

ECF COMMERCIAL NEIGH # 001 EAST FRONT COMMERCIAL; #002 DOWNTOWN COMMERCIAL; & #003 NEAR DOWNTOWN COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Es.	Other Parcels in Sale	Land Table	Property Class
58-0035-0202-01-3	238 E FRONT ST	10/04/22	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$29,700	28.29	\$86,307	\$21,974	\$83,026	\$78,936	1.052	995	\$83.44	00002	24.8461		\$21,974	No		DOWNTOWN COMMERC	201
58-0340-0004-06-3	115 N MAIN	04/28/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$86,300	30.29	\$225,704	\$10,479	\$258,521	\$255,539	1.012	2,984	\$89.33	00003	20.8240		\$55,527	No		NEAR DOWNTOWN COM	201
58-1510-0008-00-0	110 E FRONT ST	04/29/21	\$180,000	WD	03-ARMY'S LENGTH	\$180,000	\$38,900	21.61	\$185,235	\$22,483	\$197,867	\$182,833	0.967	3,000	\$59.32	00002	16.3777		\$22,335	No		DOWNTOWN COMMERC	201
58-1600-0004-04-0	259 E FRONT ST	07/30/21	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$0	0.00	\$262,226	\$58,370	\$141,630	\$247,676	0.572	3,000	\$46.28	00002	23.1515		\$58,370	No		DOWNTOWN COMMERC	201
76-0024-0008-00-4	1232 BRDND	06/30/21	\$349,000	WD	03-ARMY'S LENGTH	\$349,000	\$201,000	57.59	\$414,941	\$140,237	\$208,863	\$362,796	0.575	12,873	\$16.21	2402	#H(V)I		\$127,808	No		2402 COM - CITY/VILLAG	201
32-0340-0147-00-5	103 E FERRY	06/09/22	\$150,000	M/C	03-ARMY'S LENGTH	\$150,000	\$85,400	56.93	\$171,724	\$31,235	\$118,795	\$182,838	0.649	3,259	\$56.44	2402	#H(V)I		\$31,235	Yes		2402 COM - CITY/VILLAG	201
58-0035-0202-01-3	238 E FRONT	10/04/22	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	\$85,400	34.29	\$111,584	\$28,173	\$76,827	\$108,608	0.707	1,090	\$70.48	2402	#H(V)I		\$28,173	Yes		2402 COM - CITY/VILLAG	201
60-1150-0002-01-0	310 E BUFFALO	08/30/21	\$840,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$840,000	\$261,100	42.99	\$895,438	\$188,728	\$661,272	\$920,195	0.708	4,246	\$154.28	2402	#H(V)I		\$183,970	No	62-1150-0004-00-1, 62-1150-0005-00-7	2402 COM - CITY/VILLAG	201
56-0019-0126-01-4	9999 RED ARROW	10/19/22	\$825,000	M/C	19-MULTI PARCEL ARMY'S LENGTH	\$825,000	\$414,800	52.70	\$853,003	\$411,982	\$413,028	\$974,246	0.719	11,224	\$35.84	2402	#H(V)I		\$193,641	Yes	56-0019-0108-00-2	2402 COM - CITY/VILLAG	201
45-0340-0022-01-1	2797 KIMMEL	03/10/23	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$85,300	38.77	\$221,060	\$70,611	\$149,369	\$198,475	0.713	2,849	\$52.43	2402	#H(V)I		\$63,209	Yes		2402 COM - CITY/VILLAG	201
45-0028-0085-08-4	2638 W JOHN BEERS	06/10/22	\$200,000	M/C	03-ARMY'S LENGTH	\$200,000	\$73,500	36.75	\$209,867	\$95,386	\$108,414	\$137,445	0.762	2,560	\$46.96	2402	#H(V)I		\$81,184	Yes		2402 COM - CITY/VILLAG	201
76-0340-0215-01-1	700 MAIN	03/11/23	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$97,400	38.96	\$251,566	\$58,849	\$191,661	\$251,585	0.782	1,763	\$108.71	2402	#H(V)I		\$53,778	Yes		2402 COM - CITY/VILLAG	201
45-0028-0041-00-1	5756 RED ARROW	01/17/23	\$585,000	WD	03-ARMY'S LENGTH	\$585,000	\$287,000	49.06	\$585,295	\$121,294	\$463,706	\$604,168	0.768	6,000	\$77.28	2402	#H(V)I		\$114,093	Yes		2402 COM - CITY/VILLAG	201
54-0340-0050-01-4	120 WATER	02/23/23	\$250,000	M/C	03-ARMY'S LENGTH	\$250,000	\$83,300	33.32	\$237,946	\$42,562	\$207,418	\$254,406	0.825	3,049	\$84.03	2402	#H(V)I		\$41,798	Yes		2402 COM - CITY/VILLAG	201
54-0340-0141-03-8	143 E MAIN	06/19/22	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$0	0.00	\$285,302	\$55,114	\$244,886	\$299,724	0.817	2,360	\$101.77	2402	#H(V)I		\$55,114	No		2402 COM - CITY/VILLAG	201
62-0340-0323-02-5	127 W BUFFALO	12/08/21	\$360,000	WD	03-ARMY'S LENGTH	\$360,000	\$178,300	49.53	\$342,840	\$98,241	\$261,759	\$318,488	0.822	2,835	\$92.33	2402	#H(V)I		\$76,256	No		2402 COM - CITY/VILLAG	201
58-0340-0004-06-3	115 N MAIN	04/07/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$114,000	41.45	\$251,500	\$34,519	\$240,471	\$295,118	0.863	2,778	\$86.56	2402	#H(V)I		\$33,685	Yes		2402 COM - CITY/VILLAG	201
76-0034-0083-06-5	3019 LAKE SHORE	06/13/22	\$3,500,000	CD	03-ARMY'S LENGTH	\$3,500,000	\$1,540,400	44.58	\$3,203,313	\$336,859	\$1,841,141	\$3,706,320	0.848	61,709	\$50.12	2402	#H(V)I		\$265,257	Yes		2402 COM - CITY/VILLAG	201
12-0015-0024-05-4	4641 RED ARROW	03/29/23	\$1,050,000	WD	03-ARMY'S LENGTH	\$1,050,000	\$28,100	50.30	\$972,884	\$385,257	\$664,743	\$765,139	0.869	5,122	\$129.78	2402	#H(V)I		\$293,770	Yes		2402 COM - CITY/VILLAG	201
47-0340-0006-00-9	13 E ELM	03/17/23	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$107,100	44.63	\$207,245	\$35,961	\$200,019	\$217,922	0.918	3,465	\$57.73	2402	#H(V)I		\$39,961	Yes		2402 COM - CITY/VILLAG	201
56-0019-0116-03-0	9735 RED ARROW	06/17/22	\$345,533	WD	03-ARMY'S LENGTH	\$345,533	\$138,700	40.14	\$306,998	\$125,808	\$219,725	\$235,404	0.933	7,226	\$30.41	2402	#H(V)I		\$105,366	Yes		2402 COM - CITY/VILLAG	201

Totals: \$10,604,533 \$10,604,533 \$4,523,900 42.65 \$10,256,658 \$8,200,811 \$10,167,931 0.887 570.57 0.128972971 0.3186

Sale Ratio => 15.56 E.C.F. => 0.803 Std. Dev. => 0.128972971 Ave. E.C.F. => 0.803 Ave. Variance=> #DIV/0! Coefficient of Var=> #DIV/0!

ORIG ECF = 0.852 STD DEV = 0.3188 MAX ECF = 1.1708 MIN ECF = 0.5331

OUTLIERS

58-1600-0005-01-4	211 E FRONT ST	08/21/22	\$1,200,000	CD	03-ARMY'S LENGTH	\$1,200,000	\$82,500	6.88	\$215,430	\$36,684	\$1,173,316	\$231,578	1.067	2,160	\$543.20	00002	294.6687		\$26,237	No		DOWNTOWN COMMERC	201
58-0340-0007-00-3	128 N MAIN ST	03/28/22	\$1,000,000	WD	03-ARMY'S LENGTH	\$1,000,000	\$268,000	26.80	\$706,612	\$235,948	\$749,402	\$553,722	1.380	5,332	\$143.30	00003	#REF!		\$195,608	No		NEAR DOWNTOWN COM	201
58-0340-0041-00-7	111 N MAIN ST	10/28/22	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$54,700	18.23	\$125,752	\$10,762	\$239,208	\$136,434	1.210	2,562	\$112.01	00013	#REF!		\$10,762	No	58-0340-0041-01-5	NEAR DOWNTOWN COM	201
58-1500-0013-00-2	402 S OAK ST	10/04/21	\$255,000	WD	03-ARMY'S LENGTH	\$255,000	\$50,400	19.76	\$175,824	\$8,107	\$246,893	\$205,788	1.200	5,960	\$41.43	00002	#REF!		\$6,409	No	58-1500-0014-00-9	NEAR DOWNTOWN COM	201

2024 ECF COMMERCIAL NEIGH 004 COMM/IND, AND 0006 SECONDARY COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Es.	Other Parcels in Sale	Land Table	Property Class			
71-1120-0041-00-1	1125 WAYNE NILES	10/31/22	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$55,600	44.48	\$123,120	\$21,585	\$103,415	\$172,385	0.600	3,465	\$29.85	2401	2.8933		\$18,647	Yes		2401 COMM - CITY AVG	201			
76-0340-0007-01-9	379 N MAIN WTRVLT	05/27/22	\$85,600	WD	03-ARM'S LENGTH	\$85,600	\$35,100	41.00	\$80,996	\$11,664	\$75,936	\$117,711	0.628	1,722	\$42.84	2401			\$11,664	Yes		2401 COMM - CITY AVG	201			
76-0027-0073-00-7	620 S M 340	11/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$85,100	70.92	\$114,630	\$46,611	\$65,389	\$105,900	0.662	1,366	\$47.88	2401			\$36,895	No		2401 COMM - CITY AVG	201			
72-6800-0009-01-0	1441 OAK NILES	09/02/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,700	44.67	\$135,337	\$36,030	\$128,970	\$168,603	0.763	2,565	\$50.28	2401	19.3962		\$28,063	Yes		2401 COMM - CITY AVG	201			
Totals:			\$486,600			\$486,600	\$249,500		\$484,083		\$371,710	\$560,599		\$42.56			0.4389									
													E.C.F. =>	0.663			Std. Deviation=>	0.072553752			Ave. E.C.F. =>	0.659	Ave. Variance=>	8.7690	Coefficient of Var=>	13.3116129

ORIG ECF = 0.685
 STD DEV = 0.0882
 MAX ECF = 0.7712
 MIN ECF = 0.5568

58-1500-0014-00-9	404 S OAK ST	10/05/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$26,400	10.35	\$66,055	\$38,257	\$216,743	\$41,098	0.629	4,708	\$46.04	00006	#REF!		\$38,257	No		SECONDARY COMMERCIAL	201
58-1500-0090-00-7	708 S RED BUD TR	07/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$113,118	\$41,307	\$68,693	\$111,335	0.797	3,098	\$24.65	00006	#REF!		\$27,662	No		SECONDARY COMMERCIAL	201
47-0340-0024-00-7	1 OAK	06/14/22	\$435,000	CD	03-ARM'S LENGTH	\$435,000	\$158,200	36.37	\$350,009	\$91,645	\$343,355	\$336,411	1.021	1,638	\$209.62	2402							
60-0340-0243-02-1	30 N WHITTAKER	11/05/21	\$526,315	WD	03-ARM'S LENGTH	\$526,315	\$185,200	35.19	\$381,669	\$56,741	\$469,574	\$422,223	1.111	3,168	\$448.22	2402							
76-0035-0013-02-2	2723 NILES AVE	10/22/21	\$1,150,000	CD	03-ARM'S LENGTH	\$1,150,000	\$241,500	21.00	\$784,065	\$215,926	\$994,074	\$739,764	1.263	16,047	\$58.21	2402							
54-0340-0243-00-1	326 E MAIN	06/30/21	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$110,200	61.22	\$339,729	\$52,437	\$127,563	\$487,762	0.262	11,250	\$11.34	2401	30.9446		\$33,041	No		2401 COMM - CITY AVG	201
76-0340-0010-01-0	340 N MAIN	05/25/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,800	46.11	\$37,247	\$12,090	\$82,910	\$134,358	0.604	5,148	\$16.11	2401			\$12,090	No		2401 COMM - CITY AVG	201
54-7590-0018-00-4	415 E MAIN	03/01/22	\$44,000	MLC	03-ARM'S LENGTH	\$44,000	\$56,100	127.50	\$53,168	\$31,607	\$12,393	\$36,606	0.398	1,965	\$9.08	2401	23.2423		\$22,346	No		2401 COMM - CITY AVG	201
60-0340-0037-01-5	167 N PAW PAW	05/01/21	\$250,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$136,400	54.56	\$389,003	\$36,141	\$213,859	\$599,087	0.357	2,745	\$77.91	2401	21.3998		\$29,736	No	60-0340-0039-01-8	2401 COMM - CITY AVG	201

2024 INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	S/Sq.Ft.	ECF Area	Dev. by Mean (%)
54-0340-0086-03-7	285 TERRITORIAL	03/09/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$84,800	24.23	\$281,120	\$17,115	\$332,885	\$532,268	0.625			
19-0003-0013-02-6	2809 YORE	09/02/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$73,900	27.89	\$202,098	\$30,837	\$234,163	\$345,284	0.678			
05-0105-0008-13-9	1840 FOUNDATION	12/14/21	\$1,195,000	WD	03-ARM'S LENGTH	\$1,195,000	\$407,200	34.08	\$1,032,315	\$192,213	\$1,002,787	\$1,739,342	0.577			
14-0102-0018-01-5	410 FORT	02/04/22	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$19,700	8.76	\$132,940	\$25,569	\$199,431	\$216,474	0.921			

Totals:			\$2,035,000			\$2,035,000	\$585,600		\$1,648,473		\$1,769,266	\$2,833,368		#DIV/0!		7.5811	
							Sale. Ratio =>	28.78					E.C.F. =>	0.624	Std. Deviation=>	0.152838422	
							Std. Dev. =>	10.78					Ave. E.C.F. =>	0.700	Ave. Variance=>	#DIV/0!	Coefficient of Var=>

ORIG ECF = 0.704
 STD DEV = 0.3558
 MAX ECF = 1.0598
 MIN ECF = 0.3482

14-0014-0015-03-0	2530 N 5TH	11/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,300	31.03	\$106,013	\$47,264	\$127,736	\$118,446	1.078			
58-0034-0035-02-0	317 POST RD	04/07/22	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$82,700	22.05	\$178,904	\$34,508	\$340,492	\$225,515	1.510			

2024 ECF RESIDENTIAL NEIGHBORHOOD #5600 OTTAWA RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Meas (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc
58-5600-0002-00-9	603 OTTAWA CT	07/27/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$101,000	37.27	\$255,146	\$33,038	\$237,962	\$245,695	0.969	1,518	\$166.76	5600	5.9728	BC	\$20,900		OTTAWA RIDGE CONDO F	401	81
58-5600-0006-00-4	707 OTTAWA CT	08/11/22	\$318,000	WD	03-ARM'S LENGTH	\$313,000	\$97,100	31.02	\$258,916	\$20,900	\$282,100	\$263,292	1.109	1,920	\$152.14	5600	8.1159	BC	\$20,900		OTTAWA RIDGE CONDO F	401	76
58-5600-0028-00-8	704 OTTAWA CT	04/01/22	\$285,000	WD	09-FAMILY	\$285,000	\$100,900	35.40	\$259,448	\$34,805	\$230,195	\$248,499	1.007	1,620	\$154.44	5600	2.1430	C	\$20,900		OTTAWA RIDGE CONDO F	401	84
Totals:			\$874,000			\$889,000	\$299,000		\$773,510		\$780,257	\$797,486			\$154.45		0.1806						
						Sale. Ratio =>	34.41																
						Std. Dev. =>	3.21																
									E.C.F. =>	1.030			Std. Deviation=>	0.072847434									
									Ave. E.C.F. =>	1.028			Ave. Variance=>	5.4106	Coefficient of Var=>		5.261906583						
												ORIG ECF = 1.003	STD DEV = 0.1789										
												MAX ECF = 1.1819	MIN ECF = 0.8240										

2024 ECF = 1.030

58-5600-0008-00-7	801 OTTAWA CT	09/30/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,700	31.82	\$217,338	\$25,018	\$259,962	\$212,743	1.222	1,560	\$166.66	5600	21.2168	C	\$20,900		OTTAWA RIDGE CONDO F	401	79
58-5600-0009-00-3	803 OTTAWA CT	04/12/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,700	46.23	\$261,761	\$27,898	\$192,102	\$258,698	0.743	1,864	\$103.06	5600	21.4263	BC	\$20,900		OTTAWA RIDGE CONDO F	401	76

2024 RESIDENTIAL ECF NEIGHBORHOOD 4980 MIDDLETON

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bids, Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	zoning Str.	Land Value	Asor. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Descr.	
58-5600-0006-00-4	707 OTTAWA CT	08/11/22	\$318,000	WD	03-ARM'S LENGTH	\$313,000	\$97,100	31.02	\$258,916	\$20,900	\$292,100	\$263,292	1.109	1,920	\$152.14	5600	8.1159	BC	\$20,900	No		OTTAWA RIDGE CONDO	401	76	
58-5600-0028-00-8	704 OTTAWA CT	04/01/22	\$285,000	WD	09-FAMILY	\$285,000	\$100,900	35.40	\$259,448	\$34,805	\$250,195	\$248,499	1.007	1,620	\$154.44	5600	2.1430	C	\$20,900	No		OTTAWA RIDGE CONDO	401	94	
58-0036-0007-04-6	915 W DETROIT ST	09/20/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$120,900	40.26	\$271,505	\$34,520	\$215,975	\$176,797	1.229	1,592	\$135.66	00018	16.4720	C	\$16,181	No		FAR NORTHWEST AREA	401	62	
58-0036-0062-11-5	510 W FOURTH ST	08/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$101,600	39.76	\$182,953	\$29,079	\$140,921	\$113,853	1.238	1,937	\$72.75	00018	13.6055	C	\$27,615	No		FAR NORTHWEST AREA	401	34	
Totals:						\$1,018,500	\$420,500		\$972,420		\$899,187	\$801,441			\$128.75		2.3665								
						Sale. Ratio =>	41.29		E.C.F. =>	1.122		Ave. E.C.F. =>	1.144		Std. Deviation=>	0.109445757		Ave. Variance=>	10.0844		Coefficient of Var=>	8.90248			
						Std. Dev. =>	13.02																		

2024 ECF USED = 1.122

ORIG ECF = 1.116
 STD DEV = 0.1333
 MAX ECF = 1.2493
 MIN ECF = 0.9826

58-0036-0062-09-3	506 W FOURTH ST	08/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$139,600	45.13	\$276,671	\$46,219	\$228,781	\$176,893	1.293	2,202	\$108.90	00018	9.9918	C	\$45,071	No		FAR NORTHWEST AREA	401	45
58-5600-0002-00-9	603 OTTAWA CT	07/27/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$101,000	37.27	\$255,146	\$33,038	\$237,962	\$245,695	0.969	1,518	\$156.76	5600	5.9728	BC	\$20,900	No		OTTAWA RIDGE CONDO	401	81

2024 ECF RESIDENTIAL NEIGHBORHOODS #11 FAR NORTHEAST AREA; #12 NEAR NORTHEAST AREA AND #14 ELIZABETH ARCTIC FULTON & N MAIN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Asd. when Sold	Asd/Ad. Sale	Cur. Appraisal	Land + Yard	Blde. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Buildout Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.
58-2000-0137-00-7	118 ELIZABETH ST	05/26/22	\$100,000	WD	09-FAMILY	\$100,000	\$35,600	35.60	\$89,111	\$12,568	\$87,432	\$87,880	0.994	1,340	\$65.25	00014	17.7001	CD	\$11,604	58-2000-0136-00-1	ELIZABETH ARCTIC FULTI	401	49
58-2000-0168-00-0	425 ELIZABETH ST	09/20/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$77,300	53.31	\$183,244	\$33,899	\$111,101	\$171,661	0.647	2,016	\$55.11	00011	49.8978	CD	\$33,899		FAR NORTHEAST AREA	401	80
58-2000-0347-00-1	312 FULTON ST	02/25/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$35,500	37.24	\$100,070	\$22,056	\$75,944	\$99,901	0.845	1,368	\$55.51	00011	2.7995	D	\$20,877		FAR NORTHEAST AREA	401	45
58-2000-0354-01-6	526 FULTON ST	10/26/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,400	40.47	\$90,993	\$17,104	\$67,896	\$83,249	0.816	1,140	\$59.56	00012	0.1189	CD	\$15,280		NEAR NORTHEAST AREA	401	52
58-2000-0358-01-1	515 RIVER ST	07/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$25,700	28.56	\$89,912	\$35,949	\$54,051	\$62,026	0.871	1,008	\$53.62	00012	5.4654	D	\$18,120		NEAR NORTHEAST AREA	401	45
58-2500-0030-00-0	186 ARCTIC ST	06/01/21	\$103,200	WD	03-ARM'S LENGTH	\$103,200	\$27,600	26.74	\$99,722	\$14,519	\$88,681	\$96,440	1.026	1,664	\$53.29	00014	20.9155	CD	\$12,606		ELIZABETH ARCTIC FULTI	401	48
58-7300-0023-00-8	507 MICHIGAN ST	06/01/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,700	41.27	\$64,848	\$17,650	\$37,350	\$54,251	0.688	701	\$53.28	00012	12.8291	D	\$17,535		NEAR NORTHEAST AREA	401	45
58-7300-0041-01-4	512 MORAVIA ST	09/07/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,500	52.14	\$86,036	\$29,988	\$40,012	\$64,423	0.621	1,060	\$37.75	00012	19.5682	D	\$26,303		NEAR NORTHEAST AREA	401	45
58-7300-0049-01-5	509 MORAVIA ST	04/28/21	\$46,000	CD	11-FROM LENDING INSTITUTION EXPOSED	\$46,000	\$16,400	35.65	\$47,076	\$12,805	\$13,195	\$39,391	0.843	715	\$46.63	00012	2.1020	D	\$12,805		NEAR NORTHEAST AREA	401	38
Totals:						\$792,200	\$312,700		\$841,212		\$595,662	\$793,324			\$53.31		1.1080						
						Sale Ratio =>	39.47				E.C.F. =>	0.806		Std. Deviation=>	0.142749232								
						Std. Dev. =>	9.15				Ave. E.C.F. =>	0.817		Ave. Variance=>	14.6540		Coefficient of Vars	17.94151861					

2024 ECF = 0.806

ORIG ECF = 0.864
 STD DEV = 0.2427
 MAX ECF = 1.1094
 MIN ECF = 0.6213

58-2000-0011-00-3	1106 N RED BLD TR	06/10/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$31,800	27.89	\$92,545	\$32,051	\$81,949	\$69,533	1.179	796	\$102.95	00011	29.6627	D	\$16,466		FAR NORTHEAST AREA	401	50
58-2000-0336-00-0	412 FULTON ST	10/21/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$28,400	31.59	\$66,736	\$9,273	\$80,627	\$66,049	1.221	839	\$96.10	00011	36.3496	CD	\$9,273		FAR NORTHEAST AREA	401	54
58-2500-0054-00-6	107 ARCTIC ST	10/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$38,600	26.62	\$109,507	\$27,393	\$117,607	\$94,384	1.246	1,614	\$72.87	00014	42.1883	CD	\$24,481		ELIZABETH ARCTIC FULTI	401	45
58-7300-0004-00-3	520 MICHIGAN ST	07/01/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$32,800	48.24	\$107,423	\$21,913	\$46,085	\$98,285	0.469	1,331	\$34.62	00012	31.3086	CD	\$18,048		NEAR NORTHEAST AREA	401	49

2024 ECF RESIDENTIAL NEIGHBORHOODS #18 FAR NORTHWEST AREA; #21 4TH & MOCCASIN; #22 HARLAN, REMIUS, DETROIT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Max. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.				
58-0026-0062-09-3	506 W FOURTH ST	08/05/22	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$119,600	45.13	\$274,071	\$36,219	\$228,781	\$170,853	1.253	2,202	\$103.95	00018	9.9918	C	\$35,071		FAR NORTHWEST AREA	401	45				
58-0026-0062-16-6	512 W FOURTH ST	12/07/22	\$399,900	WD	03-ARMS LENGTH	\$399,900	\$169,800	42.46	\$374,376	\$34,737	\$365,163	\$251,958	1.449	3,096	\$117.95	00018	5.6056	B	\$12,650		FAR NORTHWEST AREA	401	39				
58-0026-0070-00-2	308 W FOURTH ST	11/02/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$55,100	33.39	\$147,254	\$18,652	\$146,348	\$95,402	1.534	1,400	\$104.53	00021	14.0766	D	\$18,652		FOURTH & MOCCASIN NW	401	53				
58-0026-0107-04-6	925 N DETROIT ST	09/29/22	\$259,500	WD	03-ARMS LENGTH	\$259,500	\$120,900	46.26	\$271,500	\$34,529	\$215,971	\$175,797	1.229	1,992	\$135.66	00018	16.4790	C	\$26,181		FAR NORTHWEST AREA	401	62				
58-7500-0007-00-5	748 CHIPPEWA ST	09/14/23	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$88,300	37.57	\$213,072	\$34,167	\$200,833	\$133,164	1.508	1,545	\$129.99	00022	11.4916	C	\$32,335		HARLAN REMIUS DETROIT	401	45				
58-7500-0063-00-2	909 CHIPPEWA ST	12/02/22	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$62,700	40.45	\$142,488	\$13,471	\$141,529	\$95,710	1.479	1,261	\$112.24	00018	8.5481	C	\$11,520		FAR NORTHWEST AREA	401	45				
58-7500-0065-01-3	727 CHIPPEWA ST	07/18/22	\$113,000	WD	03-ARMS LENGTH	\$113,000	\$51,400	45.49	\$117,949	\$41,561	\$71,439	\$59,668	1.261	828	\$86.28	00018	13.2581	D	\$38,673		FAR NORTHWEST AREA	401	45				
Totals:			\$1,583,400			\$1,583,400	\$667,800	42.18	\$1,541,913		\$1,370,064	\$985,591					1112.83										
													E.C.F. =>	1.390			Std. Deviation=>	0.127908926									
													Ave. E.C.F. =>	1.393			Ave. Variance=>	11.3491			Coefficient of Var=>	8.145808006					
												ORIG ECF = 1.401		STD DEV = 0.1364													
												MAX ECF = 1.5374		MIND ECF = 1.2648													
58-0026-0107-07-1	923 N DETROIT ST	08/31/22	\$317,500	WD	19-MULTI PARCEL ARMS LENGTH	\$317,500	\$126,100	39.72	\$378,701	\$27,358	\$290,142	\$186,456	1.556	1,272	\$228.10	00018	16.2024	BC	\$22,564	58-0026-0107-08-9	FAR NORTHWEST AREA	401	55				
58-0026-0062-11-5	510 W FOURTH ST	08/05/22	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$101,600	59.76	\$182,553	\$29,079	\$140,921	\$113,853	1.238	1,937	\$72.75	00018	13.6065	C	\$27,615		FAR NORTHWEST AREA	401	34				

2024 ECF = 1.390

ORIG ECF = 1.401

STD DEV = 0.1364

MAX ECF = 1.5374

MIND ECF = 1.2648

2024 ECF RESIDENTIAL NEIGHBORHOOD #19 NEAR SOUTHWEST AREA; #24 MILLER MCCUMBER #27 FAR WEST, FRONT ROE POLIS HILLVIEW; #30 FAR SW - TERRE COUPE; #31 WEST-CHICAGO CAYUGA ROE AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Aid/(Adj.) Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Desc.	
58-0026-003-10-8	607 W THIRD ST	10/08/21	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$79,700	39.36	\$207,267	\$20,881	\$181,619	\$138,419	1.361	1,876	\$96.81	00024	3.3527	CD	\$20,103		MILLER MCLUMBER OTTA	401	45	
58-0034-0032-00-4	811 TERRE COUPE RD	05/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,100	42.73	\$159,045	\$16,784	\$133,216	\$101,833	1.308	1,264	\$105.39	00050	6.6620	CD	\$8,160		FAR SW - TERRE COUPE J	401	45	
58-0035-0180-00-1	113 W CHICAGO ST	11/24/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$94,700	38.50	\$252,476	\$12,895	\$232,805	\$172,998	1.354	3,756	\$62.48	00019	4.2364	CD	\$10,686		NEAR SOUTHWEST AREA	401	45	
58-0035-0226-00-1	406 TERRE COUPE RD	08/27/21	\$140,000	QC	03-ARM'S LENGTH	\$140,000	\$99,800	71.29	\$156,786	\$8,000	\$132,000	\$106,504	1.239	1,612	\$81.89	00030	15.5407	REVIEWED	\$0		FAR SW - TERRE COUPE J	401	45	
58-1200-0004-00-4	202 CLARK ST	08/30/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,700	48.07	\$179,639	\$24,596	\$120,404	\$106,688	1.129	1,713	\$70.29	00019	26.6235	D	\$17,187		NEAR SOUTHWEST AREA	401	52	
58-1200-0001-00-4	114 W ROE ST	09/28/21	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$34,900	31.76	\$95,558	\$7,597	\$102,303	\$60,101	1.702	896	\$114.18	00019	39.0401	D	\$7,597		NEAR SOUTHWEST AREA	401	45	
58-1300-0006-00-3	117 S TROTTOY ST	05/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$166,900	81.41	\$240,985	\$26,955	\$178,045	\$153,207	1.162	1,768	\$100.70	00019	23.2676	C	\$22,431		NEAR SOUTHWEST AREA	401	45	
58-1350-0023-00-1	629 W FRONT ST	09/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$98,400	59.63	\$151,539	\$13,375	\$158,625	\$100,332	1.531	1,396	\$110.05	00027	13.8366	C	\$10,529		FAR WEST, FRONT ROE P	401	45	
58-1350-0006-00-9	705 W ROE ST	09/24/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,800	33.17	\$116,439	\$19,092	\$106,908	\$69,683	1.534	954	\$122.06	00027	13.8409	CD	\$18,609		FAR WEST, FRONT ROE P	401	45	
58-1350-0120-00-7	618 POLIS ST	04/16/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$42,800	32.67	\$118,249	\$14,298	\$116,702	\$74,410	1.568	968	\$120.56	00027	17.3563	D	\$9,304		FAR WEST, FRONT ROE P	401	48	
58-1350-0160-00-9	112 TERRE COUPE RD	05/24/21	\$82,400	WD	03-ARM'S LENGTH	\$82,400	\$39,800	48.42	\$99,020	\$11,277	\$71,123	\$62,808	1.132	852	\$83.48	00027	26.2413	D	\$9,684		FAR WEST, FRONT ROE P	401	46	
58-3050-0005-01-3	409 W ROE ST	04/24/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,000	41.00	\$104,276	\$17,885	\$92,915	\$62,413	1.328	951	\$87.19	00031	6.8309	D	\$10,086		WEST-CHICAGO CAYUGA	401	45	
58-3050-0029-00-1	111 TERRE COUPE RD	10/31/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$39,500	49.44	\$87,168	\$13,888	\$66,012	\$52,455	1.258	656	\$100.63	00011	11.6354	D	\$11,751		WEST-CHICAGO CAYUGA	401	46	
58-3050-0035-00-1	404 W ROE ST	09/08/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$27,400	33.01	\$73,035	\$10,326	\$72,474	\$44,888	1.619	672	\$108.15	00011	22.4197	D	\$10,228		WEST-CHICAGO CAYUGA	401	45	
58-3050-0044-00-1	125 S CAYUGA ST	08/22/22	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$74,700	48.98	\$178,637	\$12,305	\$140,196	\$119,064	1.177	2,292	\$61.17	00011	21.7139	CD	\$17,740		WEST-CHICAGO CAYUGA	401	45	
58-4900-0002-01-1	305 W FRONT ST	01/03/23	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$35,340	3.94	\$262,907	\$33,814	\$271,186	\$163,989	1.654	2,046	\$132.54	00019	25.8883	C	\$27,816		NEAR SOUTHWEST AREA	401	52	
58-4950-0004-01-0	310 MC CUMBER ST	08/01/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$52,100	31.48	\$152,456	\$24,637	\$140,363	\$91,495	1.540	1,550	\$90.88	00024	14.4767	REVIEWED	\$21,469		MILLER MCLUMBER OTTA	401	45	
58-4950-0013-00-1	315 MC CUMBER ST	08/09/22	\$128,000	WD	19-MULTI PHASE ARM'S LENGTH	\$128,000	\$57,800	45.13	\$131,956	\$8,390	\$119,610	\$88,451	1.352	1,056	\$113.27	00024	4.2523	CD	\$8,390	\$8-4950-0012-00-4	MILLER MCLUMBER OTTA	401	65	
58-4950-0029-00-4	330 MILLER ST	08/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$123,183	\$23,421	\$116,979	\$69,980	1.666	970	\$120.18	00024	27.4093	D	\$23,421		MILLER MCLUMBER OTTA	401	45	
58-4950-0034-00-8	311 MILLER ST	12/21/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,700	46.93	\$168,774	\$30,435	\$109,565	\$99,026	1.106	1,248	\$87.79	00024	28.8369	CD	\$25,866		MILLER MCLUMBER OTTA	401	56	
58-6850-0010-00-2	104 N DETROIT ST	04/20/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$74,500	52.84	\$166,771	\$13,860	\$127,140	\$109,457	1.162	2,132	\$59.63	00027	33.243	C	\$13,860		FAR WEST, FRONT ROE P	401	38	
58-7550-0001-00-3	203 W FRONT ST	09/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,500	38.95	\$250,706	\$21,535	\$233,665	\$161,623	1.512	2,062	\$98.93	00019	11.7318	REVIEWED	\$14,515		NEAR SOUTHWEST AREA	401	45	
58-7550-0011-01-7	114 CHARLES CT	05/11/21	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$39,700	32.15	\$103,847	\$8,208	\$115,292	\$68,460	1.684	1,122	\$102.76	00019	28.9274	D	\$8,208		NEAR SOUTHWEST AREA	401	45	
Totals:						\$3,535,200	\$1,372,800	38.83	\$3,573,717	\$3,144,246	\$2,278,284	1.380		\$96.57	1.4704									
						Sale Rate =>	38.83	8.97	E.C.F. =>	1.385	Std. Deviation=>	18.2936	Coefficient of Var=>	13.11560372										
						Std. Dev. =>	8.97	Ave. E.C.F. =>	1.395	Ave. Variance=>	18.2936	Coefficient of Var=>	13.11560372											
ORIG ECF = 1.350 STD DEV = 0.2751 MAX ECF = 1.3751 MIN ECF = 1.1249																								
58-1200-0070-00-7	203 CLARK ST	09/09/22	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$47,900	24.20	\$161,804	\$36,421	\$161,479	\$89,814	1.798	1,094	\$147.60	00019	48.6100	D	\$11,822		NEAR SOUTHWEST AREA	401	55	
58-1350-0035-00-0	809 W FRONT ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,400	34.18	\$134,948	\$24,089	\$140,911	\$79,355	1.776	1,057	\$133.31	00027	177.3703	CD	\$9,572		FAR WEST, FRONT ROE P	401	45	
58-3150-0002-00-2	413 W FRONT ST	11/29/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$47,500	22.09	\$172,033	\$21,640	\$193,360	\$107,653	1.796	1,877	\$103.02	00011	52.7598	CD	\$20,150		WEST-CHICAGO CAYUGA	401	45	
58-4900-0003-00-9	104 MAPLE CT	11/10/22	\$160,800	WD	03-ARM'S LENGTH	\$160,800	\$54,200	33.71	\$129,566	\$12,283	\$148,697	\$84,082	1.768	1,043	\$142.57	00019	176.8469	CD	\$8,494		NEAR SOUTHWEST AREA	401	45	
58-0034-0030-00-1	809 TERRE COUPE RD	03/03/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$9,700	14.92	\$298,054	\$13,530	\$151,470	\$203,668	0.753	1,512	\$34.04	00030	25.2715	C	\$15,530	58-0035-0024-00-9	FAR SW - TERRE COUPE J	401	88	
58-1350-0021-00-9	629 W FRONT ST	04/14/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$24,400	71.76	\$65,254	\$9,572	\$24,428	\$39,858	0.613	720	\$33.93	00027	61.2872	CD	\$9,572		FAR WEST, FRONT ROE P	401	29	
58-3050-0002-00-1	432 W CHICAGO ST	03/10/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$37,400	71.92	\$107,396	\$16,270	\$38,730	\$66,230	0.548	914	\$39.09	00011	34.7756	D	\$16,270		WEST-CHICAGO CAYUGA	401	48	
58-4950-0006-01-2	312 MC CUMBER ST	04/16/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,600	57.33	\$134,827	\$13,662	\$76,138	\$86,721	0.880	1,024	\$69.91	00024	88.0157	CD	\$13,662		MILLER MCLUMBER OTTA	401	45	
58-4900-0010-00-5	105 MAPLE CT	10/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,200	56.07	\$164,412	\$10,938	\$109,062	\$109,860	0.993	1,924	\$56.69	00019	99.2739	CD	\$10,214		NEAR SOUTHWEST AREA	401	45	
58-3050-0029-00-1	111 TERRE COUPE RD	06/06/22	\$70,000	SD	03-ARM'S LENGTH	\$70,000	\$39,500	56.43	\$87,168	\$13,888	\$56,112	\$52,455	1.070	656	\$85.54	00011	106.9712	D	\$13,751		WEST-CHICAGO CAYUGA	401	46	
58-0035-0178-00-7	109 W CHICAGO ST	05/26/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,600	52.67	\$76,512	\$14,361	\$46,699	\$44,532	1.026	641	\$71.07	00019	35.3121	D	\$12,881		NEAR SOUTHWEST AREA	401	35	

2024 RESIDENTIAL NEIGHBORHOOD #23 3RD, 4TH & CHIPPEA; and 26 W FRONT, LAKE, DETROIT, CAYUGA, 3RD ST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.O.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Meas (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Descr.	
58-0028-0044-01-0	407 W THIRD ST	04/21/22	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$79,500	45.43	\$197,073	\$12,828	\$162,372	\$121,027	1.342	1,340	\$121.17	00026	19.584	C	\$9,283		W FRONT LAKE DETROIT (	401	45
58-0028-0052-00-4	301 N CAYUGA ST	01/14/22	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$41,000	26.45	\$132,165	\$12,389	\$142,631	\$78,006	1.814	1,417	\$100.66	00023	27.885	D	\$5,383	58-5000-0032-00-7	3RD 4TH CHIPPEWA ARE	401	45	
58-0028-0096-00-1	207 W THIRD ST	08/29/21	\$153,500	WD	03-ARMS LENGTH	\$153,500	\$55,700	36.29	\$149,648	\$13,463	\$140,037	\$89,360	1.567	1,105	\$126.73	00023	3.1503	REVIEWED	\$9,067		3RD 4TH CHIPPEWA ARE	401	45	
58-0028-0101-00-5	303 MOCCASIN	04/15/22	\$153,900	WD	03-ARMS LENGTH	\$153,900	\$89,900	43.71	\$176,045	\$8,996	\$159,904	\$100,956	1.385	1,690	\$89.82	00023	15.6004	REVIEWED	\$7,269		3RD 4TH CHIPPEWA ARE	401	45	
58-0028-0102-00-1	202 W THIRD ST	01/23/23	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$40,400	32.32	\$114,154	\$22,381	\$102,819	\$60,950	1.704	720	\$142.80	00023	16.8116	D	\$19,958		3RD 4TH CHIPPEWA ARE	401	45	
58-0035-0186-00-0	112 W SMITH ST	04/29/22	\$86,000	WD	03-ARMS LENGTH	\$86,000	\$38,100	44.30	\$98,505	\$22,356	\$63,644	\$49,967	1.274	720	\$88.39	00023	26.1871	D	\$22,356		3RD 4TH CHIPPEWA ARE	401	52	
58-0600-0008-00-0	117 N CAYUGA ST	10/13/21	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$78,700	44.97	\$218,996	\$20,208	\$154,792	\$130,438	1.187	2,042	\$75.80	00026	34.8897	CD	\$19,854		W FRONT LAKE DETROIT (	401	45
58-0600-0002-00-8	318 CHIPPEWA ST	08/11/21	\$118,500	WD	03-ARMS LENGTH	\$118,500	\$44,700	37.72	\$120,709	\$9,693	\$108,807	\$72,846	1.494	912	\$119.31	00023	4.1028	CD	\$9,380		3RD 4TH CHIPPEWA ARE	401	45	
58-0600-0014-00-8	110 CHIPPEWA ST	07/20/22	\$91,000	CD	03-ARMS LENGTH	\$91,000	\$51,100	56.15	\$111,537	\$9,380	\$81,620	\$67,032	1.218	1,156	\$70.81	00026	31.7978	CD	\$9,380		W FRONT LAKE DETROIT (	401	38
58-0600-0016-00-9	106 CHIPPEWA ST	05/13/22	\$73,000	WD	03-ARMS LENGTH	\$73,000	\$36,800	50.41	\$93,840	\$10,750	\$62,250	\$54,521	1.142	768	\$81.05	00026	39.3841	D	\$9,821		W FRONT LAKE DETROIT (	401	45
58-0600-0018-00-1	103 CHIPPEWA ST	11/13/22	\$164,000	WD	03-ARMS LENGTH	\$164,000	\$60,800	37.07	\$152,980	\$16,695	\$147,305	\$89,426	1.647	1,177	\$125.15	00023	11.1628	D	\$13,540		3RD 4TH CHIPPEWA ARE	401	45	
58-5000-0004-01-1	309 N CAYUGA ST	08/07/21	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$52,600	35.07	\$141,791	\$11,276	\$138,764	\$85,698	1.620	1,374	\$100.99	00023	8.4223	CD	\$9,999		3RD 4TH CHIPPEWA ARE	401	45	
58-5000-0025-01-9	317 N CAYUGA ST	08/09/21	\$139,000	WD	03-ARMS LENGTH	\$139,000	\$47,000	33.81	\$121,144	\$10,779	\$108,221	\$72,418	1.771	834	\$153.74	00023	23.4968	D	\$10,318		3RD 4TH CHIPPEWA ARE	401	52	
58-5000-0031-00-1	305 N CAYUGA ST	05/24/22	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$32,700	32.70	\$84,042	\$10,717	\$89,283	\$48,114	1.856	696	\$128.28	00023	32.0071	D	\$10,318		3RD 4TH CHIPPEWA ARE	401	45	
58-6860-0002-00-1	113 LAKE ST	04/30/21	\$209,000	WD	03-ARMS LENGTH	\$209,000	\$69,000	33.01	\$181,809	\$17,247	\$191,753	\$107,980	1.776	1,625	\$118.00	00026	24.0211	D	\$12,748		W FRONT LAKE DETROIT (	401	49
58-6860-0003-00-7	119 LAKE ST	05/21/21	\$157,500	WD	03-ARMS LENGTH	\$157,500	\$55,900	35.49	\$150,463	\$10,290	\$147,210	\$91,577	1.601	1,237	\$119.01	00026	6.6905	CD	\$9,227		W FRONT LAKE DETROIT (	401	45
58-6860-0003-01-5	303 W THIRD ST	01/13/22	\$182,000	WD	03-ARMS LENGTH	\$182,000	\$70,600	38.79	\$190,530	\$20,577	\$169,423	\$111,518	1.448	1,953	\$81.40	00026	8.9093	D	\$14,663		W FRONT LAKE DETROIT (	401	45
58-6860-0006-00-8	307 LAKE ST	08/02/21	\$127,000	WD	03-ARMS LENGTH	\$127,000	\$60,800	47.87	\$166,519	\$18,898	\$108,102	\$96,864	1.116	1,162	\$93.03	00023	41.9587	CD	\$9,836		3RD 4TH CHIPPEWA ARE	401	45	
58-6860-0013-01-3	321 LAKE ST	04/29/22	\$148,000	WD	03-ARMS LENGTH	\$148,000	\$61,100	41.28	\$146,406	\$13,799	\$134,201	\$88,981	1.508	960	\$139.79	00023	2.7404	REVIEWED	\$13,501		3RD 4TH CHIPPEWA ARE	401	55	
58-6860-0013-03-4	316 LAKE ST	02/11/22	\$151,500	WD	03-ARMS LENGTH	\$151,500	\$48,000	31.68	\$130,734	\$14,262	\$137,218	\$76,412	1.796	988	\$138.88	00023	26.0160	CD	\$13,138		3RD 4TH CHIPPEWA ARE	401	45	
58-6860-0013-00-2	308 LAKE ST	09/16/21	\$111,111	WD	03-ARMS LENGTH	\$111,111	\$29,000	26.04	\$101,078	\$19,706	\$91,495	\$53,294	1.712	804	\$113.09	00023	17.9303	D	\$19,706		3RD 4TH CHIPPEWA ARE	401	45	
58-6860-0015-00-5	208 W THIRD ST	11/29/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$43,800	48.67	\$118,749	\$11,875	\$78,125	\$70,127	1.114	952	\$82.06	00023	42.1558	CD	\$11,102		3RD 4TH CHIPPEWA ARE	401	45	
58-6870-0007-00-0	109 N DETROIT ST	01/31/22	\$464,100	WD	03-ARMS LENGTH	\$464,100	\$144,200	31.07	\$388,445	\$37,032	\$427,068	\$231,242	1.847	3,319	\$128.67	00026	31.1240	CD	\$24,857		W FRONT LAKE DETROIT (	401	45
58-6870-0014-01-4	320 N 1/2 DETROIT ST	07/06/22	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$74,900	33.29	\$184,731	\$29,413	\$195,587	\$101,915	1.919	1,518	\$128.85	00023	38.3522	CD	\$10,714		3RD 4TH CHIPPEWA ARE	401	45	
Totals:						\$3,730,111	\$1,386,900		\$3,730,111	\$3,730,093	\$3,345,041	\$2,199,136	1.840		\$111.16		0.200414113	1.3878						
						Sale Rate >>	37.18		E.C.F. >>	1.536		1.536		Std. Deviation >>	22.245		Coefficient of Var >>	14.46632366						
						Std. Dev. >>	7.72		ORIG ECF = 1.533			STD DEV = 0.4220												
									MAX ECF = 1.955			MIN ECF = 1.111												
58-5000-0029-00-6	309 N CAYUGA ST	12/09/22	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$50,600	30.67	\$127,524	\$12,220	\$152,780	\$75,659	2.019	1,020	\$149.78	00023	40.1347	CD	\$10,318		3RD 4TH CHIPPEWA ARE	401	45	
58-6860-0011-03-7	105 MOCCASIN	01/26/23	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$49,400	24.70	\$131,199	\$18,296	\$181,764	\$74,318	2.446	891	\$204.00	00023	93.3628	D	\$14,374		3RD 4TH CHIPPEWA ARE	401	58	
58-6860-0011-02-6	209 W FOURTH ST	10/31/22	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$47,900	29.03	\$114,902	\$6,273	\$158,727	\$71,279	2.227	982	\$161.64	00023	74.5833	D	\$6,273		3RD 4TH CHIPPEWA ARE	401	45	
58-6870-0012-00-3	312 N DETROIT ST	06/16/22	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$50,300	29.59	\$130,562	\$16,903	\$153,097	\$74,579	2.053	1,008	\$151.88	00023	59.7512	REVIEWED	\$12,428		3RD 4TH CHIPPEWA ARE	401	45	
58-0026-0041-00-2	106 N CAYUGA ST	09/15/21	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$65,100	65.10	\$159,499	\$10,670	\$89,330	\$97,657	0.915	1,756	\$50.87	00026	51.9220	REVIEWED	\$10,416		W FRONT LAKE DETROIT (	401	45
58-6860-0007-01-1	313 LAKE ST	08/06/21	\$77,000	WD	03-ARMS LENGTH	\$77,000	\$43,700	56.75	\$119,230	\$11,761	\$65,239	\$70,518	0.925	1,020	\$63.96	00023	52.8040	CD	\$10,714		3RD 4TH CHIPPEWA ARE	401	45	
58-6870-0018-00-1	309 N CAYUGA ST	03/29/22	\$62,000	WD	03-ARMS LENGTH	\$62,000	\$35,600	57.59	\$139,765	\$21,214	\$40,786	\$70,887	0.511	1,472	\$27.71	00023	96.5947	CD	\$21,214		3RD 4TH CHIPPEWA ARE	401	39	
58-6870-0020-03-1	404 W THIRD ST	07/22/22	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$54,000	60.00	\$133,697	\$18,522	\$71,478	\$75,574	0.946	1,104	\$64.74	00023	52.7993	CD	\$7,852		3RD 4TH CHIPPEWA ARE	401	45	

2024 ECF = 1.549

RESIDENTIAL ECF NEIGHBORHOOD 45, SCHRIMER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr
58-5600-0002-00-9	603 OTTAWA CT	07/27/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$101,000	37.27	\$255,146	\$33,038	\$237,962	\$245,695	0.969	1,518	\$156.76	5600	5.9728	BC	\$20,900		OTTAWA RIDGE CONDO	401	81
58-5600-0006-00-4	707 OTTAWA CT	08/12/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$97,100	31.02	\$258,916	\$30,900	\$292,100	\$283,282	1.109	1,920	\$152.14	5600	8.1159	BC	\$30,900		OTTAWA RIDGE CONDO	401	76
58-5600-0028-00-8	704 OTTAWA CT	04/01/22	\$285,000	WD	09-FAMILY	\$285,000	\$100,900	35.40	\$259,448	\$34,805	\$250,195	\$248,499	1.007	1,620	\$154.44	5600	2.1430	C	\$20,900		OTTAWA RIDGE CONDO	401	94
58-0026-0107-04-6	925 N DETROIT ST	09/20/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$120,900	48.26	\$271,503	\$34,529	\$215,971	\$175,797	1.229	1,592	\$135.66	00018	16.4720	C	\$26,181		FAR NORTHWEST AREA	401	62
58-0026-0062-11-5	510 W FOURTH ST	08/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$101,600	59.76	\$182,553	\$29,079	\$140,921	\$113,853	1.228	1,937	\$72.75	00018	13.6065	C	\$27,615		FAR NORTHWEST AREA	401	34
58-0026-0062-09-3	506 W FOURTH ST	08/05/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$119,600	45.13	\$274,671	\$36,219	\$228,781	\$176,893	1.293	2,202	\$102.90	00018	9.9918	C	\$35,071		FAR NORTHWEST AREA	401	45
Totals:			\$1,559,500			\$1,554,500	\$641,100		\$1,502,237		\$1,365,930	\$1,224,029			\$129.27		2.4798						
						Sale Ratio =>	41.24							E.C.F. =>	1.116								
						Std. Dev. =>	10.46							Ave. E.C.F. =>	1.141								
												Std. Deviation=>	0.133395047										
												Ave. Variance=>	9.3837										
												Coefficient of Var=>	8.22605418										
												ORIG ECF = 1.179 STD DEV = 0.2500 MAX ECF = 1.429 MIN ECF = 0.929											
2024 ECF USED = 1.116																							
58-0026-0062-16-6	512 W FOURTH ST	12/07/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$169,800	42.46	\$374,376	\$34,737	\$365,163	\$251,958	1.449	3,096	\$117.95	00018	5.6056	B	\$12,650		FAR NORTHWEST AREA	401	39
58-0026-0070-00-2	308 W FOURTH ST	11/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,100	33.39	\$147,254	\$18,652	\$146,348	\$95,402	1.534	1,400	\$104.53	00021	14.0766	D	\$18,652		FOURTH & MOCCASIN NW	401	53
58-7500-0007-00-5	748 CHIPPEWA ST	02/14/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,200	37.57	\$223,672	\$34,167	\$200,839	\$132,164	1.508	1,545	\$139.89	00022	11.4916	C	\$32,235		HARLAN HOMES DISTRICT	401	45
58-7500-0063-00-2	909 CHIPPEWA ST	12/02/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,700	40.45	\$142,488	\$13,471	\$141,529	\$95,710	1.479	1,261	\$112.24	00018	8.5481	C	\$11,520		FAR NORTHWEST AREA	401	45
58-7500-0063-00-2	909 CHIPPEWA ST	12/02/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,700	40.45	\$142,488	\$13,471	\$141,529	\$95,710	1.479	1,261	\$112.24	00018	8.5481	C	\$11,520		FAR NORTHWEST AREA	401	45
58-0025-0272-11-1	306 SCHRIMER PKWY	08/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$11,700	4.25	\$278,077	\$43,809	\$231,191	\$302,505	0.764	1,634	\$141.49	00045	76.4255	C	\$28,650		SCHRIMER PARKWAY	401	97

