

2002S COMMERCIAL ECF ANALYSIS NEIGHBORHOODS #01 EAST FRONT STREET COMMERCIAL; #02 DOWNTOWN COMM; #03 NEAR DOWNTOWN COMM

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/Msq. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
58-1500-0090-00-7	708 S RED RUD TR	07/15/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$47,300	98.38	\$124,088	\$49,764	\$80,238	\$112,103	0.718	3,598	\$22.30	00006	0.0000
76-3000-0010-00-1	2522 NILES	07/11/23	\$223,900	MLC	03-ARMS LENGTH	\$223,900	\$154,200	68.87	\$58,780	\$112,002	\$111,898	\$232,324	0.482				
56-0017-0024-00-2	4055 LAKE	01/31/24	\$300,000	WD	19-MULTIPARCEL ARMS LENGTH	\$300,000	\$159,300	53.10	\$348,368	\$204,209	\$96,791	\$190,052	0.504				
45-0028-0085-10-8	2670 W JOHN BEERS	03/14/23	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$87,000	46.03	\$223,446	\$91,194	\$97,806	\$176,807	0.953				
76-0034-0001-11-5	2701 LAKE SHORE	09/27/22	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$127,000	50.80	\$232,038	\$143,591	\$106,409	\$185,090	0.575				
45-0021-0011-14-8	5675 FAIRVIEW	06/15/23	\$270,000	OTH	03-ARMS LENGTH	\$270,000	\$133,700	49.52	\$303,627	\$133,279	\$136,721	\$227,738	0.600				
32-0340-0147-00-5	103 E FERRY	06/09/22	\$150,000	MLC	03-ARMS LENGTH	\$150,000	\$85,400	56.93	\$169,821	\$32,257	\$117,743	\$184,043	0.640				
47-0003-0076-03-8	6814 W US 12	01/26/24	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$124,000	30.24	\$429,531	\$274,852	\$135,148	\$206,790	0.854				
76-7130-0008-00-3	820 HIGHLAND	02/16/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$180,200	55.45	\$343,466	\$181,442	\$223,568	\$323,575	0.891				
76-0034-0003-07-3	3029 LAKE SHORE	01/31/24	\$885,632	WD	03-ARMS LENGTH	\$885,632	\$435,200	52.08	\$960,948	\$337,644	\$498,588	\$700,406	0.712				
45-0021-0011-10-5	2757 W JOHN BEERS	05/17/23	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$210,300	56.08	\$383,720	\$196,482	\$178,518	\$250,318	0.713				
56-0019-0126-01-4	9999 RED ARROW	10/18/22	\$825,000	MLC	19-MULTIPARCEL ARMS LENGTH	\$825,000	\$434,800	52.70	\$844,176	\$411,674	\$413,326	\$578,211	0.715				
Totals:			\$4,333,532			\$4,283,532	\$2,178,400		\$4,597,109		\$2,186,752	\$3,367,457			\$22.30		2.2489
							Sale. Ratio >>	50.86			E.C.F. >>	0.682			Std. Deviation>>	0.085396188	
							Std. Dev. >>	9.90			Ave. E.C.F. >>	0.630			Ave. Variance>>	0.0000	Coefficient of Var>>

ORIG ECF = 0.586
STD DEV = 0.129

MAX ECF = 0.715
MIN ECF = 0.457

45-0340-0022-02-1	2797 KIMMEL	03/10/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$85,300	38.77	\$220,947	\$71,456	\$148,544	\$198,854	0.743				
45-0028-0085-00-4	2650 W JOHN BEERS	06/15/23	\$250,000	MLC	03-ARMS LENGTH	\$250,000	\$127,000	50.80	\$232,038	\$143,591	\$106,409	\$185,090	0.575				
76-0340-0215-01-1	720 MAIN	03/31/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$97,400	38.96	\$247,512	\$58,326	\$190,674	\$251,586	0.758				
45-0028-0041-00-1	5756 RED ARROW	01/17/23	\$585,000	WD	03-ARMS LENGTH	\$585,000	\$287,000	49.06	\$575,004	\$120,315	\$464,685	\$607,873	0.764				
45-0021-0005-13-0	5505 RED ARROW	06/23/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$87,900	58.60	\$212,682	\$72,455	\$77,545	\$187,469	0.414				
56-0018-0039-03-2	9600 RED ARROW	02/24/23	\$635,000	WD	19-MULTIPARCEL ARMS LENGTH	\$635,000	\$446,000	70.24	\$879,789	\$318,767	\$316,233	\$750,029	0.622				
76-3170-0074-00-6	1014 MAIN	03/27/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$152,000	69.09	\$227,192	\$78,005	\$143,865	\$335,771	0.439				
54-0340-0149-00-4	115 W MAIN	05/04/23	\$414,960	LC	03-ARMS LENGTH	\$414,960	\$339,500	81.82	\$658,861	\$79,295	\$335,665	\$774,821	0.433				
47-0340-0011-00-2	11 E LUNDEN	12/21/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$227,200	100.68	\$465,364	\$113,882	\$211,118	\$468,896	0.449				
56-0340-0006-01-6	4164 LAKE	06/23/23	\$229,900	WD	19-MULTIPARCEL ARMS LENGTH	\$229,900	\$134,900	58.68	\$306,637	\$110,686	\$119,234	\$261,993	0.455				

45-0028-0085-09-2	2650 W JOHN BEERS	08/15/23	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$123,500	98.80	\$276,170	\$98,316	\$36,684	\$237,778	0.112				
51-0805-0036-03-0	400 RIVERVIEW	12/07/22	\$875,000	CD	03-ARMS LENGTH	\$875,000	\$1,363,200	155.79	\$2,826,872	\$329,097	\$545,903	\$3,472,961	0.157				
76-2700-0009-18-4	2907 DIVISION	02/13/23	\$323,800	WD	03-ARMS LENGTH	\$323,800	\$336,000	103.77	\$771,802	\$133,529	\$190,271	\$853,440	0.223				
32-2690-0089-00-1	102 ST JOSEPH	04/14/23	\$80,000	MLC	03-ARMS LENGTH	\$80,000	\$69,600	87.00	\$119,915	\$58,163	\$21,837	\$82,556	0.265				
51-0340-0199-04-0	W WALL	04/19/22	\$189,900	MLC	03-ARMS LENGTH	\$189,900	\$121,500	63.98	\$355,504	\$80,255	\$109,645	\$367,980	0.298				
32-0340-0122-00-2	128 E FERRY	05/12/23	\$100,000	WD	19-MULTIPARCEL ARMS LENGTH	\$100,000	\$103,800	103.80	\$154,866	\$62,389	\$37,641	\$123,699	0.304				

47-0003-0076-02-0	W US 12	03/29/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$88,500	29.50	\$258,589	\$127,089	\$172,911	\$175,802	0.984				
47-0340-0024-00-7	1 OAK	06/14/22	\$435,000	CD	03-ARMS LENGTH	\$435,000	\$158,200	36.37	\$345,017	\$91,634	\$343,369	\$338,747	1.011				
76-1500-0002-01-7	807 NAPIER	12/29/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$85,700	38.09	\$164,010	\$64,865	\$160,135	\$132,547	1.208				
56-0340-0026-01-7	4228 LAKE	06/02/23	\$500,000	WD	03-ARMS LENGTH	\$500,000	\$169,200	33.84	\$314,633	\$55,596	\$444,404	\$346,306	1.283				
56-0340-0026-01-7	4228 LAKE	06/02/23	\$500,000	WD	03-ARMS LENGTH	\$500,000	\$169,200	33.84	\$314,633	\$55,596	\$444,404	\$346,306	1.283				
56-0025-0015-12-7	715 E FRONT	06/13/23	\$1,350,000	WD	03-ARMS LENGTH	\$1,350,000	\$405,000	30.00	\$826,601	\$149,923	\$1,200,077	\$904,650	1.327				
76-3160-0108-00-1	914 MAIN	06/30/22	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$98,100	30.51	\$282,870	\$74,214	\$240,686	\$172,134	1.399				
47-6000-0020-01-4	105 N ELM	01/04/24	\$473,250	WD	03-ARMS LENGTH	\$473,250	\$110,400	23.33	\$285,462	\$81,541	\$391,709	\$272,622	1.437				
47-0340-0038-00-8	104 N ELM	06/29/23	\$685,000	WD	19-MULTIPARCEL ARMS LENGTH	\$685,000	\$120,700	17.62	\$400,697	\$105,628	\$579,372	\$394,477	1.469				
62-0010-0010-04-2	225 E BUFFALO	05/06/22	\$333,000	WD	03-ARMS LENGTH	\$333,000	\$124,500	37.39	\$200,338	\$63,672	\$269,328	\$182,709	1.474				
62-0340-0135-00-8	138 N WHITTAKER	02/10/23	\$540,000	OTH	03-ARMS LENGTH	\$540,000	\$177,300	32.83	\$291,611	\$46,153	\$498,947	\$328,152	1.505				
62-0340-0245-01-6	14 N WHITTAKER	07/13/22	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$121,100	26.91	\$240,675	\$51,343	\$398,657	\$253,116	1.575				
76-0026-0005-00-4	1303 STATE	09/22/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$175,400	50.11	\$192,121	\$51,836	\$298,164	\$187,547	1.590				
62-4900-0074-02-6	348 S WHITTAKER	02/16/24	\$298,000	WD	03-ARMS LENGTH	\$298,000	\$127,700	42.85	\$198,538	\$115,823	\$182,177	\$110,582	1.647				
62-0340-0244-01-0	24 N WHITTAKER	10/04/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$95,400	35.33	\$133,271	\$29,323	\$240,677	\$138,968	1.732				
62-0340-0243-01-3	26 N WHITTAKER	10/04/23	\$900,000	WD	03-ARMS LENGTH	\$900,000	\$244,800	30.60	\$398,534	\$48,670	\$751,330	\$454,297	1.814				
62-7100-0001-00-8	910 W BUFFALO	06/17/22	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$142,500	27.14	\$275,464	\$121,213	\$403,787	\$296,218	1.958				

54-0340-0050-02-4	120 WATER	02/23/23	\$250,000	MLC	03-ARMS LENGTH	\$250,000	\$83,300	33.32	\$235,291	\$43,673	\$206,327	\$256,174	0.805				
54-0340-0141-03-8	143 E MAIN	08/19/22	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$0	0.00	\$280,259	\$56,065	\$243,935	\$296,725	0.814				
76-0034-0083-06-5	3019 LAKE SHORE	06/13/22	\$3,500,000	CD	03-ARMS LENGTH	\$3,500,000	\$1,560,400	44.58	\$3,139,605	\$348,140	\$3,151,860	\$3,731,905	0.845				
12-0015-0024-05-4	4641 RED ARROW	03/29/23	\$1,050,000	WD	03-ARMS LENGTH	\$1,050,000	\$528,100	50.30	\$950,714	\$374,430	\$675,570	\$770,433	0.877				
47-0340-0008-00-8	13 S ELM	03/17/23	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$107,100	44.63	\$204,105	\$41,099	\$196,901	\$217,922	0.913				
56-0019-0116-03-0	9735 RED ARROW	06/17/22	\$345,533	WD	03-ARMS LENGTH	\$345,533	\$136,700	40.14	\$302,425	\$125,340	\$220,193	\$236,745	0.930				
56-0019-0106-05-6	10107 RED ARROW	05/12/23	\$730,000	WD	03-ARMS LENGTH	\$730,000	\$268,500	36.78	\$618,732	\$236,287	\$493,713	\$511,230	0.986				
62-8200-0278-05-2	5 W MADISON	10/14/22	\$445,000	OTH	03-ARMS LENGTH	\$445,000	\$160,100	35.98	\$364,297	\$98,824	\$346,176	\$354,910	0.975				

2025 INDUSTRIAL ECF ANALYSIS

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
14-0014-0015-03-0	2530 N 5TH	11/17/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$32,300	18.46	\$107,032	\$49,852	\$125,148	\$118,877	1.053					
15-0024-0018-06-0	9918 N TUDOR	10/03/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$256,000	28.44	\$875,596	\$194,119	\$705,881	\$1,416,792	0.498					
54-0340-0086-03-7	285 TERRITORIAL	03/09/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$74,400	21.26	\$275,477	\$17,715	\$332,285	\$535,888	0.620					
58-0034-0035-02-0	317 POST	04/07/22	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$82,700	22.05	\$168,235	\$45,851	\$329,149	\$254,437	1.294					
Totals:			#REF!			\$1,800,000	\$445,400		\$1,426,340		\$1,492,463	\$2,325,994				#REF!	#REF!	
							Sale. Ratio =>	24.74				E.C.F. =>	0.642			Std. Deviation=>	#REF!	#REF!
							Std. Dev. =>	4.22				Ave. E.C.F. =>	#REF!			Ave. Variance=>	#REF! Coefficient of Var=>	#REF!

71-5460-0055-00-1	1110 WALKER	06/30/23	\$50,000	WD	19-MULTI PARCEL ARM'S LEI	\$50,000	\$52,400	104.80	\$84,689	\$43,086	\$6,914	\$86,493	0.080					
21-0028-0006-03-0	HENNESEY	12/22/23	\$175,000	OTH	03-ARM'S LENGTH	\$175,000	\$30,200	17.26	\$168,764	\$167,384	\$7,616	\$2,869	2.655					
14-0014-0015-07-2	2700 N 5TH	02/23/24	\$236,000	CD	19-MULTI PARCEL ARM'S LEI	\$236,000	\$197,300	83.60	\$403,583	\$142,118	\$93,882	\$547,055	0.172					
35-1300-0045-01-6	7220 FIRST	04/06/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$158,900	79.49	\$421,527	\$49,302	\$150,598	\$773,857	0.195					
58-0036-0259-01-3	600 CECIL AVE	05/03/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$230,900	271.65	\$101,185	\$65,874	\$19,126	\$56,588	0.338	136,503	\$0.14	00005	33.7986	
03-0032-0030-20-0	1007 NICKERSON	02/01/24	\$750,000	MLC	03-ARM'S LENGTH	\$750,000	\$491,400	65.52	\$804,558	\$202,101	\$547,899	\$1,252,509	0.437					
54-2800-0002-02-3	1320 PAW PAW	09/22/22	\$8,080,514	CD	03-ARM'S LENGTH	\$8,080,514	\$1,501,600	18.58	\$8,157,002	\$388,282	\$7,692,232	\$16,151,185	0.476					

2025 ECF NEIGHBORHOOD #11 FAR NE AREA; #12 NEAR NE AREA; #14 ELIZABETH ARCTIC FULTON & N MAIN

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	Use Code	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building 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	\$291,225	\$47,427	\$217,573	\$175,394	1.240	2,202	\$98.81	00018	2.6350	C		\$46,287	No		FAR NORTHWEST AREA	401	45
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	\$194,735	\$37,886	\$132,114	\$112,842	1.171	1,837	\$68.21	00018	4.3339	C		\$36,448	No		FAR NORTHWEST AREA	401	34
58-0026-0062-16-6	512 W FOURTH ST	12/07/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$169,600	42.46	\$379,000	\$36,027	\$361,673	\$245,304	1.475	3,086	\$116.68	00018	26.1071	B		\$16,798	No		FAR NORTHWEST AREA	401	38
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	\$282,035	\$42,712	\$207,788	\$172,175	1.207	1,592	\$130.52	00018	0.7287	C		\$34,554	No		FAR NORTHWEST AREA	401	61
58-0900-0001-00-4	510 N RED BUD TR	08/03/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,800	28.74	\$105,682	\$46,070	\$88,930	\$73,960	1.202	1,032	\$86.17	00012	1.1728	D		\$46,070	No		NEAR NORTHEAST AREA	401	45
58-2000-0238-00-8	806 ENTERPRISE ST	11/14/22	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$34,800	28.18	\$108,690	\$45,328	\$78,172	\$78,613	0.994	1,348	\$57.99	00012	21.9738	CD		\$44,475	No		NEAR NORTHEAST AREA	401	45
58-2500-0009-00-1	116 FULTON ST	10/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,800	23.84	\$110,586	\$39,060	\$85,940	\$88,742	0.968	1,200	\$71.62	00014	24.5704	C		\$38,003	No		ELIZABETH ARCTIC FULTO	401	45
58-2500-0030-00-0	106 ARCTIC ST	05/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,300	25.53	\$108,693	\$40,965	\$109,035	\$84,030	1.298	1,664	\$65.53	00014	8.3446	CD		\$39,138	No		ELIZABETH ARCTIC FULTO	401	47
58-4850-0026-01-7	502 N MAIN ST	11/17/23	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$83,400	30.44	\$225,822	\$99,174	\$174,826	\$157,132	1.113	1,400	\$124.88	00014	10.1520	D		\$93,064	No		ELIZABETH ARCTIC FULTO	401	45
58-7300-0032-00-7	523 MICHIGAN ST	08/19/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$21,200	21.74	\$70,218	\$30,380	\$67,120	\$49,427	1.358	800	\$83.90	00012	14.3838	D		\$27,221	No		NEAR NORTHEAST AREA	401	45
58-7500-0003-00-0	728 CHIPPEWA ST	01/12/24	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$92,800	51.70	\$216,179	\$79,387	\$100,193	\$96,489	1.018	1,122	\$89.30	00018	19.6622	CD		\$78,341	No		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	\$149,314	\$17,188	\$137,812	\$95,055	1.450	1,261	\$109.29	00018	23.5688	C		\$15,276	No		FAR NORTHWEST AREA	401	45
58-7500-0064-00-9	747 CHIPPEWA ST	02/05/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,000	45.56	\$86,903	\$13,988	\$76,012	\$52,457	1.449	728	\$104.41	00018	23.4909	CD		\$11,216	No		FAR NORTHWEST AREA	401	41
58-7500-0065-01-3	727 CHIPPEWA ST	07/18/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$51,400	45.49	\$131,811	\$53,814	\$59,186	\$56,113	1.055	828	\$71.48	00018	15.9364	D		\$51,042	No		FAR NORTHWEST AREA	401	45
Totals:			\$2,527,900			\$2,527,900	\$1,006,100		\$2,460,894		\$1,896,574	\$1,538,712			\$91.36		1.7642								
							Sale. Ratio =>	39.80			E.C.F. =>	1.232			Std. Deviation=>	0.173720387									
							Std. Dev. =>	11.81			Ave. E.C.F. =>	1.214			Ave. Variance=>	14.0757	Coefficient of Var=>	11.58328346							

ORIG ECF = 1.206
STD DEV = 0.384

MAX ECF = 1.590
MIN ECF = 0.822

58-2500-0028-01-3	102 ARCTIC ST	05/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$34,600	20.35	\$84,397	\$19,548	\$150,452	\$80,458	1.870	1,664	\$90.42	00014	65.5819	CD		\$17,170	No	58-2500-0028-02-1	ELIZABETH ARCTIC FULTO	401	45
58-7300-0029-00-6	517 MICHIGAN ST	12/07/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$42,200	22.81	\$101,621	\$35,280	\$149,720	\$82,399	1.819	816	\$183.48	00012	69.4871	CD		\$27,221	No		NEAR NORTHEAST AREA	401	45
58-0025-0021-00-3	504 RIVER ST	06/09/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,100	26.93	\$247,778	\$178,751	\$46,249	\$85,641	0.540	1,101	\$42.01	00012	67.4059	D		\$162,355	No		NEAR NORTHEAST AREA	401	51
58-2500-0054-00-6	107 ARCTIC ST	02/29/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$51,800	49.33	\$154,354	\$78,821	\$26,179	\$93,713	0.279	1,614	\$16.22	00014	93.4778	CD		\$76,007	No		ELIZABETH ARCTIC FULTO	401	45
58-2000-0358-01-1	515 RIVER ST	08/03/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$30,500	17.94	\$123,270	\$73,784	\$96,216	\$61,397	1.567	1,008	\$95.45	00012	35.2982	D		\$56,257	No		NEAR NORTHEAST AREA	401	45
58-2500-0028-02-1	104 ARCTIC ST	05/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$32,200	18.94	\$84,397	\$19,548	\$150,452	\$80,458	1.870	1,664	\$90.42	00014	65.5819	CD		\$17,170	No	58-2500-0028-01-3	ELIZABETH ARCTIC FULTO	401	45
58-7300-0004-00-3	520 MICHIGAN ST	03/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$32,800	18.74	\$136,865	\$59,815	\$115,185	\$95,596	1.205	1,331	\$86.54	00012	0.9209	CD		\$86,033	No		NEAR NORTHEAST AREA	401	48
58-7300-0018-00-4	315 RIVER ST	03/20/24	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$31,000	75.61	\$82,769	\$31,328	\$9,672	\$63,823	0.152	1,235	\$7.83	00012	106.2585	D		\$31,328	No		NEAR NORTHEAST AREA	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	\$136,865	\$59,815	\$8,185	\$95,596	0.086	1,331	\$6.15	00012	112.8509	CD		\$56,033	No		NEAR NORTHEAST AREA	401	48

2025 RESIDENTIAL ECF ANALYSIS
NEIGH 13 S/S SMITH & CLARK AREA; #15 DAYS AVE S; #16 NEAR NORTH SIDE N MAIN; #17 NEAR SOUTH SIDE; #20 SOUTH REDBUD & EAST

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.								
58-0026-0123-00-9	114 W FOURTH ST	06/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,000	32.26	\$129,791	\$43,875	\$111,125	\$71,537	1.553	1,152	\$96.46	00016	19.2616	REVIEWED	\$42,964		NEAR NORTH SIDE/N. MAI	401	54									
58-0035-0154-00-1	305 PHELPS ST	09/30/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$38,800	28.12	\$122,176	\$38,405	\$99,595	\$69,751	1.428	1,220	\$81.64	00017	6.7089	D	\$37,988		NEAR SOUTH SIDE AREA	401	45									
58-0035-0154-00-1	305 PHELPS ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,300	28.06	\$122,176	\$38,405	\$126,595	\$69,751	1.815	1,220	\$103.77	00017	45.4180	D	\$37,988		NEAR SOUTH SIDE AREA	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	\$145,305	\$49,220	\$66,780	\$80,004	0.835	1,290	\$51.77	00017	52.6069	REVIEWED	\$49,220		NEAR SOUTH SIDE AREA	401	45									
58-0340-0031-00-1	205 N MAIN ST	01/05/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$59,700	31.42	\$145,433	\$30,241	\$159,759	\$95,913	1.666	1,603	\$99.66	00016	30.4883	D	\$28,771		NEAR NORTH SIDE/N. MAI	401	45									
58-1500-0006-01-4	204 S OAK ST	10/23/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$56,700	35.58	\$149,509	\$41,310	\$123,690	\$90,991	1.373	1,521	\$81.32	00017	1.2174	CD	\$40,439		NEAR SOUTH SIDE AREA	401	45									
58-1500-0043-00-9	208 DAYS AVE	01/31/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,600	31.86	\$147,731	\$46,377	\$93,623	\$84,391	1.109	1,571	\$59.59	00017	25.1364	REVIEWED	\$45,961		NEAR SOUTH SIDE AREA	401	45									
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	\$130,304	\$40,823	\$59,177	\$74,505	0.794	1,165	\$50.80	00015	56.6511	D	\$40,439		DAYS AVE SOUTH AREA	401	45									
58-1500-0089-02-5	703 DAYS AVE	06/14/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$33,700	27.62	\$115,352	\$45,915	\$76,085	\$57,816	1.316	808	\$94.16	00015	4.4790	D	\$45,567		DAYS AVE SOUTH AREA	401	45									
58-1500-0110-00-8	403 DAYS AVE	08/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$44,600	27.03	\$137,317	\$40,886	\$124,114	\$80,292	1.546	1,300	\$95.47	00017	18.5003	D	\$40,439		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	\$176,268	\$40,439	\$159,561	\$113,097	1.411	2,189	\$72.89	00017	5.0063	D	\$40,439		NEAR SOUTH SIDE AREA	401	46									
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	\$177,341	\$43,679	\$172,321	\$111,292	1.548	1,632	\$105.59	00016	18.7589	CD	\$43,679		NEAR NORTH SIDE/N. MAI	401	53									
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	\$101,182	\$28,614	\$87,386	\$60,423	1.446	768	\$113.78	00016	8.5463	CD	\$28,009		NEAR NORTH SIDE/N. MAI	401	45									
58-1600-0033-00-0	305 N RED BUD TR	06/28/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,300	46.63	\$119,061	\$43,334	\$51,666	\$63,053	0.819	750	\$68.89	00016	54.1373	D	\$40,439		NEAR NORTH SIDE/N. MAI	401	41									
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	\$64,717	\$14,990	\$65,010	\$41,405	1.570	624	\$104.18	00016	20.9338	REVIEWED	\$14,990		NEAR NORTH SIDE/N. MAI	401	45									
58-1600-0044-00-1	314 SHORT ST	12/21/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,500	40.45	\$113,677	\$31,672	\$78,328	\$68,281	1.147	1,016	\$77.09	00016	21.3627	D	\$30,635		NEAR NORTH SIDE/N. MAI	401	45									
58-1600-0055-00-3	309 N MAIN ST	04/13/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,600	36.34	\$182,506	\$48,662	\$126,338	\$111,444	1.134	1,503	\$84.06	00016	22.7128	CD	\$46,582		NEAR NORTH SIDE/N. MAI	401	54									
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	\$206,196	\$60,578	\$174,422	\$121,247	1.439	1,746	\$99.90	00016	7.7789	REVIEWED	\$49,150		NEAR NORTH SIDE/N. MAI	401	45									
58-6750-0005-01-4	316 MOCCASIN	06/23/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$42,000	22.11	\$157,353	\$45,820	\$144,180	\$92,867	1.553	1,296	\$111.25	00016	19.1771	CD	\$45,212		NEAR NORTH SIDE/N. MAI	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	\$157,353	\$45,820	\$143,580	\$92,867	1.546	1,296	\$110.79	00016	18.5310	CD	\$45,212		NEAR NORTH SIDE/N. MAI	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	\$142,049	\$41,607	\$112,393	\$83,632	1.344	1,194	\$94.13	00020	1.6875	D	\$40,439		SOUTH REDBUD & EAST	401	46									
58-6900-0015-00-8	406 BERRIEN ST	06/30/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,800	34.79	\$209,875	\$93,222	\$131,778	\$105,456	1.250	1,696	\$77.70	00020	11.1177	CD	\$80,877		SOUTH REDBUD & EAST	401	45									
58-7250-0063-00-0	108 W DEWEY ST	07/31/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$49,000	26.49	\$159,733	\$42,732	\$142,268	\$97,420	1.460	1,248	\$114.00	00016	9.9587	C	\$42,476		NEAR NORTH SIDE/N. MAI	401	45									
58-7250-0064-00-6	110 W DEWEY ST	03/29/24	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$94,300	34.42	\$219,592	\$43,392	\$230,698	\$146,711	1.572	1,754	\$131.48	00016	21.1076	C	\$42,476		NEAR NORTH SIDE/N. MAI	401	52									
58-7250-0076-00-4	110 W THIRD ST	03/24/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$179,148	\$44,558	\$135,442	\$112,065	1.209	1,632	\$82.99	00016	15.2172	CD	\$43,679		NEAR NORTH SIDE/N. MAI	401	55									
58-8550-0008-00-3	109 W FIFTH ST	12/20/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,800	33.45	\$93,086	\$24,678	\$95,322	\$56,959	1.498	832	\$102.55	00016	13.7174	D	\$24,272		NEAR NORTH SIDE/N. MAI	401	45									
Totals:			\$4,180,400			\$4,180,400	\$1,277,900		\$3,804,231		\$3,081,146	\$2,252,271			\$91.00		0.7242															
									Sale_Ratio >=	30.57										E.C.F. >=	1.368											
									Std. Dev. >=	6.17										Ave. E.C.F. >=	1.361											
																				Std. Deviation>=	0.261034759											
																				Ave. Variance>=	20.3931	Coefficient of Var>=	14.98639691									

ORIG ECF = 1.281

STD DEV = 0.502

MAX ECF = 1.783

MIN ECF = 0.779

58-1200-0026-00-8	307 W SMITH ST	05/08/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$33,200	24.06	\$99,969	\$45,494	\$92,506	\$45,358	2.039	735	\$125.86	00013	67.8687	D	\$45,228		S/S SMITH & CLARK ST AR	401	45
58-1200-0032-00-8	125 W SMITH ST	09/09/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$34,600	21.36	\$120,147	\$48,260	\$113,740	\$59,856	1.900	900	\$126.38	00013	53.9453	D	\$48,260		S/S SMITH & CLARK ST AR	401	45
58-1500-0078-00-7	703 S OAK ST	05/23/23	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$70,800	26.87	\$177,240	\$41,407	\$222,093	\$113,100	1.964	1,691	\$131.34	00015	60.2913	CD	\$40,439		DAYS AVE SOUTH AREA	401	59
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	\$98,313	\$33,747	\$6,253	\$53,760	0.116	1,736	\$3.60	00016	124.4462	D	\$33,391		NEAR NORTH SIDE/N. MAI	401	25
58-1500-0058-02-2	406 DAYS AVE	08/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$45,400	90.80	\$90,076	\$41,646	\$8,354	\$40,325	0.207	2,009	\$4.16	00017	115.3607	D	\$41,646		NEAR SOUTH SIDE AREA	401	19
58-1600-0048-00-7	315 SHORT ST	12/21/22	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$27,200	55.51	\$79,963	\$19,929	\$29,071	\$49,987	0.582	788	\$36.89	00016	77.9200	D	\$19,929		NEAR NORTH SIDE/N. MAI	401	45
58-6750-0004-00-0	111 W FOURTH ST	06/08/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$71,400	95.20	\$206,196	\$60,578	\$14,422	\$121,247	0.119	1,746	\$8.26	00016	124.1828	REVIEWED	\$49,150		NEAR NORTH SIDE/N. MAI	401	45
58-6800-0001-00-1	203 S RED BUD TR	01/01/24	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$53,800	54.90	\$154,344	\$63,745	\$34,255	\$75,436	0.454	1,176	\$29.13	00020	90.6684	D	\$63,745		SOUTH REDBUD & EAST	401	45
58-7250-0062-00-3	106 W DEWEY ST	03/04/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$25,500	10.20	\$200,874	\$50,483	\$199,517	\$125,221	1.593	2,192	\$91.02	00016	23.2538	CD	\$48,544		NEAR NORTH SIDE/N. MAI	401	49
58-6900-0011-00-2	508 BERRIEN ST	08/31/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$36,500	19.47	\$113,042	\$40,473	\$147,027	\$60,424	2.433	758	\$193.97	00020	107.2487	D	\$40,439		SOUTH REDBUD & EAST	401	48
58-1600-0032-00-3	320 N OAK ST	11/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$22,800	14.25	\$75,904	\$31,144	\$128,856	\$37,269	3.457	856	\$150.53	00016	209.6688	D	\$28,009		NEAR NORTH SIDE/N. MAI	401	32
58-1500-0049-01-5	308 DAYS AVE	07/26/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$63,600	159.00	\$155,655	\$33,391	\$6,609	\$101,802	0.065	1,992	\$3.32	00017	129.5855	D	\$33,391		NEAR SOUTH SIDE AREA	401	45
58-0026-0130-00-5	101 E FOURTH ST	01/01/24	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$54,200	126.05	\$140,807	\$42,905	\$95	\$81,517	0.001	1,592	\$0.06	00016	135.9610	D	\$41,522		NEAR NORTH SIDE/N. MAI	401	45

2025 RESIDENTIAL ECF ANALYSIS

NEIGH #16 FAR NW AREA: #21 FOURTH & MOCCASIN NW; #22 HARLAN, REMUS DETROIT AREA

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. Resident	Cost Max. \$	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.
58-0026-0062-09-3	506 W FOURTH ST	08/05/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$119,600	45.13	\$291,225	\$47,427	\$217,573	\$175,304	1.240	2,202	\$98.81	00018	17.6561	C	\$46,287		FAR NORTHWEST AREA	401	45
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	\$194,736	\$37,886	\$132,114	\$112,842	1.171	1,937	\$68.21	00018	24.8251	C	\$36,448		FAR NORTHWEST AREA	401	34
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	\$379,000	\$38,027	\$361,873	\$245,304	1.475	3,096	\$116.88	00018	5.8159	B	\$16,798		FAR NORTHWEST AREA	401	38
58-0026-0076-00-1	210 W FOURTH ST	09/01/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,600	37.28	\$119,001	\$20,916	\$104,084	\$70,566	1.475	1,014	\$102.65	00021	5.7973	D	\$20,916		FOURTH & MOCCASIN NW	401	49
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	\$282,035	\$42,712	\$207,788	\$172,175	1.207	1,992	\$130.52	00018	21.0198	C	\$34,554		FAR NORTHWEST AREA	401	61
58-5950-0013-00-6	314 REMUS DR	11/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,500	45.00	\$151,493	\$21,974	\$128,026	\$93,179	1.374	768	\$166.70	00022	4.3064	CD	\$19,975		HARLAN REMUS DETROIT ST AREA	401	45
58-5950-0028-01-1	735 N DETROIT ST	08/01/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$55,300	32.92	\$138,603	\$31,583	\$136,417	\$76,993	1.772	1,182	\$115.41	00022	35.4774	CD	\$31,583		HARLAN REMUS DETROIT ST AREA	401	45
58-7500-0007-00-5	748 CHIPPEWA ST	03/14/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$88,300	37.57	\$212,912	\$29,543	\$205,457	\$131,920	1.557	1,545	\$132.98	00022	14.0394	C	\$27,740		HARLAN REMUS DETROIT ST 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	\$149,314	\$17,188	\$137,812	\$95,055	1.450	1,261	\$109.29	00018	3.2777	C	\$15,276		FAR NORTHWEST AREA	401	45
58-7500-0064-00-9	747 CHIPPEWA ST	02/05/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,000	45.56	\$86,903	\$13,988	\$76,012	\$52,457	1.449	728	\$104.41	00018	3.1998	CD	\$11,216		FAR NORTHWEST AREA	401	41
Totals:			\$2,008,400			\$2,008,400	\$873,300		\$2,005,222		\$1,707,156	\$1,225,883			\$114.59		2.4449						
							Sale. Ratio =>		43.48		E.C.F. =>	1.393			Std. Deviation=>	0.18020588							
							Std. Dev. =>		7.40		Ave. E.C.F. =>	1.417			Ave. Variance=>	33.8215		Coefficient of Var=>	9.542055401				

ORIG ECF = 1.407

STD DEV = 0.252

MAX ECF = 1.659

MIN ECF = 1.155

58-0026-0070-00-2	308 W FOURTH ST	07/25/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,200	36.00	\$152,835	\$24,818	\$170,392	\$92,062	1.833	1,400	\$121.70	00021	41.5775	D	\$24,818		FOURTH & MOCCASIN NW	401	52
58-5960-0011-00-3	315 HARLAN AVE.	11/19/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,500	37.80	\$211,498	\$28,254	\$221,746	\$131,830	1.682	1,736	\$127.73	00022	26.5016	C	\$25,787		HARLAN REMUS DETROIT ST AREA	401	45
58-7500-0003-00-0	728 CHIPPEWA ST	01/12/24	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$92,800	51.70	\$216,179	\$79,307	\$100,193	\$68,469	1.018	1,122	\$89.30	00018	39.9534	CD	\$78,341		FAR NORTHWEST AREA	401	45
58-7500-0065-01-3	727 CHIPPEWA ST	07/18/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$51,400	45.49	\$131,811	\$53,814	\$59,186	\$56,113	1.055	828	\$71.48	00018	#REF!	D	\$51,042		FAR NORTHWEST AREA	401	45
58-5950-0027-00-7	734 N DETROIT ST	10/14/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$56,600	29.79	\$132,509	\$24,392	\$165,608	\$77,782	2.129	840	\$197.15	00022	71.2089	CD	\$24,392		HARLAN REMUS DETROIT ST AREA	401	51

2025 RESIDENTIAL ECF NEIGHBORHOODS #19 NEAR SW AREA; #24 MILLE MCUMBER OTTAWA AREA; #27 FAR WEST FRONT ROE POLIS HILLVIEW; #30 FAR SW TERRE COUPE AREA; #31 WEST - CHICAGO CAYUGA ROE AREA

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.
58-0034-0032-00-4	811 TERRE COUPE RD	05/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,100	42.73	\$172,332	\$33,057	\$116,943	\$100,924	1.159	1,264	\$92.52	00030	27.9362	CD	\$24,672		FAR SW - TERRE COUPE A	401	45
58-0035-0229-00-1	318 TERRE COUPE RD	08/12/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$63,700	25.69	\$198,593	\$27,908	\$220,092	\$123,685	1.779	1,680	\$131.01	00030	34.1372	C	\$24,320		FAR SW - TERRE COUPE A	401	53
58-1200-0057-00-1	119 W CHICAGO ST	08/22/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$43,400	32.88	\$115,606	\$38,260	\$93,740	\$56,048	1.673	977	\$95.95	00019	23.4413	D	\$37,641		NEAR SOUTHWEST AREA	401	41
58-1200-0070-00-7	203 CLARK ST	05/08/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$59,200	27.53	\$180,498	\$59,765	\$155,235	\$87,488	1.774	1,094	\$141.90	00019	33.6277	D	\$35,644		NEAR SOUTHWEST AREA	401	54
58-1300-0010-00-1	316 W CHICAGO ST	03/18/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,600	45.25	\$359,680	\$80,080	\$254,920	\$202,609	1.258	3,148	\$80.98	00019	17.9898	CD	\$79,185		NEAR SOUTHWEST AREA	401	51
58-1350-0020-00-2	623 W FRONT ST	06/27/22	\$121,700	WD	03-ARM'S LENGTH	\$121,700	\$40,400	33.20	\$111,253	\$31,679	\$90,021	\$57,662	1.561	832	\$108.20	00027	12.3089	REVIEWED	\$28,859		FAR WEST, FRONT ROE PC	401	50
58-1350-0035-00-0	809 W FRONT ST	10/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$56,400	34.18	\$151,663	\$42,974	\$78,760	\$122,026	1.549	1,057	\$115.45	00027	11.1250	CD	\$28,859		FAR WEST, FRONT ROE PC	401	45
58-1350-0052-00-1	722 W ROE ST	07/07/23	\$119,610	WD	03-ARM'S LENGTH	\$119,610	\$50,000	49.24	\$125,442	\$38,052	\$91,758	\$70,572	1.300	1,352	\$67.87	00027	13.7891	CD	\$28,052		FAR WEST, FRONT ROE PC	401	46
58-1350-0098-00-1	709 W ROE ST	09/03/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$34,100	26.23	\$109,236	\$42,455	\$87,545	\$48,392	1.809	528	\$165.80	00027	37.0992	D	\$42,079		FAR WEST, FRONT ROE PC	401	45
58-1350-0100-00-6	713 W ROE ST	06/23/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,300	42.93	\$220,990	\$50,817	\$164,183	\$123,314	1.331	1,356	\$121.08	00027	10.6662	C	\$42,079		FAR WEST, FRONT ROE PC	401	45
58-3050-0027-00-9	115 TERRE COUPE RD	10/11/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,000	38.18	\$155,479	\$42,135	\$122,865	\$82,133	1.496	994	\$123.61	00031	5.7834	CD	\$41,457		WEST - CHICAGO CAYUG.	401	52
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	\$198,759	\$35,848	\$118,652	\$118,051	0.988	2,292	\$50.90	00031	44.9941	CD	\$35,306		WEST - CHICAGO CAYUG.	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	\$267,255	\$46,984	\$258,016	\$159,617	1.616	2,046	\$126.11	00019	17.8386	C	\$41,114		NEAR SOUTHWEST AREA	401	51
58-4900-0003-00-9	104 MAPLE CT	11/10/22	\$160,800	WD	03-ARM'S LENGTH	\$160,800	\$54,200	33.71	\$144,226	\$29,142	\$131,658	\$83,394	1.579	1,043	\$126.23	00019	14.0656	CD	\$25,608		NEAR SOUTHWEST AREA	401	45
58-4900-0009-00-7	303 W FRONT ST	06/29/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$190,900	39.36	\$430,840	\$67,167	\$417,833	\$263,531	1.586	2,004	\$208.50	00019	14.7430	C	\$60,007		NEAR SOUTHWEST AREA	401	61
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	\$193,176	\$67,803	\$97,697	\$90,850	1.075	1,550	\$63.03	00024	36.2721	REVIEWED	\$64,727		MILLER MCUMBER OTTAV	401	45
58-4950-0029-00-4	320 MILLER ST	08/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$166,268	\$70,612	\$69,388	\$69,316	1.001	970	\$71.53	00024	43.7047	D	\$70,612		MILLER MCUMBER OTTAV	401	45
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	\$280,001	\$50,645	\$224,355	\$166,200	1.350	2,562	\$87.57	00019	8.8177	REVIEWED	\$43,762		NEAR SOUTHWEST AREA	401	45
Totals:			\$3,680,310			\$3,680,310	\$1,363,700		\$3,581,297		\$2,834,927	\$1,982,546			\$109.90		0.8144						
								Sale. Ratio =>	37.05			E.C.F. =>	1.430		Std. Deviation=>	0.26568583							
								Std. Dev. =>	7.11			Ave. E.C.F. =>	1.438		Ave. Variance=>	22.6856		Coefficient of Var=>	15.77481797				

ORIG ECF = 1.375
STD DEV = 0.445

MAX ECF = 1.620
MIN ECF = 0.929

58-1350-0121-00-3	616 POLIS ST	09/09/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,900	25.93	\$107,023	\$28,052	\$121,948	\$57,225	2.131	600	\$203.25	00027	213.1013	D	\$28,052		FAR WEST, FRONT ROE PC	401	61
58-3050-0013-00-8	416 W CHICAGO ST	09/19/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,900	33.47	\$137,087	\$35,504	\$134,496	\$73,611	1.827	1,272	\$105.74	00031	182.7122	D	\$33,330		WEST - CHICAGO CAYUG.	401	45
58-4950-0017-00-6	307 MC CUMBER ST	08/25/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$47,400	27.88	\$128,005	\$35,669	\$134,331	\$66,910	2.008	824	\$163.02	00024	125.5928	D	\$35,306		MILLER MCUMBER OTTAV	401	45
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	\$101,025	\$40,215	\$19,785	\$44,065	0.449	643	\$30.77	00019	44.8994	D	\$38,836		NEAR SOUTHWEST AREA	401	35
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	\$281,627	\$72,023	\$132,977	\$151,887	0.875	1,768	\$75.21	00019	87.5500	C	\$67,629		NEAR SOUTHWEST AREA	401	45
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	\$136,849	\$51,510	\$48,490	\$61,840	0.784	951	\$50.99	00031	78.4122	D	\$51,510		WEST - CHICAGO CAYUG.	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	\$111,918	\$41,593	\$28,407	\$50,960	0.557	656	\$43.30	00031	55.7436	D	\$41,457		WEST - CHICAGO CAYUG.	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	\$111,918	\$41,593	\$38,307	\$50,960	0.752	656	\$58.39	00031	75.1705	D	\$41,457		WEST - CHICAGO CAYUG.	401	45
58-0035-0224-04-1	651 TERRE COUPE RD	10/13/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$0	0.00	\$274,762	\$38,441	\$271,559	\$171,247	1.586	1,120	\$242.46	00030	158.5773	C	\$30,790		FAR SW - TERRE COUPE A	401	70
58-1350-0021-00-9	625 W FRONT ST	12/21/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$30,700	95.94	\$83,475	\$28,859	\$3,141	\$39,577	0.079	720	\$4.36	00027	7.9365	CD	\$28,859		FAR WEST, FRONT ROE PC	401	29
58-0970-0001-11-1	108 S DETROIT ST	09/23/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$68,400	24.78	\$192,396	\$47,301	\$228,699	\$105,141	2.175	1,814	\$126.07	00019	217.5158	CD	\$46,496		NEAR SOUTHWEST AREA	401	45
58-1200-0070-00-7	203 CLARK ST	09/09/22	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$47,900	24.20	\$180,498	\$59,765	\$138,135	\$87,488	1.579	1,094	\$126.27	00019	157.8908	D	\$35,644		NEAR SOUTHWEST AREA	401	54
58-3050-0005-01-3	409 W ROE ST	04/29/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$43,000	23.63	\$136,849	\$51,510	\$130,490	\$61,840	2.110	951	\$137.21	00031	211.0128	D	\$51,510		WEST - CHICAGO CAYUG.	401	45

2025 RESIDENTIAL ECF ANALYSIS NEIGH #23 3RD, 4TH & CHIPPEWA; #26 W FRONT LAKE DETROIT CAYUGA 3RD B

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.
58-0026-0043-00-5	110 N CAYUGA ST	12/18/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$69,300	34.14	\$165,036	\$27,643	\$175,357	\$88,698	1.977	1,418	\$123.67	00026	38.1797	D	\$27,076		W FRONT LAKE DETROIT C	401	45
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	\$212,041	\$26,166	\$148,834	\$119,997	1.240	1,340	\$111.07	00026	35.4901	C	\$22,931		W FRONT LAKE DETROIT C	401	45
58-0026-0044-01-0	407 W THIRD ST	01/23/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$92,100	44.07	\$212,041	\$26,166	\$182,834	\$119,997	1.524	1,340	\$136.44	00026	7.1560	C	\$22,931		W FRONT LAKE DETROIT C	401	45
58-0026-0045-00-8	112 N CAYUGA ST	09/19/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$65,500	38.99	\$166,804	\$27,603	\$140,397	\$83,409	1.683	1,160	\$121.03	00026	8.8012	CD	\$27,076		W FRONT LAKE DETROIT C	401	45
58-0026-0065-03-3	324 N DETROIT ST	12/18/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$110,500	43.33	\$284,758	\$39,175	\$215,825	\$158,543	1.361	2,510	\$85.99	00023	23.3915	C	\$36,775		3RD 4TH CHIPPEWA ARE/	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	\$188,410	\$21,044	\$138,856	\$108,048	1.285	1,680	\$82.65	00023	31.0083	REVIEWED	\$19,369		3RD 4TH CHIPPEWA ARE/	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	\$119,687	\$27,151	\$97,849	\$59,739	1.638	720	\$135.90	00023	4.2719	D	\$24,962		3RD 4TH CHIPPEWA ARE/	401	45
58-0650-0016-00-9	106 CHIPPEWA ST	07/13/23	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$44,000	35.34	\$109,111	\$25,262	\$99,238	\$54,131	1.833	768	\$129.22	00026	23.8074	D	\$24,339		W FRONT LAKE DETROIT C	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	\$176,350	\$39,138	\$124,862	\$88,581	1.410	1,177	\$106.08	00023	18.5638	D	\$36,079		3RD 4TH CHIPPEWA ARE/	401	45
58-0650-0028-00-7	307 CHIPPEWA ST	07/28/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,000	35.71	\$189,527	\$25,477	\$184,523	\$105,907	1.742	1,647	\$112.04	00023	14.7093	REVIEWED	\$24,994		3RD 4TH CHIPPEWA ARE/	401	45
58-0650-0029-00-3	309 CHIPPEWA ST	06/30/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,700	32.25	\$98,628	\$26,113	\$93,887	\$46,814	2.006	624	\$150.46	00023	41.0312	D	\$24,994		3RD 4TH CHIPPEWA ARE/	401	45
58-5000-0002-00-1	304 N CAYUGA ST	12/08/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$86,800	45.42	\$213,841	\$43,409	\$146,591	\$110,027	1.332	1,429	\$102.58	00023	26.2901	C	\$40,699		3RD 4TH CHIPPEWA ARE/	401	45
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	\$145,729	\$29,362	\$135,638	\$75,124	1.806	1,020	\$132.98	00023	21.0305	CD	\$27,493		3RD 4TH CHIPPEWA ARE/	401	45
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	\$101,772	\$27,889	\$72,111	\$47,697	1.512	696	\$103.61	00023	8.3369	D	\$27,493		3RD 4TH CHIPPEWA ARE/	401	45
58-6850-0010-00-6	312 W FRONT ST	11/29/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,700	46.81	\$283,440	\$41,029	\$218,971	\$156,495	1.399	2,624	\$83.45	00026	19.5999	C	\$35,956		W FRONT LAKE DETROIT C	401	45
58-6850-0133-02-1	104 LAKE ST	11/22/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,600	46.84	\$170,337	\$22,706	\$132,294	\$95,307	1.388	1,654	\$79.98	00023	20.7139	REVIEWED	\$22,078		3RD 4TH CHIPPEWA ARE/	401	41
58-6860-0009-01-3	321 LAKE ST	04/29/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$61,100	41.28	\$170,559	\$36,270	\$111,730	\$86,694	1.289	960	\$116.39	00023	30.6432	REVIEWED	\$35,974		3RD 4TH CHIPPEWA ARE/	401	54
58-6870-0009-00-2	306 W THIRD ST	05/03/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$58,600	34.99	\$167,172	\$23,127	\$144,373	\$92,992	1.553	1,188	\$121.53	00023	4.2691	REVIEWED	\$20,918		3RD 4TH CHIPPEWA ARE/	401	45
58-6870-0009-01-1	308 W THIRD ST	07/18/23	\$183,300	WD	03-ARM'S LENGTH	\$183,300	\$63,400	34.59	\$149,101	\$22,413	\$160,887	\$81,787	1.967	894	\$179.96	00023	37.1929	CD	\$20,918		3RD 4TH CHIPPEWA ARE/	401	45
58-6870-0012-00-3	312 N DETROIT ST	06/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,300	29.59	\$152,188	\$37,489	\$132,511	\$74,047	1.790	1,008	\$131.46	00023	19.4332	REVIEWED	\$33,117		3RD 4TH CHIPPEWA ARE/	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	\$203,169	\$46,810	\$178,190	\$100,942	1.765	1,518	\$117.38	00023	17.0055	CD	\$28,549		3RD 4TH CHIPPEWA ARE/	401	45
Totals:			\$3,677,200			\$3,677,200	\$1,417,900		\$3,669,701		\$3,035,758	\$1,954,977			\$117.33		4.2382						
								Sale. Ratio =>	38.56					E.C.F. =>	1.553	Std. Deviation=>		0.247059839					
								Std. Dev. =>	5.76					Ave. E.C.F. =>	1.595	Ave. Variance=>		21.4728	Coefficient of Var=>		13.46063219		

ORIG ECF= 1.587

STD DEV = 0.514

MAX ECF = 2.101

MIN ECF = 1.073

58-0650-0014-00-6	110 CHIPPEWA ST	03/28/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$52,300	23.24	\$126,123	\$23,246	\$201,754	\$66,415	3.038	1,156	\$174.53	00026	303.7773	CD	\$23,246		W FRONT LAKE DETROIT C	401	38
58-5000-0025-01-9	317 N CAYUGA ST	02/23/24	\$184,500	WD	03-ARM'S LENGTH	\$184,500	\$57,700	31.27	\$137,115	\$27,951	\$156,549	\$70,474	2.221	834	\$187.71	00023	222.1377	D	\$27,493		3RD 4TH CHIPPEWA ARE/	401	51
58-6850-0011-03-7	105 MOCCASIN	01/26/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$49,400	24.70	\$133,803	\$21,770	\$178,230	\$72,530	2.457	891	\$200.03	00023	245.7322	D	\$17,977		3RD 4TH CHIPPEWA ARE/	401	57
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	\$134,945	\$59,568	\$26,432	\$48,662	0.543	720	\$36.71	00023	54.3179	D	\$59,568		3RD 4TH CHIPPEWA ARE/	401	51
58-0650-0014-00-6	110 CHIPPEWA ST	07/26/22	\$91,000	CD	03-ARM'S LENGTH	\$91,000	\$51,100	56.15	\$126,123	\$23,246	\$67,754	\$66,415	1.020	1,156	\$58.61	00026	102.0159	CD	\$23,246		W FRONT LAKE DETROIT C	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	\$109,111	\$25,262	\$47,738	\$54,131	0.882	768	\$62.16	00026	88.1897	D	\$24,339		W FRONT LAKE DETROIT C	401	45
58-6860-0011-07-0	320 LAKE ST	04/10/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$45,600	57.00	\$123,684	\$42,365	\$37,635	\$52,498	0.717	1,152	\$32.67	00023	71.6888	D	\$42,124		3RD 4TH CHIPPEWA ARE/	401	35

OUTLIER

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	\$147,372	\$31,332	\$58,668	\$74,913	0.783	1,104	\$53.14	00023	78.3150	CD	\$20,924		3RD 4TH CHIPPEWA ARE/	401	45
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2025 RESIDENTIAL ECF ANALYSIS NEIGH #25 NEAR SE SIDE, HEIGHTS AREA; M#28 LIBERTY HEIGHTS; AND #29 LIBERTY HEIGHTS EASAT CLAREMONT

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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
58-4500-0013-00-9	312 SYLVAN AVE	01/19/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,600	50.09	\$143,021	\$20,321	\$94,679	\$84,041	1.127	1,140	\$83.05	00025	34.5679	D		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0037-00-5	507 SYLVAN AVE	09/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,900	33.09	\$150,948	\$35,493	\$139,507	\$79,079	1.764	988	\$141.20	00025	29.1894	REVIEWED		\$29,156		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0053-00-1	217 SYLVAN AVE	05/25/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$60,500	38.05	\$141,477	\$27,165	\$131,835	\$78,296	1.684	816	\$161.56	00025	21.1546	CD		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0059-00-9	504 RYNEARSON ST	05/17/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$58,900	40.34	\$142,061	\$22,554	\$123,446	\$81,854	1.508	1,276	\$96.74	00025	3.5864	D		\$17,217	58-4500-0057-00-6	NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0065-00-9	216 CECIL AVE	12/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,200	34.80	\$133,115	\$19,438	\$130,562	\$78,411	1.665	966	\$135.16	00025	19.2838	D		\$19,438		NEAR SE SIDE, HEIGHTS A	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	\$117,537	\$23,596	\$85,404	\$64,343	1.327	936	\$91.24	00025	14.4938	D		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0106-00-7	309 CECIL AVE	06/27/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$69,800	40.46	\$152,580	\$19,568	\$152,932	\$91,104	1.679	1,032	\$148.19	00025	20.6392	CD		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0129-00-7	320 LIBERTY AVE	02/26/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,000	43.33	\$117,685	\$23,724	\$96,276	\$64,357	1.496	735	\$130.99	00028	2.3713	CD		\$23,232		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	\$96,695	\$23,232	\$59,768	\$51,687	1.156	852	\$70.15	00028	31.5913	D		\$23,232		LIBERTY HEIGHTS	401	45
58-6200-0002-00-9	308 CLAREMONT AVE	07/21/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$119,300	52.10	\$257,262	\$42,370	\$186,630	\$147,186	1.268	1,422	\$131.24	00029	20.4274	C		\$39,640		LIBERTY HEIGHTS EAST-C	401	52
58-6200-0009-00-3	322 CLAREMONT AVE	05/13/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$70,000	43.21	\$185,534	\$40,283	\$121,717	\$99,487	1.223	1,201	\$101.35	00029	24.8812	C		\$39,800		LIBERTY HEIGHTS EAST-C	401	45
58-6200-0022-00-0	311 CLAREMONT AVE	12/01/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,600	38.42	\$183,737	\$36,321	\$178,679	\$100,970	1.770	1,260	\$141.81	00029	29.7369	C		\$35,360		LIBERTY HEIGHTS EAST-C	401	45
Totals:			\$1,835,500			\$1,835,500	\$756,700		\$1,823,652		\$1,501,435	\$1,020,815			\$119.39		0.1439							
							Sale. Ratio =>	41.23				E.C.F. =>	1.471			Std. Deviation=>	0.241952643							
							Std. Dev. =>	5.68				Ave. E.C.F. =>	1.472			Ave. Variance=>	20.9936	Coefficient of Var=>					14.25944716	

ORIG ECF = 1.476
STD DEV = 0.349

MAX ECF = 1.825
MIN ECF = 1.127

58-4500-0071-00-9	310 CECIL AVE	09/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$43,300	30.93	\$111,873	\$20,719	\$119,281	\$62,434	1.911	788	\$151.37	00025	#REF!	D		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0078-00-3	502 CECIL AVE	07/28/22	\$165,150	WD	03-ARM'S LENGTH	\$165,150	\$53,000	32.09	\$131,813	\$21,622	\$143,528	\$75,477	1.902	932	\$154.00	00025	#REF!	CD		\$21,381		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0128-00-1	318 LIBERTY AVE	04/06/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$46,300	29.70	\$120,248	\$25,888	\$130,012	\$64,630	2.012	624	\$208.35	00028	#REF!	CD		\$23,232		LIBERTY HEIGHTS	401	45

58-0036-0256-13-8	507 RYNEARSON ST	04/29/22	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$70,100	53.72	\$193,633	\$55,970	\$74,530	\$94,290	0.790	1,368	\$54.48	00025	79.0436	D		\$55,601		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0005-00-6	214 SYLVAN AVE	06/05/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$43,700	56.03	\$100,869	\$20,065	\$57,935	\$55,345	1.047	764	\$75.83	00025	104.6793	D		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45

OUTLIER																								
58-0036-0238-00-8	105 S RED BUO TR	04/17/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$46,500	119.23	\$53,173	\$21,018	\$17,982	\$22,236	0.809	1,096	\$16.41	00025	66.3582	D		\$21,018		NEAR SE SIDE, HEIGHTS A	401	14

2025 RESIDENTIAL ECF ANALYSIS NEIGH #45 SCHIRMER PARKWAY

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
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000	
						Sale. Ratio =>		0.00				E.C.F. =>		0.000	Std. Deviation=>		#DIV/0!	
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>		#DIV/0!	Ave. Variance=>		0.0000	Coefficient of Var=>
																		0

0 SALES
USED 6.63% OF CHANGE FROM SIMILAR NEIGHBORHOOD

2025 ECF = 1.190

2025 RESIDENTIAL ECF ANALYSIS NEIGH #4980 MIDDLETON CT

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 (%)
Totals:			\$0			\$0	\$0	0.00	\$0		\$0	\$0			\$0.00		0.0000
			Sale. Ratio =>				0.00				E.C.F. =>		0.000		Std. Deviation=>		#DIV/0!
			Std. Dev. =>				#DIV/0!				Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0.0000 Coefficient of Var=>

0 SALES
USED % OF CHANGE FROM SIMILAR NEIGHBORHOOD
6.5% INCREASE FROM LAST YEAR
CONCLUDED = 1.195

2024 RESIDENTIAL ECF ANALYSIS NEIGHBORHOOD #5600 OTTAWA RIDGE CONDO

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.	
58-5600-0006-00-4	707 OTTAWA CT	08/11/22	\$318,000	WD	03-ARM'S LENGTH	\$313,000	\$97,100	31.02	\$306,433	\$40,700	\$272,300	\$257,993	1.055	1,920	\$141.82	5600	4.7855	BC	\$40,700		OTTAWA RIDGE CONDO P	401	75	
58-5600-0008-00-7	801 OTTAWA CT	09/30/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,700	31.82	\$289,711	\$44,732	\$240,268	\$208,717	1.151	1,560	\$154.02	5600	4.7855	C	\$40,700		OTTAWA RIDGE CONDO P	401	78	
Totals:			\$603,000			\$598,000	\$187,800		\$566,144		\$512,568	\$466,711			\$147.92		0.5053							
								Sale. Ratio =>	31.40					E.C.F. =>	1.098	Std. Deviation=>	0.067676953							
								Std. Dev. =>	0.57					Ave. E.C.F. =>	1.103	Ave. Variance=>	4.7855	Coefficient of Var=>	4.33739166					

ORIG ECF = 1.030
STD DEV = 0.1322

MAX ECF = 1.162
MIN ECF = 0.898

58-5600-0005-00-8	705 OTTAWA CT	02/29/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,200	44.98	\$276,773	\$43,372	\$201,628	\$226,603	0.890	1,117	\$180.51	5600	88.9786	BC	\$40,700		OTTAWA RIDGE CONDO P	401	75
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