

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqPt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
300-421-000-014-00	712 W GIBBS	04/15/21	\$137,774	WD	03-ARM'S LENGTH	\$137,774	\$57,000	41.37	\$118,330	\$84,559	\$65,115	705.5	570.9	5.05	5.05	\$120	\$16,758	\$0.38	385.00	40425	5310210		RESIDENTIAL LAND	0	0	1/6/2022	RES 1 FAMILY	001	A-RES AVG				
300-021-200-012-00	211 W TOWNSEND	04/27/22	\$35,000	MLC	03-ARM'S LENGTH	\$35,000	\$19,700	56.29	\$39,350	\$35,000	\$39,350	303.2	250.0	1.44	1.44	\$115	\$24,390	\$0.56	250.00	40351	5327358		RESIDENTIAL LAND	0	1	7/7/1989		402	A-RES AVG				
300-021-200-040-00	1612 COUNTY FARM	05/04/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$22,500	37.50	\$45,000	\$60,000	\$45,000	334.2	399.6	2.00	2.00	\$180	\$30,000	\$0.69	218.00	40351	5325183		RESIDENTIAL LAND	0	0	11/7/2022		402	A-RES AVG				
300-480-000-004-00	314 S SCOTT	02/28/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$7,800	34.67	\$19,470	\$22,500	\$19,470	194.7	1123.4	2.58	2.58	\$116	\$8,724	\$0.20	100.00	40412	5333193		RESIDENTIAL LAND	0	1	8/16/1989		402	UNBUILDABLE				
300-480-000-020-00	905 E STURGIS	09/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,700	37.88	\$204,343	\$90,937	\$45,280	340.5	396.0	2.03	2.03	\$267	\$44,841	\$1.03	223.10	40412	5315937		RESIDENTIAL LAND	0	1	8/16/1989	RES 1 FAMILY	401	A-RES AVG				
<b>Totals:</b>			<b>\$505,274</b>			<b>\$505,274</b>	<b>\$201,700</b>		<b>\$426,493</b>	<b>\$292,996</b>	<b>\$214,215</b>	<b>1,878.2</b>		<b>13.09</b>	<b>13.09</b>																		
							<b>Sale. Ratio =&gt;</b>	<b>39.92</b>			<b>Average</b>			<b>Average</b>																			
							<b>Std. Dev. =&gt;</b>	<b>7.85</b>			<b>per FF=&gt;</b>	<b>\$156</b>		<b>per Net Acre=&gt;</b>	<b>22,386.61</b>			<b>Average</b>															
																		<b>per SqFt=&gt;</b>	<b>\$0.51</b>														

RESIDENTIAL ACREAGE: FIRST ACRE AT \$35,000 2 ACRES AT \$45,000 5 ACRES AT \$65,000

EXPIRED SALES

300-230-007-001-00	1201 N CLINTON	04/15/21	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$75,400	21.54	\$232,360	\$259,184	\$141,544	76.4	185.2	2.03	0.26	\$3,391	\$127,551	\$2.93	61.62	40110	5308650	300-230-007-002-00	RESIDENTIAL LAND	0	0	7/20/1989	RES 1 FAMILY	401	A-RES AVG		
300-009-100-001-50	911 JOYCE	12/16/22	\$69,300	PTA	03-ARM'S LENGTH	\$69,300	\$41,200	59.45	\$82,350	\$69,300	\$82,350	1,119.0	1270.7	11.94	11.94	\$62	\$5,804	\$0.13	409.31	40425	5332079		RESIDENTIAL LAND	0	0	NOT INSPECTED		402	A-RES AVG		
300-480-000-038-00	211 S BAKER	09/25/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,600	45.65	\$176,429	\$30,021	\$36,450	170.5	504.0	1.15	1.15	\$176	\$26,219	\$0.60	99.00	40412	5298653		RESIDENTIAL LAND	0	1	8/16/1989	RES 1 FAMILY	401	A-RES AVG		

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300-000-009-001-00	110 SPRING	02/23/22	\$158,400	WD	03-ARMS LENGTH	\$158,400	\$62,500	39.46	\$511,514	\$38,347	\$21,461	53.77	112.5	0.33	0.33	\$528	\$219,744	\$54.04	50.00	40107						11/12/1993	RES DUPLX	401	A-RES AVG			
300-000-011-009-00	5402 OTTAWA	05/18/21	\$236,000	WD	03-ARMS LENGTH	\$236,000	\$44,200	39.02	\$1,114,544	\$14,200	\$12,784	77.3	0.07	0.33	0.33	\$684	\$426,384	\$98.78	40.00	40107							6/12/1989	RES 1 FAMILY	401	A-RES AVG		
300-000-013-009-00	2103 CASS	05/18/21	\$236,000	WD	03-ARMS LENGTH	\$236,000	\$89,100	37.45	\$1,311,380	\$30,400	\$37,510	85.9	131.0	0.38	0.38	\$687	\$178,157	\$54.09	11.00	40102						6/12/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-013-010-00	205 W STATE	07/27/22	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$154,100	42.22	\$340,177	\$65,823	\$37,000	246.7	264.0	1.20	1.20	\$251	\$51,519	\$1.18	19.00	40102						6/12/1989	RESIDENTIAL	401	A-RES AVG			
300-000-013-010-00	105 S OTTAWA	07/27/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$60,400	42.22	\$149,419	\$55,233	\$24,566	61.1	110.0	0.37	0.37	\$410	\$148,884	\$34.44	17.00	40113						11/16/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-013-010-00	208 E STATE	04/02/22	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$70,500	42.22	\$183,120	\$59,172	\$31,130	89.1	147.2	0.15	0.15	\$881	\$39,720	\$7.80	66.68	40102						6/12/1989	RES DUPLX	401	A-RES AVG			
300-000-016-006-00	208 WIGHT	09/30/22	\$118,400	WD	03-ARMS LENGTH	\$118,400	\$52,200	44.24	\$116,933	\$27,058	\$29,991	65.0	165.0	0.19	0.19	\$416	\$143,164	\$3.29	50.00	40107						6/13/1989	RES DUPLX	401	A-RES AVG			
300-000-019-001-00	200 CHURCH	06/21/22	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$101,100	38.15	\$226,730	\$68,282	\$30,012	75.0	100.0	0.25	0.25	\$910	\$269,889	\$6.20	100.00	40102						6/13/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-023-008-00	518-2005	08/11/21	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$80,000	42.22	\$187,423	\$30,000	\$17,442	53.1	110.0	0.13	0.13	\$595	\$206,673	\$7.22	18.00	40102						12/21/2015	RES 1 FAMILY	401	A-RES AVG			
300-000-025-009-00	106 S MEAD	02/11/22	\$131,400	WD	03-ARMS LENGTH	\$131,400	\$63,400	48.25	\$150,682	\$7,427	\$26,709	66.8	132.0	0.20	0.20	\$111	\$37,135	\$0.85	66.00	40102						6/14/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-026-003-00	102 N OAKLAND	12/17/21	\$188,500	WD	03-ARMS LENGTH	\$188,500	\$76,200	40.42	\$181,292	\$34,355	\$27,147	67.9	120.0	0.21	0.21	\$500	\$165,966	\$3.81	75.00	40101						6/14/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-036-007-00	507 E MCCONNELL	09/27/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$73,000	44.24	\$173,106	\$17,885	\$29,991	65.0	100.0	0.19	0.19	\$275	\$94,630	\$2.17	82.50	40102						6/20/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-038-003-00	705 E MCCONNELL	07/14/21	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$53,600	37.38	\$143,200	\$31,000	\$17,220	53.1	110.0	0.13	0.13	\$705	\$132,960	\$5.10	50.00	40102						6/20/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-039-007-00	509 E WALKER	09/04/21	\$99,750	WD	03-ARMS LENGTH	\$99,750	\$39,300	44.24	\$95,990	\$38,500	\$30,042	75.1	150.4	0.25	0.25	\$919	\$112,648	\$2.59	73.30	40101						6/20/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-041-005-00	305 N TRAVER	08/31/22	\$301,000	WD	03-ARMS LENGTH	\$301,000	\$109,600	36.41	\$241,485	\$96,272	\$36,757	91.9	165.0	0.38	0.38	\$1,048	\$254,016	\$5.83	100.00	40102						6/22/1989	RES DUPLX	401	A-RES AVG			
300-000-041-005-00	612 E STATE	04/14/22	\$141,000	WD	03-ARMS LENGTH	\$141,000	\$65,200	46.28	\$139,380	\$30,689	\$33,432	83.1	250.0	0.31	0.31	\$348	\$92,888	\$2.16	91.00	40123						6/22/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-044-008-00	609 E CASS	09/28/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$64,200	38.41	\$153,694	\$38,075	\$27,506	68.8	132.0	0.21	0.21	\$564	\$183,075	\$4.80	70.00	40123						6/23/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-047-005-00	307 S TRAVER	08/05/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$55,200	37.78	\$114,422	\$45,915	\$25,337	83.3	140.0	0.18	0.18	\$725	\$255,083	\$5.86	56.00	40123						10/2/2014	RES 1 FAMILY	401	A-RES AVG			
300-000-047-006-00	701 E BALDWIN	05/16/22	\$175,500	WD	03-ARMS LENGTH	\$175,500	\$65,000	37.15	\$144,433	\$65,893	\$32,826	82.1	140.0	0.30	0.30	\$779	\$211,566	\$4.86	94.00	40123						11/26/2017	RES 1 FAMILY	401	A-RES AVG			
300-000-048-005-00	705 E MCCONNELL	10/14/22	\$189,000	WD	03-ARMS LENGTH	\$189,000	\$66,400	34.97	\$147,903	\$71,296	\$29,319	79.3	123.5	0.24	0.24	\$959	\$295,854	\$6.79	40.00	40123						6/23/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-052-011-00	701 E HIGHAM	05/21/21	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$48,400	42.40	\$115,411	\$10,580	\$29,991	65.0	100.0	0.19	0.19	\$100	\$55,979	\$1.29	82.50	40123						6/26/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-052-011-00	705 E HIGHAM	10/01/21	\$88,400	WD	03-ARMS LENGTH	\$88,400	\$37,300	42.19	\$94,618	\$12,172	\$18,390	65.0	100.0	0.10	0.10	\$265	\$128,126	\$2.94	41.30	40412						6/26/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-054-006-00	808 E WALKER	04/14/22	\$141,000	WD	03-ARMS LENGTH	\$141,000	\$65,200	46.28	\$139,380	\$30,689	\$33,432	83.1	250.0	0.31	0.31	\$348	\$92,888	\$2.16	91.00	40123						6/26/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-058-009-00	810 E MCCONNELL	08/01/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$76,300	41.69	\$166,756	\$17,235	\$29,991	85.0	100.0	0.19	0.19	\$265	\$91,190	\$2.09	82.50	40123						6/26/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-059-002-00	804 E BALDWIN	06/30/22	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$86,300	47.37	\$190,871	\$8,961	\$31,832	79.6	150.0	0.28	0.28	\$113	\$31,553	\$2.72	82.50	40123						12/31/2015	RES 1 FAMILY	401	A-RES AVG			
300-000-063-005-00	407 S MEAD	08/05/23	\$94,000	WD	03-ARMS LENGTH	\$94,000	\$40,500	36.70	\$78,932	\$44,059	\$29,991	95.0	165.0	0.19	0.19	\$632	\$217,243	\$4.99	50.00	40113						6/26/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-064-004-00	410 S TRAVER	09/01/21	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$94,200	42.22	\$190,424	\$24,779	\$21,945	57.4	121.0	0.22	0.22	\$416	\$254,179	\$5.15	91.00	40102						6/27/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-065-007-00	410 S OAKLAND	03/20/22	\$239,000	WD	03-ARMS LENGTH	\$239,000	\$67,000	37.72	\$177,549	\$89,342	\$27,891	69.7	100.0	0.22	0.22	\$1,281	\$409,826	\$12.87	95.00	40102						6/27/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-066-001-00	401 S CLINTON	11/05/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$71,000	43.03	\$168,700	\$22,291	\$25,991	65.0	165.0	0.19	0.19	\$343	\$117,942	\$3.71	50.00	40102						6/17/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-066-012-00	507 S TRAVER	04/29/21	\$149,000	WD	03-ARMS LENGTH	\$149,000	\$61,700	41.16	\$146,450	\$24,465	\$24,465	79.6	165.0	0.28	0.28	\$568	\$155,708	\$2.57	82.50	40113						12/21/2015	RES 1 FAMILY	401	A-RES AVG			
300-000-068-008-00	507 S OTTAWA	02/18/22	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$55,100	34.28	\$132,511	\$44,221	\$33,893	79.6	165.0	0.28	0.28	\$568	\$155,708	\$2.57	75.00	40113						11/7/2021	RES 1 FAMILY	401	A-RES AVG			
300-000-070-008-00	509 CHURCH	09/24/21	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$80,200	39.24	\$101,684	\$34,288	\$30,972	77.4	165.0	0.27	0.27	\$434	\$127,465	\$2.93	71.00	40113						12/31/2015	RES 1 FAMILY	401	A-RES AVG			
300-000-072-002-00	501 WIGHT	10/18/22	\$199,000	WD	03-ARMS LENGTH	\$199,000	\$84,300	42.25	\$177,781	\$66,575	\$44,356	108.4	114.8	0.53	0.53	\$596	\$122,533	\$2.81	150.00	40113						6/28/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-074-006-00	501 S WEGLES	02/16/22	\$221,000	WD	03-ARMS LENGTH	\$221,000	\$89,200	38.29	\$198,088	\$40,326	\$36,922	78.1	200.0	0.28	0.28	\$622	\$197,202	\$4.53	120.00	40102						6/28/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-074-006-00	409 E BUCHANAN	06/30/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$66,200	41.38	\$146,609	\$40,538	\$27,147	67.9	100.0	0.21	0.21	\$597	\$195,836	\$4.50	90.00	40113						6/28/1989	RES 1 FAMILY	401	A-RES AVG			
300-000-074-006-00	502 S WEGLES	08/19/22	\$229,000	WD	03-ARMS LENGTH	\$229,000	\$79,200	34.59	\$275,062	\$78,719	\$24,781	62.0	100.0	0.17	0.17	\$1,271	\$457,669	\$15.51	75.00	40113												

300-210-001-000-00	803 S LANSING	03/23/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$99,300	36.11	\$214,364	\$89,818	\$29,182	73.0	130.0	0.24	0.24	\$1,231	\$375,808	\$8,63	80.00	40120	5337394	RESIDENTIAL LANC	0	1	1/18/2019	RES 1 FAMILY	401	A-RES AVG
300-210-001-016-00	802 CHURCH	06/21/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,900	34.82	\$150,898	\$90,171	\$46,009	115.2	288.0	0.60	0.60	\$783	\$151,548	\$3,48	90.00	40120	5326648	RESIDENTIAL LANC	0	1	12/31/2015	RES 1 FAMILY	401	A-RES AVG
300-210-001-017-00	801 S LANSING	05/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,100	33.63	\$123,792	\$67,435	\$30,759	81.4	137.0	0.30	0.30	\$544	\$208,135	\$4,78	80.00	40120	5327270	RESIDENTIAL LANC	0	1	NOT INSPECTED	RES 1 FAMILY	401	A-RES AVG
300-210-004-001-00	801 CHURCH	04/19/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$66,900	33.80	\$135,012	\$90,175	\$33,487	81.7	165.0	0.31	0.31	\$687	\$183,041	\$2,20	83.00	40351	5324238	RESIDENTIAL LANC	0	1	12/31/2015	RES 1 FAMILY	401	A-RES AVG
300-210-004-013-00	1007 CHURCH	09/23/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$121,900	48.96	\$270,454	\$84,407	\$29,861	74.7	165.0	0.25	0.25	\$113	\$332,628	\$0,77	66.00	40351	5329628	RESIDENTIAL LANC	0	1	12/31/2015	RES 1 FAMILY	401	A-RES AVG
300-214-000-000-00	1180 LUIS	09/21/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$106,700	39.23	\$236,566	\$97,786	\$33,272	80.7	136.8	0.28	0.28	\$465	\$231,870	\$3,80	80.00	40126	5329688	RESIDENTIAL LANC	0	1	NOT INSPECTED	RES 1 FAMILY	401	A-RES AVG
300-214-000-012-00	403 DASHY	12/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$88,400	41.22	\$259,453	\$50,043	\$26,496	73.7	125.0	0.24	0.24	\$619	\$205,084	\$0,77	85.00	40126	5324483	RESIDENTIAL LANC	0	1	12/4/2021	RES 1 FAMILY	401	A-RES AVG
300-216-000-029-00	601 DASHY	08/10/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,800	39.63	\$281,088	\$67,527	\$28,615	81.7	125.0	0.23	0.23	\$944	\$293,596	\$6,70	80.00	40126	5328015	RESIDENTIAL LANC	0	1	NOT INSPECTED	RES 1 FAMILY	401	A-RES AVG
300-216-000-035-00	1104 CHALLEN	11/22/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$132,300	44.85	\$293,281	\$94,810	\$39,091	72.5	126.0	0.31	0.31	\$421	\$113,388	\$2,60	71.89	40126	5331078	RESIDENTIAL LANC	0	1	1/4/2021	RES 1 FAMILY	401	A-RES AVG
300-217-000-057-00	1055 MARCELLE	03/23/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$125,000	37.87	\$303,225	\$103,225	\$41,613	80.4	125.0	0.28	0.28	\$544	\$289,612	\$4,68	80.00	40126	5324863	RESIDENTIAL LANC	0	1	1/4/2021	RES 1 FAMILY	401	A-RES AVG
300-217-000-066-00	1603 DANLEIGH	04/21/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$123,400	41.97	\$303,428	\$27,436	\$38,864	92.2	251.1	0.38	0.38	\$298	\$72,010	\$1,65	66.09	40425	5309282	RESIDENTIAL LANC	0	1	12/17/2020	RES 1 FAMILY	401	A-RES AVG
300-217-000-067-00	1601 DANLEIGH	10/7/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$141,400	44.20	\$313,823	\$39,596	\$26,615	83.8	141.9	0.32	0.32	\$423	\$125,702	\$2,89	96.68	40425	5330024	RESIDENTIAL LANC	0	1	12/17/2020	RES 1 FAMILY	401	A-RES AVG
300-217-000-079-00	1205 KILKASTRA	10/28/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$106,500	39.15	\$261,254	\$41,274	\$30,628	78.6	143.2	0.26	0.26	\$529	\$156,393	\$3,70	80.00	40425	5317894	RESIDENTIAL LANC	0	1	NOT INSPECTED	RES 1 FAMILY	401	A-RES AVG
300-300-000-001-00	105 S REAR	12/15/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,100	33.68	\$125,000	\$42,100	\$25,489	76.2	132.8	0.26	0.26	\$431	\$125,862	\$3,60	66.00	40123	5316366	RESIDENTIAL LANC	0	1	7/20/1989	RES 1 FAMILY	401	A-RES AVG
300-340-000-013-50	407 MEADOWVIEW	07/19/21	\$285,900	WD	03-ARM'S LENGTH	\$285,900	\$100,200	35.40	\$242,449	\$96,669	\$51,418	133.5	314.2	0.80	0.80	\$0	\$0	\$0,00	105.09	40123	5313956	RESIDENTIAL LANC	0	0	NOT INSPECTED	RES 1 FAMILY	401	A-RES AVG
300-340-000-017-01	423 MEADOWVIEW	10/15/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$114,500	37.54	\$298,903	\$41,227	\$33,130	87.8	206.2	0.35	0.35	\$469	\$119,153	\$2,74	73.10	40123	5316713	RESIDENTIAL LANC	0	1	7/21/1989	RES 1 FAMILY	401	A-RES AVG
300-360-000-040-00	603 PARKVIEW	08/15/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,800	39.34	\$151,547	\$67,167	\$31,541	78.9	150.7	0.38	0.38	\$219	\$147,463	\$4,78	90.00	40101	5312707	RESIDENTIAL LANC	0	1	7/20/1989	RES 1 FAMILY	401	A-RES AVG
300-360-000-044-00	700 GREENGATE	10/15/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$136,700	35.05	\$329,644	\$126,336	\$38,980	97.5	229.9	0.43	0.43	\$1,296	\$296,563	\$6,81	56.25	40123	5327575	RESIDENTIAL LANC	0	1	7/20/1989	RES 1 FAMILY	401	A-RES AVG
300-365-000-024-00	1507 BURBANK	04/21/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$168,400	48.11	\$373,115	\$8,431	\$31,546	78.9	115.6	0.28	0.28	\$100	\$30,219	\$0,69	105.16	40351	5324377	RESIDENTIAL LANC	0	1	12/31/2015	RES 1 FAMILY	401	A-RES AVG
300-370-000-023-00	904 N OAKLAND	10/7/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,400	44.00	\$199,585	\$48,895	\$39,480	98.7	288.4	0.44	0.44	\$44	\$52,968	\$1,31	66.00	40425	5316380	RESIDENTIAL LANC	0	1	7/26/1989	RES 1 FAMILY	401	A-RES AVG
300-390-000-004-00	105 REAR	06/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$156,800	41.81	\$347,257	\$21,222	\$43,479	108.7	246.3	0.53	0.53	\$655	\$134,381	\$3,08	93.72	40120	5326640	RESIDENTIAL LANC	0	1	12/31/2015	RES 1 FAMILY	401	A-RES AVG
300-390-000-010-00	1202 S SWEETES	06/27/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,900	37.96	\$209,828	\$77,591	\$37,419	93.5	190.0	0.39	0.39	\$829	\$197,433	\$4,53	90.00	40120	5326554	RESIDENTIAL LANC	0	1	7/27/1989	RES 1 FAMILY	401	A-RES AVG
300-390-005-004-00	803 E STATE	06/03/22	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$53,600	53.33	\$120,429	\$1,399	\$28,328	70.8	140.0	0.23	0.23	\$20	\$6,218	\$0,14	70.00	40107	5326210	RESIDENTIAL LANC	0	1	6/26/1989	RES DUPLEX	401	A-RES AVG
300-400-000-013-00	402 S OTTAWA	07/21/21	\$146,000	MISC	03-ARM'S LENGTH	\$146,000	\$72,200	49.45	\$172,135	\$51,465	\$45,018	112.5	165.0	0.57	0.57	\$452	\$89,636	\$2,06	150.00	40351	5312463	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-400-000-018-00	210 S OTTAWA	03/27/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,800	35.57	\$146,250	\$61,282	\$22,232	56.3	100.0	0.14	0.14	\$1,088	\$411,563	\$9,91	62.00	40107	5333838	RESIDENTIAL LANC	0	1	8/7/1989	RES DUPLEX	401	A-RES AVG
300-400-000-024-00	200 S OTTAWA	07/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,300	50.57	\$163,744	\$1,741	\$30,485	76.2	113.5	0.26	0.26	\$23	\$5,670	\$0,15	100.00	40107	5316526	RESIDENTIAL LANC	0	1	8/7/1989	RES DUPLEX	401	A-RES AVG
300-403-000-009-00	614 S LANSING	08/18/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$61,000	35.67	\$135,338	\$67,502	\$34,840	79.6	180.8	0.28	0.28	\$848	\$237,683	\$5,46	68.50	40351	5328778	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-406-000-000-00	815 S OAKLAND	06/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,400	51.36	\$234,305	\$90,913	\$45,018	112.5	165.0	0.57	0.57	\$452	\$89,636	\$2,06	150.00	40351	5312801	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-406-000-003-00	200 E STURGIS	06/01/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,700	46.86	\$291,821	\$22,079	\$28,900	72.2	120.0	0.23	0.23	\$806	\$94,355	\$2,17	85.00	40120	5325799	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-406-000-004-00	803 WIGHT	03/22/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,000	45.24	\$166,693	\$31,409	\$29,742	74.4	135.0	0.25	0.25	\$418	\$125,398	\$2,87	80.00	40351	5333740	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-406-000-006-00	815 S OAKLAND	08/18/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,200	47.14	\$137,209	\$86,300	\$26,820	79.6	165.0	0.28	0.28	\$489	\$136,882	\$3,14	75.00	40351	5310928	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-407-000-009-00	1011 S OAKLAND	07/27/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$112,500	47.47	\$266,330	\$77,850	\$57,180	143.0	363.0	0.92	0.92	\$195	\$30,371	\$0,70	110.00	40120	5313954	RESIDENTIAL LANC	0	1	10/8/2014	RES 1 FAMILY	401	A-RES AVG
300-407-000-010-01	1207 S OAKLAND	06/25/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$51,400	34.13	\$124,355	\$59,389	\$35,744	84.9	149.5	0.36	0.36	\$665	\$166,356	\$3,82	106.50	40351	5312727	RESIDENTIAL LANC	0	1	1/5/2021	RES 1 FAMILY	401	A-RES AVG
300-407-000-014-50	1313 S OAKLAND	09/29/21	\$125,000	PFA	03-ARM'S LENGTH	\$125,000	\$63,900	51.22	\$153,611	\$16,774	\$46,385	113.5	331.0	0.58	0.58	\$148	\$29,021	\$0,67	76.00	40351	5316238	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-408-000-001-00	503 E STURGIS	05/19/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$78,800	40.82	\$180,624	\$49,206	\$32,962	80.0	140.0	0.28	0.28	\$536	\$142,804	\$4,27	80.00	40120	5312677	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-408-000-002-00	506 E STURGIS	05/10/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,200	37.11	\$221,692	\$83,179	\$34,871	87.2	148.5	0.34	0.34	\$954	\$243,927	\$5,60	100.00	40120	5325334	RESIDENTIAL LANC	0	1	1/18/2019	RES 1 FAMILY	401	A-RES AVG
300-408-000-005-00	500 E STURGIS	02/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,400	35.94	\$240,078	\$104,793	\$34,871	87.2	148.5	0.34	0.34	\$1,202	\$307,311	\$7,05	100.00	40120	5333194	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-408-000-007-00	1105 S SWEETES	04/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,700	36.88	\$148,117	\$49,589	\$27,706	69.3	125.0	0.22	0.22	\$716	\$290,047	\$5,29	75.00	40351	5309345	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-408-000-008-00	502 E OAK	09/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,400	45.91	\$238,792	\$51,391	\$27,566	111.1	278.792	0.52	0.52	\$113	\$11,028,792	\$0,11	75.00	40110	5311679	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-420-003-008-00	608 N MORTON	07/26/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$62,900	41.85	\$148,582	\$36,631	\$22,713	69.8	90.0	0.15	0.15	\$469	\$183,662	\$4,22	70.00	40110	5313605	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-420-006-013-00	411 N MORTON	09/30/22																										

300-490-120-017-00	210 ROSS	06/14/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$45,000	69.23	\$110,216	(\$21,000)	\$24,186	60.5	94.0	0.16	0.16	(\$348)	(\$128,232)	(\$2,94)	76.00	40107	5311489	RESIDENTIAL LANC	0	1	8/17/1989	RES DUPLX	401	A-RES AVG
300-401-000-004-00	501 S LANSING	08/04/21	\$77,000	PFA	03-ARM'S LENGTH	\$77,000	\$41,400	53.77	\$97,820	(\$186)	\$20,734	51.8	87.5	0.12	0.12	(\$4)	(\$1,337)	(\$0,04)	60.00	40113	5313723	RESIDENTIAL LANC	0	1	8/7/1989	RES 1 FAMILY	401	A-RES AVG
300-000-005-004-00	206 W WALKER	04/09/22	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$49,600	29.44	\$111,202	\$78,520	\$21,232	52.1	100.0	0.13	0.13	\$1,480	\$62,376	\$14,31	55.00	40101	5326386	RESIDENTIAL LANC	0	1	11/9/1989	RES 1 FAMILY	401	A-RES AVG
300-000-020-006-00	110 W BALDWIN	04/27/22	\$151,250	WD	03-ARM'S LENGTH	\$151,250	\$38,600	25.52	\$86,794	\$84,600	\$20,234	50.6	100.0	0.12	0.12	\$1,674	\$736,435	\$16,91	50.00	40113	5324819	RESIDENTIAL LANC	0	1	6/13/1989	RES 1 FAMILY	401	A-RES AVG
300-000-022-005-00	205 E BALDWIN	05/20/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$48,800	29.05	\$109,171	\$79,003	\$20,234	50.6	100.0	0.12	0.12	\$1,563	\$687,504	\$15,78	50.00	40102	5325456	RESIDENTIAL LANC	0	1	12/31/2015	RES 1 FAMILY	401	A-RES AVG
300-000-025-008-00	303 S MEAD	08/10/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,400	26.96	\$89,612	\$65,983	\$20,465	51.2	93.0	0.12	0.12	\$1,683	\$665,700	\$12,94	55.00	40102	5314284	RESIDENTIAL LANC	0	1	6/14/1989	RES 1 FAMILY	401	A-RES AVG
300-000-025-008-00	205 N WIBBEE	07/27/21	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$43,200	24.48	\$106,014	\$63,733	\$22,447	50.1	110.0	0.15	0.15	\$1,613	\$616,664	\$14,16	60.00	40412	5313582	RESIDENTIAL LANC	0	1	6/23/1989	RES 1 FAMILY	401	A-RES AVG
300-000-069-010-00	209 W PARK	07/15/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$42,300	26.27	\$102,013	\$82,713	\$23,726	59.3	125.0	0.16	0.16	\$1,394	\$523,500	\$11,02	55.00	40107	5313966	RESIDENTIAL LANC	0	1	6/27/1989	RES DUPLX	401	A-RES AVG
300-000-087-002-00	604 S CLINTON	08/31/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$43,100	27.28	\$106,796	\$61,736	\$20,532	56.3	165.0	0.26	0.26	\$1,071	\$313,165	\$7,19	69.00	40102	5327661	RESIDENTIAL LANC	0	1	6/30/1989	RES 1 FAMILY	401	A-RES AVG
300-000-088-007-00	519 S OAKLAND	07/12/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$57,000	27.81	\$126,000	\$105,887	\$22,663	56.7	125.5	0.14	0.14	\$1,637	\$602,479	\$11,54	75.00	40102	5322261	RESIDENTIAL LANC	0	1	6/30/1989	RES 1 FAMILY	401	A-RES AVG
300-008-100-002-10	VACANT LAND	11/04/21	\$500	WD	03-ARM'S LENGTH	\$500	\$4,700	940.00	\$11,786	\$500	\$11,786	117.9	316.7	0.95	0.95	\$4	\$529	\$0,01	130.00	40425	5319924	RESIDENTIAL LANC	0	0	NOT INSPECTED		402	UNBUILDABLE
300-009-200-082-00	108 W GIBBS	10/12/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$47,000	26.87	\$117,411	\$95,118	\$37,629	61.1	264.0	0.40	0.40	\$1,011	\$239,592	\$5,50	65.50	40101	5321196	RESIDENTIAL LANC	0	1	7/5/1989	RES 1 FAMILY	401	A-RES AVG
300-150-010-004-00	304 W WALKER	12/09/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$33,500	27.69	\$79,830	\$54,126	\$12,956	32.4	50.0	0.05	0.05	\$1,671	\$1,151,617	\$26,44	41.00	40101	5319464	RESIDENTIAL LANC	0	1	7/13/1989	RES 1 FAMILY	401	A-RES AVG
300-160-001-001-00	202 S PROSPECT	07/01/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,000	36.22	\$132,906	\$72,857	\$22,663	56.7	125.5	0.14	0.14	\$1,637	\$602,479	\$11,54	75.00	40102	5312276	RESIDENTIAL LANC	0	1	1/16/2022	RES 1 FAMILY	401	A-RES AVG
300-160-005-003-00	206 S PROSPECT	03/03/22	\$155,360	WD	03-ARM'S LENGTH	\$155,360	\$0	0.00	\$272,557	\$19,522	\$86,719	91.8	164.7	0.38	0.38	\$1,219	\$51,646	\$1,19	100.00	40102	5322485	RESIDENTIAL LANC	0	1	7/13/1989	RES 1 FAMILY	401	A-RES AVG
300-170-008-004-00	600 W WALKER	10/25/21	\$138,000	PFA	03-ARM'S LENGTH	\$138,000	\$41,200	29.86	\$98,119	\$64,535	\$24,854	62.1	92.0	0.17	0.17	\$1,039	\$373,035	\$8,56	82.00	40110	5313819	RESIDENTIAL LANC	0	1	7/17/1989	RES 1 FAMILY	401	A-RES AVG
300-180-000-011-00	413 GILES	03/24/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$60,400	29.47	\$138,214	\$115,568	\$44,301	71.0	198.0	0.46	0.46	\$1,596	\$1,081,217	\$23,80	72.00	40101	5321084	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-205-000-049-00	1228 LAVALLE	04/22/22	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$145,100	29.14	\$321,284	\$213,049	\$34,834	60.8	169.7	0.37	0.37	\$2,346	\$575,808	\$13,22	95.00	40120	5324384	RESIDENTIAL LANC	0	1	12/1/2017	RES 1 FAMILY	401	A-RES AVG
300-217-000-058-00	1503 MARCLINE	12/02/21	\$342,779	WD	03-ARM'S LENGTH	\$342,779	\$10,700	3.14	\$317,215	\$54,179	\$28,615	71.5	125.0	0.23	0.23	\$757	\$235,561	\$5,41	80.00	40425	5319479	RESIDENTIAL LANC	0	1	1/4/2022		401	A-RES AVG
300-230-007-001-00	1201 N CLINTON	04/14/22	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$75,400	21.52	\$232,360	\$209,184	\$14,544	76.4	185.2	2.03	2.06	\$3,391	\$127,551	\$2,93	61.62	40110	5308650	300-230-007-002-00	0	0	7/20/1989	RES 1 FAMILY	401	A-RES AVG
300-414-002-019-00	1005 E CLINTON	09/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,700	21.70	\$45,963	\$100,000	\$49,563	123.9	202.0	0.69	0.69	\$807	\$145,138	\$3,33	150.00	40412	5329313	RESIDENTIAL LANC	0	1	11/26/2017	RES 1 FAMILY	401	A-RES AVG
300-420-004-010-00	609 W GIBBS	03/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,900	28.61	\$82,084	\$61,316	\$28,400	71.0	99.5	0.23	0.23	\$864	\$271,310	\$6,23	99.00	40101	5322984	RESIDENTIAL LANC	0	1	8/8/1989	RES 1 FAMILY	401	A-RES AVG
300-460-000-004-00	404 VALCUNSANT	06/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,800	28.14	\$97,964	\$71,000	\$29,964	59.9	123.0	0.16	0.16	\$1,185	\$440,994	\$10,12	57.00	40101	5312223	RESIDENTIAL LANC	0	1	8/16/1989	RES 1 FAMILY	401	A-RES AVG
300-490-116-009-00	106 W STEEL	01/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$33,400	29.04	\$83,247	\$56,534	\$24,781	62.0	150.0	0.17	0.17	\$913	\$328,686	\$7,55	50.00	40101	5321084	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-490-116-012-00	205 W LINCOLN	02/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$36,700	27.19	\$88,971	\$70,289	\$24,600	60.6	149.7	0.17	0.17	\$1,159	\$425,994	\$9,78	48.00	40101	5321547	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-490-118-003-00	206 W LINCOLN	12/17/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$53,400	29.67	\$127,028	\$78,963	\$25,991	65.0	150.0	0.19	0.19	\$1,215	\$417,794	\$9,59	55.00	40110	5319856	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-490-118-009-00	713 GARFIELD	03/31/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$39,600	28.91	\$92,778	\$70,213	\$25,991	65.0	165.0	0.19	0.19	\$1,081	\$371,497	\$8,53	50.00	40101	5344111	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-500-000-021-00	710 N OAKLAND	07/19/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$39,800	30.82	\$89,200	\$71,884	\$21,386	56.0	85.0	0.14	0.14	\$1,283	\$51,657	\$11,79	72.00	40101	5327909	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-500-000-038-00	601 N OTTAWA	09/09/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,400	27.86	\$104,231	\$69,550	\$24,781	62.0	150.0	0.17	0.17	\$1,123	\$404,360	\$8,28	50.00	40101	5314179	RESIDENTIAL LANC	0	1	8/17/1989	RES 1 FAMILY	401	A-RES AVG
300-500-091-003-00	705 S OAKLAND	09/28/22	\$184,000	PFA	03-ARM'S LENGTH	\$184,000	\$56,900	30.92	\$125,931	\$84,000	\$25,991	65.0	165.0	0.19	0.19	\$1,294	\$444,762	\$10,21	50.00	40102	5320120	RESIDENTIAL LANC	0	1	6/30/1989	RES 1 FAMILY	401	A-RES AVG
300-500-094-008-00	303 N CLARK	12/16/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$36,000	30.00	\$84,000	\$60,000	\$24,000	57.0	100.0	0.16	0.16	\$1,000	\$314,236	\$8,00	50.00	40102	5321194	RESIDENTIAL LANC	0	1	12/31/2022	RES 1 FAMILY	401	A-RES AVG
300-000-094-003-00	711 S MEAD	01/30/23	\$144,900	MFC	03-ARM'S LENGTH	\$144,900	\$43,900	30.29	\$100,084	\$70,807	\$25,991	65.0	100.0	0.19	0.19	\$1,090	\$374,640	\$8,60	82.50	40113	5325257	RESIDENTIAL LANC	0	1	7/15/1989	RES 1 FAMILY	401	A-RES AVG
300-160-007-008-00	608 W CASS	03/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,100	30.65	\$123,759	\$78,000	\$21,847	59.6	92.6	0.16	0.16	\$1,176	\$440,805	\$11,12	75.00	40113	5322613	RESIDENTIAL LANC	0	1	7/13/1989	RES 1 FAMILY	401	A-RES AVG
300-170-003-004-01	410 W STATE	08/22/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$46,200	30.10	\$107,752	\$72,025	\$22,777	59.6	96.0	0.15	0.15	\$1,265	\$496,724	\$10,40	66.00	40107	5324243	RESIDENTIAL LANC	0	1	11/7/2022	RES DUPLX	401	A-RES AVG
300-170-000-010-00	309 N EMMONS	08/12/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$9,100	10.11	\$80,545	\$70,000	\$10,545	129.9	198.0	0.76	0.76	\$1,164	\$293,668	\$4,62	164.00	40101	5328161	RESIDENTIAL LANC	0	1	8/17/1989	RES DUPLX	401	A-RES AVG
300-217-000-065-00	1605 DANLIGH	05/23/22	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$108,800	30.73	\$241,927	\$152,667	\$40,594	101.5	331.8	0.46	0.46	\$1,504	\$330,448	\$9,29	60.65	40425	5325755	RESIDENTIAL LANC	0	1	12/14/2022		401	A-RES AVG
300-490-118-004-00	204 W LINCOLN	10/26/22	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$49,300	30.91	\$10																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
300-142-000-005-00	203 W BALDWIN	08/24/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,400	37.67	\$196,605	\$73,395	\$30,000	55.0	128.3	0.00	0.00	\$1,334	#DIV/0!	#DIV/0!	55.00	40116	5328435		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-142-000-008-00	200 W PARK	07/07/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,100	35.70	\$193,306	\$66,694	\$30,000	55.0	128.3	0.00	0.00	\$1,213	#DIV/0!	#DIV/0!	55.00	40116	5312652		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-142-000-013-00	210 W PARK	08/30/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,100	41.14	\$195,922	\$53,078	\$30,000	55.0	128.3	0.00	0.00	\$985	#DIV/0!	#DIV/0!	55.00	40116	5329140		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-151-000-032-00	1017 RANDY	01/26/23	\$225,900	WD	03-ARM'S LENGTH	\$225,900	\$91,000	40.28	\$218,035	\$37,865	\$30,000	44.0	111.5	0.00	0.00	\$561	#DIV/0!	#DIV/0!	44.00	40116	5332504		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-151-000-034-00	1021 RANDY	04/06/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,100	39.10	\$178,191	\$61,809	\$30,000	50.0	111.8	0.00	0.00	\$1,236	#DIV/0!	#DIV/0!	50.00	40116	5327392		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-155-000-004-00	706 E WALKER	07/01/22	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$98,200	41.17	\$213,714	\$54,786	\$30,000	41.0	125.8	0.00	0.00	\$1,336	#DIV/0!	#DIV/0!	41.00	40116	5327238		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-155-000-007-00	712 F WALKER	10/25/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,300	40.14	\$196,587	\$41,413	\$30,000	41.0	125.8	0.00	0.00	\$1,010	#DIV/0!	#DIV/0!	41.00	40116			RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-164-000-001-00	1347 FIELDSTONE	07/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$102,800	42.75	\$241,530	\$28,470	\$30,000	50.0	191.9	0.00	0.00	\$569	#DIV/0!	#DIV/0!	50.00	40116			RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
300-235-009-038-00	1151 SUNVIEW	05/26/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,200	47.43	\$71,131	\$28,869	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	40152	5325629		RESIDENTIAL LAND	0	1	7/20/1989	APARTMENTS	401		A-CONDO		
300-330-000-029-00	1539 WATERFORD	10/27/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,000	39.61	\$237,951	\$47,049	\$30,000	51.2	307.1	0.00	0.00	\$919	#DIV/0!	#DIV/0!	51.20	40116	5317281		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO		
<b>Totals:</b>			<b>\$2,138,400</b>			<b>\$2,138,400</b>	<b>\$855,000</b>		<b>\$1,944,972</b>	<b>\$493,428</b>	<b>\$300,000</b>	<b>442.2</b>		<b>0.13</b>	<b>0.00</b>																	

CONDO SITES \$37,956 CALC AND \$30,000 APPLIED  
**\*\*BOLD = VACANT LAND SALES (SEE BELOW)**  
 No new condo vacant sales since last study - will use same study values for 2024 (two sales removed - see below)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
300-164-000-024-00	1328 FIELDSTONE	09/09/22	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$15,000	46.88	\$152,037	(\$90,037)	\$30,000	64.0	175.1	0.00	0.00	(\$1,407)	#DIV/0!	#DIV/0!	64.00	40152			RESIDENTIAL LAND	0	0			402		A-CONDO	
300-164-000-025-00	1334 FIELDSTONE	07/19/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$70,000	218.75	\$151,687	(\$89,687)	\$30,000	41.0	252.4	0.00	0.00	(\$2,187)	#DIV/0!	#DIV/0!	41.00	40152	5327399		RESIDENTIAL LAND	0	0	12/14/2022		401		A-CONDO	
300-164-000-026-00	1338 FIELDSTONE	06/14/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$69,700	232.33	\$151,042	(\$91,042)	\$30,000	41.0	221.5	0.00	0.00	(\$2,221)	#DIV/0!	#DIV/0!	41.00	40152	5326134		RESIDENTIAL LAND	0	0	12/14/2022		401		A-CONDO	
300-164-000-036-00	1325 FIELDSTONE	07/09/21	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$61,700	205.67	\$276,490	(\$216,490)	\$30,000	64.0	195.7	0.00	0.00	(\$3,383)	#DIV/0!	#DIV/0!	64.00	40152	5313223		RESIDENTIAL LAND	0	0	1/4/2021		401		A-CONDO	
300-164-000-030-00	1325 FIELDSTONE	07/08/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$61,700	205.67	\$276,490	(\$216,490)	\$30,000	64.0	195.7	0.00	0.00	(\$3,383)	#DIV/0!	#DIV/0!	64.00	40152	5313222		RESIDENTIAL LAND	0	0	1/4/2021		401		A-CONDO	
300-164-000-031-00	1331 FIELDSTONE	02/10/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$48,500	161.67	\$215,557	(\$155,557)	\$30,000	61.0	217.1	0.00	0.00	(\$2,550)	#DIV/0!	#DIV/0!	61.00	40152	5321671		RESIDENTIAL LAND	0	0	1/4/2022		401		A-CONDO	
300-164-000-032-00	1335 FIELDSTONE	06/28/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$48,500	161.67	\$213,415	(\$153,415)	\$30,000	78.2	121.0	0.00	0.00	(\$1,963)	#DIV/0!	#DIV/0!	78.17	40152	5312107		RESIDENTIAL LAND	0	0	1/4/2022		401		A-CONDO	
300-151-000-031-00	1015 RANDY	07/28/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$202,332	\$87,668	\$30,000	44.0	111.9	0.00	0.00	\$1,992	#DIV/0!	#DIV/0!	44.00	40116	5313986		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO	
300-235-006-024-00	1177 SUNVIEW	08/08/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$64,100	38.38	\$138,164	\$58,836	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	40116	5328407		RESIDENTIAL LAND	0	1	7/20/1989	RES 1 FAMILY	401		A-CONDO	
300-363-000-001-00	800 RANDY	07/14/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,900	39.27	\$126,480	\$53,520	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	40152	5328764		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO	
300-363-000-002-00	802 RANDY	02/16/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$53,600	35.73	\$113,365	\$66,635	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	40152	5333125		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO	
300-151-000-001-00	902 RANDY	03/18/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$79,600	36.20	\$187,412	\$62,488	\$30,000	40.0	132.0	0.00	0.00	\$1,562	#DIV/0!	#DIV/0!	40.00	40116	5322983		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO	
300-151-000-003-00	906 RANDY	01/13/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$73,200	32.90	\$172,529	\$79,971	\$30,000	41.5	132.0	0.13	0.00	\$1,927	#DIV/0!	\$634,690	\$14.57	41.50	40116	5321167		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO
300-142-000-002-00	209 W BALDWIN	07/28/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,800	34.98	\$190,150	\$70,850	\$30,000	55.0	128.3	0.00	0.00	\$1,288	#DIV/0!	#DIV/0!	55.00	40116	5313438		RESIDENTIAL LAND	0	1	NOT INSPECTED	RES 1 FAMILY	401		A-CONDO	





Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Asd/Adj. Sale
300-410-000-017-00	1102 S SCOTT	08/21/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$44,000	10.86
300-490-107-004-51	707 N TRAVER	12/21/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$157,300	18.51
<b>Totals:</b>			<b>\$1,255,000</b>			<b>\$1,255,000</b>	<b>\$201,300</b>	
							<b>Sale. Ratio =:</b>	<b>16.04</b>
							<b>Std. Dev. =&gt;</b>	<b>5.40</b>

**ST JOHNS PRIME COMMERCIAL \$3082 PER FRONT FOOT APPLIED**

300-410-000-015-10		08/21/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$15,800	3.90
300-520-001-015-00	800 N LANSING	06/17/22	\$349,000	MLC	03-ARM'S LENGTH	\$349,000	\$87,200	24.99
300-004-300-071-50	205 E WALKER	10/28/21	\$2,850,000	WD	03-ARM'S LENGTH	\$2,850,000	\$540,400	18.96



Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$172,162	\$405,000	\$112,920	124.1	167.9	0.82	0.48	\$3,263	\$496,324	\$11.39
\$315,906	\$559,944	\$25,850	189.0	269.6	1.17	1.17	\$2,962	\$478,585	\$10.99
<b>\$488,068</b>	<b>\$964,944</b>	<b>\$138,770</b>	<b>313.1</b>		<b>1.99</b>	<b>1.65</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>\$3,082</b>		<b>per Net Acre=&gt;</b>	<b>485,873.11</b>		<b>per SqFt=&gt;</b>	<b>\$11.15</b>

\$112,920	\$405,000	\$112,920	126.0	74.0	0.82	0.21	\$3,214	\$496,324	\$11.39
\$188,096	\$188,404	\$27,500	110.0	150.0	0.38	0.38	\$1,713	\$497,108	\$11.41
\$1,820,341	\$1,092,489	\$62,830	429.9	434.0	4.28	4.28	\$2,541	\$255,076	\$5.86

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
124.10	2003	5337940	300-410-000-015-10, 30	COMMERCIAL/ INDUST	0	1	12/12/1989		202
189.04	2003	5320278		COMMERCIAL LAND	0	0	12/12/1989	WHS MINI	201

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126.00	2001	5337940	300-410-000-015-00, 30	COMMERCIAL/ INDUST	0	0	NOT INSPECTED		202
110.00	2003	5326821		COMMERCIAL/ INDUST	0	1	12/12/1989	STORES	201
429.90	3010	5317451		INDUSTRIAL LAND	0	1	1/12/2022	INDUSTRIALS	301

Rate Group 1	Rate Group 2	Rate Group 3
DOWNTOWN	PRIME COMMERCIA	
DOWNTOWN		

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DOWNTOWN

DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-490-107-004-51	707 N TRAVER	12/21/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$157,300	18.51
300-520-001-015-00	800 N LANSING	06/17/22	\$349,000	MLC	03-ARM'S LENGTH	\$349,000	\$87,200	24.99
010-034-300-175-00	E SAGINAW/OLD M-	02/21/23	\$289,886	WD	03-ARM'S LENGTH	\$289,886	\$74,500	25.70
<b>Totals:</b>			<b>\$1,488,886</b>			<b>\$1,488,886</b>	<b>\$319,000</b>	
							<b>Sale. Ratio =&gt;</b>	<b>21.43</b>
							<b>Std. Dev. =&gt;</b>	<b>3.96</b>

**ST JOHNS PRIME COMMERCIAL \$2092 and \$2894 CALCULATED, \$2800 PER FRONT FOOT APPLIED**

010-100-016-006-00	WEBSTER ROAD	11/22/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,300	58.00
010-034-300-205-01	7195 E SAGINAW/OL	12/15/21	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$101,800	13.57
010-030-200-025-01	CHANDLER ROAD	10/26/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,500	51.50
010-025-400-010-60	9808 E Saginaw/Old	08/10/20	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$75,000	58.82
	31.09	89	1-011-400-020-#####	wd	6-Jun-17	yes	Kramer Family	
	37.98		-025-100-020-#####	wd	23-Jan-23	yes	Searles Leon	
	145.74		0-036-100-020-#####	wd	21-Oct-21	yes	LD Clark	
300-021-100-010-11	1507 GLASTONBURY	08/29/22	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,285,300	42.84
300-410-000-014-10	975 E TOWNSEND	08/27/21	\$2,025,000	WD	03-ARM'S LENGTH	\$2,025,000	\$853,000	42.12
010-034-300-155-04	7410 E SAGINAW/OL	09/14/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$338,500	41.03
300-230-002-007-00	1014 N CLINTON	07/15/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$168,900	35.19
010-034-300-176-00	7397 E SAGINAW/OL	02/21/23	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$311,000	34.94

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$347,993	\$533,707	\$31,700	189.0	269.6	1.17	1.17	\$2,823	\$456,160	\$10.47
\$188,096	\$188,404	\$27,500	110.0	150.0	0.38	0.38	\$1,713	\$497,108	\$11.41
\$154,648	\$289,886	\$154,648	184.7	178.9	0.65	0.65	\$1,570	\$445,293	\$10.22
<b>\$690,737</b>	<b>\$1,011,997</b>	<b>\$213,848</b>	<b>483.7</b>		<b>2.20</b>	<b>2.20</b>			
	<b>Average</b>		<b>\$2,092</b>		<b>Average</b>	<b>459,998.64</b>		<b>Average</b>	
	<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>	<b>\$10.56</b>

\$40,620	\$35,000	\$40,620	149.0	218.0	0.75	0.75	\$235	\$46,917	\$1.08
\$340,413	\$750,000	\$296,885	2,894.9	1186.5	1.56	1.56	\$259	\$481,386	\$11.05
\$102,911	\$100,000	\$102,911	374.9	463.9	2.13	2.13	\$267	\$46,948	\$1.08
\$1,146,370	\$127,500	\$228,690	196.4	589.8	4.20	4.20	\$649	\$30,357	\$0.70
Peckham R E H	302	31.09	1,354,280	490,000	1.12	15,761	0.362	0.405	
Fitzpatrick invest	302	37.98	1,654,409	336,000	1.00	8,847	0.203	0.203	
ERS Leasing	302	145.74	6,348,434	825,000	1.00	5,661	0.130	0.130	
\$2,786,263	\$258,624	\$44,887	676.0	188.2	2.92	2.92	\$383	\$88,570	\$2.03
\$1,890,569	\$216,881	\$82,450	329.8	381.7	2.89	2.89	\$658	\$75,045	\$1.72
\$718,087	\$825,000	\$718,087	613.4	856.9	4.71	4.74	\$1,345	\$175,159	\$4.02
\$369,573	\$132,927	\$22,500	90.0	128.0	0.26	0.26	\$1,477	\$503,511	\$11.56
\$622,037	\$890,000	\$622,037	511.1	229.0	2.04	2.04	\$1,741	\$436,275	\$10.02

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
189.04	2003	5320278		COMMERCIAL/ INDUST	0	0	12/12/1989	WHS MINI	201
110.00	2003	5326821		COMMERCIAL/ INDUST	0	1	12/12/1989	STORES	201
158.60	2000	5333260		COMMERCIAL PROPER	0	1	9/11/2009		

149.00	2000	5331249		COMMERCIAL PROPER	0	1	7/11/2008		
965.58	2000			COMMERCIAL PROPER	0	1	11/13/2019		
200.00	4001	5330314		COMMERCIAL PROPER	0	1	8/9/2022		
196.44	2000	5296576		COMMERCIAL PROPER	0	1	12/14/2022		

676.00	2003	5328768		COMMERCIAL/ INDUST	0	1	NOT INSPECTED	APARTMENTS	201
329.80	2003	5314589		COMMERCIAL/ INDUST	0	1	1/22/1993	MEDICAL	201
240.75	2000	5329426		COMMERCIAL PROPER	0	1	11/26/2014		
90.00	2003	5327249		COMMERCIAL/ INDUST	0	1	1/18/2019	OFFICE BUILDINGS	201
388.00	2000	5333306		COMMERCIAL PROPER	0	1	3/2/2023		

Rate Group 1	Rate Group 2	Rate Group 3
DOWNTOWN		
DOWNTOWN		



DOWNTOWN		
DOWNTOWN		

DOWNTOWN		
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solt	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2			
300-009-200-067	1209 N US127	11/30/22	\$240,000	WD	03-ARM'S LENG	\$240,000	\$116,600	48.58	\$270,305	\$21,570	\$51,875	207.5	207.8	0.99	0.99	\$104	\$21,788	\$0.50	207.50	2003	5331244		COMMERCIAL	0	0	12/2/1993	BOWL	201	DOWNTOWN				
300-021-100-016	1507 GLASTONBL	08/29/22	\$3,000,000	WD	03-ARM'S LENG	\$3,000,000	\$1,285,300	42.84	\$2,786,263	\$258,624	\$44,887	676.0	188.2	2.92	2.92	\$383	\$88,570	\$2.03	676.00	2003	5328768		COMMERCIAL	0	1	NOT INSPECTED	APARTMENT	201	DOWNTOWN				
300-410-000-014	975 E TOWNSENCE	08/27/21	\$2,025,000	WD	03-ARM'S LENG	\$2,025,000	\$853,000	42.12	\$1,890,569	\$216,881	\$82,450	329.8	381.7	2.89	2.89	\$658	\$75,045	\$1.72	329.80	2003	5314589		COMMERCIAL	0	1	1/22/1993	MEDICAL	201	DOWNTOWN				
300-440-000-123	401 E RAILROAD	04/28/22	\$182,500	WD	03-ARM'S LENG	\$182,500	\$82,700	45.32	\$184,432	\$18,818	\$20,750	83.0	581.0	1.11	1.11	\$227	\$16,999	\$0.39	83.00	2003	5325209		COMMERCIAL	0	1	NOT INSPECTED	OFFICE BUILT	201	DOWNTOWN				
300-470-007-005	305 W RAILROAD	07/28/22	\$70,000	WD	03-ARM'S LENG	\$70,000	\$34,300	49.00	\$79,806	\$8,794	\$18,600	74.4	114.2	0.20	0.20	\$118	\$45,097	\$1.04	74.40	2003	5327911		COMMERCIAL	0	1	NOT INSPECTED	STORES	201	DOWNTOWN				
300-500-000-003	510 N LANSING	11/30/21	\$220,000	WD	03-ARM'S LENG	\$220,000	\$110,900	50.41	\$241,417	\$12,333	\$33,750	135.0	145.0	0.45	0.45	\$91	\$27,468	\$0.63	135.00	2003	5319313		COMMERCIAL	0	1	12/31/2015	OFFICE BUILT	201	DOWNTOWN				
300-490-107-004	707 N TRAVEL	12/21/21	\$850,000	WD	03-ARM'S LENG	\$850,000	\$157,300	18.51	\$347,993	\$533,707	\$31,700	189.0	269.6	1.17	1.17	\$2,823	\$456,160	\$10.47	189.04	2003	5320278		COMMERCIAL	0	0	12/12/1989	WHS MINI	201	DOWNTOWN				
300-009-200-076	120 DAISY	07/08/21	\$65,000	WD	03-ARM'S LENG	\$65,000	\$20,000	30.77	\$86,850	\$65,000	\$86,850	159.9	199.4	2.41	0.73	\$406	\$26,971	\$0.62	159.91	2003	5312792	300-009-200-042-00	COMMERCIAL	0	1	12/10/1993		202	DOWNTOWN				
300-200-000-001	900 E STURGIS	07/15/21	\$240,000	WD	03-ARM'S LENG	\$240,000	\$84,100	35.04	\$187,048	\$85,702	\$32,750	131.0	227.2	0.68	0.68	\$654	\$125,479	\$2.88	131.00	2003	5313045		COMMERCIAL	0	1	12/28/1993	APARTMENT	201	DOWNTOWN				
300-230-002-007	1014 N CLINTON	07/15/22	\$480,000	WD	03-ARM'S LENG	\$480,000	\$168,900	35.19	\$369,573	\$132,927	\$22,500	90.0	128.0	0.26	0.26	\$1,477	\$503,511	\$11.56	90.00	2003	5327249		COMMERCIAL	0	1	1/18/2019	OFFICE BUILT	201	DOWNTOWN				
<b>Totals:</b>						<b>\$7,372,500</b>	<b>\$2,913,100</b>		<b>\$6,444,256</b>	<b>\$1,354,356</b>	<b>\$426,112</b>	<b>2,075.6</b>			<b>13.08</b>	<b>11.40</b>																	
						<b>Sale. Ratio =&gt;</b>	<b>39.51</b>		<b>Average</b>	<b>per FF=&gt;</b>	<b>\$652</b>				<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>103,559.87</b>																
						<b>Std. Dev. =&gt;</b>	<b>9.99</b>		<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$2.38</b>																						

**NORTH 27 US 21 & OTHER AREAS COMMERCIAL LAND VALUE \$652 CALCULATED, APPLIED \$600 PER FRONT FOOT CONSIDERING OUTLIERS WEIGHT ON FRONT FOOT VALUE**

**OUTLIERS/EXPIRED SALES**

300-009-200-075	1213 N US127	11/09/22	\$166,100	WD	03-ARM'S LENG	\$166,100	\$142,400	85.73	\$314,292	(\$112,492)	\$35,700	150.0	497.5	1.57	1.57	(\$750)	(\$71,651)	(\$1.64)	150.00	2003	5330713		COMMERCIAL	0	1	12/10/1993	OFFICE BUILT	201	DOWNTOWN	
300-170-006-001	307 N PROSPECT	04/28/22	\$19,500	WD	03-ARM'S LENG	\$19,500	\$17,700	90.77	\$40,576	(\$1,326)	\$19,750	79.0	164.0	0.30	0.30	(\$17)	(\$4,465)	(\$0.10)	79.00	2003	5325208		COMMERCIAL	0	1	12/28/1993	WAREHOUSE	201	DOWNTOWN	
300-413-000-005	910 E STATE	10/21/22	\$0	WD	03-ARM'S LENG	\$0	\$53,100	#DIV/0!	\$41,250	\$0	\$41,250	165.0	198.0	0.75	0.75	\$0	\$0	\$0.00	165.00	2003	5330371		COMMERCIAL	0	1	12/12/1989	WAREHOUSE	201	DOWNTOWN	
300-009-200-076	120 DAISY	06/04/21	\$60,000	WD	03-ARM'S LENG	\$60,000	\$63,400	105.67	\$126,827	\$60,000	\$126,827	507.3	501.6	3.14	0.73	\$118	\$19,096	\$0.44	507.31	2003	5311732	300-009-200-042-00	COMMERCIAL	0	1	12/10/1993		202	DOWNTOWN	
300-009-200-042	1124 N LANSING	07/08/21	\$65,000	WD	03-ARM'S LENG	\$65,000	\$63,400	97.54	\$101,462	\$65,000	\$101,462	507.3	501.6	3.14	2.41	\$128	\$20,687	\$0.47	507.31	2003	5312792	300-009-200-070-00	COMMERCIAL	0	1	1/22/1993		202	DOWNTOWN	DOWNTOWN
300-009-100-001	709 E GIBBS	01/17/23	\$10,230	WD	03-ARM'S LENG	\$10,230	\$55,900	546.43	\$139,800	\$139,800	\$139,800	559.2	405.1	5.20	5.20	\$18	\$1,967	\$0.05	559.20	2003	5332370		COMMERCIAL	0	0	NOT INSPECTED		202	DOWNTOWN	DOWNTOWN
300-009-100-001	609 E GIBBS	01/23/23	\$110,000	WD	03-ARM'S LENG	\$110,000	\$240,400	218.55	\$101,169	\$110,000	\$101,169	552.6	923.1	13.72	13.72	\$199	\$8,016	\$0.18	552.60	2003	5332513		COMMERCIAL	0	0	NOT INSPECTED		202	M 21 AND N 27	M 21 AND N 27



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1		
300-000-007-012	117 E WALKER	09/30/21	\$133,760	WD	03-ARM'S LENG	\$133,760	\$54,100	40.45	\$123,646	\$16,314	\$6,200	24.8	100.0	0.06	0.06	\$658	\$286,211	\$6.57	24.80	2002	5319497		COMMERCIAL/	0	1	11/12/1993	MIXED USE	201	DOWNTOWN		
300-000-012-001	111 BRUSH	07/20/21	\$175,000	WD	03-ARM'S LENG	\$175,000	\$81,200	46.40	\$188,226	\$7,399	\$20,625	82.5	100.0	0.19	0.19	\$90	\$39,148	\$0.90	82.50	2002	5313131		COMMERCIAL/	0	1	6/12/1989		201	DOWNTOWN		
300-440-000-001	401 N CLINTC	10/12/21	\$175,000	WD	03-ARM'S LENG	\$175,000	\$0	0.00	\$171,964	\$22,461	\$19,425	77.7	405.0	0.72	0.72	\$289	\$31,109	\$0.71	77.70	2002			COMMERCIAL/	0	0	12/14/2022		201	DOWNTOWN		
<b>Totals:</b>						<b>\$483,760</b>	<b>\$135,300</b>		<b>\$483,836</b>	<b>\$46,174</b>	<b>\$46,250</b>	<b>185.0</b>		<b>0.97</b>	<b>0.97</b>																
						<b>Sale. Ratio =&gt;</b>	<b>27.97</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>25.25</b>			<b>per FF=&gt;</b>			<b>\$250</b>			<b>per Net Acre=&gt;</b>			<b>47,700.41</b>			<b>per SqFt=&gt;</b>			<b>\$1.10</b>						

**DOWNTOWN AREA ST JOHNS COMMERCIAL \$250 CALCULATED \$250 APPLIED**

**OUTLIERS/EXPIRED SALES**

300-000-003-003	319 N CLINTC	10/06/21	\$83,000	WD	03-ARM'S LENG	\$83,000	\$54,900	66.14	\$119,938	(\$32,138)	\$4,800	19.2	99.4	0.04	0.04	(\$1,674)	(\$730,409)	(\$16.77)	19.20	2002	5316334		COMMERCIAL/	0	1	11/7/2022	STORES	201	DOWNTOWN
300-000-003-007	311 N CLINTC	11/02/21	\$115,000	WD	03-ARM'S LENG	\$115,000	\$108,000	93.91	\$246,158	(\$123,283)	\$7,875	31.5	132.0	0.10	0.10	(\$3,914)	(\$1,297,716)	(\$29.79)	31.50	2002	5317648		COMMERCIAL/	0	1	11/7/2022	MIXED USE	201	DOWNTOWN
300-000-007-008	212 N CLINTC	12/14/21	\$80,000	WD	03-ARM'S LENG	\$80,000	\$136,000	170.00	\$274,387	(\$184,387)	\$10,000	50.0	264.0	0.15	0.08	(\$3,688)	(\$1,213,072)	(\$27.85)	50.00	2002	5319495	300-000-007-009-00	COMMERCIAL/	0	1	11/12/1993	OFFICE BUILT	201	DOWNTOWN
300-000-007-009	210 N CLINTC	12/14/21	\$80,000	WD	03-ARM'S LENG	\$80,000	\$136,000	170.00	\$274,387	(\$184,387)	\$10,000	50.0	264.0	0.15	0.08	(\$3,688)	(\$1,213,072)	(\$27.85)	50.00	2002	5319495	300-000-007-008-00	COMMERCIAL/	0	1	11/12/1993	BARBER/BEA	201	DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-142-000-002-00	209 W BALDWIN	07/28/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,800	34.98
300-142-000-005-00	203 W BALDWIN	08/24/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,400	37.67
300-142-000-008-00	200 W PARK	07/07/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,100	35.70
300-142-000-013-00	210 W PARK	08/30/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,100	41.14
300-151-000-001-00	902 RANDY	03/18/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$79,600	36.20
300-151-000-003-00	906 RANDY	01/13/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$73,200	32.90
300-151-000-031-00	1015 RANDY	07/28/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00
300-151-000-032-00	1017 RANDY	01/26/23	\$225,900	WD	03-ARM'S LENGTH	\$225,900	\$91,000	40.28
300-151-000-034-00	1021 RANDY	04/06/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,100	39.10
300-155-000-004-00	706 E WALKER	07/01/22	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$98,200	41.17
300-155-000-007-00	712 E WALKER	10/25/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,300	40.14
300-164-000-001-00	1347 FIELDSTONE	07/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,600	42.75
300-235-006-024-00	1177 SUNVIEW	08/08/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$64,100	38.38
300-330-000-029-00	1539 WATERFORD	10/27/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,000	39.61
<b>Totals:</b>			<b>\$3,168,800</b>			<b>\$3,168,800</b>	<b>\$1,205,300</b>	
							<b>Sale. Ratio =&gt;</b>	<b>38.04</b>
							<b>Std. Dev. =&gt;</b>	<b>3.10</b>

**ALL CONDOS COMBINED 1 STY 1.220 ECF CALCULATED AND APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$219,036	\$30,000	\$201,000	\$155,202	1.295	1,228	\$163.68	40116
\$226,709	\$30,000	\$210,000	\$161,502	1.300	1,228	\$171.01	40116
\$222,753	\$30,000	\$200,000	\$158,254	1.264	1,228	\$162.87	40116
\$225,858	\$30,000	\$189,000	\$160,803	1.175	1,266	\$149.29	40116
\$215,844	\$30,000	\$189,900	\$152,581	1.245	1,065	\$178.31	40116
\$198,275	\$30,000	\$192,500	\$138,157	1.393	1,065	\$180.75	40116
\$233,568	\$30,000	\$230,000	\$167,133	1.376	1,226	\$187.60	40116
\$228,389	\$30,000	\$195,900	\$162,881	1.203	1,226	\$159.79	40116
\$205,069	\$30,000	\$180,000	\$143,735	1.252	1,065	\$169.01	40116
\$246,901	\$30,000	\$208,500	\$178,080	1.171	1,192	\$174.92	40116
\$229,057	\$30,000	\$180,000	\$163,429	1.101	1,192	\$151.01	40116
\$279,769	\$30,000	\$210,000	\$205,065	1.024	1,272	\$165.09	40116
\$157,430	\$30,000	\$137,000	\$104,622	1.309	948	\$144.51	40116
\$275,649	\$30,000	\$225,000	\$201,682	1.116	1,484	\$151.62	40116
<b>\$3,164,307</b>		<b>\$2,748,800</b>	<b>\$2,253,126</b>			<b>\$164.96</b>	
			<b>E.C.F. =&gt;</b>	<b>1.220</b>		<b>Std. Deviation=&gt;</b>	<b>0.105484113</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>1.230</b>		<b>Ave. Variance=&gt;</b>	<b>8.4596</b>

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
6.4729	single story	RES 1 FAMILY	\$30,000	No	/ /
6.9939	single story	RES 1 FAMILY	\$30,000	No	/ /
3.3436	single story	RES 1 FAMILY	\$30,000	No	/ /
5.5006	single story	RES 1 FAMILY	\$30,000	No	/ /
1.4225	single story	RES 1 FAMILY	\$30,000	No	/ /
16.2987	single story	RES 1 FAMILY	\$30,000	No	/ /
14.5792	single story	RES 1 FAMILY	\$30,000	No	/ /
2.7638	single story	RES 1 FAMILY	\$30,000	No	/ /
2.1949	single story	RES 1 FAMILY	\$30,000	No	/ /
5.9533	single story	RES 1 FAMILY	\$30,000	No	/ /
12.8964	single story	RES 1 FAMILY	\$30,000	No	/ /
20.6291	single story	RES 1 FAMILY	\$30,000	No	/ /
7.9115	single story	RES 1 FAMILY	\$30,000	No	/ /
11.4741	single story	RES 1 FAMILY	\$30,000	No	/ /

**1.0363**

**Coefficient of Var=>**

**6.875739335**

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	79
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	80
	RESIDENTIAL LAND	401	79
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	85
	RESIDENTIAL LAND	401	84
	RESIDENTIAL LAND	401	85
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	82
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	69
	RESIDENTIAL LAND	401	85

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Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership
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Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
300-164-000-024-00	1328 FIELDSTONE	09/09/22	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$15,000
300-142-000-013-00	210 W PARK	08/30/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,100
300-235-006-024-00	1177 SUNVIEW	08/08/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$64,100
300-330-000-029-00	1539 WATERFORD	10/27/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,000
300-142-000-005-00	203 W BALDWIN	08/24/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,400
300-155-000-007-00	712 E WALKER	10/25/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,300
300-164-000-001-00	1347 FIELDSTONE	07/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,600
300-363-000-001-00	800 RANDY	07/14/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,900
300-363-000-002-00	802 RANDY	02/16/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$53,600
<b>Totals:</b>			<b>\$1,663,000</b>			<b>\$1,663,000</b>	<b>\$660,000</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**ALL CONDOS COMBINED 1.066 CALCULATED AND APPLIED**

300-164-000-025-00	1334 FIELDSTONE	07/19/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$70,000
300-164-000-026-00	1338 FIELDSTONE	06/14/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$69,700
300-164-000-030-00	1325 FIELDSTONE	07/09/21	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$61,700
300-164-000-030-00	1325 FIELDSTONE	07/08/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$61,700
300-164-000-031-00	1331 FIELDSTONE	02/10/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$48,500
300-164-000-032-00	1335 FIELDSTONE	06/28/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$48,500
300-142-000-008-00	200 W PARK	07/07/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,100

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
46.88	\$168,448	\$31,936	\$64	\$128,542	0.000	1,020
41.14	\$225,858	\$30,000	\$189,000	\$160,803	1.175	1,266
38.38	\$157,430	\$30,000	\$137,000	\$104,622	1.309	948
39.61	\$275,649	\$30,000	\$225,000	\$201,682	1.116	1,484
37.67	\$226,709	\$30,000	\$210,000	\$161,502	1.300	1,228
40.14	\$229,057	\$30,000	\$180,000	\$163,429	1.101	1,192
42.75	\$279,769	\$30,000	\$210,000	\$205,065	1.024	1,272
39.27	\$131,000	\$30,000	\$120,000	\$95,104	1.262	1,224
35.73	\$119,007	\$30,000	\$120,000	\$83,811	1.432	1,224

**\$1,812,927**

**\$1,391,064**

**\$1,304,560**

**39.69**

**E.C.F. =>**

**1.066**

**3.22**

**Ave. E.C.F. =>**

**1.080**

218.75	\$286,164	\$33,233	(\$1,233)	\$238,165	(0.005)	1,456
232.33	\$285,683	\$33,420	(\$3,420)	\$237,536	(0.014)	1,456
205.67	\$289,483	\$33,045	(\$3,045)	\$241,467	(0.013)	1,428
205.67	\$289,483	\$33,045	(\$3,045)	\$241,467	(0.013)	1,428
161.67	\$225,323	\$32,261	(\$2,261)	\$181,791	(0.012)	1,048
161.67	\$223,062	\$30,000	\$0	\$181,791	0.000	1,048
35.70	\$222,753	\$30,000	\$200,000	\$158,254	1.264	1,228

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$0.06	40152	107.9532	SINGLE STORY		\$30,000	No
\$149.29	40116	118.7789	single story	RES 1 FAMILY	\$30,000	No
\$144.51	40116	20.8079	single story	RES 1 FAMILY	\$30,000	No
\$151.62	40116	1.4223	single story	RES 1 FAMILY	\$30,000	No
\$171.01	40116	131.2734	single story	RES 1 FAMILY	\$30,000	No
\$151.01	40116	2.1363	single story	RES 1 FAMILY	\$30,000	No
\$165.09	40116	5.5964	single story	RES 1 FAMILY	\$30,000	No
\$98.04	40152	18.1752	MULTI STORY	RES 1 FAMILY	\$30,000	No
\$98.04	40152	35.1767	MULTI STORY	RES 1 FAMILY	\$30,000	No

**\$125.41**

**1.3721**

**Std. Deviation=> 0.423861058**

**Ave. Variance=> 49.0356 Coefficient of Var=> 45.40204718**

(\$0.85)	40152	108.5207	SINGLE STORY		\$30,000	No
(\$2.35)	40152	109.4428	SINGLE STORY		\$30,000	No
(\$2.13)	40152	109.2641	SINGLE STORY		\$30,000	No
(\$2.13)	40152	109.2641	SINGLE STORY		\$30,000	No
(\$2.16)	40152	109.2468	SINGLE STORY		\$30,000	No
\$0.00	40152	108.0030	SINGLE STORY		\$30,000	No
\$162.87	40116	127.6231	single story	RES 1 FAMILY	\$30,000	No

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		RESIDENTIAL LAND	401	98
//		RESIDENTIAL LAND	401	79
//		RESIDENTIAL LAND	401	69
//		RESIDENTIAL LAND	401	85
//		RESIDENTIAL LAND	401	81
//		RESIDENTIAL LAND	401	82
//		RESIDENTIAL LAND	401	81
//		RESIDENTIAL LAND	401	61
//		RESIDENTIAL LAND	401	64

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//		RESIDENTIAL LAND	401	97
//		RESIDENTIAL LAND	401	97
//		RESIDENTIAL LAND	401	96
//		RESIDENTIAL LAND	401	96
//		RESIDENTIAL LAND	401	96
//		RESIDENTIAL LAND	401	96
//		RESIDENTIAL LAND	401	80

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions



Waterfront Influences

Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-214-000-001-00	1100 LOIS	09/21/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$106,700	39.23
300-217-000-057-00	1505 MARCELINE	04/22/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,400	42.63
300-217-000-065-00	1605 DANLEIGH	05/23/22	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$108,800	30.73
300-217-000-066-00	1603 DANLEIGH	04/21/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$123,400	41.97
300-217-000-079-00	1205 KELCRASTA	10/28/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$106,500	39.15
300-217-000-067-00	1601 DANLEIGH	10/07/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$141,400	44.20
300-421-000-014-00		04/15/21	\$137,774	WD	03-ARM'S LENGTH	\$137,774	\$57,000	41.37
300-450-000-015-00	905 BILLS	05/25/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$89,200	38.78
<b>Totals:</b>			<b>\$2,199,674</b>			<b>\$2,199,674</b>	<b>\$869,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.52</b>
							<b>Std. Dev. =&gt;</b>	<b>4.11</b>

**ALL N & W OUTLYING SUBS 1.082 ECF CALCULATED AND APPLIED**

300-214-000-008-00	1103 LOIS	12/23/21	\$167,769	WD	03-ARM'S LENGTH	\$167,769	\$104,600	62.35
300-217-000-058-00	1503 MARCELINE	12/02/21	\$342,779	WD	03-ARM'S LENGTH	\$342,779	\$10,700	3.12
300-370-000-023-00	904 N OAKLAND	10/04/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,400	44.00



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$242,884	\$36,891	\$235,109	\$193,967	1.212	1,451	\$162.03	40425	11.5387
\$311,685	\$32,837	\$287,163	\$262,569	1.094	1,520	\$188.92	40425	0.3053
\$352,017	\$45,986	\$308,014	\$288,165	1.069	1,588	\$193.96	40425	2.7839
\$312,112	\$41,788	\$252,212	\$254,542	0.991	1,442	\$174.90	40425	10.5876
\$268,501	\$32,962	\$239,038	\$221,788	1.078	1,698	\$140.78	40425	1.8945
\$322,926	\$37,198	\$282,702	\$269,047	1.051	1,636	\$172.80	40425	4.5968
\$129,863	\$65,115	\$72,659	\$60,968	1.192	932	\$77.96	40425	9.5036
\$225,319	\$33,965	\$196,035	\$180,183	1.088	2,223	\$88.18	40425	0.8742
<b>\$2,165,307</b>		<b>\$1,872,932</b>	<b>\$1,731,229</b>			<b>\$149.94</b>		<b>1.4870</b>
			E.C.F. =>	<b>1.082</b>		Std. Deviation=>	<b>0.072593224</b>	
			Ave. E.C.F. =>	<b>1.097</b>		Ave. Variance=>	<b>5.2606</b>	Coefficient of Var=>

\$263,223	\$34,672	\$133,097	\$215,208	0.618	1,604	\$82.98	40425	47.8264
\$326,687	\$33,830	\$308,949	\$275,760	1.120	1,663	\$185.78	40425	2.3634
\$203,735	\$41,590	\$143,410	\$152,679	0.939	1,608	\$89.19	40425	15.7429

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
MULTI STORY	RES 1 FAMILY	\$32,272	No	//
SINGLE STORY		\$28,615	No	//
SINGLE STORY		\$40,594	No	//
SINGLE STORY		\$36,864	No	//
MULTI STORY	RES 1 FAMILY	\$30,628	No	//
SINGLE STORY		\$33,519	No	//
MULTI STORY	RES 1 FAMILY	\$65,115	No	//
BI-LEVEL	RES 1 FAMILY	\$30,218	No	//

**4.796635411**

MULTI STORY	RES 1 FAMILY	\$31,346	No	//
SINGLE STORY		\$28,615	No	//
MULTI STORY	RES 1 FAMILY	\$39,480	No	//

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	80
	RESIDENTIAL LAND	401	96
	RESIDENTIAL LAND	401	97
	RESIDENTIAL LAND	401	95
	RESIDENTIAL LAND	401	83
	RESIDENTIAL LAND	401	95
	RESIDENTIAL LAND	1	46
	RESIDENTIAL LAND	401	61

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	RESIDENTIAL LAND	401	79
	RESIDENTIAL LAND	401	97
	RESIDENTIAL LAND	401	61

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions



Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land's Yard	Blde. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Et.	Appr. Date	Other Parcels in Sale	Land Code	Property Class	Building Dept.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character			
300-609-000-007-00	1207 N US17	11/30/22	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$116,000	48.58	\$270,305	\$59,356	\$389,464	\$265,118	0.881	9,000	\$37.67	2003	5.954		BIOWH	\$53,875	No	/ /		COMMERCIAL/INDUSTR	201	0															
300-410-000-014-60	975 E TOWNSEND	08/27/21	\$2,025,000	WD	03-ARMY'S LENGTH	\$2,025,000	\$853,000	42.12	\$1,890,569	\$202,940	\$1,822,060	\$2,122,804	0.858	8,897	\$224.79	2003	11.8471		MEDICAL	\$82,450	No	/ /		COMMERCIAL/INDUSTR	201	0															
300-440-000-123-60	401 E RAILROAD	04/28/22	\$182,500	WD	03-ARMY'S LENGTH	\$182,500	\$82,700	45.32	\$184,432	\$22,091	\$160,409	\$204,203	0.786	2,256	\$71.10	2003	4.5683		OFFICE BUILDINGS	\$20,750	No	/ /		COMMERCIAL/INDUSTR	201	0															
300-470-000-005-11	305 W RAILROAD	07/28/22	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$34,300	49.00	\$76,096	\$21,318	\$48,682	\$75,370	0.662	2,000	\$34.94	2003	7.8144		STORES	\$18,600	No	/ /		COMMERCIAL/INDUSTR	201	0															
300-500-000-003-00	510 N LANSING	11/30/21	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$110,900	50.41	\$244,417	\$33,750	\$186,250	\$261,216	0.713	4,736	\$38.33	2003	2.6846		OFFICE BUILDINGS	\$33,750	No	/ /		COMMERCIAL/INDUSTR	201	0															
Totals:			\$2,737,500			\$1,197,500	\$2,666,529	43.74	\$2,397,865	\$2,826,911			0.810							\$71.92					7.8392																
						\$46,150 =>		3.34					0.740																												

COMM / IND ECF .819 CALCULATED AND APPLIED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-000-007-012-00	117 E WALKER	09/30/21	\$133,760	WD	03-ARM'S LENGTH	\$133,760	\$54,100	40.45
300-009-200-067-00	1209 N US127	11/30/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,600	48.58
300-021-100-010-11	1507 GLASTONBURY	08/29/22	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,285,300	42.84
300-440-000-123-60	401 E RAILROAD	04/28/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$82,700	45.32
300-470-007-005-11	305 W RAILROAD	07/28/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$34,300	49.00
300-500-000-003-00	510 N LANSING	11/30/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,900	50.41
<b>Totals:</b>			<b>\$3,846,260</b>			<b>\$3,846,260</b>	<b>\$1,683,900</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.78</b>
							<b>Std. Dev. =&gt;</b>	<b>3.91</b>

**COMM / IND ECF .832 CALCULATED AND APPLIED**

300-170-006-001-00	307 N PROSPECT	04/28/22	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$17,700	90.77
300-440-000-001-61	401 N CLINTON	10/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$0	0.00
300-009-200-075-60	1213 N US127	11/09/22	\$166,100	WD	03-ARM'S LENGTH	\$166,100	\$142,400	85.73
300-000-007-008-00	212 N CLINTON	12/14/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$136,000	170.00
300-000-007-009-00	210 N CLINTON	12/14/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$136,000	170.00
300-000-003-007-00	311 N CLINTON	11/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$108,000	93.91
300-490-107-004-51	707 N TRAVER	12/21/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$157,300	18.51
300-004-300-071-50	205 E WALKER	10/28/21	\$2,850,000	WD	03-ARM'S LENGTH	\$2,850,000	\$540,400	18.96
300-230-002-007-00	1014 N CLINTON	07/15/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$168,900	35.19
300-200-000-001-00	900 E STURGIS	07/15/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$84,100	35.04
300-410-000-014-10	975 E TOWNSEND	08/27/21	\$2,025,000	WD	03-ARM'S LENGTH	\$2,025,000	\$853,000	42.12
300-000-003-003-00	319 N CLINTON	10/06/21	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$54,900	66.14



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$123,646	\$6,200	\$127,560	\$147,731	0.863	3,344	\$38.15	2002
\$270,305	\$59,536	\$180,464	\$265,118	0.681	9,000	\$20.05	2003
\$2,786,263	\$74,363	\$2,925,637	\$3,411,195	0.858	34,423	\$84.99	2003
\$184,432	\$22,091	\$160,409	\$204,203	0.786	2,256	\$71.10	2003
\$79,806	\$21,318	\$48,682	\$73,570	0.662	2,000	\$24.34	2003
\$241,417	\$33,750	\$186,250	\$261,216	0.713	4,736	\$39.33	2003
<b>\$3,685,869</b>		<b>\$3,629,002</b>	<b>\$4,363,033</b>			<b>\$46.33</b>	
			<b>E.C.F. =&gt;</b>	<b>0.832</b>		<b>Std. Deviation=&gt;</b>	<b>0.088375628</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>0.760</b>		<b>Ave. Variance=&gt;</b>	<b>7.5207</b>

\$40,576	\$22,524	(\$3,024)	\$22,707	(0.133)	2,964	(\$1.02)	2003
\$171,964	\$19,425	\$155,575	\$191,873	0.811	10,900	\$14.27	2002
\$314,292	\$44,313	\$121,787	\$339,596	0.359	5,016	\$24.28	2003
\$274,387	\$10,000	\$70,000	\$311,777	0.225	3,800	\$18.42	2002
\$274,387	\$10,000	\$70,000	\$311,777	0.225	3,800	\$18.42	2002
\$246,158	\$7,875	\$107,125	\$299,727	0.357	5,196	\$20.62	2002
\$347,993	\$50,263	\$799,737	\$374,503	2.135	14,400	\$55.54	2003
\$1,820,341	\$62,830	\$2,787,170	\$2,210,706	1.261	54,154	\$51.47	3010
\$369,573	\$34,939	\$445,061	\$420,923	1.057	4,206	\$105.82	2003
\$187,048	\$41,986	\$198,014	\$182,468	1.085	4,224	\$46.88	2003
\$1,890,569	\$202,940	\$1,822,060	\$2,122,804	0.858	8,897	\$204.79	2003
\$119,938	\$4,800	\$78,200	\$144,828	0.540	1,584	\$49.37	2002

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
10.3117		MIXED USE	\$6,200	No	//
7.9653		BOWL	\$51,875	No	//
9.7312		APARTMENTS	\$44,887	No	//
2.5193		OFFICE BUILDING	\$20,750	No	//
9.8634		STORES	\$18,600	No	//
4.7335		OFFICE BUILDING	\$33,750	No	//
<b>7.1416</b>					

Coefficient of Var=> **9.891205328**

89.3521		WAREHOUSES	\$19,750	No	//
5.0477			\$19,425	No	//
40.1723		OFFICE BUILDING	\$35,700	No	//
53.5826		OFFICE BUILDING	\$10,000	No	//
53.5826		BARBER/BEAUTY	\$10,000	No	//
40.2937		MIXED USE	\$7,875	No	//
137.5116		WHS MINI	\$31,700	No	//
50.0415		INDUSTRIALS	\$62,830	No	//
29.6999		OFFICE BUILDING	\$22,500	No	//
32.4853		APARTMENTS	\$32,750	No	//
9.7982		MEDICAL	\$82,450	No	//
22.0393		STORES	\$4,800	No	//

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0

	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
300-000-007-009-00	COMMERCIAL/ INDUSTRI	201	0
300-000-007-008-00	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	INDUSTRIAL LAND	301	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0
	COMMERCIAL/ INDUSTRI	201	0

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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[Redacted]

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership
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Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-008-400-053-00	712 W STATE	07/01/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$59,300	47.82
300-170-009-005-00	609 W WALKER	08/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,600	41.86
300-180-000-008-00	410 GILES	07/30/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$46,900	39.75
300-180-000-013-00	506 GILES	10/28/21	\$137,500	PTA	03-ARM'S LENGTH	\$137,500	\$52,300	38.04
300-420-003-008-00	608 N MORTON	07/26/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$62,900	41.25
300-420-006-013-00	411 N MORTON	09/30/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$58,600	45.96
300-420-007-012-00	203 N MORTON	11/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,300	42.00
300-421-000-012-00	604 W GIBBS	07/29/22	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$72,800	40.33
300-421-000-013-01	618 W GIBBS	12/09/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$62,200	53.16
300-460-000-016-00	608 VAUCONSANT	08/12/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$54,300	43.10
300-490-109-011-00	701 N SWEGLES	04/28/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$68,300	41.14
300-490-114-011-00	109 E LINCOLN	04/28/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$36,200	38.11
300-490-118-003-00	206 W LINCOLN	12/17/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$53,400	29.67
300-110-001-024-01	824 N CLINTON	07/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,700	33.11
300-170-008-004-00	600 W WALKER	10/25/21	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$41,200	29.86
300-170-006-007-00	504 W HIGHAM	05/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,900	34.70
300-490-119-012-00	205 W LINCOLN	09/06/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,700	42.64
<b>Totals:</b>			<b>\$2,357,000</b>			<b>\$2,357,000</b>	<b>\$940,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.91</b>
							<b>Std. Dev. =&gt;</b>	<b>6.07</b>

### NORTHERN CITY CENTER 1 ST ECF 1.172 CALCULATED AND APPLIED

300-230-007-001-00	1201 N CLINTON	04/15/21	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$75,400	21.54
300-490-114-018-00	713 SPRING	09/13/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$52,500	72.92
300-000-026-002-00	104 N OAKLAND	04/20/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$120,700	57.20
300-490-119-002-00	203 W LINCOLN	06/30/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,300	56.40
300-490-118-006-01	705 GARFIELD	11/30/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,300	44.18

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$148,552	\$38,429	\$85,571	\$97,800	0.875	960	\$89.14	40110
\$136,192	\$28,692	\$111,308	\$95,471	1.166	971	\$114.63	40110
\$116,947	\$25,856	\$92,144	\$80,898	1.139	886	\$104.00	40110
\$131,213	\$34,812	\$102,688	\$85,614	1.199	990	\$103.73	40110
\$156,267	\$22,713	\$129,787	\$118,609	1.094	1,140	\$113.85	40110
\$136,130	\$31,602	\$95,898	\$92,831	1.033	963	\$99.58	40110
\$160,870	\$34,793	\$130,207	\$111,969	1.163	960	\$135.63	40110
\$168,788	\$50,843	\$129,657	\$104,747	1.238	960	\$135.06	40110
\$157,221	\$57,970	\$59,030	\$88,145	0.670	1,092	\$54.06	40110
\$135,492	\$32,212	\$93,788	\$91,723	1.023	776	\$120.86	40110
\$170,543	\$34,871	\$131,129	\$120,490	1.088	1,056	\$124.18	40110
\$88,968	\$27,774	\$67,226	\$54,346	1.237	768	\$87.53	40110
\$133,182	\$25,991	\$154,009	\$95,196	1.618	960	\$160.43	40110
\$105,515	\$33,230	\$101,770	\$64,196	1.585	790	\$128.82	40110
\$102,677	\$24,854	\$113,146	\$69,115	1.637	720	\$157.15	40110
\$98,513	\$21,693	\$93,307	\$68,224	1.368	756	\$123.42	40110
\$138,989	\$23,231	\$116,769	\$102,805	1.136	1,040	\$112.28	40110
<b>\$2,286,059</b>		<b>\$1,807,434</b>	<b>\$1,542,179</b>			<b>\$115.55</b>	
			<b>E.C.F. =&gt;</b>	<b>1.172</b>		<b>Std. Deviation=&gt;</b>	<b>0.253011521</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>1.192</b>		<b>Ave. Variance=&gt;</b>	<b>18.0735</b>
\$232,360	\$147,203	\$202,797	\$77,486	2.617	1,212	\$167.32	40110
\$121,714	\$24,781	\$47,219	\$86,086	0.549	1,120	\$42.16	40110
\$280,159	\$36,940	\$174,060	\$216,003	0.806	1,964	\$88.63	40110
\$104,944	\$23,422	\$51,578	\$72,400	0.712	780	\$66.13	40110
\$55,942	\$15,303	\$39,697	\$36,091	1.100	480	\$82.70	40110



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
31.7304	single story	RES 1 FAMILY	\$36,757	No	/ /
2.6374	single story	RES 1 FAMILY	\$28,642	No	/ /
5.3245	single story	RES 1 FAMILY	\$24,616	No	/ /
0.7173	single story	RES 1 FAMILY	\$34,812	No	/ /
9.8021	single story	RES 1 FAMILY	\$22,713	No	/ /
15.9225	single story	RES 1 FAMILY	\$31,602	No	/ /
2.9376	single story	RES 1 FAMILY	\$34,793	No	/ /
4.5551	single story	RES 1 FAMILY	\$50,843	No	/ /
52.2567	single story	RES 1 FAMILY	\$57,970	No	/ /
16.9747	single story	RES 1 FAMILY	\$32,212	No	/ /
10.3965	single story	RES 1 FAMILY	\$34,871	No	/ /
4.4731	single story	RES 1 FAMILY	\$24,781	No	/ /
42.5544	single story	RES 1 FAMILY	\$25,991	No	/ /
39.3034	single story	RES 1 FAMILY	\$29,696	No	/ /
44.4818	single story	RES 1 FAMILY	\$24,854	No	/ /
17.5399	single story	RES 1 FAMILY	\$21,051	No	/ /
5.6427	single story	RES 1 FAMILY	\$22,622	No	/ /

**2.0261**

**Coefficient of Var=>**

**15.15904228**

142.4951	single story	RES 1 FAMILY	\$141,544	No	/ /
64.3752	single story	RES 1 FAMILY	\$24,781	No	/ /
38.6438	single story	RES 1 FAMILY	\$34,360	No	/ /
47.9854	single story	RES 1 FAMILY	\$23,422	No	/ /
9.2361	single story	RES 1 FAMILY	\$15,303	No	/ /

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	61

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300-230-007-002-00	RESIDENTIAL LAND	401	53
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	48

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
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Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.
300-000-005-004-00	206 W WALKER	06/09/22	\$168,500	WD
300-000-008-009-00	205 N OAKLAND	03/23/22	\$123,900	WD
300-000-009-007-00	207 E STATE	04/13/21	\$90,000	WD
300-000-026-003-00	102 N OAKLAND	12/17/21	\$188,500	WD
300-000-026-004-00	100 N OAKLAND	04/27/22	\$223,400	WD
300-000-028-003-00	302 E RAILROAD	12/13/21	\$122,500	WD
300-000-030-008-00	405 E WALKER	04/15/21	\$170,000	WD
300-000-031-004-00	403 E STATE	06/07/21	\$130,000	WD
300-000-038-003-00	106 N SWEGLES	07/14/21	\$149,000	WD
300-000-039-007-00	509 E WALKER	08/04/21	\$93,750	WD
300-110-001-007-00	812 N CLINTON	09/13/22	\$145,250	WD
300-180-000-031-00	413 GILES	03/24/23	\$205,000	WD
300-110-003-002-00	909 N CLINTON	05/20/22	\$195,000	WD
300-110-003-012-00	111 FLORAL	09/14/22	\$195,000	WD
300-110-003-024-00	123 FLORAL	06/13/22	\$145,000	WD
300-110-004-004-10	106 FLORAL	10/15/21	\$111,000	WD

300-150-010-004-00	304 W WALKER	12/09/21	\$121,000	WD
300-150-010-005-00	202 N LANSING	12/20/22	\$150,000	WD
300-170-004-004-00	502 W STATE	10/07/22	\$180,000	WD
300-170-005-005-00	202 N EMMONS	02/23/22	\$125,000	WD
300-170-006-008-00	302 N EMMONS	02/03/22	\$170,000	WD
300-490-118-004-00	204 W LINCOLN	10/26/22	\$159,500	WD
300-230-008-001-00	1204 N CLINTON	12/15/22	\$125,000	WD
300-490-103-008-00	408 E STEEL	04/01/22	\$160,000	WD
300-490-110-011-00	308 E GIBBS	03/04/22	\$133,900	WD
300-490-116-008-00	110 W STEEL	08/13/21	\$185,000	WD
300-490-117-003-00	714 GARFIELD	01/12/22	\$135,000	WD
300-490-118-009-00	711 GARFIELD	12/03/21	\$75,000	WD
300-490-120-020-00	207 W STEEL	09/17/21	\$120,000	WD
300-490-120-027-00	107 W STEEL	07/21/21	\$157,000	WD
300-500-000-018-00	712 N LANSING	03/10/23	\$145,000	WD
300-490-117-015-00	709 N CLINTON	09/09/21	\$190,000	PTA
300-500-000-022-00	716 N LANSING	09/15/22	\$170,000	WD

300-500-000-034-00	609 N OTTAWA	02/21/23	\$120,900	WD
<b>Totals:</b>			<b>\$5,078,100</b>	

**NORTHERN CITY CENTER ECF 1.106 CALCULATED AND APPLIED**

300-490-114-009-00	702 N CLINTON	10/21/22	\$35,000	QC
300-490-116-012-00	105 W LINCOLN	02/11/22	\$135,000	WD
300-009-200-082-00	108 W GIBBS	01/10/22	\$174,900	WD
300-500-000-023-00	719 N OTTAWA	07/29/22	\$139,000	WD
300-490-118-009-00	711 GARFIELD	03/31/23	\$137,000	WD
300-490-116-009-00	106 W STEEL	01/19/22	\$115,000	WD
300-420-004-010-00	609 W GIBBS	03/18/22	\$115,000	WD
300-460-000-004-00	404 VAUCONSANT	06/29/21	\$145,000	WD



300-110-001-027-00 908 N CLINTON

07/15/21

\$65,000 WD

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
03-ARM'S LENGTH	\$168,500	\$49,600	29.44	\$122,929	\$21,222
03-ARM'S LENGTH	\$123,900	\$63,600	51.33	\$173,608	\$26,575
03-ARM'S LENGTH	\$90,000	\$70,800	78.67	\$184,643	\$24,781
03-ARM'S LENGTH	\$188,500	\$76,200	40.42	\$197,760	\$32,356
03-ARM'S LENGTH	\$223,400	\$76,700	34.33	\$190,408	\$27,147
03-ARM'S LENGTH	\$122,500	\$38,500	31.43	\$99,991	\$29,029
03-ARM'S LENGTH	\$170,000	\$55,800	32.82	\$145,215	\$24,781
03-ARM'S LENGTH	\$130,000	\$41,500	31.92	\$108,028	\$23,707
03-ARM'S LENGTH	\$149,000	\$55,700	37.38	\$144,905	\$21,222
03-ARM'S LENGTH	\$93,750	\$39,300	41.92	\$102,238	\$30,040
03-ARM'S LENGTH	\$145,250	\$55,800	38.42	\$134,142	\$23,526
03-ARM'S LENGTH	\$205,000	\$60,400	29.46	\$144,564	\$44,801
03-ARM'S LENGTH	\$195,000	\$65,200	33.44	\$161,219	\$32,775
03-ARM'S LENGTH	\$195,000	\$87,000	44.62	\$212,237	\$29,007
03-ARM'S LENGTH	\$145,000	\$80,100	55.24	\$193,896	\$29,322
03-ARM'S LENGTH	\$111,000	\$38,600	34.77	\$103,199	\$26,982

03-ARM'S LENGTH	\$121,000	\$33,500	27.69	\$87,077	\$12,956
03-ARM'S LENGTH	\$150,000	\$50,900	33.93	\$122,403	\$22,802
03-ARM'S LENGTH	\$180,000	\$97,300	54.06	\$234,106	\$45,240
03-ARM'S LENGTH	\$125,000	\$44,100	35.28	\$115,422	\$27,106
03-ARM'S LENGTH	\$170,000	\$60,700	35.71	\$171,408	\$45,713
03-ARM'S LENGTH	\$159,500	\$49,300	30.91	\$118,518	\$25,991
03-ARM'S LENGTH	\$125,000	\$53,000	42.40	\$127,015	\$30,488
03-ARM'S LENGTH	\$160,000	\$49,800	31.13	\$123,032	\$25,594
03-ARM'S LENGTH	\$133,900	\$47,900	35.77	\$125,463	\$31,832
03-ARM'S LENGTH	\$185,000	\$59,500	32.16	\$155,843	\$24,781
03-ARM'S LENGTH	\$135,000	\$53,000	39.26	\$138,074	\$24,781
03-ARM'S LENGTH	\$75,000	\$35,800	47.73	\$97,323	\$25,991
03-ARM'S LENGTH	\$120,000	\$39,400	32.83	\$103,239	\$23,696
03-ARM'S LENGTH	\$157,000	\$53,200	33.89	\$138,248	\$23,500
03-ARM'S LENGTH	\$145,000	\$66,800	46.07	\$160,847	\$35,626
03-ARM'S LENGTH	\$190,000	\$60,400	31.79	\$172,254	\$36,551
03-ARM'S LENGTH	\$170,000	\$62,700	36.88	\$150,258	\$43,641

03-ARM'S LENGTH	\$120,900	\$47,500	39.29	\$113,626	\$22,584
	<b>\$5,078,100</b>	<b>\$1,919,600</b>		<b>\$4,873,138</b>	
		<b>Sale. Ratio =&gt;</b>	<b>37.80</b>		
		<b>Std. Dev. =&gt;</b>	<b>9.96</b>		

03-ARM'S LENGTH	\$35,000	\$37,800	108.00	\$90,126	\$22,713
03-ARM'S LENGTH	\$135,000	\$36,700	27.19	\$96,117	\$24,260

03-ARM'S LENGTH	\$174,900	\$47,000	26.87	\$127,791	\$37,629
03-ARM'S LENGTH	\$139,000	\$39,800	28.63	\$98,244	\$22,386
03-ARM'S LENGTH	\$137,000	\$39,600	28.91	\$97,323	\$25,991
03-ARM'S LENGTH	\$115,000	\$33,400	29.04	\$90,852	\$24,841
03-ARM'S LENGTH	\$115,000	\$32,900	28.61	\$88,540	\$35,924
03-ARM'S LENGTH	\$145,000	\$40,800	28.14	\$105,847	\$23,964

03-ARM'S LENGTH

\$65,000

\$45,600

70.15

\$123,642

\$49,521

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$147,278	\$96,772	1.522	1,866	\$78.93	40101
\$97,325	\$139,898	0.696	2,794	\$34.83	40101
\$65,219	\$152,105	0.429	2,411	\$27.05	40101
\$156,144	\$157,378	0.992	2,340	\$66.73	40101
\$196,253	\$155,339	1.263	3,362	\$58.37	40101
\$93,471	\$67,519	1.384	984	\$94.99	40101
\$145,219	\$114,590	1.267	1,744	\$83.27	40101
\$106,293	\$80,229	1.325	1,168	\$91.00	40101
\$127,778	\$117,681	1.086	1,404	\$91.01	40101
\$63,710	\$68,695	0.927	988	\$64.48	40101
\$121,724	\$105,248	1.157	1,836	\$66.30	40101
\$160,199	\$94,922	1.688	1,296	\$123.61	40101
\$162,225	\$122,211	1.327	2,208	\$73.47	40101
\$165,993	\$174,339	0.952	1,320	\$125.75	40101
\$115,678	\$156,588	0.739	2,120	\$54.57	40101
\$84,018	\$72,519	1.159	1,056	\$79.56	40101

\$108,044	\$70,524	1.532	1,068	\$101.16	40101
\$127,198	\$94,768	1.342	1,240	\$102.58	40101
\$134,760	\$179,701	0.750	2,491	\$54.10	40101
\$97,894	\$84,030	1.165	1,104	\$88.67	40101
\$124,287	\$119,596	1.039	1,448	\$85.83	40101
\$133,509	\$88,037	1.517	1,030	\$129.62	40101
\$94,512	\$91,843	1.029	1,248	\$75.73	40101
\$134,406	\$92,710	1.450	1,404	\$95.73	40101
\$102,068	\$89,088	1.146	1,008	\$101.26	40101
\$160,219	\$124,702	1.285	1,475	\$108.62	40101
\$110,219	\$107,795	1.022	1,572	\$70.11	40101
\$49,009	\$67,871	0.722	1,060	\$46.23	40101
\$96,304	\$75,683	1.272	900	\$107.00	40101
\$133,500	\$109,180	1.223	1,485	\$89.90	40101
\$109,374	\$119,145	0.918	1,347	\$81.20	40101
\$153,449	\$129,118	1.188	1,260	\$121.78	40101
\$126,359	\$101,443	1.246	1,104	\$114.46	40101

\$98,316	\$86,624	1.135	1,396	\$70.43	40101
<b>\$4,101,954</b>	<b>\$3,707,890</b>			<b>\$84.07</b>	
	E.C.F. =>	<b>1.106</b>		Std. Deviation=>	<b>0.274142311</b>
	Ave. E.C.F. =>	<b>1.144</b>		Ave. Variance=>	<b>21.0506</b>

\$12,287	\$64,142	0.192	1,056	\$11.64	40101
\$110,740	\$68,370	1.620	904	\$122.50	40101

\$137,271	\$85,787	1.600	1,432	\$95.86	40101
\$116,614	\$72,177	1.616	1,402	\$83.18	40101
\$111,009	\$67,871	1.636	1,060	\$104.73	40101
\$90,159	\$62,808	1.435	1,032	\$87.36	40101
\$79,076	\$50,063	1.580	792	\$99.84	40101
\$121,036	\$77,910	1.554	1,280	\$94.56	40101



\$15,479

\$70,524 0.219

1,214

\$12.75

40101

Dev. by Mean (%)	Building Style	Use Code	Land Value
37.7978	MULTI STORY	RES 1 FAMILY	\$21,222
44.8250	MULTI STORY	RES 1 FAMILY	\$26,575
71.5157	TWO STORY+	RES 1 FAMILY	\$24,781
15.1774	MULTI STORY	RES 1 FAMILY	\$27,147
11.9453	MULTI STORY	RES DUPLEX	\$27,147
24.0441	MULTI STORY	RES 1 FAMILY	\$24,771
12.3359	MULTI STORY	RES 1 FAMILY	\$24,781
18.0931	MULTI STORY	RES 1 FAMILY	\$22,186
5.8137	MULTI STORY	RES 1 FAMILY	\$21,222
21.6496	MULTI STORY	RES 1 FAMILY	\$30,040
1.2607	MULTI STORY	RES 1 FAMILY	\$22,188
54.3757	MULTI STORY	RES 1 FAMILY	\$44,801
18.3481	MULTI STORY	RES 1 FAMILY	\$30,686
19.1805	MULTI STORY	RES 1 FAMILY	\$23,941
40.5193	MULTI STORY	RES 1 FAMILY	\$29,322
1.4638	MULTI STORY	RES 1 FAMILY	\$25,256

38.8077	MULTI STORY	RES 1 FAMILY	\$12,956
19.8272	MULTI STORY	RES 1 FAMILY	\$22,802
39.4023	MULTI STORY	RES 1 FAMILY	\$39,302
2.1048	MULTI STORY	RES 1 FAMILY	\$27,106
10.4707	MULTI STORY	RES 1 FAMILY	\$29,771
37.2574	MULTI STORY	RES 1 FAMILY	\$25,991
11.4874	MULTI STORY	RES 1 FAMILY	\$30,488
30.5815	MULTI STORY	RES 1 FAMILY	\$25,594
0.1770	MULTI STORY	RES 1 FAMILY	\$31,832
14.0879	MULTI STORY	RES 1 FAMILY	\$24,781
12.1451	MULTI STORY	RES 1 FAMILY	\$24,781
42.1840	MULTI STORY	RES 1 FAMILY	\$25,991
12.8528	MULTI STORY	RES 1 FAMILY	\$21,933
7.8819	MULTI STORY	RES 1 FAMILY	\$21,933
22.5941	MULTI STORY	RES 1 FAMILY	\$35,626
4.4506	MULTI STORY	RES 1 FAMILY	\$35,046
10.1677	MULTI STORY	RES 1 FAMILY	\$34,718

0.8962	MULTI STORY	RES 1 FAMILY	\$22,584
<b>3.7657</b>			

**Coefficient of Var=> 18.40197095**

95.2374	MULTI STORY	RES 1 FAMILY	\$22,713
47.5779	MULTI STORY	RES 1 FAMILY	\$24,260

45.6206	MULTI STORY	RES 1 FAMILY	\$37,629
47.1733	MULTI STORY	RES 1 FAMILY	\$22,386
49.1663	MULTI STORY	RES 1 FAMILY	\$25,991
29.1540	MULTI STORY	RES 1 FAMILY	\$24,781
43.5602	MULTI STORY	RES 1 FAMILY	\$28,400
40.9610	MULTI STORY	RES 1 FAMILY	\$23,964

92.4450 MULTI STORY

RES 1 FAMILY

\$49,521



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Land Table	Property Class	Building Depr.	Site Characteristics
RESIDENTIAL LAND	401	45	
RESIDENTIAL LAND	401	45	
RESIDENTIAL LAND	401	56	
RESIDENTIAL LAND	401	51	
RESIDENTIAL LAND	401	45	
RESIDENTIAL LAND	401	51	
RESIDENTIAL LAND	401	51	
RESIDENTIAL LAND	401	51	
RESIDENTIAL LAND	401	51	
RESIDENTIAL LAND	401	46	
RESIDENTIAL LAND	401	51	
RESIDENTIAL LAND	401	61	
RESIDENTIAL LAND	401	45	
RESIDENTIAL LAND	401	87	
RESIDENTIAL LAND	401	61	
RESIDENTIAL LAND	401	45	

RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	56
RESIDENTIAL LAND	401	56
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	56
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	56
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	68
RESIDENTIAL LAND	401	51



RESIDENTIAL LAND

401

45

Access	Water Supply	Sewer	Property Restrictions

[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]

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Restriction Notes	Waterfont View	Waterfront	Waterfront Name

[Redacted text]

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**Waterfront Ownership**

**Waterfront Influences**

**Bottom Character**

[Redacted text]

[Redacted text]

[Redacted text]

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
300-214-000-012-00	403 DAISY	04/25/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,900
300-216-000-029-00	601 DAISY	08/10/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,800
300-216-000-032-00	1104 CHALEN	11/22/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$132,300
300-370-000-010-00	905 N OAKLAND	05/10/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$73,800
300-450-000-002-00	1101 SEARLES ESTATES	09/10/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$68,700
300-450-000-017-00	803 SEARLES ESTATES	08/22/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,600
300-450-000-024-00	1005 SEARLES ESTATES	08/08/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,800
<b>Totals:</b>			<b>\$1,622,000</b>			<b>\$1,622,000</b>	<b>\$680,900</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**NORTHWEST OUTLYING 1 STY ECF 1.124 CALCULATED & APPLIED**

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.21	\$225,995	\$30,887	\$209,113	\$181,496	1.152	1,252	\$167.02	40126
39.63	\$289,908	\$36,237	\$283,763	\$235,973	1.203	1,632	\$173.87	40126
44.85	\$302,394	\$40,881	\$254,119	\$243,268	1.045	1,384	\$183.61	40126
35.83	\$167,697	\$38,148	\$167,852	\$120,511	1.393	1,000	\$167.85	40126
52.44	\$166,757	\$31,659	\$99,341	\$125,673	0.790	1,232	\$80.63	40126
40.71	\$207,804	\$29,440	\$195,560	\$165,920	1.179	1,540	\$126.99	40126
43.32	\$201,537	\$33,127	\$171,873	\$156,660	1.097	1,540	\$111.61	40126
<b>\$1,562,092</b>		<b>\$1,381,621</b>		<b>\$1,229,500</b>			<b>\$144.51</b>	
<b>41.98</b>				<b>E.C.F. =&gt;</b>	<b>1.124</b>		<b>Std. Deviation=&gt;</b>	<b>0.182789317</b>
<b>5.21</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.123</b>		<b>Ave. Variance=&gt;</b>	<b>12.4480</b>

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
2.9543	single story	RES 1 FAMILY	\$29,496	No	/ /
7.9901	single story	RES 1 FAMILY	\$28,615	No	/ /
7.8016	single story	RES 1 FAMILY	\$33,091	No	/ /
27.0217	single story	RES 1 FAMILY	\$38,148	No	/ /
33.2147	single story	RES 1 FAMILY	\$31,659	No	/ /
5.6019	single story	RES 1 FAMILY	\$29,440	No	/ /
2.5517	single story	RES 1 FAMILY	\$31,489	No	/ /

**0.1104**

**Coefficient of Var=>**

**11.08832275**

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	80
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61

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Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
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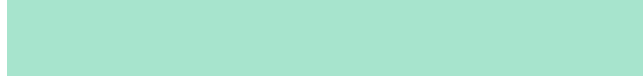
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Waterfront Influences

Bottom Character



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
300-000-044-008-00	609 E CASS	09/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,200	38.91	
300-000-045-007-00	611 E MCCONNELL	11/29/21	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$54,100	31.55	
300-000-047-005-00	307 S TRAVER	08/05/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,000	37.78	
300-000-047-006-00	701 E BALDWIN	05/16/22	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$65,200	37.15	
300-000-048-005-00	705 E MCCONNELL	01/04/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$66,400	34.97	
300-000-052-010-00	701 E HIGHAM	05/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,400	48.40	
300-000-054-006-00	809 E WALKER	04/14/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$65,500	46.45	
300-000-058-009-00	810 E MCCONNELL	09/28/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800	56.64	
300-000-058-009-00	810 E MCCONNELL	08/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,300	47.69	
300-000-059-002-00	804 E BALDWIN	06/30/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$86,300	51.37	
300-000-078-001-00	409 S KIBBEE	05/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,400	37.82	
300-000-079-010-00	600 S BAKER	06/24/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$61,500	33.06	
300-120-000-014-00	504 S TRAVER	05/10/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$80,300	44.64	
300-120-000-020-00	606 S TRAVER	11/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,800	41.03	
300-120-000-021-00	608 S TRAVER	03/04/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$73,200	40.89	
300-120-000-026-00	600 S KIBBEE	05/21/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$62,900	35.34	
300-340-000-013-50	407 MEADOWVIEW	07/19/21	\$285,900	WD	03-ARM'S LENGTH	\$285,900	\$101,200	35.40	
300-340-000-017-01	423 MEADOWVIEW	10/15/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$114,500	37.54	
300-414-002-006-00	1006 E WALKER	12/01/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,200	33.50	
<b>Totals:</b>			<b>\$3,304,700</b>			<b>\$3,304,700</b>	<b>\$1,316,200</b>		
								<b>Sale. Ratio =&gt;</b>	<b>39.83</b>
								<b>Std. Dev. =&gt;</b>	<b>6.87</b>

**RES E OF 127 ECF 1 STY 1.164 CALCULATED & APPLIED**

300-340-000-008-01	412 MEADOWVIEW	07/21/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$104,800	62.01
300-000-054-004-00	803 E WALKER	05/03/22	\$1	QC	03-ARM'S LENGTH	\$1	\$90,800	9080000.00
300-340-000-017-00	417 MEADOWVIEW	11/01/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$129,200	54.98



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$160,837	\$27,506	\$137,494	\$117,576	1.169	1,072	\$128.26	40123
\$133,906	\$25,991	\$145,509	\$95,163	1.529	1,120	\$129.92	40123
\$120,806	\$28,523	\$106,477	\$81,378	1.308	988	\$107.77	40123
\$150,366	\$47,419	\$128,081	\$90,782	1.411	986	\$129.90	40123
\$153,888	\$29,319	\$160,581	\$109,849	1.462	1,040	\$154.40	40123
\$119,916	\$25,991	\$74,009	\$82,826	0.894	1,122	\$65.96	40123
\$151,665	\$33,432	\$107,568	\$104,262	1.032	1,040	\$103.43	40123
\$176,707	\$29,790	\$95,210	\$129,556	0.735	1,322	\$72.02	40123
\$176,707	\$29,790	\$130,210	\$129,556	1.005	1,322	\$98.49	40123
\$199,571	\$36,664	\$131,336	\$143,657	0.914	1,490	\$88.14	40123
\$156,374	\$35,637	\$129,363	\$106,470	1.215	912	\$141.85	40123
\$154,090	\$33,260	\$152,740	\$106,552	1.433	960	\$159.10	40123
\$200,847	\$32,766	\$147,134	\$148,220	0.993	1,572	\$93.60	40123
\$179,764	\$34,099	\$140,901	\$128,452	1.097	1,248	\$112.90	40123
\$183,345	\$34,047	\$144,953	\$131,656	1.101	1,120	\$129.42	40123
\$157,484	\$34,563	\$143,437	\$108,396	1.323	1,008	\$142.30	40123
\$252,977	\$53,418	\$232,482	\$175,978	1.321	1,456	\$159.67	40123
\$313,561	\$36,207	\$268,793	\$244,580	1.099	2,615	\$102.79	40123
\$92,332	\$31,804	\$88,196	\$53,376	1.652	768	\$114.84	40123
<b>\$3,235,143</b>		<b>\$2,664,474</b>	<b>\$2,288,287</b>			<b>\$117.62</b>	
			<b>E.C.F. =&gt;</b>	<b>1.164</b>		<b>Std. Deviation=&gt;</b>	<b>0.24203538</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>1.194</b>		<b>Ave. Variance=&gt;</b>	<b>20.0598</b>

\$243,102	\$33,701	\$135,299	\$184,657	0.733	1,432	\$94.48	40123
\$210,296	\$33,432	(\$33,431)	\$155,965	(0.214)	1,656	(\$20.19)	40123
\$299,415	\$45,304	\$189,696	\$224,084	0.847	2,144	\$88.48	40123

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
2.5003	single story	RES 1 FAMILY	\$27,506	No	/ /
33.4638	single story	RES 1 FAMILY	\$25,991	No	/ /
11.4010	single story	RES 1 FAMILY	\$25,337	No	/ /
21.6451	single story	RES 1 FAMILY	\$32,826	No	/ /
26.7421	single story	RES 1 FAMILY	\$29,319	No	/ /
30.0865	single story	RES 1 FAMILY	\$25,991	No	/ /
16.2700	single story	RES 1 FAMILY	\$33,432	No	/ /
45.9518	single story	RES 1 FAMILY	\$25,991	No	/ /
18.9365	single story	RES 1 FAMILY	\$25,991	No	/ /
28.0177	single story	RES 1 FAMILY	\$31,832	No	/ /
2.0608	single story	RES 1 FAMILY	\$32,463	No	/ /
23.9068	single story	RES 1 FAMILY	\$30,532	No	/ /
20.1734	single story	RES 1 FAMILY	\$32,766	No	/ /
9.7498	single story	RES 1 FAMILY	\$34,099	No	/ /
9.3413	single story	RES 1 FAMILY	\$34,047	No	/ /
12.8859	single story	RES 1 FAMILY	\$29,995	No	/ /
12.6676	single story	RES 1 FAMILY	\$53,418	No	/ /
9.5413	single story	RES 1 FAMILY	\$35,130	No	/ /
45.7954	single story	RES 1 FAMILY	\$31,346	No	/ /

**3.0013**

**Coefficient of Var=>**

**16.79477255**

46.1705	single story	RES 1 FAMILY	\$31,385	No	/ /
140.8760	single story	RES 1 FAMILY	\$33,432	No	/ /
34.7869	single story	RES 1 FAMILY	\$45,304	No	/ /

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	46

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	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-000-044-005-00	608 E STATE	06/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,600	38.29
300-000-044-013-00	107 S WHITTEMORE	12/07/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,300	31.77
300-000-047-003-00	305 S TRAVER	02/24/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$59,100	77.76
300-000-051-008-00	205 N KIBBEE	07/27/21	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$43,200	24.48
300-000-052-011-00	705 E HIGHAM	10/05/21	\$88,400	WD	03-ARM'S LENGTH	\$88,400	\$37,300	42.19
300-000-055-003-00	801 E STATE	11/14/22	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$64,900	35.37
300-480-000-016-02	1003 E STURGIS	04/09/21	\$273,800	WD	03-ARM'S LENGTH	\$273,800	\$115,800	42.29
300-480-000-020-00	905 E STURGIS	09/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,700	37.88
<b>Totals:</b>			<b>\$1,318,200</b>			<b>\$1,318,200</b>	<b>\$509,900</b>	
							<b>Sale. Ratio =&gt;</b>	<b>38.68</b>
							<b>Std. Dev. =&gt;</b>	<b>15.86</b>

**EAST OF BUSINESS 127 1.190 ECF CALCULATED AND APPLIED**

300-414-002-019-60	1005 E STATE	09/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,700	21.70
300-000-042-006-00	607 E WALKER	10/06/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$94,100	110.71

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$146,858	\$29,861	\$110,139	\$98,648	1.116	1,255	\$87.76	40412
\$112,944	\$29,861	\$100,139	\$70,053	1.429	1,152	\$86.93	40412
\$139,890	\$23,941	\$52,059	\$97,765	0.532	1,044	\$49.86	40412
\$112,435	\$24,083	\$152,417	\$74,496	2.046	1,368	\$111.42	40412
\$102,335	\$18,390	\$70,010	\$70,780	0.989	1,056	\$66.30	40412
\$156,403	\$35,978	\$147,522	\$101,539	1.453	1,508	\$97.83	40412
\$309,184	\$35,739	\$238,061	\$230,561	1.033	1,440	\$165.32	40412
\$234,647	\$45,280	\$204,720	\$159,669	1.282	1,980	\$103.39	40412
<b>\$1,314,696</b>		<b>\$1,075,067</b>	<b>\$903,510</b>			<b>\$96.10</b>	
			<b>E.C.F. =&gt;</b>	<b>1.190</b>		<b>Std. Deviation=&gt;</b>	<b>0.439839601</b>
			<b>Ave. E.C.F. =&gt;</b>	<b>1.235</b>		<b>Ave. Variance=&gt;</b>	<b>31.7481</b>

\$49,563	\$49,563	\$50,437	\$0	#DIV/0!	0	#DIV/0!	40412
\$223,071	\$33,028	\$51,972	\$160,239	0.324	2,024	\$25.68	40412



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
11.8657	MULTI STORY	RES 1 FAMILY	\$29,861	No	/ /
19.4335	MULTI STORY	RES 1 FAMILY	\$29,861	No	/ /
70.2645	MULTI STORY	RES 1 FAMILY	\$23,941	No	/ /
81.0844	MULTI STORY	RES 1 FAMILY	\$23,247	No	/ /
24.6015	MULTI STORY	RES 1 FAMILY	\$18,390	No	/ /
21.7726	MULTI STORY	RES 1 FAMILY	\$30,753	No	/ /
20.2607	SINGLE STORY		\$30,351	No	/ /
4.7018	MULTI STORY	RES 1 FAMILY	\$45,280	No	/ /

**4.5259**

**Coefficient of Var=> 25.7040967**

#DIV/0!	MULTI STORY	RES 1 FAMILY	\$49,563	No	/ /
91.0796	TWO STORY+	RES 1 FAMILY	\$31,346	No	/ /

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	95
	RESIDENTIAL LAND	401	56

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	RESIDENTIAL LAND	401	0
	RESIDENTIAL LAND	401	52

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership
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Waterfront Influences

Bottom Character

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold/Adj. Sale	Sur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
300-000-009-001-00	110 SPRING	02/23/22	\$158,400	WD	03-ARM'S LENGTH	\$158,400	\$62,500	39.46	\$159,152	\$21,461	\$136,939	\$139,788	0.980
300-000-012-009-00	106 N OTTAWA	06/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,300	36.92	\$110,988	\$15,914	\$104,086	\$96,522	1.078
300-000-014-010-00	208 E STATE	04/20/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,500	38.11	\$164,876	\$23,130	\$161,870	\$143,905	1.125
300-000-016-006-00	208 WIGHT	09/30/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$52,200	44.24	\$122,347	\$25,991	\$92,009	\$97,823	0.941
300-000-024-001-00	201 S OAKLAND	10/29/21	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$69,300	52.50	\$176,705	\$25,964	\$106,036	\$153,037	0.693
300-000-041-005-00	305 N TRAVER	08/31/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$109,600	36.41	\$250,072	\$36,757	\$264,243	\$216,563	1.220
300-000-055-004-00	803 E STATE	06/03/22	\$93,500	WD	03-ARM'S LENGTH	\$93,500	\$53,600	57.33	\$126,074	\$28,328	\$65,172	\$99,235	0.657
300-017-400-026-00	1412 S LANSING	11/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,600	48.85	\$197,732	\$47,642	\$117,358	\$152,376	0.770
300-110-002-005-00	821 N CLINTON	08/25/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,800	51.80	\$130,711	\$35,032	\$64,968	\$97,136	0.669
300-160-002-002-00	202 S LANSING	08/02/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,300	45.21	\$147,737	\$26,508	\$113,492	\$123,075	0.922
300-170-006-010-00	308 N EMMONS	08/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,100	30.37	\$207,780	\$51,564	\$248,436	\$158,595	1.566
300-400-000-018-00	210 S OTTAWA	03/27/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,800	35.57	\$154,410	\$22,532	\$162,468	\$133,886	1.213
300-490-119-010-00	608 N OTTAWA	10/19/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$47,800	34.64	\$120,559	\$30,176	\$107,824	\$91,759	1.175
<b>Totals:</b>			<b>\$2,135,900</b>			<b>\$2,135,900</b>	<b>\$862,400</b>		<b>\$2,069,143</b>		<b>\$1,744,901</b>	<b>\$1,703,699</b>	
								<b>Sale. Ratio =</b>	<b>40.38</b>			<b>E.C.F. =&gt;</b>	<b>1.024</b>
								<b>Std. Dev. =&gt;</b>	<b>8.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.001</b>

**RES MULTI FAMILY ECF 1.024 CALCULATED AND APPLIED**

300-017-400-032-01	1406 S LANSING	06/13/22	\$1	QC	03-ARM'S LENGTH	\$1	\$133,600	#####	\$308,370	\$40,265	(\$40,264)	\$272,188	(0.148)
300-400-000-004-00	308 W CASS	11/29/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$60,800	110.55	\$142,940	\$24,935	\$30,065	\$119,802	0.251
300-000-069-010-00	209 W PARK	07/15/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$42,300	26.27	\$106,647	\$23,726	\$137,274	\$84,184	1.631
300-490-119-001-00	201 W LINCOLN	05/10/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$56,100	62.33	\$140,780	\$28,328	\$61,672	\$114,164	0.540
300-400-000-022-00	200 S OTTAWA	07/28/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,300	50.59	\$171,743	\$30,485	\$104,515	\$143,409	0.729
300-490-115-007-00	600 N CLINTON	04/15/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$80,400	58.69	\$162,130	\$24,781	\$112,219	\$139,441	0.805
300-170-003-004-01	410 W STATE	04/18/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$48,200	30.70	\$112,687	\$24,482	\$132,518	\$89,548	1.480
300-400-000-008-00	304 W MCCONNELL	08/26/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$47,500	32.53	\$121,572	\$25,393	\$120,607	\$97,644	1.235

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
2,901	\$47.20	40107	2.1101	MULTI STORY	RES DUPLEX	\$21,461	No	/ /	
1,872	\$55.60	40107	7.7646	MULTI STORY	RES DUPLEX	\$15,914	No	/ /	
3,207	\$50.47	40107	12.4121	MULTI STORY	RES DUPLEX	\$23,130	No	/ /	
1,892	\$48.63	40107	6.0159	MULTI STORY	RES DUPLEX	\$25,991	No	/ /	
3,072	\$34.52	40107	30.7841	MULTI STORY	RES DUPLEX	\$25,964	No	/ /	
3,072	\$86.02	40107	21.9443	BI-LEVEL	RES DUPLEX	\$36,757	No	/ /	
1,662	\$39.21	40107	34.3974	MULTI STORY	RES DUPLEX	\$28,328	No	/ /	
2,324	\$50.50	40107	23.0533	MULTI STORY	RES DUPLEX	\$47,642	No	/ /	
1,904	\$34.12	40107	33.1886	MULTI STORY	RES DUPLEX	\$31,864	No	/ /	
2,118	\$53.58	40107	7.8585	MULTI STORY	RES DUPLEX	\$26,508	No	/ /	
1,536	\$161.74	40107	56.5760	BI-LEVEL	RES DUPLEX	\$51,564	No	/ /	
2,502	\$64.94	40107	21.2756	MULTI STORY	RES DUPLEX	\$22,532	No	/ /	
1,480	\$72.85	40107	17.4352	MULTI STORY	RES DUPLEX	\$30,176	No	/ /	
<b>\$61.49</b>		<b>2.3462</b>							
<b>Std. Deviation=&gt;</b>		<b>0.266451438</b>							
<b>Ave. Variance=&gt;</b>		<b>21.1397</b>		<b>Coefficient of Var=&gt;</b>		<b>21.12443395</b>			

2,100	(\$19.17)	40107	114.8649	single story	RES DUPLEX	\$40,265	No	/ /	
2,126	\$14.14	40107	74.9766	TWO STORY+	RES DUPLEX	\$24,935	No	/ /	
1,435	\$95.66	40107	62.9926	MULTI STORY	RES DUPLEX	\$23,726	No	/ /	
2,092	\$29.48	40107	46.0518	MULTI STORY	RES DUPLEX	\$28,328	No	/ /	
2,840	\$36.80	40107	27.1932	MULTI STORY	RES DUPLEX	\$30,485	No	/ /	
2,302	\$48.75	40107	19.5941	MULTI STORY	RES 1 FAMILY	\$24,781	No	/ /	
1,526	\$86.84	40107	47.9129	MULTI STORY	RES DUPLEX	\$22,777	No	/ /	
1,784	\$67.60	40107	23.4454	MULTI STORY	RES DUPLEX	\$25,393	No	/ /	

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	64					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	51					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	68					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					

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RESIDENTIAL LAND	401	77					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	56					
RESIDENTIAL LAND	401	45					
RESIDENTIAL LAND	401	45					



Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
300-020-100-055-00	1524 S LANSING	04/15/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$45,900
300-115-000-001-60	1111 ASTWOOD MEWS	05/11/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$235,500
300-115-000-020-00	1188 ASTWOOD MEWS	08/22/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$205,500
300-130-003-005-00	1009 S CLINTON	12/29/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$55,800
300-130-004-017-00	1114 S OAKLAND	11/10/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$66,300
300-130-004-028-00	1004 S OAKLAND	10/28/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$93,100
300-130-005-002-05	202 E OAK	08/29/22	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$94,800
300-130-005-009-00	1308 S OAKLAND	01/31/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$76,900
300-130-005-016-10	1404 S OAKLAND	06/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,300
300-160-021-016-00	709 W BALDWIN	02/17/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$109,400
300-205-000-014-00	1211 HAMPSHIRE	07/13/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,200
300-205-000-014-00	1211 HAMPSHIRE	04/19/22	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$133,200
300-205-000-040-00	1205 GLASTONBURY	01/31/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$140,000
300-210-004-001-00	801 CHURCH	04/19/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$60,900
300-210-004-013-00	1007 CHURCH	09/23/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$121,900
300-360-000-040-00	603 PARKVIEW	11/19/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$104,900
300-365-000-008-00	305 GERMAINE	04/11/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$166,600
300-365-000-024-00	1507 BURBANK	04/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,400
300-406-000-001-00	800 S OAKLAND	06/18/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,400
300-406-000-004-00	803 WIGHT	03/22/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,000
300-406-000-006-00	810 S OAKLAND	05/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,200
300-407-000-010-01	1207 S OAKLAND	06/25/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$51,400
300-407-000-014-50	1313 S OAKLAND	09/09/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$63,900
300-408-000-007-00	1105 S SWEGLES	04/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,700
300-431-000-032-00	1008 LINCOLNSHIRE	04/13/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,000
300-431-000-042-00	1005 LINCOLNSHIRE	09/10/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$114,000
300-431-000-057-00	907 HAMPSHIRE	11/22/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$77,700
300-431-000-057-00	907 HAMPSHIRE	03/15/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,500
300-431-000-066-00	604 E OAK	02/18/22	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$77,700
300-431-000-067-00	602 E OAK	09/15/22	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$94,700
300-447-000-013-00	109 W OAK	11/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$86,600

<b>Totals:</b>		<b>\$7,597,200</b>	<b>\$7,597,200</b>	<b>\$3,138,400</b>
				<b>Sale. Ratio =&gt;</b>
				<b>Std. Dev. =&gt;</b>

**SOUTH OUTLYING ECF 1.184 CALCULATED AND APPLIED**

300-021-200-040-00	1612 COUNTY FARM	05/04/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$22,500
300-130-001-009-00	805 S CLINTON	09/28/22	\$98,600	WD	03-ARM'S LENGTH	\$98,600	\$55,700

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.91	\$107,478	\$37,525	\$77,475	\$59,738	1.297	918	\$84.40	40351
49.06	\$550,179	\$42,567	\$437,433	\$433,486	1.009	5,304	\$82.47	40351
52.03	\$483,095	\$48,722	\$346,278	\$370,942	0.934	2,617	\$132.32	40351
41.03	\$146,031	\$45,353	\$90,647	\$85,976	1.054	1,256	\$72.17	40351
35.86	\$164,949	\$22,386	\$162,514	\$121,745	1.335	1,428	\$113.81	40351
34.87	\$216,851	\$32,826	\$234,174	\$157,152	1.490	1,576	\$148.59	40351
36.32	\$223,566	\$57,402	\$203,598	\$141,899	1.435	1,734	\$117.42	40351
42.75	\$190,819	\$44,904	\$134,996	\$124,607	1.083	1,955	\$69.05	40351
38.92	\$206,175	\$74,403	\$175,597	\$113,793	1.543	1,645	\$106.75	40351
37.59	\$271,894	\$36,128	\$254,872	\$201,337	1.266	1,664	\$153.17	40351
43.93	\$311,989	\$34,256	\$250,744	\$237,176	1.057	1,956	\$128.19	40351
42.98	\$311,989	\$34,256	\$275,644	\$237,176	1.162	1,956	\$140.92	40351
41.06	\$327,893	\$35,282	\$305,718	\$249,881	1.223	2,292	\$133.38	40351
38.30	\$141,138	\$34,775	\$124,225	\$90,831	1.368	1,047	\$118.65	40351
48.96	\$286,665	\$35,009	\$213,991	\$214,907	0.996	1,516	\$141.16	40351
36.42	\$261,485	\$31,542	\$256,458	\$196,365	1.306	1,645	\$155.90	40351
50.33	\$391,675	\$57,384	\$273,616	\$285,475	0.958	2,080	\$131.55	40351
48.11	\$395,892	\$35,350	\$314,650	\$307,892	1.022	2,100	\$149.83	40351
41.36	\$256,187	\$45,018	\$204,982	\$180,332	1.137	2,256	\$90.86	40351
45.24	\$175,981	\$30,944	\$137,056	\$123,857	1.107	1,719	\$79.73	40351
40.14	\$138,606	\$35,889	\$104,111	\$87,717	1.187	1,206	\$86.33	40351
34.73	\$131,328	\$40,525	\$107,475	\$77,543	1.386	1,378	\$77.99	40351
51.12	\$160,353	\$45,385	\$79,615	\$98,179	0.811	1,088	\$73.18	40351
36.88	\$155,469	\$27,706	\$142,294	\$109,106	1.304	1,257	\$113.20	40351
36.73	\$222,985	\$29,350	\$215,650	\$165,359	1.304	2,012	\$107.18	40351
41.30	\$281,288	\$61,233	\$214,767	\$187,921	1.143	1,700	\$126.33	40351
31.98	\$191,641	\$32,947	\$210,053	\$135,520	1.550	1,404	\$149.61	40351
33.00	\$191,641	\$32,947	\$217,053	\$135,520	1.602	1,404	\$154.60	40351
31.84	\$195,165	\$38,119	\$205,881	\$134,113	1.535	1,508	\$136.53	40351
37.06	\$220,605	\$32,700	\$222,800	\$160,465	1.388	1,710	\$130.29	40351
41.24	\$215,330	\$34,523	\$175,477	\$154,404	1.136	1,770	\$99.14	40351

	<b>\$7,526,342</b>		<b>\$6,369,844</b>	<b>\$5,380,414</b>			<b>\$116.28</b>	
<b>41.31</b>				<b>E.C.F. =&gt;</b>	<b>1.184</b>		<b>Std. Deviation=&gt;</b>	<b>0.204648181</b>
<b>5.69</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.230</b>		<b>Ave. Variance=&gt;</b>	<b>17.1587</b>

37.50	\$45,000	\$45,000	\$15,000	\$0	#DIV/0!	3,698	\$4.06	40351
56.49	\$128,776	\$29,197	\$69,403	\$85,038	0.816	1,320	\$52.58	40351

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
6.6960	MULTI STORY	RES 1 FAMILY	\$36,294	No	//
22.0851	MULTI STORY	RES DUPLEX	\$42,567	No	//
29.6447	MULTI STORY	RES 1 FAMILY	\$31,534	No	//
17.5629	MULTI STORY	RES 1 FAMILY	\$45,353	No	//
10.4919	MULTI STORY	RES 1 FAMILY	\$22,386	No	//
26.0155	BI-LEVEL	RES 1 FAMILY	\$32,826	No	//
20.4850	BI-LEVEL		\$55,988	No	//
14.6584	MULTI STORY	RES 1 FAMILY	\$43,367	No	//
31.3173	MULTI STORY	RES 1 FAMILY	\$74,403	No	//
3.5939	BI-LEVEL	RES 1 FAMILY	\$33,081	No	//
17.2750	MULTI STORY	RES 1 FAMILY	\$34,256	No	//
6.7764	MULTI STORY	RES 1 FAMILY	\$34,256	No	//
0.6504	MULTI STORY	RES 1 FAMILY	\$35,282	No	//
13.7695	MULTI STORY	RES 1 FAMILY	\$33,487	No	//
23.4219	MULTI STORY	RES 1 FAMILY	\$29,861	No	//
7.6073	MULTI STORY	RES 1 FAMILY	\$31,542	No	//
27.1497	MULTI STORY	RES 1 FAMILY	\$37,105	No	//
20.8009	MULTI STORY	RES 1 FAMILY	\$31,546	No	//
9.3265	MULTI STORY	RES 1 FAMILY	\$45,018	No	//
12.3394	MULTI STORY	RES 1 FAMILY	\$29,742	No	//
4.3065	MULTI STORY	RES 1 FAMILY	\$31,832	No	//
15.6046	MULTI STORY		\$35,744	No	//
41.9043	MULTI STORY	RES 1 FAMILY	\$45,385	No	//
7.4226	MULTI STORY	RES 1 FAMILY	\$27,706	No	//
7.4178	BI-LEVEL	RES 1 FAMILY	\$29,350	No	//
8.7096	MULTI STORY	RES 1 FAMILY	\$28,512	No	//
32.0021	MULTI STORY	RES 1 FAMILY	\$26,032	No	//
37.1673	MULTI STORY	RES 1 FAMILY	\$26,032	No	//
30.5177	MULTI STORY	RES 1 FAMILY	\$30,351	No	//
15.8505	MULTI STORY	RES 1 FAMILY	\$29,199	No	//
9.3476	BI-LEVEL	RES 1 FAMILY	\$28,351	No	//

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4.6062

Coefficient of Var=>

13.95061612

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#DIV/0!	SINGLE STORY		\$45,000	No	//
41.3812	MULTI STORY	RES 1 FAMILY	\$29,197	No	//





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RESIDENTIAL LAND	402	0
RESIDENTIAL LAND	401	51

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfront Ownership
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Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
300-000-013-011-00	105 S OTTAWA	08/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,400	42.27
300-000-063-005-00	407 S MEAD	03/20/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$34,500	36.70
300-000-069-008-00	507 S OTTAWA	02/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,500	38.28
300-000-070-008-00	509 CHURCH	09/24/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$41,200	39.24
300-000-072-002-00	501 WIGHT	10/18/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$80,300	40.35
300-000-074-006-00	409 E BUCHANAN	06/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,200	41.38
300-000-084-010-00	304 E BUCHANAN	11/09/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$74,000	40.88
300-000-089-008-01	707 S OTTAWA	02/08/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$59,700	41.46
300-000-089-008-01	707 S OTTAWA	02/08/23	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$59,700	41.17
300-000-074-008-00	502 S SWEGLES	08/19/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$79,200	34.59
300-000-094-005-00	411 E STURGIS	11/15/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$68,300	40.90
300-000-095-001-00	701 S SWEGLES	04/08/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,500	36.06
300-160-001-008-00	105 S PROSPECT	11/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,400	43.38
300-160-001-010-00	101 S PROSPECT	08/13/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,000	51.00
300-160-005-005-00	504 W MCCONNELL	07/08/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$88,300	38.39
300-160-007-004-00	110 S EMMONS	06/15/22	\$206,900	WD	03-ARM'S LENGTH	\$206,900	\$75,400	36.44
300-160-011-008-00	403 S EMMONS	05/25/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$65,400	37.80
<b>Totals:</b>			<b>\$2,723,900</b>			<b>\$2,723,900</b>	<b>\$1,078,000</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.58</b>
							<b>Std. Dev. =&gt;</b>	<b>3.74</b>

### SOUTHERN CITY CENTER 1 STY 1.152 CALCULATED & APPLIED

300-000-019-005-00	204 W BALDWIN	12/21/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$43,800	146.00
300-000-020-006-00	110 W BALDWIN	04/27/22	\$151,250	WD	03-ARM'S LENGTH	\$151,250	\$38,600	25.52
300-160-007-008-00	608 W CASS	03/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,100	30.65



300-000-063-006-00	411 S MEAD	07/20/21	\$154,260	PTA	03-ARM'S LENGTH	\$154,260	\$45,000	29.17
300-000-066-002-00	403 S CLINTON	11/03/21	\$154,900	PTA	03-ARM'S LENGTH	\$154,900	\$48,800	31.50
300-160-012-010-00	605 W BALDWIN	01/12/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$60,600	31.40
300-160-003-001-00	300 S LANSING	04/20/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,900	33.91
300-000-094-003-00	711 S MEAD	01/30/23	\$144,900	MLC	03-ARM'S LENGTH	\$144,900	\$43,900	30.30
300-000-090-002-00	704 S CLINTON	09/02/21	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$43,000	33.36
300-401-000-004-00	501 S LANSING	08/04/21	\$77,000	PTA	03-ARM'S LENGTH	\$77,000	\$41,400	53.77
300-000-019-005-00	204 W BALDWIN	02/06/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,300	35.04

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$157,848	\$24,566	\$125,434	\$120,291	1.043	1,812	\$69.22	40113
\$82,025	\$25,991	\$68,009	\$50,572	1.345	667	\$101.96	40113
\$139,684	\$31,832	\$113,168	\$97,339	1.163	840	\$134.72	40113
\$107,943	\$30,972	\$74,028	\$69,468	1.066	1,104	\$67.05	40113
\$186,843	\$43,356	\$155,644	\$129,501	1.202	1,464	\$106.31	40113
\$155,083	\$27,147	\$132,853	\$115,466	1.151	1,352	\$98.26	40113
\$186,705	\$27,809	\$153,191	\$143,408	1.068	1,514	\$101.18	40113
\$139,595	\$36,261	\$107,739	\$93,262	1.155	952	\$113.17	40113
\$139,595	\$36,261	\$108,739	\$93,262	1.166	952	\$114.22	40113
\$185,716	\$24,781	\$204,219	\$145,248	1.406	1,816	\$112.46	40113
\$189,061	\$42,571	\$124,429	\$132,211	0.941	1,680	\$74.06	40113
\$149,080	\$27,449	\$137,551	\$109,775	1.253	1,312	\$104.84	40113
\$140,750	\$26,563	\$103,437	\$103,057	1.004	1,376	\$75.17	40113
\$128,114	\$30,182	\$69,818	\$88,386	0.790	1,110	\$62.90	40113
\$221,989	\$34,871	\$195,129	\$168,879	1.155	1,408	\$138.59	40113
\$176,584	\$30,550	\$176,350	\$131,800	1.338	1,104	\$159.74	40113
\$153,529	\$22,054	\$150,946	\$118,660	1.272	936	\$161.27	40113
<b>\$2,640,144</b>		<b>\$2,200,684</b>	<b>\$1,910,585</b>			<b>\$105.60</b>	
			E.C.F. =>	<b>1.152</b>		Std. Deviation=>	<b>0.155612161</b>
			Ave. E.C.F. =>	<b>1.148</b>		Ave. Variance=>	<b>11.4940</b>
\$109,590	\$32,218	(\$2,218)	\$69,830	(0.032)	968	(\$2.29)	40113
\$92,665	\$20,234	\$131,016	\$65,371	2.004	868	\$150.94	40113
\$130,841	\$23,847	\$146,153	\$96,565	1.514	1,052	\$138.93	40113

\$112,375	\$28,622	\$125,638	\$75,589	1.662	1,004	\$125.14	40113
\$125,417	\$27,127	\$127,773	\$88,709	1.440	1,462	\$87.40	40113
\$152,882	\$36,767	\$156,233	\$104,797	1.491	1,204	\$129.76	40113
\$189,778	\$44,012	\$170,988	\$131,558	1.300	1,353	\$126.38	40113
\$105,096	\$25,991	\$118,909	\$71,394	1.666	1,080	\$110.10	40113
\$107,135	\$31,936	\$96,964	\$67,869	1.429	880	\$110.19	40113
\$103,019	\$20,734	\$56,266	\$74,264	0.758	992	\$56.72	40113
\$109,590	\$32,218	\$102,782	\$69,830	1.472	968	\$106.18	40113

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
10.5299	SINGLE STORY	RES 1 FAMILY	\$24,566	No	/ /
19.6733	single story	RES 1 FAMILY	\$25,991	No	/ /
1.4556	single story	RES 1 FAMILY	\$31,832	No	/ /
8.2422	single story	RES 1 FAMILY	\$30,972	No	/ /
5.3818	single story	RES 1 FAMILY	\$43,356	No	/ /
0.2527	single story	RES 1 FAMILY	\$27,147	No	/ /
7.9839	single story	RES 1 FAMILY	\$25,991	No	/ /
0.7175	single story	RES 1 FAMILY	\$35,634	No	/ /
1.7898	single story	RES 1 FAMILY	\$35,634	No	/ /
25.7943	single story	RES 1 FAMILY	\$24,781	No	/ /
20.6919	single story	RES 1 FAMILY	\$36,757	No	/ /
10.4966	single story	RES 1 FAMILY	\$25,991	No	/ /
14.4369	single story	RES 1 FAMILY	\$24,624	No	/ /
35.8138	single story	RES 1 FAMILY	\$30,182	No	/ /
0.7379	single story	RES 1 FAMILY	\$34,871	No	/ /
18.9958	single story	RES 1 FAMILY	\$24,884	No	/ /
12.4034	single story	RES 1 FAMILY	\$22,054	No	/ /

**0.3781**

**Coefficient of Var=>**

**10.01166045**

117.9820	single story	RES 1 FAMILY	\$31,929	No	/ /
85.6136	single story	RES 1 FAMILY	\$20,234	No	/ /
36.5462	single story	RES 1 FAMILY	\$23,847	No	/ /

51.4055	single story	RES 1 FAMILY	\$27,891	No	//
29.2298	single story	RES 1 FAMILY	\$25,964	No	//
34.2759	single story	RES 1 FAMILY	\$36,767	No	//
15.1661	single story	RES 1 FAMILY	\$33,109	No	//
51.7465	single story	RES 1 FAMILY	\$25,991	No	//
28.0633	single story	RES 1 FAMILY	\$25,991	No	//
39.0413	single story	RES 1 FAMILY	\$20,734	No	//
32.3825	single story	RES 1 FAMILY	\$31,929	No	//

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	58
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	58
	RESIDENTIAL LAND	401	58
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	66
	RESIDENTIAL LAND	401	58
	RESIDENTIAL LAND	401	61

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	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	61

RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	48
RESIDENTIAL LAND	401	48
RESIDENTIAL LAND	401	51

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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[Redacted]

[Redacted]

[Redacted]

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
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[Redacted]

[Redacted]

[Redacted]

Waterfront Influences

Bottom Character



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
300-000-013-009-00	210 W CASS	05/18/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$89,100
300-000-013-010-00	205 W STATE	07/27/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,100
300-000-018-001-00	200 CHURCH	06/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100
300-000-023-008-00	307 E BALDWIN	06/22/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$70,400
300-000-023-010-00	304 S MEAD	03/13/23	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$56,700
300-000-025-009-00	106 S MEAD	02/11/22	\$131,400	WD	03-ARM'S LENGTH	\$131,400	\$63,400
300-000-036-007-00	507 E MCCONNELL	09/27/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,000
300-000-066-001-00	401 S CLINTON	11/05/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,000
300-000-067-012-00	107 W BALDWIN	06/28/21	\$149,900	LC	03-ARM'S LENGTH	\$149,900	\$61,700
300-000-074-004-00	511 S MEAD	09/16/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$89,200
300-000-083-004-00	611 S MEAD	01/10/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$59,900
300-000-084-007-00	309 E CLARK	12/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$96,800
300-000-085-007-00	600 S OAKLAND	08/30/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$128,900
300-000-086-001-00	601 S CLINTON	09/22/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$51,100
300-000-086-008-10	604 WIGHT	08/27/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,100
300-000-087-002-00	604 S CLINTON	08/31/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$43,100
300-000-088-003-00	604 CHURCH	10/19/21	\$143,500	PTA	03-ARM'S LENGTH	\$143,500	\$67,700
300-000-088-007-00	607 S OTTAWA	07/22/22	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$54,400
300-000-091-001-00	701 S CLINTON	04/08/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$70,000
300-000-093-002-00	703 S OAKLAND	09/19/22	\$160,250	WD	03-ARM'S LENGTH	\$160,250	\$78,300
300-000-095-005-00	501 E STURGIS	10/28/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,600
300-017-100-007-00	501 W PARK	10/22/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,600
300-017-100-011-00	511 W PARK	05/02/22	\$176,001	WD	03-ARM'S LENGTH	\$176,001	\$66,200
300-017-100-012-00	601 W PARK	07/22/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,200
300-017-100-015-00	607 W PARK	12/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,400
300-150-013-006-00	307 W STATE	10/31/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,100
300-160-001-005-00	406 W CASS	07/01/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$73,400
300-160-002-004-00	206 S LANSING	03/31/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,800
300-160-009-009-00	607 W MCCONNELL	05/27/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$71,200
300-160-010-002-00	402 S LANSING	10/28/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$113,800
300-160-010-009-00	409 W BALDWIN	10/04/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800
300-160-016-003-00	110 S MORTON	10/21/21	\$91,100	WD	03-ARM'S LENGTH	\$91,100	\$35,200

300-400-000-013-00	402 S OTTAWA	07/02/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,200
300-400-000-013-00	402 S OTTAWA	07/02/21	\$146,000	MLC	03-ARM'S LENGTH	\$146,000	\$72,200
<b>Totals:</b>			<b>\$6,230,451</b>			<b>\$6,230,451</b>	<b>\$2,572,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**SOUTHERN CITY CENTER ECF 1.185 CALCULATED AND APPLIED**

300-000-088-009-00	211 W BUCHANAN	07/22/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$68,900
300-160-005-003-00	206 S PROSPECT	03/03/22	\$155,360	WD	03-ARM'S LENGTH	\$155,360	\$0
300-160-006-003-00	108 S PROSPECT	06/15/22	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$71,800
300-000-070-010-00	501 CHURCH	07/12/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$100,800
300-000-025-008-00	104 S MEAD	08/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$36,400
300-000-065-009-00	400 S OAKLAND	08/15/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$97,100
300-000-022-005-00	205 E BALDWIN	05/20/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$48,800
300-017-100-044-00	506 S LANSING	09/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$91,100
300-000-086-002-00	603 S CLINTON	12/29/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$81,200
300-000-093-003-00	705 S OAKLAND	09/28/22	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$56,900
300-000-093-009-00	302 E CLARK	12/16/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$50,500
300-000-037-012-00	509 E CASS	06/18/21	\$130,100	WD	03-ARM'S LENGTH	\$130,100	\$43,800
300-000-064-004-00	305 E PARK	09/30/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,300
300-000-065-007-00	410 S OAKLAND	08/05/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$80,600
300-160-002-001-00	200 S LANSING	07/01/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$59,000
300-160-001-003-01	400 W CASS	04/02/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$51,200
300-400-000-002-00	107 S LANSING	02/14/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$57,500
300-160-007-009-00	109 S MORTON	08/30/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$70,200
300-000-091-006-00	710 WIGHT	08/18/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$54,200
300-000-082-003-00	607 S SWEGLES	10/14/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$58,200
300-000-013-008-00	208 W CASS	03/15/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,700

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
37.75	\$216,545	\$38,358	\$197,642	\$154,008	1.283	2,532	\$78.06	40102
42.22	\$354,915	\$37,000	\$328,000	\$274,775	1.194	4,504	\$72.82	40102
38.15	\$236,298	\$30,012	\$234,988	\$178,294	1.318	2,692	\$87.29	40102
38.07	\$169,692	\$26,538	\$158,362	\$123,729	1.280	1,506	\$105.15	40102
34.47	\$127,874	\$25,991	\$138,509	\$88,058	1.573	1,255	\$110.37	40102
48.25	\$154,221	\$26,709	\$104,691	\$110,209	0.950	1,484	\$70.55	40102
44.24	\$177,498	\$25,991	\$139,009	\$130,948	1.062	1,376	\$101.02	40102
43.03	\$173,034	\$25,991	\$139,009	\$127,090	1.094	1,748	\$79.52	40102
41.16	\$149,683	\$36,398	\$113,502	\$97,913	1.159	1,282	\$88.54	40102
40.36	\$201,876	\$31,346	\$189,654	\$147,390	1.287	1,746	\$108.62	40102
44.37	\$145,862	\$25,991	\$109,009	\$103,605	1.052	1,512	\$72.10	40102
34.57	\$235,874	\$35,873	\$244,127	\$172,862	1.412	1,712	\$142.60	40102
34.37	\$291,404	\$48,825	\$326,175	\$209,662	1.556	2,623	\$124.35	40102
39.92	\$125,808	\$25,991	\$102,009	\$86,272	1.182	958	\$106.48	40102
47.58	\$139,141	\$25,991	\$94,009	\$97,796	0.961	1,546	\$60.81	40102
27.28	\$110,508	\$30,532	\$127,468	\$69,124	1.844	972	\$131.14	40102
47.18	\$164,943	\$31,832	\$111,668	\$115,048	0.971	1,622	\$68.85	40102
27.91	\$126,664	\$31,832	\$163,068	\$81,964	1.990	1,392	\$117.15	40102
51.09	\$170,675	\$25,991	\$111,009	\$125,051	0.888	1,565	\$70.93	40102
48.86	\$177,578	\$25,991	\$134,259	\$131,017	1.025	1,492	\$89.99	40102
42.19	\$215,960	\$30,495	\$179,505	\$160,298	1.120	1,946	\$92.24	40102
48.11	\$212,153	\$36,014	\$143,986	\$152,238	0.946	1,850	\$77.83	40102
37.61	\$150,629	\$28,472	\$147,529	\$105,581	1.397	1,045	\$141.18	40102
44.00	\$242,372	\$54,589	\$175,411	\$162,302	1.081	1,536	\$114.20	40102
54.50	\$160,212	\$25,991	\$94,009	\$116,008	0.810	1,235	\$76.12	40102
41.59	\$183,581	\$26,954	\$168,046	\$135,373	1.241	1,366	\$123.02	40102
54.78	\$178,758	\$24,392	\$109,608	\$133,419	0.822	1,750	\$62.63	40102
35.57	\$127,186	\$24,624	\$115,376	\$88,645	1.302	1,572	\$73.39	40102
58.36	\$161,897	\$36,294	\$85,706	\$108,559	0.789	1,254	\$68.35	40102
34.80	\$245,127	\$52,044	\$274,956	\$163,907	1.678	2,010	\$136.79	40102
40.55	\$142,951	\$23,387	\$121,613	\$103,340	1.177	1,484	\$81.95	40102
38.64	\$87,171	\$27,147	\$63,953	\$51,879	1.233	635	\$100.71	40102

53.48	\$176,709	\$28,076	\$106,924	\$128,464	0.832	1,666	\$64.18	40102
49.45	\$176,709	\$28,076	\$117,924	\$128,464	0.918	1,666	\$70.78	40102
	<b>\$6,111,508</b>		<b>\$5,170,713</b>	<b>\$4,363,291</b>			<b>\$93.23</b>	
<b>41.29</b>				<b>E.C.F. =&gt;</b>	<b>1.185</b>		<b>Std. Deviation=&gt;</b>	<b>0.290156589</b>
<b>7.41</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.189</b>		<b>Ave. Variance=&gt;</b>	<b>22.0712</b>
76.56	\$167,936	\$25,991	\$64,009	\$122,684	0.522	1,692	\$37.83	40102
0.00	\$176,544	\$40,939	\$114,421	\$117,204	0.976	1,920	\$59.59	40102
61.37	\$163,324	\$35,842	\$81,158	\$110,183	0.737	1,515	\$53.57	40102
74.67	\$255,016	\$36,757	\$98,243	\$188,642	0.521	2,630	\$37.35	40102
26.96	\$92,827	\$21,405	\$113,595	\$61,730	1.840	1,016	\$111.81	40102
121.38	\$232,212	\$43,099	\$36,901	\$163,451	0.226	1,960	\$18.83	40102
29.05	\$113,159	\$20,234	\$147,766	\$80,315	1.840	1,224	\$120.72	40102
65.07	\$224,521	\$51,312	\$88,688	\$149,705	0.592	1,752	\$50.62	40102
35.61	\$196,396	\$26,853	\$201,147	\$146,537	1.373	2,772	\$72.56	40102
30.92	\$128,746	\$25,991	\$158,009	\$88,812	1.779	1,014	\$155.83	40102
30.98	\$122,462	\$25,950	\$137,050	\$83,416	1.643	1,320	\$103.83	40102
33.67	\$111,709	\$20,234	\$109,866	\$79,062	1.390	1,255	\$87.54	40102
39.04	\$266,113	\$27,949	\$252,051	\$205,846	1.224	2,216	\$113.74	40102
33.72	\$181,499	\$27,891	\$211,109	\$132,764	1.590	2,286	\$92.35	40102
26.22	\$180,228	\$22,663	\$202,337	\$136,184	1.486	1,265	\$159.95	40102
33.46	\$124,573	\$24,532	\$128,468	\$86,466	1.486	942	\$136.38	40102
33.82	\$129,477	\$21,698	\$148,302	\$93,154	1.592	1,736	\$85.43	40102
33.59	\$171,639	\$38,148	\$170,852	\$115,377	1.481	1,545	\$110.58	40102
32.07	\$131,711	\$25,991	\$143,009	\$91,374	1.565	1,464	\$97.68	40102
33.28	\$131,364	\$26,595	\$148,305	\$90,552	1.638	1,464	\$101.30	40102
34.14	\$161,837	\$27,896	\$182,104	\$115,766	1.573	1,818	\$100.17	40102



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
9.4357	MULTI STORY	RES 1 FAMILY	\$34,350	No	//
0.4735	TWO STORY+	RESIDENTIAL	\$37,000	No	//
12.9014	MULTI STORY	RES 1 FAMILY	\$30,012	No	//
9.0946	MULTI STORY	RES 1 FAMILY	\$21,222	No	//
38.3963	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
23.9038	MULTI STORY	RES 1 FAMILY	\$26,709	No	//
12.7410	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
9.5183	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
2.9751	MULTI STORY	RES 1 FAMILY	\$27,238	No	//
9.7783	MULTI STORY	RES 1 FAMILY	\$31,346	No	//
13.6808	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
22.3300	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
36.6750	TWO STORY+	RES 1 FAMILY	\$47,019	No	//
0.6560	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
22.7691	MULTI STORY		\$25,991	No	//
65.5091	MULTI STORY	RES 1 FAMILY	\$30,532	No	//
21.8350	MULTI STORY	RES 1 FAMILY	\$31,832	No	//
80.0547	MULTI STORY	RES 1 FAMILY	\$31,832	No	//
30.1258	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
16.4225	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
6.9148	BI-LEVEL	RES 1 FAMILY	\$25,594	No	//
24.3170	MULTI STORY	RES 1 FAMILY	\$36,014	No	//
20.8341	MULTI STORY	RES 1 FAMILY	\$28,472	No	//
10.8196	MULTI STORY	RES 1 FAMILY	\$40,265	No	//
37.8600	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
5.2384	MULTI STORY	RES 1 FAMILY	\$25,944	No	//
36.7437	MULTI STORY	RES 1 FAMILY	\$24,392	No	//
11.2587	MULTI STORY	RES 1 FAMILY	\$24,624	No	//
39.9481	MULTI STORY	RES 1 FAMILY	\$36,294	No	//
48.8540	TWO STORY+	RES 1 FAMILY	\$51,371	No	//
1.2140	MULTI STORY	RES 1 FAMILY	\$23,387	No	//
4.3766	MULTI STORY	RES 1 FAMILY	\$27,147	No	//

35.6642	MULTI STORY	RES 1 FAMILY	\$28,076	No	//
27.1015	MULTI STORY	RES 1 FAMILY	\$28,076	No	//

**0.3919**

**Coefficient of Var=> 18.56333374**

66.7228	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
21.2712	MULTI STORY	RES 1 FAMILY	\$36,719	No	//
45.2395	MULTI STORY	RES 1 FAMILY	\$33,888	No	//
66.8178	MULTI STORY	RES 1 FAMILY	\$36,757	No	//
65.1213	MULTI STORY	RES 1 FAMILY	\$20,465	No	//
96.3206	MULTI STORY	RES 1 FAMILY	\$36,757	No	//
65.0852	MULTI STORY	RES 1 FAMILY	\$20,234	No	//
59.6550	MULTI STORY	RES 1 FAMILY	\$51,312	No	//
18.3705	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
59.0181	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
45.4008	MULTI STORY	RES 1 FAMILY	\$23,070	No	//
20.0647	TWO STORY+	RES 1 FAMILY	\$20,234	No	//
3.5495	MULTI STORY	RES 1 FAMILY	\$27,949	No	//
40.1139	MULTI STORY	RES 1 FAMILY	\$27,891	No	//
29.6793	TWO STORY+	RES 1 FAMILY	\$22,663	No	//
29.6798	MULTI STORY	RES 1 FAMILY	\$19,808	No	//
40.3044	MULTI STORY	RES 1 FAMILY	\$21,698	No	//
29.1849	MULTI STORY	RES 1 FAMILY	\$38,148	No	//
37.6123	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
44.8815	MULTI STORY	RES 1 FAMILY	\$25,991	No	//
38.4071	MULTI STORY	RES 1 FAMILY	\$27,896	No	//

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	51
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	45
	RESIDENTIAL LAND	401	61
300-160-010-001-00	RESIDENTIAL LAND	401	57
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	56

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RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	61

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RESIDENTIAL LAND	401	56
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	45
RESIDENTIAL LAND	401	61
RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	63
RESIDENTIAL LAND	401	51
RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	56
RESIDENTIAL LAND	401	46
RESIDENTIAL LAND	401	48
RESIDENTIAL LAND	401	48

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfront Ownership
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Waterfront Influences

Bottom Character

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
300-020-100-001-00	1500 S LANSING	06/01/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,000
300-020-100-002-10	1504 S LANSING	09/15/21	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$117,500
300-020-100-004-00	407 W TOWNSEND	05/02/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$68,000
300-020-100-060-50	1510 S LANSING	06/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$87,400
300-021-200-020-11	1523 S LANSING	11/18/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,200
300-115-000-004-00	1129 ASTWOOD MEWS	08/25/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$125,800
300-115-000-018-00	1222 ASTWOOD MEWS	09/20/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$148,900
300-115-000-021-00	1166 ASTWOOD MEWS	07/06/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$122,900
300-130-003-020-00	1106 WIGHT	04/27/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,000
300-160-021-004-00	804 W PARK	10/26/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,500
300-190-000-004-00	305 LINDY	09/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,300
300-205-000-051-00	1224 LAVALLE	12/15/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,200
300-210-001-001-01	213 W STURGIS	07/23/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,600
300-390-000-004-00	105 REX	06/13/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$156,800
300-390-000-010-00	1202 S SWEGLES	06/27/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,900
300-406-000-003-00	200 E STURGIS	06/01/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,700
300-407-000-009-00	1011 S OAKLAND	07/20/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$112,500
300-408-000-001-00	508 E STURGIS	07/30/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$76,800
300-160-018-005-60	902 W CASS	07/18/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$117,100
300-210-001-016-00	802 CHURCH	06/21/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,900
300-210-003-007-50	1105 S LANSING	03/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,900
300-210-001-002-00	803 S LANSING	03/23/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$99,300
300-205-000-049-00	1228 LAVALLE	04/22/22	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$145,100
300-360-000-044-00	700 GREENGATE	07/22/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$136,700
300-017-400-049-00	407 SICKLES	02/24/23	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$53,300
300-408-000-008-00	503 E OAK	05/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,300
300-430-000-015-00	903 HAMPSHIRE	03/06/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$63,900
300-431-000-029-00	505 E OAK	06/15/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$102,200
		<b>Totals:</b>	<b>\$6,757,400</b>			<b>\$6,757,400</b>	<b>\$2,769,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

**SOUTHWEST OUTLYING 1 ST ECF 1.144 CALCULATED AND APPLIED**

300-205-000-003-00 1208 LINCOLNSHIRE 08/05/22 \$324,400 WD 03-ARM'S LENGTH \$324,400 \$109,300

300-130-003-015-00 105 E OAK 08/20/21 \$215,000 WD 03-ARM'S LENGTH \$215,000 \$74,800

300-408-000-005-00 500 E STURGIS 02/28/23 \$310,000 WD 03-ARM'S LENGTH \$310,000 \$111,400

300-408-000-002-00 506 E STURGIS 05/10/22 \$270,000 WD 03-ARM'S LENGTH \$270,000 \$100,200

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
36.43	\$124,868	\$43,216	\$96,784	\$75,744	1.278	936	\$103.40	40120
45.72	\$287,130	\$37,750	\$219,250	\$231,336	0.948	1,272	\$172.37	40120
37.36	\$150,286	\$35,230	\$146,770	\$106,731	1.375	967	\$151.78	40120
37.19	\$213,342	\$30,351	\$204,649	\$169,750	1.206	1,176	\$174.02	40120
45.55	\$230,644	\$46,494	\$173,506	\$170,826	1.016	1,176	\$147.54	40120
47.65	\$289,148	\$31,807	\$232,193	\$238,721	0.973	1,660	\$139.88	40120
45.12	\$340,403	\$39,007	\$290,993	\$279,588	1.041	1,815	\$160.33	40120
41.66	\$282,541	\$35,766	\$259,234	\$228,919	1.132	1,472	\$176.11	40120
39.43	\$157,494	\$32,417	\$142,583	\$116,027	1.229	1,196	\$119.22	40120
46.83	\$336,921	\$48,613	\$266,387	\$267,447	0.996	2,660	\$100.15	40120
43.94	\$170,593	\$29,928	\$130,072	\$130,487	0.997	1,212	\$107.32	40120
42.14	\$280,710	\$36,082	\$253,918	\$226,928	1.119	1,506	\$168.60	40120
46.40	\$169,236	\$31,959	\$118,041	\$127,344	0.927	1,094	\$107.90	40120
41.81	\$359,486	\$46,038	\$328,962	\$290,768	1.131	2,247	\$146.40	40120
37.96	\$216,169	\$45,731	\$204,269	\$158,106	1.292	1,520	\$134.39	40120
46.86	\$197,984	\$29,811	\$155,189	\$156,005	0.995	1,270	\$122.20	40120
47.47	\$274,301	\$57,180	\$179,820	\$201,411	0.893	1,884	\$95.45	40120
40.00	\$186,074	\$38,666	\$153,334	\$136,742	1.121	1,417	\$108.21	40120
50.94	\$267,326	\$47,139	\$182,761	\$204,255	0.895	1,843	\$99.16	40120
34.82	\$154,775	\$49,142	\$145,858	\$97,990	1.489	966	\$150.99	40120
34.13	\$129,075	\$32,568	\$122,432	\$89,524	1.368	1,007	\$121.58	40120
36.11	\$226,888	\$37,611	\$237,389	\$175,582	1.352	1,640	\$144.75	40120
29.14	\$333,220	\$60,018	\$437,982	\$253,434	1.728	1,828	\$239.60	40120
35.05	\$313,004	\$38,980	\$351,020	\$254,197	1.381	2,190	\$160.28	40120
48.90	\$121,823	\$33,476	\$75,524	\$81,955	0.922	1,160	\$65.11	40120
45.91	\$236,973	\$29,917	\$195,083	\$192,074	1.016	1,492	\$130.75	40120
39.32	\$145,828	\$25,826	\$136,674	\$111,319	1.228	968	\$141.19	40120
38.42	\$233,337	\$33,469	\$232,531	\$185,406	1.254	1,592	\$146.06	40120
	<b>\$6,429,579</b>		<b>\$5,673,208</b>	<b>\$4,958,615</b>			<b>\$136.95</b>	
<b>40.99</b>				<b>E.C.F. =&gt;</b>	<b>1.144</b>		<b>Std. Deviation=&gt;</b>	<b>0.204641178</b>
<b>5.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.154</b>		<b>Ave. Variance=&gt;</b>	<b>16.6868</b>

33.69	\$250,558	\$29,316	\$295,084	\$205,234	1.438	1,644	\$179.49	40120
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34.79	\$185,102	\$33,605	\$181,395	\$140,535	1.291	1,408	\$128.83	40120
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35.94	\$260,782	\$40,273	\$269,727	\$204,554	1.319	1,860	\$145.01	40120
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37.11	\$228,829	\$38,980	\$231,020	\$176,112	1.312	1,821	\$126.86	40120
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Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
12.4250	single story	RES 1 FAMILY	\$43,216	No	/ /
20.5772	single story	RES 1 FAMILY	\$36,180	No	/ /
22.1612	single story	RES 1 FAMILY	\$35,230	No	/ /
5.2059	single story	RES 1 FAMILY	\$30,351	No	/ /
13.7837	SINGLE STORY	RES 1 FAMILY	\$46,494	No	/ /
18.0873	single story	RES 1 FAMILY	\$31,807	No	/ /
11.2736	single story	RES 1 FAMILY	\$31,489	No	/ /
2.1103	single story	RES 1 FAMILY	\$31,534	No	/ /
7.5351	single story	RES 1 FAMILY	\$32,069	No	/ /
15.7492	single story	RES 1 FAMILY	\$47,177	No	/ /
15.6708	single story	RES 1 FAMILY	\$27,987	No	/ /
3.4590	single story	RES 1 FAMILY	\$36,082	No	/ /
22.6583	single story	RES 1 FAMILY	\$31,959	No	/ /
2.2173	single story	RES 1 FAMILY	\$43,479	No	/ /
13.8449	single story	RES 1 FAMILY	\$37,419	No	/ /
15.8756	single story	RES 1 FAMILY	\$28,900	No	/ /
26.0726	single story	RES 1 FAMILY	\$57,180	No	/ /
3.2191	single story	RES 1 FAMILY	\$33,592	No	/ /
25.8760	single story	RES 1 FAMILY	\$47,139	No	/ /
33.4974	single story	RES 1 FAMILY	\$46,069	No	/ /
21.4059	single story	RES 1 FAMILY	\$32,568	No	/ /
19.8487	single story	RES 1 FAMILY	\$29,182	No	/ /
57.4661	single story	RES 1 FAMILY	\$36,333	No	/ /
22.7371	single story	RES 1 FAMILY	\$38,980	No	/ /
23.1993	single story	RES 1 FAMILY	\$33,476	No	/ /
13.7863	single story	RES 1 FAMILY	\$27,563	No	/ /
7.4240	single story	RES 1 FAMILY	\$25,826	No	/ /
10.0642	single story	RES 1 FAMILY	\$33,469	No	/ /

**0.9417**

**Coefficient of Var=>**

**14.46590242**

28.4267	single story	RES 1 FAMILY	\$29,316	No	//
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13.7216	single story	RES 1 FAMILY	\$31,967	No	//
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16.5084	single story	RES 1 FAMILY	\$34,871	No	//
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15.8249	single story	RES 1 FAMILY	\$34,871	No	//
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Other Parcels in Sale	Land Table	Property Class	Building Depr.
	RESIDENTIAL LAND	401	46
	RESIDENTIAL LAND	401	84
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	77
	RESIDENTIAL LAND	401	90
	RESIDENTIAL LAND	401	78
	RESIDENTIAL LAND	401	80
	RESIDENTIAL LAND	401	81
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	77
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	68
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	56
	RESIDENTIAL LAND	401	54
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	77
	RESIDENTIAL LAND	401	67
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	73
	RESIDENTIAL LAND	401	61
	RESIDENTIAL LAND	401	61

RESIDENTIAL LAND	401	72
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RESIDENTIAL LAND	401	61
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RESIDENTIAL LAND	401	61
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RESIDENTIAL LAND	401	61
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Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfront Ownership
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Waterfront Influences

Bottom Character

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