831 TROPEA	6/27/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$37,447	\$322,553	\$246,522	1.308	2,179	'6070	2 Story
12-13-07-427-018	29831 TROPEA	8/30/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$37,447	\$322,553	\$246,522	1.308	2,179	'6070	2 Story
12-13-07-428-009	3803 COMMON	3/24/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$38,004	\$261,996	\$212,904	1.231	1,683	'6070	2 Story
12-13-07-429-003	3458 COMMON	6/13/2023	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$37,391	\$248,109	\$206,648	1.201	1,695	'6070	2 Story
12-13-07-451-016	29305 NOTTINGHAM CIR W	5/24/2024	\$305,600	WD	03-ARM'S LENGTH	\$305,600	\$39,169	\$266,431	\$200,889	1.326	1,657	'6070	2 Story
12-13-07-452-002	29422 NOTTINGHAM CIR W	7/7/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$39,169	\$235,831	\$200,066	1.179	1,633	'6070	2 Story
12-13-07-452-003	29408 NOTTINGHAM CIR W	9/11/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$39,169	\$275,831	\$204,136	1.351	1,688	'6070	2 Story
12-13-07-477-016	3441 WINTERFIELD	9/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$41,603	\$233,397	\$227,683	1.025	1,800	'6070	2 Story
12-13-07-479-004	29334 LLOYD	1/13/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$36,778	\$263,222	\$214,583	1.227	1,778	'6070	2 Story
Totals:			\$9,357,600			\$9,357,600		\$8,019,216	\$6,708,204	E.C.F. => 1.195		61-70% GOOD	
WARREN CON #7													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6070 BUNGALOW
										USED E.C.F. => 1.030		61-70% GOOD	
WARREN CON #7 * SALES FROM WC #5 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'6070 2 Story	
										USED E.C.F. =>	1.120		
WARREN CON #7	* SALES FROM WC #7 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-127-013	4751 LA CHENE	11/14/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$37,656	\$257,344	\$200,706	1.282	1,405	'6080	1 Story
12-13-08-128-028	4705 ALGER	10/23/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$46,282	\$203,718	\$217,837	0.935	1,454	'6080	1 Story
12-13-08-128-036	4843 ALGER	6/16/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$39,009	\$265,991	\$238,584	1.115	1,737	'6080	1 Story
12-13-08-176-008	30303 BOEWE	8/16/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$38,427	\$241,473	\$194,388	1.242	1,215	'6080	1 Story
12-13-08-176-022	30019 BOEWE	9/19/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$46,501	\$233,499	\$195,701	1.193	1,301	'6080	1 Story
12-13-08-177-024	30235 KELSEY	11/12/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$36,004	\$255,996	\$196,200	1.305	1,381	'6080	1 Story
12-13-08-177-026	30211 KELSEY	9/28/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$36,004	\$233,996	\$226,079	1.035	1,607	'6080	1 Story
12-13-08-177-026	30211 KELSEY	4/30/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$36,004	\$245,996	\$226,079	1.088	1,607	'6080	1 Story
12-13-08-178-024	4819 IOWA	1/29/2025	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$38,962	\$222,538	\$212,546	1.047	1,454	'6080	1 Story
12-13-08-180-016	30021 COUSINO	2/13/2025	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$37,836	\$232,664	\$210,273	1.106	1,499	'6080	1 Story
12-13-08-251-002	30452 COUSINO	12/22/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$52,643	\$227,357	\$234,575	0.969	1,594	'6080	1 Story
12-13-08-251-004	30428 COUSINO	12/31/2024	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$36,931	\$222,069	\$206,585	1.075	1,454	'6080	1 Story
12-13-08-251-004	30428 COUSINO	2/26/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$36,931	\$193,069	\$206,585	0.935	1,454	'6080	1 Story
12-13-08-251-008	30336 COUSINO	12/15/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$38,836	\$276,164	\$216,166	1.278	1,554	'6080	1 Story
12-13-08-251-009	30324 COUSINO	9/26/2023	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$38,836	\$237,164	\$203,899	1.163	1,454	'6080	1 Story
12-13-08-251-011	30254 COUSINO	10/23/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$37,004	\$197,996	\$208,142	0.951	1,454	'6080	1 Story
12-13-08-251-019	30122 COUSINO	10/5/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$38,586	\$246,414	\$204,590	1.204	1,454	'6080	1 Story
12-13-08-301-030	4215 BURSSSENS	6/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$43,069	\$256,931	\$203,401	1.263	1,418	'6080	1 Story
12-13-08-302-009	29706 VAN LAAN	10/18/2023	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$39,244	\$271,756	\$219,437	1.238	1,454	'6080	1 Story
12-13-08-304-011	29618 APOLONIA	11/27/2023	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$39,326	\$214,174	\$203,532	1.052	1,461	'6080	1 Story
12-13-08-304-025	29709 ORVYLLE	4/15/2024	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$36,657	\$234,843	\$191,984	1.223	1,387	'6080	1 Story
12-13-08-304-029	29631 ORVYLLE	4/22/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$37,828	\$229,172	\$197,491	1.160	1,387	'6080	1 Story
12-13-08-304-038	29453 ORVYLLE	11/18/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$36,645	\$238,355	\$211,775	1.126	1,436	'6080	1 Story
12-13-08-304-039	29441 ORVYLLE	9/13/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$38,263	\$231,737	\$201,476	1.150	1,396	'6080	1 Story
12-13-08-304-043	4481 MARLOW	1/6/2025	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$47,002	\$129,998	\$193,169	0.673	1,324	'6080	1 Story
12-13-08-328-016	29456 ORVYLLE	12/6/2023	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$41,508	\$209,492	\$196,046	1.069	1,345	'6080	1 Story
12-13-08-328-020	4558 BURSSSENS	7/7/2023	\$238,875	WD	03-ARM'S LENGTH	\$238,875	\$38,476	\$200,399	\$211,009	0.950	1,431	'6080	1 Story
12-13-08-328-021	4610 BURSSSENS	3/22/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$40,419	\$219,581	\$201,942	1.087	1,431	'6080	1 Story
12-13-08-328-039	29517 CUNNINGHAM	10/11/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$36,004	\$253,996	\$190,301	1.335	1,325	'6080	1 Story
12-13-08-328-046	4541 MARLOW	5/23/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$39,732	\$216,268	\$194,305	1.113	1,358	'6080	1 Story
12-13-08-331-008	29446 RUNEY	11/22/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$42,335	\$197,665	\$197,504	1.001	1,364	'6080	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-351-022	29321 VAN LAAN	4/18/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$39,764	\$165,236	\$181,924	0.908	1,300	'6080	1 Story
12-13-08-351-031	29229 VAN LAAN	1/25/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$43,441	\$191,559	\$204,196	0.938	1,422	'6080	1 Story
12-13-08-353-020	29439 APOLONIA	8/23/2024	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$39,758	\$246,242	\$201,806	1.220	1,419	'6080	1 Story
12-13-08-353-034	29203 APOLONIA	9/15/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$37,204	\$202,796	\$220,437	0.920	1,476	'6080	1 Story
12-13-08-354-024	29339 ORVYLLE	8/21/2023	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$37,517	\$205,483	\$157,451	1.305	1,190	'6080	1 Story
12-13-08-354-025	29327 ORVYLLE	7/24/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$35,225	\$214,775	\$182,134	1.179	1,190	'6080	1 Story
12-13-08-376-027	4561 KINGSLEY	5/8/2023	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$39,004	\$238,996	\$223,591	1.069	1,629	'6080	1 Story
12-13-08-377-031	29023 RED MAPLE	4/29/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$41,119	\$243,881	\$224,265	1.087	1,463	'6080	1 Story
12-13-08-379-014	4870 WOLGAST	10/16/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$39,994	\$265,006	\$199,419	1.329	1,424	'6080	1 Story
Totals:			\$10,653,775			\$10,653,775		\$9,071,789	\$8,207,530		57,108		
										E.C.F. =>	1.105	61-70% GOOD	
WARREN CON #8													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-302-010	29658 VAN LAAN	11/15/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$39,656	\$180,344	\$162,415	1.110	1,116	'6080	1 Story SB
12-13-08-302-031	29617 WALKER	11/20/2023	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$37,204	\$195,796	\$176,835	1.107	1,132	'6080	1 Story SB
12-13-08-328-018	29426 ORVYLLE	12/13/2023	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$36,138	\$170,862	\$168,417	1.015	1,135	'6080	1 Story SB
12-13-08-330-036	4759 HAYMAN	2/16/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$36,004	\$203,896	\$154,385	1.321	1,008	'6080	1 Story SB
12-13-08-376-011	4628 HAYMAN	11/25/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,004	\$188,996	\$155,974	1.212	1,008	'6080	1 Story SB
12-13-08-377-017	4644 KINGSLEY	3/14/2025	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$41,119	\$200,881	\$165,174	1.216	1,093	'6080	1 Story SB
12-13-08-378-008	4706 RED MAPLE	5/20/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,372	\$203,628	\$184,384	1.104	1,144	'6080	1 Story SB
12-13-08-378-014	4814 RED MAPLE	6/12/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$38,813	\$206,187	\$152,856	1.349	1,008	'6080	1 Story SB
Totals:			\$1,851,900			\$1,851,900		\$1,550,590	\$1,320,440				
										E.C.F. =>	1.174	61-70% GOOD	
WARREN CON #8													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-251-005	30416 COUSINO	1/23/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$36,861	\$258,139	\$201,949	1.278	1,537	'6080	2 Story
12-13-08-302-040	29439 WALKER	2/20/2025	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$38,902	\$273,098	\$222,230	1.229	1,836	'6080	2 Story
12-13-08-330-003	29318 ORVYLLE	2/28/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$37,856	\$237,144	\$207,532	1.143	1,712	'6080	2 Story
12-13-08-330-010	4616 MARLOW	3/31/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$36,004	\$268,996	\$201,836	1.333	1,648	'6080	2 Story
12-13-08-353-012	29258 WALKER	12/11/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$37,204	\$292,796	\$250,344	1.170	2,136	'6080	2 Story
Totals:			\$1,517,000			\$1,517,000		\$1,330,173	\$1,083,891				
										E.C.F. =>	1.227	61-70% GOOD	
WARREN CON #8													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6080	BUNGALOW
										USED E.C.F. =>	0.850			
WARREN CON #8 * SALES FROM WC #5 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														
												61-70% GOOD		

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-177-021	30211 FREDA	5/20/2024	\$305,500	WD	03-ARM'S LENGTH	\$305,500	\$44,251	\$261,249	\$251,168	1.040	1,892	'6100	1 Story
12-13-10-178-001	30350 FREDA	5/28/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$52,231	\$192,769	\$232,271	0.830	1,707	'6100	1 Story
12-13-10-202-008	11074 ROSSELO	8/6/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$47,349	\$332,651	\$258,701	1.286	1,900	'6100	1 Story
12-13-10-202-009	11088 ROSSELO	12/7/2023	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$45,917	\$203,083	\$196,536	1.033	1,265	'6100	1 Story
12-13-10-202-024	11115 ROSSELO	11/12/2024	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$46,804	\$266,196	\$222,687	1.195	1,601	'6100	1 Story
12-13-10-203-004	11048 LA CHENE	4/12/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$51,798	\$196,202	\$186,070	1.054	1,166	'6100	1 Story
12-13-10-203-013	11071 OLIVE	5/8/2023	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$67,054	\$192,846	\$166,592	1.158	1,238	'6100	1 Story
12-13-10-203-018	30533 CAMPBELL	9/13/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,518	\$163,482	\$175,691	0.931	1,164	'6100	1 Story
12-13-10-205-016	30579 LEBANON	7/26/2024	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$47,731	\$274,269	\$232,917	1.178	1,672	'6100	1 Story
12-13-10-226-014	11420 13 MILE	12/20/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$66,444	\$243,556	\$272,321	0.894	2,019	'6100	1 Story
12-13-10-251-009	11043 GUY COURT	6/1/2023	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$51,447	\$304,053	\$271,669	1.119	1,936	'6100	1 Story
12-13-10-251-016	11120 OLIVE	9/23/2024	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$69,141	\$328,359	\$272,982	1.203	2,128	'6100	1 Story
12-13-10-252-013	30255 CAMPBELL	6/27/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$57,041	\$307,959	\$305,505	1.008	2,264	'6100	1 Story
12-13-10-252-029	30050 LORRAINE	7/8/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$74,937	\$285,063	\$239,658	1.189	1,658	'6100	1 Story
Totals:			\$4,345,400			\$4,345,400		\$3,551,737	\$3,284,768				
										E.C.F. =>	1.081	61-70% GOOD	
WARREN CON #10													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6100	1 Story SB
										USED E.C.F. =>	0.925	61-70% GOOD	
WARREN CON #10 * SALES FROM WC #3-100 WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-129-014	30524 LUND	1/9/2025	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$43,004	\$309,496	\$273,801	1.130	2,467	'6100	2 Story
12-13-10-129-022	30901 LORRAINE	4/10/2023	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$54,347	\$257,153	\$265,575	0.968	2,262	'6100	2 Story
12-13-10-204-033	30543 CEDARS	9/27/2024	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$42,908	\$289,092	\$234,831	1.231	1,977	'6100	2 Story
12-13-10-227-007	30652 LEBANON	12/22/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$42,908	\$307,092	\$243,354	1.262	2,181	'6100	2 Story
12-13-10-254-004	11302 ALGER	5/21/2024	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$61,312	\$292,688	\$243,150	1.204	1,830	'6100	2 Story
Totals:			\$1,700,000			\$1,700,000		\$1,455,521	\$1,260,711				
										E.C.F. =>	1.155	61-70% GOOD	
WARREN CON #10													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6100	BUNGALOW
										USED E.C.F. =>	1.075	61-70% GOOD	
WARREN CON #10 * SALES FROM WC #10-300 WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6100 1 Story
										USED E.C.F. =>	1.050		
WARREN CON #10	* SALES FROM WC #10 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6100 1 Story SB
										USED E.C.F. =>	0.895		
WARREN CON #10	* SALES FROM WC #15 WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6100 2 Story
										USED E.C.F. =>	1.065		
WARREN CON #10	* SALES FROM WC #10 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6100 2 Story
										USED E.C.F. =>	1.015		
WARREN CON #10	* SALES FROM WC #10 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-351-008	8153 RACINE	10/17/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$57,420	\$247,580	\$230,636	1.073	1,554	'6104	1 Story
12-13-10-352-006	8128 RACINE	2/20/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$57,420	\$197,580	\$191,519	1.032	1,352	'6104	1 Story
12-13-10-403-014	11242 IRENE	4/3/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$44,315	\$230,685	\$220,232	1.047	1,564	'6104	1 Story
12-13-10-426-037	11338 COMMON	10/16/2023	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$51,390	\$205,610	\$216,291	0.951	1,576	'6104	1 Story
12-13-10-428-002	11318 MEADOWBROOK	8/29/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$41,888	\$218,112	\$228,867	0.953	1,551	'6104	1 Story
12-13-10-429-013	11460 IRENE	12/16/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$36,778	\$230,222	\$199,338	1.155	1,366	'6104	1 Story
12-13-10-429-023	11375 RACINE	8/27/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$54,070	\$200,930	\$199,211	1.009	1,405	'6104	1 Story
12-13-10-452-010	11116 RACINE	3/11/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$37,078	\$242,922	\$204,729	1.187	1,433	'6104	1 Story
12-13-10-452-031	29384 GERALDINE	4/4/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$39,683	\$260,317	\$198,801	1.309	1,439	'6104	1 Story
12-13-10-452-056	29419 ALINE	11/14/2023	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$77,076	\$279,924	\$327,574	0.855	2,617	'6104	1 Story
12-13-10-452-074	29012 LORRAINE	1/22/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$51,040	\$183,960	\$210,119	0.876	1,467	'6104	1 Story
12-13-10-455-007	29164 ALINE	8/29/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$46,469	\$235,531	\$241,286	0.976	1,772	'6104	1 Story
12-13-10-455-029	29117 GILBERT	5/1/2024	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$40,989	\$221,511	\$225,712	0.981	1,672	'6104	1 Story
12-13-10-476-001	11338 RACINE	8/31/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$44,779	\$210,221	\$212,004	0.992	1,484	'6104	1 Story
12-13-10-476-006	11390 RACINE	4/17/2023	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$36,465	\$243,435	\$235,892	1.032	1,685	'6104	1 Story
12-13-10-478-027	29111 DESMOND	11/27/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$38,280	\$256,720	\$240,077	1.069	1,801	'6104	1 Story
12-13-10-479-011	29362 DESMOND	11/8/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$35,865	\$229,135	\$203,723	1.125	1,436	'6104	1 Story
Totals:			\$4,685,400			\$4,685,400		\$3,894,395	\$3,786,011	E.C.F. =>	1.029	61-70% GOOD	
WARREN CON #10 300-400													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-403-019	11007 RACINE	10/6/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$49,125	\$152,875	\$152,594	1.002	1,013	'6104	1 Story SB
Totals:			\$202,000			\$202,000		\$152,875	\$152,594	E.C.F. => 1.002		61-70% GOOD	
WARREN CON #10 300-400													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-426-006	11345 BRIARCLIFF	10/5/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$39,843	\$260,157	\$228,825	1.137	1,909	'6104	2 Story
12-13-10-426-034	11302 COMMON	6/26/2023	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$49,613	\$294,387	\$245,126	1.201	2,155	'6104	2 Story
12-13-10-451-007	29232 LORRAINE	7/12/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$67,612	\$302,388	\$287,139	1.053	2,376	'6104	2 Story
12-13-10-453-001	29334 CAMPBELL	8/1/2023	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$56,751	\$251,249	\$255,141	0.985	2,024	'6104	2 Story
Totals:			\$1,322,000			\$1,322,000		\$1,108,181	\$1,016,231	E.C.F. => 1.090		61-70% GOOD	
WARREN CON #10 300-400													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-352-019	8296 RACINE	7/24/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$47,226	\$182,774	\$157,282	1.162	1,175	'6104	Bungalow
12-13-10-453-004	11188 NANCY	1/11/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$45,841	\$254,159	\$255,076	0.996	2,085	'6104	Bungalow
Totals:			\$530,000			\$530,000		\$436,933	\$412,358	E.C.F. => 1.060		61-70% GOOD	
WARREN CON #10 300-400													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6104	1 Story SB
										USED E.C.F. =>	1.075		
WARREN CON #10 * SALES FROM WC #15 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
												71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6104	2 Story
										USED E.C.F. =>	0.950		
WARREN CON #10 * SALES FROM WC #10 300-400 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
												91-100% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-101-013	11619 LYNCH COURT	2/9/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$39,004	\$255,996	\$226,982	1.128	1,601	'6110	1 Story
12-13-11-103-004	30612 BIRCH TREE	5/11/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$38,834	\$181,166	\$186,138	0.973	1,368	'6110	1 Story
12-13-11-103-005	30550 BIRCH TREE	10/17/2024	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$41,473	\$241,027	\$217,118	1.110	1,603	'6110	1 Story
12-13-11-103-010	30338 BIRCH TREE	6/5/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$47,185	\$247,815	\$215,699	1.149	1,562	'6110	1 Story
12-13-11-104-028	12151 DIEGEL	9/15/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$59,219	\$235,781	\$200,352	1.177	1,377	'6110	1 Story
12-13-11-126-022	30629 ROAN	4/13/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$35,225	\$174,775	\$160,775	1.087	1,166	'6110	1 Story
12-13-11-128-013	30556 PINTO	10/11/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,225	\$189,775	\$176,399	1.076	1,238	'6110	1 Story
12-13-11-128-031	30419 PALOMINO	1/3/2025	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$48,321	\$203,679	\$193,270	1.054	1,417	'6110	1 Story
12-13-11-129-024	30506 PALOMINO	7/9/2024	\$257,700	WD	03-ARM'S LENGTH	\$257,700	\$40,428	\$217,272	\$199,231	1.091	1,405	'6110	1 Story
12-13-11-151-002	11622 ELLY	12/27/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$47,032	\$257,968	\$238,631	1.081	1,790	'6110	1 Story
12-13-11-151-003	11634 ELLY	5/17/2023	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$48,342	\$220,658	\$215,068	1.026	1,640	'6110	1 Story
12-13-11-152-005	11714 ROBINWOOD	9/5/2023	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$38,147	\$244,853	\$192,891	1.269	1,421	'6110	1 Story
12-13-11-152-010	11828 ROBINWOOD	3/13/2025	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$42,031	\$220,969	\$216,100	1.023	1,615	'6110	1 Story
12-13-11-152-013	30100 HOOVER	2/2/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$90,356	\$129,644	\$210,553	0.616	1,410	'6110	1 Story
12-13-11-154-015	30011 BLANCKE	5/28/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$46,356	\$248,644	\$226,830	1.096	1,626	'6110	1 Story
12-13-11-154-015	30011 BLANCKE	8/19/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$46,356	\$263,644	\$226,830	1.162	1,626	'6110	1 Story
12-13-11-156-005	30224 BARBARY COURT	5/26/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$39,843	\$265,157	\$216,449	1.225	1,631	'6110	1 Story
12-13-11-156-022	30211 WAGNER	3/19/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$40,029	\$259,971	\$240,185	1.082	1,785	'6110	1 Story
12-13-11-156-030	30025 WAGNER	9/23/2024	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$38,990	\$237,010	\$217,152	1.091	1,581	'6110	1 Story
12-13-11-156-032	30001 WAGNER	10/18/2024	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$44,939	\$217,061	\$240,196	0.904	1,777	'6110	1 Story
12-13-11-178-017	30343 PALOMINO	9/11/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$37,391	\$200,609	\$187,555	1.070	1,405	'6110	1 Story
12-13-11-202-006	12936 13 MILE	6/30/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$37,686	\$222,314	\$217,153	1.024	1,545	'6110	1 Story
12-13-11-202-015	13017 ROSSELO	9/3/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$38,522	\$256,478	\$197,153	1.301	1,386	'6110	1 Story
12-13-11-204-028	30252 NEWPORT	7/28/2023	\$266,900	WD	03-ARM'S LENGTH	\$266,900	\$35,865	\$231,035	\$210,405	1.098	1,382	'6110	1 Story
12-13-11-204-061	13103 IOWA	2/25/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,584	\$210,416	\$194,316	1.083	1,365	'6110	1 Story
12-13-11-205-031	30729 RIDGEFIELD	8/31/2023	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$35,225	\$226,775	\$199,795	1.135	1,409	'6110	1 Story
12-13-11-205-041	30449 RIDGEFIELD	8/11/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,225	\$189,775	\$194,949	0.973	1,374	'6110	1 Story
12-13-11-227-043	30521 EIFFEL	5/22/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$32,867	\$228,133	\$201,512	1.132	1,537	'6110	1 Story
12-13-11-228-003	13318 ROSSELO	7/24/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,574	\$206,426	\$218,146	0.946	1,576	'6110	1 Story
12-13-11-228-003	13318 ROSSELO	10/17/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$33,574	\$248,426	\$218,146	1.139	1,576	'6110	1 Story
12-13-11-228-044	30351 MOULIN	6/2/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$36,409	\$198,591	\$173,134	1.147	1,164	'6110	1 Story
12-13-11-228-052	13311 IOWA	4/26/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$45,871	\$214,129	\$213,090	1.005	1,543	'6110	1 Story
12-13-11-229-015	30712 MOULIN	5/19/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$38,401	\$251,599	\$195,611	1.286	1,372	'6110	1 Story
12-13-11-229-020	30632 MOULIN	6/21/2024	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$42,876	\$194,624	\$207,463	0.938	1,465	'6110	1 Story
12-13-11-251-006	30353 IROQUOIS	11/2/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$37,468	\$200,532	\$176,338	1.137	1,277	'6110	1 Story
12-13-11-252-037	13009 CROMIE	6/16/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$37,804	\$222,196	\$201,745	1.101	1,363	'6110	1 Story
12-13-11-276-012	13318 IOWA	12/21/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$36,295	\$190,705	\$190,079	1.003	1,328	'6110	1 Story
12-13-11-276-024	13241 CROMIE	11/20/2023	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$36,604	\$230,396	\$219,510	1.050	1,668	'6110	1 Story
12-13-11-276-025	13253 CROMIE	10/1/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$39,004	\$240,996	\$199,910	1.206	1,360	'6110	1 Story
12-13-11-277-008	13228 CROMIE	9/29/2023	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$40,322	\$173,178	\$232,390	0.745	1,750	'6110	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-277-008	13228 CROMIE	6/18/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$40,322	\$269,678	\$232,390	1.160	1,750	'6110	1 Story
12-13-11-277-010	13252 CROMIE	10/7/2024	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$38,404	\$224,096	\$196,967	1.138	1,360	'6110	1 Story
12-13-11-278-006	30308 MOULIN	3/21/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$37,468	\$242,532	\$216,321	1.121	1,550	'6110	1 Story
12-13-11-278-019	13370 CROMIE	10/12/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$43,167	\$211,833	\$207,510	1.021	1,495	'6110	1 Story
12-13-11-278-024	30010 MOULIN	12/18/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$45,210	\$204,790	\$194,717	1.052	1,371	'6110	1 Story
Totals:			\$11,865,600			\$11,865,600		\$10,003,127	\$9,313,154				
										E.C.F. =>	1.074	61-70% GOOD	
WARREN CON #11													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-127-016	30518 ROAN	3/29/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$37,520	\$174,480	\$137,827	1.266	914	'6110	1 Story SB
12-13-11-177-016	30035 ROAN	11/22/2023	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$36,129	\$149,871	\$141,852	1.057	914	'6110	1 Story SB
12-13-11-201-018	30709 IROQUOIS	2/27/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$41,386	\$193,614	\$145,287	1.333	956	'6110	1 Story SB
12-13-11-202-001	30956 IROQUOIS	4/28/2023	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$41,069	\$186,431	\$158,730	1.175	1,068	'6110	1 Story SB
12-13-11-227-026	30400 RIDGEFIELD	7/31/2023	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$35,758	\$150,242	\$153,335	0.980	1,025	'6110	1 Story SB
12-13-11-227-046	30455 EIFFEL	4/20/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$36,022	\$199,978	\$168,142	1.189	1,101	'6110	1 Story SB
12-13-11-228-021	30452 EIFFEL	8/21/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,758	\$204,242	\$155,600	1.313	1,031	'6110	1 Story SB
12-13-11-251-012	30151 IROQUOIS	12/19/2023	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$37,332	\$159,668	\$141,544	1.128	956	'6110	1 Story SB
12-13-11-252-015	30108 IROQUOIS	8/4/2023	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$64,833	\$168,167	\$158,927	1.058	1,068	'6110	1 Story SB
12-13-11-252-015	30108 IROQUOIS	1/29/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$64,833	\$200,167	\$158,927	1.259	1,068	'6110	1 Story SB
12-13-11-277-022	30037 MOULIN	6/23/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,414	\$191,586	\$159,433	1.202	1,044	'6110	1 Story SB
Totals:			\$2,442,500			\$2,442,500		\$1,978,446	\$1,679,604				
										E.C.F. =>	1.178	61-70% GOOD	
WARREN CON #11													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-102-001	11604 LYNCH COURT	12/20/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$41,478	\$253,522	\$220,764	1.148	1,823	'6110	2 Story
12-13-11-102-004	11640 LYNCH COURT	4/26/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$47,612	\$322,388	\$251,586	1.281	2,049	'6110	2 Story
12-13-11-103-022	30315 MC GRATH	5/5/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$38,492	\$246,508	\$195,424	1.261	1,549	'6110	2 Story
12-13-11-103-024	11721 ROBINWOOD	2/29/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$38,147	\$221,853	\$209,704	1.058	1,647	'6110	2 Story
12-13-11-152-023	30133 ALETA	3/5/2025	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$54,097	\$270,903	\$236,049	1.148	2,000	'6110	2 Story
12-13-11-155-002	30306 BLANCKE	6/30/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$38,147	\$241,853	\$198,217	1.220	1,588	'6110	2 Story
12-13-11-156-010	30124 BARBARY COURT	10/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$39,360	\$225,640	\$189,759	1.189	1,499	'6110	2 Story
12-13-11-204-019	30512 NEWPORT	5/5/2023	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$35,225	\$208,275	\$204,995	1.016	1,768	'6110	2 Story
Totals:			\$2,323,500			\$2,323,500		\$1,990,942	\$1,706,498				
										E.C.F. =>	1.167	61-70% GOOD	
WARREN CON #11													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6110 BUNGALOW
										USED E.C.F. =>	1.017		
WARREN CON #11 * SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
												61-70% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6110 1 Story
										USED E.C.F. =>	1.020		
WARREN CON #11	* SALES FROM WC #11 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-303-010	29726 BONNIE	12/3/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,583	\$210,417	\$189,424	1.111	1,310	'5120	1 Story
12-13-11-327-027	29667 PINTO	11/7/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$36,778	\$199,222	\$199,057	1.001	1,358	'5120	1 Story
12-13-11-327-028	29655 PINTO	9/7/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,778	\$203,222	\$202,414	1.004	1,378	'5120	1 Story
12-13-11-353-002	11818 IRENE	6/5/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$41,074	\$193,926	\$186,415	1.040	1,312	'5120	1 Story
12-13-11-353-018	29239 NORMA	8/5/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$39,549	\$185,451	\$195,752	0.947	1,389	'5120	1 Story
12-13-11-353-018	29239 NORMA	11/4/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$39,549	\$230,451	\$195,752	1.177	1,389	'5120	1 Story
12-13-11-354-003	29504 NORMA	4/10/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$38,427	\$241,573	\$199,248	1.212	1,398	'5120	1 Story
12-13-11-354-018	29365 BONNIE	3/20/2025	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$39,529	\$242,471	\$198,414	1.222	1,374	'5120	1 Story
12-13-11-377-031	29243 PINTO	1/12/2024	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$36,778	\$199,222	\$198,879	1.002	1,349	'5120	1 Story
12-13-11-377-031	29243 PINTO	5/29/2024	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$36,778	\$223,722	\$198,879	1.125	1,349	'5120	1 Story
12-13-11-378-007	29406 PINTO	9/15/2023	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$36,778	\$200,722	\$198,928	1.009	1,339	'5120	1 Story
12-13-11-378-039	29347 PALOMINO	8/10/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,778	\$213,222	\$192,600	1.107	1,353	'5120	1 Story
12-13-11-379-002	29472 PALOMINO	12/9/2024	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$45,774	\$225,226	\$202,720	1.111	1,375	'5120	1 Story
12-13-11-427-018	29576 DOVER	9/13/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$36,991	\$208,009	\$190,483	1.092	1,329	'5120	1 Story
12-13-11-427-034	29567 EIFFEL	11/13/2024	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$40,855	\$235,145	\$188,801	1.245	1,404	'5120	1 Story
12-13-11-456-011	13012 GEOFFRY	2/14/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$35,225	\$219,775	\$204,068	1.077	1,505	'5120	1 Story
12-13-11-456-014	12861 12 MILE	4/25/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$35,225	\$194,775	\$206,241	0.944	1,506	'5120	1 Story
12-13-11-476-013	29369 RIDGFIELD	4/22/2024	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$42,260	\$196,740	\$173,646	1.133	1,167	'5120	1 Story
12-13-11-476-027	13131 GEOFFRY	2/13/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$42,823	\$242,177	\$199,824	1.212	1,452	'5120	1 Story
12-13-11-477-022	29241 EIFFEL	5/19/2023	\$248,524	WD	03-ARM'S LENGTH	\$248,524	\$35,891	\$212,633	\$182,176	1.167	1,176	'5120	1 Story
12-13-11-480-018	29156 EIFFEL	8/23/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$36,674	\$205,326	\$210,428	0.976	1,510	'5120	1 Story
12-13-12-103-001	30992 SUTHERLAND	4/24/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$55,129	\$204,871	\$201,681	1.016	1,443	'5120	1 Story
12-13-12-103-017	30546 SUTHERLAND	9/4/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$38,092	\$181,908	\$171,497	1.061	1,188	'5120	1 Story
12-13-12-105-027	13703 CASTLE	2/26/2024	\$237,150	WD	03-ARM'S LENGTH	\$237,150	\$38,069	\$199,081	\$174,403	1.141	1,189	'5120	1 Story
12-13-12-105-038	13845 CASTLE	6/28/2023	\$276,100	WD	03-ARM'S LENGTH	\$276,100	\$39,853	\$236,247	\$186,404	1.267	1,324	'5120	1 Story
12-13-12-127-024	14283 LA CHENE	5/13/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,037	\$217,963	\$196,184	1.111	1,438	'5120	1 Story
12-13-12-151-011	13750 CASTLE	10/1/2024	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$44,816	\$253,084	\$230,800	1.097	1,780	'5120	1 Story
12-13-12-151-018	30147 BRADNER	8/23/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,225	\$204,775	\$169,301	1.210	1,175	'5120	1 Story
12-13-12-151-023	13703 IOWA	9/20/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$40,894	\$219,106	\$200,290	1.094	1,485	'5120	1 Story
12-13-12-153-025	30243 FLANDERS	10/7/2024	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$40,881	\$185,119	\$174,827	1.059	1,183	'5120	1 Story
12-13-12-177-004	30164 SHARON LANE	5/13/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$39,085	\$250,915	\$195,683	1.282	1,334	'5120	1 Story
12-13-12-177-009	30104 SHARON LANE	12/5/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$38,458	\$241,542	\$204,585	1.181	1,464	'5120	1 Story
12-13-12-177-012	30042 SHARON LANE	12/5/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$37,838	\$227,162	\$194,653	1.167	1,369	'5120	1 Story
12-13-12-177-021	30121 BLOSSOM LANE	7/31/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$39,119	\$225,881	\$194,826	1.159	1,356	'5120	1 Story
12-13-12-177-026	30029 BLOSSOM LANE	1/31/2025	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$46,193	\$201,807	\$211,681	0.953	1,529	'5120	1 Story
12-13-12-178-007	14136 CASTLE	9/18/2024	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$37,270	\$258,730	\$220,629	1.173	1,546	'5120	1 Story
12-13-12-178-028	30054 BLOSSOM LANE	4/28/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$38,803	\$256,197	\$204,351	1.254	1,461	'5120	1 Story
12-13-12-179-003	30330 AUTUMN LANE	9/18/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,778	\$213,222	\$208,298	1.024	1,468	'5120	1 Story
12-13-12-179-004	30318 AUTUMN LANE	10/17/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$36,778	\$268,222	\$219,157	1.224	1,527	'5120	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-179-009	30216 AUTUMN LANE	7/20/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$40,348	\$204,652	\$207,442	0.987	1,530	'5120	1 Story
12-13-12-201-024	30705 MOROSO	4/10/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$40,517	\$274,483	\$228,650	1.200	1,626	'5120	1 Story
12-13-12-202-002	14732 13 MILE	8/26/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$37,623	\$222,377	\$201,759	1.102	1,388	'5120	1 Story
12-13-12-202-004	14756 13 MILE	2/26/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$46,354	\$210,646	\$198,277	1.062	1,371	'5120	1 Story
12-13-12-202-013	14740 ROSE COURT	8/9/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$36,778	\$163,222	\$203,934	0.800	1,387	'5120	1 Story
12-13-12-202-024	30737 PRIMROSE	7/28/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$42,468	\$242,532	\$224,594	1.080	1,659	'5120	1 Story
12-13-12-202-032	30992 MARROCCO	12/5/2023	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$64,848	\$203,152	\$233,990	0.868	1,817	'5120	1 Story
12-13-12-203-001	30790 PRIMROSE	10/7/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$60,354	\$199,646	\$202,600	0.985	1,438	'5120	1 Story
12-13-12-203-009	30816 PRIMROSE	10/11/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$37,770	\$252,230	\$202,600	1.245	1,438	'5120	1 Story
12-13-12-226-013	14839 CRAIG	5/1/2024	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$36,778	\$284,222	\$219,614	1.294	1,574	'5120	1 Story
12-13-12-227-006	14879 ALGER	5/31/2023	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$49,545	\$220,355	\$217,324	1.014	1,426	'5120	1 Story
12-13-12-228-012	30740 ROSELAWN	11/19/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$38,596	\$176,404	\$216,948	0.813	1,568	'5120	1 Story
12-13-12-228-033	30807 ST ONGE	11/16/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$36,778	\$201,222	\$207,072	0.972	1,441	'5120	1 Story
12-13-12-251-022	30069 VALENTI	5/30/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$36,778	\$218,222	\$220,030	0.992	1,495	'5120	1 Story
12-13-12-252-019	30234 MARROCCO	6/30/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$51,045	\$268,955	\$205,637	1.308	1,482	'5120	1 Story
12-13-12-253-044	14741 FINA	6/9/2023	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$37,083	\$204,917	\$209,343	0.979	1,486	'5120	1 Story
12-13-12-276-013	30124 GLOEDE	4/26/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$37,141	\$222,859	\$186,468	1.195	1,233	'5120	1 Story
12-13-12-277-021	30115 TECLA	1/15/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$38,711	\$241,289	\$203,846	1.184	1,617	'5120	1 Story
12-13-12-279-012	30234 ROSEBUSCH	8/30/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$45,170	\$159,830	\$171,141	0.934	1,313	'5120	1 Story
12-13-12-279-019	30108 ROSEBUSCH	5/22/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$37,141	\$197,859	\$188,604	1.049	1,233	'5120	1 Story
12-13-12-279-039	30029 HAYES	11/7/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$41,465	\$203,535	\$193,111	1.054	1,233	'5120	1 Story
12-13-12-301-018	29921 BRADNER	3/29/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$45,940	\$211,060	\$187,185	1.128	1,323	'5120	1 Story
12-13-12-302-009	13641 MATILDA	8/30/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$37,877	\$194,123	\$198,605	0.977	1,430	'5120	1 Story
12-13-12-306-002	29912 SUTHERLAND	3/15/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$43,903	\$235,997	\$196,225	1.203	1,377	'5120	1 Story
12-13-12-327-021	14135 EDISON	4/7/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$45,652	\$214,348	\$195,071	1.099	1,335	'5120	1 Story
12-13-12-329-016	13947 BADE	2/10/2025	\$264,999	WD	03-ARM'S LENGTH	\$264,999	\$39,209	\$225,790	\$187,608	1.204	1,311	'5120	1 Story
12-13-12-329-027	14201 BADE	8/31/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$37,308	\$227,692	\$196,285	1.160	1,311	'5120	1 Story
12-13-12-376-002	13906 BADE	8/28/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$37,663	\$180,337	\$200,593	0.899	1,311	'5120	1 Story
12-13-12-376-008	14020 BADE	12/19/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$37,389	\$227,611	\$195,296	1.165	1,311	'5120	1 Story
12-13-12-376-034	14135 IVANHOE	1/17/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$40,648	\$224,352	\$204,257	1.098	1,457	'5120	1 Story
12-13-12-376-036	14159 IVANHOE	4/19/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$39,519	\$250,481	\$205,408	1.219	1,463	'5120	1 Story
12-13-12-376-042	14325 IVANHOE	12/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$39,381	\$230,619	\$211,785	1.089	1,476	'5120	1 Story
12-13-12-377-014	29352 BON MAR	10/17/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$52,303	\$195,697	\$211,591	0.925	1,518	'5120	1 Story
12-13-12-402-014	14619 BON BRAE	9/5/2023	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$46,573	\$291,427	\$248,906	1.171	1,973	'5120	1 Story
12-13-12-403-011	14649 BADE	1/14/2025	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$38,596	\$236,404	\$209,594	1.128	1,492	'5120	1 Story
12-13-12-404-031	14605 IVANHOE	10/10/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$37,386	\$237,614	\$213,781	1.111	1,521	'5120	1 Story
12-13-12-404-037	14719 IVANHOE	7/31/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$39,504	\$230,496	\$211,048	1.092	1,514	'5120	1 Story
12-13-12-451-024	14457 TALBOT	8/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$38,004	\$241,996	\$232,703	1.040	1,586	'5120	1 Story
12-13-12-452-005	14444 TALBOT	11/25/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,778	\$213,222	\$215,238	0.991	1,534	'5120	1 Story
Totals:			\$20,328,473			\$20,328,473		\$17,171,134	\$15,737,562	E.C.F. =>	1.091	61-70% GOOD	
WW #11 & #12													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-303-033	29665 WAGNER	9/29/2023	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$35,225	\$188,775	\$164,658	1.146	1,087	'5120	1 Story SB
12-13-11-328-007	29666 PINTO	6/20/2024	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$38,796	\$211,704	\$163,156	1.298	1,098	'5120	1 Story SB
12-13-11-376-037	29203 ROAN	8/11/2023	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$36,085	\$216,915	\$162,102	1.338	1,091	'5120	1 Story SB
12-13-11-376-038	29169 ROAN	11/4/2024	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$36,085	\$208,815	\$161,756	1.291	1,091	'5120	1 Story SB
12-13-11-377-012	29268 ROAN	2/26/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$34,352	\$205,648	\$160,987	1.277	1,091	'5120	1 Story SB
12-13-11-377-023	29369 PINTO	10/30/2023	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$36,778	\$96,222	\$164,068	0.586	1,083	'5120	1 Story SB
12-13-11-378-021	12354 GEOFFRY	4/26/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$48,827	\$141,173	\$189,804	0.744	1,083	'5120	1 Story SB
12-13-11-378-044	29251 PALOMINO	11/7/2024	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$38,320	\$214,180	\$172,642	1.241	1,138	'5120	1 Story SB
12-13-11-403-006	12936 COMMON	12/8/2023	\$191,100	WD	03-ARM'S LENGTH	\$191,100	\$36,877	\$154,223	\$145,627	1.059	988	'5120	1 Story SB
12-13-11-404-022	29639 FAIRFIELD	11/3/2023	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$35,225	\$224,675	\$173,441	1.295	1,145	'5120	1 Story SB
12-13-11-427-015	29612 DOVER	5/31/2024	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$35,758	\$230,242	\$165,143	1.394	1,101	'5120	1 Story SB
12-13-11-454-002	29364 NEWPORT	2/26/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$35,225	\$179,775	\$148,224	1.213	956	'5120	1 Story SB
12-13-11-455-001	29376 FAIRFIELD	10/23/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$41,629	\$203,371	\$176,418	1.153	1,145	'5120	1 Story SB
12-13-11-455-010	29260 FAIRFIELD	8/4/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,225	\$189,775	\$176,976	1.072	1,145	'5120	1 Story SB
12-13-11-480-004	29350 MOULIN	10/16/2023	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$35,944	\$207,056	\$158,098	1.310	1,030	'5120	1 Story SB
12-13-11-480-016	29206 MOULIN	10/24/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$62,059	\$182,941	\$163,832	1.117	1,030	'5120	1 Story SB
12-13-11-480-017	29172 EIFFEL	11/6/2024	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$41,379	\$128,121	\$139,143	0.921	1,030	'5120	1 Story SB
12-13-12-101-029	30745 BRADNER	7/27/2023	\$187,574	MLC	03-ARM'S LENGTH	\$187,574	\$36,506	\$151,068	\$146,168	1.034	907	'5120	1 Story SB
12-13-12-102-013	30720 BRADNER	2/3/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$47,034	\$172,966	\$138,414	1.250	904	'5120	1 Story SB
12-13-12-104-003	13634 LA CHENE	6/7/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$35,225	\$194,775	\$143,988	1.353	968	'5120	1 Story SB
12-13-12-127-012	14139 LA CHENE	10/9/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$35,225	\$179,775	\$140,351	1.281	904	'5120	1 Story SB
12-13-12-127-013	14151 LA CHENE	7/28/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$35,225	\$179,775	\$149,300	1.204	1,023	'5120	1 Story SB
12-13-12-127-016	14187 LA CHENE	8/15/2024	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$36,465	\$155,535	\$146,648	1.061	1,019	'5120	1 Story SB
12-13-12-127-021	14247 LA CHENE	8/16/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$37,864	\$167,136	\$139,216	1.201	913	'5120	1 Story SB
12-13-12-128-004	30516 FLANDERS	9/7/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$39,169	\$180,831	\$146,719	1.232	975	'5120	1 Story SB
12-13-12-153-038	30023 FLANDERS	1/23/2025	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,591	\$115,409	\$170,643	0.676	1,107	'5120	1 Story SB
12-13-12-176-002	30316 FLANDERS	5/18/2023	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$36,154	\$205,846	\$166,755	1.234	1,080	'5120	1 Story SB
12-13-12-176-006	30244 FLANDERS	7/14/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$36,022	\$198,978	\$163,489	1.217	1,080	'5120	1 Story SB
12-13-12-279-014	30210 ROENBUSCH	6/21/2023	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$41,864	\$187,636	\$165,302	1.135	1,088	'5120	1 Story SB
12-13-12-279-014	30210 ROENBUSCH	6/13/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,864	\$208,136	\$165,302	1.259	1,088	'5120	1 Story SB
12-13-12-301-016	29722 MALVINA	9/18/2023	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$37,391	\$159,609	\$140,436	1.137	1,068	'5120	1 Story SB
12-13-12-302-003	13632 WALTER COURT	10/20/2023	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$35,225	\$142,775	\$155,513	0.918	1,023	'5120	1 Story SB
12-13-12-303-006	13607 IRENE	12/12/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$40,009	\$174,991	\$169,080	1.035	1,068	'5120	1 Story SB
12-13-12-304-007	13625 RACINE	6/30/2023	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$38,162	\$194,838	\$157,587	1.236	1,025	'5120	1 Story SB
12-13-12-304-008	13637 RACINE	8/4/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$35,225	\$194,775	\$155,035	1.256	1,025	'5120	1 Story SB
12-13-12-304-009	13649 RACINE	2/7/2025	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$36,602	\$191,398	\$155,626	1.230	1,062	'5120	1 Story SB
12-13-12-305-004	29832 BRADNER	8/23/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$37,270	\$207,730	\$165,088	1.258	1,095	'5120	1 Story SB
12-13-12-305-012	29652 BRADNER	4/1/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,270	\$217,730	\$164,576	1.323	1,095	'5120	1 Story SB
12-13-12-327-003	29904 BLOSSOM LANE	9/15/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$37,270	\$202,730	\$163,362	1.241	1,095	'5120	1 Story SB
12-13-12-351-012	29335 MALVINA	8/15/2023	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$37,078	\$173,922	\$151,900	1.145	1,056	'5120	1 Story SB

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-353-002	13620 GEOFFRY	5/17/2024	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$38,233	\$194,267	\$154,475	1.258	1,025	'5120	1 Story SB
12-13-12-353-017	29125 MALVINA	5/10/2023	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$41,081	\$165,919	\$164,770	1.007	1,068	'5120	1 Story SB
12-13-12-353-018	29111 MALVINA	11/22/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$42,755	\$177,245	\$163,895	1.081	1,068	'5120	1 Story SB
12-13-12-354-016	29270 MALVINA	9/24/2024	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$38,134	\$206,766	\$151,893	1.361	1,056	'5120	1 Story SB
12-13-12-376-019	14228 BADE	10/19/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$38,004	\$206,996	\$165,958	1.247	1,095	'5120	1 Story SB
Totals:			\$10,029,874			\$10,029,874		\$8,293,168	\$7,147,564				
										E.C.F. =>	1.160	61-70% GOOD	
WW #11 & #12													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-376-030	29287 ROAN	8/31/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$35,452	\$254,548	\$202,489	1.257	1,592	'5120	2 Story
12-13-11-453-002	29253 NEWPORT	12/17/2024	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$61,578	\$214,422	\$190,604	1.125	1,475	'5120	2 Story
12-13-12-176-026	30221 SHARON LANE	11/1/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$36,778	\$263,222	\$208,141	1.265	1,671	'5120	2 Story
12-13-12-202-015	30845 PRIMROSE	10/13/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$44,765	\$218,235	\$195,545	1.116	1,547	'5120	2 Story
12-13-12-202-017	30821 PRIMROSE	10/4/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$40,229	\$259,771	\$192,308	1.351	1,544	'5120	2 Story
12-13-12-203-015	14791 CRAIG	11/6/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$38,599	\$161,401	\$213,434	0.756	1,761	'5120	2 Story
12-13-12-204-028	30769 MARROCCO	1/24/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$46,479	\$273,521	\$240,080	1.139	2,064	'5120	2 Story
12-13-12-226-020	30943 ROSELAWN	7/21/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,778	\$213,222	\$217,659	0.980	1,791	'5120	2 Story
12-13-12-230-012	30728 GLENWOOD	1/28/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$44,602	\$235,398	\$205,479	1.146	1,601	'5120	2 Story
12-13-12-230-017	30638 GLENWOOD	1/30/2025	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$36,778	\$263,122	\$201,681	1.305	1,601	'5120	2 Story
12-13-12-251-009	30331 VALENTI	11/21/2023	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$39,725	\$272,275	\$218,962	1.243	1,775	'5120	2 Story
12-13-12-252-010	14824 ALGER	4/4/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,798	\$212,202	\$204,733	1.036	1,628	'5120	2 Story
12-13-12-279-001	30504 GLENWOOD	5/31/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$43,086	\$236,914	\$219,306	1.080	1,842	'5120	2 Story
12-13-12-330-008	29754 AUTUMN LANE	12/18/2023	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$37,270	\$223,230	\$233,310	0.957	1,788	'5120	2 Story
12-13-12-376-026	29305 BON MAR	3/14/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$41,280	\$278,720	\$215,382	1.294	1,798	'5120	2 Story
12-13-12-376-027	29251 BON MAR	3/28/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$39,180	\$233,820	\$215,382	1.086	1,798	'5120	2 Story
12-13-12-376-028	29239 BON MAR	5/23/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$66,228	\$233,772	\$216,072	1.082	1,798	'5120	2 Story
12-13-12-376-032	14111 IVANHOE	3/17/2025	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$38,004	\$291,996	\$222,909	1.310	1,798	'5120	2 Story
12-13-12-377-029	14337 TALBOT	8/25/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$45,973	\$249,027	\$215,165	1.157	1,798	'5120	2 Story
12-13-12-402-012	14553 BON BRAE	10/24/2024	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$43,765	\$294,235	\$224,052	1.313	1,736	'5120	2 Story
12-13-12-403-001	14632 BON BRAE	3/7/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$49,017	\$270,983	\$213,423	1.270	1,752	'5120	2 Story
12-13-12-404-011	14604 BADE	3/4/2025	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$39,739	\$290,261	\$208,180	1.394	1,694	'5120	2 Story
12-13-12-451-007	14516 IVANHOE	9/9/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$40,194	\$264,806	\$214,877	1.232	1,788	'5120	2 Story
12-13-12-451-020	14359 TALBOT	6/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$49,038	\$225,962	\$241,263	0.937	1,997	'5120	2 Story
12-13-12-451-032	14629 TALBOT	5/29/2024	\$231,001	WD	03-ARM'S LENGTH	\$231,001	\$40,524	\$190,477	\$218,864	0.870	1,832	'5120	2 Story
12-13-12-451-032	14629 TALBOT	10/11/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$40,524	\$219,476	\$218,864	1.003	1,832	'5120	2 Story
12-13-12-451-038	14743 TALBOT	8/22/2023	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$49,651	\$232,849	\$221,889	1.049	1,832	'5120	2 Story
Totals:			\$7,740,901			\$7,740,901		\$6,577,867	\$5,790,053				
										E.C.F. =>	1.136	61-70% GOOD	
WW #11 & #12													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5120 BUNGALOW
										USED E.C.F. =>	1.180		
WW #11 & #12	* SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-427-022	29812 LEDFORD	3/10/2025	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$42,648	\$260,352	\$268,830	0.968	1,747	'5120	1 Story
12-13-12-427-024	29756 LEDFORD	5/15/2023	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$38,280	\$230,720	\$233,351	0.989	1,398	'5120	1 Story
Totals:			\$572,000			\$572,000			\$491,072	\$502,181	E.C.F. =>	0.978	71-80% GOOD
WW #11 & #12													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5120 2 Story
										USED E.C.F. =>	0.960		
WW #11 & #12	* SALES FROM WW #11 & #12 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-13-101-034	28671 MALVINA	3/28/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$48,337	\$231,663	\$213,477	1.085	1,394	'5140	1 Story
12-13-13-102-011	28735 BRADNER	8/2/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$42,463	\$237,537	\$191,691	1.239	1,376	'5140	1 Story
12-13-13-126-005	14066 12 MILE	6/21/2024	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$38,186	\$194,814	\$204,380	0.953	1,463	'5140	1 Story
12-13-13-126-013	14105 STANLEY	10/10/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$35,914	\$224,086	\$217,100	1.032	1,636	'5140	1 Story
12-13-13-127-003	28832 FLANDERS	11/4/2024	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$35,049	\$206,451	\$214,535	0.962	1,525	'5140	1 Story
12-13-13-127-017	28839 STEELE	6/7/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$35,049	\$234,951	\$221,907	1.059	1,602	'5140	1 Story
12-13-13-131-006	14239 WEIER	11/4/2024	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$49,653	\$265,247	\$224,245	1.183	1,568	'5140	1 Story
12-13-13-131-007	14255 WEIER	11/8/2023	\$310,250	WD	03-ARM'S LENGTH	\$310,250	\$36,217	\$274,033	\$229,092	1.196	1,571	'5140	1 Story
12-13-13-152-004	13648 PENROSE	6/25/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$33,568	\$226,432	\$188,770	1.200	1,300	'5140	1 Story
12-13-13-155-020	28024 MALVINA	9/12/2024	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$35,049	\$205,951	\$190,791	1.079	1,272	'5140	1 Story
12-13-13-155-024	28445 BRADNER	12/1/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$36,620	\$193,380	\$195,626	0.989	1,347	'5140	1 Story
12-13-13-155-039	13800 IRVINGTON	6/14/2023	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$42,754	\$200,246	\$186,498	1.074	1,315	'5140	1 Story
12-13-13-156-026	28227 SUTHERLAND	6/18/2024	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$36,620	\$240,380	\$199,527	1.205	1,323	'5140	1 Story
12-13-13-176-004	28446 SUTHERLAND	2/6/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$37,175	\$229,825	\$189,705	1.211	1,315	'5140	1 Story
12-13-13-180-007	28281 ARMANDA	6/6/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$36,480	\$263,520	\$219,690	1.200	1,571	'5140	1 Story
12-13-13-180-008	28269 ARMANDA	7/15/2024	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$38,339	\$274,161	\$223,728	1.225	1,571	'5140	1 Story
12-13-13-181-002	14246 WEIER	7/26/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$35,633	\$269,367	\$218,344	1.234	1,571	'5140	1 Story
12-13-13-181-016	28230 ARMANDA	2/2/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$40,141	\$194,859	\$215,266	0.905	1,571	'5140	1 Story
12-13-13-181-016	28230 ARMANDA	9/5/2024	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$40,141	\$257,859	\$215,266	1.198	1,571	'5140	1 Story
12-13-13-182-012	14211 MARTIN	11/8/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$37,718	\$257,282	\$218,344	1.178	1,571	'5140	1 Story
12-13-13-182-014	14235 MARTIN	12/2/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$36,217	\$258,783	\$221,399	1.169	1,571	'5140	1 Story
12-13-13-301-019	13619 MELVA	12/1/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$33,568	\$176,432	\$181,009	0.975	1,222	'5140	1 Story
12-13-13-303-005	13656 JOYCE	3/25/2024	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$34,179	\$275,821	\$206,011	1.339	1,456	'5140	1 Story
12-13-13-303-005	13656 JOYCE	11/20/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$34,179	\$145,821	\$206,011	0.708	1,456	'5140	1 Story
12-13-13-303-022	13741 ARNOLD	7/17/2024	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$37,328	\$200,172	\$190,395	1.051	1,259	'5140	1 Story
12-13-13-305-011	27856 SUTHERLAND	8/16/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$43,817	\$166,183	\$186,275	0.892	1,228	'5140	1 Story
12-13-13-305-028	27943 FLANDERS	9/5/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$41,491	\$203,509	\$182,249	1.117	1,228	'5140	1 Story
12-13-13-326-010	14144 MARTIN	8/23/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$35,583	\$169,417	\$164,051	1.033	1,163	'5140	1 Story
12-13-13-326-025	14141 MELVA	12/18/2024	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$36,107	\$232,893	\$200,474	1.162	1,426	'5140	1 Story
12-13-13-328-006	14110 JOYCE	7/20/2023	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$35,800	\$198,200	\$181,213	1.094	1,231	'5140	1 Story
12-13-13-351-045	13803 GANDER	10/25/2023	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$37,008	\$196,992	\$194,286	1.014	1,330	'5140	1 Story
12-13-13-352-005	13658 GANDER	4/19/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$39,186	\$130,814	\$113,377	1.154	988	'5140	1 Story
12-13-13-352-007	13712 GANDER	1/22/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,186	\$100,814	\$112,057	0.900	988	'5140	1 Story
12-13-13-353-023	27429 SUTHERLAND	8/22/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$43,271	\$226,729	\$187,023	1.212	1,264	'5140	1 Story
12-13-13-354-010	27106 SUTHERLAND	8/25/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$39,576	\$195,424	\$188,259	1.038	1,281	'5140	1 Story
12-13-13-377-007	27314 PLEASANT	9/25/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$37,175	\$202,825	\$178,632	1.135	1,235	'5140	1 Story
12-13-13-377-026	27323 CRESTWOOD	5/28/2024	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$37,037	\$201,963	\$176,215	1.146	1,197	'5140	1 Story
12-13-13-377-027	27311 CRESTWOOD	1/29/2024	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$37,449	\$199,551	\$178,853	1.116	1,197	'5140	1 Story
12-13-13-377-029	27241 CRESTWOOD	2/16/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$39,156	\$205,844	\$184,139	1.118	1,197	'5140	1 Story
12-13-13-378-002	27334 CRESTWOOD	9/6/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$35,049	\$227,951	\$177,270	1.286	1,197	'5140	1 Story
12-13-13-378-013	27108 CRESTWOOD	3/28/2024	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$35,049	\$188,951	\$157,440	1.200	1,197	'5140	1 Story
12-13-13-378-017	27012 CRESTWOOD	10/18/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$47,118	\$197,882	\$183,900	1.076	1,197	'5140	1 Story
12-13-13-402-008	14545 HOERNING	6/21/2024	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$47,993	\$91,007	\$104,618	0.870	902	'5140	1 Story
12-13-13-402-011	14611 HOERNING	7/29/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$32,987	\$182,013	\$133,047	1.368	914	'5140	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-13-451-004	27268 BUNERT	1/11/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,860	\$132,140	\$147,569	0.895	980	'5140	1 Story
12-13-14-129-008	28660 PINTO	8/18/2023	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$49,465	\$117,535	\$187,639	0.626	1,410	'5140	1 Story
12-13-14-129-015	28781 PALOMINO	1/2/2025	\$140,000	CD	03-ARM'S LENGTH	\$140,000	\$49,465	\$90,535	\$116,305	0.778	851	'5140	1 Story
12-13-14-177-008	28096 ROAN	8/9/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$67,860	\$147,140	\$139,640	1.054	1,242	'5140	1 Story
12-13-14-177-012	12303 MARTIN	7/24/2024	\$331,000	PTA	03-ARM'S LENGTH	\$274,730	\$73,690	\$201,040	\$201,149	0.999	2,536	'5140	1 Story
12-13-14-177-022	28057 PALOMINO	7/7/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$67,860	\$168,140	\$187,457	0.897	1,536	'5140	1 Story
12-13-14-201-012	28721 NEWPORT	10/31/2023	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$34,454	\$193,046	\$173,689	1.111	1,205	'5140	1 Story
12-13-14-201-013	28709 NEWPORT	11/28/2023	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$34,454	\$189,046	\$186,234	1.015	1,217	'5140	1 Story
12-13-14-202-011	28718 NEWPORT	8/13/2024	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$33,568	\$189,432	\$177,634	1.066	1,205	'5140	1 Story
12-13-14-205-009	28672 SUBURBAN	11/5/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,073	\$213,927	\$179,195	1.194	1,249	'5140	1 Story
12-13-14-253-020	28291 SUBURBAN	5/28/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$33,951	\$236,049	\$167,904	1.406	1,189	'5140	1 Story
12-13-14-253-020	28291 SUBURBAN	2/5/2024	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$33,951	\$172,149	\$167,904	1.025	1,189	'5140	1 Story
12-13-14-254-041	28021 MAVIS	6/7/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$36,026	\$248,974	\$223,904	1.112	1,507	'5140	1 Story
12-13-14-276-009	13211 BALFOUR	2/25/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$37,983	\$227,017	\$217,142	1.045	1,575	'5140	1 Story
12-13-14-277-002	28314 MAVIS	4/27/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$36,648	\$243,352	\$215,464	1.129	1,518	'5140	1 Story
12-13-14-277-016	13143 IRVINGTON	5/31/2024	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$37,560	\$249,440	\$214,736	1.162	1,471	'5140	1 Story
12-13-14-280-014	28016 DOHRAN	9/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$47,166	\$227,834	\$225,764	1.009	1,504	'5140	1 Story
12-13-14-304-021	27707 WAGNER	12/1/2023	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$34,048	\$182,952	\$181,890	1.006	1,198	'5140	1 Story
12-13-14-305-001	11810 SUSAN	7/11/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$47,733	\$212,267	\$183,768	1.155	1,179	'5140	1 Story
12-13-14-305-014	27527 WAGNER	5/31/2024	\$277,600	WD	03-ARM'S LENGTH	\$277,600	\$37,934	\$239,666	\$203,212	1.179	1,404	'5140	1 Story
12-13-14-328-005	27774 ROAN	9/29/2023	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$35,128	\$256,372	\$233,771	1.097	1,754	'5140	1 Story
12-13-14-328-021	27542 ROAN	11/14/2024	\$235,100	WD	03-ARM'S LENGTH	\$235,100	\$34,717	\$200,383	\$196,634	1.019	1,396	'5140	1 Story
12-13-14-328-026	27819 PALOMINO	6/12/2023	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$36,620	\$201,380	\$197,037	1.022	1,367	'5140	1 Story
12-13-14-351-019	27443 SHACKETT	10/23/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$36,339	\$183,661	\$175,222	1.048	1,182	'5140	1 Story
12-13-14-351-021	27419 SHACKETT	8/9/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,620	\$213,380	\$187,493	1.138	1,182	'5140	1 Story
12-13-14-351-028	27221 SHACKETT	1/15/2025	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$34,203	\$157,797	\$190,981	0.826	1,410	'5140	1 Story
12-13-14-352-011	27240 SHACKETT	3/27/2025	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$36,558	\$189,442	\$171,856	1.102	1,207	'5140	1 Story
12-13-14-353-033	27085 BONNIE	1/16/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$37,352	\$227,648	\$200,655	1.135	1,292	'5140	1 Story
12-13-14-354-006	27418 BONNIE	5/30/2023	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$34,119	\$206,881	\$199,879	1.035	1,465	'5140	1 Story
12-13-14-376-020	27363 MARILYN	12/19/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$33,568	\$198,432	\$186,439	1.064	1,274	'5140	1 Story
12-13-14-377-009	27340 MARILYN	3/13/2024	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$33,568	\$193,932	\$196,509	0.987	1,407	'5140	1 Story
12-13-14-377-016	27262 MARILYN	6/28/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$47,969	\$217,031	\$181,004	1.199	1,308	'5140	1 Story
12-13-14-377-017	27254 MARILYN	7/6/2023	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$44,909	\$197,591	\$213,408	0.926	1,536	'5140	1 Story
12-13-14-377-057	12327 11 MILE	1/12/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$38,238	\$161,762	\$194,600	0.831	1,177	'5140	1 Story
12-13-14-378-030	27269 PALOMINO	2/28/2025	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$34,826	\$197,674	\$178,384	1.108	1,167	'5140	1 Story
12-13-14-379-019	27220 PALOMINO	3/11/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$47,296	\$192,704	\$183,004	1.053	1,250	'5140	1 Story
12-13-14-402-015	12855 RAY	3/15/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$41,039	\$233,961	\$205,847	1.137	1,531	'5140	1 Story
12-13-14-426-007	13332 MARTIN	5/31/2024	\$295,500	WD	03-ARM'S LENGTH	\$295,500	\$42,286	\$253,214	\$212,164	1.193	1,453	'5140	1 Story
12-13-14-426-015	13323 YVONNE	7/15/2024	\$300,500	WD	03-ARM'S LENGTH	\$300,500	\$35,049	\$265,451	\$241,974	1.097	1,843	'5140	1 Story
12-13-14-426-030	27607 YVETTE	12/8/2023	\$252,499	WD	03-ARM'S LENGTH	\$252,499	\$46,296	\$206,203	\$199,512	1.034	1,386	'5140	1 Story
12-13-14-430-013	13422 DE MOTT	3/1/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$44,624	\$222,376	\$220,937	1.007	1,537	'5140	1 Story
12-13-14-431-005	13252 DIENA	1/23/2025	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$37,776	\$210,224	\$211,315	0.995	1,478	'5140	1 Story
12-13-14-431-020	13111 CAROL	1/7/2025	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$40,541	\$201,459	\$199,138	1.012	1,390	'5140	1 Story
12-13-14-431-022	13203 CAROL	1/12/2024	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$34,992	\$226,008	\$203,986	1.108	1,390	'5140	1 Story
12-13-14-451-004	27357 NEWPORT	9/10/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,527	\$211,473	\$220,179	0.960	1,512	'5140	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-14-451-010	27247 NEWPORT	1/24/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$39,892	\$265,108	\$221,026	1.199	1,512	'5140	1 Story
12-13-14-451-013	27211 NEWPORT	5/2/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$38,527	\$191,473	\$216,566	0.884	1,512	'5140	1 Story
12-13-14-452-004	27358 NEWPORT	4/2/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$36,770	\$223,230	\$210,551	1.060	1,512	'5140	1 Story
12-13-14-452-015	27156 NEWPORT	10/31/2023	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$35,049	\$230,951	\$212,417	1.087	1,512	'5140	1 Story
12-13-14-452-033	27305 FAIRFIELD	5/22/2023	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$34,949	\$238,051	\$204,855	1.162	1,446	'5140	1 Story
12-13-14-453-033	27417 DOVER	6/4/2024	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$35,344	\$207,656	\$174,250	1.192	1,198	'5140	1 Story
12-13-14-454-017	12954 BAIRD	11/29/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$40,138	\$179,862	\$183,362	0.981	1,231	'5140	1 Story
12-13-14-454-018	12942 BAIRD	3/20/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$35,185	\$189,315	\$179,367	1.055	1,239	'5140	1 Story
12-13-14-454-029	13110 CAROL	10/30/2023	\$281,400	WD	03-ARM'S LENGTH	\$281,400	\$37,841	\$243,559	\$213,593	1.140	1,400	'5140	1 Story
Totals:			\$24,272,849			\$24,216,579		\$20,335,360	\$18,882,299				
										E.C.F. =>	1.077	61-70% GOOD	
WW #13 & #14													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-13-101-015	28897 BRADNER	9/6/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$51,994	\$213,006	\$164,593	1.294	1,095	'5140	1 Story SB
12-13-13-102-016	28625 BRADNER	7/19/2024	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$34,532	\$201,468	\$162,416	1.240	1,095	'5140	1 Story SB
12-13-13-103-011	28612 BRADNER	5/5/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$33,568	\$212,432	\$163,387	1.300	1,095	'5140	1 Story SB
12-13-13-103-013	28538 BRADNER	7/7/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,568	\$206,432	\$163,580	1.262	1,095	'5140	1 Story SB
12-13-13-104-002	28952 BRADNER	9/15/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,559	\$212,441	\$166,375	1.277	1,095	'5140	1 Story SB
12-13-13-104-008	28840 SUTHERLAND	4/18/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$43,304	\$206,696	\$163,769	1.262	1,095	'5140	1 Story SB
12-13-13-153-012	28133 MALVINA	10/25/2023	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$35,335	\$192,665	\$157,789	1.221	1,062	'5140	1 Story SB
12-13-13-176-008	28266 SUTHERLAND	2/29/2024	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$37,175	\$173,825	\$172,987	1.005	1,095	'5140	1 Story SB
12-13-13-176-022	28333 FLANDERS	6/23/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$47,337	\$147,663	\$170,516	0.866	1,118	'5140	1 Story SB
12-13-13-176-022	28333 FLANDERS	11/29/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$47,337	\$217,663	\$170,516	1.276	1,118	'5140	1 Story SB
12-13-13-301-007	13674 MARTIN	10/11/2024	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$34,179	\$179,321	\$168,726	1.063	1,123	'5140	1 Story SB
12-13-13-301-007	13674 MARTIN	2/12/2025	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$34,179	\$230,721	\$168,726	1.367	1,123	'5140	1 Story SB
12-13-13-329-026	27353 PLEASANT	1/18/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$35,049	\$179,951	\$168,866	1.066	1,109	'5140	1 Story SB
12-13-13-351-003	13636 BETH	12/23/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$39,889	\$205,111	\$180,615	1.136	1,128	'5140	1 Story SB
12-13-13-376-026	27039 PLEASANT	7/2/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,707	\$217,293	\$163,848	1.326	1,109	'5140	1 Story SB
12-13-13-377-017	27118 PLEASANT	3/1/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$35,633	\$194,367	\$167,191	1.163	1,109	'5140	1 Story SB
12-13-14-202-015	28652 NEWPORT	8/1/2024	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$34,945	\$217,555	\$167,230	1.301	1,118	'5140	1 Story SB
12-13-14-253-016	28345 SUBURBAN	2/1/2024	\$211,500	WD	03-ARM'S LENGTH	\$211,500	\$33,951	\$177,549	\$162,558	1.092	1,102	'5140	1 Story SB
12-13-14-254-013	28230 SUBURBAN	1/17/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$34,077	\$190,923	\$159,454	1.197	1,028	'5140	1 Story SB
12-13-14-302-016	11847 FARNUM	11/4/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$36,535	\$209,465	\$168,886	1.240	1,147	'5140	1 Story SB
12-13-14-303-020	27559 BONNIE	6/26/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$42,408	\$183,592	\$180,301	1.018	1,143	'5140	1 Story SB
12-13-14-327-008	27768 MARILYN	4/22/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,568	\$186,432	\$160,822	1.159	1,010	'5140	1 Story SB
12-13-14-352-001	27480 SHACKETT	9/26/2023	\$149,001	WD	03-ARM'S LENGTH	\$149,001	\$38,127	\$110,874	\$140,399	0.790	937	'5140	1 Story SB
12-13-14-352-001	27480 SHACKETT	6/4/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$38,127	\$179,873	\$140,399	1.281	937	'5140	1 Story SB
12-13-14-354-030	27215 WAGNER	12/4/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$33,568	\$176,432	\$151,118	1.168	979	'5140	1 Story SB
12-13-14-377-007	27364 MARILYN	8/23/2024	\$249,700	WD	03-ARM'S LENGTH	\$249,700	\$34,477	\$215,223	\$149,776	1.437	974	'5140	1 Story SB
12-13-14-377-008	27352 MARILYN	7/17/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$33,568	\$166,432	\$148,069	1.124	974	'5140	1 Story SB
12-13-14-377-021	27074 WAGNER	4/12/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,936	\$189,064	\$149,934	1.261	980	'5140	1 Story SB
12-13-14-378-025	27339 PALOMINO	10/5/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$33,568	\$201,432	\$164,715	1.223	1,082	'5140	1 Story SB
12-13-14-402-016	12867 RAY	7/26/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$39,364	\$195,636	\$171,558	1.140	1,124	'5140	1 Story SB
12-13-14-403-001	12916 MARTIN	8/1/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$38,792	\$216,208	\$175,532	1.232	1,124	'5140	1 Story SB
12-13-14-403-002	12928 MARTIN	4/19/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$35,631	\$199,369	\$169,611	1.175	1,124	'5140	1 Story SB
12-13-14-403-010	27845 DOVER	10/20/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$33,951	\$226,049	\$171,753	1.316	1,124	'5140	1 Story SB
12-13-14-405-013	12930 RAY	8/16/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$43,180	\$201,820	\$162,093	1.245	1,124	'5140	1 Story SB
12-13-14-452-032	27317 FAIRFIELD	11/7/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$31,452	\$158,548	\$158,670	0.999	1,014	'5140	1 Story SB
12-13-14-453-027	27527 DOVER	2/2/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$34,311	\$165,689	\$165,987	0.998	1,014	'5140	1 Story SB
12-13-14-453-039	27259 DOVER	5/26/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$34,254	\$135,746	\$153,636	0.884	1,014	'5140	1 Story SB
12-13-14-454-002	27436 DOVER	5/24/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$35,145	\$179,855	\$156,057	1.152	1,032	'5140	1 Story SB
12-13-14-477-023	27365 CLARPOINTE	8/4/2023	\$159,650	WD	03-ARM'S LENGTH	\$159,650	\$33,568	\$126,082	\$152,924	0.824	1,022	'5140	1 Story SB
12-13-14-478-008	27364 CLARPOINTE	4/14/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$33,568	\$146,432	\$149,260	0.981	1,013	'5140	1 Story SB
12-13-14-478-009	27352 CLARPOINTE	4/7/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$35,616	\$144,384	\$140,800	1.025	935	'5140	1 Story SB
Totals:			\$9,201,751			\$9,201,751		\$7,691,719	\$6,645,442	E.C.F. => 1.157		61-70% GOOD	
WW #13 & #14													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-13-156-025	28239 SUTHERLAND	2/5/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$42,900	\$232,100	\$221,114	1.050	1,812	'5140	2 Story
12-13-13-180-017	14213 IRVINGTON	10/30/2023	\$296,550	WD	03-ARM'S LENGTH	\$296,550	\$53,520	\$243,030	\$228,319	1.064	1,980	'5140	2 Story
12-13-13-302-034	27895 SUTHERLAND	12/17/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$37,526	\$252,474	\$231,128	1.092	1,977	'5140	2 Story
12-13-13-305-037	27825 FLANDERS	5/24/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$50,080	\$324,920	\$305,808	1.062	2,823	'5140	2 Story
12-13-14-130-014	28700 PALOMINO	3/19/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$48,890	\$236,110	\$186,758	1.264	1,666	'5140	2 Story
12-13-14-178-001	28236 PALOMINO	5/26/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$39,592	\$235,408	\$224,897	1.047	1,884	'5140	2 Story
12-13-14-178-012	28036 PALOMINO	9/11/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$44,871	\$200,129	\$207,350	0.965	1,880	'5140	2 Story
12-13-14-429-004	27730 YVETTE	4/28/2023	\$274,750	WD	03-ARM'S LENGTH	\$274,750	\$46,732	\$228,018	\$213,952	1.066	1,615	'5140	2 Story
12-13-14-477-036	27071 CLARPOINTE	7/13/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$33,568	\$211,432	\$204,671	1.033	1,658	'5140	2 Story
Totals:			\$2,561,300			\$2,561,300		\$2,163,621	\$2,023,997				
										E.C.F. =>	1.069	61-70% GOOD	
WW #13 & #14													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-14-176-013	28037 ROAN	7/29/2024	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$49,709	\$282,791	\$233,107	1.213	1,906	'5140	Bungalow
12-13-14-203-016	12980 12 MILE	6/8/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$40,273	\$224,727	\$199,704	1.125	1,869	'5140	Bungalow
Totals:			\$597,500			\$597,500		\$507,518	\$432,811				
										E.C.F. =>	1.173	61-70% GOOD	
WW #13 & #14													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5140	1 Story
										USED E.C.F. =>	1.020	71-80% GOOD		
WW #13 & #14 * SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5140	2 Story
										USED E.C.F. =>	0.975	71-80% GOOD		
WW #13 & #14 * SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5140	1 Story
										USED E.C.F. =>	0.820	91-100%GOOD		
WW #13 & #14 * SALES FROM ED #25 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5140	2 Story
										USED E.C.F. =>	0.820	91-100%GOOD		
WW #13 & #14 * one new construction home, partial for 2026														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-101-013	8103 STANLEY	7/10/2023	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$31,452	\$126,048	\$170,166	0.741	1,171	'6150	1 Story
12-13-15-101-013	8103 STANLEY	10/4/2023	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$31,452	\$185,548	\$170,166	1.090	1,171	'6150	1 Story
12-13-15-105-016	8247 STANLEY	8/15/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$32,528	\$172,472	\$172,593	0.999	1,171	'6150	1 Story
12-13-15-106-001	28840 EVELYN	5/18/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$37,500	\$192,500	\$211,958	0.908	1,565	'6150	1 Story
12-13-15-106-007	8282 STANLEY	10/24/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$34,311	\$215,689	\$172,545	1.250	1,171	'6150	1 Story
12-13-15-107-003	8240 MARIAN	5/3/2024	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$31,452	\$198,548	\$173,965	1.141	1,171	'6150	1 Story
12-13-15-128-010	28869 LUND	9/5/2024	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$37,331	\$227,569	\$211,160	1.078	1,582	'6150	1 Story
12-13-15-130-029	28672 GAIL	10/4/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$41,161	\$250,839	\$228,615	1.097	1,613	'6150	1 Story
12-13-15-152-008	28250 MARCIA	4/22/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$34,185	\$250,815	\$169,140	1.483	1,168	'6150	1 Story
12-13-15-153-009	8402 CHRISTINE	6/1/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,568	\$191,432	\$178,173	1.074	1,319	'6150	1 Story
12-13-15-155-010	8100 DARLENE	9/8/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$43,531	\$211,469	\$184,512	1.146	1,282	'6150	1 Story
12-13-15-178-003	8450 CHRISTINE	11/21/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$33,568	\$198,432	\$159,000	1.248	1,041	'6150	1 Story
12-13-15-178-035	8515 FRANCINE	8/28/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$33,973	\$131,027	\$172,517	0.760	1,157	'6150	1 Story
12-13-15-178-035	8515 FRANCINE	3/15/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,973	\$206,027	\$172,517	1.194	1,157	'6150	1 Story
12-13-15-202-003	28854 LOS OLAS	4/28/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$32,128	\$207,872	\$200,014	1.039	1,543	'6150	1 Story
12-13-15-202-020	28841 PALM BEACH	9/27/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$37,155	\$232,845	\$171,769	1.356	1,197	'6150	1 Story
12-13-15-203-002	28876 PALM BEACH	4/26/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,181	\$186,819	\$175,827	1.063	1,234	'6150	1 Story
12-13-15-204-012	28827 ALINE	12/6/2024	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$33,568	\$220,432	\$167,378	1.317	1,167	'6150	1 Story
12-13-15-205-011	28668 ALINE	1/15/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$33,568	\$258,432	\$207,267	1.247	1,501	'6150	1 Story
12-13-15-205-023	28819 GILBERT	9/12/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$33,440	\$246,560	\$189,867	1.299	1,378	'6150	1 Story
12-13-15-227-003	28854 GILBERT	2/18/2025	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$36,620	\$186,380	\$188,132	0.991	1,322	'6150	1 Story
12-13-15-227-017	11438 EDGETON	8/1/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$51,738	\$180,262	\$178,872	1.008	1,204	'6150	1 Story
12-13-15-228-020	11487 GERALD	3/17/2025	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$33,696	\$236,304	\$174,334	1.355	1,180	'6150	1 Story
12-13-15-252-024	28451 PALM BEACH	3/18/2024	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$32,128	\$193,372	\$169,006	1.144	1,160	'6150	1 Story
12-13-15-252-033	28341 PALM BEACH	1/25/2024	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$32,128	\$206,372	\$171,099	1.206	1,197	'6150	1 Story
12-13-15-252-037	28193 PALM BEACH	10/23/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$32,128	\$152,872	\$171,950	0.889	1,197	'6150	1 Story
12-13-15-252-037	28193 PALM BEACH	2/19/2025	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$32,128	\$241,872	\$171,950	1.407	1,197	'6150	1 Story
12-13-15-253-008	28376 PALM BEACH	10/20/2023	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$32,128	\$188,372	\$177,158	1.063	1,210	'6150	1 Story
12-13-15-253-008	28376 PALM BEACH	3/14/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$32,128	\$207,772	\$177,158	1.173	1,210	'6150	1 Story
12-13-15-253-023	11100 GERALD	8/31/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,285	\$211,715	\$191,741	1.104	1,283	'6150	1 Story
12-13-15-253-046	11131 IRVINGTON	12/6/2024	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$34,465	\$254,535	\$197,320	1.290	1,445	'6150	1 Story
12-13-15-253-050	11171 IRVINGTON	3/19/2024	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$34,465	\$203,535	\$171,291	1.188	1,205	'6150	1 Story
12-13-15-254-027	28317 NEWLAND	3/17/2025	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$37,361	\$232,639	\$191,420	1.215	1,334	'6150	1 Story
12-13-15-254-027	28317 NEWLAND	6/20/2023	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$37,361	\$211,639	\$191,420	1.106	1,334	'6150	1 Story
12-13-15-254-028	28305 NEWLAND	8/11/2023	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$35,049	\$240,951	\$206,403	1.167	1,442	'6150	1 Story
12-13-15-254-029	28273 NEWLAND	2/6/2025	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$37,966	\$236,534	\$201,661	1.173	1,448	'6150	1 Story
12-13-15-255-022	28231 ALINE	8/24/2023	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$35,812	\$250,188	\$213,902	1.170	1,492	'6150	1 Story
12-13-15-256-001	28050 LOS OLAS	2/15/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$46,139	\$163,861	\$181,107	0.905	1,247	'6150	1 Story
12-13-15-256-006	11084 IRVINGTON	6/30/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$34,500	\$195,500	\$180,296	1.084	1,251	'6150	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-256-009	11118 IRVINGTON	9/26/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$33,440	\$248,560	\$182,798	1.360	1,251	'6150	1 Story
12-13-15-256-016	11182 IRVINGTON	9/1/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$33,440	\$246,560	\$194,761	1.266	1,412	'6150	1 Story
12-13-15-256-029	11095 MARTIN	11/4/2024	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$33,440	\$194,060	\$170,746	1.137	1,211	'6150	1 Story
12-13-15-256-039	11203 MARTIN	4/14/2023	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$33,440	\$189,060	\$190,069	0.995	1,408	'6150	1 Story
12-13-15-256-041	11227 MARTIN	8/30/2024	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$33,440	\$232,560	\$198,810	1.170	1,408	'6150	1 Story
12-13-15-276-033	28253 GILBERT	6/23/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$35,049	\$229,951	\$177,741	1.294	1,200	'6150	1 Story
12-13-15-278-004	28206 GILBERT	10/25/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$43,424	\$191,576	\$185,369	1.033	1,231	'6150	1 Story
12-13-15-278-017	11457 HANFORD	5/30/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$33,568	\$202,432	\$174,471	1.160	1,167	'6150	1 Story
12-13-15-278-021	11503 HANFORD	11/3/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$37,266	\$247,734	\$180,489	1.373	1,185	'6150	1 Story
12-13-15-279-004	28112 GILBERT	6/16/2023	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$40,890	\$194,010	\$177,839	1.091	1,225	'6150	1 Story
Totals:			\$12,019,200			\$12,019,200		\$10,282,553	\$8,998,462				
										E.C.F. =>	1.143	61-70% GOOD	
WARREN CON #15													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-102-024	8151 MARIAN	4/3/2024	\$239,001	WD	03-ARM'S LENGTH	\$239,001	\$24,010	\$214,991	\$157,576	1.364	1,068	'6150	1 Story SB
12-13-15-103-013	8150 MARIAN	10/23/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$22,874	\$167,126	\$142,225	1.175	1,068	'6150	1 Story SB
12-13-15-104-019	8061 GERALD	5/31/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$22,874	\$208,126	\$150,583	1.382	1,005	'6150	1 Story SB
12-13-15-105-019	8283 STANLEY	11/1/2024	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$28,592	\$188,408	\$166,580	1.131	1,148	'6150	1 Story SB
12-13-15-109-002	8220 GERALD	4/22/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$23,184	\$211,816	\$151,035	1.402	1,005	'6150	1 Story SB
12-13-15-109-009	8290 GERALD	6/14/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$21,648	\$188,352	\$145,382	1.296	1,005	'6150	1 Story SB
12-13-15-109-016	8215 LINDA	7/30/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$48,640	\$169,360	\$170,602	0.993	1,119	'6150	1 Story SB
12-13-15-151-006	8106 GERALD	11/30/2023	\$151,800	WD	03-ARM'S LENGTH	\$151,800	\$22,064	\$129,736	\$147,459	0.880	1,005	'6150	1 Story SB
12-13-15-151-009	8142 GERALD	1/30/2025	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$24,822	\$169,178	\$148,836	1.137	1,005	'6150	1 Story SB
12-13-15-151-015	8141 LINDA	11/27/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$33,440	\$181,560	\$154,021	1.179	1,061	'6150	1 Story SB
12-13-15-152-005	28274 MARCIA	4/30/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$33,440	\$221,560	\$170,593	1.299	1,091	'6150	1 Story SB
12-13-15-153-001	8300 CHRISTINE	10/28/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$51,878	\$243,122	\$165,983	1.465	1,041	'6150	1 Story SB
12-13-15-153-002	8318 CHRISTINE	10/10/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$33,568	\$226,432	\$155,846	1.453	1,041	'6150	1 Story SB
12-13-15-153-014	8255 FRANCINE	6/28/2023	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$33,568	\$219,432	\$158,967	1.380	1,048	'6150	1 Story SB
12-13-15-154-028	8315 DARLENE	11/15/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$33,568	\$231,432	\$169,875	1.362	1,148	'6150	1 Story SB
12-13-15-155-008	28019 MARCIA	2/14/2025	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$32,262	\$145,738	\$139,868	1.042	1,030	'6150	1 Story SB
12-13-15-155-009	28005 MARCIA	12/14/2023	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$38,434	\$107,566	\$138,018	0.779	1,030	'6150	1 Story SB
12-13-15-155-009	28005 MARCIA	3/26/2024	\$204,001	WD	03-ARM'S LENGTH	\$204,001	\$38,434	\$165,567	\$138,018	1.200	1,030	'6150	1 Story SB
12-13-15-155-016	8196 DARLENE	10/30/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$36,278	\$223,722	\$176,777	1.266	1,148	'6150	1 Story SB
12-13-15-176-026	28351 LORRAINE	5/31/2023	\$221,900	WD	03-ARM'S LENGTH	\$221,900	\$33,440	\$188,460	\$165,270	1.140	1,119	'6150	1 Story SB
12-13-15-177-005	8434 LINDA	6/8/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$33,568	\$196,432	\$168,368	1.167	1,119	'6150	1 Story SB
12-13-15-178-005	8474 CHRISTINE	6/8/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,568	\$191,432	\$157,343	1.217	1,015	'6150	1 Story SB
12-13-15-178-006	8486 CHRISTINE	5/30/2023	\$225,704	WD	03-ARM'S LENGTH	\$225,704	\$33,568	\$192,136	\$152,023	1.264	1,015	'6150	1 Story SB
12-13-15-178-022	8363 FRANCINE	1/12/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,568	\$96,432	\$153,055	0.630	1,048	'6150	1 Story SB
12-13-15-178-022	8363 FRANCINE	6/27/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$33,568	\$214,432	\$153,055	1.401	1,048	'6150	1 Story SB
12-13-15-179-008	8422 FRANCINE	12/6/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$33,657	\$193,343	\$156,884	1.232	1,048	'6150	1 Story SB
12-13-15-179-016	8395 DARLENE	2/19/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$35,380	\$184,620	\$160,368	1.151	1,096	'6150	1 Story SB

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-203-020	28847 CAMPBELL	9/11/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$32,984	\$191,516	\$170,765	1.122	1,127	'6150	1 Story SB
12-13-15-204-020	28635 ALINE	11/3/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$33,568	\$171,432	\$163,680	1.047	1,052	'6150	1 Story SB
12-13-15-226-014	11473 EDGETON	6/14/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,668	\$189,332	\$159,361	1.188	1,095	'6150	1 Story SB
12-13-15-229-008	11474 GERALD	7/14/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$33,824	\$193,176	\$155,841	1.240	1,080	'6150	1 Story SB
12-13-15-229-012	11522 GERALD	8/23/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$36,054	\$178,946	\$158,678	1.128	1,062	'6150	1 Story SB
12-13-15-229-013	11534 GERALD	10/28/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$33,568	\$201,432	\$160,254	1.257	1,105	'6150	1 Story SB
12-13-15-229-014	11546 GERALD	7/31/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,568	\$191,432	\$178,709	1.071	1,148	'6150	1 Story SB
12-13-15-229-034	28612 DESMOND	5/30/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$35,929	\$174,071	\$154,510	1.127	1,080	'6150	1 Story SB
12-13-15-252-017	28170 LOS OLAS	11/2/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$32,754	\$199,246	\$161,756	1.232	1,119	'6150	1 Story SB
12-13-15-252-039	28169 PALM BEACH	5/17/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,120	\$206,880	\$161,486	1.281	1,110	'6150	1 Story SB
12-13-15-252-040	28157 PALM BEACH	1/27/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$32,128	\$187,872	\$162,616	1.155	1,110	'6150	1 Story SB
12-13-15-277-015	11556 NEWBERN	8/12/2024	\$265,098	WD	03-ARM'S LENGTH	\$265,098	\$32,997	\$232,101	\$178,093	1.303	1,148	'6150	1 Story SB
12-13-15-279-012	11516 HANFORD	8/3/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,568	\$206,432	\$167,612	1.232	1,148	'6150	1 Story SB
12-13-15-281-021	11447 MARTIN	7/28/2023	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$33,440	\$184,060	\$153,908	1.196	1,015	'6150	1 Story SB
12-13-15-281-022	11457 MARTIN	5/15/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,440	\$191,560	\$160,597	1.193	1,015	'6150	1 Story SB
Totals:			\$9,350,504			\$9,350,504		\$7,969,999	\$6,662,476				
										E.C.F. =>	1.196	61-70% GOOD	
WARREN CON #15													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6150	2 Story
										USED E.C.F. =>	1.255	61-70% GOOD	
WARREN CON #15 * SALES FROM WC #10-300 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6150	BUNGALOW
										USED E.C.F. =>	1.188	61-70% GOOD	
WARREN CON #15 * SALES FROM WC #10 300 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												6150	2 Story
										USED E.C.F. =>	1.185	91-100% GOOD	
WARREN CON #15 * SALES FROM WC #10 300 WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-327-019	27801 SYLVAN	4/10/2024	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$52,923	\$245,077	\$251,090	0.976	1,785	'4220	1 Story
12-13-15-330-015	27550 SYLVAN	5/16/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$43,663	\$216,337	\$251,597	0.860	1,831	'4220	1 Story
12-13-15-330-015	27550 SYLVAN	5/27/2023	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$43,663	\$236,337	\$251,597	0.939	1,831	'4220	1 Story
12-13-15-330-021	27799 GAIL	12/27/2024	\$291,799	WD	03-ARM'S LENGTH	\$291,799	\$62,666	\$229,133	\$221,061	1.037	1,406	'4220	1 Story
12-13-15-330-022	27761 GAIL	7/31/2024	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$62,090	\$225,910	\$214,469	1.053	1,366	'4220	1 Story
12-13-15-331-021	27737 LORRAINE	10/17/2023	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$35,388	\$222,612	\$204,048	1.091	1,559	'4220	1 Story
12-13-15-376-022	27335 SYLVAN	6/12/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$42,433	\$177,567	\$189,303	0.938	1,168	'4220	1 Story
12-13-15-381-031	27047 LORRAINE	6/6/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$34,702	\$190,298	\$195,444	0.974	1,286	'4220	1 Story
12-13-15-382-046	27304 LORRAINE	8/4/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$42,095	\$217,905	\$179,399	1.215	1,286	'4220	1 Story
12-13-15-401-024	11011 GARBOR	8/25/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$39,138	\$160,862	\$198,887	0.809	1,444	'4220	1 Story
12-13-15-401-040	27523 CAMPBELL	8/1/2023	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$54,318	\$240,182	\$212,906	1.128	1,435	'4220	1 Story
12-13-15-404-007	27826 LOS OLAS	11/3/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$37,857	\$242,143	\$214,085	1.131	1,514	'4220	1 Story
12-13-15-426-024	11435 GARBOR	10/28/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$49,592	\$225,408	\$212,680	1.060	1,573	'4220	1 Story
12-13-15-426-033	27817 SANTA ANA	2/27/2025	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$40,720	\$270,280	\$269,978	1.001	2,016	'4220	1 Story
12-13-15-426-043	27549 SANTA ANA	10/28/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$45,737	\$239,263	\$200,495	1.193	1,448	'4220	1 Story
12-13-15-427-010	27754 SANTA ANA	4/5/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$51,375	\$208,625	\$207,251	1.007	1,577	'4220	1 Story
12-13-15-427-015	27901 DENMAR	11/22/2024	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$40,827	\$166,173	\$217,460	0.764	1,577	'4220	1 Story
12-13-15-428-003	27912 DENMAR	6/4/2024	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$39,150	\$228,850	\$232,272	0.985	1,761	'4220	1 Story
12-13-15-428-005	27854 DENMAR	11/22/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$42,782	\$242,218	\$204,199	1.186	1,446	'4220	1 Story
12-13-15-428-010	27762 DENMAR	11/13/2023	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$47,129	\$224,371	\$185,507	1.210	1,260	'4220	1 Story
12-13-15-428-028	27643 JEAN	6/8/2023	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$33,568	\$196,332	\$190,897	1.028	1,430	'4220	1 Story
12-13-15-428-035	27555 JEAN	8/23/2024	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$34,252	\$193,748	\$174,532	1.110	1,205	'4220	1 Story
12-13-15-429-013	27604 JEAN	1/30/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$34,077	\$205,923	\$211,272	0.975	1,433	'4220	1 Story
12-13-15-476-016	27070 GILBERT	3/6/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,550	\$63,450	\$131,367	0.483	1,189	'4220	1 Story
12-13-15-476-022	27319 LA ROSE	9/27/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$39,855	\$245,145	\$212,340	1.154	1,452	'4220	1 Story
12-13-15-476-042	11463 11 MILE	2/16/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$50,796	\$219,204	\$209,525	1.046	1,488	'4220	1 Story
12-13-15-478-007	27312 SANTA ANA	7/13/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$39,150	\$223,850	\$190,784	1.173	1,342	'4220	1 Story
12-13-15-478-009	27240 SANTA ANA	7/17/2023	\$218,700	WD	03-ARM'S LENGTH	\$218,700	\$39,150	\$179,550	\$208,066	0.863	1,571	'4220	1 Story
12-13-15-478-009	27240 SANTA ANA	11/29/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$39,150	\$210,850	\$208,066	1.013	1,571	'4220	1 Story
12-13-15-479-001	27366 JEAN	7/23/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$39,095	\$195,905	\$185,274	1.057	1,208	'4220	1 Story
12-13-22-201-013	26641 TOM ALLEN	10/16/2023	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$23,124	\$200,876	\$173,922	1.155	1,267	'4220	1 Story
12-13-22-202-039	26477 RICHARD	8/30/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$25,452	\$186,548	\$159,729	1.168	980	'4220	1 Story
12-13-22-252-030	11023 LILLIAN	2/26/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$31,137	\$203,863	\$196,113	1.040	1,237	'4220	1 Story
12-13-22-253-016	11023 SUNBURST	12/21/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$25,300	\$209,700	\$211,982	0.989	1,471	'4220	1 Story
12-13-22-253-018	11047 SUNBURST	8/7/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$24,742	\$210,258	\$202,561	1.038	1,430	'4220	1 Story
12-13-22-254-011	11136 SUNBURST	8/30/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$25,559	\$194,441	\$190,548	1.020	1,402	'4220	1 Story
12-13-22-254-021	11085 BUSCH	11/21/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$24,742	\$230,258	\$196,529	1.172	1,369	'4220	1 Story
12-13-22-254-027	11163 BUSCH	1/16/2025	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$24,742	\$235,258	\$197,288	1.192	1,391	'4220	1 Story
12-13-22-255-016	26321 BURG	10/6/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$33,861	\$241,139	\$223,824	1.077	1,634	'4220	1 Story
12-13-22-256-014	11174 BUSCH	9/18/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$24,742	\$220,258	\$186,317	1.182	1,350	'4220	1 Story
12-13-22-256-017	11208 BUSCH	12/20/2024	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$25,576	\$228,424	\$180,124	1.268	1,237	'4220	1 Story
12-13-22-256-019	11232 BUSCH	5/6/2024	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$27,359	\$216,641	\$192,145	1.127	1,369	'4220	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-22-403-002	11012 DALE	8/15/2023	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$22,750	\$109,250	\$169,947	0.643	1,221	'4220	1 Story
12-13-22-403-002	11012 DALE	5/14/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$22,750	\$207,250	\$169,947	1.219	1,221	'4220	1 Story
12-13-22-403-011	11102 DALE	5/10/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$22,750	\$167,250	\$192,788	0.868	1,596	'4220	1 Story
12-13-22-403-011	11102 DALE	11/25/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$22,750	\$177,250	\$192,788	0.919	1,596	'4220	1 Story
12-13-22-403-045	25681 BURG	4/4/2024	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$33,580	\$89,920	\$121,514	0.740	905	'4220	1 Story
12-13-22-404-004	11019 ENGLEMAN	2/28/2025	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$56,217	\$124,283	\$159,291	0.780	1,453	'4220	1 Story
12-13-22-404-011	25526 FARRO COURT	6/6/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$32,519	\$219,481	\$200,520	1.095	1,507	'4220	1 Story
12-13-22-404-013	25515 TAYLOR	3/1/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$31,396	\$203,604	\$187,889	1.084	1,308	'4220	1 Story
12-13-22-405-004	25496 TAYLOR	10/11/2023	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$30,896	\$212,104	\$211,930	1.001	1,506	'4220	1 Story
12-13-22-405-015	25459 BURG	12/5/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$32,357	\$192,643	\$198,631	0.970	1,464	'4220	1 Story
Totals:			\$12,562,399			\$12,562,399		\$10,624,207	\$10,352,178				
										E.C.F. =>	1.026	61-70% GOOD	
Centerline 15-300E, 15-400, 22													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-378-018	27175 SYLVAN	5/30/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$41,975	\$183,025	\$183,859	0.995	1,148	'4220	1 Story SB
12-13-15-404-009	27770 LOS OLAS	5/31/2023	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$39,948	\$184,052	\$164,072	1.122	1,078	'4220	1 Story SB
12-13-22-202-020	26442 TOM ALLEN	1/13/2025	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$25,452	\$177,548	\$146,067	1.216	956	'4220	1 Story SB
12-13-22-202-044	26415 RICHARD	5/6/2024	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$29,381	\$177,619	\$147,583	1.204	980	'4220	1 Story SB
12-13-22-202-044	26415 RICHARD	2/25/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$29,381	\$190,619	\$147,583	1.292	980	'4220	1 Story SB
12-13-22-203-010	26664 RICHARD	1/16/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$26,308	\$178,692	\$147,572	1.211	980	'4220	1 Story SB
12-13-22-203-011	26652 RICHARD	10/16/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$25,978	\$159,022	\$148,908	1.068	980	'4220	1 Story SB
12-13-22-203-017	26478 RICHARD	6/26/2024	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$24,821	\$193,679	\$159,425	1.215	980	'4220	1 Story SB
12-13-22-203-018	26466 RICHARD	8/30/2023	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$25,989	\$82,011	\$154,207	0.532	980	'4220	1 Story SB
12-13-22-203-029	11193 JIM PLACE	6/14/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$26,787	\$118,213	\$153,659	0.769	980	'4220	1 Story SB
12-13-22-251-021	11141 MARSHA PLACE	9/20/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$24,097	\$201,903	\$159,131	1.269	1,080	'4220	1 Story SB
12-13-22-252-028	11188 MARSHA PLACE	4/26/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$29,289	\$125,711	\$153,088	0.821	980	'4220	1 Story SB
12-13-22-255-001	11252 MARSHA PLACE	12/27/2024	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$25,025	\$170,975	\$146,261	1.169	980	'4220	1 Story SB
12-13-22-255-005	11204 MARSHA PLACE	6/13/2023	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$27,103	\$165,897	\$149,008	1.113	980	'4220	1 Story SB
12-13-22-255-027	26095 BURG	8/28/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$28,347	\$181,653	\$140,008	1.297	1,115	'4220	1 Story SB
12-13-22-401-017	11175 MAE	3/7/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$23,693	\$176,307	\$162,928	1.082	1,135	'4220	1 Story SB
12-13-22-403-001	11002 DALE	2/13/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$23,524	\$161,476	\$150,591	1.072	1,007	'4220	1 Story SB
12-13-22-403-012	11112 DALE	12/29/2023	\$140,101	WD	03-ARM'S LENGTH	\$140,101	\$25,504	\$114,597	\$132,394	0.866	988	'4220	1 Story SB
12-13-22-403-037	11135 WILSON	2/13/2025	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$29,672	\$171,328	\$160,617	1.067	1,084	'4220	1 Story SB
12-13-22-428-001	11300 JONAS	8/16/2024	\$201,500	WD	03-ARM'S LENGTH	\$201,500	\$29,802	\$171,698	\$145,425	1.181	914	'4220	1 Story SB
12-13-22-428-010	11343 VULCAN	5/30/2023	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$26,346	\$162,654	\$144,137	1.128	914	'4220	1 Story SB
12-13-22-452-033	25125 CAMPBELL	12/23/2024	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$25,502	\$197,998	\$156,888	1.262	1,053	'4220	1 Story SB
12-13-22-453-017	25100 CAMPBELL	12/8/2023	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$25,502	\$169,398	\$155,248	1.091	1,033	'4220	1 Story SB
12-13-22-453-020	25038 CAMPBELL	1/8/2025	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$25,596	\$149,404	\$150,917	0.990	1,033	'4220	1 Story SB
Totals:			\$4,630,501			\$4,630,501		\$3,965,479	\$3,659,576				
										E.C.F. =>	1.084	61-70% GOOD	
Centerline 15-300E, 15-400, 22													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-22-430-007	25848 GUNSTON	1/24/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$34,639	\$200,361	\$213,595	0.938	1,610	'4220	2 Story
12-13-22-451-036	25124 LORRAINE	10/4/2024	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$47,897	\$230,603	\$244,357	0.944	2,055	'4220	2 Story
Totals:			\$513,500			\$513,500		\$430,964	\$457,952	E.C.F. => 0.941		61-70% GOOD	
Centerline 15-300E, 15-400, 22													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-402-016	27697 GILBERT	10/2/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$56,550	\$125,450	\$112,641	1.114	960	'4220	Bungalow
12-13-15-404-021	27669 CAMPBELL	2/26/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$59,452	\$195,548	\$187,831	1.041	1,403	'4220	Bungalow
12-13-15-426-015	27618 GILBERT	2/5/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$56,550	\$210,450	\$163,202	1.290	1,699	'4220	Bungalow
12-13-15-452-010	27405 GILBERT	9/3/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$39,945	\$180,055	\$192,438	0.936	1,557	'4220	Bungalow
12-13-15-476-010	27200 GILBERT	12/31/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$56,550	\$258,450	\$236,720	1.092	1,804	'4220	Bungalow
12-13-15-476-049	11401 11 MILE	2/16/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,732	\$115,268	\$156,786	0.735	1,218	'4220	Bungalow
Totals:			\$1,419,000			\$1,419,000		\$1,085,221	\$1,049,618	E.C.F. => 1.034		61-70% GOOD	
Centerline 15-300E, 15-400, 22													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4220	1 Story
										USED E.C.F. =>	1.020		61-70% GOOD	
Centerline 15-300E, 15 * SALES FROM CL 20-300, 20-400, 29 (71-80% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-327-003	8428 BUSKO	4/19/2024	\$139,999	WD	03-ARM'S LENGTH	\$139,999	\$25,148	\$114,851	\$98,270	1.169	849	'4160	1 Story
12-13-15-328-002	8412 HETTENBERGER	10/22/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$26,457	\$138,543	\$105,843	1.309	1,056	'4160	1 Story
12-13-15-328-014	8435 FARNUM	1/23/2024	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$25,148	\$142,852	\$130,369	1.096	864	'4160	1 Story
12-13-15-377-001	8404 STOUT	5/11/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$25,148	\$129,852	\$113,426	1.145	950	'4160	1 Story
12-13-16-481-009	27167 WINSLOW	3/3/2025	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$23,656	\$129,344	\$110,923	1.166	1,146	'4160	1 Story
12-13-16-482-006	27200 WINSLOW	4/26/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$24,856	\$140,144	\$101,060	1.387	912	'4160	1 Story
12-13-16-482-013	27122 WINSLOW	5/22/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$23,170	\$126,830	\$102,015	1.243	912	'4160	1 Story
12-13-16-484-014	27034 BALDWIN	11/7/2023	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$22,371	\$141,129	\$104,173	1.355	912	'4160	1 Story
12-13-16-485-009	27178 SEYBURN	5/10/2023	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$23,268	\$121,632	\$101,670	1.196	912	'4160	1 Story
12-13-21-106-001	6108 POTOMAC	9/7/2023	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$18,401	\$142,599	\$138,716	1.028	973	'4160	1 Story
Totals:			\$1,565,399			\$1,565,399		\$1,327,776	\$1,106,465	E.C.F. => 1.200		61-70% GOOD	
CENTERLINE #15-300W, 16, 20 - 200, 21 - 100N													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-327-014	8443 HETTENBERGER	2/28/2025	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$25,148	\$156,852	\$132,766	1.181	865	'4160	1 Story SB
12-13-16-476-005	27389 WINSLOW	10/11/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$22,371	\$137,629	\$135,335	1.017	865	'4160	1 Story SB
12-13-16-478-002	27426 TOWNSEND	7/13/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$22,371	\$134,629	\$132,016	1.020	865	'4160	1 Story SB
12-13-16-478-004	27402 TOWNSEND	9/3/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$23,823	\$161,177	\$133,274	1.209	865	'4160	1 Story SB
12-13-16-485-007	27188 SEYBURN	2/15/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$23,268	\$156,732	\$136,364	1.149	865	'4160	1 Story SB
Totals:			\$864,000			\$864,000		\$747,019	\$669,755				
										E.C.F. =>	1.115	61-70% GOOD	
CENTERLINE #15-300W, 16, 20 - 200, 21 - 100N													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4160	2 Story
										USED E.C.F. =>	1.085	61-70% GOOD		
CENTERLINE #15-300W * SALES FROM CL #20-300, 20-400, 29 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-304-021	8255 GARBOR	2/21/2025	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$48,251	\$108,749	\$110,736	0.982	1,065	'4160	Bungalow
12-13-15-326-001	8412 MARTIN	8/11/2023	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$50,835	\$199,665	\$115,752	1.725	1,440	'4160	Bungalow
12-13-15-326-021	8452 MARTIN	1/5/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$25,523	\$224,477	\$177,771	1.263	1,393	'4160	Bungalow
12-13-15-327-004	8436 BUSKO	3/28/2024	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$25,148	\$138,852	\$107,146	1.296	1,080	'4160	Bungalow
12-13-15-351-043	8351 VERMONT	4/6/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,952	\$103,048	\$118,595	0.869	970	'4160	Bungalow
12-13-16-483-008	27156 TOWNSEND	4/10/2023	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$46,341	\$111,659	\$106,014	1.053	960	'4160	Bungalow
12-13-16-483-015	27271 BALDWIN	10/10/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$23,170	\$151,830	\$129,805	1.170	1,251	'4160	Bungalow
12-13-16-484-007	27142 BALDWIN	7/18/2023	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$22,371	\$114,629	\$87,044	1.317	910	'4160	Bungalow
Totals:			\$1,451,500			\$1,451,500		\$1,152,909	\$952,863				
										E.C.F. =>	1.210	61-70% GOOD	
CENTERLINE #15-300W, 16, 20 - 200, 21 - 100N													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4160	1 Story
										USED E.C.F. =>	1.185	71-80% GOOD		
CENTERLINE #15-300W * SALES FROM CL #20-300, 20-400, 29 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4160	2 Story
										USED E.C.F. =>	1.150	71-80% GOOD		
CENTERLINE #15-300W * SALES FROM CL #20-300, 20-400, 29 WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-15-376-015	8443 STOUT	9/27/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,148	\$144,852	\$133,434	1.086	1,056	'4160	1 Story
Totals:			\$170,000			\$170,000		\$144,852	\$133,434	E.C.F. => 1.086		81-90% GOOD	
CENTERLINE #15-300W, 16, 20 - 200, 21 - 100N													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4160	2 Story
										USED E.C.F. =>	1.055		91-100% GOOD	
CENTERLINE #15-300W * SALES FROM CENTERLINE #15-300W, 16, 20 - 200, 21 - 100N WERE ANALYZED IN DEVELOPING VALUES, but were partial at time of sale.														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-16-227-034	7511 MARIAN	5/29/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$21,436	\$148,564	\$101,431	1.465	912	'6160	1 Story
12-13-16-227-041	7567 MARIAN	12/11/2024	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$21,436	\$136,564	\$105,517	1.294	924	'6160	1 Story
12-13-16-228-013	7530 MARIAN	6/20/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$45,321	\$139,679	\$114,501	1.220	1,034	'6160	1 Story
12-13-16-228-030	7269 ANNA	3/14/2024	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$25,596	\$171,404	\$124,514	1.377	953	'6160	1 Story
12-13-16-228-039	7549 ANNA	12/20/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,596	\$144,404	\$93,290	1.548	993	'6160	1 Story
12-13-16-228-053	7571 ANNA	4/6/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,192	\$88,808	\$100,763	0.881	829	'6160	1 Story
12-13-16-229-010	7286 ANNA	11/1/2023	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$25,596	\$136,404	\$97,368	1.401	888	'6160	1 Story
12-13-16-229-015	7432 ANNA	3/4/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$25,596	\$134,404	\$113,704	1.182	888	'6160	1 Story
12-13-16-229-025	7237 GERALD	8/3/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$25,596	\$129,404	\$99,694	1.298	888	'6160	1 Story
12-13-16-229-030	7269 GERALD	11/13/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,596	\$144,404	\$106,363	1.358	912	'6160	1 Story
12-13-16-230-017	7450 GERALD	8/21/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$25,685	\$139,315	\$92,087	1.513	963	'6160	1 Story
Totals:			\$1,832,000			\$1,832,000		\$1,513,354	\$1,149,232	E.C.F. => 1.317		61-70% GOOD	
WARREN CON #16													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6160	2 Story
										USED E.C.F. =>	1.055		61-70% GOOD	
WARREN CON #16 * SALES FROM WC #10 300 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6160	BUNGALOW
										USED E.C.F. =>	1.300		61-70% GOOD	
WARREN CON #16 * SALES FROM WC #10 300 WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-16-228-038	7527 ANNA	10/9/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$25,596	\$149,404	\$125,030	1.195	1,029	'6160	1 Story
Totals:			\$175,000			\$175,000		\$149,404	\$125,030	E.C.F. => 1.195		71-80% GOOD	
WARREN CON #16													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6160	2 Story
										USED E.C.F. =>	1.055		71-80% GOOD	
WARREN CON #16 * SALES FROM WC #10 300 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-101-019	28845 WALKER	9/8/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$45,240	\$234,760	\$231,035	1.016	1,683	'6170	1 Story
12-13-17-126-013	28751 CUNNINGHAM	10/8/2024	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$33,568	\$189,432	\$185,674	1.020	1,481	'6170	1 Story
12-13-17-127-017	4763 STANLEY	5/22/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$35,399	\$224,601	\$173,167	1.297	1,237	'6170	1 Story
12-13-17-131-003	28832 MILTON	3/3/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,568	\$206,432	\$175,021	1.179	1,180	'6170	1 Story
12-13-17-151-004	28336 RYAN	4/5/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$56,550	\$208,450	\$202,260	1.031	1,979	'6170	1 Story
12-13-17-151-012	4256 PARENT	11/6/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$40,361	\$334,639	\$206,640	1.619	1,434	'6170	1 Story
12-13-17-151-039	4140 PARENT	6/16/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$41,145	\$338,855	\$242,035	1.400	1,721	'6170	1 Story
12-13-17-176-017	28147 CUNNINGHAM	5/13/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$33,568	\$246,432	\$190,114	1.296	1,348	'6170	1 Story
12-13-17-177-012	4756 PARENT	4/17/2023	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$33,568	\$180,432	\$175,455	1.028	1,180	'6170	1 Story
12-13-17-201-006	28831 AUDREY	12/21/2023	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$33,568	\$205,432	\$178,245	1.153	1,393	'6170	1 Story
12-13-17-202-004	28856 AUDREY	4/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$33,568	\$216,432	\$171,579	1.261	1,177	'6170	1 Story
12-13-17-202-014	28630 AUDREY	11/21/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$33,568	\$216,432	\$176,072	1.229	1,177	'6170	1 Story
12-13-17-202-014	28630 AUDREY	8/29/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$33,568	\$226,432	\$176,072	1.286	1,177	'6170	1 Story
12-13-17-202-034	28671 PATRICIA	4/28/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$33,568	\$171,432	\$174,643	0.982	1,253	'6170	1 Story
12-13-17-202-050	28417 PATRICIA	3/19/2025	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$39,222	\$230,678	\$189,287	1.219	1,321	'6170	1 Story
12-13-17-203-012	28660 PATRICIA	7/19/2024	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$33,568	\$227,432	\$169,300	1.343	1,198	'6170	1 Story
12-13-17-203-039	28551 PANAMA	9/13/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$36,348	\$198,652	\$186,755	1.064	1,283	'6170	1 Story
12-13-17-203-045	28427 PANAMA	6/2/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$36,348	\$258,652	\$197,903	1.307	1,184	'6170	1 Story
12-13-17-203-047	5239 GERALD	3/11/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$37,631	\$252,369	\$189,147	1.334	1,347	'6170	1 Story
12-13-17-204-012	28638 PANAMA	7/19/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,317	\$204,683	\$177,434	1.154	1,184	'6170	1 Story
12-13-17-204-029	28605 GROBBEL	7/28/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$38,546	\$231,454	\$189,948	1.219	1,285	'6170	1 Story
12-13-17-251-006	5136 GERALD	6/6/2023	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$37,112	\$230,888	\$189,163	1.221	1,378	'6170	1 Story
12-13-17-252-015	5238 LINDA	9/14/2023	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$35,408	\$183,092	\$200,784	0.912	1,447	'6170	1 Story
12-13-17-252-015	5238 LINDA	1/18/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$35,408	\$214,592	\$200,784	1.069	1,447	'6170	1 Story
12-13-17-253-003	5070 ELMER	8/17/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,678	\$144,322	\$170,040	0.849	1,305	'6170	1 Story
12-13-17-276-007	28312 GROBBEL	1/17/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$42,273	\$187,727	\$192,777	0.974	1,347	'6170	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-304-002	4018 SUDBURY	11/4/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$33,568	\$261,432	\$191,462	1.365	1,333	'6170	1 Story
12-13-17-304-003	4030 SUDBURY	7/26/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$33,568	\$261,432	\$172,843	1.513	1,157	'6170	1 Story
12-13-17-304-005	4054 SUDBURY	4/21/2023	\$243,800	WD	03-ARM'S LENGTH	\$243,800	\$33,696	\$210,104	\$179,842	1.168	1,157	'6170	1 Story
12-13-17-304-019	4031 GARBOR	5/17/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$45,637	\$199,363	\$170,101	1.172	1,157	'6170	1 Story
12-13-17-305-001	4204 DUNN	11/16/2023	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$49,050	\$208,950	\$171,022	1.222	1,151	'6170	1 Story
12-13-17-306-009	27510 BRISTOL	12/15/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,311	\$191,689	\$171,641	1.117	1,184	'6170	1 Story
12-13-17-306-016	27432 BRISTOL	1/24/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,311	\$186,689	\$177,606	1.051	1,184	'6170	1 Story
12-13-17-351-027	27257 WALKER	6/30/2023	\$239,200	WD	03-ARM'S LENGTH	\$239,200	\$46,387	\$192,813	\$199,365	0.967	1,430	'6170	1 Story
12-13-17-354-005	4426 FENWICK	5/6/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,568	\$186,432	\$174,280	1.070	1,168	'6170	1 Story
12-13-17-377-018	27112 MERIDETH	1/23/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$42,660	\$192,340	\$191,915	1.002	1,354	'6170	1 Story
12-13-17-379-001	4542 STRATFORD	7/12/2024	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$33,440	\$235,560	\$193,905	1.215	1,391	'6170	1 Story
12-13-17-380-002	27284 PEMBROKE	3/4/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$36,598	\$248,402	\$189,677	1.310	1,398	'6170	1 Story
12-13-17-380-021	27397 MILTON	5/19/2023	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$56,938	\$136,562	\$128,061	1.066	1,080	'6170	1 Story
12-13-17-380-025	27273 MILTON	10/15/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$58,234	\$246,766	\$189,963	1.299	1,473	'6170	1 Story
12-13-17-380-051	27116 PEMBROKE	9/19/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$67,901	\$182,099	\$220,809	0.825	1,648	'6170	1 Story
12-13-17-402-010	27728 AUDREY	1/30/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$41,145	\$193,855	\$184,187	1.052	1,240	'6170	1 Story
12-13-17-402-014	27901 GROBBEL	4/27/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$59,750	\$190,250	\$247,972	0.767	1,727	'6170	1 Story
12-13-17-451-017	27143 AUDREY	11/14/2023	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$37,008	\$173,992	\$210,569	0.826	1,525	'6170	1 Story
12-13-17-451-018	27200 MILTON	8/15/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$94,602	\$168,398	\$161,732	1.041	1,254	'6170	1 Story
12-13-17-452-023	5135 UNIVERSITY	5/4/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,185	\$204,815	\$214,030	0.957	1,521	'6170	1 Story
12-13-17-455-001	27440 WELSH	3/22/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$45,748	\$169,252	\$167,688	1.009	1,182	'6170	1 Story
Totals:			\$11,965,900			\$11,965,900		\$10,005,929	\$8,820,004				
										E.C.F. =>	1.134	61-70% GOOD	
WARREN CON # 17													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-128-025	4737 MARIAN	1/8/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$34,203	\$185,797	\$147,579	1.259	988	'6170	1 Story SB
12-13-17-129-003	28624 CUNNINGHAM	9/18/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$35,633	\$219,367	\$161,921	1.355	1,120	'6170	1 Story SB
12-13-17-131-008	28752 MILTON	7/30/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$33,568	\$236,432	\$170,493	1.387	1,122	'6170	1 Story SB
12-13-17-176-014	28303 CUNNINGHAM	4/12/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$35,269	\$204,731	\$161,344	1.269	1,052	'6170	1 Story SB
12-13-17-178-010	28148 CUNNINGHAM	9/4/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$37,614	\$202,286	\$159,391	1.269	1,008	'6170	1 Story SB
12-13-17-178-013	28112 CUNNINGHAM	10/20/2023	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$34,789	\$206,211	\$156,790	1.315	1,008	'6170	1 Story SB
12-13-17-179-014	28345 MILTON	5/31/2023	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$40,247	\$162,753	\$150,558	1.081	919	'6170	1 Story SB
12-13-17-201-003	28869 AUDREY	6/16/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,568	\$186,432	\$144,207	1.293	924	'6170	1 Story SB
12-13-17-201-019	28471 AUDREY	2/15/2024	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$33,568	\$199,432	\$139,809	1.426	919	'6170	1 Story SB
12-13-17-203-016	28612 PATRICIA	2/16/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,568	\$191,432	\$158,967	1.204	1,111	'6170	1 Story SB
12-13-17-203-019	28472 PATRICIA	6/4/2024	\$265,700	WD	03-ARM'S LENGTH	\$265,700	\$33,696	\$232,004	\$140,009	1.657	919	'6170	1 Story SB
12-13-17-203-023	28424 PATRICIA	4/24/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$35,238	\$234,762	\$151,854	1.546	1,007	'6170	1 Story SB
12-13-17-253-007	5148 ELMER	12/2/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$49,010	\$135,990	\$125,690	1.082	882	'6170	1 Story SB
12-13-17-301-045	4527 LINVILLE	3/15/2024	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$33,568	\$226,332	\$141,772	1.596	942	'6170	1 Story SB
12-13-17-302-012	27929 WALKER	8/5/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$35,327	\$239,673	\$173,308	1.383	1,133	'6170	1 Story SB
12-13-17-303-015	4488 LINVILLE	9/27/2024	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$33,568	\$190,432	\$142,101	1.340	942	'6170	1 Story SB
12-13-17-303-025	27709 COSGROVE	3/31/2025	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$36,353	\$239,647	\$168,229	1.425	1,117	'6170	1 Story SB
12-13-17-305-009	4396 DUNN	6/21/2024	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$34,553	\$223,447	\$152,963	1.461	1,013	'6170	1 Story SB
12-13-17-306-020	27551 STRATHMOOR	1/31/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$33,311	\$216,689	\$141,828	1.528	939	'6170	1 Story SB
12-13-17-306-031	4467 BUCKINGHAM	11/20/2023	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$36,682	\$237,318	\$164,359	1.444	1,117	'6170	1 Story SB
12-13-17-326-004	4584 SUDBURY	4/28/2023	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$38,330	\$189,170	\$165,720	1.142	1,117	'6170	1 Story SB
12-13-17-327-009	27839 MILTON	8/18/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$53,930	\$202,070	\$158,430	1.275	967	'6170	1 Story SB
12-13-17-352-010	27251 HAVERHILL	8/1/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$41,566	\$183,434	\$150,046	1.223	963	'6170	1 Story SB
12-13-17-352-012	27227 HAVERHILL	12/4/2024	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$33,847	\$183,653	\$148,114	1.240	963	'6170	1 Story SB
12-13-17-354-008	4462 FENWICK	6/15/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,568	\$186,432	\$143,407	1.300	939	'6170	1 Story SB
12-13-17-355-010	4506 STRATFORD	11/17/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,785	\$186,215	\$162,894	1.143	1,033	'6170	1 Story SB
12-13-17-376-005	4659 BUCKINGHAM	6/13/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$37,693	\$162,307	\$141,759	1.145	1,060	'6170	1 Story SB
12-13-17-377-014	27160 MERIDETH	10/24/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$45,122	\$174,878	\$156,509	1.117	1,033	'6170	1 Story SB
12-13-17-377-019	4722 BUCKINGHAM	1/28/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$39,672	\$185,328	\$143,454	1.292	942	'6170	1 Story SB
12-13-17-379-003	4566 STRATFORD	11/1/2024	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$36,480	\$183,020	\$141,789	1.291	928	'6170	1 Story SB
12-13-17-379-004	4578 STRATFORD	9/27/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$36,620	\$183,380	\$148,040	1.239	927	'6170	1 Story SB
12-13-17-380-011	27176 PEMBROKE	12/6/2024	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$45,590	\$196,910	\$175,329	1.123	1,120	'6170	1 Story SB
12-13-17-452-041	27357 GROBBEL	6/20/2023	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$39,101	\$202,899	\$165,141	1.229	1,143	'6170	1 Story SB
Totals:			\$7,819,500			\$7,819,500		\$6,590,863	\$5,053,804				
										E.C.F. =>	1.304	61-70% GOOD	
WARREN CON # 17													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-127-009	4848 12 MILE	3/31/2025	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$69,578	\$311,422	\$252,902	1.231	1,985	'6170	2 Story
12-13-17-129-035	28665 MILTON	12/13/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$42,432	\$257,468	\$199,557	1.290	1,564	'6170	2 Story
12-13-17-351-002	4024 GARBOR	9/14/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,953	\$217,047	\$190,625	1.139	1,516	'6170	2 Story
12-13-17-355-001	4420 STRATFORD	3/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$37,492	\$182,508	\$191,082	0.955	1,483	'6170	2 Story
12-13-17-401-023	27847 AUDREY	9/19/2024	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$37,696	\$279,304	\$213,760	1.307	1,817	'6170	2 Story
12-13-17-401-030	27709 AUDREY	6/5/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$48,076	\$241,924	\$203,965	1.186	1,698	'6170	2 Story
12-13-17-402-001	5116 MARTIN	6/7/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$52,819	\$252,181	\$199,480	1.264	1,640	'6170	2 Story
12-13-17-452-014	27416 AUDREY	5/15/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$43,163	\$176,837	\$200,170	0.883	1,640	'6170	2 Story
12-13-17-452-014	27416 AUDREY	9/19/2023	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$43,163	\$248,837	\$200,170	1.243	1,640	'6170	2 Story
Totals:			\$2,579,900			\$2,579,900		\$2,167,528	\$1,851,711				
										E.C.F. =>	1.171	61-70% GOOD	
WARREN CON # 17													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-227-008	5708 ELMGROVE	3/15/2024	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$50,476	\$125,024	\$133,161	0.939	955	'6170	Bungalow
12-13-17-255-009	28040 GROBBEL LOWR	6/14/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$34,756	\$200,244	\$163,208	1.227	1,470	'6170	Bungalow
12-13-17-278-011	5675 ELMER	7/28/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$80,678	\$214,322	\$244,258	0.877	1,969	'6170	Bungalow
12-13-17-327-017	27649 MILTON	12/28/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,780	\$72,220	\$109,662	0.659	1,044	'6170	Bungalow
Totals:			\$830,500			\$830,500		\$611,810	\$650,289				
										E.C.F. =>	0.941	61-70% GOOD	
WARREN CON # 17													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-252-029	5181 ELMER	5/24/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$61,512	\$228,488	\$218,780	1.044	1,379	'6170	1 Story
12-13-17-426-043	5419 HEATHDALE	5/22/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$43,182	\$221,818	\$181,989	1.219	1,120	'6170	1 Story
Totals:			\$555,000			\$555,000		\$450,306	\$400,769				
										E.C.F. =>	1.124	71-80% GOOD	
WARREN CON # 17													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6170	1 Story SB
										USED E.C.F. =>	1.125			
WARREN CON # 17 * SALES FROM WC #17 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														
												71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-180-007	28048 EATON	6/12/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$39,229	\$355,771	\$284,320	1.251	1,987	'6170	2 Story
12-13-17-180-012	28137 KINGSWOOD COURT	7/10/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$36,760	\$313,240	\$274,727	1.140	1,963	'6170	2 Story
Totals:			\$745,000			\$745,000		\$669,011	\$559,047				
										E.C.F. =>	1.197	71-80% GOOD	
WARREN CON # 17													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.051		'6170 BUNGALOW
WARREN CON # 17	* SALES FROM WC #17 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.060		'6170 1 Story
WARREN CON # 17	* SALES FROM ED #25 (90-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-18-128-003	28962 JAMES	2/12/2025	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$35,772	\$232,228	\$202,146	1.149	1,426	'6180	1 Story
12-13-18-128-005	28938 JAMES	9/11/2023	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$35,772	\$237,228	\$203,950	1.163	1,421	'6180	1 Story
12-13-18-128-010	28830 JAMES	5/10/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$33,983	\$256,017	\$189,781	1.349	1,421	'6180	1 Story
12-13-18-178-001	28447 JAMES	10/15/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$53,010	\$191,990	\$195,556	0.982	1,326	'6180	1 Story
12-13-18-179-006	28362 JAMES	4/8/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$33,983	\$221,017	\$191,382	1.155	1,398	'6180	1 Story
12-13-18-179-010	28314 JAMES	8/30/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$35,772	\$229,228	\$192,781	1.189	1,416	'6180	1 Story
12-13-18-180-002	28467 ST LOUISE	10/20/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$39,119	\$240,881	\$208,205	1.157	1,425	'6180	1 Story
12-13-18-181-003	28400 ST LOUISE	10/7/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$39,055	\$290,945	\$197,785	1.471	1,436	'6180	1 Story
12-13-18-181-016	28142 ST LOUISE	6/14/2023	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$40,840	\$288,160	\$213,079	1.352	1,531	'6180	1 Story
12-13-18-204-026	28571 NORWOOD	11/17/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,105	\$114,895	\$167,262	0.687	1,151	'6180	1 Story
12-13-18-227-004	28884 WEXFORD	12/24/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$35,998	\$129,002	\$153,406	0.841	1,372	'6180	1 Story
12-13-18-229-022	28524 WEXFORD	12/20/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$20,570	\$159,430	\$107,955	1.477	1,003	'6180	1 Story
12-13-18-252-009	28223 REVERE	6/14/2023	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$66,175	\$112,825	\$109,609	1.029	919	'6180	1 Story
12-13-18-253-008	28226 REVERE	9/12/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$75,400	\$166,600	\$167,769	0.993	1,164	'6180	1 Story
12-13-18-253-022	28253 NORWOOD	4/12/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$62,582	\$217,418	\$191,664	1.134	1,604	'6180	1 Story
12-13-18-276-006	28268 NORWOOD	5/17/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$50,066	\$174,934	\$136,638	1.280	1,159	'6180	1 Story
12-13-18-277-004	28154 LIBERTY	9/27/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$37,700	\$232,300	\$188,847	1.230	1,290	'6180	1 Story
12-13-18-277-005	28142 LIBERTY	12/29/2023	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$35,772	\$234,128	\$206,992	1.131	1,481	'6180	1 Story
12-13-18-277-006	28130 LIBERTY	10/6/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$37,892	\$208,108	\$206,303	1.009	1,481	'6180	1 Story
12-13-18-328-011	27478 DAVID GIVENS	4/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$38,527	\$236,473	\$225,469	1.049	1,591	'6180	1 Story
12-13-18-328-037	27611 JAMES	6/26/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$36,601	\$263,399	\$214,461	1.228	1,492	'6180	1 Story
12-13-18-328-042	27526 DAVID GIVENS	8/20/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$36,601	\$273,399	\$220,136	1.242	1,583	'6180	1 Story
12-13-18-427-010	27832 THOMAS	12/17/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$34,161	\$225,839	\$220,967	1.022	1,733	'6180	1 Story
12-13-18-427-012	27808 THOMAS	7/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$34,311	\$240,689	\$186,042	1.294	1,366	'6180	1 Story
12-13-18-427-020	27839 LIBERTY	8/9/2024	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$52,192	\$260,808	\$237,516	1.098	1,629	'6180	1 Story
12-13-18-451-034	3030 CHARD	6/27/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$43,840	\$236,160	\$228,606	1.033	1,684	'6180	1 Story
12-13-18-452-018	27429 VIRGINIA	11/14/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$58,694	\$136,306	\$191,559	0.712	1,423	'6180	1 Story
12-13-18-453-010	27316 VIRGINIA	6/16/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$39,661	\$205,339	\$193,786	1.060	1,357	'6180	1 Story
12-13-18-453-013	27254 VIRGINIA	8/1/2023	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$38,648	\$237,352	\$194,421	1.221	1,357	'6180	1 Story
12-13-18-453-015	27230 VIRGINIA	3/14/2025	\$271,900	WD	03-ARM'S LENGTH	\$271,900	\$37,037	\$234,863	\$191,351	1.227	1,375	'6180	1 Story
12-13-18-476-009	27316 THOMAS	1/4/2024	\$264,250	WD	03-ARM'S LENGTH	\$264,250	\$38,587	\$225,663	\$191,040	1.181	1,366	'6180	1 Story
12-13-18-476-009	27316 THOMAS	4/20/2023	\$254,500	WD	03-ARM'S LENGTH	\$254,500	\$38,587	\$215,913	\$191,040	1.130	1,366	'6180	1 Story
12-13-18-476-019	27056 THOMAS	3/19/2024	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$37,037	\$198,963	\$186,042	1.069	1,366	'6180	1 Story
12-13-18-476-028	27359 LIBERTY	8/22/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$38,128	\$206,872	\$186,525	1.109	1,285	'6180	1 Story
Totals:			\$8,787,550			\$8,787,550		\$7,335,372	\$6,490,071	E.C.F. => 1.130		61-70% GOOD	
WARREN CON # 18													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-18-279-012	28128 WEXFORD	10/29/2024	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$40,260	\$199,740	\$163,248	1.224	1,125	'6180	1 Story SB
12-13-18-428-015	27514 LIBERTY	2/15/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$35,633	\$214,367	\$167,393	1.281	1,122	'6180	1 Story SB
12-13-18-428-019	27406 LIBERTY	6/9/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,735	\$203,265	\$175,045	1.161	1,134	'6180	1 Story SB
12-13-18-453-012	27266 VIRGINIA	6/28/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$37,175	\$217,825	\$164,430	1.325	1,121	'6180	1 Story SB
Totals:			\$985,000			\$985,000		\$835,197	\$670,116				
										E.C.F. =>	1.246	61-70% GOOD	
WARREN CON # 18													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6180	2 Story
										USED E.C.F. =>	1.140	61-70% GOOD		
WARREN CON # 18 * SALES FROM WC #17 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-18-228-006	28844 WAUKETA	12/15/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$40,834	\$184,166	\$194,761	0.946	1,570	'6180	Bungalow
12-13-18-229-003	28580 WEXFORD	9/8/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$19,873	\$98,127	\$104,397	0.940	970	'6180	Bungalow
12-13-18-229-006	28550 WEXFORD	10/3/2024	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$39,745	\$129,255	\$112,979	1.144	864	'6180	Bungalow
12-13-18-230-005	3835 PARENT	10/18/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$40,834	\$274,166	\$207,522	1.321	1,536	'6180	Bungalow
12-13-18-377-053	27155 JAMES	4/19/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$37,781	\$142,219	\$124,663	1.141	1,044	'6180	Bungalow
12-13-18-401-027	3015 CHARD	5/28/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$47,257	\$202,743	\$142,121	1.427	1,096	'6180	Bungalow
12-13-18-451-012	27275 DOWLAND	1/25/2024	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$37,227	\$175,773	\$176,696	0.995	1,461	'6180	Bungalow
12-13-18-452-004	27340 DOWLAND	1/28/2025	\$248,900	PTA	03-ARM'S LENGTH	\$248,900	\$85,956	\$162,944	\$200,853	0.811	1,872	'6180	Bungalow
Totals:			\$1,718,900			\$1,718,900		\$1,369,393	\$1,263,992				
										E.C.F. =>	1.083	61-70% GOOD	
WARREN CON # 18													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6180	1 Story
										USED E.C.F. =>	1.100	71-80% GOOD		
WARREN CON # 18 * SALES FROM WC #18 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6180	2 Story
										USED E.C.F. =>	1.200	71-80% GOOD		
WARREN CON # 18 * SALES FROM WC #17 (71-80% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6180	1 Story
										USED E.C.F. =>	0.995			
WARREN CON # 18	* SALES FROM WW 13 & 14 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'6180	2 Story
										USED E.C.F. =>	1.020			
WARREN CON # 18	* SALES FROM WW 13 & 14 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-128-010	2633 GRACE	11/30/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$26,229	\$183,771	\$220,281	0.834	1,614	'6200	1 Story
12-13-19-129-006	2253 BERNICE	10/22/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$28,502	\$221,498	\$193,620	1.144	1,462	'6200	1 Story
12-13-19-177-010	26342 JOE	10/27/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$34,715	\$185,285	\$210,557	0.880	1,562	'6200	1 Story
12-13-19-177-015	26437 WOODINGHAM	12/22/2024	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$27,393	\$246,607	\$210,263	1.173	1,513	'6200	1 Story
12-13-19-177-025	2448 DONNA	9/27/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$26,229	\$238,771	\$202,345	1.180	1,523	'6200	1 Story
12-13-19-179-040	2529 FRAZHO	3/25/2025	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$26,961	\$232,039	\$204,097	1.137	1,465	'6200	1 Story
12-13-19-180-016	26057 WARNER	9/7/2023	\$255,001	WD	03-ARM'S LENGTH	\$255,001	\$29,057	\$225,944	\$174,365	1.296	1,351	'6200	1 Story
12-13-19-202-009	3126 11 MILE	8/4/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$25,677	\$199,323	\$174,927	1.139	1,203	'6200	1 Story
12-13-19-202-037	3269 POTOMAC	8/24/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$25,677	\$189,323	\$183,093	1.034	1,375	'6200	1 Story
12-13-19-276-030	26431 WEXFORD	12/23/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$28,063	\$211,937	\$163,234	1.298	1,177	'6200	1 Story
12-13-19-277-015	26216 WEXFORD	7/17/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$27,296	\$202,704	\$171,387	1.183	1,177	'6200	1 Story
12-13-20-101-013	26735 HAVERHILL	2/14/2025	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$29,211	\$211,789	\$203,171	1.042	1,583	'6200	1 Story
12-13-20-101-018	26633 HAVERHILL	7/24/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$33,677	\$296,323	\$261,812	1.132	1,965	'6200	1 Story
12-13-20-101-027	4155 MC KINLEY	9/16/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$26,006	\$193,994	\$184,570	1.051	1,331	'6200	1 Story
12-13-20-102-011	26618 HAVERHILL	7/14/2023	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$27,509	\$188,491	\$229,150	0.823	1,596	'6200	1 Story
12-13-20-102-028	26735 MENGE COURT	4/15/2024	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$27,505	\$224,495	\$212,311	1.057	1,550	'6200	1 Story
12-13-20-102-039	26619 EUREKA	1/17/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$27,205	\$207,795	\$183,804	1.131	1,317	'6200	1 Story
12-13-20-126-018	26965 KELSEY	3/19/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$30,145	\$236,855	\$179,073	1.323	1,256	'6200	1 Story
12-13-20-127-001	26964 KELSEY	7/28/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$27,657	\$233,343	\$189,672	1.230	1,268	'6200	1 Story
12-13-20-128-038	4711 BERNICE	4/11/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$32,429	\$217,571	\$176,991	1.229	1,233	'6200	1 Story
12-13-20-129-028	26617 CRYSTAL	11/8/2024	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$40,316	\$149,584	\$100,532	1.488	1,022	'6200	1 Story
12-13-20-152-009	4352 BERNICE	9/12/2024	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$25,670	\$245,330	\$214,041	1.146	1,554	'6200	1 Story
12-13-20-152-020	4436 MC KINLEY	5/28/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$26,229	\$240,771	\$196,983	1.222	1,394	'6200	1 Story
12-13-20-152-035	26291 EUREKA	5/26/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$27,276	\$162,724	\$194,998	0.834	1,362	'6200	1 Story
12-13-20-152-035	26291 EUREKA	8/23/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$27,276	\$172,724	\$194,998	0.886	1,362	'6200	1 Story
12-13-20-153-014	26212 SUNBURST COURT	11/15/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$34,882	\$225,118	\$194,524	1.157	1,464	'6200	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-153-015	26182 SUNBURST COURT	4/12/2023	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$29,445	\$204,555	\$189,450	1.080	1,270	'6200	1 Story
12-13-20-153-016	26168 EUREKA	8/9/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$26,338	\$234,662	\$201,163	1.167	1,316	'6200	1 Story
12-13-20-153-055	4525 FRAZHO	11/5/2024	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$30,001	\$212,499	\$186,244	1.141	1,550	'6200	1 Story
12-13-20-177-071	4754 LAMONT COURT	11/13/2023	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$26,663	\$235,337	\$204,795	1.149	1,425	'6200	1 Story
12-13-20-177-073	4736 LAMONT COURT	6/6/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$26,338	\$254,662	\$172,188	1.479	1,226	'6200	1 Story
12-13-20-179-035	5013 FRAZHO	1/27/2025	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$30,001	\$212,999	\$174,818	1.218	1,174	'6200	1 Story
12-13-20-201-018	26554 PATRICIA	6/11/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$30,812	\$214,188	\$177,754	1.205	1,329	'6200	1 Story
12-13-20-202-020	5156 11 MILE	2/26/2025	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$27,205	\$182,795	\$189,423	0.965	1,397	'6200	1 Story
12-13-20-253-025	26417 CURIE	11/22/2024	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$24,535	\$197,965	\$180,260	1.098	1,277	'6200	1 Story
12-13-20-255-004	5246 MC KINLEY	1/2/2025	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$25,970	\$173,530	\$208,591	0.832	1,638	'6200	1 Story
12-13-20-255-027	26218 GROBBEL	2/2/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$28,244	\$211,756	\$179,975	1.177	1,231	'6200	1 Story
Totals:			\$8,933,401			\$8,933,401		\$7,879,057	\$7,089,460				
										E.C.F. =>	1.111	61-70% GOOD	
WARREN CON #19													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-203-027	3305 MENGE	6/18/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$27,081	\$222,919	\$160,576	1.388	1,128	'6200	1 Story SB
12-13-19-204-039	3337 BERNICE	10/31/2023	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$30,669	\$172,331	\$141,508	1.218	935	'6200	1 Story SB
12-13-19-251-018	3025 DONNA	7/11/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$31,240	\$228,760	\$159,003	1.439	1,118	'6200	1 Story SB
12-13-19-251-027	3217 DONNA	12/19/2023	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$25,677	\$198,323	\$171,866	1.154	1,144	'6200	1 Story SB
12-13-19-252-006	26201 WARNER	6/21/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$25,677	\$149,323	\$164,046	0.910	1,144	'6200	1 Story SB
12-13-19-276-006	3522 BERNICE	2/9/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$30,384	\$194,616	\$147,345	1.321	935	'6200	1 Story SB
12-13-20-126-019	26951 KELSEY	12/28/2023	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$27,275	\$193,725	\$159,647	1.213	1,091	'6200	1 Story SB
12-13-20-126-023	26905 KELSEY	7/7/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$25,121	\$184,879	\$171,610	1.077	1,091	'6200	1 Story SB
12-13-20-126-024	26845 KELSEY	12/9/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$25,121	\$201,879	\$158,542	1.273	1,116	'6200	1 Story SB
12-13-20-127-006	26902 KELSEY	8/2/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$25,121	\$194,879	\$177,178	1.100	1,145	'6200	1 Story SB
12-13-20-128-007	26840 MERIDETH	2/27/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$25,121	\$209,879	\$164,529	1.276	1,145	'6200	1 Story SB
12-13-20-128-040	4735 BERNICE	10/25/2024	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$29,469	\$198,531	\$149,637	1.327	1,015	'6200	1 Story SB
12-13-20-128-043	4771 BERNICE	3/12/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$30,473	\$174,527	\$148,130	1.178	956	'6200	1 Story SB
12-13-20-130-008	26660 CRYSTAL	3/10/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$30,828	\$149,172	\$129,480	1.152	1,013	'6200	1 Story SB
12-13-20-130-015	26516 CRYSTAL	10/16/2023	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$30,828	\$186,172	\$154,558	1.205	1,007	'6200	1 Story SB
12-13-20-153-024	26070 SHELL COURT	12/19/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$26,489	\$219,511	\$169,109	1.298	1,120	'6200	1 Story SB
12-13-20-176-009	26300 CUNNINGHAM	4/4/2023	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$28,041	\$145,959	\$159,446	0.915	1,104	'6200	1 Story SB
12-13-20-177-001	4710 BERNICE	2/24/2025	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$28,177	\$176,823	\$152,983	1.156	1,051	'6200	1 Story SB
12-13-20-201-009	26732 PATRICIA	7/22/2024	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$25,121	\$212,379	\$157,809	1.346	996	'6200	1 Story SB
12-13-20-201-012	26666 PATRICIA	5/17/2024	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$25,121	\$185,879	\$149,219	1.246	996	'6200	1 Story SB
12-13-20-201-027	26739 HILL	6/17/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$25,121	\$194,879	\$142,594	1.367	996	'6200	1 Story SB
12-13-20-202-013	26702 HILL	2/28/2025	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$26,516	\$151,484	\$152,125	0.996	996	'6200	1 Story SB
12-13-20-202-027	5241 POTOMAC	3/13/2024	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$27,205	\$200,795	\$161,441	1.244	1,037	'6200	1 Story SB
12-13-20-202-041	26637 CURIE	3/17/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$28,963	\$171,037	\$154,583	1.106	1,037	'6200	1 Story SB
12-13-20-202-042	5107 BERNICE	1/17/2024	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$30,854	\$94,146	\$151,358	0.622	996	'6200	1 Story SB
12-13-20-253-058	5141 BUSCH	1/31/2025	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$25,533	\$191,467	\$146,243	1.309	999	'6200	1 Story SB
12-13-20-254-012	5202 BUSCH	10/15/2024	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$25,565	\$211,435	\$163,434	1.294	1,037	'6200	1 Story SB
12-13-20-254-016	5250 BUSCH	8/25/2023	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$25,565	\$175,435	\$161,011	1.090	1,051	'6200	1 Story SB
Totals:			\$5,959,500			\$5,959,500		\$5,191,144	\$4,379,010	E.C.F. =>	1.185	61-70% GOOD	
WARREN CON #19													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-153-016	26053 COLMAN	11/22/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$28,460	\$246,540	\$219,131	1.125	1,810	'6200	2 Story
12-13-19-176-008	26434 NICOLA	11/16/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$34,664	\$285,336	\$226,609	1.259	1,891	'6200	2 Story
12-13-19-180-013	26118 WOODINGHAM	7/10/2023	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$27,655	\$285,845	\$221,984	1.288	1,834	'6200	2 Story
12-13-19-204-033	26615 THOMAS	5/24/2023	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$26,010	\$189,490	\$163,631	1.158	1,247	'6200	2 Story
12-13-19-251-006	3052 BERNICE	12/14/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$25,677	\$239,323	\$196,995	1.215	1,612	'6200	2 Story
12-13-20-152-013	26410 HAVERHILL	4/28/2023	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$32,155	\$320,845	\$284,538	1.128	2,578	'6200	2 Story
Totals:			\$1,742,000			\$1,742,000		\$1,567,379	\$1,312,888	E.C.F. =>	1.194	61-70% GOOD	
WARREN CON #19													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6200	BUNGALOW
										USED E.C.F. =>	1.131			
WARREN CON #19	* SALES FROM FITZ #29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6200	1 STORY
										USED E.C.F. =>	1.095			
WARREN CON #19	* SALES FROM WC #19 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6200	1 STORY SB
										USED E.C.F. =>	1.080			
WARREN CON #19	* SALES FROM WC #19 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													6200	2 STORY
										USED E.C.F. =>	1.130			
WARREN CON #19	* SALES FROM WC#19 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-402-020	25541 VIRGINIA	12/7/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$27,559	\$167,441	\$173,189	0.967	1,169	'1190	1 Story
12-13-19-428-002	25760 THOMAS	12/16/2024	\$278,900	WD	03-ARM'S LENGTH	\$278,900	\$31,606	\$247,294	\$200,082	1.236	1,430	'1190	1 Story
12-13-19-428-010	25568 THOMAS	10/5/2023	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$26,417	\$196,583	\$179,466	1.095	1,346	'1190	1 Story
12-13-19-428-015	25508 THOMAS	5/16/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$26,417	\$228,583	\$203,952	1.121	1,506	'1190	1 Story
12-13-19-476-003	25618 BILLETTE	4/21/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$26,417	\$198,583	\$179,364	1.107	1,316	'1190	1 Story
Totals:			\$1,176,900			\$1,176,900			\$1,038,484	\$936,053			
										E.C.F. =>	1.109	61-70% GOOD	
FITZ #19													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-402-004	25835 VIRGINIA	3/11/2024	\$190,300	WD	03-ARM'S LENGTH	\$190,300	\$36,802	\$153,498	\$150,795	1.018	956	'1190	1 Story SB
12-13-19-403-006	25810 VIRGINIA	8/7/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$26,295	\$163,705	\$147,365	1.111	975	'1190	1 Story SB
12-13-19-403-015	25775 THOMAS	8/24/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$31,604	\$168,396	\$144,261	1.167	968	'1190	1 Story SB
12-13-19-403-017	25751 THOMAS	10/17/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$25,712	\$164,288	\$144,261	1.139	968	'1190	1 Story SB
12-13-19-428-003	25740 THOMAS	6/29/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$31,861	\$170,139	\$146,719	1.160	962	'1190	1 Story SB
12-13-19-429-019	25750 WEXFORD	5/31/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$26,666	\$167,334	\$146,617	1.141	970	'1190	1 Story SB
12-13-19-453-005	25566 VIRGINIA	9/8/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$26,417	\$183,583	\$146,607	1.252	988	'1190	1 Story SB
12-13-19-453-012	25450 VIRGINIA	6/3/2024	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$26,417	\$196,583	\$155,077	1.268	988	'1190	1 Story SB
12-13-19-477-008	25464 WEXFORD	7/11/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$26,488	\$178,512	\$145,299	1.229	956	'1190	1 Story SB
12-13-19-477-012	25432 WEXFORD	11/13/2023	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$27,551	\$155,949	\$143,804	1.084	956	'1190	1 Story SB
Totals:			\$1,987,800			\$1,987,800		\$1,701,987	\$1,470,805	E.C.F. => 1.157		61-70% GOOD	
FITZ #19													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													1190	2 STORY
										USED E.C.F. =>	0.976			
FITZ #19 * SALES FROM FITZ #29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														
													61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													1190	BUNGALOW
										USED E.C.F. =>	1.002			
FITZ #19 * SALES FROM FITZ #29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														
													61-70% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-301-036	25801 EUREKA	3/27/2025	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,389	\$39,611	\$124,839	0.317	949	'4200	1 Story
12-13-20-302-007	25720 RYAN	6/3/2024	\$215,000	WD	03-ARM'S LENGTH	\$180,600	\$21,047	\$159,553	\$212,972	0.749	1,589	'4200	1 Story
12-13-20-302-016	4354 BAYLISS	4/22/2024	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$33,713	\$85,287	\$94,221	0.905	781	'4200	1 Story
12-13-20-302-016	4354 BAYLISS	10/18/2024	\$129,150	WD	03-ARM'S LENGTH	\$129,150	\$33,713	\$95,437	\$94,221	1.013	781	'4200	1 Story
12-13-20-302-028	4327 MARR	1/12/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,004	\$96,996	\$98,327	0.986	895	'4200	1 Story
12-13-20-303-009	4292 MARR	8/7/2024	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$33,004	\$59,996	\$105,120	0.571	1,006	'4200	1 Story
12-13-20-303-026	25545 EUREKA	5/4/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$32,567	\$162,433	\$204,459	0.794	1,718	'4200	1 Story
12-13-20-303-026	25545 EUREKA	12/20/2024	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$32,567	\$193,433	\$204,459	0.946	1,718	'4200	1 Story
12-13-20-306-004	25540 EUREKA	11/27/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$28,356	\$81,644	\$110,386	0.740	988	'4200	1 Story
12-13-20-327-008	25790 CUNNINGHAM	11/16/2023	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$29,180	\$221,820	\$202,536	1.095	1,490	'4200	1 Story
12-13-20-327-032	25777 LORETTA	11/7/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$28,785	\$221,215	\$213,605	1.036	1,687	'4200	1 Story
12-13-20-327-034	25753 LORETTA	10/6/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$28,701	\$231,299	\$177,337	1.304	1,203	'4200	1 Story
12-13-20-351-004	4254 ORR	10/4/2024	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$33,004	\$120,996	\$100,709	1.201	884	'4200	1 Story
12-13-20-351-027	25435 EUREKA	11/15/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$31,219	\$73,781	\$100,751	0.732	930	'4200	1 Story
12-13-20-352-017	4340 BONNING	6/13/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$27,503	\$122,497	\$124,758	0.982	1,008	'4200	1 Story
12-13-20-354-002	25460 EUREKA	11/1/2024	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$28,619	\$97,881	\$138,866	0.705	1,086	'4200	1 Story
12-13-20-377-009	25164 CUNNINGHAM	4/26/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$26,429	\$188,571	\$173,914	1.084	1,198	'4200	1 Story
12-13-20-377-020	25022 CUNNINGHAM	6/28/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$26,938	\$213,062	\$177,848	1.198	1,198	'4200	1 Story
12-13-20-377-022	25383 LORETTA	9/30/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$30,192	\$201,808	\$183,272	1.101	1,252	'4200	1 Story
12-13-20-377-023	25371 LORETTA	11/27/2023	\$230,800	WD	03-ARM'S LENGTH	\$230,800	\$27,589	\$203,211	\$173,618	1.170	1,197	'4200	1 Story
12-13-20-378-012	25140 LORETTA	8/25/2023	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$30,042	\$245,958	\$175,077	1.405	1,203	'4200	1 Story
12-13-20-401-007	25765 AUDREY	10/18/2024	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$28,427	\$192,573	\$160,057	1.203	1,167	'4200	1 Story
12-13-20-402-005	25820 AUDREY	4/11/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$26,471	\$153,529	\$155,534	0.987	1,194	'4200	1 Story
12-13-20-402-047	25469 PATRICIA	5/15/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$25,121	\$209,879	\$170,758	1.229	1,162	'4200	1 Story
12-13-20-403-027	25871 CURIE	6/18/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$39,480	\$280,520	\$249,537	1.124	1,799	'4200	1 Story
12-13-20-404-011	25590 CURIE	1/18/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$39,480	\$175,520	\$130,827	1.342	1,211	'4200	1 Story
12-13-20-426-002	25828 PINEVIEW	3/7/2025	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$31,945	\$203,055	\$167,242	1.214	1,199	'4200	1 Story
12-13-20-426-007	25760 PINEVIEW	9/9/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$55,371	\$204,629	\$154,072	1.328	1,270	'4200	1 Story
12-13-20-426-024	25740 PINEVIEW	12/16/2024	\$264,000	WD	03-ARM'S LENGTH	\$240,240	\$21,829	\$218,411	\$187,971	1.162	1,221	'4200	1 Story
12-13-20-451-022	25031 AUDREY	11/10/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$26,157	\$188,843	\$149,026	1.267	1,194	'4200	1 Story
12-13-20-452-011	25161 PATRICIA	4/3/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$28,994	\$141,006	\$196,690	0.717	1,645	'4200	1 Story
12-13-20-452-015	25109 PATRICIA	5/31/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$25,121	\$164,879	\$168,580	0.978	1,450	'4200	1 Story
12-13-20-453-006	25172 PATRICIA	4/2/2024	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$28,670	\$211,430	\$198,379	1.066	1,418	'4200	1 Story
12-13-20-454-014	25175 PINEVIEW	9/18/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$55,371	\$324,629	\$268,059	1.211	2,164	'4200	1 Story
12-13-29-102-024	4354 10 MILE	5/7/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$30,078	\$204,922	\$183,766	1.115	1,299	'4200	1 Story
12-13-29-103-046	24596 EUREKA	3/8/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$22,050	\$99,950	\$110,855	0.902	1,005	'4200	1 Story
12-13-29-103-050	24575 CUNNINGHAM	3/21/2025	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$26,181	\$82,819	\$85,035	0.974	816	'4200	1 Story
12-13-29-127-019	24825 MASCH	3/31/2025	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$19,805	\$216,195	\$171,200	1.263	1,187	'4200	1 Story
12-13-29-128-019	24823 BEIERMAN	6/18/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$20,831	\$229,169	\$181,476	1.263	1,320	'4200	1 Story
12-13-29-129-007	24868 BEIERMAN	10/4/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$24,536	\$250,464	\$177,831	1.408	1,280	'4200	1 Story
12-13-29-156-007	24324 EUREKA	10/18/2024	\$92,520	WD	03-ARM'S LENGTH	\$92,520	\$26,460	\$66,060	\$93,161	0.709	767	'4200	1 Story
12-13-29-156-010	24266 EUREKA	9/12/2024	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$26,888	\$40,112	\$81,971	0.489	701	'4200	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-29-176-027	24347 LORETTA	12/6/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$21,762	\$143,238	\$167,084	0.857	1,167	'4200	1 Story
12-13-29-176-034	24223 LORETTA	5/8/2023	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$20,602	\$182,398	\$175,780	1.038	1,167	'4200	1 Story
12-13-29-177-008	24398 LORETTA	5/9/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$19,953	\$215,047	\$184,766	1.164	1,167	'4200	1 Story
12-13-29-178-015	24250 MASCH	7/15/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$19,953	\$220,047	\$199,122	1.105	1,512	'4200	1 Story
12-13-29-179-003	24472 BEIERMAN	6/1/2023	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$20,679	\$221,321	\$186,733	1.185	1,250	'4200	1 Story
12-13-29-202-006	24904 AUDREY	11/22/2024	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$20,777	\$250,223	\$196,380	1.274	1,455	'4200	1 Story
12-13-29-202-026	24917 PATRICIA	11/27/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$26,776	\$203,224	\$165,360	1.229	1,165	'4200	1 Story
12-13-29-202-037	24709 PATRICIA	5/28/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$20,602	\$254,398	\$218,979	1.162	1,632	'4200	1 Story
12-13-29-202-038	24655 PATRICIA	9/23/2024	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$20,602	\$217,398	\$173,541	1.253	1,207	'4200	1 Story
12-13-29-202-040	24631 PATRICIA	3/26/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$20,939	\$224,061	\$186,409	1.202	1,270	'4200	1 Story
12-13-29-203-021	24606 PATRICIA	9/11/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$20,602	\$244,398	\$177,231	1.379	1,292	'4200	1 Story
12-13-29-203-032	24721 HILL	5/9/2024	\$236,100	WD	03-ARM'S LENGTH	\$236,100	\$25,717	\$210,383	\$178,387	1.179	1,162	'4200	1 Story
12-13-29-204-011	24756 HILL	12/3/2024	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$31,994	\$160,506	\$197,048	0.815	1,433	'4200	1 Story
12-13-29-204-029	24737 CURIE	2/14/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$21,503	\$203,497	\$206,553	0.985	1,529	'4200	1 Story
12-13-29-205-008	24836 CURIE	4/19/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$20,165	\$197,835	\$189,189	1.046	1,379	'4200	1 Story
12-13-29-251-008	24401 AUDREY	1/10/2025	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$24,184	\$238,316	\$195,801	1.217	1,383	'4200	1 Story
12-13-29-253-032	24215 HILL	7/13/2023	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$54,037	\$206,963	\$255,273	0.811	1,990	'4200	1 Story
12-13-29-254-023	24349 CURIE	11/8/2023	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$20,027	\$182,973	\$177,664	1.030	1,265	'4200	1 Story
12-13-29-254-023	24349 CURIE	9/27/2024	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$20,027	\$176,973	\$177,664	0.996	1,265	'4200	1 Story
12-13-29-276-030	24351 BLACKMAR	8/2/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$25,940	\$204,060	\$170,858	1.194	1,171	'4200	1 Story
12-13-29-277-021	24122 BLACKMAR	7/24/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$23,942	\$186,058	\$179,002	1.039	1,196	'4200	1 Story
Totals:			\$13,153,170			\$13,095,010		\$11,318,400	\$10,592,146				
										E.C.F. =>	1.069	61-70% GOOD	
CENTERLINE 20-300, 20-400, 29													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-301-014	4224 FRAZHO	12/27/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$33,264	\$148,736	\$152,071	0.978	1,026	'4200	1 Story SB
12-13-20-327-037	25717 LORETTA	10/10/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$28,448	\$206,552	\$174,756	1.182	1,145	'4200	1 Story SB
12-13-20-328-029	25817 MASCH	5/30/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$25,690	\$186,310	\$157,584	1.182	1,026	'4200	1 Story SB
12-13-20-329-012	25744 MASCH	6/5/2024	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$27,374	\$205,626	\$160,899	1.278	1,073	'4200	1 Story SB
12-13-20-352-008	4250 BONNING	10/4/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$27,503	\$187,497	\$146,198	1.282	925	'4200	1 Story SB
12-13-20-353-014	4324 KIEFFER	8/24/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$24,753	\$160,247	\$151,710	1.056	1,026	'4200	1 Story SB
12-13-20-401-021	25481 AUDREY	7/21/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$26,733	\$183,267	\$135,435	1.353	904	'4200	1 Story SB
12-13-20-452-005	25080 AUDREY	2/28/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$26,980	\$198,020	\$151,421	1.308	1,005	'4200	1 Story SB
12-13-20-452-009	25032 AUDREY	11/15/2024	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$25,121	\$190,879	\$156,768	1.218	1,005	'4200	1 Story SB
12-13-20-453-004	25320 PATRICIA	1/3/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$28,921	\$196,079	\$158,307	1.239	1,116	'4200	1 Story SB
12-13-20-453-016	25034 PATRICIA	3/7/2025	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$31,575	\$189,425	\$133,747	1.416	894	'4200	1 Story SB
12-13-29-129-005	24916 BEIERMAN	6/21/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$21,274	\$163,726	\$170,863	0.958	1,110	'4200	1 Story SB
12-13-29-176-003	24320 CUNNINGHAM	5/6/2024	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$20,602	\$140,398	\$146,541	0.958	956	'4200	1 Story SB
12-13-29-176-003	24320 CUNNINGHAM	8/23/2024	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$20,602	\$198,398	\$146,541	1.354	956	'4200	1 Story SB
12-13-29-178-011	24328 MASCH	6/1/2023	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$19,953	\$209,947	\$157,598	1.332	961	'4200	1 Story SB
12-13-29-178-029	24437 BEIERMAN	3/17/2025	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$21,041	\$216,459	\$166,435	1.301	1,112	'4200	1 Story SB
12-13-29-201-013	24743 AUDREY	11/7/2024	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$20,689	\$195,311	\$150,441	1.298	1,005	'4200	1 Story SB
12-13-29-201-015	24719 AUDREY	3/11/2025	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$20,689	\$155,311	\$153,270	1.013	1,005	'4200	1 Story SB
12-13-29-205-012	24760 CURIE	5/28/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$20,165	\$144,835	\$165,745	0.874	1,126	'4200	1 Story SB
12-13-29-205-012	24760 CURIE	9/13/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$20,165	\$239,835	\$165,745	1.447	1,126	'4200	1 Story SB
12-13-29-205-019	24634 CURIE	5/17/2023	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$20,165	\$187,835	\$156,600	1.199	1,046	'4200	1 Story SB
12-13-29-226-039	24641 BLACKMAR	4/20/2023	\$211,500	WD	03-ARM'S LENGTH	\$211,500	\$20,522	\$190,978	\$158,127	1.208	1,041	'4200	1 Story SB
12-13-29-254-014	24156 HILL	4/24/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$28,947	\$211,053	\$175,960	1.199	1,144	'4200	1 Story SB
12-13-29-276-039	24161 BLACKMAR	9/28/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$20,522	\$149,478	\$156,685	0.954	1,041	'4200	1 Story SB
12-13-29-277-001	24520 BLACKMAR	5/3/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$20,522	\$179,478	\$151,526	1.184	988	'4200	1 Story SB
12-13-29-277-019	24146 BLACKMAR	2/9/2024	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$22,064	\$143,936	\$149,694	0.962	988	'4200	1 Story SB
Totals:			\$5,403,900			\$5,403,900		\$4,779,616	\$4,050,667	E.C.F. => 1.180		61-70% GOOD	
CENTERLINE 20-300, 20-400, 29													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-303-028	25525 EUREKA	2/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$31,855	\$238,145	\$199,812	1.192	1,608	'4200	2 Story
12-13-20-403-018	25518 PATRICIA	7/30/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$25,596	\$234,404	\$250,817	0.935	2,026	'4200	2 Story
Totals:			\$530,000			\$530,000		\$472,549	\$450,629	E.C.F. => 1.049	3,634	61-70% GOOD	
CENTERLINE 20-300, 20-400, 29													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-301-039	4320 FRAZHO	11/13/2024	\$132,000	CD	03-ARM'S LENGTH	\$132,000	\$38,403	\$93,597	\$108,903	0.859	1,164	'4200	Bungalow
12-13-20-356-005	4504 KIEFER	12/5/2024	\$168,200	WD	03-ARM'S LENGTH	\$168,200	\$28,218	\$139,982	\$130,646	1.071	1,176	'4200	Bungalow
12-13-29-157-003	24195 EUREKA	11/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$25,550	\$139,450	\$115,717	1.205	1,267	'4200	Bungalow
Totals:			\$465,200			\$465,200		\$373,029	\$355,266				
										E.C.F. =>	1.050	61-70% GOOD	
CENTERLINE 20-300, 20-400, 29													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4200	1 Story
										USED E.C.F. =>	1.005	71-80% GOOD		
CENTERLINE 20-300, 20 * SALES FROM CL 4330 WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4200	1 Story SB
										USED E.C.F. =>	1.100	71-80% GOOD		
CENTERLINE 20-300, 20 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4200	2 Story
										USED E.C.F. =>	0.895	71-80% GOOD		
CENTERLINE 20-300, 20 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4200	BUNGALOW
										USED E.C.F. =>	0.820	71-80% GOOD		
CENTERLINE 20-300, 20 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-21-301-018	25821 PETER KALTZ	11/18/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,480	\$105,520	\$108,387	0.974	816	'4210	1 Story
12-13-28-127-009	6354 GARDEN COURT	4/1/2024	\$144,380	WD	03-ARM'S LENGTH	\$144,380	\$26,460	\$117,920	\$120,222	0.981	1,095	'4210	1 Story
12-13-28-428-022	23555 PETERS	11/8/2024	\$148,600	WD	03-ARM'S LENGTH	\$148,600	\$11,357	\$137,243	\$180,141	0.762	1,338	'4210	1 Story
12-13-28-429-012	23531 PETERS	11/8/2024	\$141,600	WD	03-ARM'S LENGTH	\$141,600	\$11,357	\$130,243	\$128,693	1.012	1,200	'4210	1 Story
Totals:			\$579,580			\$579,580		\$490,926	\$537,443				
										E.C.F. =>	0.913	61-70% GOOD	
CENTERLINE 21, 28-100													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	0.985		4210 1 Story SB
CENTERLINE 21, 28-100 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
											61-70% Good		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.075		4210 2 Story
CENTERLINE 21, 28-100 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
											61-70% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-21-303-016	25591 PETER KALTZ	10/31/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$38,352	\$136,648	\$109,193	1.251	990	'4210	Bungalow
12-13-21-352-003	6174 ENGLEMAN	5/12/2023	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$37,880	\$113,120	\$161,963	0.698	1,251	'4210	Bungalow
Totals:			\$326,000			\$326,000		\$249,768	\$271,156	E.C.F. =>	0.921		61-70% GOOD
CENTERLINE 21, 28-100													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	0.885		4210 1 Story
CENTERLINE 21, 28-100 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
											71-80% Good		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	0.880		4210 2 Story
CENTERLINE 21, 28-100 * SALES FROM CL 4200 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
											71-80% Good		

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-103-008	26808 NORMA	5/24/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$25,121	\$174,879	\$182,513	0.958	1,249	'5230	1 Story
12-13-23-104-023	26639 WAGNER	10/19/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$26,447	\$223,553	\$176,033	1.270	1,160	'5230	1 Story
12-13-23-129-017	26850 PALOMINO	4/14/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$29,853	\$216,147	\$208,161	1.038	1,487	'5230	1 Story
12-13-23-129-018	26838 PALOMINO	7/5/2023	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$29,853	\$221,147	\$172,248	1.284	1,165	'5230	1 Story
12-13-23-129-027	26626 PALOMINO	4/28/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,653	\$186,347	\$191,215	0.975	1,326	'5230	1 Story
12-13-23-151-003	11640 STAMFORD	7/29/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$25,121	\$209,879	\$191,610	1.095	1,275	'5230	1 Story
12-13-23-151-006	11712 STAMFORD	12/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$25,121	\$204,879	\$180,888	1.133	1,241	'5230	1 Story
12-13-23-151-039	11903 CHAMPAIGN	8/7/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$26,229	\$218,771	\$170,485	1.283	1,158	'5230	1 Story
12-13-23-201-008	26805 NEWPORT	1/5/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$27,461	\$207,539	\$214,522	0.967	1,492	'5230	1 Story
12-13-23-201-009	26751 NEWPORT	11/20/2024	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$26,701	\$224,299	\$197,722	1.134	1,345	'5230	1 Story
12-13-23-201-017	26631 NEWPORT	7/27/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$26,701	\$243,299	\$194,922	1.248	1,424	'5230	1 Story
12-13-23-202-029	26745 FAIRFIELD	7/19/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$25,121	\$204,879	\$171,534	1.194	1,166	'5230	1 Story
12-13-23-204-008	26646 DOVER	7/31/2024	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$25,312	\$238,688	\$226,313	1.055	1,736	'5230	1 Story
12-13-23-227-008	13223 BLOOMFIELD	6/5/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$26,701	\$208,299	\$191,975	1.085	1,343	'5230	1 Story
12-13-23-227-013	13277 BLOOMFIELD	7/13/2023	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$35,839	\$242,561	\$220,060	1.102	1,669	'5230	1 Story
12-13-23-228-004	26612 RIDGEFIELD	1/29/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$29,100	\$245,900	\$194,579	1.264	1,363	'5230	1 Story
12-13-23-229-010	13030 STAMFORD	10/29/2024	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$25,817	\$203,183	\$194,026	1.047	1,400	'5230	1 Story
12-13-23-229-032	13059 CHAMPAIGN	8/15/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$25,121	\$229,879	\$217,080	1.059	1,560	'5230	1 Story
12-13-23-229-039	13159 CHAMPAIGN	1/29/2025	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$29,689	\$228,311	\$211,013	1.082	1,952	'5230	1 Story
12-13-23-230-028	13305 CHAMPAIGN	12/27/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$25,121	\$194,879	\$173,731	1.122	1,184	'5230	1 Story
12-13-23-251-002	26335 NEWPORT	7/24/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$37,527	\$192,473	\$207,172	0.929	1,400	'5230	1 Story
12-13-23-252-003	26322 NEWPORT	12/13/2024	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$33,148	\$218,852	\$205,979	1.062	1,400	'5230	1 Story
12-13-23-252-004	26302 NEWPORT	1/19/2024	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$25,121	\$172,879	\$174,890	0.989	1,171	'5230	1 Story
12-13-23-252-015	26118 NEWPORT	12/19/2023	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$25,121	\$182,379	\$174,296	1.046	1,171	'5230	1 Story
12-13-23-252-017	26062 NEWPORT	5/29/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$25,796	\$169,204	\$171,385	0.987	1,171	'5230	1 Story
12-13-23-252-028	26167 FAIRFIELD	4/7/2023	\$194,275	WD	03-ARM'S LENGTH	\$194,275	\$26,480	\$167,795	\$168,169	0.998	1,152	'5230	1 Story
12-13-23-253-013	26118 FAIRFIELD	10/18/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$26,572	\$123,428	\$171,431	0.720	1,152	'5230	1 Story
12-13-23-253-013	26118 FAIRFIELD	10/7/2024	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$26,572	\$217,928	\$171,431	1.271	1,152	'5230	1 Story
12-13-23-253-016	26070 FAIRFIELD	11/17/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$25,121	\$219,879	\$218,383	1.007	1,612	'5230	1 Story
12-13-23-276-003	26326 DOVER	2/13/2024	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$26,961	\$245,539	\$199,488	1.231	1,347	'5230	1 Story
12-13-23-276-021	13264 CHAMPAIGN	10/25/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$36,158	\$203,842	\$168,236	1.212	1,152	'5230	1 Story
Totals:			\$7,306,175			\$7,306,175		\$6,441,516	\$5,911,490				
										E.C.F. =>	1.090	61-70% GOOD	
WARREN WOODS #23													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-102-016	11615 STAMFORD	11/15/2024	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$32,632	\$159,368	\$151,620	1.051	1,005	'5230	1 Story SB
12-13-23-102-024	11783 MC KINLEY	9/22/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$26,877	\$168,123	\$153,663	1.094	1,005	'5230	1 Story SB
12-13-23-102-024	11783 MC KINLEY	7/30/2024	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$26,877	\$187,123	\$153,663	1.218	1,005	'5230	1 Story SB
12-13-23-104-029	26914 BONNIE	2/13/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$28,775	\$171,225	\$158,467	1.081	963	'5230	1 Story SB
12-13-23-105-014	12024 MC KINLEY	12/22/2023	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$26,229	\$179,871	\$152,392	1.180	959	'5230	1 Story SB
12-13-23-126-024	26552 WAGNER	5/21/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$25,184	\$199,816	\$150,251	1.330	1,017	'5230	1 Story SB
12-13-23-126-028	26504 WAGNER	5/10/2024	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$25,464	\$148,036	\$145,363	1.018	935	'5230	1 Story SB
12-13-23-126-028	26504 WAGNER	8/22/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$25,464	\$186,536	\$145,363	1.283	935	'5230	1 Story SB
12-13-23-126-053	12107 CHAMPAIGN	11/1/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$28,177	\$186,823	\$155,439	1.202	1,064	'5230	1 Story SB
12-13-23-128-005	26666 ROAN	9/8/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$25,533	\$214,467	\$172,757	1.241	1,148	'5230	1 Story SB
12-13-23-128-018	26448 ROAN	1/19/2024	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$25,533	\$191,467	\$189,183	1.012	1,148	'5230	1 Story SB
12-13-23-152-018	11851 HERBERT	10/29/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$30,941	\$214,059	\$165,818	1.291	1,100	'5230	1 Story SB
12-13-23-203-015	26648 FAIRFIELD	9/13/2024	\$230,100	WD	03-ARM'S LENGTH	\$230,100	\$26,223	\$203,877	\$161,563	1.262	1,069	'5230	1 Story SB
12-13-23-228-012	13246 BLOOMFIELD	10/20/2023	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$27,405	\$160,595	\$172,478	0.931	1,065	'5230	1 Story SB
12-13-23-229-012	13054 STAMFORD	12/6/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$25,958	\$134,042	\$141,895	0.945	961	'5230	1 Story SB
12-13-23-229-037	13137 CHAMPAIGN	2/16/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$25,121	\$154,879	\$168,554	0.919	1,108	'5230	1 Story SB
12-13-23-230-025	13245 CHAMPAIGN	3/13/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$25,121	\$154,879	\$150,951	1.026	1,068	'5230	1 Story SB
12-13-23-277-019	13182 BURGUNDY	11/15/2024	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$28,054	\$189,446	\$152,606	1.241	961	'5230	1 Story SB
12-13-23-277-020	13194 BURGUNDY	6/10/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$25,480	\$192,520	\$157,200	1.225	961	'5230	1 Story SB
12-13-23-277-032	26247 SCHOENHERR	3/3/2025	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$25,121	\$127,879	\$126,873	1.008	962	'5230	1 Story SB
12-13-23-277-045	13363 HERBERT	9/26/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$35,824	\$139,176	\$149,510	0.931	1,085	'5230	1 Story SB
Totals:			\$4,236,200			\$4,236,200		\$3,664,207	\$3,275,609	E.C.F. =>	1.119	61-70% GOOD	
WARREN WOODS #23													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5230	2 Story
										USED E.C.F. =>	1.030	61-70% GOOD		
WARREN WOODS #23 * SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-127-033	26447 ROAN	7/6/2023	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$25,533	\$215,467	\$202,659	1.063	1,708	'5230	Bungalow
Totals:			\$241,000			\$241,000		\$215,467	\$202,659	E.C.F. =>	1.063	61-70% GOOD	
WARREN WOODS #23													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-302-013	11822 FRAZHO	10/12/2023	\$231,200	WD	03-ARM'S LENGTH	\$231,200	\$25,025	\$206,175	\$168,631	1.223	1,166	'2230	1 Story
12-13-23-302-015	11846 FRAZHO	12/5/2024	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$26,532	\$181,468	\$169,962	1.068	1,181	'2230	1 Story
12-13-23-302-019	11932 FRAZHO	12/11/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$28,854	\$216,146	\$195,254	1.107	1,390	'2230	1 Story
12-13-23-303-013	11820 HAROLD	10/27/2023	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$25,025	\$157,975	\$168,293	0.939	1,198	'2230	1 Story
12-13-23-326-003	25818 WAGNER	10/10/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$25,025	\$174,975	\$176,999	0.989	1,354	'2230	1 Story
12-13-23-351-003	11630 HIGHLAND	7/19/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$26,229	\$185,771	\$170,614	1.089	1,191	'2230	1 Story
12-13-23-351-011	11810 HIGHLAND	3/14/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$26,229	\$198,771	\$170,323	1.167	1,191	'2230	1 Story
12-13-23-353-020	25002 RUBIN	5/24/2024	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$32,197	\$185,803	\$173,958	1.068	1,158	'2230	1 Story
12-13-23-379-020	25007 PALOMINO	1/23/2025	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$29,675	\$167,325	\$171,402	0.976	1,157	'2230	1 Story
12-13-23-429-015	13461 BRAINBRIDGE	6/26/2023	\$168,725	WD	03-ARM'S LENGTH	\$168,725	\$23,440	\$145,285	\$128,912	1.127	899	'2230	1 Story
12-13-23-431-009	25697 CLOIE	8/12/2024	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$29,147	\$196,853	\$185,694	1.060	1,305	'2230	1 Story
Totals:			\$2,313,925			\$2,313,925		\$2,016,547	\$1,880,042	E.C.F. => 1.073		61-70% GOOD	
VAN DYKE # 23													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-302-004	11652 FRAZHO	10/18/2024	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$25,025	\$138,475	\$141,421	0.979	933	'2230	1 Story SB
12-13-23-302-029	11759 HAROLD	4/20/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$25,870	\$164,130	\$143,410	1.144	904	'2230	1 Story SB
12-13-23-302-030	11771 HAROLD	5/24/2023	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$25,025	\$145,475	\$138,410	1.051	904	'2230	1 Story SB
12-13-23-302-036	11907 HAROLD	6/16/2023	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$26,161	\$184,839	\$139,394	1.326	904	'2230	1 Story SB
12-13-23-302-036	11907 HAROLD	3/13/2025	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$26,161	\$192,839	\$139,394	1.383	904	'2230	1 Story SB
12-13-23-303-004	11650 HAROLD	2/29/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$25,025	\$152,975	\$164,669	0.929	1,117	'2230	1 Story SB
12-13-23-303-005	11662 HAROLD	7/11/2023	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$25,025	\$205,975	\$171,224	1.203	1,128	'2230	1 Story SB
12-13-23-303-009	11746 HAROLD	11/4/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$26,030	\$143,970	\$138,528	1.039	904	'2230	1 Story SB
12-13-23-303-023	11647 HOVEY	10/11/2024	\$151,900	WD	03-ARM'S LENGTH	\$151,900	\$25,025	\$126,875	\$136,973	0.926	904	'2230	1 Story SB
12-13-23-304-008	11732 HOVEY	3/22/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$25,025	\$174,975	\$142,807	1.225	906	'2230	1 Story SB
12-13-23-304-025	11707 ENGLEMAN	8/22/2023	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$25,025	\$142,975	\$141,605	1.010	937	'2230	1 Story SB
12-13-23-305-018	11914 ENGLEMAN	7/13/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$25,217	\$159,783	\$139,504	1.145	906	'2230	1 Story SB
12-13-23-306-026	25751 WAGNER	4/27/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$25,682	\$119,318	\$140,618	0.849	935	'2230	1 Story SB
12-13-23-306-027	25739 WAGNER	1/3/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$25,025	\$150,975	\$123,385	1.224	906	'2230	1 Story SB
12-13-23-306-034	25617 WAGNER	12/12/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$25,025	\$164,975	\$139,419	1.183	906	'2230	1 Story SB
12-13-23-326-024	25817 MARILYN	7/20/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$25,025	\$149,975	\$139,110	1.078	906	'2230	1 Story SB
12-13-23-326-029	25727 MARILYN	7/25/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$25,907	\$179,093	\$142,578	1.256	935	'2230	1 Story SB
12-13-23-326-031	25707 MARILYN	8/26/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$26,182	\$163,818	\$142,578	1.149	935	'2230	1 Story SB
12-13-23-326-040	25529 MARILYN	4/28/2023	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$25,025	\$133,975	\$137,066	0.977	906	'2230	1 Story SB
12-13-23-327-012	25640 MARILYN	6/14/2024	\$221,900	WD	03-ARM'S LENGTH	\$221,900	\$28,061	\$193,839	\$142,957	1.356	906	'2230	1 Story SB
12-13-23-327-017	25552 MARILYN	10/25/2023	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$25,025	\$196,975	\$143,756	1.370	939	'2230	1 Story SB
12-13-23-327-032	25517 ROAN	5/26/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$31,972	\$178,028	\$136,203	1.307	914	'2230	1 Story SB
12-13-23-352-014	25058 RAYBURN	7/12/2023	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$26,580	\$184,420	\$158,730	1.162	1,067	'2230	1 Story SB
12-13-23-376-013	25146 WAGNER	2/18/2025	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$27,401	\$164,599	\$140,880	1.168	939	'2230	1 Story SB
12-13-23-376-017	25104 WAGNER	3/20/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$26,223	\$133,777	\$123,385	1.084	906	'2230	1 Story SB
12-13-23-376-031	25239 MARILYN	12/20/2023	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$27,564	\$150,436	\$151,462	0.993	1,056	'2230	1 Story SB
12-13-23-376-040	25103 MARILYN	5/22/2023	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$24,377	\$117,623	\$157,025	0.749	1,056	'2230	1 Story SB
12-13-23-376-040	25103 MARILYN	9/7/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$24,377	\$185,623	\$157,025	1.182	1,056	'2230	1 Story SB
12-13-23-377-017	25100 MARILYN	5/23/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$28,415	\$161,585	\$155,221	1.041	1,056	'2230	1 Story SB
12-13-23-377-039	25059 ROAN	2/19/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$26,291	\$158,709	\$146,087	1.086	914	'2230	1 Story SB
12-13-23-378-005	25608 ROAN	6/29/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,121	\$144,879	\$139,892	1.036	914	'2230	1 Story SB
12-13-23-378-040	25317 PALOMINO	7/26/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$25,121	\$186,879	\$149,272	1.252	928	'2230	1 Story SB
12-13-23-380-014	25354 PALOMINO	5/21/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$26,791	\$168,209	\$141,593	1.188	906	'2230	1 Story SB
12-13-23-380-017	25318 PALOMINO	8/14/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$26,791	\$148,209	\$141,316	1.049	936	'2230	1 Story SB
Totals:			\$6,351,800			\$6,351,800		\$5,469,205	\$4,886,897	E.C.F. => 1.119		61-70% GOOD	
VAN DYKE # 23													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.060		'2230 2 Story
VAN DYKE # 23	* SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.050		'2230 BUNGALOW
VAN DYKE # 23	* SALES FROM WW #23 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.050		'2230 1 Story
VAN DYKE # 23	* SALES FROM VD #23 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-24-154-002	13640 HERBERT	10/14/2024	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$31,636	\$102,364	\$84,825	1.207	724	'5240	1 Story
12-13-24-154-010	13734 HERBERT	9/15/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$32,108	\$122,892	\$110,310	1.114	966	'5240	1 Story
12-13-24-301-014	13739 HAROLD	6/21/2024	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$22,750	\$44,750	\$86,950	0.515	720	'5240	1 Story
12-13-24-302-005	13638 HAROLD	8/2/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$22,750	\$42,250	\$94,671	0.446	768	'5240	1 Story
12-13-24-302-019	13653 BRAINBRIDGE	10/10/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$21,365	\$138,635	\$121,342	1.143	914	'5240	1 Story
12-13-24-302-019	13653 BRAINBRIDGE	1/5/2024	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$21,365	\$176,635	\$121,342	1.456	914	'5240	1 Story
12-13-24-303-024	13860 BRAINBRIDGE	7/24/2024	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$24,970	\$173,030	\$116,383	1.487	914	'5240	1 Story
12-13-24-303-035	13755 HOVEY	9/22/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$26,229	\$113,771	\$82,082	1.386	726	'5240	1 Story
12-13-24-304-006	13670 HOVEY	1/2/2024	\$179,899	WD	03-ARM'S LENGTH	\$179,899	\$17,559	\$162,340	\$105,073	1.545	906	'5240	1 Story
12-13-24-352-005	25396 INDUSTRIAL	2/7/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$45,120	\$189,880	\$244,295	0.777	2,189	'5240	1 Story
12-13-24-426-003	14820 FRAZHO	12/27/2023	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$41,854	\$98,046	\$111,805	0.877	936	'5240	1 Story
12-13-24-426-016	25665 FIRWOOD	5/28/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$28,200	\$136,800	\$136,646	1.001	1,280	'5240	1 Story
12-13-24-427-001	14860 FRAZHO	1/12/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$28,218	\$131,782	\$114,754	1.148	983	'5240	1 Story
12-13-24-427-030	25802 FIRWOOD	9/13/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$23,269	\$76,731	\$95,846	0.801	768	'5240	1 Story
12-13-24-428-001	14904 FRAZHO	11/13/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$23,145	\$101,855	\$135,666	0.751	1,266	'5240	1 Story
12-13-24-428-015	25734 TECLA	8/16/2024	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$17,559	\$94,441	\$105,388	0.896	985	'5240	1 Story
12-13-24-428-023	25620 TECLA	2/16/2024	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$20,193	\$139,707	\$99,271	1.407	903	'5240	1 Story
12-13-24-429-013	25816 ROSEBUSCH	3/26/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$21,792	\$113,208	\$95,019	1.191	903	'5240	1 Story
12-13-24-429-016	25746 ROSEBUSCH	5/22/2023	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$21,792	\$45,708	\$84,622	0.540	903	'5240	1 Story
12-13-24-429-020	25656 ROSEBUSCH	7/12/2024	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$21,792	\$110,208	\$96,426	1.143	903	'5240	1 Story
12-13-24-429-033	25855 HAYES	7/19/2023	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$19,671	\$103,329	\$98,737	1.047	903	'5240	1 Story
12-13-24-429-042	25711 HAYES	9/18/2023	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$20,090	\$75,910	\$99,212	0.765	903	'5240	1 Story
12-13-24-476-001	25401 FIRWOOD	4/21/2024	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$36,096	\$135,904	\$164,103	0.828	1,604	'5240	1 Story
12-13-24-477-007	25202 FIRWOOD	4/2/2024	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$46,538	\$48,962	\$90,187	0.543	924	'5240	1 Story
12-13-24-477-038	25221 TECLA	10/28/2024	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$23,183	\$102,817	\$131,895	0.780	1,021	'5240	1 Story
12-13-24-478-031	25241 ROSEBUSCH	3/8/2024	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$17,847	\$103,153	\$73,598	1.402	725	'5240	1 Story
12-13-24-478-044	25149 ROSEBUSCH	4/17/2023	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$17,847	\$104,153	\$70,959	1.468	725	'5240	1 Story
12-13-24-478-047	25131 ROSEBUSCH	8/28/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$18,786	\$143,214	\$132,768	1.079	1,303	'5240	1 Story
12-13-24-478-050	25107 ROSEBUSCH	7/1/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$23,201	\$128,799	\$100,448	1.282	903	'5240	1 Story
12-13-24-479-016	25170 ROSEBUSCH	12/4/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$23,647	\$126,353	\$110,711	1.141	1,197	'5240	1 Story
12-13-24-479-021	25132 ROSEBUSCH	11/28/2023	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$24,111	\$140,789	\$125,976	1.118	1,281	'5240	1 Story
12-13-24-479-033	25231 HAYES	5/31/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$20,641	\$134,359	\$94,595	1.420	903	'5240	1 Story
Totals:			\$4,468,099			\$4,468,099		\$3,662,775	\$3,535,905				
										E.C.F. =>	1.036	61-70% GOOD	
WW #23 & #24 FRAME													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5240 2 Story
										USED E.C.F. =>	0.960	61-70% GOOD	
WW #23 & #24 FRAME													
* SALES FROM VD #26 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-278-032	13263 FRAZHO	9/11/2023	\$138,250	WD	03-ARM'S LENGTH	\$138,250	\$36,017	\$102,233	\$95,483	1.071	832	'5240	Bungalow
12-13-24-479-015	25176 ROSEBUSCH	4/14/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$22,256	\$102,744	\$100,423	1.023	1,092	'5240	Bungalow
Totals:			\$263,250			\$263,250		\$204,977	\$195,906				
										E.C.F. =>	1.046	61-70% GOOD	
WW #23 & #24 FRAME													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5240 1 Story
										USED E.C.F. =>	0.950	71-80% GOOD	
WW #23 & #24 FRAME * SALES FROM WW #23 & #24 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5240 2 Story
										USED E.C.F. =>	1.020	71-80% GOOD	
WW #23 & #24 FRAME * SALES FROM VD #26 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5240 1 Story
										USED E.C.F. =>	0.880	91-100% GOOD	
WW #23 & #24 FRAME * SALES FROM ED #25 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'5240 2 Story
										USED E.C.F. =>	0.970	91-100% GOOD	
WW #23 & #24 FRAME * SALES FROM ED #25 & CL #16 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-24-102-003	26630 SCHOENHERR	9/12/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$20,441	\$149,559	\$142,110	1.052	962	'5240B	1 Story SB
12-13-24-103-019	13860 MC KINLEY	2/20/2025	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$17,486	\$184,514	\$150,029	1.230	1,008	'5240B	1 Story SB
12-13-24-154-023	13845 FRAZHO	1/24/2025	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$28,768	\$161,232	\$142,312	1.133	931	'5240B	1 Story SB
12-13-24-154-033	13836 HERBERT	3/28/2025	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$30,691	\$154,809	\$123,865	1.250	936	'5240B	1 Story SB
12-13-24-426-022	14815 ALVIN	1/12/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$28,934	\$131,066	\$130,441	1.005	988	'5240B	1 Story SB
Totals:			\$907,500			\$907,500		\$781,180	\$688,757				
										E.C.F. =>	1.134	61-70% GOOD	
WW #24B													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
												'5240B	1 Story
										USED E.C.F. =>		1.060	
WW #24B	* SALES FROM WW #23 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
												'5240B	2 Story
										USED E.C.F. =>		1.150	
WW #24B	* SALES FROM WW #13 & #14 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
												'5240B	BUNGALOW
										USED E.C.F. =>		1.120	
WW #24B	* SALES FROM WW #23 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-153-033	13881 STEPHENS	10/6/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$36,162	\$103,838	\$123,571	0.840	1,168	'3250	1 Story
12-13-25-201-005	24949 LAUREN	3/29/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$14,725	\$110,275	\$83,516	1.320	725	'3250	1 Story
12-13-25-201-009	24915 LAUREN	12/13/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$14,725	\$80,275	\$81,268	0.988	816	'3250	1 Story
12-13-25-202-015	24840 LAUREN	4/25/2024	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$14,725	\$66,275	\$84,960	0.780	725	'3250	1 Story
12-13-25-202-029	24807 BOLAM	10/1/2024	\$86,575	WD	03-ARM'S LENGTH	\$86,575	\$18,406	\$68,169	\$83,026	0.821	880	'3250	1 Story
12-13-25-204-016	14758 SHIRLEY	9/25/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$29,209	\$145,791	\$124,274	1.173	1,084	'3250	1 Story
12-13-25-226-027	14907 SHIRLEY	4/13/2023	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$24,063	\$116,437	\$117,894	0.988	960	'3250	1 Story
12-13-25-227-016	14950 SHIRLEY	8/21/2023	\$159,300	WD	03-ARM'S LENGTH	\$159,300	\$20,536	\$138,764	\$120,828	1.148	975	'3250	1 Story
12-13-25-227-020	14825 CHESTERFIELD	2/7/2024	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$20,958	\$152,042	\$118,673	1.281	1,359	'3250	1 Story
12-13-25-227-025	14891 CHESTERFIELD	12/22/2023	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$20,958	\$157,042	\$114,626	1.370	999	'3250	1 Story
12-13-25-227-043	14919 CHESTERFIELD	6/18/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$22,784	\$137,216	\$133,664	1.027	1,060	'3250	1 Story
12-13-25-227-048	14901 CHESTERFIELD	4/25/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$19,655	\$55,345	\$108,994	0.508	985	'3250	1 Story
12-13-25-253-051	24325 COLUMBUS	7/29/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$21,119	\$128,881	\$134,263	0.960	1,106	'3250	1 Story
12-13-25-254-002	14676 CHESTERFIELD	9/7/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$20,487	\$119,513	\$121,231	0.986	967	'3250	1 Story
12-13-25-254-013	24534 COLUMBUS	5/15/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$18,206	\$81,794	\$114,768	0.713	906	'3250	1 Story
12-13-25-257-015	24281 BOLAM	3/5/2025	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$17,386	\$158,614	\$120,692	1.314	922	'3250	1 Story
12-13-25-259-004	24270 COLUMBUS	3/27/2025	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,032	\$65,968	\$109,831	0.601	971	'3250	1 Story
12-13-25-260-004	24238 STEWART	8/16/2024	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$24,209	\$102,791	\$101,187	1.016	892	'3250	1 Story
12-13-25-277-023	14950 MYOLA	4/1/2024	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$30,525	\$67,475	\$104,642	0.645	978	'3250	1 Story
12-13-25-277-026	14821 ELEANOR	10/18/2024	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$20,246	\$140,754	\$120,382	1.169	944	'3250	1 Story
12-13-25-278-011	14822 ELEANOR	4/23/2024	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$21,470	\$135,530	\$119,799	1.131	944	'3250	1 Story
12-13-25-278-027	24298 BERRY	11/22/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$31,535	\$158,465	\$119,345	1.328	1,099	'3250	1 Story
12-13-25-279-001	14852 ELEANOR	1/10/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$24,800	\$125,200	\$121,331	1.032	944	'3250	1 Story
12-13-25-304-012	23812 BLACKETT	6/26/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$18,340	\$76,660	\$89,997	0.852	884	'3250	1 Story
12-13-25-304-012	23812 BLACKETT	10/29/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$18,340	\$114,660	\$89,997	1.274	884	'3250	1 Story
12-13-25-304-022	23578 BLACKETT	5/25/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$18,340	\$51,660	\$100,948	0.512	884	'3250	1 Story
12-13-25-304-030	23875 WILLARD	1/10/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$18,340	\$101,660	\$101,296	1.004	941	'3250	1 Story
12-13-25-304-051	23503 WILLARD	12/9/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$18,340	\$81,660	\$111,559	0.732	977	'3250	1 Story
12-13-25-305-067	23591 WELLINGTON	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$27,142	\$43,535	\$112,410	0.387	1,101	'3250	1 Story
12-13-25-328-021	23350 LAWSON	2/25/2025	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$21,609	\$165,891	\$164,938	1.006	1,655	'3250	1 Story
12-13-25-352-015	23429 BLACKETT	2/24/2025	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$20,392	\$205,608	\$188,382	1.091	1,723	'3250	1 Story
12-13-25-353-036	23089 WILLARD	5/26/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$18,340	\$101,660	\$85,787	1.185	744	'3250	1 Story
12-13-25-353-038	23077 WILLARD	2/28/2025	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$18,340	\$116,660	\$106,455	1.096	948	'3250	1 Story
12-13-25-354-001	23498 WILLARD	1/27/2025	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$14,672	\$94,328	\$89,648	1.052	708	'3250	1 Story
12-13-25-376-001	23474 WELLINGTON	2/7/2025	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$39,690	\$146,310	\$162,742	0.899	1,607	'3250	1 Story
12-13-25-376-019	23456 WELLINGTON	9/9/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$26,460	\$118,540	\$117,966	1.005	1,064	'3250	1 Story
12-13-25-378-010	23094 LAWSON	8/1/2024	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$34,542	\$84,458	\$113,247	0.746	954	'3250	1 Story
12-13-25-402-003	23636 GRABAR	3/13/2025	\$138,650	WD	03-ARM'S LENGTH	\$138,650	\$22,651	\$115,999	\$116,361	0.997	1,120	'3250	1 Story
12-13-25-402-007	23594 GRABAR	12/8/2023	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$21,860	\$74,640	\$106,845	0.699	944	'3250	1 Story
12-13-25-402-018	23631 LAUREN	5/21/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$21,860	\$163,140	\$104,537	1.561	944	'3250	1 Story
12-13-25-402-020	23611 LAUREN	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$21,860	\$48,817	\$100,053	0.488	944	'3250	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-403-026	23671 BOLAM	7/12/2024	\$123,900	WD	03-ARM'S LENGTH	\$123,900	\$15,549	\$108,351	\$86,980	1.246	944	'3250	1 Story
12-13-25-403-028	23659 BOLAM	1/17/2025	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$31,098	\$48,802	\$89,929	0.543	719	'3250	1 Story
12-13-25-404-013	23614 BOLAM	6/15/2023	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$13,963	\$79,037	\$100,363	0.788	943	'3250	1 Story
12-13-25-405-028	23550 COLUMBUS	11/13/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$12,737	\$74,263	\$87,900	0.845	728	'3250	1 Story
12-13-25-405-033	23510 COLUMBUS	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$12,737	\$57,940	\$98,740	0.587	885	'3250	1 Story
12-13-25-405-057	23523 STEWART	1/31/2025	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$12,737	\$87,263	\$91,721	0.951	852	'3250	1 Story
12-13-25-405-058	23511 STEWART	3/5/2024	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$12,737	\$90,263	\$97,447	0.926	943	'3250	1 Story
12-13-25-426-004	23848 STEWART	4/24/2024	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$14,010	\$85,490	\$86,901	0.984	943	'3250	1 Story
12-13-25-451-006	23236 GRABAR	6/20/2023	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$21,860	\$100,140	\$103,214	0.970	944	'3250	1 Story
12-13-25-451-017	23207 LAUREN	3/29/2024	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$21,860	\$135,140	\$99,060	1.364	944	'3250	1 Story
12-13-25-452-003	23085 LAUREN	11/9/2023	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$27,389	\$100,611	\$99,060	1.016	944	'3250	1 Story
12-13-25-453-008	23180 LAUREN	12/14/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$20,350	\$114,650	\$111,102	1.032	1,044	'3250	1 Story
12-13-25-453-041	23207 BOLAM	3/27/2025	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$56,741	\$83,159	\$120,220	0.692	1,094	'3250	1 Story
12-13-25-454-016	23074 BOLAM	7/26/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$13,963	\$96,037	\$99,082	0.969	884	'3250	1 Story
12-13-25-454-034	23149 COLUMBUS	2/28/2025	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$12,737	\$99,763	\$94,505	1.056	1,008	'3250	1 Story
12-13-25-454-036	23135 COLUMBUS	3/3/2025	\$74,163	WD	03-ARM'S LENGTH	\$74,163	\$12,737	\$61,426	\$78,658	0.781	759	'3250	1 Story
12-13-25-454-039	23091 COLUMBUS	5/25/2023	\$121,250	WD	03-ARM'S LENGTH	\$121,250	\$12,737	\$108,513	\$86,876	1.249	893	'3250	1 Story
12-13-25-455-005	23230 COLUMBUS	7/28/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$12,737	\$81,263	\$71,175	1.142	506	'3250	1 Story
12-13-25-455-021	23094 COLUMBUS	10/21/2024	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$12,737	\$79,263	\$85,669	0.925	714	'3250	1 Story
12-13-25-455-029	23285 STEWART	4/27/2023	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$12,737	\$39,763	\$86,901	0.458	943	'3250	1 Story
12-13-25-455-029	23285 STEWART	8/25/2023	\$111,500	WD	03-ARM'S LENGTH	\$111,500	\$12,737	\$98,763	\$86,901	1.137	943	'3250	1 Story
12-13-25-455-029	23285 STEWART	9/4/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$12,737	\$47,263	\$86,901	0.544	943	'3250	1 Story
12-13-25-455-029	23285 STEWART	2/13/2025	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$12,737	\$108,763	\$86,901	1.252	943	'3250	1 Story
12-13-25-476-016	23138 STEWART	10/10/2024	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$12,859	\$87,041	\$92,338	0.943	846	'3250	1 Story
Totals:			\$7,922,569			\$7,922,569		\$6,595,307	\$6,874,477	E.C.F. => 0.959		61-70% GOOD	
EAST DETROIT #25													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-305-056	23511 WELLINGTON	11/20/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$14,672	\$103,328	\$120,265	0.859	1,236	'3250	2 Story
12-13-25-377-024	23151 LAWSON	10/18/2024	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$65,256	\$123,744	\$150,182	0.824	1,500	'3250	2 Story
12-13-25-455-011	23194 COLUMBUS	8/4/2023	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$12,737	\$116,263	\$139,788	0.832	1,500	'3250	2 Story
Totals:			\$436,000			\$436,000		\$343,335	\$410,235	E.C.F. => 0.837		61-70% GOOD	
EAST DETROIT #25													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-228-010	14868 CHESTERFIELD	4/25/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$13,509	\$133,491	\$124,108	1.076	1,162	'3250	Bungalow
12-13-25-228-011	14876 CHESTERFIELD	5/19/2023	\$114,900	MLC	03-ARM'S LENGTH	\$114,900	\$13,509	\$101,391	\$80,940	1.253	910	'3250	Bungalow
12-13-25-228-014	14894 CHESTERFIELD	11/13/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$13,509	\$111,491	\$96,263	1.158	910	'3250	Bungalow
12-13-25-228-016	14906 CHESTERFIELD	4/12/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,509	\$106,491	\$97,358	1.094	910	'3250	Bungalow
12-13-25-228-017	14912 CHESTERFIELD	12/4/2023	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$13,509	\$100,991	\$80,940	1.248	910	'3250	Bungalow
12-13-25-228-019	14920 CHESTERFIELD	11/17/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,509	\$106,491	\$123,605	0.862	1,274	'3250	Bungalow
12-13-25-228-024	14940 CHESTERFIELD	6/14/2024	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$15,198	\$85,802	\$94,614	0.907	910	'3250	Bungalow
12-13-25-228-034	14849 MONA	8/18/2023	\$137,250	WD	03-ARM'S LENGTH	\$137,250	\$13,509	\$123,741	\$106,047	1.167	910	'3250	Bungalow
12-13-25-228-040	14897 MONA	9/25/2023	\$137,900	WD	03-ARM'S LENGTH	\$137,900	\$13,509	\$124,391	\$93,558	1.330	910	'3250	Bungalow
12-13-25-229-004	24612 BERRY	12/12/2023	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$13,738	\$92,262	\$99,930	0.923	910	'3250	Bungalow
12-13-25-229-005	24606 BERRY	2/29/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$14,281	\$118,719	\$95,864	1.238	910	'3250	Bungalow
12-13-25-229-014	14856 MONA	5/5/2023	\$123,300	WD	03-ARM'S LENGTH	\$123,300	\$13,509	\$109,791	\$100,088	1.097	910	'3250	Bungalow
12-13-25-229-014	14856 MONA	8/30/2023	\$148,100	WD	03-ARM'S LENGTH	\$148,100	\$13,509	\$134,591	\$100,088	1.345	910	'3250	Bungalow
12-13-25-229-022	14920 MONA	2/12/2024	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$14,714	\$97,286	\$99,212	0.981	910	'3250	Bungalow
12-13-25-229-030	14817 ALBERTA	5/5/2023	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$13,509	\$112,491	\$120,597	0.933	1,198	'3250	Bungalow
12-13-25-229-038	14881 ALBERTA	7/22/2024	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$14,102	\$140,398	\$99,789	1.407	910	'3250	Bungalow
12-13-25-251-002	24677 LAUREN	3/1/2024	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$14,725	\$54,275	\$107,321	0.506	910	'3250	Bungalow
12-13-25-251-004	24661 LAUREN	10/13/2023	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$14,725	\$117,275	\$96,577	1.214	910	'3250	Bungalow
12-13-25-251-010	24613 LAUREN	4/25/2023	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$14,725	\$108,275	\$98,245	1.102	910	'3250	Bungalow
12-13-25-251-013	24553 LAUREN	6/14/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$14,725	\$85,275	\$101,164	0.843	910	'3250	Bungalow
12-13-25-252-006	24644 LAUREN	11/1/2023	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$14,725	\$99,275	\$97,725	1.016	910	'3250	Bungalow
12-13-25-252-010	24612 LAUREN	6/1/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$14,725	\$130,275	\$115,558	1.127	1,155	'3250	Bungalow
12-13-25-252-016	24528 LAUREN	9/15/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$14,725	\$80,275	\$94,655	0.848	1,085	'3250	Bungalow
12-13-25-252-016	24528 LAUREN	1/26/2024	\$134,800	WD	03-ARM'S LENGTH	\$134,800	\$14,725	\$120,075	\$94,655	1.269	1,085	'3250	Bungalow
12-13-25-252-018	24512 LAUREN	3/29/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$14,725	\$148,275	\$114,081	1.300	1,102	'3250	Bungalow
12-13-25-252-042	24613 BOLAM	9/16/2024	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$14,725	\$137,775	\$120,557	1.143	1,274	'3250	Bungalow
12-13-25-252-043	24569 BOLAM	7/10/2024	\$160,150	WD	03-ARM'S LENGTH	\$160,150	\$14,725	\$145,425	\$110,678	1.314	1,092	'3250	Bungalow
12-13-25-252-048	24529 BOLAM	10/25/2024	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$14,725	\$119,275	\$102,855	1.160	910	'3250	Bungalow
12-13-25-252-056	24409 BOLAM	10/11/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$14,725	\$130,275	\$107,412	1.213	1,068	'3250	Bungalow
12-13-25-252-057	24373 BOLAM	2/18/2025	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$14,725	\$126,275	\$105,188	1.200	910	'3250	Bungalow
12-13-25-252-064	24317 BOLAM	3/26/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$14,725	\$90,275	\$96,215	0.938	910	'3250	Bungalow
12-13-25-253-029	24332 BOLAM	5/18/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$14,725	\$90,275	\$80,940	1.115	910	'3250	Bungalow
12-13-25-254-006	24650 COLUMBUS	7/11/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$16,021	\$103,979	\$88,472	1.175	1,005	'3250	Bungalow
12-13-25-254-007	24640 COLUMBUS	4/8/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$16,021	\$108,979	\$102,467	1.064	1,005	'3250	Bungalow
12-13-25-254-029	24611 STEWART	4/25/2024	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$24,032	\$77,968	\$113,352	0.688	1,178	'3250	Bungalow
12-13-25-254-038	24435 STEWART	6/7/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,299	\$135,701	\$110,348	1.230	1,042	'3250	Bungalow
12-13-25-255-019	24366 STEWART	4/21/2023	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$24,032	\$57,968	\$84,857	0.683	864	'3250	Bungalow
12-13-25-255-029	24623 BERRY	1/31/2025	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$13,906	\$111,094	\$125,865	0.883	1,274	'3250	Bungalow

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-255-036	24561 BERRY	6/16/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,906	\$106,094	\$93,778	1.131	910	'3250	Bungalow
12-13-25-256-006	24257 LAUREN	8/9/2024	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$14,357	\$113,143	\$99,449	1.138	910	'3250	Bungalow
12-13-25-256-013	14357 STEPHENS	6/28/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$15,360	\$106,640	\$100,115	1.065	910	'3250	Bungalow
12-13-25-256-015	14369 STEPHENS	8/25/2023	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$17,454	\$104,546	\$95,387	1.096	910	'3250	Bungalow
12-13-25-257-005	24264 LAUREN	1/31/2025	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$14,357	\$65,643	\$94,981	0.691	910	'3250	Bungalow
12-13-25-260-016	24081 BERRY	8/28/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$24,569	\$110,431	\$115,061	0.960	1,008	'3250	Bungalow
12-13-25-276-039	14921 MYOLA	4/6/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$13,509	\$111,491	\$95,755	1.164	910	'3250	Bungalow
12-13-25-276-043	14951 MYOLA	5/9/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$15,198	\$69,802	\$113,312	0.616	1,269	'3250	Bungalow
12-13-25-280-004	24278 ELEANOR	11/29/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$22,944	\$127,056	\$129,424	0.982	1,369	'3250	Bungalow
12-13-25-304-039	23675 WILLARD	10/17/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$18,340	\$71,660	\$90,406	0.793	841	'3250	Bungalow
12-13-25-305-020	23660 WILLARD	7/28/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$14,672	\$65,328	\$97,928	0.667	750	'3250	Bungalow
12-13-25-353-002	23490 BLACKETT	11/3/2023	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$20,173	\$56,827	\$88,502	0.642	965	'3250	Bungalow
12-13-25-354-031	23451 WELLINGTON	10/30/2024	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$14,672	\$113,328	\$124,862	0.908	1,267	'3250	Bungalow
12-13-25-404-030	23823 COLUMBUS	2/13/2024	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$12,737	\$73,263	\$75,770	0.967	806	'3250	Bungalow
12-13-25-476-011	23182 STEWART	2/23/2024	\$151,100	WD	03-ARM'S LENGTH	\$151,100	\$12,859	\$138,241	\$104,528	1.323	980	'3250	Bungalow
12-13-25-476-025	23052 STEWART	5/31/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$12,859	\$97,141	\$153,922	0.631	1,585	'3250	Bungalow
Totals:			\$6,536,500			\$6,536,500		\$5,708,991	\$5,555,368				
										E.C.F. =>	1.028	61-70% GOOD	
EAST DETROIT #25													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-276-053	14888 ALBERTA	3/20/2025	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$13,509	\$169,491	\$152,522	1.111	1,061	'3250	1 Story
12-13-25-377-022	23175 LAWSON	7/12/2024	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$43,505	\$100,495	\$116,350	0.864	888	'3250	1 Story
12-13-25-405-044	23641 STEWART	2/29/2024	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$12,737	\$129,763	\$137,890	0.941	1,107	'3250	1 Story
12-13-25-405-045	23627 STEWART	5/23/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$12,737	\$117,263	\$140,998	0.832	1,107	'3250	1 Story
12-13-25-405-052	23569 STEWART	4/23/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$12,737	\$132,263	\$116,071	1.140	888	'3250	1 Story
12-13-25-454-058	23044 BOLAM	6/23/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$20,945	\$214,055	\$172,806	1.239	1,281	'3250	1 Story
12-13-25-455-003	23244 COLUMBUS	6/28/2024	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$12,737	\$151,263	\$141,343	1.070	1,060	'3250	1 Story
12-13-25-455-004	23240 COLUMBUS	6/7/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$12,737	\$132,263	\$134,814	0.981	1,060	'3250	1 Story
Totals:			\$1,288,500			\$1,288,500		\$1,146,856	\$1,112,794				
										E.C.F. =>	1.031	71-80% GOOD	
EAST DETROIT #25													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'3250	2 Story
										USED E.C.F. =>	1.020	71-80% GOOD	
EAST DETROIT #25 * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'3250	BUNGALOW
										USED E.C.F. =>	1.020	71-80% GOOD	
EAST DETROIT #25 * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-404-062	23692 BOLAM	4/2/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$25,832	\$164,168	\$217,065	0.756	1,238	'3250	1 Story
Totals:			\$190,000			\$190,000		\$164,168	\$217,065	E.C.F. => 0.756		91-	100% GOOD
EAST DETROIT #25													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-25-128-005	24945 MELODY	10/3/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$25,134	\$149,866	\$134,371	1.115	864	'3250B	1 Story SB
12-13-25-128-007	24921 MELODY	6/17/2024	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$21,459	\$187,541	\$135,165	1.387	876	'3250B	1 Story SB
12-13-25-128-012	24821 COTTAGE	1/16/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$21,277	\$163,723	\$156,684	1.045	1,134	'3250B	1 Story SB
12-13-25-128-020	24701 COTTAGE	5/31/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$22,696	\$142,304	\$141,652	1.005	864	'3250B	1 Story SB
12-13-25-128-027	24569 COTTAGE	5/31/2023	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$21,527	\$126,473	\$135,741	0.932	864	'3250B	1 Story SB
12-13-25-129-010	24810 MELODY	5/19/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$22,080	\$152,920	\$137,556	1.112	864	'3250B	1 Story SB
12-13-25-176-019	24225 PRAIRIE LANE	3/27/2025	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$23,532	\$108,468	\$148,018	0.733	1,020	'3250B	1 Story SB
12-13-25-176-020	24215 PRAIRIE LANE	3/21/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$24,013	\$160,987	\$134,676	1.195	877	'3250B	1 Story SB
12-13-25-176-021	24205 PRAIRIE LANE	7/18/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$34,388	\$125,612	\$138,715	0.906	864	'3250B	1 Story SB
12-13-25-177-006	24332 PRAIRIE LANE	4/19/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$19,580	\$150,420	\$139,184	1.081	864	'3250B	1 Story SB
12-13-25-177-023	24225 COTTAGE	9/22/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$20,540	\$159,460	\$154,737	1.031	1,026	'3250B	1 Story SB
12-13-25-178-031	24707 MELODY	8/22/2023	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$24,611	\$187,389	\$187,690	0.998	1,368	'3250B	1 Story
12-13-25-178-032	24651 MELODY	6/28/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$20,392	\$164,608	\$144,658	1.138	929	'3250B	1 Story SB
12-13-25-179-008	24600 MELODY	9/6/2024	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$24,859	\$184,141	\$135,346	1.361	878	'3250B	1 Story SB
12-13-25-179-016	24428 MELODY	10/22/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$23,079	\$111,921	\$175,168	0.639	1,249	'3250B	1 Story
12-13-25-179-016	24428 MELODY	2/14/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$23,079	\$161,921	\$175,168	0.924	1,249	'3250B	1 Story
12-13-25-180-001	14244 MERRIWEATHER	5/2/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,770	\$144,230	\$138,634	1.040	882	'3250B	1 Story SB
12-13-25-180-017	24035 MELODY	3/20/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,953	\$135,047	\$145,519	0.928	864	'3250B	1 Story SB
12-13-25-181-005	24062 MELODY	12/15/2023	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$20,727	\$116,273	\$143,741	0.809	990	'3250B	1 Story SB
12-13-25-181-005	24062 MELODY	3/27/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$20,727	\$146,273	\$143,741	1.018	990	'3250B	1 Story SB
12-13-25-181-010	24000 MELODY	8/31/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$26,088	\$113,912	\$131,985	0.863	864	'3250B	1 Story SB
12-13-25-227-006	14866 SHIRLEY	2/10/2025	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$26,510	\$98,490	\$145,521	0.677	1,110	'3250B	1 Story SB
12-13-25-253-034	24665 COLUMBUS	4/14/2023	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,064	\$88,936	\$110,237	0.807	800	'3250B	1 Story SB
12-13-25-259-006	24244 COLUMBUS	8/21/2024	\$171,900	WD	03-ARM'S LENGTH	\$171,900	\$24,032	\$147,868	\$148,735	0.994	1,005	'3250B	1 Story SB
12-13-25-280-002	24304 ELEANOR	12/15/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$20,787	\$139,213	\$162,690	0.856	1,343	'3250B	1 Story
12-13-25-403-014	23608 LAUREN	8/14/2023	\$156,450	WD	03-ARM'S LENGTH	\$156,450	\$22,637	\$133,813	\$121,159	1.104	914	'3250B	1 Story SB
12-13-25-405-030	23534 COLUMBUS	12/20/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$12,737	\$117,263	\$126,022	0.930	840	'3250B	1 Story SB
12-13-25-454-056	23200 BOLAM	7/21/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$20,945	\$149,055	\$141,945	1.050	914	'3250B	1 Story SB
Totals:			\$4,629,350			\$4,629,350		\$3,968,127	\$4,034,458	E.C.F. => 0.984		61-	70% GOOD
EAST DETROIT #25B *COMBINED 1STY AND 1STY SB													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'3250B	2 Story
										USED E.C.F. =>	0.910		61-70% GOOD	
EAST DETROIT #25B * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'3250B	BUNGALOW
USED E.C.F. =>										0.910			
EAST DETROIT #25B * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-26-129-019	24459 ANTOINETTE	2/7/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$25,559	\$136,441	\$119,290	1.144	960	'2260	1 Story
12-13-26-129-023	24371 ANTOINETTE	1/26/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$25,134	\$129,866	\$162,776	0.798	1,469	'2260	1 Story
12-13-26-129-028	12214 LOUISIANA	1/5/2024	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$33,512	\$84,988	\$87,228	0.974	740	'2260	1 Story
12-13-26-130-017	24430 ANTOINETTE	6/28/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$25,134	\$137,866	\$115,694	1.192	960	'2260	1 Story
12-13-26-226-019	24415 INDUSTRIAL	4/26/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$74,970	\$5,030	\$96,244	0.052	914	'2260	1 Story
12-13-26-301-026	12109 AVONDALE	12/19/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$44,792	\$137,208	\$146,967	0.934	1,240	'2260	1 Story
12-13-26-302-008	11840 AVONDALE	5/3/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$22,267	\$152,733	\$128,618	1.187	936	'2260	1 Story
12-13-26-302-044	11909 BELMONT	8/1/2023	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$21,519	\$128,381	\$104,865	1.224	1,079	'2260	1 Story
12-13-26-351-012	11828 TIMKEN	12/8/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$24,207	\$205,793	\$226,027	0.910	1,569	'2260	1 Story
Totals:			\$1,415,400			\$1,415,400			\$1,118,306	\$1,187,709			
E.C.F. =>										0.942	61-70% GOOD		
VAN DYKE #26													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-26-129-025	24301 ANTOINETTE	8/22/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$33,512	\$186,488	\$184,954	1.008	1,292	'2260	1 Story SB
Totals:			\$220,000			\$220,000			\$186,488	\$184,954			
E.C.F. =>										1.008	61-70% GOOD		
VAN DYKE #26													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-26-129-017	24501 ANTOINETTE	1/21/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$26,890	\$113,110	\$130,487	0.867	1,260	'2260	2 Story
Totals:			\$140,000			\$140,000			\$113,110	\$130,487			
E.C.F. =>										0.867	61-70% GOOD		
VAN DYKE #26													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-26-126-006	24821 WAGNER	10/4/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$32,949	\$137,051	\$93,597	1.464	742	'2260	Bungalow
12-13-26-226-007	13274 10 MILE	11/20/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$32,979	\$122,021	\$153,146	0.797	1,470	'2260	Bungalow
12-13-26-326-005	23796 WAGNER	10/11/2023	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$26,688	\$141,312	\$154,835	0.913	1,544	'2260	Bungalow
12-13-26-352-004	12026 TIMKEN	1/12/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$25,481	\$69,519	\$108,892	0.638	994	'2260	Bungalow
Totals:			\$588,000			\$588,000			\$469,903	\$510,470			
E.C.F. =>										0.921	61-70% GOOD		
VAN DYKE #26													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'2260 1 Story
										USED E.C.F. =>	1.030		
VAN DYKE #26	* SALES FROM VD #26 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'2260 2 Story
										USED E.C.F. =>	0.940		
VAN DYKE #26	* SALES FROM VD #26 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-202-004	11096 10 MILE	1/22/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$28,913	\$231,087	\$174,082	1.327	1,184	'2280	1 Story
12-13-27-202-014	24728 MARIGOLD	4/5/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,727	\$55,273	\$116,346	0.475	972	'2280	1 Story
12-13-27-204-007	24842 TALLMAN	11/8/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$28,405	\$111,595	\$116,553	0.957	884	'2280	1 Story
12-13-27-204-012	24700 TALLMAN	10/28/2024	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$28,405	\$100,095	\$96,093	1.042	864	'2280	1 Story
12-13-27-204-012	24700 TALLMAN	3/31/2025	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$28,405	\$114,595	\$96,093	1.193	864	'2280	1 Story
12-13-27-231-014	11415 METTER	6/6/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$27,953	\$87,047	\$84,572	1.029	864	'2280	1 Story
12-13-27-232-002	11410 METTER	9/29/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$28,330	\$106,670	\$105,209	1.014	888	'2280	1 Story
12-13-27-233-011	11520 YOUNG	4/25/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$28,330	\$68,670	\$120,811	0.568	1,103	'2280	1 Story
12-13-27-233-017	11417 KALTZ	3/20/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$28,255	\$121,745	\$175,268	0.695	1,908	'2280	1 Story
12-13-27-233-018	11429 KALTZ	3/20/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$28,255	\$121,745	\$175,268	0.695	1,908	'2280	1 Story
12-13-27-251-015	11127 EDGEMONT	7/16/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$20,285	\$149,715	\$164,748	0.909	1,658	'2280	1 Story
12-13-27-252-005	11132 EDGEMONT	2/25/2025	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$19,429	\$133,071	\$113,102	1.177	1,064	'2280	1 Story
12-13-27-252-007	11158 EDGEMONT	4/2/2024	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$19,429	\$171,571	\$150,778	1.138	1,411	'2280	1 Story
12-13-27-252-012	11222 EDGEMONT	4/4/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$21,055	\$128,945	\$136,034	0.948	1,354	'2280	1 Story
12-13-27-252-034	24156 ROSEMARIE	6/7/2023	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$24,316	\$119,684	\$112,291	1.066	1,064	'2280	1 Story
12-13-27-252-047	11240 SUPERIOR	6/12/2024	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$22,099	\$135,901	\$118,098	1.151	1,064	'2280	1 Story
12-13-27-252-049	11133 OCALLA	5/1/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$20,096	\$69,904	\$112,348	0.622	1,064	'2280	1 Story
12-13-27-252-052	11169 OCALLA	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$19,952	\$57,048	\$115,494	0.494	1,064	'2280	1 Story
12-13-27-252-057	11233 OCALLA	9/1/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$19,763	\$120,237	\$118,501	1.015	1,064	'2280	1 Story
12-13-27-253-016	11216 UNITY	5/16/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$27,569	\$117,431	\$138,155	0.850	1,316	'2280	1 Story
12-13-27-255-006	24336 TALLMAN	7/23/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$23,704	\$126,296	\$118,299	1.068	1,064	'2280	1 Story
12-13-27-302-005	8058 CHAPP	8/26/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$17,102	\$127,898	\$135,273	0.945	960	'2280	1 Story
12-13-27-303-027	8119 ESSEX	9/7/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,071	\$72,929	\$87,064	0.838	772	'2280	1 Story
12-13-27-304-028	8071 TIMKEN	8/24/2023	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$12,071	\$89,929	\$88,454	1.017	781	'2280	1 Story
12-13-27-306-001	8206 CHAPP	6/28/2024	\$66,100	WD	03-ARM'S LENGTH	\$66,100	\$17,102	\$48,998	\$96,562	0.507	840	'2280	1 Story
12-13-27-306-007	8266 CHAPP	8/12/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$17,102	\$50,898	\$108,226	0.470	882	'2280	1 Story
12-13-27-306-007	8266 CHAPP	3/28/2025	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$17,102	\$52,898	\$108,226	0.489	882	'2280	1 Story
12-13-27-306-008	8276 CHAPP	4/26/2024	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$17,102	\$102,898	\$89,153	1.154	792	'2280	1 Story
12-13-27-306-009	8286 CHAPP	3/14/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$17,102	\$132,898	\$129,519	1.026	1,050	'2280	1 Story
12-13-27-308-012	8282 ESSEX	4/20/2023	\$78,900	WD	03-ARM'S LENGTH	\$78,900	\$12,071	\$66,829	\$78,711	0.849	696	'2280	1 Story
12-13-27-308-025	8259 TIMKEN	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$12,071	\$64,929	\$113,486	0.572	905	'2280	1 Story
12-13-27-308-027	8275 TIMKEN	3/31/2025	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$24,141	\$71,859	\$83,909	0.856	700	'2280	1 Story
12-13-27-326-025	8469 CHAPP	11/20/2023	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$12,997	\$118,003	\$108,847	1.084	1,008	'2280	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-327-029	8507 JEWETT	6/17/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$14,724	\$80,276	\$81,865	0.981	696	'2280	1 Story
12-13-27-327-031	23753 MAC ARTHUR	4/18/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$12,771	\$82,229	\$73,302	1.122	564	'2280	1 Story
12-13-27-327-038	23625 MAC ARTHUR	7/3/2024	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$24,888	\$104,112	\$136,654	0.762	975	'2280	1 Story
12-13-27-328-006	8444 JEWETT	1/10/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$26,278	\$158,722	\$118,844	1.336	1,322	'2280	1 Story
12-13-27-329-020	8427 TIMKEN	11/16/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$13,099	\$91,901	\$107,785	0.853	1,148	'2280	1 Story
12-13-27-330-013	8694 STEPHENS	12/5/2024	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$24,626	\$167,374	\$168,985	0.990	1,306	'2280	1 Story
12-13-27-331-003	23736 MAC ARTHUR	12/9/2024	\$55,100	WD	03-ARM'S LENGTH	\$55,100	\$13,754	\$41,346	\$78,995	0.523	624	'2280	1 Story
12-13-27-331-038	8716 CHAPP	4/24/2023	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$30,210	\$67,790	\$107,356	0.631	1,005	'2280	1 Story
12-13-27-332-006	8644 JEWETT	7/26/2024	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$12,444	\$70,556	\$88,108	0.801	936	'2280	1 Story
12-13-27-332-006	8644 JEWETT	2/7/2025	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$12,444	\$97,456	\$88,108	1.106	936	'2280	1 Story
12-13-27-332-031	8699 ESSEX	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$13,099	\$63,901	\$86,980	0.735	944	'2280	1 Story
12-13-27-351-006	8048 TIMKEN	4/10/2023	\$99,900	WD	03-ARM'S LENGTH	\$79,920	\$10,002	\$69,918	\$97,676	0.716	884	'2280	1 Story
12-13-27-352-025	8031 REPUBLIC	4/14/2023	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$13,451	\$44,549	\$84,474	0.527	761	'2280	1 Story
12-13-27-353-021	8071 CONTINENTAL	5/22/2024	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$13,451	\$109,049	\$115,972	0.940	1,096	'2280	1 Story
12-13-27-356-003	8220 TIMKEN	4/1/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$13,509	\$71,491	\$90,738	0.788	827	'2280	1 Story
12-13-27-357-009	8268 LOZIER	3/27/2025	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$14,077	\$100,923	\$101,504	0.994	735	'2280	1 Story
12-13-27-357-021	8251 REPUBLIC	4/12/2023	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$13,451	\$66,449	\$81,169	0.819	716	'2280	1 Story
12-13-27-357-029	8315 REPUBLIC	12/15/2023	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$20,850	\$101,650	\$90,468	1.124	988	'2280	1 Story
12-13-27-359-002	8212 CONTINENTAL	3/6/2024	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$14,866	\$86,134	\$77,252	1.115	638	'2280	1 Story
12-13-27-376-002	8412 TIMKEN	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$13,099	\$63,901	\$112,243	0.569	888	'2280	1 Story
12-13-27-376-010	8476 TIMKEN	10/18/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,099	\$36,901	\$75,984	0.486	758	'2280	1 Story
12-13-27-377-001	8404 LOZIER	4/5/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$20,177	\$94,823	\$132,093	0.718	1,344	'2280	1 Story
12-13-27-377-010	8484 LOZIER	3/25/2024	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$13,451	\$113,049	\$116,978	0.966	875	'2280	1 Story
12-13-27-379-004	8428 CONTINENTAL	7/19/2023	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,451	\$31,549	\$86,980	0.363	944	'2280	1 Story
12-13-27-379-012	8492 CONTINENTAL	3/26/2025	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$13,451	\$111,549	\$98,723	1.130	833	'2280	1 Story
12-13-27-379-015	8520 CONTINENTAL	9/11/2023	\$135,001	WD	03-ARM'S LENGTH	\$135,001	\$13,451	\$121,550	\$143,849	0.845	960	'2280	1 Story
12-13-27-379-030	8509 PAIGE	5/11/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$13,451	\$91,549	\$95,405	0.960	1,008	'2280	1 Story
12-13-27-381-008	8660 TIMKEN	1/8/2025	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$13,099	\$70,401	\$75,092	0.938	600	'2280	1 Story
12-13-27-381-034	8723 LOZIER	10/3/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$13,451	\$131,549	\$115,218	1.142	988	'2280	1 Story
12-13-27-382-021	8619 REPUBLIC	8/7/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$13,451	\$91,549	\$97,659	0.937	1,080	'2280	1 Story
12-13-27-382-025	8651 REPUBLIC	9/18/2023	\$110,100	WD	03-ARM'S LENGTH	\$110,100	\$13,451	\$96,649	\$102,606	0.942	896	'2280	1 Story
12-13-27-382-036	8739 REPUBLIC	2/13/2025	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$12,106	\$112,894	\$123,457	0.914	943	'2280	1 Story
12-13-27-384-026	8653 PAIGE	5/10/2023	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$13,451	\$78,549	\$76,677	1.024	752	'2280	1 Story
12-13-27-384-030	8693 PAIGE	10/11/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$13,451	\$131,549	\$108,772	1.209	813	'2280	1 Story
12-13-27-384-033	8717 PAIGE	4/10/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$13,451	\$116,549	\$100,442	1.160	944	'2280	1 Story
12-13-27-385-003	8620 PAIGE	3/7/2024	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$13,451	\$77,549	\$86,980	0.892	944	'2280	1 Story
12-13-27-401-035	11130 STEPHENS	11/21/2024	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$26,198	\$25,802	\$69,085	0.373	725	'2280	1 Story
12-13-27-402-007	11060 CHAPP	11/17/2023	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$19,004	\$62,496	\$80,196	0.779	826	'2280	1 Story
12-13-27-403-001	11006 JEWETT	5/4/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$12,116	\$82,884	\$103,462	0.801	944	'2280	1 Story
12-13-27-403-001	11006 JEWETT	7/18/2024	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$12,116	\$97,784	\$103,462	0.945	944	'2280	1 Story
12-13-27-403-003	11020 JEWETT	3/12/2025	\$88,000	CD	03-ARM'S LENGTH	\$88,000	\$12,116	\$75,884	\$98,934	0.767	912	'2280	1 Story
12-13-27-403-010	11112 JEWETT	7/3/2024	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$11,462	\$54,038	\$73,031	0.740	725	'2280	1 Story
12-13-27-403-012	11124 JEWETT	12/22/2023	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$11,462	\$64,038	\$70,252	0.912	725	'2280	1 Story
12-13-27-403-017	11035 ESSEX	7/3/2024	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$11,462	\$91,538	\$70,532	1.298	667	'2280	1 Story
12-13-27-404-029	11107 TIMKEN	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$11,462	\$65,538	\$100,075	0.655	912	'2280	1 Story
12-13-27-405-011	11284 STEPHENS	12/12/2024	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$12,489	\$43,511	\$80,958	0.537	676	'2280	1 Story
12-13-27-407-002	11212 JEWETT	8/22/2024	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$13,099	\$118,901	\$117,409	1.013	910	'2280	1 Story
12-13-27-407-006	11252 JEWETT	5/23/2024	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$14,001	\$88,999	\$118,685	0.750	910	'2280	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-407-008	11268 JEWETT	6/30/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,099	\$106,901	\$118,703	0.901	910	'2280	1 Story
12-13-27-408-012	11294 ESSEX	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$13,099	\$63,901	\$81,509	0.784	696	'2280	1 Story
12-13-27-408-014	11316 ESSEX	4/11/2023	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$14,736	\$71,264	\$68,425	1.041	696	'2280	1 Story
12-13-27-408-016	11332 ESSEX	12/13/2023	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$14,736	\$49,264	\$71,892	0.685	696	'2280	1 Story
12-13-27-452-008	11076 LOZIER	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$11,770	\$65,230	\$83,718	0.779	856	'2280	1 Story
12-13-27-452-010	11092 LOZIER	12/13/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$11,770	\$83,230	\$85,604	0.972	720	'2280	1 Story
12-13-27-453-001	11004 REPUBLIC	5/12/2023	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$12,443	\$64,557	\$98,609	0.655	868	'2280	1 Story
12-13-27-453-015	11108 REPUBLIC	9/6/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$11,770	\$73,230	\$83,450	0.878	720	'2280	1 Story
12-13-27-453-030	11107 CONTINENTAL	10/6/2023	\$86,100	WD	03-ARM'S LENGTH	\$86,100	\$13,570	\$72,530	\$109,755	0.661	832	'2280	1 Story
12-13-27-454-021	11035 PAIGE	7/30/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$11,770	\$56,230	\$52,083	1.080	494	'2280	1 Story
12-13-27-454-024	11059 PAIGE	4/19/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$11,770	\$108,230	\$68,651	1.577	696	'2280	1 Story
12-13-27-454-030	11107 PAIGE	5/17/2023	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$11,770	\$92,230	\$86,980	1.060	944	'2280	1 Story
12-13-27-456-006	11260 TIMKEN	5/5/2023	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$13,099	\$110,901	\$103,503	1.071	910	'2280	1 Story
12-13-27-457-018	11340 LOZIER	8/25/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$11,097	\$53,903	\$81,891	0.658	720	'2280	1 Story
12-13-27-457-030	11283 REPUBLIC	4/20/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,770	\$48,230	\$73,881	0.653	720	'2280	1 Story
12-13-27-458-014	11308 REPUBLIC	1/30/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$13,451	\$131,549	\$113,013	1.164	960	'2280	1 Story
12-13-27-458-021	11227 CONTINENTAL	12/4/2024	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$11,770	\$94,230	\$99,581	0.946	884	'2280	1 Story
12-13-27-458-022	11235 CONTINENTAL	12/14/2023	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$11,770	\$68,130	\$81,088	0.840	830	'2280	1 Story
12-13-27-459-023	11259 PAIGE	5/29/2024	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$11,770	\$120,230	\$112,469	1.069	836	'2280	1 Story
12-13-27-460-002	11212 PAIGE	5/2/2024	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$11,198	\$60,802	\$70,399	0.864	696	'2280	1 Story
12-13-28-427-010	7294 WOOD	3/25/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$13,628	\$106,372	\$107,471	0.990	968	'2280	1 Story
12-13-28-429-004	7232 THEUT	11/8/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$10,059	\$44,941	\$79,393	0.566	696	'2280	1 Story
12-13-28-429-006	7246 THEUT	11/15/2023	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$11,357	\$54,643	\$79,297	0.689	696	'2280	1 Story
12-13-28-429-011	7282 THEUT	11/8/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$11,357	\$78,643	\$89,560	0.878	816	'2280	1 Story
12-13-28-430-008	7566 WOOD	6/5/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$12,979	\$122,021	\$119,505	1.021	969	'2280	1 Story
12-13-28-431-003	7520 READY	12/22/2023	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$13,628	\$83,372	\$93,528	0.891	672	'2280	1 Story
12-13-28-431-010	7584 READY	6/16/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$13,304	\$71,696	\$88,860	0.807	660	'2280	1 Story
12-13-28-432-004	7532 THEUT	1/25/2024	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$16,873	\$124,127	\$158,758	0.782	1,275	'2280	1 Story
12-13-28-432-022	7567 TIMKEN	9/30/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$11,357	\$93,643	\$105,958	0.884	848	'2280	1 Story
12-13-28-477-010	7284 LOZIER	6/16/2023	\$89,300	WD	03-ARM'S LENGTH	\$89,300	\$10,928	\$78,372	\$88,698	0.884	945	'2280	1 Story
12-13-28-478-003	7220 REPUBLIC	11/20/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$13,217	\$131,783	\$138,018	0.955	1,013	'2280	1 Story
12-13-28-478-014	7211 CONTINENTAL	10/18/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$13,451	\$56,549	\$59,987	0.943	510	'2280	1 Story
12-13-28-481-008	7560 TIMKEN	7/5/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$11,719	\$82,281	\$78,493	1.048	654	'2280	1 Story
12-13-28-481-021	7559 LOZIER	10/15/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$11,145	\$63,855	\$57,045	1.119	544	'2280	1 Story
Totals:			\$12,221,601			\$12,201,621		\$10,355,709	\$11,686,822	E.C.F. => 0.886		61-70% GOOD	
VAN DYKE 27-28													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-304-034	8111 TIMKEN	9/1/2023	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$12,071	\$108,929	\$113,445	0.960	1,000	'2280	1 Story SB
12-13-27-477-032	11529 CONTINENTAL	6/21/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$27,648	\$147,352	\$148,817	0.990	967	'2280	1 Story SB
12-13-28-427-007	7256 WOOD	7/2/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$13,628	\$66,372	\$98,854	0.671	843	'2280	1 Story SB
12-13-28-427-007	7256 WOOD	2/10/2025	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$13,628	\$98,372	\$98,854	0.995	843	'2280	1 Story SB
12-13-28-427-009	7274 WOOD	5/10/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,256	\$112,744	\$173,870	0.648	1,098	'2280	1 Story SB
12-13-28-429-014	7211 TIMKEN	3/29/2024	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$14,926	\$137,574	\$147,641	0.932	975	'2280	1 Story SB
Totals:			\$780,500			\$780,500		\$671,343	\$781,481	E.C.F. => 0.859		61-70% GOOD	
VAN DYKE 27-28													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-326-033	8468 STEPHENS	11/21/2023	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$25,995	\$98,505	\$119,997	0.821	1,085	'2280	2 Story
12-13-27-329-031	8515 TIMKEN A	4/26/2024	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$14,736	\$116,764	\$160,719	0.727	1,728	'2280	2 Story
12-13-27-351-034	8145 LOZIER	9/18/2024	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$13,451	\$79,549	\$136,755	0.582	1,389	'2280	2 Story
12-13-27-382-016	8724 LOZIER	7/21/2023	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$13,451	\$92,549	\$142,364	0.650	1,458	'2280	2 Story
12-13-27-477-007	11454 REPUBLIC E	1/3/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$27,648	\$212,352	\$221,575	0.958	2,236	'2280	2 Story
12-13-27-477-008	11464 REPUBLIC W	1/17/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$27,648	\$212,352	\$221,575	0.958	2,236	'2280	2 Story
12-13-27-477-029	11499 CONTINENTAL 1	7/25/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$27,648	\$212,352	\$344,622	0.616	3,182	'2280	2 Story
Totals:			\$1,175,000			\$1,175,000		\$1,024,423	\$1,347,607	E.C.F. => 0.760		61-70% GOOD	
VAN DYKE 27-28													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-302-007	8078 CHAPP	5/30/2023	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$17,102	\$178,898	\$212,601	0.841	1,772	'2280	Bungalow
12-13-27-304-010	8060 ESSEX	10/30/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$12,071	\$112,929	\$119,697	0.943	1,182	'2280	Bungalow
12-13-27-304-023	8035 TIMKEN	3/10/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$24,141	\$190,859	\$201,275	0.948	1,779	'2280	Bungalow
12-13-27-307-018	8217 ESSEX	5/17/2024	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$12,071	\$95,929	\$113,123	0.848	963	'2280	Bungalow
12-13-27-327-010	8436 CHAPP	11/20/2024	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$14,772	\$83,228	\$89,517	0.930	879	'2280	Bungalow
12-13-27-328-008	8468 JEWETT	8/18/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$12,919	\$47,081	\$109,142	0.431	1,008	'2280	Bungalow
12-13-27-328-028	8517 ESSEX	10/4/2023	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$12,614	\$117,286	\$102,816	1.141	864	'2280	Bungalow
12-13-27-329-011	8484 ESSEX	11/13/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$12,614	\$92,386	\$136,415	0.677	1,288	'2280	Bungalow
12-13-27-329-019	8419 TIMKEN	8/23/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$13,099	\$61,901	\$110,604	0.560	1,251	'2280	Bungalow
12-13-27-351-020	8031 LOZIER	2/28/2025	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$13,451	\$91,549	\$97,208	0.942	898	'2280	Bungalow
12-13-27-352-008	8024 LOZIER	4/18/2024	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$13,451	\$77,549	\$106,758	0.726	971	'2280	Bungalow
12-13-27-353-013	8108 REPUBLIC	1/9/2024	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$13,451	\$130,049	\$89,526	1.453	743	'2280	Bungalow
12-13-27-353-027	8127 CONTINENTAL	1/9/2025	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$13,451	\$66,549	\$120,404	0.553	1,260	'2280	Bungalow
12-13-27-356-014	8308 TIMKEN	11/26/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$13,567	\$111,433	\$122,972	0.906	1,421	'2280	Bungalow
12-13-27-356-015	8316 TIMKEN	11/7/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$22,139	\$107,861	\$95,038	1.135	936	'2280	Bungalow
12-13-27-357-001	8204 LOZIER	7/19/2024	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$13,451	\$95,549	\$102,705	0.930	993	'2280	Bungalow
12-13-27-357-013	8300 LOZIER	10/31/2023	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$13,451	\$82,549	\$94,375	0.875	893	'2280	Bungalow
12-13-27-376-007	8452 TIMKEN 1	2/5/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$13,099	\$141,901	\$145,940	0.972	1,588	'2280	Bungalow
12-13-27-376-013	8500 TIMKEN	9/22/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$13,099	\$76,901	\$120,676	0.637	1,061	'2280	Bungalow
12-13-27-377-020	8443 REPUBLIC	9/20/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$13,451	\$71,549	\$97,893	0.731	1,096	'2280	Bungalow

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-379-002	8412 CONTINENTAL	12/26/2024	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$13,451	\$128,549	\$122,514	1.049	1,010	'2280	Bungalow
12-13-27-379-018	8411 PAIGE	4/30/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$13,451	\$81,549	\$92,685	0.880	862	'2280	Bungalow
12-13-27-379-019	8419 PAIGE 1	9/17/2024	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$13,451	\$74,049	\$132,807	0.558	1,585	'2280	Bungalow
12-13-27-379-029	8503 PAIGE	1/14/2025	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$13,451	\$58,549	\$86,586	0.676	900	'2280	Bungalow
12-13-27-381-022	8627 LOZIER	7/28/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$13,451	\$81,549	\$94,650	0.862	948	'2280	Bungalow
12-13-27-382-012	8692 LOZIER	7/14/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$13,451	\$71,549	\$84,463	0.847	771	'2280	Bungalow
12-13-27-382-031	8699 REPUBLIC	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$13,451	\$63,549	\$104,497	0.608	998	'2280	Bungalow
12-13-27-384-021	8619 PAIGE	7/23/2024	\$76,323	WD	03-ARM'S LENGTH	\$76,323	\$13,451	\$62,872	\$81,550	0.771	855	'2280	Bungalow
12-13-27-384-027	8661 PAIGE	11/27/2023	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$13,451	\$125,549	\$93,454	1.343	780	'2280	Bungalow
12-13-27-401-013	11104 STEPHENS	7/28/2023	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$13,099	\$129,401	\$94,320	1.372	845	'2280	Bungalow
12-13-27-403-004	11028 JEWETT	9/6/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$12,116	\$77,884	\$84,565	0.921	633	'2280	Bungalow
12-13-27-403-015	11019 ESSEX	5/4/2023	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$12,116	\$60,884	\$69,879	0.871	720	'2280	Bungalow
12-13-27-404-007	11052 ESSEX	6/22/2023	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$11,462	\$157,538	\$116,507	1.352	1,125	'2280	Bungalow
12-13-27-404-007	11052 ESSEX	6/6/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,462	\$123,538	\$116,507	1.060	1,125	'2280	Bungalow
12-13-27-407-033	11275 ESSEX	10/4/2023	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$11,462	\$47,538	\$101,130	0.470	1,008	'2280	Bungalow
12-13-27-452-018	11027 REPUBLIC	10/12/2023	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$12,443	\$57,057	\$75,602	0.755	768	'2280	Bungalow
12-13-27-452-019	11035 REPUBLIC 1	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$11,770	\$65,230	\$107,292	0.608	1,152	'2280	Bungalow
12-13-27-452-023	11075 REPUBLIC	5/5/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$18,496	\$41,504	\$98,976	0.419	906	'2280	Bungalow
12-13-27-454-006	11032 CONTINENTAL	1/10/2024	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$11,770	\$85,730	\$97,190	0.882	930	'2280	Bungalow
12-13-28-431-004	7528 READY	10/12/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$13,628	\$96,372	\$114,280	0.843	955	'2280	Bungalow
12-13-28-431-021	7575 THEUT	3/22/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$13,304	\$116,696	\$106,018	1.101	900	'2280	Bungalow
12-13-28-477-009	7276 LOZIER	6/15/2023	\$89,185	WD	03-ARM'S LENGTH	\$89,185	\$10,928	\$78,257	\$102,958	0.760	900	'2280	Bungalow
12-13-28-479-009	7276 CONTINENTAL	4/19/2024	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$13,451	\$134,449	\$140,747	0.955	1,270	'2280	Bungalow
12-13-28-479-017	7259 PAIGE A	2/5/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$13,451	\$146,549	\$178,084	0.823	2,040	'2280	Bungalow
12-13-28-480-005	7244 PAIGE	8/23/2024	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$13,451	\$99,549	\$103,295	0.964	974	'2280	Bungalow
12-13-28-481-019	7543 LOZIER 1	8/9/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$11,145	\$153,855	\$171,359	0.898	1,588	'2280	Bungalow
12-13-28-484-024	7591 PAIGE 1	10/2/2023	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$13,451	\$144,549	\$170,239	0.849	1,818	'2280	Bungalow
Totals:			\$5,235,808			\$5,235,808		\$4,598,280	\$5,330,839				
										E.C.F. =>	0.863	61-70% GOOD	
VAN DYKE 27-28													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-27-307-034	8218 JEWETT	8/7/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$23,742	\$186,258	\$171,102	1.089	1,233	'2280	1 Story
12-13-27-381-037	8716 TIMKEN	6/7/2024	\$105,500	WD	03-ARM'S LENGTH	\$105,500	\$15,391	\$90,109	\$124,184	0.726	1,008	'2280	1 Story
12-13-27-477-030	11509 CONTINENTAL	7/16/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$27,648	\$122,352	\$184,547	0.663	1,812	'2280	1 Story
Totals:			\$465,500			\$465,500		\$398,719	\$479,833				
										E.C.F. =>	0.831	71-80% GOOD	
VAN DYKE 27-28													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2280	2 Story
										USED E.C.F. =>	0.795	71-80% GOOD	
VAN DYKE #27-28 * SALES FROM VD #27-28 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2280	BUNGALOW
										USED E.C.F. =>	0.815		
VAN DYKE #27-28	* SALES FROM VD #27-28 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2280	1 Story
										USED E.C.F. =>	0.775		
VAN DYKE #27-28	* SALES FROM CENTERLINE #15-300W, 16, 20 - 200, 21 - 100N WERE ANALYZED IN DEVELOPING VALUES, but were partial at time of sale.											91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-29-151-024	4201 JOLIET	1/26/2024	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$15,316	\$97,684	\$84,634	1.154	696	'1290	1 Story
12-13-29-152-014	4236 JOLIET	5/20/2024	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$11,142	\$121,358	\$94,316	1.287	888	'1290	1 Story
12-13-29-303-008	23860 EUREKA	5/3/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$34,839	\$165,161	\$183,742	0.899	1,161	'1290	1 Story
12-13-29-303-029	23635 CUNNINGHAM	12/13/2024	\$158,145	WD	03-ARM'S LENGTH	\$158,145	\$34,839	\$123,306	\$150,066	0.822	1,272	'1290	1 Story
12-13-29-327-024	23777 BEIERMAN	6/1/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$24,010	\$207,990	\$204,097	1.019	1,399	'1290	1 Story
12-13-29-352-025	23175 CUNNINGHAM	7/3/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$34,839	\$215,161	\$211,464	1.017	2,251	'1290	1 Story
12-13-29-377-027	23247 BEIERMAN	4/25/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$25,695	\$121,305	\$161,643	0.750	1,267	'1290	1 Story
12-13-29-401-005	23754 BEIERMAN	4/14/2023	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$18,963	\$84,037	\$83,117	1.011	704	'1290	1 Story
12-13-29-401-010	23614 BEIERMAN	5/2/2023	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$41,013	\$93,887	\$111,074	0.845	1,214	'1290	1 Story
12-13-29-401-030	23489 AUDREY	6/6/2024	\$145,363	WD	03-ARM'S LENGTH	\$145,363	\$29,023	\$116,340	\$138,996	0.837	1,384	'1290	1 Story
12-13-29-402-006	23736 AUDREY	4/2/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$29,023	\$205,977	\$178,347	1.155	1,162	'1290	1 Story
12-13-29-454-023	23150 CURIE	10/12/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$23,406	\$176,594	\$173,792	1.016	1,196	'1290	1 Story
12-13-29-476-004	23345 PANAMA	4/22/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$20,392	\$219,608	\$174,857	1.256	1,224	'1290	1 Story
Totals:			\$2,290,908			\$2,290,908		\$1,948,408	\$1,950,145	E.C.F. =>	0.999	61-70% GOOD	
FITZ #29													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-29-303-006	23930 EUREKA	10/4/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$34,839	\$115,161	\$171,573	0.671	1,037	'1290	1 Story SB
12-13-29-377-007	23330 MASCH	9/7/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$26,460	\$199,540	\$163,191	1.223	1,109	'1290	1 Story SB
12-13-29-377-018	23124 MASCH	1/12/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$25,134	\$134,866	\$154,788	0.871	988	'1290	1 Story SB
12-13-29-401-018	23835 AUDREY	9/7/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,023	\$130,977	\$143,899	0.910	1,035	'1290	1 Story SB
12-13-29-404-009	23446 CURIE	3/13/2024	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$21,856	\$180,144	\$158,072	1.140	1,078	'1290	1 Story SB
12-13-29-404-009	23446 CURIE	7/16/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$21,856	\$210,144	\$158,072	1.329	1,078	'1290	1 Story SB
12-13-29-426-008	23735 PANAMA	5/17/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$20,246	\$184,754	\$151,206	1.222	1,003	'1290	1 Story SB
12-13-29-427-005	23812 PANAMA	9/15/2023	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$19,953	\$168,047	\$153,405	1.095	1,003	'1290	1 Story SB
12-13-29-427-022	23506 PANAMA	5/28/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$21,767	\$183,233	\$148,353	1.235	1,003	'1290	1 Story SB
12-13-29-454-012	5216 MART COURT	12/20/2024	\$225,501	WD	03-ARM'S LENGTH	\$225,501	\$24,138	\$201,363	\$186,917	1.077	1,304	'1290	1 Story SB
12-13-29-476-006	23323 PANAMA	5/15/2023	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$20,392	\$137,608	\$146,990	0.936	999	'1290	1 Story SB
12-13-29-476-006	23323 PANAMA	5/28/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$20,392	\$184,608	\$146,990	1.256	999	'1290	1 Story SB
12-13-29-476-009	23255 PANAMA	4/1/2024	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$20,464	\$187,536	\$154,276	1.216	1,015	'1290	1 Story SB
12-13-29-476-016	23145 PANAMA	11/27/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$20,536	\$159,464	\$149,485	1.067	999	'1290	1 Story SB
12-13-29-477-008	23300 PANAMA	9/3/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$19,953	\$200,047	\$152,961	1.308	1,003	'1290	1 Story SB
12-13-29-477-011	23232 PANAMA	5/22/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$19,953	\$175,047	\$165,404	1.058	1,015	'1290	1 Story SB
Totals:			\$3,119,501			\$3,119,501		\$2,752,539	\$2,505,582				
										E.C.F. =>	1.099	61-70% GOOD	
FITZ #29													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-29-303-023	23841 CUNNINGHAM	4/28/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$34,839	\$261,161	\$227,550	1.148	3,357	'1290	2 Story
12-13-29-352-008	23278 EUREKA	11/25/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$34,839	\$240,161	\$271,537	0.884	2,206	'1290	2 Story
Totals:			\$571,000			\$571,000		\$501,322	\$499,087				
										E.C.F. =>	1.004	61-70% GOOD	
FITZ #29													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-29-152-025	4251 DOLORES	12/18/2024	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$11,142	\$114,858	\$106,401	1.079	960	'1290	Bungalow
12-13-29-352-019	23377 CUNNINGHAM	9/5/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$36,606	\$163,394	\$150,422	1.086	1,482	'1290	Bungalow
12-13-29-451-003	23350 BEIERMAN	11/13/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$42,280	\$122,720	\$113,842	1.078	943	'1290	Bungalow
12-13-29-451-014	23395 AUDREY	12/30/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$29,023	\$175,977	\$153,392	1.147	1,177	'1290	Bungalow
12-13-29-452-010	23220 AUDREY	11/30/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$29,385	\$120,615	\$121,676	0.991	840	'1290	Bungalow
12-13-29-452-025	23191 HILL	7/6/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$31,098	\$148,902	\$149,226	0.998	1,511	'1290	Bungalow
12-13-29-453-003	23458 HILL	11/22/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$31,596	\$118,404	\$120,454	0.983	1,025	'1290	Bungalow
12-13-29-453-014	23104 HILL	1/9/2025	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$15,798	\$89,202	\$92,445	0.965	923	'1290	Bungalow
Totals:			\$1,281,000			\$1,281,000		\$1,054,072	\$1,007,858				
										E.C.F. =>	1.046	61-70% GOOD	
FITZ #29													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2280	1 Story
										USED E.C.F. =>	1.035		
FITZ #29	* SALES FROM FITZ #29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2280	2 Story
										USED E.C.F. =>	1.055		
FITZ #29	* SALES FROM FITZ #29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-251-016	24026 WARNER	1/28/2025	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$20,436	\$235,564	\$217,448	1.083	1,580	'1300	1 Story
12-13-30-277-011	3905 NORBERT	6/23/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$34,249	\$191,751	\$201,414	0.952	1,368	'1300	1 Story
12-13-30-301-033	23803 KATHLEEN	8/14/2024	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$12,444	\$123,556	\$110,732	1.116	988	'1300	1 Story
12-13-30-303-006	23850 DORMONT	5/6/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$12,602	\$52,398	\$95,789	0.547	896	'1300	1 Story
12-13-30-303-016	23927 METHUEN	3/7/2025	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$15,236	\$127,764	\$106,308	1.202	1,008	'1300	1 Story
12-13-30-303-024	23835 METHUEN	5/12/2023	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$12,602	\$61,398	\$82,109	0.748	962	'1300	1 Story
12-13-30-304-024	23881 MARLIN	8/3/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$12,602	\$87,398	\$83,782	1.043	725	'1300	1 Story
12-13-30-326-014	23912 KATE	12/28/2023	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$11,921	\$86,079	\$92,637	0.929	912	'1300	1 Story
12-13-30-326-021	23826 KATE	4/26/2023	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$25,545	\$141,955	\$97,582	1.455	996	'1300	1 Story
12-13-30-327-031	23862 WOODROW WILSON	7/14/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$25,205	\$119,795	\$116,206	1.031	1,022	'1300	1 Story
12-13-30-351-046	2035 CAPITOL	10/30/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$20,945	\$119,055	\$101,193	1.177	888	'1300	1 Story
12-13-30-352-021	2030 CAPITOL	8/12/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$14,457	\$110,543	\$103,865	1.064	912	'1300	1 Story
12-13-30-352-030	1951 WALTZ	8/7/2024	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$14,094	\$113,906	\$107,121	1.063	952	'1300	1 Story
12-13-30-353-017	2064 WALTZ	5/17/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$13,851	\$126,149	\$123,690	1.020	1,018	'1300	1 Story
12-13-30-354-011	2128 LOS ANGELES	5/31/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$21,686	\$118,314	\$124,523	0.950	960	'1300	1 Story
12-13-30-377-009	2332 CAPITOL	6/7/2024	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$28,915	\$78,085	\$118,002	0.662	792	'1300	1 Story
12-13-30-377-010	2366 CAPITOL	9/12/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$14,457	\$125,543	\$102,484	1.225	1,070	'1300	1 Story
12-13-30-377-033	2383 WALTZ	3/29/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$14,642	\$105,358	\$104,661	1.007	912	'1300	1 Story
12-13-30-377-038	2465 WALTZ	8/6/2024	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$13,768	\$69,232	\$100,217	0.691	943	'1300	1 Story
12-13-30-378-009	2366 WALTZ	7/19/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$14,483	\$130,517	\$105,619	1.236	912	'1300	1 Story
12-13-30-378-015	2484 WALTZ	2/3/2025	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$13,795	\$100,205	\$82,679	1.212	700	'1300	1 Story
12-13-30-402-012	23833 JOANNE	8/11/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$29,044	\$230,956	\$192,707	1.198	1,412	'1300	1 Story
12-13-30-403-006	23822 JOANNE	5/18/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$23,013	\$191,987	\$184,584	1.040	1,349	'1300	1 Story
12-13-30-406-012	3408 STOLZENFELD	11/16/2023	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$29,078	\$67,922	\$106,671	0.637	988	'1300	1 Story
12-13-30-406-019	3103 BART	3/17/2025	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,488	\$79,512	\$114,815	0.693	1,070	'1300	1 Story
12-13-30-430-005	3690 MORRISSEY	2/23/2024	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$25,489	\$75,511	\$91,759	0.823	810	'1300	1 Story
12-13-30-430-031	3991 STOLZENFELD	3/8/2024	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$29,078	\$111,922	\$86,265	1.297	720	'1300	1 Story
12-13-30-431-022	3729 BART	1/17/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,819	\$112,181	\$111,875	1.003	989	'1300	1 Story
12-13-30-431-033	3979 BART	8/30/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$29,216	\$93,784	\$100,513	0.933	832	'1300	1 Story
12-13-30-451-002	3112 BART	8/31/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$16,294	\$93,706	\$88,652	1.057	796	'1300	1 Story
12-13-30-451-016	3540 BART	6/25/2024	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$27,819	\$102,081	\$91,077	1.121	720	'1300	1 Story
12-13-30-451-030	3201 CAPITOL	1/31/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$28,422	\$68,578	\$74,466	0.921	720	'1300	1 Story
12-13-30-476-012	3956 BART	8/17/2023	\$175,900	WD	03-ARM'S LENGTH	\$175,900	\$27,819	\$148,081	\$155,468	0.952	1,276	'1300	1 Story
12-13-30-476-031	4025 CAPITOL	1/22/2025	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$27,733	\$104,267	\$105,471	0.989	948	'1300	1 Story
12-13-30-478-013	4020 LOS ANGELES	9/10/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$31,988	\$228,012	\$207,309	1.100	1,440	'1300	1 Story
12-13-30-478-016	3649 9 MILE	6/16/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$32,810	\$102,190	\$150,822	0.678	1,326	'1300	1 Story
Totals:			\$5,019,300			\$5,019,300		\$4,235,255	\$4,240,515	E.C.F. => 0.999		61-70% GOOD	
FITZ #30													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-204-022	3139 DOLORES	11/22/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$22,157	\$162,843	\$153,783	1.059	1,048	'1300	1 Story SB
12-13-30-252-005	24254 KAREN	6/13/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$21,151	\$208,849	\$153,783	1.358	1,048	'1300	1 Story SB
12-13-30-253-031	24117 VIRGINIA	6/28/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$20,165	\$194,835	\$162,167	1.201	1,047	'1300	1 Story SB
12-13-30-253-036	24043 VIRGINIA	11/25/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$20,165	\$134,835	\$153,777	0.877	1,048	'1300	1 Story SB
12-13-30-253-037	24031 VIRGINIA	1/22/2024	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$21,010	\$173,490	\$161,600	1.074	1,048	'1300	1 Story SB
12-13-30-277-010	3875 NORBERT	12/27/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$34,249	\$115,751	\$151,619	0.763	969	'1300	1 Story SB
12-13-30-328-009	23860 WINIFRED	1/3/2025	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$13,624	\$161,376	\$134,089	1.203	1,007	'1300	1 Story SB
12-13-30-329-026	23839 WARNER	2/19/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$13,509	\$141,491	\$137,430	1.030	914	'1300	1 Story SB
12-13-30-402-014	23809 JOANNE	2/20/2025	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$23,045	\$199,955	\$152,699	1.309	1,033	'1300	1 Story SB
12-13-30-404-002	23922 VIRGINIA	9/19/2023	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$23,717	\$192,283	\$140,349	1.370	921	'1300	1 Story SB
12-13-30-426-013	23827 MC MILLAN	11/15/2023	\$178,101	WD	03-ARM'S LENGTH	\$178,101	\$22,264	\$155,837	\$142,467	1.094	1,091	'1300	1 Story SB
12-13-30-478-011	3986 LOS ANGELES	4/28/2023	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$33,161	\$135,839	\$150,785	0.901	1,019	'1300	1 Story SB
Totals:			\$2,245,601			\$2,245,601		\$1,977,384	\$1,794,548	E.C.F. => 1.102		61-70% GOOD	
FITZ #30													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	1.015		1300 2 Story
FITZ #30 * SALES FROM FITZ #29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
												61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-277-007	3785 NORBERT	6/11/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,249	\$85,751	\$122,113	0.702	1,075	'1300	Bungalow
12-13-30-277-007	3785 NORBERT	11/12/2024	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$34,249	\$122,751	\$122,113	1.005	1,075	'1300	Bungalow
12-13-30-278-019	3755 STEPHENS	8/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,332	\$188,668	\$140,979	1.338	1,381	'1300	Bungalow
12-13-30-302-025	23863 DORMONT	1/19/2024	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$18,393	\$108,607	\$103,501	1.049	942	'1300	Bungalow
12-13-30-327-001	23942 WOODROW WILSON	3/13/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$24,912	\$105,088	\$90,607	1.160	853	'1300	Bungalow
12-13-30-378-006	2300 WALTZ	2/21/2025	\$135,000	WD	03-ARM'S LENGTH	\$126,900	\$9,687	\$117,213	\$134,516	0.871	1,306	'1300	Bungalow
12-13-30-406-004	3148 STOLZENFELD	8/9/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$29,078	\$165,922	\$149,516	1.110	1,059	'1300	Bungalow
12-13-30-430-022	3685 STOLZENFELD	12/27/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$29,160	\$103,840	\$107,947	0.962	980	'1300	Bungalow
12-13-30-430-028	3929 STOLZENFELD	6/5/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$29,078	\$80,922	\$169,773	0.477	1,507	'1300	Bungalow
12-13-30-451-008	3238 BART	3/29/2024	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$27,819	\$100,181	\$140,047	0.715	1,276	'1300	Bungalow
12-13-30-452-037	3535 LOS ANGELES	9/13/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$26,460	\$203,540	\$196,685	1.035	1,421	'1300	Bungalow
12-13-30-453-016	3594 LOS ANGELES	12/24/2024	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$33,690	\$82,310	\$100,321	0.820	933	'1300	Bungalow
12-13-30-477-020	3635 LOS ANGELES	11/15/2023	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$23,697	\$134,303	\$121,411	1.106	1,134	'1300	Bungalow
Totals:			\$1,964,000			\$1,955,900		\$1,599,096	\$1,699,529	E.C.F. => 0.941		61-70% GOOD	
FITZ #30													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													1300	1 Story
										USED E.C.F. =>	1.005			
FITZ #30	* SALES FROM FITZ #30 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													1300	2 Story
										USED E.C.F. =>	1.115			
FITZ #30	* SALES FROM FITZ #30 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													1300	BUNGALOW
										USED E.C.F. =>	1.002			
FITZ #30	* SALES FROM FITZ #30 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-28-453-005	6750 REPUBLIC	12/18/2024	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$11,565	\$82,435	\$95,495	0.863	1,028	'4330	1 Story
12-13-28-454-003	6788 CONTINENTAL	8/28/2024	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$11,770	\$105,730	\$94,724	1.116	932	'4330	1 Story
12-13-28-454-007	6836 CONTINENTAL	8/20/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$11,770	\$58,230	\$80,368	0.725	720	'4330	1 Story
12-13-28-455-004	6744 PAIGE	2/10/2025	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$11,198	\$93,802	\$59,933	1.565	591	'4330	1 Story
12-13-28-456-004	7019 LOZIER	12/6/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$12,489	\$87,511	\$104,684	0.836	964	'4330	1 Story
12-13-33-203-014	6804 MAXWELL	7/14/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$9,723	\$55,277	\$80,430	0.687	720	'4330	1 Story
12-13-33-203-014	6804 MAXWELL	1/16/2024	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$9,723	\$96,777	\$80,430	1.203	720	'4330	1 Story
12-13-33-206-021	7003 MAXWELL	4/5/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$10,908	\$84,092	\$101,474	0.829	734	'4330	1 Story
12-13-33-206-029	7067 MAXWELL	5/15/2023	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$16,362	\$86,638	\$85,440	1.014	785	'4330	1 Story
12-13-33-209-010	7076 FORD	1/3/2024	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$11,162	\$35,838	\$82,968	0.432	704	'4330	1 Story
12-13-33-253-012	6776 STUDEBAKER	10/11/2023	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$11,061	\$90,939	\$89,728	1.013	943	'4330	1 Story
12-13-33-254-011	6784 CHALMERS	1/8/2025	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$9,679	\$71,821	\$103,389	0.695	793	'4330	1 Story
12-13-33-255-021	7011 PACKARD	8/20/2024	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$11,061	\$50,439	\$69,833	0.722	696	'4330	1 Story
12-13-33-256-003	7020 PACKARD	9/25/2024	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$11,061	\$33,939	\$83,973	0.404	840	'4330	1 Story
12-13-33-256-009	7068 PACKARD	9/29/2023	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$11,061	\$71,939	\$76,572	0.939	770	'4330	1 Story
12-13-33-257-004	7028 HUDSON	1/24/2025	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$11,061	\$83,939	\$86,966	0.965	754	'4330	1 Story
12-13-33-257-005	7036 HUDSON	8/11/2023	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$11,061	\$79,939	\$85,985	0.930	696	'4330	1 Story
12-13-33-257-029	7067 STUDEBAKER	8/22/2023	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$11,061	\$54,939	\$58,136	0.945	561	'4330	1 Story
12-13-33-257-046	7035 STUDEBAKER	7/7/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$22,123	\$27,877	\$88,697	0.314	626	'4330	1 Story
12-13-33-257-047	7012 HUDSON	11/30/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$23,455	\$66,545	\$84,064	0.792	714	'4330	1 Story
12-13-33-402-019	6819 ORCHARD	4/17/2024	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$9,942	\$64,058	\$80,344	0.797	600	'4330	1 Story
12-13-33-406-025	7011 MEADOW	3/20/2024	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$9,679	\$35,321	\$87,315	0.405	878	'4330	1 Story
Totals:			\$1,787,000			\$1,787,000		\$1,518,025	\$1,860,948				
										E.C.F. =>	0.896	61-70% Good	
CENTERLINE 33, 28-400													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												4330	1 STORY SB
										USED E.C.F. =>	0.866		
CENTERLINE 33, 28-40C * SALES FROM CL 20-300, 20-400, 29 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES												61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-33-402-001	21648 CONNERS	10/10/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,913	\$118,087	\$136,412	0.866	1,344	'4330	2 Story
12-13-33-403-007	7052 TOEPFER	12/5/2023	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$9,679	\$102,321	\$138,123	0.741	1,519	'4330	2 Story
12-13-33-408-001	21458 CONNERS	3/29/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$12,757	\$172,243	\$171,448	1.005	1,817	'4330	2 Story
Totals:			\$427,000			\$427,000			\$392,651	\$445,983			
										E.C.F. =>	0.880	61-70% GOOD	
CENTERLINE 33, 28-400													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-28-451-012	6835 LOZIER	4/20/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$12,489	\$77,511	\$98,017	0.791	912	'4330	Bungalow
12-13-28-451-015	6871 LOZIER	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$12,489	\$64,511	\$96,487	0.669	930	'4330	Bungalow
12-13-28-451-018	6765 LOZIER	10/20/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$21,856	\$72,144	\$96,176	0.750	940	'4330	Bungalow
12-13-28-453-006	6758 REPUBLIC	9/27/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$13,217	\$51,783	\$94,822	0.546	905	'4330	Bungalow
12-13-28-453-010	6816 REPUBLIC	2/14/2025	\$140,605	WD	03-ARM'S LENGTH	\$140,605	\$14,778	\$125,827	\$108,774	1.157	1,040	'4330	Bungalow
12-13-28-453-012	6838 REPUBLIC	8/12/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$13,217	\$56,783	\$82,922	0.685	930	'4330	Bungalow
12-13-28-453-013	6850 REPUBLIC	8/9/2023	\$126,600	WD	03-ARM'S LENGTH	\$126,600	\$13,217	\$113,383	\$110,008	1.031	880	'4330	Bungalow
12-13-28-453-028	6847 CONTINENTAL	5/24/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$17,487	\$77,513	\$97,709	0.793	910	'4330	Bungalow
12-13-28-453-028	6847 CONTINENTAL	2/28/2025	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$17,487	\$105,013	\$97,709	1.075	910	'4330	Bungalow
12-13-28-455-005	6748 PAIGE	9/7/2023	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$11,198	\$70,802	\$78,508	0.902	830	'4330	Bungalow
12-13-33-209-009	7068 FORD LOWR	5/3/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$11,162	\$148,838	\$124,651	1.194	1,410	'4330	Bungalow
12-13-33-253-009	6754 STUDEBAKER	1/15/2025	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$11,061	\$85,939	\$105,930	0.811	1,174	'4330	Bungalow
12-13-33-253-025	6783 CHALMERS	10/20/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$11,061	\$113,939	\$82,015	1.389	784	'4330	Bungalow
12-13-33-254-006	21706 CONNERS	10/9/2023	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$10,226	\$121,274	\$104,095	1.165	1,026	'4330	Bungalow
12-13-33-255-006	7044 HUPP	6/30/2023	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$10,908	\$106,092	\$140,729	0.754	1,290	'4330	Bungalow
12-13-33-256-010	7204 PACKARD	5/3/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,061	\$43,939	\$85,533	0.514	962	'4330	Bungalow
12-13-33-256-024	7027 HUDSON	6/30/2023	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$13,656	\$69,844	\$112,448	0.621	1,116	'4330	Bungalow
12-13-33-256-024	7027 HUDSON	12/30/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$13,656	\$91,344	\$112,448	0.812	1,116	'4330	Bungalow
12-13-33-256-025	7035 HUDSON	6/24/2024	\$94,800	WD	03-ARM'S LENGTH	\$94,800	\$11,061	\$83,739	\$107,307	0.780	1,095	'4330	Bungalow
12-13-33-259-004	7024 CHALMERS	9/23/2024	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$9,679	\$59,321	\$101,459	0.585	887	'4330	Bungalow
12-13-33-401-009	21619 CONNERS	10/31/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$10,045	\$74,955	\$70,289	1.066	743	'4330	Bungalow
12-13-33-403-027	7027 ORCHARD	1/12/2024	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$14,770	\$104,230	\$165,490	0.630	1,720	'4330	Bungalow
12-13-33-404-010	6743 MEADOW	3/7/2025	\$162,000	WD	03-ARM'S LENGTH	\$152,280	\$7,686	\$144,594	\$126,754	1.141	1,213	'4330	Bungalow
12-13-33-404-013	21503 CONNERS	4/7/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,802	\$62,198	\$150,875	0.412	1,338	'4330	Bungalow
12-13-33-406-003	7020 ORCHARD	1/9/2024	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$9,942	\$83,058	\$127,564	0.651	1,429	'4330	Bungalow
12-13-33-406-034	7083 MEADOW	8/4/2023	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$9,679	\$56,321	\$114,578	0.492	1,368	'4330	Bungalow
12-13-33-407-015	6737 PROSPECT	2/4/2025	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$10,193	\$88,807	\$94,049	0.944	880	'4330	Bungalow
12-13-33-409-032	7075 VICTORY	8/2/2024	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$11,061	\$84,939	\$102,833	0.826	1,188	'4330	Bungalow
Totals:			\$2,805,505			\$2,795,785		\$2,438,641	\$2,990,179	E.C.F. =>			
										0.816		61-70% GOOD	
CENTERLINE 33, 28-400													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4330	2 UNIT
										USED E.C.F. =>		0.381		
												61-70% GOOD		
CENTERLINE 33, 28-400														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-33-402-024	6797 ORCHARD	9/8/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$17,185	\$152,815	\$171,179	0.893	1,090	'4330	1 Story
Totals:			\$170,000			\$170,000		\$152,815	\$171,179	E.C.F. =>			
										0.893		71-80% GOOD	
CENTERLINE 33, 28-400													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4330 2 STORY
										USED E.C.F. =>	0.830		
CENTERLINE 33, 28-40(* SALES FROM CL 33, 28-400 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													4330 BUNGALOW
										USED E.C.F. =>	0.755		
CENTERLINE 33, 28-40(* SALES FROM CL 33, 28-400 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
12-13-31-104-008	1976 OTIS	5/20/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$12,477	\$82,523	\$109,028	0.757	896	'1310	1 Story	
12-13-31-104-017	1955 ROME	6/23/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$13,057	\$101,943	\$87,765	1.162	884	'1310	1 Story	
12-13-31-105-014	1986 ROME	7/14/2023	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$21,606	\$66,394	\$118,273	0.561	1,101	'1310	1 Story	
12-13-31-106-017	2207 WOODRUFF	1/11/2024	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$12,767	\$87,133	\$118,012	0.738	968	'1310	1 Story	
12-13-31-107-016	2127 GOULSON	8/10/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,606	\$123,394	\$114,903	1.074	944	'1310	1 Story	
12-13-31-109-024	2183 ROME	6/29/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$12,767	\$112,233	\$113,346	0.990	1,020	'1310	1 Story	
12-13-31-153-021	1929 MICHAEL	7/26/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$12,536	\$57,464	\$73,295	0.784	598	'1310	1 Story	
12-13-31-153-028	2001 MICHAEL	6/12/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$12,536	\$67,464	\$96,998	0.696	816	'1310	1 Story	
12-13-31-155-003	2120 PEARL	11/30/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$14,002	\$95,998	\$96,252	0.997	756	'1310	1 Story	
12-13-31-155-006	2144 PEARL	3/1/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,446	\$72,554	\$70,364	1.031	700	'1310	1 Story	
12-13-31-155-025	2189 JARVIS	8/16/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$12,446	\$97,554	\$86,981	1.122	944	'1310	1 Story	
12-13-31-157-024	2195 MICHAEL	3/21/2025	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,072	\$144,928	\$160,049	0.906	1,170	'1310	1 Story	
12-13-31-158-016	2216 MICHAEL	9/5/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$12,536	\$117,464	\$116,835	1.005	920	'1310	1 Story	
12-13-31-201-025	3445 DALLAS	9/26/2023	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$32,912	\$148,088	\$148,761	0.995	1,217	'1310	1 Story	
12-13-31-352-017	2092 JOHN B	2/28/2025	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$10,691	\$64,309	\$86,094	0.747	838	'1310	1 Story	
12-13-31-352-019	2118 JOHN B	4/19/2023	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$21,679	\$67,321	\$112,905	0.596	879	'1310	1 Story	
12-13-31-352-038	2167 EMMONS	6/14/2023	\$111,550	WD	03-ARM'S LENGTH	\$111,550	\$11,680	\$99,870	\$89,210	1.119	943	'1310	1 Story	
12-13-31-353-020	2120 EMMONS	8/27/2024	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$10,281	\$59,619	\$85,862	0.694	720	'1310	1 Story	
12-13-31-377-007	2646 JOHN B	4/12/2023	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$10,365	\$68,635	\$91,841	0.747	823	'1310	1 Story	
12-13-31-377-029	2631 EMMONS	10/25/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$10,281	\$69,719	\$91,006	0.766	791	'1310	1 Story	
12-13-31-377-037	2715 EMMONS	2/28/2025	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$10,281	\$62,219	\$76,998	0.808	693	'1310	1 Story	
12-13-31-401-002	3123 TOEPFER	5/22/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$17,176	\$107,824	\$122,587	0.880	1,108	'1310	1 Story	
12-13-31-401-009	3251 TOEPFER	8/19/2024	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$17,244	\$90,756	\$123,859	0.733	1,156	'1310	1 Story	
12-13-31-402-047	3525 POPLAR	2/28/2024	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$18,980	\$67,520	\$81,293	0.831	704	'1310	1 Story	
12-13-31-404-033	3435 WASMUND	9/29/2023	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$18,835	\$99,665	\$102,424	0.973	895	'1310	1 Story	
12-13-31-429-027	3765 WASMUND	6/21/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$37,870	\$97,130	\$116,809	0.832	1,094	'1310	1 Story	
12-13-31-452-004	3030 ALVINA	1/8/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$15,558	\$104,442	\$122,251	0.854	1,276	'1310	1 Story	
12-13-31-452-007	3064 ALVINA	9/16/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$15,558	\$69,442	\$77,913	0.891	836	'1310	1 Story	
Totals:			\$2,948,850			\$2,948,850			\$2,503,605	\$2,891,914				
										E.C.F. =>	0.866	61-70% GOOD		
FITZ #31														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1310 2 Story
										USED E.C.F. =>	0.930		
FITZ #31	* SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-31-107-003	2120 WOODRUFF	7/19/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$17,409	\$97,591	\$155,943	0.626	1,481	'1310	Bungalow
12-13-31-108-028	2207 OTIS	10/31/2023	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$14,213	\$136,287	\$107,528	1.267	921	'1310	Bungalow
12-13-31-109-018	2119 ROME	1/18/2024	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$11,606	\$115,394	\$176,971	0.652	1,556	'1310	Bungalow
12-13-31-151-017	1984 PEARL	6/7/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$12,446	\$77,554	\$139,029	0.558	1,440	'1310	Bungalow
12-13-31-151-022	1927 JARVIS	3/6/2025	\$112,800	WD	03-ARM'S LENGTH	\$112,800	\$12,446	\$100,354	\$96,374	1.041	1,052	'1310	Bungalow
12-13-31-153-027	1975 MICHAEL	8/24/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$12,536	\$132,464	\$88,776	1.492	780	'1310	Bungalow
12-13-31-157-015	2051 MICHAEL	5/17/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$14,730	\$165,270	\$128,789	1.283	1,080	'1310	Bungalow
12-13-31-377-026	2615 EMMONS	11/27/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$10,281	\$54,719	\$91,759	0.596	905	'1310	Bungalow
12-13-31-404-029	3325 WASMUND	8/16/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$18,784	\$116,216	\$119,934	0.969	1,216	'1310	Bungalow
12-13-31-404-030	3333 WASMUND	7/26/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$18,784	\$41,216	\$125,848	0.328	1,428	'1310	Bungalow
12-13-31-404-030	3333 WASMUND	11/21/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$18,784	\$121,216	\$125,848	0.963	1,428	'1310	Bungalow
12-13-31-429-036	3519 WASMUND	2/3/2025	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$18,835	\$41,165	\$87,747	0.469	759	'1310	Bungalow
12-13-31-457-005	20728 TANNEY	5/15/2023	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$9,445	\$73,555	\$105,850	0.695	920	'1310	Bungalow
12-13-31-457-007	20749 JUNE	3/1/2024	\$175,000	WD	03-ARM'S LENGTH	\$166,250	\$12,142	\$154,108	\$132,078	1.167	1,460	'1310	Bungalow
12-13-31-476-004	3564 WASMUND 1	10/20/2023	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$37,467	\$179,533	\$204,923	0.876	1,966	'1310	Bungalow
Totals:			\$1,855,300			\$1,846,550		\$1,606,642	\$1,887,397	E.C.F. =>	0.851	61-70% GOOD	
FITZ #31	* SALES FROM FITZ #31 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1310 1 Story
										USED E.C.F. =>	0.910		
FITZ #31	* SALES FROM FITZ #31 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1310 2 Story
										USED E.C.F. =>	0.905		
FITZ #31	* SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-31-103-027	1976 GOULSON	7/26/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$24,953	\$215,047	\$209,580	1.026	1,406	'1310B	1 Story
12-13-31-202-018	3562 DALLAS	7/25/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$25,058	\$134,942	\$125,353	1.076	1,034	'1310B	1 Story
12-13-31-202-036	3419 OTIS	1/2/2025	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$18,563	\$186,437	\$184,800	1.009	1,352	'1310B	1 Story
Totals:			\$605,000			\$605,000		\$536,426	\$519,733	E.C.F. =>	1.032	61-70% GOOD	
FITZ #31 B	* SALES FROM FITZ #31 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES												

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-31-101-016	1967 WOODRUFF	5/15/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$12,477	\$142,523	\$136,000	1.048	1,058	'1310B	1 Story SB
12-13-31-202-035	3339 OTIS	3/29/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$18,259	\$156,741	\$169,564	0.924	1,116	'1310B	1 Story SB
12-13-31-202-035	3339 OTIS	5/31/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,259	\$196,741	\$169,564	1.160	1,116	'1310B	1 Story SB
12-13-31-203-009	3222 OTIS	4/16/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$18,190	\$191,810	\$170,599	1.124	1,112	'1310B	1 Story SB
12-13-31-203-020	3133 ROME	10/13/2023	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$19,134	\$168,866	\$157,221	1.074	1,096	'1310B	1 Story SB
12-13-31-203-025	3309 ROME	2/6/2025	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$17,261	\$147,739	\$149,742	0.987	1,025	'1310B	1 Story SB
12-13-31-203-027	3333 ROME	10/16/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$17,261	\$192,739	\$153,463	1.256	1,043	'1310B	1 Story SB
12-13-31-228-015	3738 OTIS	10/13/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$20,009	\$184,991	\$163,337	1.133	1,112	'1310B	1 Story SB
12-13-31-251-001	3014 ROME	7/6/2023	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$19,477	\$158,023	\$159,773	0.989	1,096	'1310B	1 Story SB
12-13-31-251-022	3135 PEARL	10/6/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$17,901	\$177,099	\$167,328	1.058	1,112	'1310B	1 Story SB
12-13-31-251-024	3217 PEARL	11/22/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$17,409	\$187,591	\$153,983	1.218	1,052	'1310B	1 Story SB
12-13-31-252-010	3242 PEARL	10/25/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$17,409	\$172,591	\$153,937	1.121	1,052	'1310B	1 Story SB
12-13-31-253-014	3356 JARVIS	4/12/2024	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$18,422	\$152,578	\$155,216	0.983	1,052	'1310B	1 Story SB
12-13-31-253-020	3474 JARVIS	5/1/2024	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$23,254	\$166,646	\$151,553	1.100	1,052	'1310B	1 Story SB
12-13-31-253-036	3411 GARRICK	1/19/2024	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$17,551	\$191,449	\$162,582	1.178	1,092	'1310B	1 Story SB
12-13-31-254-040	3461 MICHAEL	8/8/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$18,382	\$121,618	\$137,714	0.883	1,092	'1310B	1 Story SB
12-13-31-255-001	3108 MICHAEL	8/1/2024	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$18,948	\$137,052	\$139,665	0.981	1,092	'1310B	1 Story SB
12-13-31-276-010	3754 ROME	1/10/2025	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$17,699	\$192,301	\$163,494	1.176	1,112	'1310B	1 Story SB
12-13-31-276-012	3822 ROME	10/21/2024	\$175,001	WD	03-ARM'S LENGTH	\$175,001	\$18,596	\$156,405	\$165,566	0.945	1,112	'1310B	1 Story SB
12-13-31-277-001	3624 PEARL	6/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$17,697	\$207,303	\$156,788	1.322	1,015	'1310B	1 Story SB
12-13-31-277-019	3747 JARVIS	12/23/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$19,440	\$180,560	\$152,217	1.186	1,052	'1310B	1 Story SB
12-13-31-278-005	22238 BACH	8/18/2023	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$17,409	\$173,591	\$154,362	1.125	1,052	'1310B	1 Story SB
12-13-31-279-002	3624 JARVIS	7/26/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,724	\$196,276	\$154,678	1.269	1,052	'1310B	1 Story SB
12-13-31-279-009	3758 JARVIS	6/27/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$19,630	\$175,370	\$160,436	1.093	1,052	'1310B	1 Story SB
12-13-31-280-010	3800 GARRICK	5/25/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$18,814	\$101,186	\$158,022	0.640	1,092	'1310B	1 Story SB
12-13-31-280-022	3825 MICHAEL	1/26/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,796	\$135,204	\$137,783	0.981	1,092	'1310B	1 Story SB
Totals:			\$4,842,401			\$4,842,401		\$4,364,993	\$4,054,587	E.C.F. => 1.077		61-70% GOOD	
FITZ #31 B													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'1310B	2 Story
										USED E.C.F. => 0.976		61-70% GOOD	
FITZ #31 B													
* SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-31-202-012	3390 DALLAS	1/8/2025	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$25,058	\$177,942	\$163,500	1.088	1,104	'1310B	Bungalow
12-13-31-403-025	3167 BERKSHIRE	10/2/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$27,676	\$137,324	\$193,363	0.710	1,651	'1310B	Bungalow
12-13-31-428-022	3613 BERKSHIRE	7/2/2024	\$226,500	WD	03-ARM'S LENGTH	\$226,500	\$27,676	\$198,824	\$199,362	0.997	1,307	'1310B	Bungalow
12-13-31-429-011	3870 BERKSHIRE	11/15/2024	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$27,676	\$174,324	\$156,888	1.111	1,278	'1310B	Bungalow
12-13-31-476-028	3715 ALVINA	4/19/2023	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$27,873	\$125,127	\$140,392	0.891	1,080	'1310B	Bungalow
Totals:			\$949,500			\$949,500		\$813,541	\$853,505				
										E.C.F. =>	0.953	61-70% GOOD	
FITZ #31 B													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-103-018	22362 LE FEVER	1/25/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$15,558	\$139,442	\$128,521	1.085	888	'1320	1 Story
12-13-32-128-005	22524 IRA	7/18/2023	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$16,674	\$116,326	\$113,503	1.025	988	'1320	1 Story
12-13-32-128-008	22384 IRA	11/22/2023	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$16,674	\$150,326	\$115,680	1.299	988	'1320	1 Story
12-13-32-128-009	22372 IRA	8/7/2024	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$16,674	\$110,826	\$109,408	1.013	988	'1320	1 Story
12-13-32-128-013	22328 IRA	12/7/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$16,674	\$98,326	\$116,693	0.843	988	'1320	1 Story
12-13-32-129-015	22384 MASCH	9/1/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$17,724	\$127,276	\$113,434	1.122	1,192	'1320	1 Story
12-13-32-177-009	22260 CUNNINGHAM	10/18/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,401	\$72,599	\$69,615	1.043	696	'1320	1 Story
12-13-32-178-012	21831 CUNNINGHAM	4/29/2024	\$92,785	WD	03-ARM'S LENGTH	\$92,785	\$12,491	\$80,294	\$95,796	0.838	906	'1320	1 Story
12-13-32-179-028	21839 IRA	12/24/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$16,674	\$83,326	\$155,345	0.536	1,348	'1320	1 Story
12-13-32-181-001	22164 MASCH	5/24/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$21,827	\$158,173	\$164,471	0.962	1,558	'1320	1 Story
12-13-32-206-035	22349 PANAMA	10/13/2023	\$103,100	WD	03-ARM'S LENGTH	\$103,100	\$33,501	\$69,599	\$102,931	0.676	935	'1320	1 Story
12-13-32-226-010	22622 PANAMA	10/18/2024	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$44,890	\$62,610	\$107,546	0.582	920	'1320	1 Story
12-13-32-254-032	22013 CURIE	8/1/2023	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$22,094	\$109,906	\$145,310	0.756	1,295	'1320	1 Story
12-13-32-352-012	21053 SUNSET	9/20/2024	\$79,000	MLC	03-ARM'S LENGTH	\$79,000	\$11,558	\$67,442	\$93,409	0.722	852	'1320	1 Story
12-13-32-356-015	20885 SUNSET	6/24/2024	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$11,606	\$86,394	\$84,820	1.019	687	'1320	1 Story
12-13-32-380-014	21125 DOEPFER	11/1/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$28,050	\$96,950	\$119,253	0.813	932	'1320	1 Story
12-13-32-402-004	5030 TOEPFER	11/21/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,595	\$89,405	\$100,393	0.891	888	'1320	1 Story
12-13-32-402-020	21456 AUDREY	11/7/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$11,503	\$103,497	\$108,885	0.951	960	'1320	1 Story
12-13-32-402-021	21442 AUDREY	12/14/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$11,503	\$68,497	\$79,588	0.861	796	'1320	1 Story
12-13-32-402-039	21441 ATLANTIC	11/22/2023	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$13,750	\$55,250	\$80,426	0.687	780	'1320	1 Story
12-13-32-403-014	21516 ATLANTIC	3/14/2025	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$13,750	\$86,250	\$90,043	0.958	780	'1320	1 Story
12-13-32-404-015	21421 CYMAN	3/4/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$20,978	\$99,022	\$135,242	0.732	1,103	'1320	1 Story
12-13-32-426-023	21418 PANAMA	11/8/2024	\$74,999	WD	03-ARM'S LENGTH	\$74,999	\$10,857	\$64,142	\$89,115	0.720	936	'1320	1 Story
12-13-32-426-033	21515 BLACKMAR	1/31/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$10,857	\$124,143	\$127,427	0.974	1,037	'1320	1 Story
12-13-32-426-038	21465 BLACKMAR	12/1/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$11,946	\$113,054	\$108,975	1.037	913	'1320	1 Story
12-13-32-451-016	20783 AUDREY	7/14/2023	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$27,590	\$105,410	\$172,533	0.611	1,814	'1320	1 Story
12-13-32-452-004	21246 AUDREY	11/6/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$12,173	\$47,827	\$81,645	0.586	696	'1320	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-452-005	21222 AUDREY	10/30/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$13,219	\$63,781	\$104,234	0.612	956	'1320	1 Story
12-13-32-452-019	21020 AUDREY	12/18/2023	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$11,823	\$100,177	\$93,234	1.074	816	'1320	1 Story
12-13-32-452-037	21047 ATLANTIC	6/26/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$12,126	\$57,874	\$71,805	0.806	696	'1320	1 Story
12-13-32-453-002	21274 ATLANTIC	8/11/2023	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$11,823	\$106,677	\$124,078	0.860	1,032	'1320	1 Story
12-13-32-456-010	20784 AUDREY	10/30/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$11,476	\$78,524	\$94,613	0.830	984	'1320	1 Story
12-13-32-456-029	20779 ATLANTIC	7/24/2023	\$77,555	WD	03-ARM'S LENGTH	\$77,555	\$11,520	\$66,035	\$115,957	0.569	1,091	'1320	1 Story
12-13-32-456-031	20765 ATLANTIC	8/16/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$11,520	\$83,480	\$98,184	0.850	860	'1320	1 Story
12-13-32-478-030	21115 ALBANY	1/24/2024	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$10,585	\$133,415	\$119,895	1.113	859	'1320	1 Story
12-13-32-478-031	21099 ALBANY	2/9/2024	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$10,585	\$144,315	\$121,578	1.187	859	'1320	1 Story
Totals:			\$3,995,839			\$3,995,839		\$3,420,590	\$3,953,585	E.C.F. => 0.865		61-70% GOOD	
FITZ #32													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-401-034	21371 AUDREY	10/11/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$19,865	\$142,135	\$172,923	0.822	1,384	'1320	2 Story
12-13-32-402-007	21590 AUDREY	8/21/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,549	\$118,451	\$100,998	1.173	1,106	'1320	2 Story
12-13-32-452-026	21195 ATLANTIC	7/20/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$12,126	\$137,874	\$157,596	0.875	1,402	'1320	2 Story
Totals:			\$442,000			\$442,000		\$398,460	\$431,517	E.C.F. => 0.923		61-70% GOOD	
FITZ #32													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-102-006	22708 LOGUE	8/8/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$37,338	\$192,662	\$178,318	1.080	1,815	'1320	Bungalow
12-13-32-102-008	22644 LOGUE	1/2/2024	\$160,000	WD	03-ARM'S LENGTH	\$150,400	\$29,879	\$120,521	\$138,875	0.868	1,701	'1320	Bungalow
12-13-32-102-029	22437 LE FEVER	3/28/2025	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$31,115	\$55,385	\$125,551	0.441	1,224	'1320	Bungalow
12-13-32-204-033	22355 CURIE	7/14/2023	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$31,563	\$187,437	\$138,302	1.355	1,164	'1320	Bungalow
12-13-32-205-029	22331 CYMAN	11/10/2023	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$27,419	\$170,581	\$177,689	0.960	1,544	'1320	Bungalow
12-13-32-255-027	22105 CYMAN	8/28/2023	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$25,161	\$147,339	\$177,399	0.831	1,502	'1320	Bungalow
12-13-32-255-028	22085 CYMAN	7/10/2024	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$25,161	\$166,339	\$176,583	0.942	1,538	'1320	Bungalow
12-13-32-255-029	22045 CYMAN	9/19/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$27,379	\$172,621	\$195,330	0.884	1,600	'1320	Bungalow
12-13-32-255-030	21975 CYMAN	7/21/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,364	\$112,636	\$187,293	0.601	1,576	'1320	Bungalow
12-13-32-255-040	21761 CYMAN	4/10/2023	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$14,468	\$112,532	\$145,918	0.771	1,275	'1320	Bungalow
12-13-32-256-003	22218 CYMAN	7/25/2024	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$25,250	\$147,750	\$177,557	0.832	1,566	'1320	Bungalow
12-13-32-256-011	21924 CYMAN	8/14/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$15,150	\$144,850	\$130,377	1.111	986	'1320	Bungalow
12-13-32-256-026	22161 PANAMA	12/6/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$31,340	\$128,660	\$131,366	0.979	1,248	'1320	Bungalow
12-13-32-256-027	22103 PANAMA	10/16/2023	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$31,340	\$85,660	\$105,892	0.809	872	'1320	Bungalow
12-13-32-256-037	21825 PANAMA	9/13/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$15,670	\$99,330	\$142,595	0.697	1,392	'1320	Bungalow
12-13-32-328-020	21687 DOEPFER	10/11/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$18,796	\$75,204	\$125,804	0.598	1,103	'1320	Bungalow
12-13-32-328-039	21629 DOEPFER	4/30/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$24,732	\$125,268	\$127,672	0.981	1,154	'1320	Bungalow
12-13-32-358-007	20770 BEHRENDT	9/15/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,228	\$98,772	\$149,044	0.663	1,470	'1320	Bungalow
12-13-32-401-031	21396 DOEPFER	6/16/2023	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$23,421	\$50,579	\$143,391	0.353	1,245	'1320	Bungalow
12-13-32-401-031	21396 DOEPFER	11/13/2023	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$23,421	\$151,079	\$143,391	1.054	1,245	'1320	Bungalow
12-13-32-402-011	21546 AUDREY	8/29/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$11,549	\$158,451	\$131,255	1.207	1,218	'1320	Bungalow
12-13-32-405-030	21545 PANAMA	9/28/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$11,558	\$133,442	\$115,634	1.154	970	'1320	Bungalow
12-13-32-405-040	21445 PANAMA	7/14/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$11,221	\$98,779	\$107,658	0.918	792	'1320	Bungalow
12-13-32-426-013	21516 PANAMA	4/20/2023	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$10,857	\$115,143	\$111,676	1.031	960	'1320	Bungalow
12-13-32-427-039	21435 SYRACUSE	4/25/2023	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$11,029	\$147,971	\$116,689	1.268	1,010	'1320	Bungalow
12-13-32-428-025	21526 SYRACUSE	5/15/2024	\$119,300	WD	03-ARM'S LENGTH	\$119,300	\$11,029	\$108,271	\$119,116	0.909	960	'1320	Bungalow
12-13-32-452-009	21126 AUDREY	9/25/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$12,173	\$77,827	\$96,150	0.809	1,045	'1320	Bungalow
12-13-32-476-009	21132 PANAMA	3/22/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$11,312	\$155,688	\$119,773	1.300	960	'1320	Bungalow
12-13-32-476-011	21100 PANAMA	9/30/2024	\$111,500	WD	03-ARM'S LENGTH	\$111,500	\$11,312	\$100,188	\$132,635	0.755	969	'1320	Bungalow
12-13-32-476-017	21030 PANAMA	3/21/2024	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$11,312	\$142,688	\$114,095	1.251	976	'1320	Bungalow
12-13-32-477-027	21147 SYRACUSE	7/11/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$10,585	\$124,415	\$118,895	1.046	1,005	'1320	Bungalow
12-13-32-477-036	21029 SYRACUSE	4/25/2024	\$121,100	WD	03-ARM'S LENGTH	\$121,100	\$10,857	\$110,243	\$119,324	0.924	1,004	'1320	Bungalow
12-13-32-478-001	21282 SYRACUSE	5/29/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$10,857	\$114,143	\$114,343	0.998	960	'1320	Bungalow
12-13-32-478-010	21116 SYRACUSE	10/25/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,585	\$89,415	\$116,410	0.768	960	'1320	Bungalow
12-13-32-478-013	21068 SYRACUSE	1/26/2024	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$10,585	\$110,415	\$112,357	0.983	960	'1320	Bungalow
12-13-32-478-014	21052 SYRACUSE	11/27/2023	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$10,857	\$120,643	\$102,534	1.177	960	'1320	Bungalow
12-13-32-478-019	21012 SYRACUSE	6/12/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$10,857	\$129,143	\$117,056	1.103	960	'1320	Bungalow
Totals:			\$5,297,400			\$5,287,800		\$4,582,070	\$4,983,947				
										E.C.F. =>	0.919	61-70% GOOD	
FITZ #32													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1320 1 Story
										USED E.C.F. =>	0.810		
FITZ #32 * SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES												71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1320 2 Story
										USED E.C.F. =>	0.908		
FITZ #32 * SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES												71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-402-022	21434 AUDREY	2/23/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,503	\$118,497	\$107,842	1.099	1,044	'1320	Bungalow
Totals:			\$130,000			\$130,000		\$118,497	\$107,842	E.C.F. =>	1.099		71-80% GOOD
FITZ #32													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-102-005	22776 LOGUE	9/13/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$33,208	\$206,792	\$237,100	0.872	1,737	'1320B	1 Story
12-13-32-151-043	4127 GARRICK	12/5/2024	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$33,237	\$191,263	\$196,013	0.976	1,378	'1320B	1 Story
12-13-32-204-005	22714 HILL	5/3/2023	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$17,237	\$189,763	\$176,748	1.074	1,227	'1320B	1 Story
12-13-32-253-037	21815 HILL	3/1/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$16,926	\$178,074	\$168,179	1.059	1,163	'1320B	1 Story
12-13-32-327-021	21409 MASCH	7/16/2024	\$255,300	WD	03-ARM'S LENGTH	\$255,300	\$33,037	\$222,263	\$196,779	1.130	1,415	'1320B	1 Story
12-13-32-354-022	21029 LE FEVER	7/18/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$16,737	\$183,263	\$176,986	1.035	1,229	'1320B	1 Story
12-13-32-377-024	4669 HAYDEN	3/26/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$32,930	\$240,070	\$282,050	0.851	2,169	'1320B	1 Story
12-13-32-379-012	20803 MASCH	5/15/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$24,982	\$157,018	\$171,435	0.916	1,156	'1320B	1 Story
12-13-32-403-026	21569 CURIE	5/26/2023	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$30,593	\$176,407	\$192,933	0.914	1,615	'1320B	1 Story
Totals:			\$1,983,800			\$1,983,800		\$1,744,913	\$1,798,223	E.C.F. =>	0.970		61-70% GOOD
FITZ #32 B													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-102-026	22555 LE FEVER	10/2/2023	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$19,778	\$160,122	\$126,748	1.263	936	'1320B	1 Story SB
12-13-32-130-013	22336 KARAM COURT	6/30/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$16,674	\$177,326	\$125,137	1.417	939	'1320B	1 Story SB
12-13-32-151-031	22101 LOGUE	9/8/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$16,989	\$148,011	\$142,088	1.042	1,018	'1320B	1 Story SB
12-13-32-152-024	21707 LOGUE	9/1/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$19,460	\$135,540	\$136,842	0.990	1,020	'1320B	1 Story SB
12-13-32-153-019	21750 LOGUE	10/28/2024	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$16,801	\$121,199	\$137,855	0.879	1,018	'1320B	1 Story SB
12-13-32-153-022	21716 LOGUE	12/22/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$16,801	\$113,199	\$133,812	0.846	1,018	'1320B	1 Story SB
12-13-32-182-008	22002 KARAM COURT	7/17/2024	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$16,674	\$199,326	\$145,348	1.371	939	'1320B	1 Story SB
12-13-32-204-013	22526 HILL	6/28/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$17,237	\$107,763	\$144,944	0.743	939	'1320B	1 Story SB
12-13-32-206-023	22723 PANAMA	8/18/2023	\$125,000	OTH	03-ARM'S LENGTH	\$125,000	\$15,670	\$109,330	\$101,437	1.078	875	'1320B	1 Story SB
12-13-32-253-030	21959 HILL	9/11/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$19,405	\$180,595	\$139,501	1.295	939	'1320B	1 Story SB
12-13-32-253-042	21711 HILL	1/13/2025	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$23,308	\$148,692	\$144,666	1.028	939	'1320B	1 Story SB
12-13-32-254-004	22106 HILL	8/24/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$17,175	\$182,825	\$138,405	1.321	939	'1320B	1 Story SB
12-13-32-276-003	22248 PANAMA	6/7/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$16,057	\$163,943	\$143,075	1.146	918	'1320B	1 Story SB
12-13-32-301-014	21423 SUNSET	9/18/2024	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$27,740	\$102,760	\$136,507	0.753	812	'1320B	1 Story SB
12-13-32-326-004	21512 LE FEVER	10/6/2023	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$16,864	\$154,136	\$147,361	1.046	1,019	'1320B	1 Story SB
12-13-32-326-005	21500 LE FEVER	9/20/2023	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$16,864	\$172,136	\$151,942	1.133	1,019	'1320B	1 Story SB
12-13-32-354-013	21211 LE FEVER	7/30/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$16,801	\$105,199	\$152,000	0.692	1,024	'1320B	1 Story SB
12-13-32-354-013	21211 LE FEVER	3/14/2025	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$16,801	\$178,199	\$152,000	1.172	1,024	'1320B	1 Story SB
12-13-32-354-014	21201 LE FEVER	2/27/2025	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$16,801	\$181,199	\$154,880	1.170	1,024	'1320B	1 Story SB
12-13-32-356-016	20879 SUNSET	8/22/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$11,606	\$133,394	\$158,811	0.840	1,059	'1320B	1 Story SB
12-13-32-357-017	20919 BEHRENDT	7/9/2024	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$15,670	\$64,330	\$143,015	0.450	1,064	'1320B	1 Story SB
12-13-32-376-025	21075 CUNNINGHAM	11/14/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$16,864	\$93,136	\$150,464	0.619	1,019	'1320B	1 Story SB
12-13-32-377-002	21268 CUNNINGHAM	9/21/2023	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$16,239	\$149,761	\$154,361	0.970	1,041	'1320B	1 Story SB
12-13-32-378-004	20836 LE FEVER	11/15/2024	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$19,010	\$130,890	\$152,329	0.859	1,019	'1320B	1 Story SB
12-13-32-401-010	21687 AUDREY	3/18/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$22,121	\$142,879	\$147,408	0.969	918	'1320B	1 Story SB
12-13-32-451-030	20772 DOEPFER	10/17/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$25,362	\$104,638	\$158,434	0.660	1,052	'1320B	1 Story SB
12-13-32-457-019	20861 CURIE	4/28/2023	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$10,489	\$147,511	\$150,593	0.980	1,008	'1320B	1 Story SB
12-13-32-458-021	20775 CYMAN	9/12/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$14,419	\$170,581	\$149,540	1.141	984	'1320B	1 Story SB
12-13-32-459-018	20869 PANAMA	3/28/2025	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,362	\$123,638	\$127,924	0.966	1,025	'1320B	1 Story SB
12-13-32-482-007	20806 SYRACUSE	9/26/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$11,595	\$148,405	\$145,128	1.023	1,001	'1320B	1 Story SB
Totals:			\$4,769,300			\$4,769,300		\$4,250,663	\$4,292,555	E.C.F. => 0.990		61-70% GOOD	
FITZ #32 B													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1320B	2 Story
										USED E.C.F. =>	0.860		61-70% GOOD	
FITZ #32 B * SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-32-328-026	21489 DOEPFER	9/7/2023	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$28,050	\$74,950	\$125,732	0.596	843	'1320B	Bungalow
12-13-32-356-014	20895 SUNSET	2/21/2025	\$149,600	WD	03-ARM'S LENGTH	\$149,600	\$11,606	\$137,994	\$142,237	0.970	1,248	'1320B	Bungalow
12-13-32-357-021	20867 BEHRENDT	12/23/2024	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$31,340	\$92,160	\$142,700	0.646	1,047	'1320B	Bungalow
12-13-32-380-023	20811 DOEPFER	5/13/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$28,050	\$126,950	\$131,003	0.969	1,077	'1320B	Bungalow
12-13-32-454-008	21124 CURIE	9/9/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$21,143	\$143,857	\$161,452	0.891	1,226	'1320B	Bungalow
12-13-32-457-022	20837 CURIE	5/21/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$10,489	\$139,511	\$155,596	0.897	1,110	'1320B	Bungalow
12-13-32-457-035	20785 CURIE	11/16/2023	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$20,978	\$128,022	\$163,496	0.783	1,126	'1320B	Bungalow
12-13-32-476-021	21249 BLACKMAR	11/6/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$11,595	\$143,405	\$134,436	1.067	990	'1320B	Bungalow
12-13-32-480-025	20779 BLACKMAR	3/28/2025	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$11,128	\$129,872	\$130,625	0.994	986	'1320B	Bungalow
12-13-32-480-026	20769 BLACKMAR	5/7/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,128	\$123,872	\$120,551	1.028	958	'1320B	Bungalow
12-13-32-481-003	20840 BLACKMAR	1/15/2025	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,128	\$118,872	\$123,801	0.960	990	'1320B	Bungalow
12-13-32-481-014	20752 BLACKMAR	12/22/2023	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$11,128	\$137,872	\$137,915	1.000	990	'1320B	Bungalow
12-13-32-481-027	20763 SYRACUSE	3/15/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$11,128	\$143,872	\$139,990	1.028	1,052	'1320B	Bungalow
12-13-32-482-012	20764 SYRACUSE	11/22/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$11,595	\$158,405	\$164,956	0.960	1,215	'1320B	Bungalow
Totals:			\$2,030,100			\$2,030,100		\$1,799,614	\$1,974,490	E.C.F. => 0.911		61-70% GOOD	
FITZ #32 B													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1320B 2 Story
										USED E.C.F. => 0.999		71-80% GOOD	
FITZ #32 B * SALES FROM FITZ #32 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-33-208-017	7260 CADILLAC	3/13/2025	\$77,560	WD	03-ARM'S LENGTH	\$77,560	\$10,908	\$66,652	\$103,829	0.642	800	'2330	1 Story
12-13-33-209-015	7244 FORD	10/13/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$11,312	\$68,688	\$91,594	0.750	732	'2330	1 Story
12-13-33-227-018	7543 MAXWELL	2/8/2024	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$10,908	\$75,092	\$118,335	0.635	1,008	'2330	1 Story
12-13-33-227-018	7543 MAXWELL	9/27/2024	\$104,000	PTA	03-ARM'S LENGTH	\$104,000	\$10,908	\$93,092	\$118,335	0.787	1,008	'2330	1 Story
12-13-33-229-009	7568 CADILLAC	5/17/2024	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$10,908	\$96,592	\$127,401	0.758	1,043	'2330	1 Story
12-13-33-230-003	7520 FORD	1/19/2024	\$49,000	PTA	03-ARM'S LENGTH	\$49,000	\$11,162	\$37,838	\$85,040	0.445	781	'2330	1 Story
12-13-33-258-019	7276 STUDEBAKER	2/14/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$11,061	\$78,939	\$94,041	0.839	824	'2330	1 Story
12-13-33-259-036	7259 TOEPFER	11/2/2023	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$11,061	\$116,939	\$97,707	1.197	936	'2330	1 Story
12-13-33-277-021	7583 HUDSON	4/10/2024	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$11,061	\$76,439	\$83,913	0.911	768	'2330	1 Story
12-13-33-279-001	7502 STUDEBAKER	10/27/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$11,061	\$68,939	\$83,508	0.826	576	'2330	1 Story
12-13-33-279-015	7511 CHALMERS	10/3/2023	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$11,061	\$46,439	\$95,926	0.484	704	'2330	1 Story
12-13-33-280-014	7503 TOEPFER	8/23/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,061	\$123,939	\$180,290	0.687	2,049	'2330	1 Story
12-13-33-403-013	7220 TOEPFER	5/3/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$14,380	\$55,620	\$93,255	0.596	857	'2330	1 Story
12-13-33-403-015	7228 TOEPFER	8/2/2023	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$9,679	\$59,321	\$72,541	0.818	728	'2330	1 Story
12-13-33-406-023	7292 ORCHARD	4/26/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$9,373	\$60,627	\$82,681	0.733	696	'2330	1 Story
12-13-33-426-014	7511 ORCHARD	8/15/2023	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$9,942	\$59,058	\$63,919	0.924	624	'2330	1 Story
12-13-33-427-015	7602 ORCHARD	3/25/2025	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$13,350	\$109,650	\$99,385	1.103	936	'2330	1 Story
12-13-33-429-022	7590 PROSPECT	5/18/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,155	\$89,845	\$60,078	1.495	578	'2330	1 Story
12-13-33-429-043	7559 WESTMINSTER	10/13/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,267	\$43,733	\$100,060	0.437	897	'2330	1 Story
12-13-33-430-009	7514 WESTMINSTER	9/5/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,392	\$48,608	\$82,268	0.591	720	'2330	1 Story
12-13-33-430-010	7520 WESTMINSTER	12/17/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$11,392	\$68,608	\$74,235	0.924	720	'2330	1 Story
12-13-33-454-008	7054 FISHER	11/8/2024	\$96,000	WD	03-ARM'S LENGTH	\$92,160	\$6,584	\$85,576	\$95,366	0.897	1,047	'2330	1 Story
12-13-33-455-012	6800 JACKSON	10/3/2024	\$117,450	WD	03-ARM'S LENGTH	\$117,450	\$10,959	\$106,491	\$86,901	1.225	943	'2330	1 Story
12-13-33-456-017	7061 RIVARD	8/8/2024	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$9,942	\$61,558	\$72,294	0.851	732	'2330	1 Story
12-13-33-476-001	7206 YACHT	9/13/2024	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$17,687	\$170,313	\$165,497	1.029	1,247	'2330	1 Story
12-13-33-476-022	7201 FISHER	3/10/2025	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$15,906	\$54,094	\$101,187	0.535	640	'2330	1 Story
12-13-33-477-007	7504 FISHER	11/21/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$14,202	\$82,798	\$114,186	0.725	907	'2330	1 Story
12-13-33-478-012	7564 JACKSON	5/22/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$14,202	\$55,798	\$78,750	0.709	576	'2330	1 Story
Totals:			\$2,488,010			\$2,484,170		\$2,161,286	\$2,722,522	E.C.F. =>	0.794		61-70% GOOD
VAN DYKE 33													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													2330	1 STORY SB
VAN DYKE 33											* SALES FROM VD 27-28 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES	USED E.C.F. =>	0.790	61-70% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-33-428-005	7536 MEADOW	2/11/2025	\$200,000	WD	03-ARM'S LENGTH	\$192,000	\$6,641	\$185,359	\$194,510	0.953	2,256	'2330	2 Story
12-13-33-430-035	7555 YACHT A	4/19/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$13,763	\$76,237	\$149,731	0.509	1,440	'2330	2 Story
Totals:			\$290,000			\$282,000		\$261,596	\$344,241	E.C.F. =>	0.760		61-70% GOOD
VAN DYKE 33													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-33-206-015	7244 DODGE	7/21/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$10,908	\$99,092	\$129,654	0.764	1,215	'2330	Bungalow
12-13-33-206-015	7244 DODGE	1/31/2025	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$10,908	\$113,092	\$129,654	0.872	1,215	'2330	Bungalow
12-13-33-206-035	7243 MAXWELL	5/19/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$10,908	\$44,092	\$113,024	0.390	1,034	'2330	Bungalow
12-13-33-206-039	7275 MAXWELL	4/10/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$10,908	\$99,092	\$122,173	0.811	1,132	'2330	Bungalow
12-13-33-207-043	7220 MAXWELL	11/26/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$21,816	\$68,184	\$105,530	0.646	1,108	'2330	Bungalow
12-13-33-208-014	7236 CADILLAC	9/29/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$11,991	\$108,009	\$103,238	1.046	845	'2330	Bungalow
12-13-33-228-015	7511 CADILLAC	7/31/2023	\$106,640	WD	03-ARM'S LENGTH	\$106,640	\$10,908	\$95,732	\$111,072	0.862	1,014	'2330	Bungalow
12-13-33-228-025	7591 CADILLAC	11/27/2023	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$10,908	\$73,092	\$86,009	0.850	729	'2330	Bungalow
12-13-33-229-025	7593 FORD	3/19/2025	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$11,112	\$86,888	\$90,510	0.960	920	'2330	Bungalow
12-13-33-258-033	7227 CHALMERS	9/6/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$11,061	\$103,939	\$126,258	0.823	1,095	'2330	Bungalow
12-13-33-259-037	7267 TOEPFER	7/26/2023	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$11,061	\$113,839	\$110,456	1.031	1,118	'2330	Bungalow
12-13-33-277-008	7568 PACKARD	5/31/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$11,061	\$93,939	\$144,188	0.652	1,428	'2330	Bungalow
12-13-33-278-004	7528 HUDSON	12/22/2023	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$11,061	\$86,939	\$134,280	0.647	1,408	'2330	Bungalow
12-13-33-409-036	7209 PROSPECT	9/3/2024	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$11,799	\$49,701	\$75,121	0.662	795	'2330	Bungalow
12-13-33-427-006	7542 ORCHARD 1	3/10/2025	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$9,942	\$122,058	\$131,192	0.930	1,260	'2330	Bungalow
12-13-33-428-007	7552 MEADOW 1	6/18/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,028	\$59,972	\$117,075	0.512	1,350	'2330	Bungalow
12-13-33-428-010	7576 MEADOW	12/20/2023	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$10,070	\$96,930	\$110,371	0.878	1,104	'2330	Bungalow
12-13-33-429-005	7256 PROSPECT	11/24/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$10,155	\$109,845	\$91,315	1.203	1,014	'2330	Bungalow
12-13-33-429-030	7225 WESTMINSTER	3/7/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$10,155	\$109,845	\$117,301	0.936	1,170	'2330	Bungalow
12-13-33-429-045	7569 WESTMINSTER	1/12/2024	\$77,600	WD	03-ARM'S LENGTH	\$77,600	\$10,155	\$67,445	\$126,968	0.531	907	'2330	Bungalow
12-13-33-452-010	7074 YACHT	2/21/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$11,362	\$93,638	\$96,232	0.973	960	'2330	Bungalow
12-13-33-452-011	7084 YACHT	11/18/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$11,362	\$93,638	\$113,463	0.825	963	'2330	Bungalow
12-13-33-454-006	7040 FISHER	11/14/2023	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$9,942	\$31,558	\$92,645	0.341	882	'2330	Bungalow
12-13-33-456-024	7003 RIVARD	9/15/2023	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$21,019	\$70,981	\$86,072	0.825	748	'2330	Bungalow
12-13-33-476-039	7625 FISHER	5/30/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$14,202	\$80,798	\$106,948	0.755	784	'2330	Bungalow
12-13-33-476-041	7645 FISHER	7/9/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$11,411	\$148,589	\$160,323	0.927	1,584	'2330	Bungalow
12-13-33-477-005	7244 FISHER	10/25/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$14,202	\$55,798	\$95,513	0.584	845	'2330	Bungalow
12-13-33-477-013	7564 FISHER	7/18/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$13,634	\$66,366	\$145,200	0.457	1,567	'2330	Bungalow
12-13-33-478-007	7516 JACKSON	8/9/2024	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$14,202	\$96,798	\$134,821	0.718	1,301	'2330	Bungalow
12-13-33-478-026	7245 RIVARD	12/22/2023	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$14,202	\$32,798	\$112,002	0.293	1,067	'2330	Bungalow
12-13-33-478-026	7245 RIVARD	10/10/2024	\$169,800	WD	03-ARM'S LENGTH	\$169,800	\$14,202	\$155,598	\$112,002	1.389	1,067	'2330	Bungalow
Totals:			\$3,104,940			\$3,104,940		\$2,728,285	\$3,530,610	E.C.F. =>	0.773		61-70% GOOD
VAN DYKE 33													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	0.763		2330 1 STORY
VAN DYKE 33 * SALES FROM VD 33 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													
												71-80% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2330	2 STORY
										USED E.C.F. =>	0.925		
VAN DYKE 33	* SALES FROM VD 33 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2330	BUNGALOW
										USED E.C.F. =>	0.740		
VAN DYKE 33	* SALES FROM VD 33 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2330	1 STORY
										USED E.C.F. =>	0.999		
VAN DYKE 33	* SALES FROM VD 33 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2330	2 STORY
										USED E.C.F. =>	0.999		
VAN DYKE 33	* SALES FROM VD 33 (91-100% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-102-007	8074 DODGE	2/3/2025	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$11,061	\$38,939	\$88,000	0.442	755	'2340	1 Story
12-13-34-107-010	8284 DODGE	7/9/2024	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$11,061	\$60,939	\$76,035	0.801	740	'2340	1 Story
12-13-34-108-004	8230 MAXWELL	10/11/2023	\$140,400	WD	03-ARM'S LENGTH	\$140,400	\$16,592	\$123,808	\$108,973	1.136	836	'2340	1 Story
12-13-34-108-005	8242 MAXWELL	7/12/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$11,061	\$63,939	\$93,072	0.687	824	'2340	1 Story
12-13-34-109-025	8293 FORD	9/30/2024	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$11,061	\$69,939	\$105,112	0.665	977	'2340	1 Story
12-13-34-110-011	8286 FORD	4/4/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,061	\$88,939	\$90,873	0.979	825	'2340	1 Story
12-13-34-130-015	8655 DODGE	2/15/2024	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$11,061	\$90,939	\$86,981	1.046	944	'2340	1 Story
12-13-34-130-016	8661 DODGE	12/18/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$11,061	\$93,939	\$80,347	1.169	717	'2340	1 Story
12-13-34-131-020	8734 DODGE	11/4/2024	\$112,900	WD	03-ARM'S LENGTH	\$112,900	\$12,444	\$100,456	\$96,480	1.041	888	'2340	1 Story
12-13-34-131-028	8677 MAXWELL	11/3/2023	\$72,250	WD	03-ARM'S LENGTH	\$72,250	\$11,061	\$61,189	\$101,196	0.605	876	'2340	1 Story
12-13-34-131-031	8701 MAXWELL	9/29/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$11,061	\$98,939	\$95,568	1.035	810	'2340	1 Story
12-13-34-132-016	8710 MAXWELL	4/10/2024	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$11,061	\$62,439	\$89,291	0.699	944	'2340	1 Story
12-13-34-133-008	8638 CADILLAC	5/25/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$11,061	\$58,939	\$85,828	0.687	737	'2340	1 Story
12-13-34-133-024	8645 FORD	4/17/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$11,061	\$58,939	\$53,035	1.111	498	'2340	1 Story
12-13-34-133-027	8677 FORD	10/15/2024	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$11,061	\$77,939	\$100,463	0.776	944	'2340	1 Story
12-13-34-134-018	8720 FORD	5/10/2023	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$11,061	\$81,939	\$86,981	0.942	944	'2340	1 Story
12-13-34-134-033	8723 HUPP	12/7/2023	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$11,061	\$76,939	\$84,159	0.914	725	'2340	1 Story
12-13-34-151-006	8036 HUPP	8/15/2024	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$16,592	\$41,408	\$91,994	0.450	680	'2340	1 Story
12-13-34-151-006	8036 HUPP	9/4/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$16,592	\$63,408	\$91,994	0.689	680	'2340	1 Story
12-13-34-151-016	8035 PACKARD	4/27/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$16,592	\$103,408	\$99,744	1.037	936	'2340	1 Story
12-13-34-152-030	8127 HUDSON	12/14/2023	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$11,061	\$33,939	\$83,799	0.405	853	'2340	1 Story
12-13-34-153-004	8034 HUDSON	11/15/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$13,827	\$141,173	\$96,105	1.469	1,060	'2340	1 Story
12-13-34-153-021	8067 STUDEBAKER	1/31/2025	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,123	\$62,877	\$167,649	0.375	1,509	'2340	1 Story
12-13-34-154-030	8087 CHALMERS	5/22/2024	\$73,600	WD	03-ARM'S LENGTH	\$73,600	\$11,213	\$62,387	\$92,300	0.676	827	'2340	1 Story
12-13-34-155-028	8125 TOEPFER	3/20/2024	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$11,162	\$40,838	\$60,996	0.670	596	'2340	1 Story
12-13-34-155-029	8137 TOEPFER	2/14/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$22,425	\$64,575	\$117,813	0.548	967	'2340	1 Story
12-13-34-156-020	8261 PACKARD	11/3/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$13,827	\$131,173	\$126,229	1.039	1,221	'2340	1 Story
12-13-34-157-004	8236 PACKARD	6/15/2023	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$11,061	\$74,939	\$92,745	0.808	948	'2340	1 Story
12-13-34-158-015	8239 STUDEBAKER	4/11/2024	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$31,020	\$141,480	\$209,025	0.677	1,364	'2340	1 Story
12-13-34-160-010	8278 CHALMERS	11/22/2024	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$11,213	\$106,787	\$105,348	1.014	960	'2340	1 Story
12-13-34-160-017	8209 TOEPFER	2/20/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$11,213	\$63,787	\$101,486	0.629	944	'2340	1 Story
12-13-34-160-023	8261 TOEPFER	10/18/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$11,213	\$98,787	\$107,243	0.921	998	'2340	1 Story
12-13-34-179-025	21849 MAC ARTHUR	10/31/2024	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$10,001	\$85,999	\$107,565	0.800	1,073	'2340	1 Story
12-13-34-182-028	8693 HUDSON	2/5/2025	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$11,061	\$83,939	\$73,869	1.136	636	'2340	1 Story
12-13-34-183-012	8672 HUDSON	10/31/2024	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$11,061	\$59,939	\$100,909	0.594	986	'2340	1 Story
12-13-34-183-012	8672 HUDSON	10/31/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$11,061	\$56,939	\$100,909	0.564	986	'2340	1 Story
12-13-34-184-025	8655 CHALMERS	1/16/2024	\$80,800	WD	03-ARM'S LENGTH	\$80,800	\$11,213	\$69,587	\$101,459	0.686	944	'2340	1 Story
12-13-34-185-008	8640 CHALMERS	11/6/2023	\$99,999	WD	03-ARM'S LENGTH	\$99,999	\$11,213	\$88,786	\$91,559	0.970	804	'2340	1 Story
12-13-34-202-018	11027 MAXWELL	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$10,805	\$66,195	\$92,506	0.716	1,008	'2340	1 Story
12-13-34-203-013	11100 MAXWELL	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$11,061	\$65,939	\$99,596	0.662	892	'2340	1 Story
12-13-34-204-003	11020 CADILLAC	7/7/2023	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$11,061	\$119,939	\$80,180	1.496	704	'2340	1 Story
12-13-34-207-005	11236 DODGE	12/21/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$11,061	\$53,939	\$100,950	0.534	792	'2340	1 Story
12-13-34-207-008	11268 DODGE	7/9/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$11,061	\$65,939	\$88,867	0.742	944	'2340	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-207-013	11320 DODGE	1/17/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,645	\$118,355	\$95,030	1.245	908	'2340	1 Story
12-13-34-207-017	11211 MAXWELL	11/2/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,916	\$88,084	\$102,126	0.863	940	'2340	1 Story
12-13-34-208-017	11211 CADILLAC	1/27/2025	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$11,061	\$54,939	\$78,439	0.700	725	'2340	1 Story
12-13-34-208-026	11309 CADILLAC	4/7/2023	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$11,061	\$48,839	\$71,942	0.679	624	'2340	1 Story
12-13-34-208-026	11309 CADILLAC	8/22/2023	\$99,700	WD	03-ARM'S LENGTH	\$99,700	\$11,061	\$88,639	\$71,942	1.232	624	'2340	1 Story
12-13-34-209-007	11258 CADILLAC	12/8/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,061	\$88,939	\$83,641	1.063	725	'2340	1 Story
12-13-34-209-019	11235 FORD	3/15/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,061	\$43,939	\$69,941	0.628	725	'2340	1 Story
12-13-34-209-025	11305 FORD	3/28/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,061	\$43,939	\$88,065	0.499	944	'2340	1 Story
12-13-34-210-008	11310 FORD	5/17/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,061	\$88,939	\$81,405	1.093	725	'2340	1 Story
12-13-34-210-022	11319 HUPP	12/28/2023	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$11,711	\$30,289	\$69,615	0.435	696	'2340	1 Story
12-13-34-210-030	11289 HUPP	6/14/2023	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$11,061	\$126,939	\$107,859	1.177	995	'2340	1 Story
12-13-34-227-025	11560 DODGE	6/26/2023	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$14,960	\$37,040	\$108,508	0.341	984	'2340	1 Story
12-13-34-227-045	11519 MAXWELL	1/15/2025	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$11,940	\$80,560	\$102,949	0.783	948	'2340	1 Story
12-13-34-228-006	11400 MAXWELL	4/7/2023	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$12,356	\$63,644	\$73,900	0.861	600	'2340	1 Story
12-13-34-228-021	11528 MAXWELL	6/27/2023	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$12,356	\$85,144	\$88,411	0.963	962	'2340	1 Story
12-13-34-228-036	11427 CADILLAC	3/1/2024	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$12,356	\$59,644	\$73,794	0.808	736	'2340	1 Story
12-13-34-228-067	11482 MAXWELL	4/26/2024	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$18,533	\$129,467	\$118,098	1.096	863	'2340	1 Story
12-13-34-229-026	11562 CADILLAC	1/11/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$12,356	\$67,644	\$82,505	0.820	732	'2340	1 Story
12-13-34-229-037	11433 HUPP	6/14/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$13,402	\$66,598	\$79,153	0.841	721	'2340	1 Story
12-13-34-229-037	11433 HUPP	8/19/2024	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$13,402	\$115,598	\$79,153	1.460	721	'2340	1 Story
12-13-34-252-005	11036 PACKARD	12/19/2024	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$11,061	\$108,839	\$93,470	1.164	910	'2340	1 Story
12-13-34-253-009	11068 HUDSON	8/21/2024	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$11,061	\$106,939	\$91,708	1.166	840	'2340	1 Story
12-13-34-253-031	11115 STUDEBAKER	9/1/2023	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$9,679	\$95,221	\$78,365	1.215	790	'2340	1 Story
12-13-34-254-007	11068 STUDEBAKER	2/11/2025	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$11,061	\$38,939	\$76,670	0.508	672	'2340	1 Story
12-13-34-254-020	11041 CHALMERS	10/25/2024	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$11,213	\$65,287	\$70,803	0.922	500	'2340	1 Story
12-13-34-255-015	11116 CHALMERS	6/2/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$10,384	\$49,616	\$74,563	0.665	696	'2340	1 Story
12-13-34-255-015	11116 CHALMERS	1/23/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$10,384	\$94,616	\$74,563	1.269	696	'2340	1 Story
12-13-34-256-011	11340 HUPP	2/14/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$12,721	\$110,279	\$99,894	1.104	1,002	'2340	1 Story
12-13-34-256-014	11219 PACKARD	7/28/2023	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$11,061	\$96,939	\$101,767	0.953	884	'2340	1 Story
12-13-34-257-008	11268 PACKARD	7/8/2024	\$94,350	WD	03-ARM'S LENGTH	\$94,350	\$11,061	\$83,289	\$70,153	1.187	696	'2340	1 Story
12-13-34-257-022	11267 HUDSON	4/19/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,061	\$48,939	\$78,883	0.620	806	'2340	1 Story
12-13-34-257-023	11279 HUDSON	2/11/2025	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$11,061	\$53,939	\$92,994	0.580	696	'2340	1 Story
12-13-34-259-016	11203 CHALMERS	10/12/2023	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$13,735	\$58,265	\$98,411	0.592	928	'2340	1 Story
12-13-34-259-017	11211 CHALMERS	3/28/2024	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$11,213	\$45,787	\$72,479	0.632	720	'2340	1 Story
12-13-34-259-026	11299 CHALMERS	9/25/2024	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$11,213	\$95,787	\$96,134	0.996	960	'2340	1 Story
12-13-34-260-027	11309 TOEPFER	5/1/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$12,564	\$117,436	\$122,157	0.961	888	'2340	1 Story
12-13-34-302-032	8075 MEADOW	5/16/2024	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$11,606	\$86,394	\$101,552	0.851	912	'2340	1 Story
12-13-34-303-036	8095 PROSPECT	2/5/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$12,184	\$74,816	\$83,869	0.892	776	'2340	1 Story
12-13-34-303-043	8155 PROSPECT	12/6/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$11,213	\$63,787	\$73,630	0.866	744	'2340	1 Story
12-13-34-304-037	8165 WESTMINSTER	7/3/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$14,983	\$108,017	\$136,998	0.788	954	'2340	1 Story
12-13-34-305-011	8302 TOEPFER	10/12/2023	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$11,026	\$110,974	\$108,679	1.021	1,008	'2340	1 Story
12-13-34-306-011	8276 ORCHARD	3/21/2025	\$54,320	WD	03-ARM'S LENGTH	\$54,320	\$8,409	\$45,911	\$98,305	0.467	680	'2340	1 Story
12-13-34-307-005	8250 MEADOW	7/24/2023	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$11,896	\$87,104	\$81,246	1.072	744	'2340	1 Story
12-13-34-308-005	8226 PROSPECT	12/15/2023	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$8,409	\$84,591	\$78,808	1.073	684	'2340	1 Story
12-13-34-326-013	8409 ORCHARD	12/14/2023	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$9,767	\$59,233	\$87,595	0.676	928	'2340	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-327-018	8431 MEADOW	1/16/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,155	\$89,845	\$78,505	1.144	696	'2340	1 Story
12-13-34-328-015	8417 PROSPECT	9/27/2023	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$9,811	\$110,089	\$98,616	1.116	944	'2340	1 Story
12-13-34-328-017	8429 PROSPECT	10/1/2024	\$118,400	WD	03-ARM'S LENGTH	\$118,400	\$9,811	\$108,589	\$103,445	1.050	977	'2340	1 Story
12-13-34-328-017	8429 PROSPECT	1/15/2025	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$9,811	\$116,189	\$103,445	1.123	977	'2340	1 Story
12-13-34-328-023	8477 PROSPECT	7/6/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$9,811	\$75,189	\$70,330	1.069	696	'2340	1 Story
12-13-34-329-001	8404 PROSPECT	4/3/2023	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$13,116	\$135,884	\$137,222	0.990	999	'2340	1 Story
12-13-34-329-005	8436 PROSPECT	6/1/2023	\$88,400	WD	03-ARM'S LENGTH	\$88,400	\$9,679	\$78,721	\$74,889	1.051	720	'2340	1 Story
12-13-34-329-024	8525 WESTMINSTER	1/8/2025	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$35,107	\$151,893	\$172,921	0.878	1,151	'2340	1 Story
12-13-34-330-008	8472 WESTMINSTER	12/20/2023	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$9,811	\$51,189	\$66,234	0.773	656	'2340	1 Story
12-13-34-330-010	8500 WESTMINSTER	9/19/2023	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$19,622	\$146,378	\$211,568	0.692	1,584	'2340	1 Story
12-13-34-352-009	8024 FISHER	6/10/2024	\$390,000	WD	03-ARM'S LENGTH	\$39,000	\$25,960	\$13,040	\$78,146	0.167	960	'2340	1 Story
12-13-34-353-030	8111 RIVARD	9/16/2024	\$60,350	WD	03-ARM'S LENGTH	\$60,350	\$7,946	\$52,404	\$83,291	0.629	720	'2340	1 Story
12-13-34-356-022	8273 JACKSON	10/22/2024	\$120,000	WD	03-ARM'S LENGTH	\$114,000	\$5,289	\$108,711	\$128,389	0.847	1,161	'2340	1 Story
12-13-34-357-011	8278 JACKSON	3/28/2025	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$10,595	\$71,405	\$59,093	1.208	572	'2340	1 Story
12-13-34-358-010	8268 RIVARD	6/13/2024	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$7,946	\$22,054	\$11,677	1.889	0	'2340	1 Story
12-13-34-376-005	8446 SHERMAN	11/21/2023	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$10,070	\$34,930	\$85,144	0.410	899	'2340	1 Story
12-13-34-376-012	8508 SHERMAN	7/14/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,070	\$89,930	\$85,690	1.049	696	'2340	1 Story
12-13-34-378-012	8486 JACKSON	7/19/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$9,271	\$65,729	\$101,709	0.646	912	'2340	1 Story
12-13-34-451-005	11235 SHERMAN	1/7/2025	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$10,070	\$84,830	\$73,028	1.162	720	'2340	1 Story
12-13-34-451-011	11283 SHERMAN	8/8/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$10,646	\$94,354	\$85,661	1.101	884	'2340	1 Story
12-13-34-452-002	11212 SHERMAN	12/15/2023	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$10,070	\$79,430	\$74,885	1.061	720	'2340	1 Story
12-13-34-453-007	11252 FISHER	4/8/2024	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$11,047	\$93,853	\$83,431	1.125	720	'2340	1 Story
12-13-34-454-006	11244 JACKSON	6/23/2023	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$9,271	\$64,729	\$93,494	0.692	1,019	'2340	1 Story
12-13-34-454-011	11284 JACKSON	11/8/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$10,330	\$112,670	\$82,732	1.362	720	'2340	1 Story
12-13-34-476-002	11311 SHERMAN	5/30/2023	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$10,651	\$77,349	\$116,984	0.661	1,080	'2340	1 Story
12-13-34-476-017	11417 SHERMAN	2/5/2025	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$8,920	\$66,080	\$74,984	0.881	714	'2340	1 Story
12-13-34-479-004	11328 JACKSON	4/20/2023	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$9,634	\$53,366	\$79,103	0.675	720	'2340	1 Story
12-13-34-482-012	11503 FISHER	8/28/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$17,554	\$107,446	\$109,947	0.977	896	'2340	1 Story
Totals:			\$10,992,869			\$10,635,869		\$9,231,604	\$10,799,968	E.C.F. =>	0.853	61-70% GOOD	
VAN DYKE 34													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													
										USED E.C.F. =>	0.868	61-70% GOOD	2330 1 STORY SB
VAN DYKE 34 * SALES FROM VD 27-28 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-183-034	8743 STUDEBAKER	9/19/2023	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$11,061	\$120,939	\$123,439	0.980	1,260	'2340	2 Story
12-13-34-226-043	11567 DODGE	3/8/2024	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$11,606	\$119,394	\$116,987	1.021	1,172	'2340	2 Story
12-13-34-256-021	11289 PACKARD	3/8/2024	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$13,783	\$106,717	\$93,342	1.143	1,004	'2340	2 Story
12-13-34-259-022	11257 CHALMERS	5/19/2023	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$11,213	\$118,287	\$120,793	0.979	1,296	'2340	2 Story
12-13-34-259-028	11319 CHALMERS	11/21/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,213	\$48,787	\$102,040	0.478	975	'2340	2 Story
12-13-34-259-028	11319 CHALMERS	3/14/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$11,213	\$58,787	\$102,040	0.576	975	'2340	2 Story
12-13-34-306-020	8233 MEADOW	2/7/2024	\$69,500	WD	03-ARM'S LENGTH	\$68,110	\$5,569	\$62,541	\$97,309	0.643	1,012	'2340	2 Story
12-13-34-352-027	8081 JACKSON	11/29/2023	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$19,878	\$83,122	\$166,805	0.498	1,664	'2340	2 Story
12-13-34-356-010	8258 FISHER	10/11/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$12,912	\$150,088	\$192,812	0.778	1,632	'2340	2 Story
12-13-34-358-001	8206 RIVARD	7/22/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$14,568	\$130,432	\$149,418	0.873	1,568	'2340	2 Story
12-13-34-453-022	11203 JACKSON	7/18/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$18,938	\$116,062	\$132,528	0.876	1,248	'2340	2 Story
12-13-34-476-027	11345 SHERMAN	11/15/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$13,273	\$136,727	\$128,179	1.067	1,239	'2340	2 Story
Totals:			\$1,408,500			\$1,407,110		\$1,251,883	\$1,525,692				
										E.C.F. =>	0.821	61-70% GOOD	
VAN DYKE 34													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-102-033	8111 MAXWELL	12/11/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$22,123	\$142,877	\$141,210	1.012	1,527	'2340	Bungalow
12-13-34-105-019	8065 HUPP	10/31/2024	\$77,695	WD	03-ARM'S LENGTH	\$77,695	\$10,959	\$66,736	\$84,257	0.792	780	'2340	Bungalow
12-13-34-107-015	8211 MAXWELL	1/21/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$11,061	\$128,939	\$132,975	0.970	1,211	'2340	Bungalow
12-13-34-109-026	8299 FORD	12/13/2024	\$111,100	WD	03-ARM'S LENGTH	\$111,100	\$22,123	\$88,977	\$116,548	0.763	990	'2340	Bungalow
12-13-34-130-017	8669 DODGE	11/30/2023	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$11,061	\$94,939	\$104,359	0.910	1,131	'2340	Bungalow
12-13-34-131-002	22842 MAC ARTHUR	3/21/2025	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$10,001	\$77,999	\$97,142	0.803	948	'2340	Bungalow
12-13-34-133-019	8724 CADILLAC	4/10/2023	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$11,061	\$74,939	\$106,676	0.702	1,056	'2340	Bungalow
12-13-34-134-023	8637 HUPP	6/28/2024	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$11,061	\$44,939	\$97,874	0.459	948	'2340	Bungalow
12-13-34-151-017	8041 PACKARD	12/14/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$13,827	\$76,173	\$82,328	0.925	890	'2340	Bungalow
12-13-34-152-012	8066 PACKARD 1	9/27/2024	\$132,700	WD	03-ARM'S LENGTH	\$132,700	\$11,061	\$121,639	\$117,147	1.038	1,224	'2340	Bungalow
12-13-34-152-023	8043 HUDSON	2/28/2025	\$97,000	WD	03-ARM'S LENGTH	\$90,210	\$18,314	\$71,896	\$129,952	0.553	1,092	'2340	Bungalow
12-13-34-152-026	8087 HUDSON	1/25/2024	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$22,123	\$63,877	\$128,985	0.495	1,208	'2340	Bungalow
12-13-34-154-010	8046 STUDEBAKER	8/23/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,061	\$88,939	\$151,009	0.589	1,445	'2340	Bungalow
12-13-34-154-019	8118 STUDEBAKER	1/6/2025	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$13,077	\$86,923	\$136,187	0.638	1,386	'2340	Bungalow
12-13-34-155-005	8030 CHALMERS	7/20/2023	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$11,213	\$56,787	\$86,019	0.660	768	'2340	Bungalow
12-13-34-155-012	8086 CHALMERS 1	8/30/2023	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$11,213	\$47,787	\$135,324	0.353	1,268	'2340	Bungalow
12-13-34-158-003	8220 HUDSON	9/28/2023	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$14,877	\$63,123	\$116,160	0.543	1,005	'2340	Bungalow
12-13-34-158-011	8300 HUDSON	8/2/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$16,592	\$108,408	\$140,681	0.771	1,102	'2340	Bungalow
12-13-34-159-008	8270 STUDEBAKER	3/21/2025	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$11,061	\$80,939	\$87,520	0.925	837	'2340	Bungalow
12-13-34-159-025	8311 CHALMERS	7/17/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$11,213	\$83,787	\$104,959	0.798	864	'2340	Bungalow
12-13-34-179-015	8425 CHALMERS	3/21/2025	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$11,213	\$88,787	\$93,069	0.954	1,050	'2340	Bungalow
12-13-34-180-001	8412 CHALMERS LOWR	8/30/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$15,978	\$154,022	\$179,940	0.856	1,974	'2340	Bungalow
12-13-34-180-010	8484 CHALMERS	3/15/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$11,702	\$113,298	\$129,805	0.873	1,140	'2340	Bungalow
12-13-34-182-002	22140 MAC ARTHUR	7/27/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$10,001	\$74,999	\$110,675	0.678	1,072	'2340	Bungalow
12-13-34-182-022	8649 HUDSON	12/20/2023	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$11,061	\$97,939	\$87,521	1.119	973	'2340	Bungalow
12-13-34-183-019	8724 HUDSON	8/14/2023	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$11,061	\$91,939	\$109,346	0.841	983	'2340	Bungalow
12-13-34-184-034	8735 CHALMERS	2/22/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$11,213	\$113,787	\$99,736	1.141	936	'2340	Bungalow
12-13-34-184-037	21816 MAC ARTHUR	5/12/2023	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$20,557	\$79,343	\$98,165	0.808	900	'2340	Bungalow
12-13-34-185-020	8734 CHALMERS	7/20/2023	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$11,213	\$77,787	\$113,284	0.687	1,105	'2340	Bungalow
12-13-34-185-025	8663 TOEPFER LOWR	7/19/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,460	\$118,540	\$153,190	0.774	1,719	'2340	Bungalow
12-13-34-201-013	11011 DODGE	1/5/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$11,061	\$73,939	\$100,239	0.738	935	'2340	Bungalow
12-13-34-202-024	11075 MAXWELL	3/8/2024	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$11,061	\$31,939	\$90,249	0.354	1,008	'2340	Bungalow
12-13-34-202-028	11107 MAXWELL	4/30/2024	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$11,061	\$73,939	\$85,205	0.868	750	'2340	Bungalow
12-13-34-203-023	11051 CADILLAC	10/1/2024	\$185,000	WD	03-ARM'S LENGTH	\$31,450	\$14,650	\$16,800	\$123,284	0.136	1,254	'2340	Bungalow
12-13-34-207-016	11203 MAXWELL	8/10/2023	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$13,550	\$120,450	\$99,877	1.206	910	'2340	Bungalow
12-13-34-209-029	11339 FORD	10/20/2023	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$12,997	\$77,503	\$101,658	0.762	1,015	'2340	Bungalow
12-13-34-228-011	11426 MAXWELL	12/18/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$18,533	\$91,467	\$96,909	0.944	1,020	'2340	Bungalow
12-13-34-256-001	11204 HUPP	2/4/2025	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$24,612	\$110,388	\$146,429	0.754	1,332	'2340	Bungalow
12-13-34-301-019	8064 TOEPFER	6/13/2023	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$13,057	\$79,443	\$121,168	0.656	1,210	'2340	Bungalow
12-13-34-302-036	8101 MEADOW	10/30/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$8,705	\$111,295	\$115,680	0.962	1,008	'2340	Bungalow
12-13-34-304-006	8046 PROSPECT	2/6/2024	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$11,606	\$112,394	\$95,778	1.173	920	'2340	Bungalow
12-13-34-305-004	8258 TOEPFER	6/20/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$8,705	\$31,295	\$97,323	0.322	984	'2340	Bungalow
12-13-34-305-005	8264 TOEPFER LOWR	9/16/2024	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$8,705	\$118,795	\$120,393	0.987	1,361	'2340	Bungalow
12-13-34-306-003	8216 ORCHARD	8/28/2023	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$8,409	\$73,091	\$92,104	0.794	1,015	'2340	Bungalow

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-306-006	8234 ORCHARD	7/19/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$9,189	\$55,811	\$96,360	0.579	983	'2340	Bungalow
12-13-34-308-017	8253 WESTMINSTER	12/27/2024	\$117,090	WD	03-ARM'S LENGTH	\$117,090	\$20,226	\$96,864	\$104,924	0.923	1,016	'2340	Bungalow
12-13-34-326-029	21625 MAC ARTHUR	5/6/2024	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$14,568	\$87,432	\$112,918	0.774	1,045	'2340	Bungalow
12-13-34-327-006	8440 ORCHARD	6/2/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$10,155	\$64,845	\$88,597	0.732	928	'2340	Bungalow
12-13-34-327-017	8427 MEADOW	9/22/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$10,155	\$64,845	\$70,293	0.922	720	'2340	Bungalow
12-13-34-327-033	8457 MEADOW	4/5/2023	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$20,311	\$90,689	\$90,900	0.998	995	'2340	Bungalow
12-13-34-328-008	8458 MEADOW	5/12/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$9,811	\$135,189	\$133,445	1.013	1,393	'2340	Bungalow
12-13-34-329-004	8424 PROSPECT	7/19/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$19,446	\$102,554	\$100,888	1.017	980	'2340	Bungalow
12-13-34-330-009	8480 WESTMINSTER	9/25/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$19,622	\$150,378	\$199,865	0.752	1,720	'2340	Bungalow
12-13-34-330-023	8589 SHERMAN	6/12/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$19,446	\$90,554	\$122,283	0.741	1,060	'2340	Bungalow
12-13-34-351-014	8116 WESTMINSTER	3/19/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,488	\$59,512	\$114,389	0.520	1,118	'2340	Bungalow
12-13-34-351-020	8158 WESTMINSTER	10/20/2023	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$10,488	\$58,512	\$91,152	0.642	1,041	'2340	Bungalow
12-13-34-353-011	8074 JACKSON	1/17/2025	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$13,244	\$115,756	\$138,429	0.836	1,296	'2340	Bungalow
12-13-34-353-012	8080 JACKSON A	12/17/2024	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$7,946	\$91,054	\$118,724	0.767	945	'2340	Bungalow
12-13-34-357-010	8262 JACKSON	5/11/2023	\$132,300	WD	03-ARM'S LENGTH	\$132,300	\$7,946	\$124,354	\$128,877	0.965	1,100	'2340	Bungalow
12-13-34-357-012	8280 JACKSON	10/4/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$13,244	\$101,756	\$114,514	0.889	1,023	'2340	Bungalow
12-13-34-357-023	8249 RIVARD	2/28/2024	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$7,946	\$53,054	\$99,891	0.531	916	'2340	Bungalow
12-13-34-357-034	8329 RIVARD	3/1/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$12,714	\$52,286	\$82,476	0.634	856	'2340	Bungalow
12-13-34-357-034	8329 RIVARD	2/18/2025	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$12,714	\$62,286	\$82,476	0.755	856	'2340	Bungalow
12-13-34-358-018	8316 RIVARD	1/5/2024	\$62,500	WD	03-ARM'S LENGTH	\$59,375	\$10,525	\$48,850	\$132,644	0.368	1,188	'2340	Bungalow
12-13-34-358-018	8316 RIVARD	3/31/2025	\$175,000	MLC	03-ARM'S LENGTH	\$168,000	\$10,525	\$157,475	\$132,644	1.187	1,188	'2340	Bungalow
12-13-34-358-036	8292 RIVARD	11/15/2024	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$15,892	\$116,108	\$122,243	0.950	936	'2340	Bungalow
12-13-34-358-038	8250 RIVARD	5/10/2023	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$15,892	\$67,108	\$85,108	0.789	792	'2340	Bungalow
12-13-34-376-004	8430 SHERMAN	7/18/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$20,141	\$126,859	\$166,662	0.761	1,421	'2340	Bungalow
12-13-34-377-003	8420 FISHER	8/17/2023	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$11,047	\$76,453	\$135,677	0.563	1,080	'2340	Bungalow
12-13-34-377-016	8417 JACKSON	1/15/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$33,141	\$106,859	\$129,750	0.824	1,296	'2340	Bungalow
12-13-34-378-001	8402 JACKSON A	9/13/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$11,919	\$138,081	\$156,554	0.882	1,518	'2340	Bungalow
12-13-34-378-016	8526 JACKSON	8/17/2023	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$10,860	\$27,140	\$90,561	0.300	801	'2340	Bungalow
12-13-34-480-009	11364 RIVARD	11/9/2023	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$7,946	\$56,054	\$77,567	0.723	720	'2340	Bungalow
12-13-34-480-034	11429 8 MILE	9/3/2024	\$106,300	WD	03-ARM'S LENGTH	\$106,300	\$6,789	\$99,511	\$101,587	0.980	840	'2340	Bungalow
Totals:			\$7,634,085			\$7,463,620		\$6,482,031	\$8,380,737				

E.C.F. => **0.773** **61-70% GOOD**

VAN DYKE 34

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-130-024	8725 DODGE	8/14/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$11,061	\$135,939	\$154,497	0.880	1,080	'2340	1 Story
12-13-34-254-028	11123 CHALMERS	10/28/2024	\$180,800	WD	03-ARM'S LENGTH	\$180,800	\$19,622	\$161,178	\$172,843	0.933	1,250	'2340	1 Story
12-13-34-307-006	8256 MEADOW	6/29/2023	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$13,057	\$142,943	\$168,561	0.848	1,248	'2340	1 Story
Totals:			\$483,800			\$483,800		\$440,060	\$495,901				

E.C.F. => **0.887** **71-80% GOOD**

VAN DYKE 34

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2340	2 STORY
										USED E.C.F. =>	0.957		
VAN DYKE 34	* SALES FROM VD 34 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-34-307-025	8292 MEADOW	5/20/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$26,404	\$123,596	\$157,495	0.785	1,236	'2340	Bungalow
Totals:			\$150,000			\$150,000		\$123,596	\$157,495	E.C.F. =>	0.735		71-80% GOOD
VAN DYKE 34													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2340	1 STORY
										USED E.C.F. =>	0.775		
VAN DYKE 34	*1 HOME, PARTIAL CONSTRUCTION											91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												2340	BUNGALOW
										USED E.C.F. =>	0.750		
VAN DYKE 34	*2 HOMES, 1 PARTIAL CONSTRUCTION											91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-102-017	22819 NAGEL	6/23/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,446	\$72,554	\$81,143	0.894	696	'2350	1 Story
12-13-35-103-009	22828 NAGEL	1/16/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$12,446	\$62,554	\$95,423	0.656	864	'2350	1 Story
12-13-35-204-002	22611 HILLOCK	7/9/2024	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$12,665	\$108,335	\$104,654	1.035	910	'2350	1 Story
12-13-35-204-002	22611 HILLOCK	3/12/2025	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$12,665	\$109,335	\$104,654	1.045	910	'2350	1 Story
12-13-35-204-011	22449 HILLOCK	4/7/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$13,544	\$121,456	\$100,352	1.210	910	'2350	1 Story
12-13-35-226-009	22844 HILLOCK	7/13/2023	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$10,323	\$142,677	\$124,697	1.144	897	'2350	1 Story
12-13-35-226-023	22843 SHARROW	10/23/2023	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$10,323	\$88,677	\$103,026	0.861	864	'2350	1 Story
12-13-35-226-026	22819 SHARROW	9/7/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,323	\$59,677	\$88,222	0.676	696	'2350	1 Story
12-13-35-227-022	22851 HEUSSNER	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$11,798	\$58,879	\$96,668	0.609	962	'2350	1 Story
12-13-35-227-027	22811 HEUSSNER	8/9/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$10,323	\$104,677	\$97,130	1.078	1,008	'2350	1 Story
12-13-35-228-014	22818 HEUSSNER	4/27/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$10,652	\$94,348	\$103,949	0.908	984	'2350	1 Story
12-13-35-230-001	22622 HILLOCK	11/4/2024	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$12,093	\$104,907	\$102,029	1.028	910	'2350	1 Story
12-13-35-230-012	22434 HILLOCK	4/11/2024	\$129,082	WD	03-ARM'S LENGTH	\$129,082	\$12,044	\$117,038	\$106,270	1.101	910	'2350	1 Story
12-13-35-230-016	22613 SHARROW	2/7/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,323	\$89,677	\$79,319	1.131	720	'2350	1 Story
12-13-35-230-028	22435 SHARROW	8/11/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$10,281	\$109,719	\$106,445	1.031	1,004	'2350	1 Story
12-13-35-232-009	22486 HEUSSNER	1/24/2024	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$10,252	\$77,248	\$72,975	1.059	720	'2350	1 Story
12-13-35-232-024	22477 OAKLANE	9/26/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$10,155	\$129,845	\$120,001	1.082	984	'2350	1 Story
12-13-35-233-001	22628 OAKLANE	9/13/2023	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$11,152	\$81,348	\$92,298	0.881	816	'2350	1 Story
12-13-35-233-003	22612 OAKLANE	6/23/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$10,570	\$114,430	\$106,401	1.075	912	'2350	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-233-005	22580 OAKLANE	3/4/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$12,514	\$120,486	\$98,772	1.220	902	'2350	1 Story
12-13-35-253-002	13020 FISK	3/7/2025	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$13,849	\$116,151	\$100,139	1.160	962	'2350	1 Story
12-13-35-276-006	13148 FISK	5/16/2023	\$76,000	CD	03-ARM'S LENGTH	\$76,000	\$11,750	\$64,250	\$89,331	0.719	888	'2350	1 Story
12-13-35-280-008	13311 JULIUS	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$12,033	\$58,644	\$86,981	0.674	944	'2350	1 Story
12-13-35-281-004	13436 ST ANDREWS	8/15/2023	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$12,033	\$22,467	\$48,853	0.460	600	'2350	1 Story
12-13-35-281-004	13436 ST ANDREWS	8/23/2024	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$12,033	\$33,467	\$48,853	0.685	600	'2350	1 Story
12-13-35-287-012	13405 TOEPFER	6/10/2024	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$12,080	\$88,920	\$107,947	0.824	1,032	'2350	1 Story
12-13-35-287-018	13509 TOEPFER	5/21/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$12,080	\$92,920	\$93,994	0.989	768	'2350	1 Story
12-13-35-287-021	13549 TOEPFER	9/28/2023	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$12,080	\$85,420	\$89,833	0.951	696	'2350	1 Story
12-13-35-334-026	21507 WALTHAM	1/10/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$12,997	\$77,003	\$117,147	0.657	807	'2350	1 Story
12-13-35-335-003	12426 SIDONIE	9/1/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,460	\$118,540	\$87,333	1.357	725	'2350	1 Story
12-13-35-335-009	12466 SIDONIE	8/16/2024	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$11,460	\$96,540	\$97,363	0.992	960	'2350	1 Story
12-13-35-336-012	12524 PROSPECT	6/26/2023	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$9,552	\$62,948	\$81,762	0.770	696	'2350	1 Story
12-13-35-336-025	21369 WALTHAM	2/14/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$17,746	\$79,254	\$104,175	0.761	916	'2350	1 Story
12-13-35-378-012	21060 HELLE	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$16,439	\$54,238	\$113,117	0.479	952	'2350	1 Story
12-13-35-378-036	21070 HELLE	10/24/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$17,177	\$87,823	\$84,613	1.038	744	'2350	1 Story
12-13-35-384-010	12472 VERNON	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$11,312	\$59,365	\$88,206	0.673	752	'2350	1 Story
12-13-35-385-003	12412 GEORGIANA	4/8/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$10,908	\$44,092	\$86,981	0.507	944	'2350	1 Story
12-13-35-385-011	12482 GEORGIANA	1/22/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$10,908	\$109,092	\$104,160	1.047	944	'2350	1 Story
12-13-35-385-015	12419 COLEEN	1/22/2025	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$10,908	\$89,092	\$98,907	0.901	945	'2350	1 Story
12-13-35-386-007	12448 COLEEN	4/9/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$11,312	\$43,688	\$74,430	0.587	540	'2350	1 Story
12-13-35-402-003	12736 COUWLIER	9/18/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$18,804	\$111,196	\$99,217	1.121	901	'2350	1 Story
12-13-35-402-028	12782 COUWLIER	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$25,072	\$45,605	\$94,047	0.485	840	'2350	1 Story
12-13-35-403-004	21412 WALTHAM	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$11,125	\$59,552	\$81,094	0.734	696	'2350	1 Story
12-13-35-403-025	12769 PROSPECT	10/30/2024	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$10,908	\$77,092	\$83,208	0.926	696	'2350	1 Story
12-13-35-403-029	12817 PROSPECT	1/19/2024	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$10,908	\$97,092	\$102,888	0.944	984	'2350	1 Story
12-13-35-404-001	21360 WALTHAM	3/20/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$12,184	\$72,816	\$81,524	0.893	696	'2350	1 Story
12-13-35-404-002	21344 WALTHAM	12/28/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$10,860	\$39,140	\$70,268	0.557	696	'2350	1 Story
12-13-35-404-002	21344 WALTHAM	2/27/2024	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$10,860	\$73,140	\$70,268	1.041	696	'2350	1 Story
12-13-35-404-004	21320 WALTHAM	4/26/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$10,860	\$109,140	\$103,237	1.057	936	'2350	1 Story
12-13-35-404-022	12896 PROSPECT	5/9/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,272	\$27,728	\$73,516	0.377	696	'2350	1 Story
12-13-35-404-037	12873 SHERMAN	7/28/2023	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$10,908	\$85,092	\$70,358	1.209	696	'2350	1 Story
12-13-35-406-007	13017 COUWLIER	3/28/2025	\$107,900	WD	03-ARM'S LENGTH	\$107,900	\$18,397	\$89,503	\$92,427	0.968	725	'2350	1 Story
12-13-35-407-003	13030 COUWLIER	10/25/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$18,804	\$101,196	\$100,701	1.005	888	'2350	1 Story
12-13-35-407-005	13050 COUWLIER	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$18,804	\$51,873	\$99,905	0.519	878	'2350	1 Story
12-13-35-408-001	13006 SIDONIE	1/31/2024	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$10,363	\$51,637	\$85,213	0.606	696	'2350	1 Story
12-13-35-409-021	13065 SHERMAN	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$10,908	\$59,769	\$82,582	0.724	696	'2350	1 Story
12-13-35-410-011	13070 SHERMAN	11/1/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$11,011	\$68,989	\$84,008	0.821	696	'2350	1 Story
12-13-35-410-015	13023 SANSFIELD	10/24/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,564	\$48,436	\$82,314	0.588	696	'2350	1 Story
12-13-35-410-017	13037 SANSFIELD	4/24/2024	\$110,800	WD	03-ARM'S LENGTH	\$110,800	\$12,173	\$98,627	\$106,485	0.926	996	'2350	1 Story
12-13-35-410-020	13069 SANSFIELD	10/6/2023	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$11,823	\$77,177	\$81,439	0.948	696	'2350	1 Story
12-13-35-426-006	13136 TOEPFER	12/3/2024	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$10,731	\$105,269	\$83,276	1.264	696	'2350	1 Story
12-13-35-428-002	13108 SIDONIE	9/20/2024	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$10,908	\$75,092	\$97,217	0.772	894	'2350	1 Story
12-13-35-428-010	13164 SIDONIE	5/22/2024	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$10,908	\$91,092	\$81,512	1.118	696	'2350	1 Story
12-13-35-429-009	13164 PROSPECT	7/8/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$10,908	\$109,092	\$101,312	1.077	752	'2350	1 Story
12-13-35-429-010	13075 SHERMAN	12/7/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$10,908	\$76,092	\$75,171	1.012	696	'2350	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-430-008	13148 SHERMAN	6/7/2023	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$11,011	\$89,989	\$53,038	1.697	696	'2350	1 Story
12-13-35-431-004	13346 TOEPFER	5/23/2023	\$104,346	WD	03-ARM'S LENGTH	\$104,346	\$13,178	\$91,168	\$88,838	1.026	717	'2350	1 Story
12-13-35-432-007	13432 COUWLIER	4/16/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$18,804	\$101,196	\$125,678	0.805	1,124	'2350	1 Story
12-13-35-433-012	13466 SIDONIE	1/12/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$10,908	\$54,092	\$81,011	0.668	696	'2350	1 Story
12-13-35-433-017	13311 PROSPECT	8/1/2023	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$10,363	\$116,637	\$97,782	1.193	888	'2350	1 Story
12-13-35-434-004	13364 PROSPECT	8/7/2023	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$10,908	\$70,992	\$88,635	0.801	752	'2350	1 Story
12-13-35-434-012	13438 PROSPECT	10/6/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,908	\$59,092	\$86,376	0.684	696	'2350	1 Story
12-13-35-434-025	13415 SHERMAN	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$10,908	\$59,769	\$70,120	0.852	696	'2350	1 Story
12-13-35-435-009	13406 SHERMAN	4/21/2023	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$11,011	\$31,489	\$78,895	0.399	696	'2350	1 Story
12-13-35-435-009	13406 SHERMAN	8/29/2023	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$11,011	\$83,489	\$78,895	1.058	696	'2350	1 Story
12-13-35-435-019	13417 SANSFIELD	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$9,898	\$60,779	\$88,868	0.684	944	'2350	1 Story
12-13-35-452-028	12753 GEORGIANA	9/20/2024	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$11,362	\$104,138	\$96,399	1.080	888	'2350	1 Story
12-13-35-452-031	12785 GEORGIANA	9/30/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$11,969	\$108,031	\$103,686	1.042	1,080	'2350	1 Story
12-13-35-453-021	12840 GEORGIANA	11/17/2023	\$85,095	MLC	03-ARM'S LENGTH	\$85,095	\$11,930	\$73,165	\$83,915	0.872	656	'2350	1 Story
12-13-35-455-002	13012 SANSFIELD	3/7/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$10,570	\$99,430	\$81,313	1.223	696	'2350	1 Story
12-13-35-477-011	13494 SANSFIELD	8/23/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$13,466	\$76,534	\$84,158	0.909	711	'2350	1 Story
12-13-35-477-012	13512 SANSFIELD	6/7/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$13,466	\$56,534	\$92,517	0.611	835	'2350	1 Story
12-13-35-478-004	13426 VERNON	9/18/2023	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$10,028	\$116,972	\$97,891	1.195	944	'2350	1 Story
Totals:			\$7,818,393			\$7,818,393		\$6,806,714	\$7,549,755				
										E.C.F. =>	0.902	61-70% GOOD	
VAN DYKE #35													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-432-009	13514 COUWLIER	2/4/2025	\$174,700	WD	03-ARM'S LENGTH	\$174,700	\$24,682	\$150,018	\$171,456	0.875	1,052	'2350	1 Story SB
12-13-35-433-027	13437 PROSPECT	8/30/2024	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$10,908	\$103,092	\$108,898	0.947	787	'2350	1 Story SB
Totals:			\$288,700			\$288,700		\$253,110	\$280,354				
										E.C.F. =>	0.903	61-70% GOOD	
VAN DYKE #35													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'2350	2 Story
										USED E.C.F. =>	0.729	61-70% GOOD	
VAN DYKE #35 * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-228-022	22861 OAKLANE	9/8/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$14,274	\$140,726	\$98,476	1.429	870	'2350	Bungalow
12-13-35-232-015	22625 OAKLANE	10/11/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$20,311	\$49,689	\$106,750	0.465	1,050	'2350	Bungalow
12-13-35-232-015	22625 OAKLANE	1/24/2024	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$20,311	\$71,689	\$106,750	0.672	1,050	'2350	Bungalow
12-13-35-334-019	12465 SIDONIE	12/11/2024	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$11,460	\$91,040	\$104,438	0.872	1,004	'2350	Bungalow
12-13-35-377-026	21073 HELLE	6/14/2024	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$7,946	\$71,954	\$112,140	0.642	1,221	'2350	Bungalow
12-13-35-380-014	20779 HELLE	10/19/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$15,892	\$141,108	\$142,020	0.994	1,230	'2350	Bungalow
12-13-35-382-028	21223 WALTHAM	11/13/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$11,061	\$103,939	\$84,585	1.229	870	'2350	Bungalow
12-13-35-383-006	12444 SARSFIELD	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$12,080	\$58,597	\$127,780	0.459	1,303	'2350	Bungalow
12-13-35-383-016	12415 VERNON	8/1/2023	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,286	\$27,714	\$70,411	0.394	610	'2350	Bungalow
12-13-35-401-015	12707 COUWLIER	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$17,477	\$53,200	\$96,531	0.551	900	'2350	Bungalow
12-13-35-401-025	12807 COUWLIER	8/3/2023	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$12,648	\$103,352	\$94,004	1.099	906	'2350	Bungalow
12-13-35-401-030	12863 COUWLIER	9/30/2024	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$10,731	\$88,269	\$130,132	0.678	1,352	'2350	Bungalow
12-13-35-403-033	12849 PROSPECT	2/5/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$10,908	\$49,092	\$94,676	0.519	870	'2350	Bungalow
12-13-35-404-032	12823 SHERMAN	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$10,908	\$59,769	\$91,826	0.651	870	'2350	Bungalow
12-13-35-405-027	12731 SARSFIELD	8/7/2023	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$12,401	\$49,599	\$109,752	0.452	1,138	'2350	Bungalow
12-13-35-406-008	13025 COUWLIER	6/16/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$18,397	\$46,603	\$107,906	0.432	1,116	'2350	Bungalow
12-13-35-406-009	13033 COUWLIER	6/28/2024	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$18,964	\$78,536	\$97,882	0.802	840	'2350	Bungalow
12-13-35-406-013	13004 TOEPFER	6/12/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$15,331	\$59,669	\$83,950	0.711	851	'2350	Bungalow
12-13-35-406-014	13014 TOEPFER	5/8/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$15,814	\$139,186	\$134,235	1.037	1,117	'2350	Bungalow
12-13-35-407-004	13036 COUWLIER	4/21/2023	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$18,804	\$32,196	\$95,746	0.336	906	'2350	Bungalow
12-13-35-407-015	13065 SIDONIE	12/4/2023	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$12,581	\$102,319	\$81,118	1.261	870	'2350	Bungalow
12-13-35-426-010	13113 COUWLIER	6/11/2024	\$131,750	WD	03-ARM'S LENGTH	\$131,750	\$19,664	\$112,086	\$124,144	0.903	1,356	'2350	Bungalow
12-13-35-429-016	13139 SHERMAN	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$11,276	\$59,401	\$93,585	0.635	870	'2350	Bungalow
12-13-35-434-010	13402 PROSPECT	7/26/2024	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$10,908	\$44,092	\$97,622	0.452	930	'2350	Bungalow
12-13-35-434-018	13331 SHERMAN	11/1/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$11,750	\$108,250	\$96,418	1.123	870	'2350	Bungalow
12-13-35-451-011	12760 SARSFIELD	12/16/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$12,080	\$107,920	\$94,662	1.140	906	'2350	Bungalow
12-13-35-451-025	12751 VERNON	5/5/2023	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$12,080	\$49,920	\$103,388	0.483	1,175	'2350	Bungalow
12-13-35-451-041	12764 SARSFIELD	7/28/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,160	\$35,840	\$109,271	0.328	1,038	'2350	Bungalow
12-13-35-452-029	12763 GEORGIANA	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$11,362	\$59,315	\$97,680	0.607	920	'2350	Bungalow
12-13-35-452-041	12861 GEORGIANA	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$9,373	\$61,304	\$129,461	0.474	1,392	'2350	Bungalow
12-13-35-454-012	12792 COLEEN	7/31/2023	\$70,677	WD	03-ARM'S LENGTH	\$70,677	\$11,312	\$59,365	\$96,231	0.617	937	'2350	Bungalow
12-13-35-480-005	13460 COLEEN	8/18/2023	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$15,522	\$83,478	\$103,984	0.803	840	'2350	Bungalow
12-13-35-480-020	13484 COLEEN	11/13/2024	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$18,623	\$88,377	\$106,738	0.828	936	'2350	Bungalow
Totals:			\$2,956,289			\$2,956,289		\$2,487,594	\$3,424,292	E.C.F. => 0.726		61-70% GOOD	
VAN DYKE #35													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-335-007	12460 SIDONIE	4/12/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$11,460	\$98,540	\$122,132	0.807	1,132	'2350	1 Story
12-13-35-335-007	12460 SIDONIE	12/14/2023	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$11,460	\$107,540	\$122,132	0.881	1,132	'2350	1 Story
Totals:			\$229,000			\$229,000		\$206,080	\$244,264	E.C.F. => 0.844		71-80% GOOD	
VAN DYKE #35													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-35-253-007	13015 ST. ANDREWS	12/13/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$14,002	\$155,998	\$175,267	0.890	1,486	'2350	2 Story
Totals:			\$170,000			\$170,000		\$155,998	\$175,267	E.C.F. => 0.890		71-80% GOOD	
VAN DYKE #35													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'2350	BUNGALOW
										USED E.C.F. =>	0.890		71-80% GOOD	
VAN DYKE #35 * SALES FROM VD #35 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'2350	2 Story
										USED E.C.F. =>	0.899		91-100% GOOD	
VAN DYKE #35 *(ONE HOME) PARTIAL CONSTRUCTION														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-36-102-021	13653 KNOX	6/30/2023	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$10,586	\$66,414	\$82,298	0.807	696	'3360	1 Story
12-13-36-102-027	13705 KNOX	10/18/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,344	\$59,656	\$80,299	0.743	696	'3360	1 Story
12-13-36-103-009	13634 KNOX	1/5/2024	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$10,334	\$90,666	\$81,358	1.114	675	'3360	1 Story
12-13-36-103-016	13704 KNOX	4/25/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$9,942	\$105,058	\$103,691	1.013	938	'3360	1 Story
12-13-36-104-020	13712 MARSHALL	6/9/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$10,283	\$104,717	\$86,316	1.213	912	'3360	1 Story
12-13-36-104-022	13625 HENDRICKS	2/18/2025	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$9,942	\$99,558	\$95,591	1.041	999	'3360	1 Story
12-13-36-104-028	13681 HENDRICKS	1/29/2025	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$9,942	\$60,058	\$79,395	0.756	696	'3360	1 Story
12-13-36-104-032	13723 HENDRICKS	9/25/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$20,167	\$114,833	\$108,235	1.061	975	'3360	1 Story
12-13-36-105-016	13867 HOBART	4/3/2024	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$10,402	\$52,598	\$83,267	0.632	861	'3360	1 Story
12-13-36-106-011	13920 HOBART	10/25/2024	\$98,900	WD	03-ARM'S LENGTH	\$98,900	\$10,226	\$88,674	\$107,887	0.822	960	'3360	1 Story
12-13-36-107-020	13845 MARSHALL	3/6/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$10,226	\$124,774	\$88,870	1.404	804	'3360	1 Story
12-13-36-108-005	13824 MARSHALL	11/30/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$10,226	\$39,774	\$64,571	0.616	480	'3360	1 Story
12-13-36-108-006	13846 MARSHALL	3/15/2024	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$10,226	\$123,774	\$88,965	1.391	816	'3360	1 Story
12-13-36-108-021	13797 HENDRICKS	5/26/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$10,226	\$74,774	\$71,472	1.046	696	'3360	1 Story
12-13-36-108-027	13847 HENDRICKS	9/14/2023	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$10,226	\$36,274	\$99,856	0.363	921	'3360	1 Story
12-13-36-108-027	13847 HENDRICKS	12/29/2023	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$10,226	\$77,774	\$99,856	0.779	921	'3360	1 Story
12-13-36-109-033	13866 HENDRICKS	3/28/2025	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$11,164	\$88,736	\$82,768	1.072	696	'3360	1 Story
12-13-36-109-043	13673 LEONARD	6/24/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$17,768	\$87,232	\$81,390	1.072	725	'3360	1 Story
12-13-36-109-050	13769 LEONARD	11/21/2024	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$17,768	\$89,232	\$144,267	0.619	1,243	'3360	1 Story
12-13-36-109-054	13829 LEONARD	4/5/2024	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$17,768	\$94,232	\$123,061	0.766	1,102	'3360	1 Story
12-13-36-126-025	14091 HOBART	7/12/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$12,485	\$57,515	\$91,421	0.629	860	'3360	1 Story
12-13-36-126-025	14091 HOBART	4/26/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$12,485	\$110,515	\$91,421	1.209	860	'3360	1 Story
12-13-36-127-015	14027 KNOX	6/16/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$11,078	\$83,922	\$86,801	0.967	754	'3360	1 Story
12-13-36-128-019	14063 MARSHALL	10/9/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$11,078	\$98,922	\$100,569	0.984	944	'3360	1 Story
12-13-36-128-022	14099 MARSHALL	12/22/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$11,078	\$68,922	\$85,640	0.805	725	'3360	1 Story
12-13-36-130-006	14040 HENDRICKS	1/30/2024	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$11,410	\$66,590	\$75,978	0.876	770	'3360	1 Story
12-13-36-132-010	14276 HOBART	2/28/2025	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$11,362	\$73,638	\$122,208	0.603	1,134	'3360	1 Story
12-13-36-132-013	14300 HOBART	2/9/2024	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$11,925	\$70,575	\$90,907	0.776	726	'3360	1 Story
12-13-36-132-014	14310 HOBART	2/20/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$11,899	\$123,101	\$96,018	1.282	888	'3360	1 Story
12-13-36-133-021	14221 MARSHALL	12/1/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$11,362	\$138,638	\$110,182	1.258	1,004	'3360	1 Story
12-13-36-133-038	14299 MARSHALL	4/28/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$22,723	\$112,277	\$124,402	0.903	1,224	'3360	1 Story
12-13-36-134-007	14252 MARSHALL	7/23/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$11,362	\$73,638	\$77,521	0.950	676	'3360	1 Story
12-13-36-134-014	14320 MARSHALL	2/23/2024	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$11,362	\$76,638	\$85,736	0.894	696	'3360	1 Story
12-13-36-134-018	14203 HENDRICKS	4/23/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$11,362	\$63,638	\$84,648	0.752	728	'3360	1 Story
12-13-36-134-026	14267 HENDRICKS	7/19/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$11,362	\$75,638	\$78,742	0.961	696	'3360	1 Story
12-13-36-134-029	14291 HENDRICKS	2/28/2025	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$11,362	\$65,638	\$71,245	0.921	720	'3360	1 Story
12-13-36-135-018	14340 HENDRICKS	4/8/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$13,693	\$54,307	\$87,776	0.619	750	'3360	1 Story
12-13-36-135-028	14295 LEONARD	12/15/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$17,730	\$117,270	\$100,316	1.169	936	'3360	1 Story
12-13-36-152-061	13735 IDA	4/8/2024	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$27,370	\$34,630	\$80,632	0.429	676	'3360	1 Story
12-13-36-153-026	13918 IDA	11/22/2024	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$16,488	\$35,512	\$90,402	0.393	616	'3360	1 Story
12-13-36-177-003	21974 ELROY	3/13/2025	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,329	\$44,671	\$74,032	0.603	780	'3360	1 Story
12-13-36-177-009	21930 ELROY	6/4/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$14,921	\$65,079	\$71,813	0.906	648	'3360	1 Story
12-13-36-177-018	21929 EHLERT	4/17/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$16,926	\$98,074	\$96,826	1.013	936	'3360	1 Story
12-13-36-177-029	21797 EHLERT	10/31/2024	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$16,926	\$151,074	\$129,428	1.167	1,266	'3360	1 Story
12-13-36-179-008	21840 WELLER	1/10/2025	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$16,674	\$110,826	\$97,832	1.133	988	'3360	1 Story
12-13-36-179-019	21708 WELLER	8/21/2023	\$135,000	MLC	03-ARM'S LENGTH	\$135,000	\$19,402	\$115,598	\$110,759	1.044	988	'3360	1 Story

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-36-201-009	14363 KNOX	1/30/2025	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$16,877	\$85,123	\$97,237	0.875	801	'3360	1 Story
12-13-36-201-012	14381 KNOX	6/28/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$16,555	\$78,445	\$85,950	0.913	801	'3360	1 Story
12-13-36-201-017	14411 KNOX	4/18/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$18,050	\$71,950	\$75,758	0.950	801	'3360	1 Story
12-13-36-201-020	22427 COLUMBUS	8/8/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$9,679	\$77,321	\$81,552	0.948	696	'3360	1 Story
12-13-36-202-024	14378 MARSHALL	6/20/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$16,475	\$80,525	\$87,911	0.916	801	'3360	1 Story
12-13-36-202-046	14395 HENDRICKS	12/22/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$16,819	\$70,181	\$87,055	0.806	801	'3360	1 Story
12-13-36-203-021	14387 LEONARD	5/21/2024	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$18,796	\$97,704	\$110,852	0.881	988	'3360	1 Story
12-13-36-251-003	21901 NUMMER	5/29/2024	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$19,402	\$122,598	\$118,098	1.038	988	'3360	1 Story
12-13-36-251-004	21891 NUMMER	1/31/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$16,674	\$138,326	\$153,017	0.904	1,440	'3360	1 Story
12-13-36-252-002	14432 LEONARD	5/30/2024	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$17,891	\$126,109	\$113,498	1.111	988	'3360	1 Story
12-13-36-252-013	21806 NUMMER	11/20/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$16,674	\$93,326	\$106,442	0.877	988	'3360	1 Story
12-13-36-252-030	21809 LA SALLE	3/26/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$16,674	\$113,326	\$110,841	1.022	988	'3360	1 Story
12-13-36-252-036	21737 LA SALLE	5/19/2023	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$16,674	\$111,326	\$110,288	1.009	988	'3360	1 Story
12-13-36-253-002	14494 LEONARD	12/4/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$17,409	\$122,591	\$107,082	1.145	988	'3360	1 Story
12-13-36-253-005	21880 LA SALLE	7/13/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$16,674	\$118,326	\$110,437	1.071	988	'3360	1 Story
12-13-36-301-022	13679 COUWLIER	11/19/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$12,264	\$92,736	\$93,779	0.989	840	'3360	1 Story
12-13-36-301-035	13723 COUWLIER	3/14/2025	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$18,397	\$156,603	\$101,433	1.544	888	'3360	1 Story
12-13-36-302-023	13679 SIDONIE	1/28/2025	\$130,679	WD	03-ARM'S LENGTH	\$130,679	\$19,757	\$110,922	\$104,110	1.065	936	'3360	1 Story
12-13-36-303-022	13917 SHERMAN	5/30/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$17,731	\$144,269	\$115,903	1.245	896	'3360	1 Story
12-13-36-304-012	13752 SHERMAN	5/15/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$16,989	\$73,011	\$102,015	0.716	896	'3360	1 Story
12-13-36-326-011	14124 TOEPFER	7/10/2024	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$12,571	\$65,429	\$117,977	0.555	1,124	'3360	1 Story
12-13-36-326-035	14191 COUWLIER	7/26/2024	\$166,900	WD	03-ARM'S LENGTH	\$166,900	\$17,170	\$149,730	\$145,038	1.032	1,210	'3360	1 Story
12-13-36-328-019	14305 SHERMAN	8/29/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$16,989	\$123,011	\$111,361	1.105	896	'3360	1 Story
12-13-36-331-002	14328 SHERMAN	8/30/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$16,989	\$148,011	\$114,116	1.297	896	'3360	1 Story
12-13-36-381-003	21076 EHLERT	7/31/2023	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$12,310	\$94,190	\$111,025	0.848	1,056	'3360	1 Story
12-13-36-381-027	21012 EHLERT	6/5/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$12,974	\$102,026	\$106,267	0.960	968	'3360	1 Story
12-13-36-384-001	20832 ELROY	7/2/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$22,016	\$77,984	\$87,957	0.887	800	'3360	1 Story
12-13-36-387-012	20744 EHLERT	4/21/2023	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$12,310	\$45,690	\$104,465	0.437	990	'3360	1 Story
12-13-36-387-012	20744 EHLERT	8/25/2023	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$12,310	\$87,590	\$104,465	0.838	990	'3360	1 Story
12-13-36-401-007	21351 NUMMER	1/16/2024	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$13,266	\$78,734	\$95,659	0.823	826	'3360	1 Story
12-13-36-402-023	21415 LA SALLE	10/30/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$12,469	\$74,531	\$70,892	1.051	696	'3360	1 Story
12-13-36-402-027	21315 LA SALLE	11/4/2024	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$12,844	\$81,156	\$67,064	1.210	696	'3360	1 Story
12-13-36-402-029	21233 LA SALLE	4/25/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,539	\$48,461	\$67,064	0.723	696	'3360	1 Story
12-13-36-405-022	21180 LA SALLE	3/20/2025	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$11,127	\$81,373	\$105,277	0.773	736	'3360	1 Story
12-13-36-405-061	21125 DEXTER	8/6/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$11,145	\$56,855	\$85,310	0.666	725	'3360	1 Story
12-13-36-406-006	21520 DEXTER	3/20/2024	\$73,750	WD	03-ARM'S LENGTH	\$73,750	\$10,959	\$62,791	\$103,419	0.607	891	'3360	1 Story
12-13-36-406-015	21312 DEXTER	3/15/2024	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$10,959	\$62,541	\$87,475	0.715	725	'3360	1 Story
12-13-36-406-015	21312 DEXTER	5/9/2024	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$10,959	\$82,041	\$87,475	0.938	725	'3360	1 Story
12-13-36-406-027	21156 DEXTER	8/22/2023	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$12,189	\$142,711	\$98,209	1.453	725	'3360	1 Story
12-13-36-406-033	21118 DEXTER	12/15/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$10,959	\$56,041	\$86,815	0.646	725	'3360	1 Story
12-13-36-406-043	21319 EASTWOOD	9/4/2024	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$10,959	\$85,041	\$96,956	0.877	696	'3360	1 Story
12-13-36-406-054	21165 EASTWOOD	10/18/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$10,959	\$59,041	\$81,843	0.721	696	'3360	1 Story
12-13-36-407-002	14566 TOEPFER	2/21/2025	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$9,589	\$100,411	\$87,460	1.148	744	'3360	1 Story
12-13-36-451-020	21015 NUMMER	11/25/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$20,832	\$129,168	\$127,391	1.014	1,042	'3360	1 Story
Totals:			\$9,306,929			\$9,306,929		\$8,044,929	\$8,690,906	E.C.F. => 0.926		61-70% GOOD	

EAST DETROIT #36

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-36-254-012	21708 DEXTER	3/14/2025	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$24,728	\$110,272	\$141,049	0.782	1,091	'3360	1 Story SB
12-13-36-255-007	21734 EASTWOOD	10/6/2023	\$118,800	WD	03-ARM'S LENGTH	\$118,800	\$17,096	\$101,704	\$138,065	0.737	1,091	'3360	1 Story SB
12-13-36-301-029	13865 COUWLIER	5/23/2023	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$18,397	\$97,603	\$139,782	0.698	895	'3360	1 Story SB
12-13-36-378-012	21029 MONTROSE	11/16/2023	\$168,500	PTA	03-ARM'S LENGTH	\$168,500	\$20,609	\$147,891	\$149,401	0.990	1,020	'3360	1 Story SB
12-13-36-404-005	21138 NUMMER	12/4/2024	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$20,832	\$138,168	\$158,980	0.869	1,013	'3360	1 Story SB
12-13-36-452-006	20950 NUMMER	1/11/2024	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$20,832	\$137,068	\$147,843	0.927	986	'3360	1 Story SB
12-13-36-452-027	20957 LA SALLE	5/23/2024	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$20,870	\$156,130	\$157,800	0.989	1,041	'3360	1 Story SB
Totals:			\$1,032,200			\$1,032,200		\$888,836	\$1,032,920	E.C.F. => 0.861		61-70% GOOD	
EAST DETROIT #36													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'3360	2 Story
										USED E.C.F. =>	0.870		61-70% GOOD	
EAST DETROIT #36 * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-36-103-019	13722 KNOX	4/28/2023	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$10,226	\$87,774	\$105,938	0.829	998	'3360	Bungalow
12-13-36-109-038	13631 LEONARD	1/17/2024	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$17,768	\$99,232	\$100,786	0.985	900	'3360	Bungalow
12-13-36-126-016	14027 HOBART	7/27/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$11,549	\$103,451	\$95,158	1.087	890	'3360	Bungalow
12-13-36-131-015	14203 HOBART	7/19/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$11,362	\$103,638	\$109,856	0.943	1,004	'3360	Bungalow
12-13-36-132-004	14228 HOBART	1/31/2025	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$11,362	\$88,138	\$79,291	1.112	660	'3360	Bungalow
12-13-36-134-008	14260 MARSHALL	8/17/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$11,362	\$138,638	\$109,969	1.261	1,059	'3360	Bungalow
12-13-36-152-036	13657 IDA	9/19/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$16,488	\$163,512	\$152,742	1.071	1,280	'3360	Bungalow
12-13-36-152-057	13917 IDA	6/28/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$16,488	\$158,512	\$157,767	1.005	1,753	'3360	Bungalow
12-13-36-177-011	21912 ELROY	7/3/2023	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$14,921	\$87,079	\$99,326	0.877	1,062	'3360	Bungalow
12-13-36-177-014	21762 ELROY	3/13/2024	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$14,921	\$53,079	\$106,625	0.498	1,040	'3360	Bungalow
12-13-36-202-034	22271 COLUMBUS	3/11/2025	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$22,977	\$95,023	\$139,971	0.679	1,368	'3360	Bungalow
12-13-36-204-011	22376 COLUMBUS	10/18/2023	\$60,000	CD	03-ARM'S LENGTH	\$60,000	\$10,851	\$49,149	\$100,404	0.490	970	'3360	Bungalow
12-13-36-204-021	22839 EASTWOOD	4/28/2023	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$18,220	\$73,780	\$101,763	0.725	840	'3360	Bungalow
12-13-36-205-029	22324 COLUMBUS	4/14/2023	\$153,900	WD	03-ARM'S LENGTH	\$153,900	\$22,809	\$131,091	\$119,302	1.099	1,296	'3360	Bungalow
12-13-36-302-018	13922 COUWLIER	8/28/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$18,397	\$96,603	\$116,764	0.827	993	'3360	Bungalow
12-13-36-326-003	13910 TOEPFER	12/7/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$13,797	\$101,203	\$104,605	0.967	990	'3360	Bungalow
12-13-36-327-001	14028 COUWLIER	1/10/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,392	\$78,608	\$157,890	0.498	1,480	'3360	Bungalow
12-13-36-381-024	21011 GENTNER	3/28/2024	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$12,310	\$74,690	\$101,791	0.734	984	'3360	Bungalow
12-13-36-403-011	21183 NUMMER	9/12/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$22,252	\$117,748	\$154,554	0.762	1,070	'3360	Bungalow
12-13-36-404-002	21184 NUMMER	3/1/2024	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$20,832	\$124,068	\$128,495	0.966	1,089	'3360	Bungalow
12-13-36-404-012	21165 LA SALLE	11/25/2024	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$21,289	\$90,711	\$100,256	0.905	918	'3360	Bungalow
12-13-36-406-058	21145 EASTWOOD	6/27/2023	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$10,959	\$121,041	\$114,708	1.055	1,002	'3360	Bungalow
12-13-36-407-013	21312 EASTWOOD	7/26/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$10,959	\$134,041	\$120,047	1.117	1,003	'3360	Bungalow
12-13-36-452-020	21063 LA SALLE	11/20/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$21,452	\$72,548	\$130,785	0.555	1,286	'3360	Bungalow
12-13-36-453-024	20752 LA SALLE	3/10/2025	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$11,162	\$107,838	\$114,413	0.943	964	'3360	Bungalow
12-13-36-453-039	20961 DEXTER	7/7/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$10,700	\$119,300	\$117,886	1.012	1,031	'3360	Bungalow
Totals:			\$3,097,300			\$3,097,300		\$2,670,495	\$3,041,092				
										E.C.F. =>	0.878	61-70% GOOD	
EAST DETROIT #36													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'3360	1 Story
										USED E.C.F. =>	0.814	71-80% GOOD		
EAST DETROIT #36 * SALES FROM ED #36 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'3360	2 Story
										USED E.C.F. =>	0.870	71-80% GOOD		
EAST DETROIT #36 * SALES FROM ED #25 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'3360 BUNGALOW
										USED E.C.F. =>	0.870		
EAST DETROIT #36	* SALES FROM ED #36 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													600C 1 STORY
										USED E.C.F. =>	1.136		
CHICAGO ROAD	* SALES FROM WC #15 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													600C 1 STORY SB
										USED E.C.F. =>	1.083		
CHICAGO ROAD	* SALES FROM WC #15 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-255-009	11193 CHICAGO	2/18/2025	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$100,566	\$444,434	\$382,484	1.162	2,725	'600C	2 Story
12-13-03-326-018	10969 CHICAGO	8/18/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$132,629	\$392,371	\$368,694	1.064	2,670	'600C	2 Story
12-13-05-252-014	5345 CHICAGO	1/28/2025	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$53,757	\$242,243	\$255,117	0.950	1,954	'600C	2 Story
Totals:			\$1,366,000			\$1,366,000		\$1,079,048	\$1,006,295				
										E.C.F. =>	1.072		61-70% GOOD
CHICAGO ROAD													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-255-010	11251 CHICAGO	9/29/2023	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$93,733	\$244,267	\$221,873	1.101	1,692	'600C	Bungalow
12-13-05-278-004	5731 CHICAGO	3/29/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,868	\$157,132	\$155,297	1.012	1,302	'600C	Bungalow
12-13-06-280-005	3681 CHICAGO	5/5/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$40,935	\$205,065	\$186,265	1.101	1,603	'600C	Bungalow
Totals:			\$784,000			\$784,000		\$606,464	\$563,435				
										E.C.F. =>	1.076		61-70% GOOD
CHICAGO ROAD													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													600C 2 STORY
										USED E.C.F. =>	1.075		
CHICAGO ROAD	* SALES FROM WC #10-300 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												600C	1 STORY
										USED E.C.F. =>	0.650		
CHICAGO ROAD * SALES FROM WC \$10-300 (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-01-108-015	13692 BARFIELD	6/13/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$48,882	\$271,118	\$266,653	1.017	2,469	'1001	Bi-Tri-Quads
12-13-01-204-008	32748 COLUMBUS	7/5/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$37,302	\$232,698	\$179,629	1.295	1,604	'1001	Bi-Tri-Quads
12-13-01-204-039	32603 BEECHWOOD	1/29/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$35,225	\$209,775	\$174,641	1.201	1,570	'1001	Bi-Tri-Quads
12-13-01-204-040	32553 BEECHWOOD	1/10/2024	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$35,225	\$226,275	\$172,618	1.311	1,570	'1001	Bi-Tri-Quads
12-13-01-204-041	32541 BEECHWOOD	11/6/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$35,225	\$249,775	\$173,819	1.437	1,570	'1001	Bi-Tri-Quads
12-13-01-204-043	32517 BEECHWOOD	11/4/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$38,414	\$251,586	\$170,160	1.479	1,570	'1001	Bi-Tri-Quads
12-13-01-226-018	14841 PECK	7/24/2023	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$39,169	\$251,831	\$200,793	1.254	1,809	'1001	Bi-Tri-Quads
12-13-01-227-016	14937 PECK	11/4/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$36,372	\$213,628	\$185,810	1.150	1,570	'1001	Bi-Tri-Quads
12-13-01-229-018	32517 FIRWOOD	11/30/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$35,225	\$219,775	\$207,070	1.061	2,010	'1001	Bi-Tri-Quads
12-13-01-230-002	32644 GLOEDE	7/31/2024	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$36,123	\$228,777	\$175,035	1.307	1,570	'1001	Bi-Tri-Quads
12-13-01-231-009	32520 TECLA	8/17/2023	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$37,455	\$220,545	\$175,652	1.256	1,550	'1001	Bi-Tri-Quads
12-13-01-231-013	32430 TECLA	4/11/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$37,807	\$142,193	\$187,001	0.760	1,691	'1001	Bi-Tri-Quads
12-13-01-377-005	31169 SHAWN	6/1/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$48,111	\$221,889	\$194,195	1.143	1,871	'1001	Bi-Tri-Quads
12-13-02-202-008	32732 LANCASTER	6/14/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$36,778	\$253,222	\$196,753	1.287	1,767	'1001	Bi-Tri-Quads
12-13-02-202-012	32654 LANCASTER	1/6/2025	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$39,822	\$273,178	\$197,638	1.382	1,754	'1001	Bi-Tri-Quads
12-13-02-404-002	31734 FAIRFIELD	1/15/2025	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$38,923	\$206,077	\$157,638	1.307	1,373	'1001	Bi-Tri-Quads
12-13-02-404-023	31651 NELSON	8/30/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,559	\$212,441	\$155,186	1.369	1,377	'1001	Bi-Tri-Quads
12-13-02-427-012	31556 NELSON	5/3/2024	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$36,733	\$253,267	\$167,237	1.514	1,448	'1001	Bi-Tri-Quads
12-13-02-427-013	31544 NELSON	5/13/2024	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$35,493	\$240,007	\$166,015	1.446	1,448	'1001	Bi-Tri-Quads
12-13-02-454-013	31158 FAIRFIELD	4/17/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$35,493	\$214,507	\$169,026	1.269	1,352	'1001	Bi-Tri-Quads
12-13-02-476-005	31318 NELSON	4/27/2023	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$35,493	\$222,507	\$169,343	1.314	1,478	'1001	Bi-Tri-Quads
12-13-02-476-013	31156 NELSON	4/12/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$35,493	\$169,507	\$159,596	1.062	1,377	'1001	Bi-Tri-Quads
12-13-10-205-013	30633 LEBANON	11/10/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$42,789	\$292,211	\$212,752	1.373	2,254	'1001	Bi-Tri-Quads
12-13-10-402-004	11146 MEADOWBROOK	8/9/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$41,757	\$228,243	\$216,798	1.053	2,066	'1001	Bi-Tri-Quads
12-13-10-451-006	29242 LORRAINE	12/5/2023	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$52,305	\$239,695	\$210,210	1.140	1,856	'1001	Bi-Tri-Quads
12-13-10-451-012	29135 GERALDINE	9/11/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$45,624	\$229,376	\$205,834	1.114	1,856	'1001	Bi-Tri-Quads
12-13-10-452-026	29444 GERALDINE	5/29/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$59,224	\$185,776	\$242,786	0.765	2,575	'1001	Bi-Tri-Quads
12-13-11-204-036	30767 DOVER	5/6/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$35,225	\$234,775	\$186,800	1.257	1,686	'1001	Bi-Tri-Quads
12-13-11-204-040	30719 DOVER	2/7/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,160	\$211,840	\$184,683	1.147	1,675	'1001	Bi-Tri-Quads
12-13-11-303-027	29767 WAGNER	9/29/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$35,225	\$189,275	\$168,824	1.121	1,500	'1001	Bi-Tri-Quads
12-13-11-303-036	29629 WAGNER	11/14/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$35,225	\$189,775	\$158,207	1.200	1,360	'1001	Bi-Tri-Quads

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-326-009	29730 WAGNER	11/15/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$35,493	\$210,507	\$179,910	1.170	1,500	'1001	Bi-Tri-Quads
12-13-11-326-022	12085 RACINE	6/21/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$49,769	\$190,231	\$165,717	1.148	1,360	'1001	Bi-Tri-Quads
12-13-11-355-035	29139 WAGNER	7/12/2024	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$36,533	\$220,467	\$174,758	1.262	1,500	'1001	Bi-Tri-Quads
12-13-11-376-003	29354 WAGNER	8/7/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$35,891	\$210,109	\$191,036	1.100	1,730	'1001	Bi-Tri-Quads
12-13-11-405-011	29604 FAIRFIELD	11/12/2024	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$35,225	\$169,775	\$178,909	0.949	1,571	'1001	Bi-Tri-Quads
12-13-11-405-011	29604 FAIRFIELD	1/31/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$35,225	\$214,775	\$178,909	1.200	1,571	'1001	Bi-Tri-Quads
12-13-12-104-013	13784 LA CHENE	9/9/2024	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$35,225	\$216,775	\$165,020	1.314	1,455	'1001	Bi-Tri-Quads
12-13-12-105-013	13806 ALGER	10/21/2024	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$35,225	\$188,775	\$149,407	1.263	1,292	'1001	Bi-Tri-Quads
12-13-12-105-020	13904 ALGER	8/14/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$38,734	\$186,266	\$156,190	1.193	1,296	'1001	Bi-Tri-Quads
12-13-13-303-010	13718 JOYCE	6/3/2024	\$290,600	WD	03-ARM'S LENGTH	\$290,600	\$35,074	\$255,526	\$177,668	1.438	1,578	'1001	Bi-Tri-Quads
12-13-13-303-013	13754 JOYCE	3/7/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$33,785	\$251,215	\$179,229	1.402	1,578	'1001	Bi-Tri-Quads
12-13-13-305-022	27422 SUTHERLAND	2/20/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$39,576	\$240,424	\$177,432	1.355	1,578	'1001	Bi-Tri-Quads
12-13-13-305-025	27342 SUTHERLAND	9/5/2024	\$276,100	WD	03-ARM'S LENGTH	\$276,100	\$45,229	\$230,871	\$175,196	1.318	1,578	'1001	Bi-Tri-Quads
12-13-13-326-014	14236 MARTIN	6/30/2023	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$33,568	\$194,432	\$160,326	1.213	1,573	'1001	Bi-Tri-Quads
12-13-13-327-019	14332 MELVA	12/3/2024	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$41,140	\$201,860	\$178,226	1.133	1,578	'1001	Bi-Tri-Quads
12-13-13-353-043	27027 SUTHERLAND	4/2/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$35,049	\$219,951	\$176,749	1.244	1,578	'1001	Bi-Tri-Quads
12-13-14-305-017	11833 CAROL	4/13/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$35,762	\$154,238	\$184,477	0.836	1,627	'1001	Bi-Tri-Quads
12-13-14-305-023	11951 CAROL	8/19/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$37,664	\$232,236	\$190,748	1.218	1,744	'1001	Bi-Tri-Quads
12-13-14-352-037	27021 NORMA	8/15/2023	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$39,215	\$166,785	\$183,929	0.907	1,663	'1001	Bi-Tri-Quads
12-13-14-476-004	13262 CAROL	5/12/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$39,528	\$185,472	\$166,554	1.114	1,423	'1001	Bi-Tri-Quads
12-13-14-476-036	27079 BROADMOOR	1/17/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$34,578	\$213,422	\$161,348	1.323	1,423	'1001	Bi-Tri-Quads
12-13-15-108-002	8220 ANNA	6/21/2024	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$22,874	\$215,126	\$151,795	1.417	1,301	'1001	Bi-Tri-Quads
Totals:			\$13,583,000			\$13,583,000		\$11,554,782	\$9,591,935	E.C.F. => 1.205		61-70% GOOD	
BI-TRI-QUAD NORTHEAST													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-05-102-025	4101 HILLCREST	4/27/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$74,702	\$195,298	\$192,206	1.016	1,757	'1002	Bi-Tri-Quads
12-13-05-130-007	4724 TUXEDO DRIVE S	2/21/2025	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$44,033	\$206,967	\$158,283	1.308	1,393	'1002	Bi-Tri-Quads
12-13-05-132-014	32748 EXETER	11/14/2024	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$35,225	\$237,275	\$171,209	1.386	1,509	'1002	Bi-Tri-Quads
12-13-05-203-011	32715 GREENBRIAR	10/15/2024	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$51,829	\$209,671	\$177,246	1.183	1,565	'1002	Bi-Tri-Quads
12-13-05-376-001	31334 REID	5/26/2023	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$41,359	\$198,141	\$163,784	1.210	1,501	'1002	Bi-Tri-Quads
12-13-05-377-011	4520 BUCHANAN	8/11/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$36,778	\$223,222	\$164,195	1.359	1,483	'1002	Bi-Tri-Quads
12-13-05-377-019	4507 READER	6/30/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$36,778	\$193,222	\$160,813	1.202	1,483	'1002	Bi-Tri-Quads
12-13-05-383-041	4667 13 MILE	2/3/2025	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$36,778	\$178,722	\$175,755	1.017	1,465	'1002	Bi-Tri-Quads
12-13-06-277-024	32291 RYAN	5/30/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$36,778	\$188,222	\$171,237	1.099	1,507	'1002	Bi-Tri-Quads
12-13-07-152-024	30089 MERRICK	12/13/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$28,436	\$226,564	\$161,938	1.399	1,404	'1002	Bi-Tri-Quads
12-13-08-330-023	4846 MARLOW	3/31/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$42,005	\$212,995	\$195,036	1.092	2,024	'1002	Bi-Tri-Quads
12-13-16-478-015	27389 BALDWIN	2/5/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$22,371	\$157,629	\$130,976	1.203	1,153	'1002	Bi-Tri-Quads
12-13-17-129-038	28621 MILTON	6/13/2024	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$40,890	\$196,610	\$199,741	0.984	1,967	'1002	Bi-Tri-Quads
Totals:			\$3,152,500			\$3,152,500		\$2,624,538	\$2,222,419				
										E.C.F. =>	1.181	61-70% GOOD	
BI-TRI-QUAD NORTHWEST													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1002	Bi-Tri-Quads
										USED E.C.F. =>	1.190	71-80% GOOD		
BI-TRI-QUAD NORTHWEST														
* SALES FROM B-T-Q NORTHWEST (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-126-032	26436 WAGNER	7/22/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$26,616	\$153,384	\$179,942	0.852	1,659	'1003	Bi-Tri-Quads
12-13-25-256-007	24249 LAUREN	8/28/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$14,725	\$130,275	\$128,914	1.011	1,264	'1003	Bi-Tri-Quads
12-13-25-256-008	24241 LAUREN	7/21/2023	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$14,725	\$126,275	\$131,022	0.964	1,200	'1003	Bi-Tri-Quads
12-13-36-454-024	20790 DEXTER	2/12/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$10,959	\$94,041	\$124,891	0.753	1,341	'1003	Bi-Tri-Quads
Totals:			\$571,000			\$571,000		\$503,975	\$564,769				
										E.C.F. =>	0.892	61-70% GOOD	
BI-TRI-QUAD SOUTHEAST													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													'1003	Bi-Tri-Quads
										USED E.C.F. =>	1.024	71-80% GOOD		
BI-TRI-QUAD SOUTHEAST														
* SALES FROM B-T-Q SOUTHEAST (61-70% GOOD) WERE ANALYZED IN DEVELOPING VALUES														

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-202-001	2856 11 MILE	11/30/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$30,812	\$199,188	\$193,778	1.028	1,823	'1004	Bi-Tri-Quads
12-13-19-202-010	3144 11 MILE	8/9/2023	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$25,677	\$156,323	\$191,430	0.817	1,858	'1004	Bi-Tri-Quads
12-13-19-202-027	3131 POTOMAC	7/10/2024	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$26,184	\$209,816	\$189,743	1.106	1,760	'1004	Bi-Tri-Quads
12-13-19-251-009	3130 BERNICE	3/15/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$25,677	\$184,323	\$155,448	1.186	1,538	'1004	Bi-Tri-Quads
12-13-19-277-024	26008 WEXFORD	6/6/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$33,521	\$161,479	\$185,819	0.869	1,527	'1004	Bi-Tri-Quads
12-13-29-205-031	24849 PANAMA	8/2/2024	\$246,000	MLC	03-ARM'S LENGTH	\$246,000	\$19,805	\$226,195	\$162,929	1.388	1,429	'1004	Bi-Tri-Quads
12-13-29-276-004	24500 PANAMA	9/19/2024	\$210,120	WD	03-ARM'S LENGTH	\$210,120	\$20,466	\$189,654	\$143,944	1.318	1,429	'1004	Bi-Tri-Quads
12-13-30-203-028	3251 CHASE	3/11/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$25,653	\$244,347	\$185,091	1.320	1,575	'1004	Bi-Tri-Quads
12-13-30-204-024	3163 DOLORES	10/25/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$20,717	\$199,283	\$155,143	1.285	1,400	'1004	Bi-Tri-Quads
12-13-30-252-015	24088 KAREN	12/11/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$20,165	\$191,835	\$157,643	1.217	1,400	'1004	Bi-Tri-Quads
12-13-30-253-004	3458 DOLORES	8/9/2024	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$26,803	\$207,197	\$153,686	1.348	1,353	'1004	Bi-Tri-Quads
12-13-30-254-011	24154 VIRGINIA	5/26/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$20,370	\$209,630	\$171,327	1.224	1,400	'1004	Bi-Tri-Quads
12-13-30-403-004	23846 JOANNE	8/30/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$21,605	\$213,395	\$153,236	1.393	1,368	'1004	Bi-Tri-Quads
Totals:			\$2,910,120			\$2,910,120		\$2,592,665	\$2,199,217	E.C.F. => 1.179		61-70% GOOD	
BI-TRI-QUAD SOUTHWEST													

407 CLASS (RESIDENTIAL CONDO)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-01-201-017	14478 14 MILE	7/10/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$9,800	\$155,200	\$141,679	1.095	1,055	'00001	1 Story
Totals:			\$165,000			\$165,000		\$155,200	\$141,679	E.C.F. => 1.095		61-70% GOOD	
VILLA D'ORO													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00092
										1STY ECF USED	0.860		
NORTH POINTE ESTATES * SALES FROM PINE RIDGE AND THE RESERVES WERE ANALYZED IN DEVELOPING VALUES										2STY E.C.F USED	0.960		71-80% GOOD

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-102-018	32852 BARCLAY SQUARE	12/11/2023	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$7,700	\$190,200	\$132,325	1.437	1,589	'00002	2 Story
12-13-02-102-025	32750 BARCLAY SQUARE	7/21/2023	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$7,700	\$181,800	\$136,929	1.328	1,589	'00002	2 Story
12-13-02-102-040	32556 BARCLAY SQUARE	8/28/2024	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$7,700	\$148,300	\$100,431	1.477	1,211	'00002	2 Story
12-13-02-102-042	32552 BARCLAY SQUARE	12/29/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$7,700	\$202,300	\$132,325	1.529	1,589	'00002	2 Story
12-13-02-102-063	32302 BARCLAY SQUARE	11/15/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$7,700	\$197,300	\$149,867	1.317	1,845	'00002	2 Story
12-13-02-102-085	11652 MEADOW LANE	8/31/2023	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$7,700	\$222,200	\$136,929	1.623	1,589	'00002	2 Story
12-13-02-102-087	11656 MEADOW LANE	6/28/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$7,700	\$212,300	\$149,867	1.417	1,845	'00002	2 Story
12-13-02-102-111	32555 BARCLAY SQUARE	4/19/2024	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$7,700	\$234,800	\$154,334	1.521	1,845	'00002	2 Story
Totals:			\$1,650,800			\$1,650,800		\$1,589,200	\$1,093,007				
										E.C.F. =>	1.454		0-50% GOOD
MAPLE LANE VALLEY													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-101-017	32965 MAPLE LANE CIR	5/8/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$7,700	\$122,300	\$87,999	1.390	970	'00003	1 Story
12-13-02-101-026	32987 MAPLE LANE CIR	9/13/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$7,700	\$127,300	\$87,999	1.447	970	'00003	1 Story
12-13-02-101-045	32994 PINE VIEW COURT	4/26/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$7,700	\$147,300	\$103,979	1.417	970	'00003	1 Story
12-13-02-102-122	32357 BARCLAY SQUARE	4/28/2023	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$7,700	\$151,300	\$108,065	1.400	1,069	'00003	1 Story
12-13-02-102-129	11819 MEADOW LANE	8/16/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$7,700	\$157,300	\$97,999	1.605	1,003	'00003	1 Story
12-13-02-102-164	32705 SUNRISE DRIVE	6/10/2024	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$7,700	\$128,800	\$87,999	1.464	970	'00003	1 Story
12-13-02-102-171	32612 MEADOWBROOK LAN	11/4/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$7,700	\$127,300	\$89,722	1.419	970	'00003	1 Story
12-13-02-102-180	32753 MEADOWBROOK LAN	5/12/2023	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$7,700	\$123,300	\$87,999	1.401	970	'00003	1 Story
12-13-02-102-202	32616 VALLEY DRIVE	9/30/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$7,700	\$154,300	\$105,387	1.464	1,095	'00003	1 Story
12-13-02-102-205	32622 VALLEY DRIVE	6/14/2024	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$7,700	\$158,300	\$106,207	1.490	1,095	'00003	1 Story
12-13-02-102-211	32720 VALLEY DRIVE	5/19/2023	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$7,700	\$128,300	\$89,871	1.428	970	'00003	1 Story
12-13-02-102-213	32724 VALLEY DRIVE	3/7/2025	\$177,250	WD	03-ARM'S LENGTH	\$177,250	\$7,700	\$169,550	\$109,499	1.548	1,095	'00003	1 Story
12-13-02-102-224	32862 SUNRISE DRIVE	8/30/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$7,700	\$162,300	\$89,871	1.806	970	'00003	1 Story
12-13-02-102-238	32811 VALLEY DRIVE	7/1/2024	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$7,700	\$164,800	\$106,126	1.553	1,094	'00003	1 Story
12-13-02-102-244	32731 VALLEY DRIVE	2/16/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$7,700	\$127,300	\$90,288	1.410	970	'00003	1 Story
12-13-02-102-261	32625 VALLEY DRIVE	1/26/2024	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$7,700	\$150,300	\$109,499	1.373	1,095	'00003	1 Story
12-13-02-102-265	32617 VALLEY DRIVE	10/31/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$7,700	\$102,300	\$104,851	0.976	1,095	'00003	1 Story
Totals:			\$2,533,250			\$2,533,250		\$2,402,350	\$1,663,360				
										E.C.F. =>	1.444		51-60% GOOD
MAPLE LANE VALLEY #2													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00075	
										1STY ECF USED	0.940		
JOSEPH MANOR										2STY E.C.F USED	1.055		71-80% GOOD
* SALES FROM RYAN RD ESTATES #2 WERE ANALYZED IN DEVELOPING VALUES													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-155-008	31942 MARK ADAM LANGE	7/10/2024	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$10,500	\$175,500	\$171,010	1.026	1,372	'00005	1 Story
12-13-02-155-022	32090 MARK ADAM LANGE	7/13/2023	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$10,500	\$172,500	\$144,223	1.196	1,230	'00005	1 Story
12-13-02-155-028	11703 AMBER LE	9/12/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$10,500	\$146,500	\$129,711	1.129	1,199	'00005	1 Story
12-13-02-155-042	32035 MARK ADAM LANGE	3/10/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$10,500	\$144,500	\$126,495	1.142	1,230	'00005	1 Story
12-13-02-155-050	31965 MARK ADAM LANGE	4/5/2024	\$175,900	WD	03-ARM'S LENGTH	\$175,900	\$10,500	\$165,400	\$125,216	1.321	1,230	'00005	1 Story
12-13-02-155-054	31925 MARK ADAM LANGE	2/12/2025	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$10,500	\$175,500	\$126,495	1.387	1,230	'00005	1 Story
12-13-02-155-065	32180 MARK ADAM LANGE	10/11/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$10,500	\$237,500	\$193,634	1.227	1,619	'00005	1 Story
12-13-02-155-066	32172 MARK ADAM LANGE	6/1/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$10,500	\$224,500	\$168,225	1.335	1,445	'00005	1 Story
12-13-02-155-069	32136 MARK ADAM LANGE	3/21/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$10,500	\$184,500	\$149,762	1.232	1,199	'00005	1 Story
Totals:			\$1,720,900			\$1,720,900		\$1,626,400	\$1,334,771				
										E.C.F. =>	1.218		51-60% GOOD
MAPLE LANE VALLEY #4													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-302-010	11633 KENNETH	4/11/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$10,500	\$159,500	\$126,495	1.261	1,230	'00004	1 Story
12-13-02-302-013	31751 RAYMOND	10/2/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$10,500	\$199,500	\$154,403	1.292	1,482	'00004	1 Story
12-13-02-302-039	31754 RAYMOND	6/5/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$10,500	\$154,500	\$126,495	1.221	1,230	'00004	1 Story
12-13-02-302-044	31806 RAYMOND	4/29/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$10,500	\$174,500	\$130,264	1.340	1,217	'00004	1 Story
Totals:			\$730,000			\$730,000		\$688,000	\$537,657				
										E.C.F. =>	1.280		51-60% GOOD
MAPLE LANE VALLEY #3													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00006	
										1STY ECF USED	1.008		
										2STY E.C.F USED	1.018		61-70% GOOD
VILLANOVA * SALES FROM BEAR CREEK VILLAGE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-02-304-005	31400 HOOVER	5/24/2023	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$9,100	\$167,900	\$195,089	0.861	1,265	'00072	1 Story
Totals:			\$177,000			\$177,000		\$167,900	\$195,089				
										E.C.F. =>	0.861		61-70% GOOD
ALEXA ESTATES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00074	
										1STY ECF USED	0.900		71-80% GOOD
JOHN MICHAEL * ANALYZED WITH ALEXA ESTATES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-233-002	32444 PINE RIDGE	4/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$35,000	\$295,000	\$427,158	0.691	2,035	'00064	1 Story
Totals:			\$330,000			\$330,000		\$295,000	\$427,158	E.C.F. => 0.691		61-70% GOOD	
PINE RIDGE ESTATES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00076
										1STY ECF USED	1.010		
										2STY ECF USED	1.200		71-80% GOOD
DIAMOND ESTATES * SALES FROM THE RESERVES WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00078
										1STY ECF USED	1.045		
													71-80% GOOD
RIVER DRIVE ESTATES * SALES FROM MIRAGE ESTATES WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-233-002	32444 PINE RIDGE	4/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$35,000	\$295,000	\$427,158	0.691	2,035	'00064	1 Story
Totals:			\$330,000			\$330,000		\$295,000	\$427,158	E.C.F. => 0.691		61-70% GOOD	
PINE RIDGE ESTATES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00064
										2STY ECF USED	0.730		
													61-70% GOOD
PINE RIDGE ESTATES * SALES FROM THE RESERVES WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00077
										2STY ECF USED	0.720		
													71-80% GOOD
CHICAGO RD ESTATES * SALES FROM THE RESERVES WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00183
										2STY ECF USED	0.730		
										1STY ECF	0.830		91-100% GOOD
GENTRY * SALES FROM THE RESERVES WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-330-010	31466 CREEK SIDE	6/22/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$9,800	\$185,200	\$169,167	1.095	1,533	'00009	1 Story
12-13-03-330-014	31526 CREEK SIDE	11/13/2023	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$9,800	\$180,100	\$169,167	1.065	1,533	'00009	1 Story
12-13-03-330-023	8672 VILLA LANE	5/15/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$9,800	\$185,200	\$169,167	1.095	1,533	'00009	1 Story
12-13-03-330-027	31389 CREEK SIDE	6/29/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$9,800	\$170,200	\$169,167	1.006	1,533	'00009	1 Story
Totals:			\$759,900			\$759,900		\$720,700	\$676,668				
										E.C.F. =>	1.065	61-70% GOOD	
BEAR CREEK VILLA													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-302-157	8400 DOGWOOD LANE	1/26/2024	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$8,400	\$181,500	\$122,706	1.479	1,286	'00007	1 Story
12-13-03-302-194	8745 FOREST COURT	7/12/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$8,400	\$176,600	\$122,846	1.438	1,286	'00007	1 Story
12-13-03-302-217	31375 WILLOW COURT	7/22/2024	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$8,400	\$175,600	\$122,706	1.431	1,286	'00007	1 Story
Totals:			\$558,900			\$558,900		\$533,700	\$368,258				
										E.C.F. =>	1.449	0-50% GOOD	
BEAR CREEK VILLAGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												'00007	
										BI/TRI/QUAD	1.260	0-50% GOOD	
BEAR CREEK VILLAGE * 1 STY SALES WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-302-012	8201 MULBERRY LANE	5/13/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$8,400	\$176,600	\$125,228	1.410	1,382	'00007	2 Story
12-13-03-302-015	8219 MULBERRY LANE	6/6/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$8,400	\$181,600	\$120,923	1.502	1,382	'00007	2 Story
12-13-03-302-018	8237 MULBERRY LANE	3/19/2025	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$8,400	\$124,600	\$128,339	0.971	1,382	'00007	2 Story
12-13-03-302-060	31706 BEAR CREEK	9/15/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$8,400	\$171,600	\$120,927	1.419	1,355	'00007	2 Story
12-13-03-302-079	31781 HICKORY LANE	5/6/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$8,400	\$186,600	\$118,942	1.569	1,355	'00007	2 Story
12-13-03-302-083	31757 HICKORY LANE	8/20/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$8,400	\$161,600	\$118,942	1.359	1,355	'00007	2 Story
12-13-03-302-089	31782 IVY LANE	11/22/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$8,400	\$151,600	\$90,828	1.669	995	'00007	2 Story
12-13-03-302-091	31794 IVY LANE	6/5/2023	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$8,400	\$185,600	\$123,978	1.497	1,355	'00007	2 Story
12-13-03-302-093	31806 IVY LANE	1/29/2025	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$8,400	\$183,600	\$118,942	1.544	1,355	'00007	2 Story
12-13-03-302-102	31813 IVY LANE	3/18/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$8,400	\$181,600	\$118,942	1.527	1,355	'00007	2 Story
12-13-03-302-138	31621 GREEN MEADOW LN	12/6/2024	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$8,400	\$134,100	\$87,115	1.539	995	'00007	2 Story
12-13-03-302-177	8704 FOREST COURT	4/5/2023	\$187,400	WD	03-ARM'S LENGTH	\$187,400	\$8,400	\$179,000	\$118,512	1.510	1,440	'00007	2 Story
12-13-03-302-218	31381 WILLOW COURT	3/19/2024	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$8,400	\$162,600	\$118,512	1.372	1,440	'00007	2 Story
12-13-03-302-221	31399 WILLOW COURT	7/3/2024	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$8,400	\$212,600	\$142,220	1.495	1,723	'00007	2 Story
12-13-03-328-031	31634 GREEN MEADOW LN	11/16/2023	\$157,800	WD	03-ARM'S LENGTH	\$157,800	\$8,400	\$149,400	\$118,942	1.256	1,355	'00007	2 Story
12-13-03-328-038	8691 EDGEWATER LANE	3/11/2024	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$8,400	\$163,600	\$112,158	1.459	1,249	'00007	2 Story
12-13-03-328-042	8715 EDGEWATER LANE	8/10/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$8,400	\$171,600	\$111,423	1.540	1,249	'00007	2 Story
12-13-03-328-045	8709 EDGEWATER LANE	5/31/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$8,400	\$166,600	\$114,938	1.449	1,249	'00007	2 Story
12-13-03-328-062	31407 PINE TREE	4/13/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$8,400	\$91,600	\$86,822	1.055	995	'00007	2 Story
12-13-03-328-062	31407 PINE TREE	9/27/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$8,400	\$156,600	\$86,822	1.804	995	'00007	2 Story
12-13-03-328-067	31415 OAK TREE COURT	6/1/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$8,400	\$191,600	\$118,702	1.614	1,440	'00007	2 Story
12-13-03-328-067	31415 OAK TREE COURT	5/30/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$8,400	\$216,600	\$118,702	1.825	1,440	'00007	2 Story
Totals:			\$3,885,700			\$3,885,700		\$3,700,900	\$2,520,859				
										E.C.F. =>	1.468	0-50% GOOD	
BEAR CREEK VILLAGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00008
										1STY	1.270		
BEAR CREEK # 2 * SALES FROM BEAR CREEK AND BEAR CREEK VILLA WERE ANALYZED IN DEVELOPING VALUES													
										2STY	1.275	51-60% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00063
										1STY	0.975		
PINEVIEW MANOR * ANALYZED WITH VILLA D'ORO													
												61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-03-485-001	31017 HOOVER	5/20/2024	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$7,000	\$135,000	\$111,553	1.210	1,288	'00010	2 Story
12-13-03-485-028	31189 HOOVER	4/28/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$7,000	\$133,000	\$94,292	1.411	1,152	'00010	2 Story
Totals:			\$282,000			\$282,000		\$268,000	\$205,845				
										E.C.F. =>	1.302	0-50% GOOD	
SUTTON PLACE													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00185	
										2STY	0.814		
ALIA CONDOS	* SALES FROM RYAN ROAD ESTATES #2 WERE ANALYZED IN DEVELOPING VALUES											91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-05-133-004	32880 HAMPTON DRIVE	11/21/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$8,400	\$286,600	\$357,147	0.802	1,819	'00093	2 Story
Totals:			\$295,000			\$295,000		\$286,600	\$357,147	E.C.F. =>	0.802		71-80% GOOD
HAMPTON MANOR													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00011	
										2STY	0.935		
WHITE COURT	* SALES FROM SUTTON PLACE WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00090	
										2STY	1.002		
										1STY	0.960		71-80% GOOD
NORTH POINTE	* SALES FROM RYAN ROAD ESTATES #2 WERE ANALYZED IN DEVELOPING VALUES												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00061	
										2STY	1.028		
VILLAGE ESTATES	* SALES FROM RYAN ROAD ESTATES #2 WERE ANALYZED IN DEVELOPING VALUES											61-70% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-06-231-009	3795 ELVERA LANE	3/21/2025	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$12,600	\$252,400	\$233,215	1.082	1,578	'00084	2 Story
Totals:			\$265,000			\$265,000		\$252,400	\$233,215	E.C.F. =>	1.082		71-80% GOOD
RYAN ROAD EST													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00084	
										1STY	0.990		
RYAN ROAD EST	* SALES FROM RYAN VILLAGE WERE ANALYZED IN DEVELOPING VALUES											71-80% GOOD	

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-06-299-004	3749 HEAVENLY LANE	11/8/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$15,400	\$244,600	\$252,301	0.969	1,600	'00101	2 Story
12-13-06-299-005	3727 HEAVENLY LANE	9/24/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$15,400	\$259,600	\$252,301	1.029	1,600	'00101	2 Story
12-13-06-299-005	3727 HEAVENLY LANE	10/31/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$15,400	\$254,600	\$252,301	1.009	1,600	'00101	2 Story
12-13-06-299-006	3705 HEAVENLY LANE	1/7/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$15,400	\$269,600	\$257,049	1.049	1,600	'00101	2 Story
12-13-06-299-011	32139 HEAVENLY COURT	2/10/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$15,400	\$269,600	\$257,475	1.047	1,600	'00101	2 Story
12-13-06-299-015	32132 HEAVENLY COURT	4/28/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$15,400	\$239,600	\$252,111	0.950	1,600	'00101	2 Story
12-13-06-299-023	3986 HEAVENLY LANE	6/16/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$15,400	\$249,600	\$255,950	0.975	1,600	'00101	2 Story
Totals:			\$1,895,000			\$1,895,000		\$1,787,200	\$1,779,488				
										E.C.F. =>	1.004	71-80% GOOD	
RYAN ROAD # 2													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00101	
										1STY	0.924	71-80% GOOD	
RYAN ROAD # 2 * SALES FROM RYAN VILLAGE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00080	
										1STY	0.964		
										2STY	0.980	71-80% GOOD	
PARKVIEW ESTATES * SALES FROM THE RESERVES WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00054	
										2STY	1.540	51-60% GOOD	
ROMAN GARDENS #1 * SALES FROM GRAND OAK VILLAGE #2 WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00055	
										1STY	1.145	61-70% GOOD	
ROMAN GARDENS #2 * SALES FROM GRAND OAK VILLAGE #2 WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00102	
										1STY	1.124		
										2STY	0.924	81-90% GOOD	
BURBERRY PLACE * SALES FROM THE RESERVES WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-205-003	5186 TRAILWOOD LANE	10/27/2023	\$434,990	WD	03-ARM'S LENGTH	\$434,990	\$37,000	\$397,990	\$534,292	0.745	2,570	'00094	2 Story
12-13-08-205-007	5098 TRAILWOOD LANE	4/25/2023	\$407,990	WD	03-ARM'S LENGTH	\$407,990	\$37,000	\$370,990	\$484,686	0.765	2,359	'00094	2 Story
12-13-08-205-015	29091 TRAILWOOD DRIVE	4/12/2023	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$39,974	\$369,926	\$517,161	0.715	2,498	'00094	2 Story
12-13-08-205-025	29311 TRAILWOOD DRIVE	4/13/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$41,434	\$348,566	\$528,786	0.659	2,570	'00094	2 Story
12-13-08-205-027	29355 TRAILWOOD DRIVE	11/9/2023	\$424,990	WD	03-ARM'S LENGTH	\$424,990	\$37,000	\$387,990	\$521,636	0.744	2,498	'00094	2 Story
12-13-08-205-038	29597 TRAILWOOD DRIVE	11/14/2023	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$37,000	\$382,900	\$534,292	0.717	2,570	'00094	2 Story
12-13-08-205-056	29414 TRAILWOOD DRIVE	12/21/2023	\$448,925	WD	03-ARM'S LENGTH	\$448,925	\$37,000	\$411,925	\$521,636	0.790	2,498	'00094	2 Story
12-13-08-205-058	29370 TRAILWOOD DRIVE	12/7/2023	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$37,000	\$411,000	\$534,292	0.769	2,570	'00094	2 Story
12-13-08-205-063	5145 MECKLER LANE	12/8/2023	\$419,990	WD	03-ARM'S LENGTH	\$419,990	\$37,000	\$382,990	\$534,292	0.717	2,570	'00094	2 Story
12-13-08-205-078	5085 RIDGE LANE	5/10/2023	\$414,990	WD	03-ARM'S LENGTH	\$414,990	\$39,312	\$375,678	\$528,786	0.710	2,570	'00094	2 Story
12-13-08-205-088	5168 RIDGE LANE	6/20/2023	\$409,990	WD	03-ARM'S LENGTH	\$409,990	\$37,000	\$372,990	\$517,161	0.721	2,498	'00094	2 Story
12-13-08-205-090	5124 RIDGE LANE	11/22/2024	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$37,000	\$439,000	\$539,620	0.814	2,760	'00094	2 Story
12-13-08-205-090	5124 RIDGE LANE	9/26/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$37,000	\$338,000	\$539,620	0.626	2,760	'00094	2 Story
12-13-08-205-097	5133 TRAILWOOD LANE	5/15/2023	\$409,990	WD	03-ARM'S LENGTH	\$409,990	\$37,000	\$372,990	\$528,786	0.705	2,570	'00094	2 Story
12-13-08-205-097	5133 TRAILWOOD LANE	9/25/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$37,000	\$408,000	\$528,786	0.772	2,570	'00094	2 Story
12-13-08-205-101	29136 HERITAGE PARKWAY	1/3/2025	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$37,000	\$435,000	\$539,274	0.807	2,570	'00094	2 Story
12-13-08-205-106	5325 BRADMORE LANE	11/12/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$37,000	\$388,000	\$463,774	0.837	2,220	'00094	2 Story
12-13-08-205-168	5160 CUTTY LANE	12/5/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$37,000	\$373,000	\$470,358	0.793	2,359	'00094	2 Story
12-13-08-205-182	5273 CUTTY LANE	1/8/2025	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$37,000	\$372,000	\$458,240	0.812	2,220	'00094	2 Story
Totals:			\$8,051,655			\$8,051,655		\$7,338,935	\$9,825,478	E.C.F. => 0.747		91-100% GOOD	
THE RESERVE * ECF'S FOR OLDER 1STY & 2STY HOMES IN THIS COMPLEX WERE DEVELOPED FROM THIS ANALYSIS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00094
										1STY	0.637		
THE RESERVE * SALES FROM 2STY HOMES IN THIS COMPLEX WERE ANALYZED IN DEVELOPING VALUES													
												91-100% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-206-069	30268 BERGHWAY TRAIL	2/2/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$30,000	\$270,000	\$346,856	0.778	1,601	'00095	1 Story
12-13-08-206-102	5356 HAWKSEYE TRACE	12/5/2024	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$30,000	\$257,500	\$348,747	0.738	1,567	'00095	1 Story
Totals:			\$587,500			\$587,500		\$527,500	\$695,603	E.C.F. => 0.758		71-80% GOOD	
STONERIDGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-206-066	30250 BERGHWAY TRAIL	5/4/2023	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$30,000	\$322,000	\$401,112	0.803	1,995	'00095	2 Story
Totals:			\$352,000			\$352,000		\$322,000	\$401,112	E.C.F. => 0.803		71-80% GOOD	
STONERIDGE													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-206-203	30535 BERGHWAY TRAIL	4/6/2023	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$30,000	\$317,000	\$439,963	0.721	2,029	'00095	2 Story
12-13-08-206-211	30487 BERGHWAY TRAIL	11/7/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$30,000	\$320,000	\$439,516	0.728	1,979	'00095	2 Story
12-13-08-206-243	30295 BERGHWAY TRAIL	8/15/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$30,000	\$345,000	\$463,505	0.744	2,029	'00095	2 Story
12-13-08-206-275	30304 BERGHWAY TRAIL	10/30/2023	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$30,000	\$334,900	\$460,687	0.727	1,979	'00095	2 Story
12-13-08-206-341	30424 BERGHWAY TRAIL	9/28/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$30,000	\$290,000	\$439,516	0.660	1,979	'00095	2 Story
Totals:			\$1,756,900			\$1,756,900		\$1,606,900	\$2,243,187	E.C.F. => 0.716		91-100% GOOD	
STONERIDGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-206-220	30433 BERGHWAY TRAIL	10/17/2024	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$30,000	\$289,900	\$386,968	0.749	1,566	'00095	1 Story
12-13-08-206-280	30334 BERGHWAY TRAIL	10/22/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$30,000	\$265,000	\$394,265	0.672	1,566	'00095	1 Story
12-13-08-206-285	5152 HAWKSEYE TRACE	10/26/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$30,000	\$320,000	\$391,942	0.816	1,566	'00095	1 Story
12-13-08-206-326	5277 HAWKSEYE TRACE	12/4/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$30,000	\$310,000	\$390,071	0.795	1,566	'00095	1 Story
12-13-08-206-333	5193 HAWKSEYE TRACE	2/25/2025	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$30,000	\$257,000	\$390,071	0.659	1,566	'00095	1 Story
12-13-08-206-355	30526 BERGHWAY TRAIL	2/16/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$30,000	\$295,000	\$385,645	0.765	1,564	'00095	1 Story
Totals:			\$1,916,900			\$1,916,900		\$1,736,900	\$2,338,962	E.C.F. => 0.743		91-100% GOOD	
STONERIDGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00097	
										1STY	0.755		
BERKSHIRE ESTATES * VALUES IN THIS COMPLEX WERE DEVELOPED BASED ON SALES FROM THE RESERVE										2STY	0.790		81-90% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-299-002	29712 HERITAGE PARKWAY	12/6/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$19,000	\$231,000	\$236,419	0.977	1,660	'00099	1 Story
12-13-08-299-023	29886 HERITAGE PARKWAY	12/18/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$19,000	\$241,000	\$236,419	1.019	1,660	'00099	1 Story
12-13-08-299-029	29940 HERITAGE PARKWAY	3/21/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$19,000	\$211,000	\$236,419	0.892	1,660	'00099	1 Story
12-13-08-299-041	30042 HERITAGE PARKWAY	10/12/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$19,000	\$216,000	\$236,419	0.914	1,660	'00099	1 Story
12-13-08-299-055	30051 FOXRUN CIRCLE	4/7/2023	\$189,200	WD	03-ARM'S LENGTH	\$189,200	\$19,000	\$170,200	\$187,697	0.907	1,278	'00099	1 Story
12-13-08-299-065	30009 HERITAGE PARKWAY	1/23/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$19,000	\$211,000	\$236,419	0.892	1,660	'00099	1 Story
12-13-08-299-068	29985 HERITAGE PARKWAY	10/20/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$19,000	\$221,000	\$236,419	0.935	1,660	'00099	1 Story
12-13-08-299-108	29892 FOXRUN CIRCLE	4/27/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$19,000	\$176,000	\$187,697	0.938	1,278	'00099	1 Story
12-13-08-299-116	29941 FOXRUN CIRCLE	7/14/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$19,000	\$216,000	\$236,419	0.914	1,660	'00099	1 Story
12-13-08-299-249	29659 FOX RUN CIRCLE	6/23/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$19,000	\$221,000	\$233,436	0.947	1,568	'00099	1 Story
Totals:			\$2,304,200			\$2,304,200		\$2,114,200	\$2,263,763	E.C.F. => 0.934		81-90% GOOD	
TERRACES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-299-015	29822 HERITAGE PARKWAY	4/24/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$19,000	\$216,000	\$216,917	0.996	1,400	'0099A	1 Story
12-13-08-299-034	29980 HERITAGE PARKWAY	6/6/2023	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$19,000	\$197,000	\$216,917	0.908	1,400	'0099A	1 Story
12-13-08-299-124	29871 FOXRUN CIRCLE	3/19/2025	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$19,000	\$203,500	\$216,917	0.938	1,400	'0099A	1 Story
Totals:			\$673,500			\$673,500		\$616,500	\$650,751				
										E.C.F. =>	0.947	81-90% GOOD	

TERRACES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-332-001	29900 N GRAND OAKS #1	5/25/2023	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$5,600	\$105,400	\$97,348	1.083	1,120	'00012	1 Story
12-13-08-332-016	29900 N GRAND OAKS #16	5/29/2024	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$5,600	\$124,400	\$97,348	1.278	1,120	'00012	1 Story
12-13-08-332-018	29900 N GRAND OAKS #18	8/28/2023	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$5,600	\$110,400	\$97,348	1.134	1,120	'00012	1 Story
12-13-08-332-023	29900 N GRAND OAKS #23	3/26/2025	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$5,600	\$96,400	\$74,089	1.301	808	'00012	1 Story
12-13-08-332-024	29900 N GRAND OAKS #24	4/27/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$5,600	\$59,400	\$76,566	0.776	840	'00012	1 Story
12-13-08-332-025	29900 N GRAND OAKS #25	2/16/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$5,600	\$99,400	\$74,247	1.339	810	'00012	1 Story
Totals:			\$629,000			\$629,000		\$595,400	\$516,946				
										E.C.F. =>	1.152	61-70% GOOD	

GRAND OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-333-011	4733 N GRAND OAKS	10/18/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$9,100	\$175,900	\$154,398	1.139	1,156	'00014	1 Story
12-13-08-333-013	29699 BEECH NUT	9/27/2024	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$9,100	\$178,900	\$159,539	1.121	1,156	'00014	1 Story
12-13-08-333-020	29660 BEECH NUT	12/6/2024	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$9,100	\$164,900	\$155,398	1.061	1,156	'00014	1 Story
12-13-08-333-050	29735 RED OAK	9/25/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$9,100	\$180,900	\$155,275	1.165	1,156	'00014	1 Story
12-13-08-333-051	29703 RED OAK	10/19/2023	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$9,100	\$183,900	\$154,398	1.191	1,156	'00014	1 Story
12-13-08-333-063	29555 RED OAK	3/20/2025	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$9,100	\$178,400	\$154,398	1.155	1,156	'00014	1 Story
12-13-08-333-072	29504 RED OAK	3/6/2025	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$9,100	\$177,900	\$155,517	1.144	1,156	'00014	1 Story
Totals:			\$1,304,500			\$1,304,500		\$1,240,800	\$1,088,923				
										E.C.F. =>	1.139	61-70% GOOD	

GRAND OAKS #2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-403-034	29437 WOODPARK CIRCLE	7/12/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$21,000	\$214,000	\$328,489	0.651	1,393	'00098	1 Story
12-13-08-403-034	29437 WOODPARK CIRCLE	1/15/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$21,000	\$229,000	\$328,489	0.697	1,393	'00098	1 Story
12-13-08-403-041	29405 WOODPARK CIRCLE	3/21/2024	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$21,000	\$227,000	\$328,489	0.691	1,393	'00098	1 Story
12-13-08-403-041	29405 WOODPARK CIRCLE	3/17/2025	\$253,900	WD	03-ARM'S LENGTH	\$253,900	\$21,000	\$232,900	\$328,489	0.709	1,393	'00098	1 Story
12-13-08-403-049	29369 WOODPARK CIRCLE	8/14/2024	\$235,800	WD	03-ARM'S LENGTH	\$235,800	\$21,000	\$214,800	\$328,489	0.654	1,393	'00098	1 Story
12-13-08-403-077	29388 WOODPARK CIRCLE	1/11/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$21,000	\$229,000	\$333,681	0.686	1,393	'00098	1 Story
12-13-08-403-089	29472 WOODPARK CIRCLE	3/14/2025	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$21,000	\$222,000	\$332,795	0.667	1,393	'00098	1 Story
12-13-08-403-090	29478 WOODPARK CIRCLE	7/12/2023	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$21,000	\$213,900	\$328,489	0.651	1,393	'00098	1 Story
Totals:			\$1,950,600			\$1,950,600		\$1,782,600	\$2,637,410				
										E.C.F. =>	0.676	81-90% GOOD	

CREEKS EDGE

* ECF'S FOR OLDER HOMES IN THIS COMPLEX WERE DEVELOPED FROM THIS ANALYSIS

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-08-403-020	29517 WOODPARK CIRCLE	8/25/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$21,000	\$224,000	\$314,496	0.712	1,698	'00098	2 Story
12-13-08-403-024	29499 WOODPARK CIRCLE	5/23/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$21,000	\$229,000	\$314,496	0.728	1,698	'00098	2 Story
12-13-08-403-028	29481 WOODPARK CIRCLE	6/28/2024	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$21,000	\$226,000	\$310,190	0.729	1,698	'00098	2 Story
12-13-08-403-079	29400 WOODPARK CIRCLE	9/11/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$21,000	\$229,000	\$317,192	0.722	1,698	'00098	2 Story
12-13-08-403-100	29514 WOODPARK CIRCLE	11/1/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$21,000	\$224,000	\$310,190	0.722	1,698	'00098	2 Story
Totals:			\$1,237,000			\$1,237,000		\$1,132,000	\$1,566,564	E.C.F. =>		0.723	81-90% GOOD
CREEKS EDGE * ECF'S FOR OLDER HOMES IN THIS COMPLEX WERE DEVELOPED FROM THIS ANALYSIS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-103-045	8211 KARAM BLVD #1	8/21/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$5,600	\$124,400	\$93,889	1.325	1,311	'00016	2 Story
12-13-10-103-064	8275 KARAM BLVD #4	12/4/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$5,600	\$139,400	\$93,889	1.485	1,311	'00016	2 Story
Totals:			\$275,000			\$275,000		\$263,800	\$187,778	E.C.F. =>		1.405	0-50% GOOD
CENTER CENTER SQ #2 * 1 BDRM VALUES DEVELOPED USING SALES FROM CITY CENTER #1													
												2 BDRM	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00161
										1STY	1.274	0-50% GOOD	
CENTER CENTER SQ #2 * SALES FROM CITY CENTER SQ WERE ANALYZED IN DEVELOPING VALUES													
												1 BDRM	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-105-013	8275 KENNEDY CIRCLE #4	11/29/2023	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$5,600	\$146,900	\$93,889	1.565	1,311	'00015	2 Story
12-13-10-105-041	8323 KENNEDY CIRCLE #1	11/10/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$5,600	\$104,400	\$89,855	1.162	1,311	'00015	2 Story
12-13-10-105-052	8296 KARAM BLVD #1	1/19/2024	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$5,600	\$141,400	\$94,347	1.499	1,311	'00015	2 Story
12-13-10-105-084	8248 KARAM BLVD #4	7/23/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$5,600	\$154,400	\$90,584	1.704	1,311	'00015	2 Story
12-13-10-105-108	8232 KARAM BLVD #4	11/15/2024	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$5,600	\$146,900	\$91,041	1.614	1,311	'00015	2 Story
12-13-10-105-112	8240 KARAM BLVD #1	7/1/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$5,600	\$156,400	\$93,889	1.666	1,311	'00015	2 Story
12-13-10-105-116	8264 KARAM BLVD #1	12/12/2024	\$143,800	WD	03-ARM'S LENGTH	\$143,800	\$5,600	\$138,200	\$93,889	1.472	1,311	'00015	2 Story
Totals:			\$1,027,800			\$1,027,800		\$988,600	\$647,494	E.C.F. =>		1.527	0-50% GOOD
CITY CENTER SQ													
												2 BDRM	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-105-011	8263 KENNEDY CIRCLE #3	1/30/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$5,600	\$94,400	\$77,822	1.213	1,053	'00151	2 Story
12-13-10-105-026	8201 KENNEDY CIRCLE #3	8/17/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$5,600	\$114,400	\$77,822	1.470	1,053	'00151	2 Story
12-13-10-105-042	8323 KENNEDY CIRCLE #2	12/18/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$5,600	\$99,400	\$77,822	1.277	1,053	'00151	2 Story
12-13-10-105-083	8248 KARAM BLVD #3	7/19/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$5,600	\$94,400	\$77,822	1.213	1,053	'00151	2 Story
12-13-10-105-118	8272 KARAM BLVD #2	4/18/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$5,600	\$109,400	\$77,822	1.406	1,053	'00151	2 Story
Totals:			\$540,000			\$540,000		\$512,000	\$389,110				
										E.C.F. =>	1.316	0-50% GOOD	
CITY CENTER SQ													1 BDRM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-107-005	30623 WASHINGTON	12/15/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$7,700	\$137,300	\$109,838	1.250	1,082	'00026	1 Story
12-13-10-107-010	30767 WASHINGTON	8/31/2023	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$7,700	\$134,300	\$98,072	1.369	1,025	'00026	1 Story
12-13-10-107-013	30791 WASHINGTON	1/17/2025	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$7,700	\$155,300	\$109,382	1.420	1,082	'00026	1 Story
Totals:			\$450,000			\$450,000		\$426,900	\$317,292				
										E.C.F. =>	1.345	51-60% GOOD	
WASHINGTON													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-108-003	30920 GEORGETOWN	10/17/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$30,000	\$230,000	\$355,991	0.646	1,439	'00182	1 Story
Totals:			\$260,000			\$260,000		\$230,000	\$355,991				
										E.C.F. =>	0.646	91-100% GOOD	
GEORGETOWN													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-108-007	30927 GEORGETOWN	9/3/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$30,000	\$245,000	\$310,675	0.789	1,599	'00182	2 Story
Totals:			\$275,000			\$275,000		\$245,000	\$310,675				
										E.C.F. =>	0.789	91-100% GOOD	
GEORGETOWN													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-153-042	30354 MADISON	7/28/2023	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$12,600	\$207,300	\$195,790	1.059	1,243	'00071	1 Story
12-13-10-153-048	30409 MADISON	10/25/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$12,600	\$242,400	\$195,853	1.238	1,243	'00071	1 Story
Totals:			\$474,900			\$474,900		\$449,700	\$391,643				
										E.C.F. =>	1.148	71-80% GOOD	
CITY CENTER ESTATES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-176-035	8417 KENNEDY CIRCLE #3	1/5/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$5,600	\$74,400	\$69,643	1.068	852	'00021	1 Story
12-13-10-176-069	8673 KENNEDY CIRCLE #5	4/8/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$5,600	\$79,400	\$64,834	1.225	805	'00021	1 Story
12-13-10-176-088	8593 KENNEDY CIRCLE #8	6/22/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$5,600	\$74,400	\$64,437	1.155	805	'00021	1 Story
12-13-10-176-099	8561 KENNEDY CIRCLE #3	4/17/2024	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$5,600	\$111,900	\$79,173	1.413	995	'00021	1 Story
12-13-10-176-150	8481 KENNEDY CIRCLE #6	10/20/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$5,600	\$84,400	\$79,173	1.066	995	'00021	1 Story
12-13-10-176-156	8497 KENNEDY CIRCLE #4	10/11/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$5,600	\$99,400	\$64,437	1.543	805	'00021	1 Story
Totals:			\$557,500			\$557,500		\$523,900	\$421,697				
										E.C.F. =>	1.242	0-50% GOOD	
COACHLIGHT													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-181-025	30119 LORRAINE #1	10/27/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$5,600	\$141,400	\$91,320	1.548	1,311	'00017	2 Story
12-13-10-181-032	30113 LORRAINE #1	11/21/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$5,600	\$124,400	\$91,320	1.362	1,311	'00017	2 Story
12-13-10-181-045	30137 LORRAINE #4	1/24/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$5,600	\$114,400	\$91,320	1.253	1,311	'00017	2 Story
12-13-10-181-057	8703 KENNEDY CIRCLE #1	11/1/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$5,600	\$129,400	\$91,320	1.417	1,311	'00017	2 Story
12-13-10-181-084	8691 KENNEDY CIRCLE #4	9/30/2024	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$5,600	\$147,400	\$91,320	1.614	1,311	'00017	2 Story
Totals:			\$685,000			\$685,000		\$657,000	\$456,600				
										E.C.F. =>	1.439	0-50% GOOD	2 BDRM
CITY CENTER SQ #3													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-181-002	30107 LORRAINE #2	10/23/2023	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$5,600	\$101,400	\$75,534	1.342	1,053	'00171	2 Story
12-13-10-181-027	30119 LORRAINE #3	1/10/2024	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$5,600	\$104,300	\$75,534	1.381	1,053	'00171	2 Story
12-13-10-181-055	30161 LORRAINE #3	11/13/2024	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$5,600	\$95,400	\$75,534	1.263	1,053	'00171	2 Story
12-13-10-181-059	8703 KENNEDY CIRCLE #3	8/30/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$5,600	\$104,400	\$75,534	1.382	1,053	'00171	2 Story
12-13-10-181-086	8697 KENNEDY CIRCLE #2	4/18/2023	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$5,600	\$101,400	\$75,534	1.342	1,053	'00171	2 Story
12-13-10-181-086	8697 KENNEDY CIRCLE #2	11/28/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$5,600	\$94,400	\$75,534	1.250	1,053	'00171	2 Story
12-13-10-181-094	8685 KENNEDY CIRCLE #2	9/18/2024	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$5,600	\$103,400	\$75,534	1.369	1,053	'00171	2 Story
Totals:			\$743,900			\$743,900		\$704,700	\$528,738				
										E.C.F. =>	1.333	0-50% GOOD	1 BDRM
CITY CENTER SQ #3													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00023	
										1STY	1.135	51-60% GOOD	
PINEGROVE * SALES FROM EAST POINTE AND WEST POINTE VILLA WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-256-010	30124 MIRAGE COURT	11/25/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$14,000	\$271,000	\$215,047	1.260	1,422	'00070	1 Story
12-13-10-256-012	30140 MIRAGE COURT	7/14/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$14,000	\$331,000	\$257,645	1.285	1,768	'00070	1 Story
Totals:			\$630,000			\$630,000		\$602,000	\$472,692				
										E.C.F. =>	1.274		71-80% GOOD
MIRAGE EST													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00070
										2STY	1.250		71-80% GOOD
MIRAGE EST * SALES FROM HERITAGE POINTE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-327-008	8758 COMMUNITY BLVD	10/31/2024	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$7,700	\$133,300	\$111,603	1.194	1,572	'00019	2 Story
12-13-10-327-045	8748 COMMON	9/21/2023	\$156,900	WD	03-ARM'S LENGTH	\$156,900	\$7,700	\$149,200	\$110,926	1.345	1,572	'00019	2 Story
12-13-10-327-049	8724 COMMON	5/17/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$7,700	\$167,300	\$111,603	1.499	1,572	'00019	2 Story
12-13-10-327-080	29978 TERRACE COURT	3/7/2024	\$162,800	WD	03-ARM'S LENGTH	\$162,800	\$7,700	\$155,100	\$111,603	1.390	1,572	'00019	2 Story
12-13-10-327-086	30025 CITY CENTER	10/24/2023	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$7,700	\$136,300	\$112,480	1.212	1,572	'00019	2 Story
12-13-10-327-089	29473 CITY CENTER	3/21/2025	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$7,700	\$152,300	\$112,480	1.354	1,572	'00019	2 Story
12-13-10-327-099	29618 TERRACE COURT	10/29/2024	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$7,700	\$176,300	\$112,346	1.569	1,572	'00019	2 Story
12-13-10-327-103	29666 TERRACE COURT	1/26/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$7,700	\$154,300	\$110,926	1.391	1,572	'00019	2 Story
Totals:			\$1,285,700			\$1,285,700		\$1,224,100	\$893,967				
										E.C.F. =>	1.369		0-50% GOOD
CITY CENTER SQ #5													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-329-020	29888 CITY CENTER #1	9/6/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$5,600	\$74,400	\$86,889	0.856	1,311	'00018	2 Story
12-13-10-329-021	29852 CITY CENTER #1	2/9/2024	\$128,763	WD	03-ARM'S LENGTH	\$128,763	\$5,600	\$123,163	\$86,889	1.417	1,311	'00018	2 Story
12-13-10-329-024	29852 CITY CENTER #4	2/6/2025	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$5,600	\$124,400	\$85,963	1.447	1,311	'00018	2 Story
12-13-10-329-029	29864 CITY CENTER #4	3/20/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$5,600	\$104,400	\$85,433	1.222	1,311	'00018	2 Story
12-13-10-329-032	29864 CITY CENTER #1	10/16/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$5,600	\$119,400	\$86,889	1.374	1,311	'00018	2 Story
12-13-10-329-037	29816 CITY CENTER #1	6/14/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$5,600	\$134,400	\$86,889	1.547	1,311	'00018	2 Story
12-13-10-329-041	29792 CITY CENTER #4	6/7/2023	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$5,600	\$136,400	\$85,963	1.587	1,311	'00018	2 Story
12-13-10-329-044	29792 CITY CENTER #1	10/27/2023	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$5,600	\$137,400	\$86,889	1.581	1,311	'00018	2 Story
12-13-10-329-060	29828 CITY CENTER #1	10/10/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$5,600	\$134,400	\$86,889	1.547	1,311	'00018	2 Story
12-13-10-329-076	29732 CITY CENTER #4	4/22/2024	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$5,600	\$131,400	\$86,889	1.512	1,311	'00018	2 Story
12-13-10-329-105	29636 CITY CENTER #4	1/3/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$5,600	\$99,400	\$85,433	1.163	1,311	'00018	2 Story
12-13-10-329-112	29648 CITY CENTER #4	8/23/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$5,600	\$134,400	\$85,433	1.573	1,311	'00018	2 Story
12-13-10-329-113	29612 CITY CENTER #1	8/25/2023	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$5,600	\$112,400	\$86,889	1.294	1,311	'00018	2 Story
12-13-10-329-125	29600 CITY CENTER #4	3/21/2025	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$5,600	\$138,400	\$86,889	1.593	1,311	'00018	2 Story
Totals:			\$1,782,763			\$1,782,763		\$1,704,363	\$1,210,226				
										E.C.F. =>	1.408		0-50% GOOD
CITY CENTER SQ #4													
													2 BDRM

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-329-006	29948 CITY CENTER #3	9/8/2023	\$106,900	WD	03-ARM'S LENGTH	\$106,900	\$5,600	\$101,300	\$73,417	1.380	1,053	'00181	2 Story
12-13-10-329-010	29972 CITY CENTER #2	8/21/2023	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$5,600	\$49,400	\$73,417	0.673	1,053	'00181	2 Story
12-13-10-329-010	29972 CITY CENTER #2	10/13/2023	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$5,600	\$96,400	\$73,417	1.313	1,053	'00181	2 Story
12-13-10-329-011	29972 CITY CENTER #3	7/17/2024	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$5,600	\$101,400	\$73,417	1.381	1,053	'00181	2 Story
12-13-10-329-014	29960 CITY CENTER #3	3/3/2025	\$116,390	WD	03-ARM'S LENGTH	\$116,390	\$5,600	\$110,790	\$73,417	1.509	1,053	'00181	2 Story
12-13-10-329-015	29960 CITY CENTER #2	6/16/2023	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$5,600	\$106,400	\$73,417	1.449	1,053	'00181	2 Story
12-13-10-329-015	29960 CITY CENTER #2	6/17/2024	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$5,600	\$109,900	\$73,417	1.497	1,053	'00181	2 Story
12-13-10-329-034	29804 CITY CENTER #2	11/14/2023	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$5,600	\$93,400	\$73,417	1.272	1,053	'00181	2 Story
12-13-10-329-078	29720 CITY CENTER #3	10/11/2023	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$5,600	\$109,300	\$73,417	1.489	1,053	'00181	2 Story
12-13-10-329-091	29660 CITY CENTER #2	11/27/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$5,600	\$89,400	\$73,417	1.218	1,053	'00181	2 Story
12-13-10-329-106	29636 CITY CENTER #3	12/14/2023	\$85,900	WD	03-ARM'S LENGTH	\$85,900	\$5,600	\$80,300	\$73,417	1.094	1,053	'00181	2 Story
Totals:			\$1,109,590			\$1,109,590		\$1,047,990	\$807,587				
										E.C.F. =>	1.298	0-50% GOOD	1 BDRM
CITY CENTER SQ #4													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-331-013	29599 PARK PLACE	11/7/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$7,700	\$142,300	\$110,783	1.284	1,091	'00020	1 Story
12-13-10-331-014	29615 PARK PLACE	12/5/2024	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$7,700	\$133,300	\$94,223	1.415	962	'00020	1 Story
12-13-10-331-029	29871 PARK PLACE	2/6/2025	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$7,700	\$145,200	\$112,870	1.286	1,101	'00020	1 Story
12-13-10-331-030	29887 PARK PLACE	11/13/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$7,700	\$142,300	\$103,313	1.377	1,077	'00020	1 Story
12-13-10-331-033	29935 PARK PLACE	5/31/2024	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$7,700	\$160,300	\$127,290	1.259	1,137	'00020	1 Story
Totals:			\$761,900			\$761,900		\$723,400	\$548,479				
										E.C.F. =>	1.319	51-60% GOOD	
CITY CENTER SQ #6													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-332-024	8744 PHOENIX COURT	12/13/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$7,700	\$132,300	\$143,502	0.922	1,116	'00025	1 Story
12-13-10-332-040	8729 TUCSON	9/19/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$7,700	\$159,300	\$111,865	1.424	984	'00025	1 Story
12-13-10-332-055	8728 TUCSON	8/12/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$7,700	\$159,300	\$118,755	1.341	1,010	'00025	1 Story
Totals:			\$474,000			\$474,000		\$450,900	\$374,122				
										E.C.F. =>	1.205	51-60% GOOD	
WARREN TERRACE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00100
										1STY	0.680		
										2STY	0.680	71-80% GOOD	
TOWNE CENTER * SALES FROM THE TERRACES WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-377-005	29131 LONGVIEW #5	8/23/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$4,200	\$70,800	\$61,569	1.150	774	'00022	1 Story
12-13-10-377-007	29131 LONGVIEW #7	2/7/2025	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$4,200	\$69,800	\$61,569	1.134	774	'00022	1 Story
12-13-10-377-015	29161 LONGVIEW #15	9/22/2023	\$68,600	WD	03-ARM'S LENGTH	\$68,600	\$4,200	\$64,400	\$61,569	1.046	774	'00022	1 Story
12-13-10-377-016	29161 LONGVIEW #16	9/15/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$4,200	\$55,800	\$57,810	0.965	715	'00022	1 Story
Totals:			\$277,600			\$277,600		\$260,800	\$242,517				
										E.C.F. =>	1.075	0-50% GOOD	
NORTHAMPTON													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-10-381-004	29098 LUND	10/11/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$4,200	\$70,800	\$61,665	1.148	786	'00024	1 Story
12-13-10-381-005	29100 LUND	3/18/2024	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$4,200	\$69,300	\$57,605	1.203	702	'00024	1 Story
12-13-10-381-006	29108 LUND	6/7/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$4,200	\$65,800	\$57,605	1.142	702	'00024	1 Story
12-13-10-381-015	29158 LUND	10/3/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$4,200	\$75,800	\$57,605	1.316	702	'00024	1 Story
12-13-10-381-016	29150 LUND	3/22/2024	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$4,200	\$61,800	\$57,605	1.073	702	'00024	1 Story
12-13-10-381-022	29180 LUND	8/31/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$4,200	\$60,800	\$59,281	1.026	702	'00024	1 Story
12-13-10-381-032	29126 LUND	5/13/2024	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$4,200	\$71,800	\$57,605	1.246	702	'00024	1 Story
Totals:			\$505,500			\$505,500		\$476,100	\$408,971				
										E.C.F. =>	1.164	0-50% GOOD	
TECH CENTER													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00184	
										3STY	0.710	91-100% GOOD	
BROWNSTONES * SALES FROM CREEKS EDGE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00056	
										1STY	0.885	61-70% GOOD	
OAKTREE * SALES FROM WEST POINTE VILLA WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00059	
										1STY	0.885	61-70% GOOD	
WOODLAND * SALES FROM WEST POINTE VILLA WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-11-351-020	29396 HOOVER	6/28/2023	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$4,900	\$69,100	\$65,366	1.057	767	'00027	1 Story
12-13-11-351-022	29388 HOOVER	4/19/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$4,900	\$45,100	\$65,630	0.687	767	'00027	1 Story
12-13-11-351-044	29464 HOOVER	4/8/2024	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$4,900	\$77,100	\$66,858	1.153	767	'00027	1 Story
12-13-11-351-047	29450 HOOVER	7/14/2023	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$4,900	\$59,100	\$61,629	0.959	767	'00027	1 Story
12-13-11-351-063	29514 HOOVER	7/28/2023	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$4,900	\$83,100	\$71,455	1.163	864	'00027	1 Story
12-13-11-351-064	29512 HOOVER	4/13/2023	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$4,900	\$82,600	\$69,340	1.191	864	'00027	1 Story
12-13-11-351-082	29550 HOOVER	7/7/2023	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$4,900	\$77,100	\$76,873	1.003	973	'00027	1 Story
12-13-11-351-094	29566 HOOVER	12/13/2024	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$4,900	\$64,100	\$61,363	1.045	767	'00027	1 Story
12-13-11-351-112	29600 HOOVER	10/1/2024	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$4,900	\$97,100	\$81,250	1.195	973	'00027	1 Story
12-13-11-351-113	29594 HOOVER	7/6/2023	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$4,900	\$97,100	\$80,870	1.201	973	'00027	1 Story
12-13-11-351-130	29652 HOOVER	6/27/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$4,900	\$80,100	\$61,363	1.305	767	'00027	1 Story
12-13-11-351-146	29618 HOOVER	7/18/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$4,900	\$89,100	\$68,055	1.309	864	'00027	1 Story
12-13-11-351-160	29288 HOOVER	3/28/2025	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$4,900	\$85,100	\$70,172	1.213	864	'00027	1 Story
12-13-11-351-161	29292 HOOVER	10/13/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$4,900	\$65,100	\$70,172	0.928	864	'00027	1 Story
12-13-11-351-174	29238 HOOVER	2/21/2025	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$4,900	\$75,100	\$61,629	1.219	767	'00027	1 Story
12-13-11-351-178	29236 HOOVER	11/22/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$4,900	\$80,100	\$61,629	1.300	767	'00027	1 Story
12-13-11-351-188	29304 HOOVER	9/1/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$4,900	\$75,100	\$77,694	0.967	973	'00027	1 Story
12-13-11-351-198	29306 HOOVER	11/26/2024	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$4,900	\$88,100	\$80,048	1.101	973	'00027	1 Story
12-13-11-351-199	29300 HOOVER	5/8/2024	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$4,900	\$77,600	\$68,055	1.140	864	'00027	1 Story
12-13-11-351-203	29334 HOOVER	10/25/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$4,900	\$80,100	\$76,873	1.042	973	'00027	1 Story
Totals:			\$1,645,000			\$1,645,000		\$1,547,000	\$1,396,324				
										E.C.F. =>	1.108	0-50% GOOD	
PRESIDENTS VILLAGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-356-050	13803 TRAFALGA	11/7/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$9,100	\$145,900	\$113,442	1.286	990	'00031	1 Story
12-13-12-356-089	13844 BROCKINGTON	4/12/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$9,100	\$165,900	\$135,778	1.222	1,257	'00031	1 Story
Totals:			\$330,000			\$330,000		\$311,800	\$249,220				
										E.C.F. =>	1.251	51-60% GOOD	
SCARBOROUGH SQ													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-356-007	29011 SCARBOROUGH	4/3/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$9,100	\$145,900	\$97,663	1.494	1,179	'00031	2 Story
12-13-12-356-010	29035 SCARBOROUGH	12/20/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$9,100	\$140,900	\$96,932	1.454	1,179	'00031	2 Story
12-13-12-356-017	29033 YORKSHIRE LANE	7/28/2023	\$172,650	WD	03-ARM'S LENGTH	\$172,650	\$9,100	\$163,550	\$121,926	1.341	1,314	'00031	2 Story
12-13-12-356-040	29153 YORKSHIRE LANE	7/10/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$9,100	\$120,900	\$100,668	1.201	1,179	'00031	2 Story
12-13-12-356-045	29197 YORKSHIRE LANE	5/30/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$9,100	\$142,900	\$95,840	1.491	1,152	'00031	2 Story
12-13-12-356-048	29223 YORKSHIRE LANE	9/18/2024	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$9,100	\$214,900	\$134,063	1.603	1,424	'00031	2 Story
Totals:			\$983,650			\$983,650		\$929,050	\$647,092				
										E.C.F. =>	1.436	0-50% GOOD	
SCARBOROUGH SQ													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-357-009	13953 SOMERSET LANE	3/21/2025	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$9,100	\$184,900	\$148,678	1.244	1,371	'00032	1 Story
12-13-12-357-020	29430 SCARBOROUGH	5/22/2023	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$9,100	\$141,900	\$130,071	1.091	1,120	'00032	1 Story
12-13-12-357-073	29225 SCARBOROUGH	5/30/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$9,100	\$160,900	\$149,634	1.075	1,371	'00032	1 Story
12-13-12-357-109	13936 HARRINGTON	1/29/2025	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$9,100	\$90,900	\$126,378	0.719	1,186	'00032	1 Story
12-13-12-357-111	13820 BARCROFT WAY	4/12/2024	\$191,100	WD	03-ARM'S LENGTH	\$191,100	\$9,100	\$182,000	\$143,906	1.265	1,404	'00032	1 Story
12-13-12-357-116	29363 SCARBOROUGH	7/6/2023	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$9,100	\$206,400	\$143,219	1.441	1,215	'00032	1 Story
Totals:			\$1,021,600			\$1,021,600		\$967,000	\$841,886				
										E.C.F. =>	1.149	51-60% GOOD	
SCARBOROUGH SQ #2													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-357-028	29417 SCARBOROUGH	2/26/2025	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$9,100	\$163,400	\$119,752	1.364	1,074	'00032	2 Story
12-13-12-357-048	13832 BARCROFT WAY	8/23/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$9,100	\$145,900	\$111,847	1.304	1,074	'00032	2 Story
Totals:			\$327,500			\$327,500		\$309,300	\$231,599				
										E.C.F. =>	1.335	51-60% GOOD	
SCARBOROUGH SQ #2													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00028	
										1STY	1.335	51-60% GOOD	
HEATHER RIDGE * SALES FROM HEATHER RIDGE #2 WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00033	
										2STY	1.400	0-50% GOOD	
VENTURA * SALES FROM BEAR CREEK VILLAGE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-430-002	15183 RAPHAEL TERRACE	6/13/2023	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$9,800	\$193,200	\$158,212	1.221	1,254	'00029	1 Story
12-13-12-430-019	15176 GRANADA PLAZA	1/26/2024	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$9,800	\$206,200	\$153,918	1.340	1,225	'00029	1 Story
12-13-12-430-025	15177 GRANADA PLAZA	3/31/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$9,800	\$215,200	\$172,509	1.247	1,376	'00029	1 Story
12-13-12-430-027	15178 GRANADA PLAZA	1/12/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$9,800	\$205,200	\$153,563	1.336	1,207	'00029	1 Story
Totals:			\$859,000			\$859,000		\$819,800	\$638,202				
										E.C.F. =>	1.285	51-60% GOOD	
HEATHER RIDGE #2													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-476-039	29133 HAYES #A22	5/31/2024	\$84,100	WD	03-ARM'S LENGTH	\$84,100	\$4,200	\$79,900	\$73,177	1.092	900	'00034	1 Story
12-13-12-476-048	29101 HAYES #A31	11/17/2023	\$77,600	WD	03-ARM'S LENGTH	\$77,600	\$4,200	\$73,400	\$73,177	1.003	900	'00034	1 Story
12-13-12-476-063	29157 HAYES #B6	9/6/2024	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$4,200	\$76,800	\$60,880	1.261	720	'00034	1 Story
Totals:			\$242,700			\$242,700		\$230,100	\$207,234	E.C.F. => 1.110		0-50% GOOD	
YORKSHIRE WOODS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-12-477-001	29265 HAYES #1	6/14/2024	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$4,200	\$87,800	\$71,175	1.234	837	'00030	1 Story
12-13-12-477-016	29281 HAYES #16	12/15/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$4,200	\$65,800	\$71,740	0.917	837	'00030	1 Story
12-13-12-477-038	29313 HAYES #38	11/27/2024	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$4,200	\$60,800	\$57,335	1.060	696	'00030	1 Story
12-13-12-477-042	29201 HAYES #42	11/12/2024	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$4,200	\$66,800	\$58,333	1.145	696	'00030	1 Story
12-13-12-477-046	29201 HAYES #46	7/16/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$4,200	\$75,800	\$58,923	1.286	696	'00030	1 Story
12-13-12-477-057	29225 HAYES #57	2/26/2025	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$4,200	\$76,800	\$71,175	1.079	837	'00030	1 Story
12-13-12-477-065	29233 HAYES #65	12/20/2024	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$4,200	\$70,800	\$59,759	1.185	696	'00030	1 Story
12-13-12-477-073	29249 HAYES #73	10/9/2024	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$4,200	\$85,700	\$71,175	1.204	837	'00030	1 Story
12-13-12-477-075	29249 HAYES #75	7/24/2023	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$4,200	\$71,800	\$71,740	1.001	837	'00030	1 Story
12-13-12-477-087	29288 GLOEDE #87	7/11/2023	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$4,200	\$78,300	\$71,740	1.091	837	'00030	1 Story
12-13-12-477-114	29312 GLOEDE #114	7/3/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$4,200	\$70,800	\$60,711	1.166	729	'00030	1 Story
12-13-12-477-120	29320 GLOEDE #120	5/13/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$4,200	\$80,800	\$62,664	1.289	729	'00030	1 Story
12-13-12-477-139	29200 GLOEDE #139	12/18/2023	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$4,200	\$72,800	\$58,923	1.236	696	'00030	1 Story
12-13-12-477-143	29208 GLOEDE #143	10/9/2024	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$4,200	\$62,800	\$61,276	1.025	729	'00030	1 Story
12-13-12-477-150	29224 GLOEDE #150	6/7/2024	\$80,250	WD	03-ARM'S LENGTH	\$80,250	\$4,200	\$76,050	\$59,830	1.271	696	'00030	1 Story
12-13-12-477-153	29224 GLOEDE #153	1/24/2025	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$4,200	\$62,800	\$58,923	1.066	696	'00030	1 Story
12-13-12-477-155	29224 GLOEDE #155	3/31/2025	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$4,200	\$70,800	\$60,421	1.172	696	'00030	1 Story
12-13-12-477-164	29240 GLOEDE #164	5/26/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$4,200	\$80,800	\$71,740	1.126	837	'00030	1 Story
12-13-12-477-170	29248 GLOEDE #170	8/9/2023	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$4,200	\$65,700	\$58,923	1.115	696	'00030	1 Story
12-13-12-477-173	29256 GLOEDE #173	10/11/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$4,200	\$82,800	\$69,676	1.188	837	'00030	1 Story
Totals:			\$1,550,550			\$1,550,550		\$1,466,550	\$1,286,182	E.C.F. => 1.140		0-50% GOOD	
LANCASTER WOODS													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-13-306-003	13633 VILLA POINTE	3/20/2024	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$8,389	\$188,111	\$127,451	1.476	1,021	'00035	1 Story
12-13-13-306-011	13729 VILLA POINTE	5/31/2024	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$8,389	\$207,111	\$138,746	1.493	1,021	'00035	1 Story
12-13-13-306-014	13757 VILLA POINTE	6/5/2024	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$7,700	\$179,300	\$139,805	1.283	1,021	'00035	1 Story
12-13-13-306-017	13732 VILLA POINTE	11/13/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$7,700	\$182,300	\$130,299	1.399	1,021	'00035	1 Story
12-13-13-306-018	13726 VILLA POINTE	2/6/2024	\$193,500	AFF	03-ARM'S LENGTH	\$193,500	\$8,389	\$185,111	\$137,883	1.343	1,021	'00035	1 Story
12-13-13-306-018	13726 VILLA POINTE	5/8/2023	\$152,700	WD	03-ARM'S LENGTH	\$152,700	\$8,389	\$144,311	\$137,883	1.047	1,021	'00035	1 Story
12-13-13-306-019	13714 VILLA POINTE	3/11/2025	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$8,389	\$164,611	\$137,883	1.194	1,021	'00035	1 Story
12-13-13-306-021	13688 VILLA POINTE	2/25/2025	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$8,389	\$179,111	\$127,968	1.400	1,021	'00035	1 Story
12-13-13-306-027	13628 VILLA POINTE	12/28/2023	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$7,700	\$145,300	\$130,293	1.115	1,021	'00035	1 Story
Totals:			\$1,648,700			\$1,648,700		\$1,575,266	\$1,208,211				
										E.C.F. =>	1.304		61-70% GOOD
EASTPOINTE VILLA													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-13-306-010	13717 VILLA POINTE	7/28/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$8,389	\$191,611	\$217,001	0.883	1,021	'00035	1 Story
Totals:			\$200,000			\$200,000		\$191,611	\$217,001				
										E.C.F. =>	0.883		91-100% GOOD
EASTPOINTE VILLA													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-14-131-008	28606 IMPERIAL	4/16/2024	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$7,700	\$153,300	\$127,283	1.204	1,008	'00036	1 Story
Totals:			\$161,000			\$161,000		\$153,300	\$127,283				
										E.C.F. =>	1.204		51-60% GOOD
ASPENWOOD													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-14-176-017	28511 QUEENS COURT	11/22/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$6,300	\$118,700	\$83,572	1.420	840	'00037	1 Story
12-13-14-176-047	28352 QUEENS COURT	6/7/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$6,300	\$108,700	\$88,616	1.227	857	'00037	1 Story
Totals:			\$240,000			\$240,000		\$227,400	\$172,188				
										E.C.F. =>	1.321		0-50% GOOD
LONDONDERRY													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00037
										2STY	1.493		
LONDONDERRY * SALES FROM SUTTON PLACE WERE ANALYZED IN DEVELOPING VALUES													
													0-50% GOOD

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-14-301-028	27936 SAN FRANCISCO	4/19/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$9,100	\$180,900	\$120,014	1.507	1,293	'00038	1 Story
12-13-14-301-062	27797 HOLLYWOOD	8/29/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$9,100	\$145,900	\$97,058	1.503	958	'00038	1 Story
12-13-14-301-070	11962 MIAMI	10/20/2023	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$9,100	\$163,900	\$121,299	1.351	1,293	'00038	1 Story
Totals:			\$518,000			\$518,000		\$490,700	\$338,371				
										E.C.F. =>	1.450	0-50% GOOD	
VILLA CAPRI													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-14-432-001	13540 ANGELA	12/20/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$10,500	\$156,500	\$169,097	0.926	1,414	'00039	1 Story
12-13-14-432-005	13513 ANGELA	5/2/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$10,500	\$189,500	\$169,097	1.121	1,414	'00039	1 Story
12-13-14-432-006	13527 ANGELA	6/18/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$10,500	\$152,500	\$135,694	1.124	1,146	'00039	1 Story
12-13-14-432-007	13531 ANGELA	1/30/2024	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$10,500	\$142,500	\$135,694	1.050	1,146	'00039	1 Story
Totals:			\$683,000			\$683,000		\$641,000	\$609,582				
										E.C.F. =>	1.052	61-70% GOOD	
WESTPOINTE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00040	
										2STY	0.820	0-50% GOOD	
GABOR * SALES FROM PRESIDENTS VILLAGE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00041	
										2STY	0.820	0-50% GOOD	
HOOVER PARK * SALES FROM PRESIDENTS VILLAGE WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-103-013	4451 FIRETHORN COURT	9/18/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$14,000	\$251,000	\$314,306	0.799	1,428	'00065	1 Story
12-13-17-103-016	4469 FIRETHORN COURT	3/14/2025	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$14,000	\$293,000	\$366,774	0.799	1,575	'00065	1 Story
12-13-17-103-041	4439 GLENOAKS COURT	9/24/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$18,337	\$241,663	\$315,937	0.765	1,413	'00065	1 Story
12-13-17-103-057	4478 GLENOAKS COURT	6/29/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$14,000	\$251,000	\$311,007	0.807	1,393	'00065	1 Story
12-13-17-103-077	4466 LARKSPUR COURT	5/30/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$14,000	\$251,000	\$311,007	0.807	1,393	'00065	1 Story
12-13-17-103-080	4433 NUTMEG COURT	12/28/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$19,930	\$220,070	\$315,384	0.698	1,393	'00065	1 Story
12-13-17-103-110	4431 THORNWOOD COURT	12/18/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$22,996	\$232,004	\$320,210	0.725	1,393	'00065	1 Story
12-13-17-103-115	4408 THORNWOOD COURT	7/20/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$14,000	\$271,000	\$325,723	0.832	1,413	'00065	1 Story
12-13-17-103-121	4413 SPRUCE COURT	10/17/2024	\$247,600	WD	03-ARM'S LENGTH	\$247,600	\$22,028	\$225,572	\$319,768	0.705	1,393	'00065	1 Story
12-13-17-103-139	4425 WISTERIA COURT	1/12/2024	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$14,000	\$232,500	\$348,438	0.667	1,413	'00065	1 Story
12-13-17-103-143	4428 WISTERIA COURT	6/14/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$21,161	\$298,839	\$366,407	0.816	1,413	'00065	1 Story
12-13-17-103-145	4444 WISTERIA COURT	3/31/2025	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$14,000	\$246,000	\$328,479	0.749	1,393	'00065	1 Story
12-13-17-103-148	4471 WISTERIA COURT	10/16/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$14,000	\$251,000	\$329,261	0.762	1,413	'00065	1 Story
Totals:			\$3,481,100			\$3,481,100		\$3,264,648	\$4,272,701				
										E.C.F. =>	0.764		71-80% GOOD
PALMER WOODS * VALUES FOR DETACHED UNITS DEVELOPED USING THESE SALES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-17-356-021	4048 HEATHERWOOD CT	3/26/2025	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$8,400	\$161,600	\$134,996	1.197	918	'00069	1 Story
Totals:			\$170,000			\$170,000		\$161,600	\$134,996				
										E.C.F. =>	1.197		61-70% GOOD
HEATHERWOOD													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00052
										1STY	1.050		
WARREN VILLAS * SALES FROM VILLA CALABRESE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-18-152-040	28322 UNIVERSAL	1/2/2024	\$161,710	WD	03-ARM'S LENGTH	\$161,710	\$7,000	\$154,710	\$95,421	1.621	1,174	'00043	2 Story
12-13-18-152-047	28336 UNIVERSAL	7/21/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$7,000	\$153,000	\$95,421	1.603	1,174	'00043	2 Story
12-13-18-152-050	28342 UNIVERSAL	4/17/2024	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$7,000	\$162,000	\$102,267	1.584	1,250	'00043	2 Story
12-13-18-152-060	28364 UNIVERSAL	8/21/2024	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$7,000	\$164,000	\$107,147	1.531	1,312	'00043	2 Story
12-13-18-152-085	28420 UNIVERSAL	2/14/2025	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$7,000	\$176,000	\$120,700	1.458	1,424	'00043	2 Story
12-13-18-152-095	28442 UNIVERSAL	10/21/2024	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$7,000	\$157,000	\$107,336	1.463	1,312	'00043	2 Story
12-13-18-177-024	28048 UNIVERSAL	6/6/2023	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$7,000	\$153,100	\$95,421	1.604	1,174	'00043	2 Story
12-13-18-177-030	28060 UNIVERSAL	3/3/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$7,000	\$143,000	\$95,421	1.499	1,174	'00043	2 Story
12-13-18-177-080	28268 UNIVERSAL	8/11/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$7,000	\$138,000	\$105,821	1.304	1,326	'00043	2 Story
Totals:			\$1,463,810			\$1,463,810		\$1,400,810	\$924,955				
										E.C.F. =>	1.514		0-50% GOOD
UNIVERSAL													

**City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-18-177-009	28018 UNIVERSAL	8/22/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$7,000	\$113,000	\$84,655	1.335	959	'00043	1 Story
12-13-18-177-046	28092 UNIVERSAL	11/25/2024	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$7,000	\$131,500	\$92,762	1.418	1,084	'00043	1 Story
12-13-18-177-047	28096 UNIVERSAL	5/17/2023	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$7,000	\$101,000	\$92,762	1.089	1,084	'00043	1 Story
12-13-18-177-094	28128 UNIVERSAL	8/13/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$7,000	\$118,000	\$84,655	1.394	959	'00043	1 Story
Totals:			\$491,500			\$491,500		\$463,500	\$354,834				
										E.C.F. =>	1.306	0-50% GOOD	
UNIVERSAL													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00091
										1STY	0.800		
										2STY	0.850	71-80% GOOD	
WINDMILL CONDOS * SALES FROM SUNRISE VILLA WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-229-003	3861 DORA	8/30/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$10,500	\$214,500	\$184,305	1.164	1,298	'00062	1 Story
12-13-19-229-006	3805 DORA	6/21/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$10,500	\$139,500	\$184,174	0.757	1,288	'00062	1 Story
12-13-19-229-011	3825 DORA	3/5/2025	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$10,500	\$223,500	\$189,900	1.177	1,288	'00062	1 Story
Totals:			\$609,000			\$609,000		\$577,500	\$558,379				
										E.C.F. =>	1.034	61-70% GOOD	
UKRAINIAN CONDOS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00103
										1STY	0.796		
										2STY	0.775	81-90% GOOD	
KALYNA * SALES FROM RYAN RD ESTATES #2 WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00082
										1STY	1.050		
												71-80% GOOD	
SUNFLOWER VILLAS * SALES FROM RYAN VILLAGE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00085
										1STY	1.060		
												71-80% GOOD	
GLEN DAR * SALES FROM EAST POINTE VILLA WERE ANALYZED IN DEVELOPING VALUES													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-279-007	3772 TAHOE	2/11/2025	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$8,400	\$216,600	\$207,422	1.044	1,303	'00079	1 Story
Totals:			\$225,000			\$225,000		\$216,600	\$207,422	E.C.F. => 1.044		71-80% GOOD	
RYAN VILLAGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00073
										1STY	1.050		
										2STY	1.130		
										1.5 STY	1.060		71-80% GOOD
WILDWOOD * SALES FROM HERITAGE POINTE WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-19-303-025	2252 FRAZHO	10/16/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$5,600	\$116,400	\$133,167	0.874	993	'00086	1 Story
Totals:			\$122,000			\$122,000		\$116,400	\$133,167	E.C.F. => 0.874		71-80% GOOD	
ROSEWOOD CONDOS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-103-004	26900 DANIELA	2/26/2025	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$7,700	\$167,800	\$158,197	1.061	1,129	'00060	1 Story
Totals:			\$175,500			\$175,500		\$167,800	\$158,197	E.C.F. => 1.061		61-70% GOOD	
SUNRISE VILLA													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-205-007	26883 VILLA CALABRESE	8/9/2023	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$7,000	\$112,900	\$130,294	0.867	886	'00066	1 Story
12-13-20-205-012	26823 VILLA CALABRESE	11/7/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$7,000	\$118,000	\$130,680	0.903	886	'00066	1 Story
Totals:			\$244,900			\$244,900		\$230,900	\$260,974	E.C.F. => 0.885		61-70% GOOD	
VILLA CALABRESE													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-256-015	26183 ALBERT J	10/25/2024	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$7,000	\$149,000	\$125,873	1.184	1,008	'00045	1 Story
12-13-20-256-031	26335 ALBERT J	7/30/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$7,000	\$158,000	\$125,873	1.255	1,008	'00045	1 Story
12-13-20-256-034	26361 ALBERT J	4/23/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$7,000	\$145,000	\$125,873	1.152	1,008	'00045	1 Story
12-13-20-256-056	26306 ALBERT J	7/23/2024	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$7,000	\$178,500	\$141,424	1.262	1,050	'00045	1 Story
12-13-20-256-092	5461 LAURA	1/19/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$7,000	\$133,000	\$142,337	0.934	1,072	'00045	1 Story
12-13-20-256-104	5462 RENE	2/28/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$7,000	\$155,000	\$144,073	1.076	1,072	'00045	1 Story
12-13-20-256-117	5304 CHRISTI	11/9/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$7,000	\$148,000	\$143,283	1.033	1,072	'00045	1 Story
12-13-20-256-132	5345 CHRISTI	2/24/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$7,000	\$143,000	\$134,574	1.063	1,036	'00045	1 Story
12-13-20-256-142	5320 GINA	3/4/2025	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$7,000	\$158,000	\$126,674	1.247	1,008	'00045	1 Story
Totals:			\$1,430,500			\$1,430,500		\$1,367,500	\$1,209,984				
										E.C.F. =>	1.130	51-60% GOOD	
ROMAN TERRACE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00087
										1STY	0.875		
CROSS ROAD PINES										2STY	0.990	71-80% GOOD	
* SALES FROM UKRAINIAN CONDOS WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF													00087
										1STY	0.795		
CROSS ROAD PINES										2STY	0.869	91-100% GOOD	
* SALES FROM UKRAINIAN CONDOS WERE ANALYZED IN DEVELOPING VALUES													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-380-010	4973 10 MILE #10	5/11/2023	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$4,200	\$58,800	\$78,545	0.749	973	'00044	1 Story
12-13-20-380-047	4925 10 MILE #47	11/17/2023	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$4,200	\$58,800	\$77,762	0.756	980	'00044	1 Story
12-13-20-380-056	4913 10 MILE #56	9/11/2023	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$4,200	\$65,300	\$64,910	1.006	806	'00044	1 Story
Totals:			\$195,500			\$195,500		\$182,900	\$221,217				
										E.C.F. =>	0.827	0-50% GOOD	
PRINCETON CT													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-20-428-007	5434 BOWDEN COURT	7/7/2023	\$160,100	WD	03-ARM'S LENGTH	\$160,100	\$7,000	\$153,100	\$141,290	1.084	1,008	'00057	1 Story
12-13-20-428-014	5423 CLEMSON	7/17/2024	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$7,000	\$149,000	\$140,838	1.058	1,008	'00057	1 Story
12-13-20-428-016	5401 CLEMSON	2/5/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$7,000	\$148,000	\$150,135	0.986	1,036	'00057	1 Story
12-13-20-428-018	5410 CLEMSON	7/26/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$7,000	\$148,000	\$141,119	1.049	1,008	'00057	1 Story
12-13-20-428-052	25569 JOANNE SMITH	3/8/2024	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$7,000	\$187,500	\$170,826	1.098	1,203	'00057	1 Story
12-13-20-428-078	5437 PRINCETON	10/25/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$7,000	\$148,000	\$138,728	1.067	1,008	'00057	1 Story
12-13-20-428-104	25153 JOANNE SMITH	12/12/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$7,000	\$171,000	\$159,060	1.075	1,072	'00057	1 Story
12-13-20-428-114	25143 JOANNE SMITH	2/9/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$7,000	\$138,000	\$141,668	0.974	1,008	'00057	1 Story
12-13-20-428-115	25137 JOANNE SMITH	3/15/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$7,000	\$128,000	\$141,387	0.905	1,008	'00057	1 Story
12-13-20-428-131	25029 JOANNE SMITH	5/13/2024	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$7,000	\$131,000	\$141,536	0.926	1,008	'00057	1 Story
12-13-20-428-133	25052 JOANNE SMITH	9/4/2024	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$7,000	\$170,000	\$160,644	1.058	1,072	'00057	1 Story
Totals:			\$1,748,600			\$1,748,600		\$1,671,600	\$1,627,231	E.C.F. => 1.027		61-70% GOOD	
UNIVERSITY MANOR													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-22-478-002	11425 CELTIC MANOR	4/26/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$7,000	\$158,000	\$167,569	0.943	1,105	'00068	1 Story
12-13-22-478-013	11397 CELTIC MANOR	5/14/2024	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$7,000	\$176,500	\$167,079	1.056	1,007	'00068	1 Story
12-13-22-478-016	11374 CELTIC MANOR	8/28/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$7,000	\$133,000	\$160,894	0.827	1,007	'00068	1 Story
12-13-22-478-023	11349 CELTIC MANOR	6/26/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$7,000	\$158,000	\$159,011	0.994	1,007	'00068	1 Story
Totals:			\$653,500			\$653,500		\$625,500	\$654,553	E.C.F. => 0.956		61-70% GOOD	
CELTIC MANOR													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-403-005	25065 INDEPENDENCE TRAI	11/22/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$21,000	\$215,000	\$188,002	1.144	1,458	'00081	2 Story
12-13-23-403-042	12995 HERITAGE NORTH	1/2/2025	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$21,000	\$334,000	\$285,077	1.172	2,322	'00081	2 Story
12-13-23-403-092	25244 INDEPENDENCE TRAI	4/10/2023	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$23,261	\$269,739	\$228,907	1.178	1,824	'00081	2 Story
12-13-23-403-130	12977 HERITAGE SOUTH	1/2/2025	\$341,500	WD	03-ARM'S LENGTH	\$341,500	\$21,000	\$320,500	\$282,877	1.133	2,358	'00081	2 Story
Totals:			\$1,225,500			\$1,225,500		\$1,139,239	\$984,863	E.C.F. => 1.157		71-80% GOOD	
HERITAGE POINTE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-433-007	25765 CRIMSON COURT	3/21/2025	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$7,000	\$163,000	\$144,020	1.132	1,022	'00067	1 Story
12-13-23-433-008	25753 CRIMSON COURT	12/13/2024	\$162,400	WD	03-ARM'S LENGTH	\$162,400	\$7,000	\$155,400	\$144,136	1.078	1,022	'00067	1 Story
12-13-23-433-015	25642 CRIMSON COURT	3/8/2024	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$7,000	\$142,000	\$148,899	0.954	1,022	'00067	1 Story
12-13-23-433-022	25768 CRIMSON COURT	9/28/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$7,000	\$148,000	\$146,246	1.012	1,022	'00067	1 Story
Totals:			\$636,400			\$636,400		\$608,400	\$583,301	E.C.F. => 1.043		61-70% GOOD	
SUMMIT PLACE													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-23-433-001	25873 CRIMSON COURT	6/23/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$7,000	\$153,000	\$121,297	1.261	1,285	'00067	2 Story
Totals:			\$160,000			\$160,000		\$153,000	\$121,297	E.C.F. => 1.261		51-60% GOOD	
SUMMIT PLACE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-24-405-101	25990 SANTINA LANE	4/4/2023	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$5,600	\$135,400	\$153,911	0.880	960	'00089	1 Story
12-13-24-405-107	25918 SANTINA LANE	10/16/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$5,600	\$124,400	\$153,526	0.810	960	'00089	1 Story
Totals:			\$271,000			\$271,000		\$259,800	\$307,437	E.C.F. => 0.845		71-80% GOOD	
HANLEY PARK													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-24-404-005	25957 VILLAGE LANE	1/21/2025	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$5,600	\$117,400	\$140,359	0.836	908	'00088	1 Story
12-13-24-404-017	25777 VILLAGE LANE	10/11/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$5,600	\$109,400	\$140,359	0.779	908	'00088	1 Story
12-13-24-404-024	25679 VILLAGE LANE	11/19/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$5,600	\$109,400	\$139,983	0.782	908	'00088	1 Story
12-13-24-404-024	25679 VILLAGE LANE	1/19/2024	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$5,600	\$91,400	\$139,983	0.653	908	'00088	1 Story
Totals:			\$450,000			\$450,000		\$427,600	\$560,684	E.C.F. => 0.763		71-80% GOOD	
FRAZHO VILLAGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-24-403-010	25780 LIRA LANE	12/28/2023	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$5,600	\$91,900	\$91,084	1.009	831	'00053	1 Story
12-13-24-403-019	25670 LIRA LANE	1/17/2025	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$5,600	\$89,400	\$92,471	0.967	831	'00053	1 Story
12-13-24-403-026	25666 LIRA LANE	3/11/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$5,600	\$84,400	\$93,688	0.901	831	'00053	1 Story
Totals:			\$282,500			\$282,500		\$265,700	\$277,243	E.C.F. => 0.958		61-70% GOOD	
FRAZHO LANE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00046	
										1STY	0.790		
HIDDEN HAVEN * SALES FROM TEN OAKS WERE ANALYZED IN DEVELOPING VALUES													
												0-50% GOOD	

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-29-130-007	4712 10 MILE	12/19/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$6,300	\$78,700	\$95,287	0.826	950	'00047	1 Story
12-13-29-130-010	4680 10 MILE	5/12/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$6,300	\$73,700	\$103,059	0.715	970	'00047	1 Story
Totals:			\$165,000			\$165,000		\$152,400	\$198,346	E.C.F. => 0.768			61-70% GOOD
TEN OAKS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-152-004	24017 WEDGEWOOD CIRCL	7/26/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$5,600	\$129,400	\$142,287	0.909	1,000	'00083	1 Story
12-13-30-152-005	24026 WEDGEWOOD CIRCL	9/29/2023	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$5,600	\$122,400	\$134,417	0.911	993	'00083	1 Story
12-13-30-152-029	24106 WEDGEWOOD CIRCL	6/13/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$5,600	\$129,400	\$134,417	0.963	993	'00083	1 Story
12-13-30-152-033	24100 WEDGEWOOD CIRCL	9/6/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$5,600	\$119,400	\$140,016	0.853	1,025	'00083	1 Story
12-13-30-152-051	24174 WEDGEWOOD CIRCL	8/18/2023	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$5,600	\$113,400	\$138,035	0.822	1,000	'00083	1 Story
Totals:			\$642,000			\$642,000		\$614,000	\$689,172	E.C.F. => 0.891			71-80% GOOD
WEDGEWOOD VILLAGE													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-127-077	2852 SEATON CIRCUIT W	5/25/2023	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$5,600	\$116,400	\$82,812	1.406	888	'00048	1 Story
Totals:			\$122,000			\$122,000		\$116,400	\$82,812	E.C.F. => 1.406			0-50% GOOD
BOSTON COMMONS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-127-030	2618 SEATON CIRCUIT S	11/27/2024	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$5,600	\$119,400	\$82,265	1.451	1,060	'00048	2 Story
12-13-30-127-035	2648 SEATON CIRCUIT S	12/23/2024	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$5,600	\$143,900	\$93,042	1.547	1,220	'00048	2 Story
12-13-30-127-048	2769 SEATON CIRCUIT W	9/12/2023	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$5,600	\$142,300	\$95,108	1.496	1,220	'00048	2 Story
12-13-30-127-062	2762 SEATON CIRCUIT W	5/12/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$5,600	\$119,400	\$95,108	1.255	1,220	'00048	2 Story
12-13-30-127-084	2894 SEATON CIRCUIT W	12/4/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$5,600	\$139,400	\$84,093	1.658	1,060	'00048	2 Story
12-13-30-127-119	3020 SEATON CIRCUIT N	11/26/2024	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$5,600	\$130,400	\$93,042	1.402	1,220	'00048	2 Story
Totals:			\$828,400			\$828,400		\$794,800	\$542,658	E.C.F. => 1.465			0-50% GOOD
BOSTON COMMONS													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-129-018	2685 WHITEHALL COURT	1/31/2025	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$5,600	\$106,400	\$87,097	1.222	857	'00049	1 Story
12-13-30-129-045	24989 GREENHILL	12/21/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$5,600	\$114,400	\$86,737	1.319	857	'00049	1 Story
12-13-30-129-064	24850 CHALK FARM W	8/4/2023	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$5,600	\$116,400	\$92,923	1.253	907	'00049	1 Story
Totals:			\$354,000			\$354,000		\$337,200	\$266,757	E.C.F. => 1.264			0-50% GOOD
ENGLISH COLONY													

City of Warren
2026 Residential Economic Condition Factor (E.C.F.) Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00049	
										2STY	1.250		
ENGLISH COLONY * 1STY SALES FROM ENGLISH COLONY WERE ANALYZED IN DEVELOPING VALUES												0-50% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-178-017	24304 OLD KENT N	6/21/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$5,600	\$114,400	\$126,823	0.902	1,059	'00050	1 Story
Totals:			\$120,000			\$120,000		\$114,400	\$126,823	E.C.F. => 0.902		51-60% GOOD	
ENGLISH COLONY #2													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
* No sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF												00050	
										2STY	0.903		
ENGLISH COLONY #2 * 1STY SALES FROM ENGLISH COLONY #2 WERE ANALYZED IN DEVELOPING VALUES												51-60% GOOD	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
12-13-30-179-001	24484 GREENHILL	12/14/2023	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$5,600	\$120,400	\$121,662	0.990	1,030	'00051	1 Story
12-13-30-179-004	24476 GREENHILL	6/27/2024	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$5,600	\$141,400	\$121,662	1.162	1,030	'00051	1 Story
12-13-30-179-014	24401 WOODBRIDGE	3/12/2025	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$5,600	\$144,400	\$121,345	1.190	1,017	'00051	1 Story
12-13-30-179-033	24569 WOODBRIDGE	5/3/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$5,600	\$139,400	\$123,656	1.127	1,030	'00051	1 Story
12-13-30-179-040	24541 WOODBRIDGE	7/18/2024	\$146,200	WD	03-ARM'S LENGTH	\$146,200	\$6,154	\$140,046	\$121,345	1.154	1,017	'00051	1 Story
12-13-30-179-059	24028 GREENHILL	11/7/2024	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$5,600	\$137,400	\$123,273	1.115	1,017	'00051	1 Story
Totals:			\$857,200			\$857,200		\$823,046	\$732,943	E.C.F. => 1.123		51-60% GOOD	
ENGLISH COLONY VILLAGE													

Any areas/styles with no sales during sales study period; consideration was given to market conditions and the percentage change of similar ECF areas/styles to determine an estimated ECF