

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
050-003-200-000-00	744 E MID-GLADWIN CO LN RD	05/28/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$106,500	33.49	\$220,857	\$52,984	\$265,016	\$148,560	1.784	1,116	\$237.47	4400	19.7580	C		\$50,374	No	/ /		M&BS ON WATER	401	64
050-003-200-090-00	725 E EDENVILLE LAKE DR	05/24/21	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$382,300	58.82	\$792,961	\$390,471	\$499,529	\$474,050	0.969	4,094	\$112.24	4400	101,2109	BC		\$187,861	No	/ /		BIRCHES	401	60
050-003-200-100-00	571 E EDENVILLE LAKE DR	08/31/20	\$159,000	WD	33-TO BE DETERMINED	\$159,000	\$107,200	67.42	\$212,751	\$97,313	\$61,687	\$98,665	0.625	1,234	\$59.40	4400	135.6260	CD		\$94,673	No	/ /		BIRCHES	401	76
050-004-300-704-00	57 E SAKNO RD	11/02/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$201,400	41.96	\$388,460	\$43,173	\$436,827	\$461,412	0.947	2,840	\$153.81	4400	103.4758	C		\$29,617	No	/ /		RES FARM	401	88
050-009-400-034-00	293 E CURTIS RD	04/15/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,200	35.69	\$46,355	\$16,900	\$48,100	\$42,079	1.143	1,152	\$41.75	4400	83.8377	C		\$14,380	No	/ /		RES FARM	401	47
050-009-400-065-00	413 E CURTIS RD	07/23/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$39,700	37.81	\$78,507	\$17,133	\$87,867	\$79,706	1.102	1,096	\$80.17	4400	87.9095	CD		\$14,493	No	/ /		RES FARM	401	66
050-011-100-015-00	1410 E SAKNO RD	05/27/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$74,000	33.04	\$152,903	\$37,965	\$186,035	\$127,709	1.457	1,707	\$108.98	4400	52.4765	C		\$32,350	No	/ /		RES FARM	401	55
050-011-100-101-00	6810 N MIDDLE RD	09/01/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$117,400	52.18	\$235,350	\$221,350	\$3,650	\$14,000	0.261	480	\$7.60	00002	172.0763	D		\$221,350	No	/ /		RES FARM	401	27
050-011-200-110-00	6840 N MIDDLE RD	07/02/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,400	38.86	\$107,300	\$38,591	\$101,409	\$88,232	1.136	1,440	\$70.42	4400	84.5018	C		\$22,159	No	/ /		RES FARM	401	57
050-011-300-060-00	1093 E CURTIS RD	12/15/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,100	26.85	\$129,423	\$44,588	\$190,412	\$104,735	1.818	2,208	\$86.24	4400	66.3433	C		\$32,640	No	/ /		RES FARM	401	44
050-012-300-180-00	1749 E CURTIS RD	04/06/20	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$45,000	35.57	\$87,859	\$19,693	\$106,807	\$97,380	1.097	1,456	\$73.36	4400	88.4671	C		\$17,473	No	/ /		RES FARM	401	68
050-014-200-010-00	1011 E ADAMS RD	07/16/20	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$26,900	38.48	\$52,621	\$12,936	\$56,964	\$51,539	1.105	1,282	\$44.43	4400	87.6216	D		\$10,296	No	/ /		RES FARM	401	45
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$55,700	22.29	\$114,586	\$63,668	\$186,232	\$56,576	3.292	932	\$199.82	00001	131.0263	CD		\$50,000	No	/ /		RES FARM	401	45
050-016-400-145-00	363 E SHEARER RD	12/30/20	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$41,900	28.92	\$87,837	\$16,628	\$128,272	\$87,912	1.459	1,723	\$74.45	4400	52.2387	C		\$13,968	No	/ /		RES FARM	401	41
050-022-300-010-00	5747 N HOPE RD	06/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$52,000	26.00	\$108,864	\$29,414	\$170,586	\$88,278	1.932	1,664	\$102.52	00001	4.9099	C		\$20,226	No	/ /		RES FARM	401	45
050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$72,600	31.03	\$150,557	\$25,866	\$208,134	\$138,546	1.502	1,650	\$126.14	00001	47.9198	C		\$32,256	No	/ /		RES FARM	401	58
050-024-100-101-00	1809 E BAKER RD	11/10/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$142,400	36.33	\$287,171	\$282,365	\$109,635	\$5,340	20.531	240	\$456.81	00001	1854.9422	D	050-024-400-205-00	\$195,500	No	/ /		RES FARM	401	18
050-024-400-210-00	1773 E BAKER RD	07/31/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,500	42.74	\$259,057	\$48,658	\$261,342	\$273,245	0.956	1,484	\$176.11	4400	102.5040	BC		\$19,380	No	/ /		RES FARM	401	82
050-025-100-000-00	1912 E BAKER RD	09/10/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$49,400	20.58	\$100,728	\$34,220	\$205,780	\$95,011	2.166	1,456	\$141.33	00001	18.4368	C		\$32,090	No	/ /		RES FARM	401	63
050-025-300-036-00	5202 N STARK RD	05/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$38,000	24.52	\$77,582	\$38,834	\$126,166	\$69,640	1.812	1,948	\$68.27	4400	16.9788	C		\$16,086	No	/ /		RES FARM	401	59
050-025-400-190-00	1901 E SHAFFER RD	11/23/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,500	32.92	\$79,502	\$30,903	\$89,097	\$69,427	1.283	1,248	\$71.39	4400	69.8160	BC		\$18,421	No	/ /		RES FARM	401	42
050-026-400-050-00	1278 E HULL RD	01/29/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$65,700	25.47	\$130,852	\$90,190	\$167,810	\$58,089	2.889	1,632	\$102.82	4400	90.7387	C		\$88,000	No	/ /		RES FARM	401	53
050-027-300-250-00	5193 N HOPE RD	11/11/20	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$67,900	26.94	\$134,208	\$48,248	\$211,752	\$122,026	1.735	1,277	\$165.82	4400	24.6174	C		\$24,043	No	/ /		RES FARM	401	81
050-027-400-051-00	848 E HULL RD	06/12/20	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$46,400	44.40	\$91,610	\$22,126	\$82,374	\$90,239	0.913	1,950	\$86.71	4400	106.8634	C		\$10,346	No	/ /		RES FARM	401	74
050-028-300-018-00	215 E SHAFFER RD	03/31/21	\$195,000	WD	33-TO BE DETERMINED	\$195,000	\$42,000	21.54	\$88,506	\$38,290	\$155,710	\$56,361	2.780	1,320	\$118.72	4400	79.8993	C		\$24,729	No	/ /		RES FARM	401	45
050-034-200-015-00	738 E SHAFFER RD	12/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$72,600	35.41	\$162,631	\$40,152	\$164,848	\$126,007	1.308	1,776	\$92.82	00001	67.3234	CD	050-028-300-022-00	\$24,209	No	/ /		RES FARM	401	70
050-035-100-150-00	4905 N STARK RD	06/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$41,500	19.76	\$84,009	\$45,011	\$164,989	\$55,711	2.961	2,560	\$64.45	00001	98.0016	C		\$30,301	No	/ /		RES FARM	401	49
050-035-400-060-00	1335 E CASSADAY DR	07/15/20	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$73,900	38.09	\$146,044	\$40,065	\$153,935	\$137,635	1.118	1,950	\$78.94	4400	86.3048	C		\$36,542	No	/ /		RES FARM	401	62
050-035-400-550-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000	\$88,000	51.16	\$183,074	\$34,857	\$137,143	\$164,686	0.833	1,633	\$83.98	00001	114.8720	CD	050-035-400-551-00	\$34,857	No	/ /		RES FARM	401	85
050-035-400-890-00	4695 N STARK RD	04/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,100	30.04	\$146,558	\$10,974	\$239,426	\$153,316	1.562	1,456	\$164.44	4400	41.9822	CD		\$6,324	No	/ /		RES FARM	401	86
050-036-100-052-00	4892 N HICKS RD	06/30/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$48,800	54.22	\$96,573	\$19,680	\$70,320	\$99,861	0.704	1,047	\$67.16	4400	127.7298	C		\$17,000	No	/ /		RES FARM	401	76
050-036-200-150-00	4886 N STARK RD	08/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$30,400	23.38	\$60,784	\$13,987	\$116,013	\$60,775	1.909	1,352	\$85.81	4400	7.2594	C		\$11,347	No	/ /		RES FARM	401	45
050-036-200-150-00	4888 N STARK RD	03/08/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$34,900	23.42	\$86,056	\$16,333	\$132,667	\$71,731	1.849	1,352	\$98.13	00001	13.1982	C		\$13,753	No	/ /		RES FARM	401	45
050-036-200-190-00	4798 N STARK RD	07/08/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$90,898	\$29,102	\$90,898	\$68,756	1.322	960	\$84.69	00001	65.9431	C		\$25,000	No	/ /		RES FARM	401	55
050-051-500-230-00	75 E LAKESHORE DR	09/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$115,900	30.91	\$238,365	\$84,648	\$290,352	\$102,478	2.833	2,124	\$136.70	00006	85.1834	C		\$82,038	No	/ /		LAGOON BEACH	401	46
050-051-500-510-00	129 E LAKESHORE DR	01/15/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,700	67.70	\$111,444	\$27,927	\$72,073	\$55,678	1.294	1,050	\$68.64	4400	68.7016	C		\$24,235	No	/ /		LAGOON BEACH	401	41
050-052-500-520-00	131 E LAKESHORE DR	09/13/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$50,800	52.10	\$104,704	\$50,558	\$46,942	\$36,097	1.300	720	\$65.20	00006	68.1048	CD		\$47,948	No	/ /		LAGOON BEACH	401	36
050-053-500-750-00	179 E LAKESHORE DR	10/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$50,800	41.98	\$104,674	\$51,311	\$69,689	\$35,575	1.959	624	\$111.68	00006	2.2563	CD		\$48,701	No	/ /		LAGOON BEACH	401	36
050-053-500-850-00	219 E LAKESHORE DR	10/05/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$105,700	61.28	\$209,029	\$78,937	\$93,563	\$90,342	1.036	1,296	\$72.19	4400	94.5820	C		\$76,297	No	/ /		LAGOON BEACH	401	57
050-053-600-051-00	183 E LAKESHORE DR	07/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,500	38.25	\$157,821	\$44,688	\$155,312	\$75,422	2.059	1,504	\$103.27	00006	7.7763	C		\$38,218	No	/				

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050-003-200-090-00	725 E EDENVILLE LAKE DR	05/24/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$382,300	58.82	\$756,961	\$190,471	\$459,529	\$474,050	0.969	4,094	\$112.24	4400	1.195	43.8234	BC		\$187,861	No	//		BIRCHES	401	60	
050-009-200-200-00	571 E EDENVILLE LAKE DR	09/13/20	\$199,000	WD	03-TO BE DETERMINED	\$199,000	\$107,200	67.42	\$212,751	\$99,313	\$61,687	\$61,687	0.625	1,224	\$50.40	4400	1.195	76.2285	CD		\$96,679	No	//		BIRCHES	401	76	
050-051-500-210-00	75 E LAKESHORE DR	09/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$115,900	30.91	\$738,365	\$84,648	\$290,352	\$102,478	2.833	2,124	\$136.70	00006	1.500	142.5709	C		\$82,038	No	//		LAGOON BEACH	401	46	
050-052-500-510-00	129 E LAKESHORE DR	01/15/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,700	67.70	\$111,444	\$27,927	\$72,073	\$55,678	1.294	1,050	\$68.64	4400	1.500	11.3141	C		\$24,235	No	//		LAGOON BEACH	401	41	
050-052-500-520-00	131 E LAKESHORE DR	09/13/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$50,800	52.10	\$104,704	\$50,558	\$46,942	\$36,097	1.300	720	\$65.20	00006	1.500	10.7174	CD		\$47,948	No	//		LAGOON BEACH	401	36	
050-053-500-750-00	179 E LAKESHORE DR	10/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$50,800	41.98	\$104,674	\$51,311	\$69,689	\$35,575	1.959	624	\$111.68	00006	1.500	55.1312	CD		\$48,701	No	//		LAGOON BEACH	401	36	
050-053-500-850-00	219 E LAKESHORE DR	10/09/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$105,700	61.28	\$209,029	\$78,937	\$93,563	\$90,342	1.036	1,296	\$72.19	4400	1.500	37.1945	C		\$76,297	No	//		LAGOON BEACH	401	57	
050-053-600-051-00	183 E LAKESHORE DR	07/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,500	38.25	\$157,821	\$44,688	\$155,312	\$75,422	2.059	1,504	\$103.27	00006	1.500	65.1618	C		\$38,218	No	//		LAGOON BEACH	401	36	
050-003-200-000-00	744 E MID-GLADWIN CO LN RD	05/28/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$106,500	33.49	\$220,857	\$52,984	\$265,016	\$148,560	1.784	1,116	\$237.47	4400	1.130	37.6295	C		\$50,374	No	//		M&B'S ON WATER	401	64	
050-065-500-331-00	7418 N OSWEGATHIE LN	08/27/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$77,600	60.16	\$158,376	\$55,251	\$73,749	\$91,261	0.808	1,768	\$41.71	00007	1.130	59.9492	D		\$52,641	No	//		SHENNECOSSET	401	43	
050-071-500-040-00	471 E RICHMOND DR	09/15/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,900	56.36	\$277,193	\$128,685	\$121,315	\$130,042	0.933	1,080	\$112.33	4400	1.148	47.4711	C		\$118,642	No	//		THOMAS SHORES	401	73	
050-071-500-076-00	457 E RICHMOND DR	12/29/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$54,100	41.65	\$108,450	\$60,344	\$60,556	\$34,243	1.768	884	\$68.50	4400	1.148	36.0795	C		\$66,704	No	//		THOMAS SHORES	401	39	
050-071-500-100-00	445 E RICHMOND DR	11/20/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$134,900	53.96	\$265,955	\$105,016	\$144,984	\$140,927	1.029	1,308	\$110.84	4400	1.148	37.8816	C		\$102,376	No	//		THOMAS SHORES	401	66	
050-071-500-150-00	395 E RICHMOND DR	08/18/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,700	37.68	\$135,746	\$95,821	\$81,179	\$34,778	2.334	925	\$87.76	00009	1.148	92.6612	CD		\$93,211	No	//		THOMAS SHORES	401	36	
050-071-500-180-00	351 E GRACE CT	05/28/21	\$348,500	WD	03-ARM'S LENGTH	\$348,500	\$116,000	33.29	\$239,300	\$72,214	\$276,286	\$145,545	1.898	2,310	\$119.60	4400	1.148	49.0680	C		\$69,604	No	//		THOMAS SHORES	401	53	
050-071-500-200-00	345 E GRACE CT	03/16/21	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$84,100	67.01	\$134,137	\$79,000	\$46,500	\$48,029	0.968	902	\$51.55	4400	1.148	43.9432	C		\$76,390	No	//		THOMAS SHORES	401	40	
050-071-500-210-00	341 E GRACE CT	05/27/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,100	33.39	\$121,949	\$85,157	\$94,843	\$32,049	2.959	728	\$130.28	4400	1.148	155.1730	CD		\$70,168	No	//		THOMAS SHORES	401	42	
050-071-500-380-00	332 E GRACE CT	06/30/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$47,800	34.39	\$98,394	\$31,163	\$107,837	\$58,564	1.841	960	\$112.33	00009	1.148	43.3764	C		\$28,553	No	//		THOMAS SHORES	401	48	
050-071-500-550-00	285 E RICHMOND DR	02/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$43,900	27.44	\$90,755	\$39,902	\$120,098	\$44,297	2.711	832	\$144.35	00009	1.148	130.3595	D		\$37,292	No	//		THOMAS SHORES	401	36	
Totals:						\$4,081,900	\$1,889,500		\$3,746,861		\$2,641,510	\$1,876,603			\$101.95		1.262											

Sale. Ratio => 46.29 E.C.F. => 1.408 Std. Deviation=> 0.719269236
Std. Dev. => 13.94 Ave. E.C.F. => 1.637 Ave. Variance=> 61.9866 Coefficient of Var=> 37.85596545

Average ECF Used in database: 1.262 70.27% Adjust by: 20.00%

		Current ECF	Updated ECF
Sales	BIRCHES	1.195	1.266
	BIRCHWOOD SHORE	0.965	1.022
	HARBOR LOVE	1.050	1.112
Sales	LAGOON BEACH	1.500	1.589
Sales	SHENNECOSSET	1.130	1.197
Sales	THOMAS SHORES	1.148	1.216
	WARREN PARK	1.028	1.089

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050-065-500-435-00	7447 N NARRAGANETT DR	07/23/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,300	46.64	\$121,242	\$19,608	\$105,392	\$119,569	0.881	1,056	\$99.80	00008	0.850	46.4190	C		\$16,998	No	/ /		SHENNECOSSET OFF WATER	401	75		
050-065-500-730-00	909 E PEQUOT LN	06/16/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$47,900	26.39	\$98,770	\$25,505	\$155,995	\$86,194	1.810	2,096	\$78.43	00008	0.850	46.4190	D		\$19,443	No	/ /		SHENNECOSSET OFF WATER	401	48		
Totals:						\$306,500	\$106,200		\$220,012		\$261,387	\$205,764			\$87.11		0.850		7.5293										
						Sale. Ratio =>		34.65				E.C.F. =>	1.270			Std. Deviation=>	0.656464403												
						Std. Dev. =>		14.32				Ave. E.C.F. =>	1.346			Ave. Variance=>	46.4190												

Average ECF Used in database: **0.850** 41.69% Adjust by: **20.00%**

Sales	Current ECF	Updated ECF
SHENNECOSSET OFF W.	0.850	0.948
THOMAS SHORES OFF	0.835	0.932

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
050-011-100-015-00	1410 E SAIKO RD	05/27/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$74,000	33.04	\$205,748	\$39,000	\$185,000	\$180,268	1.026	1,138	\$162.57	4400	9.2699	TR-LEVEL		\$39,000	No	/ /		4400 N/CENTRAL	401	64							
050-011-300-660-00	1083 E CURTIS RD	12/15/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,100	26.85	\$210,308	\$32,000	\$203,000	\$192,852	1.053	2,208	\$91.94	4400	11.9071	1 STY		\$32,000	No	/ /		4400 N/CENTRAL	401	60							
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$55,700	22.29	\$237,652	\$64,000	\$185,900	\$187,732	0.990	1,194	\$155.70	4400	5.6692	1-3/4 STY		\$64,000	No	/ /		4400 N/CENTRAL	401	70							
050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$72,600	31.03	\$217,620	\$20,213	\$213,787	\$213,413	1.002	1,590	\$134.46	4400	6.8202	1-1/4 STY		\$16,000	No	/ /		4400 N/CENTRAL	401	65							
050-024-400-210-00	1773 E BAKER RD	07/31/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,500	42.74	\$371,425	\$20,500	\$289,500	\$379,378	0.763	1,480	\$195.61	4400	17.0460	1+STY		\$20,500	No	/ /		4400 N/CENTRAL	401	84							
050-026-400-050-00	1278 E HULL RD	01/29/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$65,700	25.47	\$257,734	\$84,000	\$174,000	\$187,821	0.926	1,632	\$106.62	4400	0.7134	MANUFACTURED		\$84,000	No	/ /		4400 N/CENTRAL	401	73							
050-035-400-560-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000	\$88,000	51.16	\$231,679	\$36,400	\$135,600	\$198,031	0.685	1,634	\$82.99	4400	24.8810	1 STY		\$36,400	No	/ /	050-035-400-551-00	4400 N/CENTRAL	401	84							
Totals:						\$1,682,900	\$551,600		\$1,732,246		\$1,386,787	\$1,539,495			\$930		1.9924																
								Sale. Ratio =>	32.78									E.C.F. =>	0.901									Std. Deviation=>	0.141716				
								Std. Dev. =>	10.31									Ave. E.C.F. =>	0.921									Ave. Variance=>	10.9010			Coefficient of Var=>	11.83948553

Use: 0.921

2300: Sanford Village & Coleman: Use 0.671

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$32,568	\$93,432	\$110,454	0.846	2,112	\$44.24	2100	14.1698	STORES	STORES	\$32,568	No	/ /		2100 OCMR	201	0	
081-024-300-230-00	319 W SAGINAW RD	08/27/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$50,936	\$5,400	\$34,600	\$57,632	0.600	1,200	\$28.83	2300	10.3823	OFFICE BUILDINGS	OFFICE BUILDINGS	\$5,400	No	/ /	081-680-015-005-00	2301 - SANFORD COMM	201	0	
081-025-100-070-00	55 W SAGINAW RD	03/29/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.54	\$53,358	\$9,000	\$46,000	\$57,758	0.796	2,810	\$16.37	2300	9.2240	STORES	STORES	\$9,000	No	/ /		2301 - SANFORD COMM	201	0	
170-003-000-610-00	716 BROWN ST	09/21/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$26,800	63.06	\$42,019	\$4,959	\$37,541	\$48,255	0.778	1,800	\$20.86	2300	7.3779	GAR SERVICE	GAR SERVICE	\$4,959	No	/ /		2300 COLEMAN	201	0	
170-003-000-615-00	885 E RAILWAY ST	06/30/20	\$227,200	WD	03-ARM'S LENGTH	\$227,200	\$128,200	56.43	\$246,630	\$13,520	\$213,680	\$303,529	0.704	3,479	\$61.42	2300	0.0203	MED OFC	MED OFC	\$13,520	No	/ /		2300 COLEMAN	201	0	
170-003-000-910-00	307 E RAILWAY ST	08/17/20	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$8,400	46.67	\$25,941	\$2,610	\$15,390	\$30,379	0.507	672	\$22.90	2300	19.7587	BARBER/BEAUTY	BARBER/BEAUTY	\$2,610	No	/ /		2300 COLEMAN	201	0	
170-006-100-140-00	4980 N DICKENSON RD	10/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,000	39.43	\$234,316	\$20,280	\$329,720	\$339,740	0.971	14,400	\$22.90	2300	26.6319	IND ENG	IND ENG	\$20,280	No	/ /		2100 OCMR	201	0	
170-006-200-025-00	207 E RAILWAY ST	12/04/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,700	44.91	\$81,855	\$2,160	\$52,840	\$103,770	0.509	2,712	\$19.48	2300	19.4984	STORES	STORES	\$2,160	No	/ /		2300 COLEMAN	201	0	
170-006-200-080-00	219 E RAILWAY ST	07/06/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$31,500	69.00	\$50,660	\$2,700	\$47,300	\$75,469	0.627	2,115	\$22.36	2300	7.7439	BAR	BAR	\$2,700	Yes	/ /		2300 COLEMAN	201	0	
Totals:						\$963,700	\$442,700		\$932,552		\$870,503	\$1,126,984			\$28.82		6.8229										
						Sale. Ratio =>	45.94		E.C.F. =>	0.772	Std. Deviation=>		0.157635														
						Std. Dev. =>	11.79		Ave. E.C.F. =>	0.704	Ave. Variance=>		12.7564	Coefficient of Var=>		18.11496181											

Average ECF Used in database: **0.671** 95.05% Adjust by: **100.00%**

	Current ECF	Updated ECF
Commerical	0.671	0.704

Support grid with additional sales just outside the 2-year study period.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
110-036-200-328-00	1928 N STARK RD	11/04/19	\$400,000	WD	WARRANTY DEED	\$400,000	\$303,400	75.85	\$487,016	\$67,500	\$332,500	\$566,914	0.587	21,234	\$15.66	3100	26.2018	IND LIGHT		3200 STATE HWY	301 0		
120-029-100-955-00	2941 VENTURE DR	11/19/20	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$140,800	64.00	\$304,041	\$15,600	\$204,400	\$314,549	0.650	15,300	\$13.36	2100	19.8707	MISC COMM	\$15,600	No	//	2100 OCMR	201
14-23-60-424	1850 BAY CITY RD	10/07/20	\$440,000	CD	03-ARM'S LENGTH	\$440,000	\$242,100	55.02	\$510,650	\$61,146	\$378,854	\$449,504	0.843	20,296	\$18.67	20004	84.2827		\$61,146	No	//	20004 COMM SE MID AREA	201 0
14-23-70-070	1814 AUSTIN ST	06/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$151,100	62.96	\$337,266	\$10,080	\$229,920	\$327,186	0.703	4,860	\$47.31	30004	70.2720		\$10,080	No	//	30004 LIGHT INDUSTRIAL	201 0
14-23-40-320	3240 SCHUETTE RD	03/16/20	\$850,000	WD	05-ARM'S LENGTH	\$850,000	\$383,500	45.12	\$762,952	\$163,252	\$686,748	\$689,310	0.996	30,000	\$22.89	30004	14.7473				30004 LIGHT INDUSTRIAL	3011	
170-006-100-140-00	4980 N DICKENSON RD	10/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,000	39.43	\$234,316	\$20,280	\$329,720	\$339,740	0.971	14,400	\$22.90	2300	12.1981	IND ENG			2100 OCMR	201	
Totals:			\$2,100,000			\$2,500,000	\$1,358,900		\$2,636,241		\$2,162,142	\$2,687,202			\$23		2.7768						
						Sale. Ratio =>	54.36					E.C.F. =>	0.805		Std. Deviation=>	0.155000							
						Std. Dev. =>	10.84					Ave. E.C.F. =>	0.832		Ave. Variance=>	40.2741		Coefficient of Var=>	48.38461523				

Average ECF Used in database: **0.800** 95.95% Adjust by: **100.00%**

Commercial — Current ECF 0.800 Updated ECF **0.832**