

2025 HIGHLAND PARK RESIDENTIAL ECF ANALYSIS

ECF #	ECF Name	2024 ECF	2024 SEV	Parcel Count	Sales	% of Sample	AVG TCV	Proper Land TCV	Rec ECF	2025 SEV	REDUCTION / INCREASE*	2025 ECF	COMMENTS
40001	NORTHEAST OF DAVISON AND WOODWARD 60-51% GOOD ALL ELSE	0.625 0.335	\$ 9,352,200	337	9 3 6	2.7%	55500	9990	0.778 0.392	\$ 10,884,800	16.39%	0.780 0.390	Of 555 parcels, 218 are exempt (39%) Limited sales. Necessary to extend period to 11.1.24
40002	SOUTHWEST OF DAVISON AND WOODWARD	0.405	\$ 23,737,280	953	14	1.5%	49800	8960	0.412	\$ 24,606,400	3.66%	0.410	Of 1,570 parcels, 617 are exempt (39%). Limited sales. Necessary to extend period to 11.1.24
40003	NORTHWEST OF DAVISON AND WOODWARD	0.505	\$ 39,935,000	1245	27	2.2%	64200	11560	0.566	\$ 44,324,500	10.99%	0.565	Of 2,399 parcels, 1,154 are exempt (48%). Limited sales. Necessary to extend period to 11.1.24
40004	SOUTHEAST OF DAVISON AND WOODWARD	0.700	\$ 50,506,200	936	26	2.8%	107900	19420	0.771	\$ 55,349,400	9.59%	0.770	Of 1,130 parcels, 194 are exempt (17%). Limited sales. Necessary to exten period to 11.1.24

Total 123,530,680

76

* Simply the % change in SEV from 2024 to 2025. Includes exempt properties coming back on the roll which is counted as new and not adjustment for L-4023

2024 MBOR 119,219,280

TOTAL

\$ 135,165,100

Target SEV(From County 2793) Ratio 45.62% 1.09601052 increase
 Target TCV 261,331,171
 2793 Target SEV 130,273,589