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

Parcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$		Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value Ap	or. by Eq. Other Parcels in Sale	Land Table Yo	perty Clas
58-0035-0202-01-3	258 E FRONT ST	10/04/22	\$105,000 WD	03-ARM'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	116 N MAIN	04/28/22	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$83,300	30.29	\$233,704	\$16,479	\$258,521	\$255,559	1.012	2,894	\$89.33	00003	20.8240		\$15,627 No		NEAR DOWNTOWN COM	201
58-1150-0008-00-0	110 E FRONT ST	04/29/21	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$38,900	21.61	\$155,215	\$22,433	\$157,567	\$162,923	0.967	3,000	\$52.52	00002	16.3777		\$22,315 No		DOWNTOWN COMMERC	201
58-1600-0004-04-0	259 E FRONT ST	07/30/21	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$0	0.00	\$260,226	\$58,370	\$141,630	\$247,676	0.572	3,060	\$46.28	00002	23.1515		\$58,370 No		DOWNTOWN COMMERC	201
76-0024-0006-00-4	1232 BROAD	06/30/21	\$349,000 WD	03-ARM'S LENGTH	\$349,000	\$201,000	57.59	\$418,941	\$140,337	\$208,663	\$362,766	0.575	12,873	\$16.21	2402	#DIV/01		\$127,608 No		2402 COM - CITY/VILLAG	201
32-0340-0147-00-5	103 E FERRY	06/09/22	\$150,000 MLC	03-ARM'S LENGTH	\$150,000	\$85,400	56.93	\$171,724	\$31,235	\$118,765	\$182,928	0.649	3,259	\$36.44	2402	#D(V/01		\$31,235 Yes		2402 COM - CITY/VILLAG	201
58-0035-0202-01-3	258 E FRONT	10/04/22	\$105,000 WD	03-ARM'S LENGTH	\$105,000	\$36,000	34.29	\$111,584	\$28,173	\$76,827	\$108,608	0.707	1,090	\$70.48	2402	#D(V/0!		\$28,173 Yes		2402 COM - CITY/VILLAG	201
62-1150-0002-02-0	310 E BUFFALO	08/30/21	\$840,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$840,000	\$361,100	42.99	\$895,438	\$188,728	\$651,272	\$920,195	0.708	4,246	\$153.38	2402	#DIV/01		\$143,970 No	62-1150-0004-00-1, 62-1150-0005-00		201
56-0019-0126-01-4	9999 RED ARROW	10/18/22	\$825,000 MLC	19-MULTI PARCEL ARM'S LENGTH	\$825,000	\$434,800	52.70	\$853,003	\$411,982	\$413,018	\$574,246	0.719	11,524	\$35.84	2402	#D(V/0!		\$333,641 Yes	56-0019-0108-03-2	2402 COM - CITY/VILLAG	201
45-0340-0022-02-1	2797 KIMMEL	03/10/23	\$220,000 WD	03-ARM'S LENGTH	\$220,000	\$85,300	38.77	\$223,060	\$70,631	\$149,369	\$198,475	0.753	2,849	\$52.43	2402	#D(V/0!		\$63,209 Yes		2402 COM - CITY/VILLAG	201
45-0028-0085-08-4	2658 W JOHN BEERS	06/10/22	\$200,000 MLC	03-ARM'S LENGTH	\$200,000	\$73,500	36.75	\$200,867	\$95,386	\$104,614	\$137,345	0.762	2,560	\$40.86	2402	#D(V/0!		\$83,184 Yes		2402 COM - CITY/VILLAG	201
76-0340-0215-01-1	720 MAIN	03/31/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$97,400	38.96	\$251,566	\$58,349	\$191,651	\$251,585	0.762	1,763	\$108.71	2402	#D(V/0!		\$53,778 Yes		2402 COM - CITY/VILLAG	201
45-0028-0041-00-1	5756 RED ARROW	01/17/23	\$585,000 WD	03-ARM'S LENGTH	\$585,000	\$287,000	49.06	\$585,295	\$121,294	\$463,706	\$604,168	0.768	6,000	\$77.28	2402	#D(V/0!		\$114,093 Yes		2402 COM - CITY/VILLAG	201
54-0340-0050-02-4	120 WATER	02/23/23	\$250,000 MLC	03-ARM'S LENGTH	\$250,000	\$83,300	33.32	\$237,946	\$42,562	\$207,438	\$254,406	0.815	3,049	\$68.03	2402	#DIV/01		\$41,798 Yes		2402 COM - CITY/VILLAG	201
54-0340-0141-03-8	143 E MAIN	08/19/22	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$285,302	\$55,114	\$244,886	\$299,724	0.817	2,360	\$103.77	2402	#DIV/01		\$55,114 No		2402 COM - CITY/VILLAG	201
62-0340-0323-02-5	127 W BUFFALO	12/08/21	\$360,000 WD	03-ARM'S LENGTH	\$360,000	\$178,300	49.53	\$342,840	\$98,241	\$261,759	\$318,488	0.822	2,835	\$92.33	2402	#DIV/01		\$76,256 No		2402 COM - CITY/VILLAG	201
58-0340-0004-06-3	116 N MAIN	04/07/22	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$114,000	41.45	\$253,500	\$34,529	\$240,471	\$285,118	0.843	2,778	\$86.56	2402	#DIV/01		\$33,685 Yes		2402 COM - CITY/VILLAG	201
76-0034-0083-06-5	3019 LAKE SHORE	06/13/22	\$3,500,000 CD	03-ARM'S LENGTH	\$3,500,000	\$1,560,400	44.58	\$3,203,313	\$356,859	\$3,143,141	\$3,706,320	0.848	62,709	\$50.12	2402	#D(V/D)		\$265,257 Yes		2402 COM - CITY/VILLAG	201
12-0015-0024-05-4	4641 RED ARROW	03/29/23	\$1,050,000 WD	03-ARM'S LENGTH	\$1,050,000	\$528,100	50.30	\$972,884	\$385,257	\$664,743	\$765,139	0.869	5,122	\$129.78	2402	#D(V/D)		\$293,770 Yes		2402 COM - CITY/VILLAG	201
47-0340-0006-00-9	13 S ELM	03/17/23	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$107,100	44.63	\$207,345	\$39,981	\$200,019	\$217,922	0.918	3,465	\$57.73	2402	#D(V/D)		\$39,981 Yes		2402 COM - CITY/VILLAG	201
56-0019-0116-03-0	9735 RED ARROW	06/17/22	\$345,533 WD	03-ARM'S LENGTH	\$345,533	\$138,700	40.14	\$306,598	\$125,808	\$219,725	\$235,404	0.933	7,226	\$30.41	2402	#DIV/01		\$105,366 Yes		2402 COM - CITY/VILLAG	201
		Totals:	\$10,604,533		\$10,604,533	\$4,523,300		\$10,256,658		\$8,200,811	\$10,167,931			\$70.57		0.3186					
						Sale. Ratio =>	42.65				E.C.F. ⇒	0.807		Std. Deviation=:							
						Std. Dev. =>	15.56				Ave. E.C.F. =>	0.803		Ave. Variance=>	#DIV/0! 0	oefficient of Var=>	#DIV/0!				
											ORIG ECF = 0.852										
											STD DEV = 0.3188										
											MAX ECF = 1.1708										
											MIN ECF = 0.5332										
OUTLIERS																					
58-1600-0005-01-4	221 E FRONT ST	08/22/22	\$1,200,000 CD	03-ARM'S LENGTH	\$1,200,000	\$82,500	6.88	\$215.420	\$26.684	\$1,173,316	\$231.578	5.067	2.160	\$543.20	00002	294.6687		\$26.237 No		DOWNTOWN COMMERC	201
30-1000-0003-01-4																					
	221 E PRONT 31	0.0/2.0/2.0	42,000,000		4-11	400,000															
58-0340-0007-00-3							26.80	\$706.612	\$235.948		\$553 722	1 380	5 337	\$143.30	00003	#RFF!		\$195.608 No		NEAR DOWNTOWN COM	201
58-0340-0007-00-3 58-0340-0041-00-7	128 N MAIN ST 111 N MAIN ST	03/28/22	\$1,000,000 WD \$300.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$1,000,000 \$300.000	\$268,000 \$54,700	26.80 18.23	\$706,612 \$126,752	\$235,948 \$10.792	\$764,052 \$289,208	\$553,722 \$136,424	1.380 2.120	5,332 2.582	\$143.30 \$112.01	00003	#REF!		\$195,608 No \$10.792 No	58-0340-0041-01-5	NEAR DOWNTOWN COM NEAR DOWNTOWN COM	201 201
	128 N MAIN ST	03/28/22	\$1,000,000 WD	03-ARM'S LENGTH	\$1,000,000	\$268,000				\$764,052									58-0340-0041-01-5 58-1500-0014-00-9		

2024 ECF COMMERCIAL NEIGH 004 COMM/IND; AND #006 SECONDARY COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price Inst	. Terms of Sale	Adi. Sale S	Asd, when Sold	Asd/Adi. Sale	Cur. Annrakal	Land + Yard	Bldg, Residual	Cost Man. S	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value Appr. by Ec	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	Donaing Style	\$18,647 Yes	2401 COM - CITY AVG	201
78-0340-0007-01-9	379 N MAIN WTRVLT	05/27/22	\$86,600 WD	03-ARM'S LENGTH	\$85,600	\$35,000	41.00	\$80,996	\$11,664	\$73,936	\$117.711	0.628	1.722	\$42.94	2401	5.7140		\$11,664 Yes	2401 COM - CITY AVG	201
78-0027-0073-00-7	620 S M 140	11/30/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$85,100	70.92	\$114,630	\$54,611	\$65,389	\$101,900	0.642	1.386	\$47.18	2401	7.0726		\$36.895 No	2401 COM - 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		2,565	\$50.28	2401	19.3962		\$28,063 Yes	2401 COM - CITY AVG	201
72-0000-0003-02-0	1441 OAK NILLS	03/02/22	3103,000 110	US-ANNI S ECHOTTI	3103,000	373,700	44.07	7237237	330,030	3110,570	3100,003	0.703	2,303	73010	1401	13.3301		320,003 163	2402 COM - CITT AVG	101
		Totals:	\$496,600		\$495,600	\$249,500		\$454.083		\$371,710	\$560,599			\$42,56		0.4309				
						ale. Ratio =>	50.34				E.C.F. ⇒	0.663	s	td. Deviation=:	0.072953752					
						td. Dev. =>	13.87				Ave. E.C.F. =>	0.659		ve. Variance=>	8.7690 Cd	efficient of Var=>	13.3116129			
											ORIG ECF = 0.685									
											STD DEV = 0.0882									
											MAX ECF = 0.7732									
											MIN ECF = 0.5968									
58-1500-0014-00-9 58-1500-0090-00-7	404 S OAK ST 708 S RED BUD TR	10/05/21	\$255,000 WD \$130.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$255,000 \$130,000	\$26,400 \$47,300	10.35 36.38	\$66,055 \$113.118	\$38,257 \$41,307	\$216,743	\$43,098	5.029 0.797	4,708 3.598	\$46.04 \$24.65	00006	#REF!		\$38,257 No \$27,662 No	SECONDARY COMMERCIA SECONDARY COMMERCIA	201
		07/15/22								\$88,693	\$111,335			\$24.65		#KEF!		\$27,662 NO	SECONDARY COMMERCIA	201
47-0340-0024-00-7 62-0340-0243-02-1	1 OAK 30 N WHITTAKER	06/14/22	\$435,000 CD \$526.315 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$435,000 \$526.315	\$158,200 \$185,200	36.37 35.19	\$350,009 \$381.469	\$91,645 \$56.741	\$343,355 \$469,574	\$336,411 \$422.823		1,638 3.168	\$209.62	2402 2402					
		11/05/21																		
76-0035-0013-02-2 54-0340-0243-00-1	2723 NILES AVE 326 E MAIN	10/22/21 06/30/21	\$1,150,000 CD \$180.000 MLC	03-ARM'S LENGTH 03-ARM'S LENGTH	\$1,150,000 \$180.000	\$241,500 \$110,200	21.00 61.22	\$784,065 \$339.729	\$215,926 \$52.437	\$934,074 \$127.563	\$739,764 \$487.762	1.263 0.262	16,047 11.250	\$58.21 \$11.34	2402 2401	30.9446		\$33.041 No	2401 COM - CITY AVG	201
78-0340-0243-00-1	349 N MAIN	05/25/21	\$180,000 MLC \$95,000 WD	03-ARM'S LENGTH	\$180,000		46.11	\$197,247	\$12,437		\$487,762	0.262	11,250	\$11.34	2401	30.9446		\$33,041 No \$12,090 No	2401 COM - CITY AVG 2401 COM - CITY AVG	201
54-7590-0018-00-4	415 E MAIN	03/01/22	\$95,000 WD \$44.000 MLC	03-ARM'S LENGTH 03-ARM'S LENGTH	\$44,000	\$43,800 \$56,100	46.11 127.50	\$197,247	\$12,090	\$82,910 \$12,393	\$314,358 \$36,606		1,365	\$16.11	2401	23.2423		\$12,090 No \$22,346 No	2401 COM - CITY AVG 2401 COM - CITY AVG	201
60-0340-0037-01-5	167 N PAW PAW	05/01/22	\$250,000 MLC	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$136,400	127.50 54.56	\$389.003	\$36,141	\$12,393	\$599.087	0.359	2,745	\$9.08	2401	23.2423		\$22,346 No \$29,736 No	60-0340-0039-01-8 2401 COM - 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 COM - CITY AVG	201

2024 INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price I	instr. Terms o	f Sale Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
54-0340-0086-03-7	285 TERRITORIAL	03/09/23	\$350,000 WD	03-ARM'S LENG	TH \$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 LENG	TH \$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	O 03-ARM'S LENG	TH \$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 ML	.C 03-ARM'S LENG	TH \$225,000	\$19,700	8.76	\$132,940	\$25,569	\$199,431	\$216,474	0.921			
		Totals:	\$2,035,000		\$2,035,000			\$1,648,473		\$1,769,266	\$2,833,368		#DIV/0!		7.5811
						Sale. Ratio =>	28.78				E.C.F. =>		itd. Deviation=>	0.152838422	
						Std. Dev. =>	10.78				Ave. E.C.F. =>	0.700 #	Ave. Variance=>	#DIV/0! C	pefficient 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	O3-ARM'S LENG	TH \$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 LENG	TH \$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 Inst		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 uil	iding Dep
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 I	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	\$292,100	\$263,292	1.109	1,920		5600	8.1159		\$20,900		OTTAWA RIDGE CONDO I		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 I	401	94
		Totals:	\$874,000		\$869,000	\$299,000		\$773,510		\$780,257	\$757,486			\$154.45		0.1806						
						Sale. Ratio =>	34.41				E.C.F. =>	1.030		Std. Deviation=:	0.072847434							
						Std. Dev. =>	3.21				Ave. E.C.F. =>	1.028		Ave. Variance=>	5.4106 C	oefficient of Var=>	5.261906583					
	2024 ECF = 1.030										ORIG ECF = 1.003 MAX ECF = 1.1819		STD DEV = 0.1789 MIN ECF = 0.8240									
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	\$259,982	\$212,743	1.222	1,560	\$166.66	5600	21.2168	С	\$20,900		OTTAWA RIDGE CONDO	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	401	76

2024 RESIDENCIAL ECF NEIGHBORHOOD 4980 MIDDLETON

Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adi, Sale \$	Asd, when Sold	Asd/Adi, Sale	Cur. Appraisal	Land + Yard	Blde, Residual	Cost Man. \$	E.C.F.	Floor Area	\$/\$a.Ft.	ECF Area	Dev. by Mean (%) uilding Sty	Land Value Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class Building	e Deor.
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		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
58-0026-0107-04-6	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 No		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	1.238	1,937	\$72.75	00018	13.6065 C	\$27,615 No		FAR NORTHWEST AREA	401	34
		Totals:	\$1,023,500		\$1,018,500	\$420,500		\$972,420		\$899,187	\$801,441			\$128.75		2.3665					
						Sale. Ratio =>	41.29				.C.F. =>	1.122	9	Std. Deviation=>	0.109445757						
						Std. Dev. =>	13.02				we. E.C.F. =>	1.146		Ave. Variance=>	10.0844 C	pefficient of Var=> 8.80248					
	2024 ECF USED = 1.122										ORIG ECF = 1.116 TD DEV = 0.1333 MAX ECF = 1.2493 MIN ECF = 0.9826										
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	\$103.90	00018	9.9918 C	\$35,071 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 NORTHEASTAREA AND #14 ELIZABETH ARCTIC FULTON & N MAIN

Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. 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 Do	ev. by Mean (%) Bu	uilding Style	Land Value	Other Parcels in Sale	Land Table	Property Class Bu	ilding Depr.
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	\$87,980	0.994	1,340	\$65.25	00014	17.7001 CD		\$11,604 58-2	000-0136-00-1	ELIZABETH ARCTIC FULTO	401	49
58-2000-0168-00-0	426 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	03/31/23	\$98,000 WD	03-ARM'S LENGTH	\$98,000	\$36,500	37.24	\$100,270	\$22,056	\$75,944	\$89,901	0.845	1,368	\$55.51	00011	2.7985 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	106 ARCTIC ST	06/30/21	\$103,200 WD	03-ARM'S LENGTH	\$103,200	\$27,600	26.74	\$89,722	\$14,519	\$88,681	\$86,440	1.026	1,664	\$53.29	00014	20.9158 CD		\$12,606		ELIZABETH ARCTIC FULTO	401	48
58-7300-0023-00-8	507 MICHIGAN ST	06/04/21	\$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	12.8293 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	505 MORAVIA ST	04/28/21	\$46,000 CD	11-FROM LENDING INSTITUTION EXPOSED	\$46,000	\$16,400	35.65	\$47,076	\$12,805	\$33,195	\$39,392	0.843	715	\$46.43	00012	2.5920 D		\$12,805		NEAR NORTHEAST AREA	401	38
		Totals:	\$792,200		\$792,200	\$312,700		\$841,212		\$595,662	\$739,324			\$53.31		1.1080						
						Sale. Ratio =>	39.47				.C.F. =>	0.806	5	td. Deviation=>	0.142749232							
-						Std. Dev. =>	9.15				ve. E.C.F. =>	0.817		lve. Variance=>	14.6540 Co	efficient of Var=	17.94151861					
											RIG ECF = 0.864											
				2024 ECF = 0.806							TD DEV = 0.2427											
											MAX ECF = 1.106											
											IIN ECF = 0.6213											
58-2000-0011-00-3	1106 N RED BUD 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	50 54
58-2000-0336-00-0 58-2500-0054-00-6	412 FULTON ST 107 ARCTIC ST	10/21/22 10/22/21	\$89,900 WD \$145,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$89,900 \$145,000	\$28,400 \$38,600	31.59 26.62	\$66,736 \$109,507	\$9,273 \$27,393	\$80,627 \$117,607	\$66,049 \$94,384	1.221 1.246	839 1,614	\$96.10 \$72.87	00011 00014	36.3496 CD 42.1883 CD		\$9,273 \$24,481		FAR NORTHEAST AREA ELIZABETH ARCTIC FULTO	401 401	
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	

2024 ECF RESIDENTIAL NEIGHBORHOODS #13 S/S SMITH & CLARK: #15 DAYS AVE SOUTH AREA: #16 NEAR NORTH SIDE/N MIAN: #17 NEAR SOUTH SIDE: AND #20 SOUTH REDBUD & EAST

Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adl. Sale S	Asd, when Sold	Asd/Adi. Sale	Cur. Appraisal	Land + Yard	Bidg, Residual	Cost Man. S	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value Other Parcels in Sale	Land Table Pro	gerty Class Building	Depr.
58-0026-0123-00-9	114 W FOURTH ST	10/29/21	\$112,500 WD	03-ARM'S LENGTH	\$112,500	\$40,000	35.56	\$104,117	\$15,428	\$97,072	\$72,935	1.331	1,152	\$84.26	00016	14.2970 REVIEWED	\$14,503	NEAR NORTH SIDE/N. MJ	401	55
58-0026-0149-03-2	607 N MAIN ST	03/03/22	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$43,200	32.00	\$122,147	\$35,010	\$99,990	\$71,659	1.395	1,173	\$85.24	00016	20.7397 D	\$28,101	NEAR NORTH SIDE/N. MJ	401	45
58-0035-0160-00-1	309 W SMITH ST	11/10/21	\$89,900 WD	03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$102,623	\$30,985	\$58,915	\$58,913	1.000	852	\$69.15	00013	18.7931 D	\$30,253	S/S SMITH & CLARK ST AF	401	45
58-0035-0183-02-7	112 W ALEXANDER ST	08/16/22	\$116,000 WD	03-ARM'S LENGTH	\$116,000	\$44,800	38.62	\$114,598	\$16,615	\$99,385	\$80,578	1.233	1,290	\$77.04	00017	4.5432 REVIEWED	\$16,615	NEAR SOUTH SIDE AREA	401	45
58-1500-0010-01-1	105 W CHICAGO ST	06/18/21	\$91,250 WD	03-ARM'S LENGTH	\$91,250	\$44,400	48.66	\$115,823	\$13,650	\$77,600	\$84,024	0.924	1,620	\$47.90	00017	26.4420 CD	\$13,650	NEAR SOUTH SIDE AREA	401	49
58-1500-0058-02-2	406 DAYS AVE	08/31/22	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$45,400	90.80	\$63,428	\$14,058	\$35,942	\$40,600	0.885	2,009	\$17.89	00017	30.2704 D	\$14,058	NEAR SOUTH SIDE AREA	401	19
58-1500-0072-00-9	607 S OAK ST	08/22/22	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$36,000	36.00	\$105,521	\$14,045	\$85,955	\$75,227	1.143	1,165	\$73.78	00015	4.5359 D	\$13,650	DAYS AVE SOUTH AREA	401	45
58-1500-0111-00-4	405 DAYS AVE	05/03/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$55,400	42.62	\$147,395	\$18,819	\$111,181	\$105,737	1.051	1,828	\$60.82	00017	13.6480 CD	\$13,650	NEAR SOUTH SIDE AREA	401	45
58-1500-0131-00-5	206 S RED BUD TR	10/27/21	\$118,000 WD	03-ARM'S LENGTH	\$118,000	\$43,600	36.95	\$118,696	\$20,567	\$97,433	\$80,698	1.207	1,236	\$78.83	00017	1.9408 D	\$13,650	NEAR SOUTH SIDE AREA	401	45
58-1600-0048-00-7	315 SHORT ST	12/21/22	\$49.000 WD	03-ARM'S LENGTH	\$49.000	\$27.200	55.51	\$68.141	\$6.727	\$42.273	\$50.505	0.837	788	\$53.65	00016	35.0960 D	\$6.727	NEAR NORTH SIDE/N. MJ	401	45
58-1600-0051-00-8	311 SHORT ST	03/04/22	\$140.000 WD	03-ARM'S LENGTH	\$140.000	\$63.900	45.64	\$162.221	\$9.910	\$130.090	\$125.256	1.039	1.472	\$88.38	00016	14.9372 CD	\$9.510	NEAR NORTH SIDE/N. MJ	401	50
58-1600-0054-01-5	308 N OAK ST	04/29/21	\$110.000 WD	03-ARM'S LENGTH	\$110,000	\$33.800	30.73	\$100.897	\$7.745	\$102.255	\$76.605	1.335	1.456	\$70.23	00016	14.6862 D	\$7.530	NEAR NORTH SIDE/N. MJ	401	45
58-1600-0055-00-3	309 N MAIN ST	04/13/22 07/09/21	\$175,000 WD	03-ARM'S LENGTH	\$175,000 \$70,000	\$63,600 \$28,500	36.34 40.71	\$156,902 \$70,481	\$17,854 \$6,521	\$157,146 \$63,479	\$114,349 \$52,599	1.374	1,503	\$104.55	00016 00016	18.6303 CD 1.8888 D	\$15,724 \$6.521	NEAR NORTH SIDE/N. MJ	401 401	55
58-1600-0057-03-1	315 N MAIN ST		\$70,000 WD	03-ARM'S LENGTH								1.207		\$99.50				NEAR NORTH SIDE/N. MJ		49
58-6900-0013-00-5 58-6900-0047-00-7	306 E SMITH ST 303 BERRIEN ST	03/25/22 11/23/21	\$165,000 WD \$88,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$165,000 \$88,000	\$13,500 \$28,200	8.18 32.05	\$133,906 \$79,174	\$17,739 \$14.168	\$147,261 \$73.832	\$95,532 \$53,459	1.541	1,542 775	\$95.50 \$95.27	00020	35.3515 D 19.3131 D	\$15,305 \$13.650	SOUTH REDBUD & EAST SOUTH REDBUD & EAST	401 401	49
58-6900-0047-00-7	109 W DEWEY ST	08/19/21	\$88,000 WD	03-ARM'S LENGTH	\$187,000	\$28,200 \$71,200	32.05	\$79,174 \$192,890	\$14,168 \$19,593	\$167,407	\$53,459 \$143.084	1.381	2.184	\$95.27	00020	19.3131 D 1.7978 C	\$15,650	NEAR NORTH SIDE/N. M/	401	45
58-7250-0052-00-8 58-7250-0064-00-6	110 W DEWEYST	08/19/21	\$187,000 WD \$210.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$187,000 \$210,000	\$71,200 \$77,400	38.07	\$192,890 \$198.357	\$19,593 \$15,278	\$167,407	\$143,084 \$150.558	1.170	2,184 1.754	\$76.65 \$111.02	00016	1.7978 C 10.5365 C	\$16,137 \$14,338	NEAR NORTH SIDE/N. M/	401	45
58-7250-0069-00-8	100 W DEWET ST	03/31/22	\$172,000 WD	03-ARM'S LENGTH	\$172,000	\$67,900	39.48	\$185,575	\$18,585	\$153,415	\$137,327	1.117	2,468	\$62.16	00016	7.0819 CD	514,536 \$18,435	NEAR NORTH SIDE/N. MJ	401	33
58-7250-0009-00-8	110 W THIRD ST	03/31/22	\$172,000 WD	03-ARM'S LENGTH	\$172,000	\$67,900	35.46	\$105,575	\$30,505	\$148.865	\$137,327	4.305	1,400	\$91.77	00016	10.6752 CD	\$10,455	NEAR NORTH SIDE/N. MJ	401	40
58-7250-0076-00-4	110 W THIRD ST	Totals:	\$2,488,650	US-ARM S LENGTH	\$2,488,650	\$925,400	33.30	\$2,513,841	\$31,133	\$2,144,218	\$1,784,624	1.295	1,032	\$77.15	00016	1.3528	\$30,250	NEAR NORTH SIDE/N. MIX	401	30
		rotais:	32,400,030			3925,400 ale. Ratio =>	37.18	\$2,515,041			51,764,024 E.C.F. =>	1.201	C+r	I. Deviation=>	0.100570050	1.3020				
						d. Dev. =>	14.98				Ave. E.C.F. =>	1.188		e. Variance=>		efficient of Var=> 12.84565628				
																				_
											ORG ECF = 1.160									
	2024 ECF USED = 1.201										STD DEV = 0.4338									
											MAX ECF = 1.5938									
											MIN ECF = 0.7262									
58-0026-0125-00-1	112 W FOURTH ST	09/08/21	\$208,000 WD	03-ARM'S LENGTH	\$208.000	\$49,900	23.99	\$158.107	\$16.285	\$191.715	\$116.630	1.644	1.877	\$102.14	00016	49.4424 D	\$15.821	NEAR NORTH SIDE/N. M/	401	53
58-0035-0154-00-1	305 PHELPS ST	09/30/22	\$138,000 WD	03-ARM'S LENGTH	\$138,000	\$38,800	28.12	\$98,656	\$13,244	\$124,756	\$70,240	1.776	1.220	\$102.26	00017	63.9448 D	S12.823	NEAR SOUTH SIDE AREA	401	45
58-1500-0129-00-1	210 S RED BUD TR	05/27/22	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$45,500	22.75	\$155,107	\$13,650	\$186,350	\$116,330	1.602	2,189	\$85.13	00017	48.2052 D	\$13.650	NEAR SOUTH SIDE AREA	401	47
58-1600-0026-00-3	213 E THIRD ST	05/20/22	\$216,000 WD	03-ARM'S LENGTH	\$216,000	\$47,100	21.81	\$153,522	\$14,744	\$201,256	\$114.127	1.763	1.632	\$123.32	00016	65.6613 CD	\$14.744	NEAR NORTH SIDE/N. MJ	401	54
58-1600-0031-00-7	319 N MAIN ST	06/30/22	\$116,000 WD	03-ARM'S LENGTH	\$116,000	\$33,500	28.88	\$84,259	\$10.094	\$105,906	\$60,991	1.736	768	\$137.90	00016	62.9590 CD	\$9.455	NEAR NORTH SIDE/N. MJ	401	45
58-1600-0038-01-0	214 E FOURTH ST	02/14/23	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$19,100	23.88	\$61.086	\$10.381	\$69,619	\$41,698	1.670	624	\$111.57	00016	56.2761 REVIEWED	\$10.381	NEAR NORTH SIDE/N. M/	401	45
58-6750-0004-00-0	111 W FOURTH ST	10/14/22	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$71.400	30.38	\$177.297	\$28.315	\$206.685	\$122.518	1.687	1.746	\$118.38	00016	63.4525 REVIEWED	\$16.591	NEAR NORTH SIDE/N. M/	401	45
58-6750-0005-01-4	316 MOCCASIN	03/21/23	\$189,400 WD	03-ARM'S LENGTH	\$189,400	\$42,000	22.18	\$145,775	\$31,950	\$157,450	\$93,606	1.682	1,296	\$121.49	00016	62.9599 CD	\$31,311	NEAR NORTH SIDE/N. MJ	401	45
58-6900-0012-00-9	506 BERRIEN ST	06/03/22	\$154,000 WD	03-ARM'S LENGTH	\$154,000	\$48,900	31.75	\$119,336	\$14,844	\$139,156	\$85,931	1.619	1,194	\$116.55	00020	56.6944 D	\$13,650	SOUTH REDBUD & EAST	401	47
58-8550-0009-00-0	105 W FIFTH ST	02/11/22	\$168.000 WD	03-ARM'S LENGTH	\$168.000	\$50.300	29.94	\$132.264	\$17.612	\$150.388	\$94.286	1.595	1.200	\$125.32	00016	60.1633 CD	\$16.387	NEAR NORTH SIDE/N. MJ	401	56
58-0035-0212-02-7	127 DAYS AVE	10/14/21	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$41,000	63.08	\$111.693	\$10.118	\$54.882	\$83.532	0.657	1.452	\$37.80	00017	31.6312 D	\$10.118	NEAR SOUTH SIDE AREA	401	45
58-0340-0019-00-1																				
	207 E THIRD ST	07/22/22	\$40.000 WD	03-ARM'S LENGTH	\$40,000	\$39.300	98.25	\$77.472	\$11.630	\$28.370	\$54.146	0.524	1.736	\$16.34	00016	44.9379 D	\$11.271	NEAR NORTH SIDE/N. MJ	401	25
58-0340-0027-00-4	209 N MAIN ST	07/22/22 09/01/21	\$40.000 WD \$66,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$40,000 \$66,000	\$39.300 \$43,100	98.25 65.30	\$77.472 \$109,120	\$12,461	\$53,539	\$79,489	0.674	1,818	\$29.45	00016	29.9792 D	\$11.271 \$12,461	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ	401	36
58-0340-0027-00-4 58-1200-0020-00-0	209 N MAIN ST 303 W ALEXANDER ST	07/22/22 09/01/21 09/22/21	\$40.000 WD \$66,000 WD \$41,000 QC	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$40,000 \$66,000 \$41,000	\$39.300 \$43,100 \$35,600	98.25 65.30 86.83	\$77.472 \$109,120 \$91,303	\$12,461 \$5,715	\$53,539 \$35,285	\$79,489 \$70,385	0.674	1,818 1,128	\$29.45 \$31.28	00016 00017	29.9792 D 47.2014 D	\$11,271 \$12,461 \$5,715 \$8-1200-0021-00-6	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ NEAR SOUTH SIDE AREA	401 401	36 45
58-0340-0027-00-4 58-1200-0020-00-0 58-1200-0020-00-0	209 N MAIN ST 303 W ALEXANDER ST 303 W ALEXANDER ST	07/22/22 09/01/21 09/22/21 03/01/22	\$40.000 WD \$66,000 WD \$41,000 QC \$56,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$40,000 \$66,000 \$41,000 \$56,000	\$39.300 \$43,100 \$35,600 \$35,600	98.25 65.30 86.83 63.57	\$77.472 \$109,120 \$91,303 \$93,104	\$12,461 \$5,715 \$7,516	\$53,539 \$35,285 \$48,484	\$79,489 \$70,385 \$70,385	0.674 0.501 0.689	1,818 1,128 1,128	\$29.45 \$31.28 \$42.98	00016 00017 00017	29.9792 D 47.2014 D 28.4488 D	\$11.271 \$12,461 \$5,715 \$8.1200.0021.00-6 \$7,516 \$8.1200.0021.00-6	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ NEAR SOUTH SIDE AREA NEAR SOUTH SIDE AREA	401 401 401	36 45 45
58-0340-0027-00-4 58-1200-0020-00-0 58-1200-0020-00-0 58-1500-0078-00-7	209 N MAIN ST 303 W ALEXANDER ST 303 W ALEXANDER ST 703 S OAK ST	07/22/22 09/01/21 09/22/21 03/01/22 05/19/21	\$40.000 WD \$66,000 WD \$41,000 QC \$56,000 WD \$50,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$40,000 \$66,000 \$41,000 \$56,000 \$50,000	\$39,300 \$43,100 \$35,600 \$35,600 \$44,400	98.25 65.30 86.83 63.57 88.80	\$77.472 \$109,120 \$91,303 \$93,104 \$148,903	\$12,461 \$5,715 \$7,516 \$14,636	\$53,539 \$35,285 \$48,484 \$35,364	\$79,489 \$70,385 \$70,385 \$110,417	0.674 0.501 0.689 0.320	1,818 1,128 1,128 1,691	\$29.45 \$31.28 \$42.98 \$20.91	00016 00017 00017 00015	29.9792 D 47.2014 D 28.4488 D 72.5931 CD	\$11.271 \$12,461 \$5,715 \$8.1200.0021.00-6 \$7,516 \$8.1200.0021.00-6 \$13,650	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ NEAR SOUTH SIDE AREA NEAR SOUTH SIDE AREA DAYS AVE SOUTH AREA	401 401 401 401	36 45 45 57
58-0340-0027-00-4 58-1200-0020-00-0 58-1200-0020-00-0 58-1500-0078-00-7 58-1500-0105-00-4	209 N MAIN ST 303 W ALEXANDER ST 303 W ALEXANDER ST 703 S OAK ST 205 E MARBLE ST	07/22/22 09/01/21 09/22/21 03/01/22 05/19/21 08/12/21	\$40,000 WD \$66,000 WD \$41,000 QC \$56,000 WD \$50,000 WD \$35,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$40,000 \$66,000 \$41,000 \$56,000 \$50,000 \$35,000	\$39,300 \$43,100 \$35,600 \$35,600 \$44,400 \$23,400	98.25 65.30 86.83 63.57 88.80 66.86	\$77.472 \$109,120 \$91,303 \$93,104 \$148,903 \$69,777	\$12,461 \$5,715 \$7,516 \$14,636 \$10,249	\$53,539 \$35,285 \$48,484 \$35,364 \$24,751	\$79,489 \$70,385 \$70,385 \$110,417 \$48,954	0.674 0.501 0.689 0.320 0.506	1,818 1,128 1,128 1,691 832	\$29.45 \$31.28 \$42.98 \$20.91 \$29.75	00016 00017 00017 00015 00015	29.9792 D 47.2014 D 28.4488 D 72.5931 CD 54.0611 D	\$11.271 \$12.461 \$5,715 \$8.1200.0021-00-6 \$7,516 \$8.1200.0021-00-6 \$13,650 \$8,482	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ NEAR SOUTH SIDE AREA NEAR SOUTH SIDE AREA DAYS AVE SOUTH AREA DAYS AVE SOUTH AREA	401 401 401 401 401	25 36 45 45 57 45
58-0340-0027-00-4 58-1200-0020-00-0 58-1200-0020-00-0 58-1500-0078-00-7 58-1500-0105-00-4 58-1500-0129-00-1	209 M MAIN ST 303 W ALEXANDER ST 303 W ALEXANDER ST 703 S OAK ST 205 E MARBLE ST 210 S RED BUD TR	07/22/22 09/01/21 09/22/21 03/01/22 05/19/21 08/12/21 05/13/21	\$40.000 WD \$66,000 WD \$41,000 QC \$56,000 WD \$50,000 WD \$35,000 WD \$75,250 WD	03-ARM'S LENGTH	\$40,000 \$66,000 \$41,000 \$56,000 \$50,000 \$35,000 \$75,250	\$39,300 \$43,100 \$35,600 \$35,600 \$44,400 \$23,400 \$48,800	98.25 65.30 86.83 63.57 88.80 66.86 64.85	\$77.472 \$109,120 \$91,303 \$93,104 \$148,903 \$69,777 \$155,107	\$12,461 \$5,715 \$7,516 \$14,636 \$10,249 \$13,650	\$53,539 \$35,285 \$48,484 \$35,364 \$24,751 \$61,600	\$79,489 \$70,385 \$70,385 \$110,417 \$48,954 \$116,330	0.674 0.501 0.689 0.320 0.506 0.530	1,818 1,128 1,128 1,691 832 2,189	\$29.45 \$31.28 \$42.98 \$20.91 \$29.75 \$28.14	00016 00017 00017 00015 00015 00017	29.9792 D 47.2014 D 28.4488 D 72.5931 CD 54.0611 D 57.1746 D	\$11.271 \$12,461 \$5,715 \$8-1200-0021-00-6 \$7,516 \$8-1200-0021-00-6 \$13,650 \$8,482 \$13,650	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ NEAR SOUTH SIDE AREA NEAR SOUTH SIDE AREA DAYS AVE SOUTH AREA DAYS AVE SOUTH AREA NEAR SOUTH SIDE AREA NEAR SOUTH SIDE AREA	401 401 401 401 401 401	25 36 45 45 57 45 47
58-0340-0027-00-4 58-1200-0020-00-0 58-1200-0020-00-0 58-1500-0078-00-7 58-1500-0105-00-4	209 N MAIN ST 303 W ALEXANDER ST 303 W ALEXANDER ST 703 S OAK ST 205 E MARBLE ST	07/22/22 09/01/21 09/22/21 03/01/22 05/19/21 08/12/21	\$40,000 WD \$66,000 WD \$41,000 QC \$56,000 WD \$50,000 WD \$35,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$40,000 \$66,000 \$41,000 \$56,000 \$50,000 \$35,000	\$39,300 \$43,100 \$35,600 \$35,600 \$44,400 \$23,400	98.25 65.30 86.83 63.57 88.80 66.86	\$77.472 \$109,120 \$91,303 \$93,104 \$148,903 \$69,777	\$12,461 \$5,715 \$7,516 \$14,636 \$10,249	\$53,539 \$35,285 \$48,484 \$35,364 \$24,751	\$79,489 \$70,385 \$70,385 \$110,417 \$48,954	0.674 0.501 0.689 0.320 0.506	1,818 1,128 1,128 1,691 832	\$29.45 \$31.28 \$42.98 \$20.91 \$29.75	00016 00017 00017 00015 00015	29.9792 D 47.2014 D 28.4488 D 72.5931 CD 54.0611 D	\$11.271 \$12.461 \$5,715 \$8.1200.0021-00-6 \$7,516 \$8.1200.0021-00-6 \$13,650 \$8,482	NEAR NORTH SIDE/N. MJ NEAR NORTH SIDE/N. MJ NEAR SOUTH SIDE AREA NEAR SOUTH SIDE AREA DAYS AVE SOUTH AREA DAYS AVE SOUTH AREA	401 401 401 401 401	25 36 45 45 57 45 47 54

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

Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. 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 C	Other Parcels in Sale	Land Table	Property Class Buildin	ng Depr.
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	\$103.90	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-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 N	401	53
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
58-7500-0007-00-5	748 CHIPPEWAST	03/14/23	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$88,300	37.57	\$213,672	\$34,167	\$200,833	\$133,164	1.508	1,545	\$129.99	00022	11.4916 C		\$32,335		HARLAN REMUS DETROIT	401	45
58-7500-0063-00-2	909 CHIPPEWAST	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
58-7500-0065-01-3	727 CHIPPEWAST	07/18/22	\$113,000 WD	03-ARM'S LENGTH	\$113,000	\$51,400	45.49	\$117,949	\$41,561	\$71,439	\$56,668	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		\$1,541,913		\$1,370,064	\$985,591			\$112.93		0.3153						
						Sale, Ratio =>	42.18				E.C.F. =>	1,390		Std. Deviation=:	0 127008025							
						Std. Dev. =>	5.12				Ave. E.C.F. =>	1.393		Ave. Variance=>		efficient of Var=>	8.145808006					
				2024 ECF = 1.390								1.393		Ave. Variance=>		pefficient of Var=>	8.145808006					

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 Inst	r. 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 Lan	Value Other Parcels in	iale Land Table	Property Class B	Building Depr.
58-0026-0053-10-8	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	\$133,419	1.361	1,876	\$96.81	00024	3.3527 CD		\$20,103	MILLER MCUMBER OTT	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	00030	8.6620 CD		\$8,160	FAR SW - TERRE COUPE	401	45
58-0035-0180-00-1	113 W CHICAGO ST	11/24/21	\$245,000 WD	03-ARM'S LENGTH	\$245,000	\$34,700	14.16	\$252,476	\$12,195	\$232,805	\$171,998	1.354	3,726	\$62.48	00019	4.1264 CD		\$10,686	NEAR SOUTHWEST ARE	401	45
58-0035-0226-00-1	406 TERRE COUPE RD	08/27/21	\$140,000 QC	03-ARM'S LENGTH	\$140,000	\$59,800	42.71	\$156,786	\$8,000	\$132,000	\$106,504	1.239	1,612	\$81.89	00030	15.5407 REV	IEWED	\$8,000	FAR SW - TERRE COUPE	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	\$173,639	\$24,596	\$120,404	\$106,688	1.129	1,713	\$70.29	00019	26.6235 D		\$17,187	NEAR SOUTHWEST ARE	401	52
58-1200-0091-00-4	114 W ROE ST	09/28/21	\$109,900 WD	03-ARM'S LENGTH	\$109,900	\$34,900	31.76	\$91,558	\$7,597	\$102,303	\$60,101	1.702	896	\$114.18	00019	39.0401 D		\$7,597	NEAR SOUTHWEST ARE	401	45
58-1300-0006-00-3	117 S DETROIT ST	05/17/22	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$105,900	51.66	\$240,985	\$26,955	\$178,045	\$153,207	1.162	1,768	\$100.70	00019	23.2676 C		\$22,431	NEAR SOUTHWEST ARE	401	45
58-1350-0023-00-1	629 W FRONT ST	09/07/21	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$58,400	35.39	\$151.539	\$11.375	\$153,625	\$100.332	1.531	1.396	\$110.05	00027	13.6366 C		\$10.529	FAR WEST, FRONT ROE	9 401	45
58-1350-0096-00-9	705 W ROE ST	09/24/21	\$126,000 WD	03-ARM'S LENGTH	\$126,000	\$43,800	34.76	\$116,439	\$19.092	\$106,908	\$69,683	1.534	954	\$112.06	00027	13.9409 CD		\$18,609	FAR WEST, FRONT ROE	9 401	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	9 401	48
58-1350-0160-00-9	112 TERRE COUPE RD	05/24/21	\$82,400 WD	03-ARM'S LENGTH	\$82,400	\$39,900	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	9 401	46
58-3050-0005-01-3	409 W ROE ST	04/14/22	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$43,000	43.00	\$104.276	\$17.085	\$82,915	\$62,413	1.328	951	\$87.19	00031	6.6309 D		\$17,085	WEST - CHICAGO CAYU	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	00031	13.6354 D		\$13,751	WEST - CHICAGO CAYUI	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	\$72,674	\$44.888	1.619	672	\$108.15	00031	22.4197 D		\$10.228	WEST - CHICAGO CAYU	401	45
58-3050-0044-00-1	125 S CAYUGA ST	08/12/22	\$152,500 WD	03-ARM'S LENGTH	\$152,500	\$74,700	48.98	\$178.637	\$12,305	\$140,195	\$119,064	1.177	2.292	\$61.17	00031	21.7319 CD		\$11.710	WEST - CHICAGO CAYU	i 401	45
58-4900-0002-01-1	305 W FRONT ST	03/03/23	\$305,000 WD	03-ARM'S LENGTH	\$305,000	\$107,800	35.34	\$262,907	\$33,814	\$271,186	\$163,989	1.654	2.046	\$132.54	00019	25.8883 C		\$27,816	NEAR SOUTHWEST ARE	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	\$140,863	\$91,495	1.540	1.550	\$90.88	00024	14.4767 REV	IEWED	\$21,469	MILLER MCUMBER OTT	401	45
58-4950-0013-00-1	315 MC CUMBER ST	08/09/22	\$128,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$128,000	\$57,900	45.23	\$131,956	\$8,390	\$119,610	\$88,451	1.352	1.056	\$113.27	00024	4.2523 CD			4 MILLER MCUMBER OTT.		65
58-4950-0029-00-4	320 MILLER ST	08/09/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$121,183	\$23,421	\$116,579	\$69,980	1.666	970	\$120.18	00024	27.1093 D		\$23,421	MILLER MCUMBER OTT.		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 MCUMBER OTT		56
58-6850-0010-02-2	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	23.3243 C		\$13,860	FAR WEST, FRONT ROE		20
58-7550-0001-00-3	203 W FRONT ST	09/30/22	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$107,100	38.95	\$255,704	\$21,535	\$253,465	\$167.623	1.512	2,562	\$98.93	00019	11.7318 REV	IEWED	\$14,515	NEAR SOUTHWEST ARE		45
								\$103.847	\$8.208		\$68,460	1 684	1.122	\$102.76	00019	28.9274 D		\$8.208			
58-7550-0011-01-7	114 CHARLES CT	05/11/21	\$123 500 WD	03-ARM'S LENGTH		\$39,700	32 15												NEAR SOUTHWEST ARE		
58-7550-0011-01-7	114 CHARLES CT	05/11/21 Totals:		03-ARM'S LENGTH	\$123,500		32.15		\$8,208	\$115,292	0.00,.00	1.004	1,122		00019			\$8,208	NEAR SOUTHWEST ARE	401	45
58-7550-0011-01-7	114 CHARLES CT	05/11/21 Totals:	\$123,500 WD \$3,535,200	03-ARM'S LENGTH	\$123,500 \$3,535,200	\$1,372,800		\$3,573,717	\$8,208	\$3,144,246	\$2,278,284			\$96.57		1.4704		\$8,208	NEAR SOUTHWEST ARE	4 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. =>	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	\$8,208	NEAR SOUTHWEST ARE	4 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800			\$8,208	\$3,144,246	\$2,278,284		s	\$96.57	0.203354221		13.11560372	\$8,208	NEAR SOUTHWEST ARE	A 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. =>	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	\$8,208	NEAR SOUTHWEST ARE	A 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. =>	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	58,208	NEAR SOUTHWEST ARE	A 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. => DRIG ECF = 1.350	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	\$8,208	NEAR SOUTHWEST ARE	A 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. => DRIG ECF = 1.350 STD DEV = 0.2251	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	\$8,208	NEAR SOUTHWEST ARE	401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. => DRIG ECF = 1.350	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	58,208	NEAR SOUTHWEST ARE	4 401	45
58-7550-0011-01-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. => DRIG ECF = 1.350 STD DEV = 0.2251 MAX ECF = 1.5751	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	58,208	NEAR SOUTHWEST ARE	4 401	45
58-7550-0011-01-7 58-1200-0070-00-7	114 CHARLES CT			03-ARM'S LENGTH	\$3,535,200	\$1,372,800 Sale. Ratio =>	38.83		\$8,208	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. => DRIG ECF = 1.350 STD DEV = 0.2251 MAX ECF = 1.5751	1.380	s	\$96.57 td. Deviation=;	0.203354221	1.4704	13.11560372	S8,208	NEAR SOUTHWEST ARE		45
		Totals:	\$3,535,200		\$3,535,200	\$1,372,800 Sale. Ratio => Std. Dev. =>	38.83 8.97	\$3,573,717	V-)	\$3,144,246	\$2,278,284 E.C.F. => Ave. E.C.F. => DRIG ECF = 1.350 STD DEV = 0.2251 MAX ECF = 1.5751 MIN ECF = 1.1249	1.380 1.395	S A	\$96.57 td. Deviation=: eve. Variance=>	0.203354221 18.2936 Co	1.4704 Defficient of Var=>	13.11560372	\$11,822		401	
\$8-1200-0070-00-7 \$8-1350-0035-00-0	203 CLARK ST 809 W FRONT ST	Totals: 09/09/22 10/28/22	\$3,535,200 \$197,900 WD \$165,000 WD	O3-ARM'S LENGTH O3-ARM'S LENGTH	\$3,535,200 \$197,900 \$165,000	\$1,372,800 Sale. Ratio => Std. Dev. => \$47,900 \$56,400	38.83 8.97 24.20 34.18	\$3,573,717 \$161,894 \$134,948	\$36,421 \$24,089	\$3,144,246 \$1,144,246 \$161,479 \$140,911	\$2,278,284 E.C.F. => Ave. E.C.F. => ORIG ECF = 1.350 STD DEV = 0.2251 MAX ECF = 1.5751 MIN ECF = 1.1249 \$89,816 \$79,355	1.380 1.395	1,094 1,057	\$96.57 td. Devlation=: ive. Variance=: \$147.60 \$133.31	0.203354221 18.2936 Cc	1.4704 befficient of Var=> 48.6100 D 177.5703 CD	13.11560372	\$11.822 \$9.572	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE	4 401 2 401	45
58-1200-0070-00-7 58-1359-0035-00-0 58-1159-0002-00-2	203 CLARK ST 809 W FRONT ST 413 W FRONT ST	70tals: 09/09/22 10/28/22 11/29/21	\$3,535,200 \$197,900 WD \$165,000 WD \$215,000 WD	O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH	\$3,535,200 \$197,900 \$165,000 \$215,000	\$1,372,800 Sale. Ratio => Std. Dev. => \$47,900 \$56,400 \$47,500	38.83 8.97 24.20 34.18 22.09	\$3,573,717 \$161,894 \$134,948 \$172,031	\$36,421 \$24,089 \$21,640	\$3,144,246 \$161,479 \$140,911 \$193,360	\$2,278,284 E.C.F. => Ave. E.C.F. => ORIG ECF = 1.350 STD DEV = 0.2251 MAX ECF = 1.5751 MIN ECF = 1.1249 \$89,816 \$79,355 \$107,653	1.380 1.395 1.798 1.776 1.796	1,094 1,057 1,877	\$96.57 td. Devlation=: ave. Variance=: \$147.60 \$133.31 \$103.02	0.203354221 18.2936 Cc	1.4704 befficient of Var=> 48.6100 D 177.5703 CD 52.7598 CD	13.11560372	\$11.822 \$9.572 \$20.150	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CAYU	4 401 2 401 6 401	
58-1200-0070-00-7 58-1350-0035-00-0 58-3150-0002-00-2 58-4900-0003-00-9	203 CLARK ST 809 W FRONT ST 413 W FRONT ST 104 MAPIE CT	09/09/22 10/28/22 11/29/21 11/10/22	\$3,535,200 \$197,900 WD \$165,000 WD \$215,000 WD	O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH	\$3,535,200 \$197,900 \$165,000 \$215,000	\$1,372,800 Sale. Ratio => Std. Dev. => \$47,900 \$56,400 \$47,500	24.20 34.18 22.09 33.71	\$3,573,717 \$161,894 \$134,948 \$172,031 \$129,566	\$36,421 \$24,089 \$21,640 \$12,103	\$3,144,246 \$161,479 \$140,911 \$193,360 \$148,697	\$2,278,284 E.C.F. => Ave. E.C.F. => ORIG ECF = 1.350 STD DEV = 0.2251 MIN ECF = 1.1249 \$89,816 \$79,355 \$107,653 \$84,082	1.380 1.395 1.798 1.776 1.796 1.768	1,094 1,057 1,877 1,043	\$96.57 td. Deviation=: ave. Variance=> \$147.60 \$133.31 \$103.02 \$142.57	0.203354221 18.2936 Cc 00019 00027 00031 00019	1.4704 befficient of Var=> 48.6100 D 177.5703 CD 52.7598 cD 176.8469 CD	13.11560372	\$11.822 \$9.572 \$20.150 \$8,494	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CAYU NEAR SOUTHWEST ARE	4 401 P 401 G 401 A 401	45 45
\$8-1200-0070-00-7 \$8-1350-0035-00-0 \$8-3150-0002-00-2 \$8-4900-0003-00-9 \$8-034-0030-00-1	203 CLARK ST 809 W FRONT ST 413 W FRONT ST 104 MAPLE CT 909 TERRE COUPE RD	09/09/22 10/28/22 11/29/21 11/10/22 03/03/22	\$3,535,200 \$197,900 WD \$165,000 WD \$215,000 WD \$169,000 WD	OB-ARM'S LENGTH OB-ARM'S LENGTH OB-ARM'S LENGTH OB-ARM'S LENGTH OB-ARM'S LENGTH	\$3,535,200 \$197,900 \$165,000 \$215,000 \$160,800 \$65,000	\$1,372,800 Sale. Ratio => Std. Dev. => \$47,900 \$56,400 \$47,500 \$54,200 \$9,700	24.20 34.18 22.09 33.71 14.92	\$3,573,717 \$161,894 \$134,948 \$172,031 \$129,566 \$288,054	\$36,421 \$24,089 \$21,640 \$12,103 \$13,530	\$3,144,246 \$161,479 \$140,911 \$193,360 \$148,697 \$51,470	\$2,278,284 \$2,278,284 Ave. E.C.F. => ORIG ECF = 1.350 STD DEV = 0.2251 MAX ECF = 1.5751 MAX ECF = 1.1249 \$89,816 \$79,355 \$107,653 \$84,082 \$203,668	1.798 1.798 1.776 1.796 1.768 0.253	1,094 1,057 1,877 1,043 1,512	\$96.57 td. Devlation=: we. Variance=> \$147.60 \$133.31 \$103.02 \$142.57 \$34.04	0.203354221 18.2936 Cc 00019 00027 00031 00019 00030	1.4704 befficient of Var> 48.6100 D 177.5703 CD 52.7598 CD 176.8469 CD 25.2715 C	13.11560372	\$11,822 \$9,572 \$20,150 \$8,494 \$13,530 \$8,0035-0224-00	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CAYUN WEST - CHECAGO CAYUN FAR SOUTHWEST ARE 9 FAR SW - TERRE COUPE	A 401 P 401 S 401 A 401 J 401	45 45 45 98
\$8-1200-0070-00-7 \$8-1350-0035-00-0 \$8-3150-0002-00-2 \$8-4900-0003-00-9 \$8-034-0030-00-1 \$8-1350-0021-00-9	203 CLARK ST 809 W FRONT ST 413 W FRONT ST 100 MAPPLE COUPE RD 05 THREE COUPE RD	09/09/22 10/28/22 11/29/21 11/10/22 03/03/22	\$3,535,200 WD \$197,900 WD \$165,000 WD \$215,000 WD \$65,000 WD \$34,000 WD	OD-ARM'S LENGTH OBJERM'S LENGTH OD-ARM'S LENGTH OD-ARM'S LENGTH OD-ARM'S LENGTH OD-ARM'S LENGTH	\$3,535,200 \$197,900 \$165,000 \$215,000 \$45,000 \$45,000 \$44,000	\$47,900 \$64,000 \$64,000 \$66,400 \$47,000 \$56,400 \$47,000 \$54,200 \$54,200 \$54,200 \$54,200	24.20 34.18 22.09 33.71 14.92 71.76	\$3,573,717 \$161,894 \$134,948 \$177,031 \$129,566 \$298,074	\$36,421 \$24,089 \$21,640 \$12,103 \$13,530 \$9,572	\$3,144,246 \$161,479 \$140,911 \$193,360 \$148,697 \$51,470	\$2,278,284 \$2,278,284 \$4we, E.C.F. => DRIG ECF = 1.350 STD DEV = 0.2251 MIN ECF = 1.1751 MIN ECF = 1.1249 \$89,816 \$79,355 \$4,082 \$203,668 \$39,858	1.380 1.395 1.798 1.776 1.796 0.253 0.613	1,094 1,057 1,877 1,043 1,512 720	\$96.57 td. Deviation=: ve. Variance=: \$147.60 \$133.31 \$103.02 \$142.57 \$34.04 \$33.93	0.203354221 18.2936 Co 00019 00027 00031 00019 00030 00027	1.4704 befficient of Var=> 48.6100 D 177.5703 CD 52.7598 CD 176.8469 CD 25.2715 C 61.2872 CD	13.11560372	\$11.822 \$9.572 \$20.150 \$8.494 \$13.530 \$8.0035-0224-05	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CATU NEAR SOUTHWEST ARE FAR SW - TERRE COUPE FAR WEST, FRONT ROE	401 5 401 4 401 4 401 9 401	45 45 45 98 29
\$8.1200.0070.00.7 \$8.1359.0035.00.0 \$8.3159.00037.00.2 \$8.4900.0003.00.9 \$8.034.0030.00.1 \$8.1359.0021.00.9 \$8.3059.0020.02.1	200 CLARK ST 800 W HRONT ST 412 W FRONT ST 104 MAPEL CT 809 TERRE COUPE RD 625 W FRONT ST 422 W CHECKGO ST	09/09/22 10/28/22 11/29/21 11/30/22 03/03/22 04/14/21 03/10/22	\$3,535,200 \$197,900 WD \$165,000 WD \$160,800 WD \$65,000 WD \$34,000 WD \$34,000 WD	DI-ARM'S LENGTH	\$3,535,200 \$197,900 \$165,000 \$215,000 \$65,000 \$45,000 \$34,000	\$47,900 \$46,400 \$47,900 \$56,400 \$47,50	24.20 34.18 22.09 33.71 14.92 71.76	\$3,573,717 \$161,894 \$134,948 \$172,031 \$172,031 \$55,254 \$107,396	\$36,421 \$24,089 \$21,640 \$12,103 \$1,530 \$9,572 \$16,270	\$3,144,246 \$161,479 \$140,911 \$193,360 \$148,697 \$31,470 \$24,428 \$35,730	\$2,278,284 E.C.F. => DRIG ECF = 1.350 STID DEV = 0.2251 MAX ECF = 1.1751 MAX ECF = 1.1751 MIN ECF = 1.1751 S89,816 \$79,355 \$107,653 \$84,082 \$200,668 \$39,858 \$56,230	1.380 1.395 1.798 1.776 1.768 0.253 0.613 0.548	1,094 1,057 1,877 1,043 1,512 720 914	\$96.57 td. Deviation=: ive. Variance=: \$147.60 \$133.31 \$103.02 \$142.57 \$34.04 \$33.93 \$39.09	0.203354221 18.2936 Cc 18.2936 Cc 00019 00027 00031 00019 00027 00030 00027	1.4704 befficient of Var> 48.6100 D 177.5703 CD 52.7598 CD 16.8469 CD 25.2715 C 61.2872 CD 54.7756 D	13.11560372	\$11,822 59,572 520,150 \$8,494 \$13,530 \$9,572 \$16,270	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CAYU NEAR SOUTHWEST ARE FAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CAYU	4 401 P 401 6 401 4 401 4 401 6 401	45 45 45 98
\$8-1200-0070-00-7 \$8-1350-0035-00-0 \$8-84900-0003-00-9 \$8-0034-0030-00-1 \$8-1350-0020-00-1 \$8-8450-0006-01-2	203 CLARK ST 805 W ROONT ST 413 W ROONT ST 124 MARCH CT 124 M ROONT ST 422 W CROCKED ST 422 W CROCKED ST 122 M CCUMBER ST	09/09/22 10/28/22 11/29/21 11/10/22 09/03/22 04/14/21 03/10/02 04/16/21	\$3,535,200 WD \$197,900 WD \$165,000 WD \$215,000 WD \$65,000 WD \$34,000 WD \$32,000 WD \$50,000 WD	O3-AMM'S LENGTH O3-AMM'S LINGTH	\$3,535,200 \$197,900 \$165,000 \$100,000 \$44,000 \$32,000 \$52,000 \$59,000	\$47,900 \$47,900 \$56,400 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,4	24.20 34.18 22.09 33.71 14.92 71.76 71.92	\$3,573,717 \$161,894 \$134,948 \$172,031 \$129,566 \$298,054 \$107,396 \$134,827	\$36,421 \$24,089 \$21,640 \$12,103 \$13,530 \$9,572 \$16,270 \$13,662	\$3,144,246 \$161,479 \$140,931 \$193,869 \$31,470 \$24,428 \$35,730 \$76,338	\$2,278,284 E.C.F. ⇒ 2 ORIG ECF = 1.350 ORIG ECF = 1.350 ORIG ECF = 1.350 ORIG ECF = 1.350 MIN ECF = 1.1249 \$89,816 \$79,355 \$84,082 \$202,668 \$39,858 \$65,230 \$86,732	1.380 1.395 1.798 1.776 1.796 0.253 0.613 0.548	1,094 1,057 1,877 1,043 1,512 720 914 1,092	\$96.57 td. Deviation=: we. Variance=: \$147.60 \$133.31 \$103.02 \$142.57 \$34.04 \$33.93 \$39.09 \$69.91	0.203354221 18.2936 Co 00019 00027 00031 00019 00030 00027 00031 00024	1,4704 48,6100 D 177,5703 CD 52,7598 CD 176,8469 CD 25,2715 C 61,8272 CD 88,0157 CD	13.11560372	\$11,822 \$9,572 \$20,150 \$8,494 \$13,530 \$9,572 \$16,270 \$13,662	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CATU NEAR SOUTHWEST ARE 9 FAR SW - TERRIC COUPE FAR WEST, FRONT ROE WEST - CHICAGO CATU MILLER MCUMBER OTT	A 401 6 401 A 401 J 401 P 401 A 401	45 45 45 98 29 49
58-1200-0070-00-7 58-1330-0035-000 58-1310-00031-00-9 58-0310-0031-00-9 58-1350-0021-00-9 58-3050-0021-00-9 58-900-0010-12-5 58-900-0010-12	200 CLARK ST 200 W FRONT ST 413 W FRONT ST 413 W FRONT ST 300 TISS COUPE RD 600 TISS M FRONT ST 112 MC CUMBER ST 105 MAPPE CT	09/09/22 10/28/22 11/29/21 11/10/22 09/14/21 03/10/22 04/14/21 03/10/22	\$3,535,200 WD 5197,900 WD 5165,000 WD 5160,800 WD 5460,800 WD 5460,800 WD 550,000 WD 550,000 WD 550,000 WD 550,000 WD 5120,000	OD ARMY SUNCTH	\$3,535,200 \$197,900 \$165,000 \$215,000 \$160,800 \$65,000 \$34,000 \$52,000 \$50,000 \$10,000	\$47,900 \$47,900 \$56,400 \$47,900 \$54,200 \$51,400 \$51,600 \$51,600 \$51,600 \$51,600 \$51,600 \$51,600	24.20 36.83 22.09 33.71 14.92 71.76 71.92 57.33 52.67	\$3,573,717 \$161,894 \$134,948 \$172,031 \$129,566 \$288,054 \$66,254 \$107,396 \$134,827 \$164,427	\$36,421 \$24,089 \$21,640 \$12,103 \$13,530 \$9,572 \$15,670 \$13,662 \$10,938	\$3,144,246 \$161,479 \$140,911 \$193,360 \$148,697 \$34,428 \$35,730 \$76,338 \$109,062	\$2,278,284 \$2,278,284 \$2,C.F. ⇒ \$2,000 G ECF = 1.350 \$10 DEV = 0.2251 \$40 MAX ECF = 1.5751 \$40 MIN ECF = 1.1249 \$89,816 \$79,355 \$107,653 \$40,082 \$203,668 \$39,858 \$39,858 \$39,858 \$30,858 \$56,230 \$86,732 \$10,860	1.380 1.395 1.798 1.776 1.796 1.796 0.253 0.613 0.548 0.880 0.993	1,094 1,057 1,877 1,043 1,512 720 914 1,092	\$96.57 td. Deviation=: we. Variance=: \$147.60 \$133.31 \$103.32 \$142.57 \$34.04 \$33.93 \$9.99 \$69.91 \$56.69	0.203354221 18.2936 Cc 18.2936 Cc 00019 00027 00031 00024 00031 00024 00019	1.4704 48.6100 D 175700 D 175700 D 150.6469 CD 152.7715 C 61.2872 CD 54.7756 D 99.2739 CD	13.11540372	\$11,822 \$9,577 \$0,150 \$8,494 \$11,550 \$9,577 \$15,627 \$13,662 \$10,0214	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE NEAR SOUTHWEST ARE FAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST, CHECAGO CAPUMILER MCUMBER OTIT THEAR SOUTHWEST ARE	4 401 5 401 6 401 7 401 9 401 9 401 9 401 9 401 9 401	45 45 45 98 29 49
\$8-1200-0070-00-7 \$8-1350-0035-00-0 \$8-84900-0003-00-9 \$8-0034-0030-00-1 \$8-1350-0020-00-1 \$8-8450-0006-01-2	203 CLARK ST 805 W ROONT ST 413 W ROONT ST 124 MARCH CT 124 M ROONT ST 422 W CROCKED ST 422 W CROCKED ST 122 M CCUMBER ST	09/09/22 10/28/22 11/29/21 11/10/22 09/03/22 04/14/21 03/10/02 04/16/21	\$3,535,200 WD \$197,900 WD \$165,000 WD \$215,000 WD \$65,000 WD \$34,000 WD \$32,000 WD \$50,000 WD	O3-AMM'S LENGTH O3-AMM'S LINGTH	\$3,535,200 \$197,900 \$165,000 \$100,000 \$44,000 \$32,000 \$52,000 \$59,000	\$47,900 \$47,900 \$56,400 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,500 \$47,4	24.20 34.18 22.09 33.71 14.92 71.76 71.92	\$3,573,717 \$161,894 \$134,948 \$172,031 \$129,566 \$298,054 \$107,396 \$134,827	\$36,421 \$24,089 \$21,640 \$12,103 \$13,530 \$9,572 \$16,270 \$13,662	\$3,144,246 \$161,479 \$140,931 \$193,869 \$31,470 \$24,428 \$35,730 \$76,338	\$2,278,284 E.C.F. ⇒ 2 ORIG ECF = 1.350 ORIG ECF = 1.350 ORIG ECF = 1.350 ORIG ECF = 1.350 MIN ECF = 1.1249 \$89,816 \$79,355 \$84,082 \$202,668 \$39,858 \$65,230 \$86,732	1.380 1.395 1.798 1.776 1.796 0.253 0.613 0.548	1,094 1,057 1,877 1,043 1,512 720 914 1,092	\$96.57 td. Deviation=: we. Variance=: \$147.60 \$133.31 \$103.02 \$142.57 \$34.04 \$33.93 \$39.09 \$69.91	0.203354221 18.2936 Co 00019 00027 00031 00019 00030 00027 00031 00024	1,4704 48,6100 D 177,5703 CD 52,7598 CD 176,8469 CD 25,2715 C 61,8272 CD 88,0157 CD	13.11560372	\$11,822 \$9,572 \$20,150 \$8,494 \$13,530 \$9,572 \$16,270 \$13,662	NEAR SOUTHWEST ARE FAR WEST, FRONT ROE WEST - CHICAGO CATU NEAR SOUTHWEST ARE 9 FAR SW - TERRIC COUPE FAR WEST, FRONT ROE WEST - CHICAGO CATU MILLER MCUMBER OTT	4 401 6 401 6 401 7 401 9 401 4 401 4 401 4 401 4 401 4 401 6 401	45 45 45 98 29 49

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 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 Build	ding Depr.
58-0026-0044-01-0	407 W THIRD ST	04/21/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$79,500	45.43	\$197,073	\$12,628	\$162,372	\$121,027	1.342	1,340	\$121.17	00026	19.3984 C	\$9,253	W FRONT LAKE DETROIT (401	45
58-0026-0052-00-4	301 N CAYUGA ST	01/14/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$41,000	26.45	\$132,165	\$12,369	\$142,631	\$78,606	1.814	1,417	\$100.66	00023	27.8895 D	\$5,383 58-5000-0032-00-7	3RD 4TH CHIPPEWA AREA	401	45
58-0026-0096-00-1	207 W THIRD ST	08/20/21	\$153,500 WD	03-ARM'S 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 AREA	401	45
58-0026-0101-00-5	303 MOCCASIN	04/15/22	\$159,900 WD	03-ARM'S LENGTH	\$159,900	\$69,900	43.71	\$175,045	\$8,996	\$150,904	\$108,956	1.385	1,680	\$89.82	00023	15.0604 REVIEWED	\$7,269	3RD 4TH CHIPPEWA AREA	401	45
58-0026-0102-00-1	202 W THIRD ST	01/23/23	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$40,400	32.32	\$114,154	\$22,181	\$102,819	\$60,350	1.704	720	\$142.80	00023	16.8116 D	\$19,958	3RD 4TH CHIPPEWA AREA	401	45
58-0035-0186-00-0	112 W SMITH ST	04/29/22	\$86,000 WD	03-ARM'S 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 AREA	401	52
58-0600-0008-00-0	117 N CAYUGA ST	10/13/21	\$175,000 WD	03-ARM'S 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
58-0650-0002-00-8	318 CHIPPEWA ST	06/11/21	\$118,500 WD	03-ARM'S LENGTH	\$118,500	\$44,700	37.72	\$120,709	\$9,693	\$108,807	\$72,845	1.494	912	\$119.31	00023	4.1928 CD	\$9,380	3RD 4TH CHIPPEWA AREA	401	45
58-0650-0014-00-6	110 CHIPPEWA ST	07/26/22	\$91,000 CD	03-ARM'S LENGTH	\$91,000	\$51,100	56.15	\$111,537	\$9,380	\$81,620	\$67,032	1.218	1,156	\$70.61	00026	31.7978 CD	\$9,380	W FRONT LAKE DETROIT (401	38
58-0650-0016-00-9	106 CHIPPEWA ST	05/13/22	\$73,000 WD	03-ARM'S 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
58-0650-0018-00-1	103 CHIPPEWA ST	11/18/22	\$164,000 WD	03-ARM'S 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 AREA	401	45
58-5000-0004-01-1	308 N CAYUGA ST	09/07/21	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$52,600	35.07	\$141,791	\$11,236	\$138,764	\$85,666	1.620	1,374	\$100.99	00023	8.4223 CD	\$9,999	3RD 4TH CHIPPEWA AREA	401	45
58-5000-0025-01-9	317 N CAYUGA ST	06/30/21	\$139,000 WD	03-ARM'S LENGTH	\$139,000	\$47,000	33.81	\$121,144	\$10,779	\$128,221	\$72,418	1.771	834	\$153.74	00023	23.4966 D	\$10.318	3RD 4TH CHIPPEWA AREA	401	52
58-5000-0031-00-1	305 N CAYUGA ST	05/24/22	\$100,000 WD	03-ARM'S 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 AREA	401	45
58-6860-0002-00-1	113 LAKE ST	04/30/21	\$209,000 WD	03-ARM'S 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-ARM'S LENGTH	\$157,500	\$55,900	35.49	\$150,463	\$10,290	\$147,210	\$91,977	1.601	1,237	\$119.01	00026	6.4905 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-ARM'S LENGTH	\$182,000	\$70,600	38.79	\$190,530	\$20,577	\$161,423	\$111,518	1.448	1,983	\$81.40	00026	8.8093 D	\$14,663	W FRONT LAKE DETROIT (401	45
58-6860-0006-00-6	307 LAKE ST	09/02/21	\$127,000 WD	03-ARM'S 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 AREA	401	45
58-6860-0009-01-3	321 LAKE ST	04/29/22	\$148,000 WD	03-ARM'S LENGTH	\$148,000	\$61.100	41.28	\$149,406	\$13,799	\$134,201	\$88.981	1.508	960	\$139.79	00023	2.7404 REVIEWED	\$13.501	3RD 4TH CHIPPEWA AREA	401	55
58-6860-0011-03-4	316 LAKE ST	02/11/22	\$151,500 WD	03-ARM'S LENGTH	\$151.500	\$48,000	31.68	\$130,734	\$14,282	\$137.218	\$76,412	1.796	988	\$138.88	00023	26.0160 CD	\$13.138	3RD 4TH CHIPPEWA AREA	401	45
58-6860-0013-00-2	308 LAKE ST	09/16/21	\$111,111 WD	03-ARM'S LENGTH	\$111,111	\$29,600	26.64	\$101,078	\$19,706	\$91,405	\$53,394	1.712	804	\$113.69	00023	17.6303 D	\$19.706	3RD 4TH CHIPPEWA AREA	401	45
58-6860-0015-00-5	208 W THIRD ST	11/29/21	\$90,000 WD	03-ARM'S 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 AREA	401	45
58-6870-0007-00-0	109 N DETROIT ST	01/31/22	\$464,100 WD	03-ARM'S LENGTH	\$464,100	\$144,200	31.07	\$389,445	\$37.032	\$427,068	\$231.242	1.847	3,319	\$128.67	00026	31.1240 BC	\$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-ARM'S 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 AREA	401	45
		Totals:	\$3,730,111		\$3,730,111	\$1,386,900		\$3,675,093		\$3,345,541	\$2,159,136			\$111.16		1.3878				
						Sale. Ratio =>	37.18				E.C.F. =>	1.549		Std. Deviation=>	0.260414113					
						Std. Dev. =>	7.72				Ave. E.C.F. =>	1.536		Ave. Variance=>	22.2145 C	oefficient of Var=> 14.46632366				
	2024 ECF = 1.549																			
											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-ARM'S LENGTH	\$165,000	\$50,600	30.67	\$127,524	\$12,220	\$152,780	\$75,659	2.019	1,020	\$149.78	00023	49.1347 CD	\$10,318	3RD 4TH CHIPPEWA AREA	401	45
58-6850-0011-03-7	105 MOCCASIN	01/26/23	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$49,400	24.70	\$131,199	\$18,236	\$181,764	\$74,318	2.446	891	\$204.00	00023	93.3628 D	\$14,374	3RD 4TH CHIPPEWA AREA	401	58
58-6860-0011-02-6	209 W FOURTH ST	10/31/22	\$165,000 WD	03-ARM'S 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 AREA	401	45
58-6870-0012-00-3	312 N DETROIT ST	06/16/22	\$170,000 WD	03-ARM'S 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 AREA	401	45
58-0026-0041-00-2	106 N CAYUGA ST	09/15/21	\$100,000 WD	03-ARM'S 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-ARM'S 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 AREA	401	45
58-6870-0018-00-1	309 N DETROIT ST	03/29/22	\$62,000 WD	03-ARM'S LENGTH	\$62,000	\$56,600	91.29	\$139,765	\$21,214	\$40,786	\$79,887	0.511	1,472	\$27.71	00023	96.2947 CD	\$21,214	3RD 4TH CHIPPEWA AREA	401	39
58-6870-0020-03-1	404 W THIRD ST	07/22/22	\$90,000 WD	03-ARM'S LENGTH	\$90,000	\$54,000	60.00	\$133,697	\$18,522	\$71,478	\$75,574	0.946	1,104	\$64.74	00023	52.7693 CD	\$7,852	3RD 4TH CHIPPEWA AREA	401	45

RESIDENCIAL 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 Clas: Build	ding 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 E	IC .	\$20,900		OTTAWA RIDGE CONDO	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	\$292,100	\$263,292	1.109	1,920	\$152.14	5600	8.1159 E		\$20,900		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 (\$20,900		OTTAWA RIDGE CONDO		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 (\$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	1.238	1,937	\$72.75	00018	13.6065		\$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	\$103.90	00018	9.9918 (\$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	9	itd. Deviation=:								
						Std. Dev. =>	10.46				Ave. E.C.F. =>	1.141		Ave. Variance=>	9.3837 Co	efficient of Var=>	8.22605418					
											ORIG ECF = 1.179											
											STD DEV = 0.2500											
	2024 ECF USED = 1.116										MAX ECF = 1.429											
											MIN ECF = 0.929											
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 E		\$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		\$18,652		FOURTH & MOCCASIN N		53
58-7500-0007-00-5	748 CHIPPEWA ST	03/14/23	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$88,300	37.57	\$213,672	\$34,167	\$200,833	\$133,164	1.508	1,545	\$129.99	00022	11.4916 (\$32,335		HARLAN REMUS DETROIT		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 (\$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 (\$11,520		FAR NORTHWEST AREA	401	45
58-0025-0272-11-1	306 SCHIRMER PKWY	08/27/21	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$11,700	4.25	\$378,077	\$43,809	\$231,191	\$302,505	0.764	1,634	\$141.49	00045	76.4255 (\$28,650		SCHIRMER PARKWAY	401	97

2024 ECF RESIDENTIAL NEIGHBORHOOD #25 NEAR SE SIDE, HEIGHTS AREA; #28 LIBERTY HEIGHTS; #29 LIBERTY HEIGHTS EAST - CLAREMONT

Parcel Number	Street Address	Sale Date	Sale Price Inst	. 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 Bui	ilding Depr.
58-4500-0002-00-7	208 SYLVAN AVE	10/08/21	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$30,400	46.77	\$77,477	\$4,693	\$60,307	\$49,079	1.229	1,304	\$46.25	00025	23.2038 REVIEWED	\$4,693 58-4500-0003-00-3	NEAR SE SIDE, HEIGHTS /	401	27
58-4500-0019-00-7	502 SYLVAN AVE	04/23/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$40,800	34.00	\$115,373	\$16,894	\$103,106	\$66,405	1.553	1,078	\$95.65	00025	9.1864 CD	\$12,747	NEAR SE SIDE, HEIGHTS /	401	41
58-4500-0059-00-9	504 RYNEARSON ST	05/17/22	\$146,000 WD	03-ARM'S LENGTH	\$146,000	\$58,900	40.34	\$145,087	\$22,658	\$123,342	\$82,555	1.494	1,276	\$96.66	00025	3.3245 D	\$17,217 58-4500-0057-00-6	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0061-00-3	508 RYNEARSON ST	02/15/22	\$215,900 WD	03-ARM'S LENGTH	\$215,900	\$82,000	37.98	\$221,850	\$17,571	\$198,329	\$137,747	1.440	2,250	\$88.15	00025	2.1010 C	\$17,144	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0063-00-6	212 CECIL AVE	06/28/21	\$174,600 WD	03-ARM'S LENGTH	\$174,600	\$60,300	34.54	\$162,070	\$13,184	\$161,416	\$100,395	1.608	1,150	\$140.36	00025	14.6992 CD	\$11,588	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0068-00-8	304 CECIL AVE	05/12/22	\$109,000 WD	03-ARM'S LENGTH	\$109,000	\$45,700	41.93	\$112,148	\$15,832	\$93,168	\$64,947	1.435	936	\$99.54	00025	2.6285 D	\$11,588	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0089-00-5	521 CECIL AVE	11/19/21	\$85,001 WD	03-ARM'S LENGTH	\$85,001	\$30,500	35.88	\$89,251	\$18,122	\$66,879	\$47,963	1.394	672	\$99.52	00025	6.6425 D	\$18,122	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0092-00-6	515 CECIL AVE	08/16/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$33,900	33.90	\$93,371	\$11,588	\$88,412	\$55,147	1.603	736	\$120.13	00025	14.2391 D	\$11,588	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0093-00-2	511 CECIL AVE	08/13/21	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$57,500	41.07	\$159,629	\$26,862	\$113,138	\$89,526	1.264	1,282	\$88.25	00025	19.7069 CD	\$23,175	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0108-00-0	305 CECIL AVE	10/22/21	\$127,500 WD	03-ARM'S LENGTH	\$127,500	\$53,600	42.04	\$144,370	\$12,487	\$115,013	\$88,930	1.293	1,523	\$75.52	00025	16.7515 D	\$11,588	NEAR SE SIDE, HEIGHTS /	401	45
58-4500-0110-00-4	301 CECIL AVE	05/04/21	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$53,800	31.65	\$153,052	\$20,565	\$149,435	\$89,337	1.673	1,344	\$111.19	00025	21.1894 D	\$12,978	NEAR SE SIDE, HEIGHTS /	401	48
58-4500-0134-00-1	508 LIBERTY AVE	03/11/22	\$123,800 WD	03-ARM'S LENGTH	\$123,800	\$42,200	34.09	\$116,905	\$13,850	\$109,950	\$69,491	1.582	840	\$130.89	00028	12.1407 D	\$13,850	LIBERTY HEIGHTS	401	45
58-4500-0135-00-7	510 LIBERTY AVE	12/30/22	\$83,000 WD	03-ARM'S LENGTH	\$83,000	\$30,200	36.39	\$90,502	\$13,850	\$69,150	\$51,687	1.338	852	\$81.16	00028	12.2957 D	\$13,850	LIBERTY HEIGHTS	401	45
58-4500-0149-00-8	701 E SMITH ST	09/24/21	\$166,000 WD	03-ARM'S LENGTH	\$166,000	\$53,600	32.29	\$147,488	\$20,116	\$145,884	\$85,888	1.699	1,232	\$118.41	00028	23.7722 C	\$17,728	LIBERTY HEIGHTS	401	45
58-4500-0150-00-6	323 LIBERTY AVE	06/09/21	\$119,000 WD	03-ARM'S LENGTH	\$119,000	\$38,200	32.10	\$105,879	\$17,728	\$101,272	\$59,441	1.704	829	\$122.16	00028	24.2925 D	\$13,850	LIBERTY HEIGHTS	401	45
58-4500-0152-00-9	319 LIBERTY AVE	02/08/22	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$72,100	38.97	\$194,891	\$15,111	\$169,889	\$121,227	1.401	1,796	\$94.59	00028	5.9405 REVIEWED	\$13,850	LIBERTY HEIGHTS	401	45
58-4500-0153-00-5	317 LIBERTY AVE	08/13/21	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$40,100	36.45	\$118,523	\$15,001	\$94,999	\$69,806	1.361	800	\$118.75	00028	9.9910 CD	\$13,850	LIBERTY HEIGHTS	401	45
58-6200-0009-00-3	322 CLAREMONT AVE	05/13/22	\$162,000 WD	03-ARM'S LENGTH	\$162,000	\$70,000	43.21	\$173,082	\$24,213	\$137,787	\$100,384	1.373	1,201	\$114.73	00029	8.8211 C	\$23,727	LIBERTY HEIGHTS EAST-C	401	45
58-6200-0016-00-0	325 CLAREMONT AVE	03/07/22	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$57,600	39.72	\$160,330	\$26,440	\$118,560	\$90,283	1.313	1,107	\$107.10	00029	14.7614 C	\$23,727	LIBERTY HEIGHTS EAST-C	401	45
		Totals:	\$2,546,801		\$2,546,801	\$951,400		\$2,581,278		\$2,220,036	\$1,520,238			\$102.58		0.0493				
		Totals:	\$2,546,801			\$951,400 Sale. Ratio =>	37.36	\$2,581,278			\$1,520,238 E.C.F. =>	1.460	s	\$102.58 itd. Deviation=:	0.151120503	0.0493				
		Totals:	\$2,546,801				37.36 4.27	\$2,581,278				1.460 1.461				0.0493 sefficient of Var=> 8.851870	467			
		Totals:	\$2,546,801			Sale. Ratio =>		\$2,581,278			E.C.F. =>			td. Deviation=:			467			
	2024 ECF = 1.460	Totals:	\$2,546,801			Sale. Ratio =>		\$2,581,278			E.C.F. =>	1.461		td. Deviation=:			167			
		Totals:	\$2,546,801			Sale. Ratio =>		\$2,581,278			E.C.F. => Ave. E.C.F. => DRIG ECF = 1.459	1.461 S	TD DEV = 0.2518	td. Deviation=:			167			
		Totals:	\$2,546,801			Sale. Ratio =>		\$2,581,278			E.C.F. => Ave. E.C.F. =>	1.461 S		td. Deviation=:			167			
		Totals:	\$2,546,801			Sale. Ratio =>		\$2,581,278			E.C.F. => Ave. E.C.F. => DRIG ECF = 1.459	1.461 S	TD DEV = 0.2518	td. Deviation=:			167			
		Totals:	\$2,546,801			Sale. Ratio =>		\$2,581,278			E.C.F. => Ave. E.C.F. => DRIG ECF = 1.459	1.461 S	TD DEV = 0.2518	td. Deviation=:			167			
	2024 ECF = 1.460					Sale. Ratio => Std. Dev. =>	4.27				E.C.F. => Nee. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108	1.461 S	TD DEV = 0.2518 IIN ECF = 1.2072	itd. Deviation=: ive. Variance=>	12.9309 Co	sefficient of Var=> 8.851870				
58-0036-0256-13-8	2024 ECF = 1.460 507 RYNEARSON ST	04/29/22	\$130,500 WD	03-ARM'S LENGTH	\$130,500	\$ale. Ratio => \$td. Dev. => \$70,100	4.27 53.72	\$174,676	\$33,539	\$96,961	E.C.F. => Ave. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108 \$95,170	1.461 S M	TD DEV = 0.2518 HIN ECF = 1.2072	itd. Deviation=: ive. Variance=>	12.9309 Co	######################################	\$33,147	NEAR SE SIDE, HEIGHTS J		45
58-4500-0002-00-7	2024 ECF = 1.460 507 RYNEARSON ST 208 SYLVANI AVE	04/29/22 10/07/21	\$130,500 WD \$65,000 WD	03-ARM'S LENGTH	\$130,500 \$65,000	\$3d. Patio => \$td. Dev. => \$70,100 \$30,400	4.27 53.72 46.77	\$174,676 \$84,372	\$11,588	\$96,961 \$53,412	E.C.F. => Ave. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079	1.461 S M	TD DEV = 0.2518 HIN ECF = 1.2072 1,368 1,304	std. Deviation=: eve. Variance=> \$70.88 \$40.96	12.9309 Co	######################################	\$33,147 \$11,588	NEAR SE SIDE, HEIGHTS /	401	27
58-4500-0002-00-7 58-4500-0008-00-5	2024 ECF = 1.460 507 RYNEARSON ST 208 SYLVAN AVE 302 SYLVAN AVE	04/29/22 10/07/21 03/04/22	\$130,500 WD \$65,000 WD \$160,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$65,000 \$160,000	\$70,100 \$30,400 \$75,000	53.72 46.77 46.88	\$174,676 \$84,372 \$194,863	\$11,588 \$20,255	\$96,961 \$53,412 \$139,745	E.C.F. => Ave. E.C.F. => DRIG E.CF = 1.459 MAX E.CF = 1.7108 \$95,170 \$49,079 \$117,740	1.461 S M 1.019 1.088 1.187	TD DEV = 0.2518 HIN ECF = 1.2072 1,368 1,304 2,184	\$70.88 \$40.96 \$63.99	12.9309 Co	######################################	\$33,147 \$11,588 \$3,583 58-4500-0009-00-1	NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS /	401 401	27 41
58-4500-0002-00-7	2024 ECF = 1.460 507 RYNEARSON ST 208 SYLVANI AVE	04/29/22 10/07/21	\$130,500 WD \$65,000 WD	03-ARM'S LENGTH	\$130,500 \$65,000	\$3d. Patio => \$td. Dev. => \$70,100 \$30,400	4.27 53.72 46.77	\$174,676 \$84,372	\$11,588	\$96,961 \$53,412	E.C.F. => Ave. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079	1.461 S M	TD DEV = 0.2518 HIN ECF = 1.2072 1,368 1,304	std. Deviation=: eve. Variance=> \$70.88 \$40.96	12.9309 Co	######################################	\$33,147 \$11,588	NEAR SE SIDE, HEIGHTS /	401	27
58-4500-0002-00-7 58-4500-0008-00-5 58-4500-0098-00-4	2024 ECF = 1.460 507 RYNEARSON ST 208 SYLVAN AVE 302 SYLVAN AVE 602 E SMITH ST	04/29/22 10/07/21 03/04/22 08/18/21	\$130,500 WD \$65,000 WD \$160,000 WD \$190,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$65,000 \$160,000 \$190,000	\$70,100 \$30,400 \$75,000 \$90,200	53.72 46.77 46.88 47.47	\$174,676 \$84,372 \$194,863 \$245,778	\$11,588 \$20,255 \$25,047	\$96,961 \$53,412 \$139,745 \$164,953	E.C.F. => NWE. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079 \$117,740 \$148,841	1.461 S M 1.019 1.088 1.187 1.108	1,368 1,304 2,184 1,699	\$70.88 \$44.96 \$63.99 \$97.09	00025 00025 00025	45.8949 D 40.6479 REVIEWED 32.3550 D 41.5990 REVIEWED	\$33,147 \$11,588 \$5,583 58-4500-0009-00-1 \$24,334	NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS /	401 401 401	27 41 45
58-4500-0002-00-7 58-4500-0008-00-5 58-4500-0098-00-4 58-0036-0256-14-6	2024 ECF = 1.460 507 RYNEARSON ST 206 SYLVM1 AVE 302 SYLVM1 SYE 501 RYNEARSON ST	04/29/22 10/07/21 03/04/22 08/18/21 11/24/21	\$130,500 WD \$65,000 WD \$150,000 WD \$190,000 WD \$185,999 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$65,000 \$190,000 \$190,000	\$ale. Ratio ⇒ \$td. Dev. ⇒ \$70,100 \$30,400 \$75,000 \$90,200 \$52,600	53.72 46.77 46.88 47.47	\$174,676 \$84,372 \$194,863 \$245,778 \$160,162	\$11,588 \$20,255 \$25,047 \$40,046	\$96,961 \$53,412 \$139,745 \$164,953 \$145,953	E.C.F. => Nee. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079 \$117,740 \$148,841 \$80,995	1.461 S M 1.019 1.088 1.187 1.108	TD DEV = 0.2518 HIN ECF = 1.2072 1.368 1.304 2.184 1.699 1.192	\$70.88 \$40.96 \$63.99 \$122.44	00025 00025 00025 00025	##ficient of Var>> 8.851870 45.8949 D 40.8478 REVIEWED 32.3500 D 41.5909 REVIEWED 26.1358 D	\$33,147 \$11,588 \$9,583 58-4500-0009-00-1 \$24,334 \$3,2213	NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS /	401 401 401 401	27 41 45
58-4500-0002-00-7 58-4500-0008-00-5 58-4500-0098-00-4 58-0036-0256-14-6 58-4500-0037-00-5	2024 ECF = 1.460 507 RYNEARSON ST 208 SYLVAN AVE 302 SYLVAN AVE 602 E SHITH ST 501 RYNEARSON ST 507 SYLVAN AVE	04/29/22 10/07/21 03/04/22 08/18/21 11/24/21 09/33/22	\$130,500 WD \$65,000 WD \$160,000 WD \$190,000 WD \$185,999 WD \$175,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$55,000 \$190,000 \$199,000 \$185,999	\$70,100 \$30,00 \$70,000 \$30,400 \$75,000 \$90,200 \$52,600 \$57,900	53.72 46.77 46.88 47.47 28.28 33.09	\$174,676 \$84,372 \$194,863 \$245,778 \$160,162 \$142,276	\$11,588 \$20,255 \$25,047 \$40,046 \$23,859	\$96,961 \$53,412 \$139,745 \$164,953 \$145,953 \$151,141	E.C.F. => Nee. E.C.F. => DRIG ECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079 \$117,740 \$148,841 \$80,995 \$79,850	1.461 S N 1.019 1.088 1.187 1.108	1,368 1,304 2,184 1,699 1,192 988	\$70.88 \$44.96 \$63.99 \$122.44 \$152.98	00025 00025 00025 00025 00025 00025	##ficient of Var>> 8.851878 45.8949 D 40.6479 REVIEWED 22.3503 D 41.5090 REVIEWED 28.3547 REVIEWED 30.3547 REVIEWED	\$33,147 \$11,588 \$9,983 594509 0009 00 1 \$24,334 \$12,213 \$17,782	NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS /	401 401 401 401 401	27 41 45 45 45
58-4500-0002-00-7 58-4500-0008-00-5 58-4500-0098-00-4 58-0036-0256-14-6 58-4500-0037-00-5 58-4500-0065-00-9	2024 ECF = 1.460 507 RYNEARSON ST 206 SYLVM1 AVE 302 SYLVM1 AVE 501 RYNEARSON ST 507 SYLVM1 AVE 216 CECIL AVE	04/29/22 10/07/21 03/04/22 08/18/21 11/24/21 09/23/22 12/22/22	\$130,500 WD \$65,000 WD \$160,000 WD \$189,000 WD \$175,000 WD \$175,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$65,000 \$190,000 \$190,000 \$185,999 \$175,000	\$3de. Ratio >> \$td. Dev. => \$70,100 \$30,400 \$75,000 \$90,200 \$52,800 \$57,900 \$52,200	53.72 46.77 46.88 47.47 28.28 33.09 34.80	\$174,676 \$84,372 \$194,863 \$245,778 \$160,162 \$142,276 \$128,180	\$11,588 \$20,255 \$25,047 \$40,046 \$23,859 \$11,588	\$96,961 \$53,412 \$199,745 \$164,953 \$145,953 \$151,141 \$138,412	E.C.F. => DRIGECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079 \$117,740 \$148,841 \$80,995 \$79,850 \$79,850	1.461 S N 1.019 1.088 1.187 1.108 1.802 1.893 1.748	17D DEV = 0.2518 11N ECF = 1.2072 1.368 1.304 2.184 1.699 1.192 988 966	\$70.88 \$40.96 \$63.99 \$97.09 \$12.44 \$152.98	00025 00025 00025 00025 00025 00025	##ficient of Var>> 8.851870 45.8046 D 40.6478 REVIEWED 32.350 D 41.3090 REVIEWED 28.1358 D 38.3547 REVIEWED 25.1510	\$33,147 \$11,588 \$0,983 58450000000-00-1 \$24,234 \$32,213 \$17,382 \$11,588	NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS /	401 401 401 401 401 401	27 41 45 45 45 45
58-4500-0002-00-7 58-4500-0008-00-5 58-4500-0098-00-4 58-0036-0256-14-6 58-4500-0037-00-5 58-4500-005-00-9 58-4500-0078-00-3	2024 ECF = 1.460 507 RYNEARSON ST 208 SYLWM AWE 602 E SHITH ST 501 RYNEARSON ST 507 SYLWM AWE 216 CECIL AWE 202 CECIL AWE	04/29/22 10/07/21 03/04/22 08/18/21 11/24/21 09/23/22 12/22/22 07/28/22	\$130,500 WD \$85,000 WD \$190,000 WD \$190,009 WD \$175,000 WD \$155,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$85,000 \$180,000 \$190,000 \$185,999 \$175,000 \$180,000 \$185,150	\$3de. Ratio >> \$1d. Dev. >> \$70,100 \$30,400 \$75,000 \$90,200 \$57,900 \$52,600 \$57,900 \$52,200 \$53,000	53.72 46.77 46.88 47.47 28.28 33.09 34.80 32.09	\$174,676 \$94,372 \$194,863 \$245,778 \$160,162 \$142,276 \$128,180	\$11,588 \$20,255 \$25,047 \$40,046 \$23,859 \$11,588 \$12,992	\$96,961 \$33,412 \$139,745 \$164,953 \$145,953 \$151,141 \$138,412	E.C.F. => Nee. E.C.F. => Nee. E.C.F. => New. E.C.F. => DRIIG E.C.F. = 1.459 MAX E.C.F. = 1.7108 \$95,170 \$49,079 \$117,740 \$148,841 \$80,995 \$79,850 \$79,850 \$79,195 \$76,135	1.019 1.088 1.108 1.108 1.802 1.802 1.893 1.748 1.999	1,368 1,304 2,184 1,699 1,192 988 966 932	\$70.88 \$40.96 \$63.99 \$97.09 \$122.44 \$152.98 \$143.28	00025 00025 00025 00025 00025 00025 00025	###Gent of Var>> 8.851870 45.8949 D 40.6479 REVEWED 32.3500 D 41.5959 REVEWED 28.1355 D 39.3547 REVEWED 28.3510 D 49.6960 CD	\$33,147 \$11,588 \$9,983 58-4569-0009-00-1 \$24,233 \$22,213 \$17,982 \$11,588 \$12,747	NEAR SE SIDE, HEIGHTS J NEAR SE SIDE, HEIGHTS J	401 401 401 401 401 401 401	27 41 45 45 45 45 45 45
58-4500-0002-00-7 58-4500-0008-00-5 58-4500-0098-00-4 58-0036-0256-14-6 58-4500-0037-00-5 58-4500-0065-00-9	2024 ECF = 1.460 507 RYNEARSON ST 206 SYLVM1 AVE 302 SYLVM1 AVE 501 RYNEARSON ST 507 SYLVM1 AVE 216 CECIL AVE	04/29/22 10/07/21 03/04/22 08/18/21 11/24/21 09/23/22 12/22/22	\$130,500 WD \$65,000 WD \$160,000 WD \$189,000 WD \$175,000 WD \$175,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,500 \$65,000 \$190,000 \$190,000 \$185,999 \$175,000	\$3de. Ratio >> \$td. Dev. => \$70,100 \$30,400 \$75,000 \$90,200 \$52,800 \$57,900 \$52,200	53.72 46.77 46.88 47.47 28.28 33.09 34.80	\$174,676 \$84,372 \$194,863 \$245,778 \$160,162 \$142,276 \$128,180	\$11,588 \$20,255 \$25,047 \$40,046 \$23,859 \$11,588	\$96,961 \$53,412 \$199,745 \$164,953 \$145,953 \$151,141 \$138,412	E.C.F. => DRIGECF = 1.459 MAX ECF = 1.7108 \$95,170 \$49,079 \$117,740 \$148,841 \$80,995 \$79,850 \$79,850	1.461 S N 1.019 1.088 1.187 1.108 1.802 1.893 1.748	17D DEV = 0.2518 11N ECF = 1.2072 1.368 1.304 2.184 1.699 1.192 988 966	\$70.88 \$40.96 \$63.99 \$97.09 \$12.44 \$152.98	00025 00025 00025 00025 00025 00025	##ficient of Var>> 8.851870 45.8046 D 40.6478 REVIEWED 32.350 D 41.3090 REVIEWED 28.1358 D 38.3547 REVIEWED 25.1510	\$33,147 \$11,588 \$0,983 58450000000-00-1 \$24,234 \$32,213 \$17,382 \$11,588	NEAR SE SIDE, HEIGHTS / NEAR SE SIDE, HEIGHTS /	401 401 401 401 401 401	27 41 45 45 45 45