

2026 HIGHLAND PARK RESIDENTIAL ECF ANALYSIS

ECF	ECF	2025	2025	Parcel	Sales	% of	AVG	Proper	Rec ECF	2026	REDUCTION /	2026				COMMENTS
#	Name	ECF		Count		Sample	TCV	Land TCV		SEV	INCREASE*	ECF	TOTAL	EXEMPT	%	
40001	NORTHEAST OF DAVISON AND WOODWARD		\$	10,578,600	321	12		11860		\$	25.80%		542	221	41%	LIMITED SALES. NECESSARY TO USE 10.1.2025
	51-60% GOOD	0.780				8			0.798	13,308,400		0.798				
	ALL ELSE	0.390				4			0.590			0.590				
40002	SOUTHWEST OF DAVISON AND WOODWARD	0.410	\$	23,523,628	889	22	2.5%	9520	0.549	\$	35.38%	0.549	1490	601	40%	LIMITED SALES. NECESSARY TO USE 10.1.2025
40003	NORTHWEST OF DAVISON AND WOODWARD	0.565	\$	43,160,300	1183	30	2.5%	13140	0.662	\$	21.11%	0.662	2320	1137	49%	LIMITED SALES. NECESSARY TO USE 10.1.2025
40004	SOUTHEAST OF DAVISON AND WOODWARD	0.770	\$	54,714,600	929	30	3.2%	21200	0.934	\$	24.06%	0.934	1117	188	17%	LIMITED SALES. NECESSARY TO USE 10.1.2025
Total				131,977,128		94										
2025 MBOR				131,660,658					TOTAL	\$						
Target SEV(From County 2793)		Ratio		40.04%	1.2487512	increase										
		Target TCV		328,822,822												
2793		Target SEV		163,918,177												

* Simply the % change in SEV from 2025 to 2026. Includes exempt properties coming back on the roll which is counted as new and not adjustment for L-4023