

M&Bs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in	Land Table	Property Class
050-003-200-000-00	744 E MID-GLADWIN CO LN RD	05/28/21	\$318,000	WD	03-ARMS LENGTH	\$318,000	\$106,500	33.49	\$220,857	\$52,984	\$265,016	\$148,560	1.784	1,116	\$237.47	4400	178.3897	C	\$50,374	M&Bs ON LAKE		401
050-011-100-015-00	1410 E SAIKO RD	05/27/21	\$224,000	WD	03-ARMS LENGTH	\$224,000	\$74,000	33.04	\$152,903	\$37,965	\$186,035	\$127,709	1.457	1,707	\$108.98	4400	145.6711	C	\$32,350	RES FARM		401
050-011-100-101-00	6810 N MIDDLE RD	09/01/21	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$117,400	52.18	\$235,350	\$221,350	\$3,650	\$14,000	0.261	480	\$7.60	00002	26.0714	D	\$221,350	RES FARM		401
050-011-200-060-00	6962 N MIDDLE RD	03/24/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$43,400	36.17	\$95,522	\$30,950	\$89,050	\$63,244	1.408	1,120	\$79.51	RRES	140.8041	C	\$22,423	RES FARM		401
050-011-400-305-00	1371 E CURTIS RD	04/29/22	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$40,600	20.30	\$86,249	\$39,381	\$160,619	\$66,954	2.399	1,344	\$119.51	RRES	239.8935	BC	\$27,659	RES FARM		401
050-012-300-180-00	1749 E CURTIS RD	12/19/22	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$46,600	27.74	\$97,781	\$23,249	\$144,751	\$106,474	1.359	1,456	\$99.42	RRES	135.9493	C	\$21,179	RES FARM		401
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARMS LENGTH	\$249,900	\$55,700	22.29	\$114,586	\$63,668	\$186,232	\$56,576	3.292	932	\$199.82	RRES	329.1740	CD	\$50,000	RES FARM		401
050-021-200-030-00	212 E SHEARER RD	03/24/23	\$122,000	WD	03-ARMS LENGTH	\$122,000	\$64,300	52.70	\$143,171	\$35,208	\$86,792	\$105,742	0.821	1,320	\$65.75	RRES	82.0787	C	\$32,628	RES FARM		401
050-021-400-015-00	271 E BAKER RD	05/09/22	\$192,000	WD	03-ARMS LENGTH	\$192,000	\$58,300	30.36	\$124,005	\$20,172	\$171,828	\$106,824	1.609	1,894	\$90.72	RRES	160.8514	C	\$17,592	RES FARM		401
050-022-300-010-00	5747 N HOPE RD	06/11/21	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$52,000	26.00	\$108,864	\$29,414	\$170,586	\$88,278	1.932	1,664	\$102.52	RRES	193.2378	C	\$20,226	RES FARM		401
050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARMS LENGTH	\$234,000	\$72,600	31.03	\$150,557	\$25,866	\$208,134	\$138,546	1.502	1,650	\$126.14	RRES	150.2278	C	\$23,256	RES FARM		401
050-024-300-085-00	5530 N STARK RD	08/12/22	\$176,000	WD	03-ARMS LENGTH	\$176,000	\$83,500	47.44	\$180,277	\$15,159	\$160,841	\$169,874	0.947	1,800	\$89.36	RRES	94.6823	CD	\$15,159	RES FARM		401
050-025-100-000-00	1912 E BAKER RD	09/10/21	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$49,400	20.58	\$100,728	\$34,220	\$205,780	\$95,011	2.166	1,456	\$141.33	RRES	216.5845	C	\$32,090	RES FARM		401
050-025-200-031-00	1696 E BAKER RD	06/06/22	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$63,200	28.09	\$132,078	\$68,179	\$156,821	\$65,740	2.385	1,020	\$153.75	RRES	238.5484	CD	\$56,016	RES FARM		401
050-025-300-036-00	5202 N STARK RD	05/26/21	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$38,000	24.52	\$77,582	\$28,834	\$126,166	\$69,640	1.812	1,848	\$68.27	4400	181.1689	C	\$16,086	RES FARM		401
050-026-400-110-00	1363 E SHAFFER RD	03/22/23	\$353,505	WD	03-ARMS LENGTH	\$353,505	\$152,200	43.05	\$347,636	\$50,739	\$302,766	\$290,790	1.041	2,780	\$108.91	RRES	104.1183	C	\$37,996	RES FARM		401
050-027-200-161-00	705 E HULL RD	07/21/22	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$29,000	32.22	\$62,632	\$12,193	\$77,807	\$51,892	1.499	1,044	\$74.53	RRES	149.9403	CD	\$9,613	RES FARM		401
050-027-300-080-00	5160 N FIVE MILE RD	08/08/22	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$107,300	42.08	\$229,884	\$38,794	\$216,206	\$196,995	1.100	1,944	\$111.22	RRES	109.9755	C	\$31,792	RES FARM		401
050-028-400-300-00	5051 N FIVE MILE RD	09/16/22	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$49,000	39.20	\$105,944	\$18,476	\$106,524	\$89,988	1.184	1,248	\$85.36	RRES	118.3762	C	\$15,896	RES FARM		401
050-033-200-095-00	4758 N MERIDIAN RD	11/01/22	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$108,200	45.08	\$247,092	\$55,425	\$184,575	\$187,725	0.983	1,980	\$93.22	RRES	98.3221	CD	\$55,425	RES FARM		401
050-034-200-015-00	738 E SHAFFER RD	12/17/21	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$72,600	35.41	\$162,631	\$40,152	\$164,848	\$126,007	1.308	1,776	\$92.82	RRES	130.8243	CD	\$24,209	RES FARM		401
050-035-100-025-00	1400 E SHAFFER RD	11/15/22	\$139,245	WD	03-ARMS LENGTH	\$139,245	\$35,600	25.57	\$73,781	\$31,200	\$108,045	\$60,830	1.776	1,456	\$74.21	RRES	177.6180	C	\$29,130	RES FARM		401
050-035-400-560-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARMS LENGTH	\$172,000	\$88,000	51.16	\$183,074	\$34,857	\$137,143	\$164,686	0.833	1,633	\$83.98	RRES	83.2757	CD	\$34,857	050-035-400	RES FARM	401
050-035-400-850-00	4695 N STARK RD	04/15/21	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$75,100	30.04	\$148,558	\$10,574	\$239,426	\$153,316	1.562	1,456	\$164.44	4400	156.1655	CD	\$8,324	RES FARM		401
050-036-200-150-00	4886 N STARK RD	03/08/22	\$149,000	WD	03-ARMS LENGTH	\$149,000	\$34,900	23.42	\$86,056	\$16,333	\$132,667	\$71,731	1.849	1,352	\$98.13	RRES	184.9495	C	\$13,753	RES FARM		401
050-036-200-190-00	4798 N STARK RD	07/08/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$44,200	36.83	\$90,982	\$29,102	\$90,898	\$68,756	1.322	960	\$94.69	RRES	132.2046	C	\$25,000	RES FARM		401

Totals: \$5,147,650 \$1,761,600 \$3,758,780 \$4,083,206 \$2,885,487 \$106.60 10.7648
 Sale. Ratio => 34.22 E.C.F. => 1.415 Std. Deviation=> 0.61305063
 Std. Dev. => 9.85 Ave. E.C.F. => 1.523 Ave. Variance=> 152.2732 Coefficient of Var=> 100

ECF Used in database: 1.021 61.40% Adjust by: 30.00%

	Current ECF	Updated ECF
RES	1.021	1.139

Subs - On Lake

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	Trans. Fee	Dev. by Mean (%)	Building Style	Land Value Parcels	Land Table	Property Class
050-003-200-090-00	725 E EDENVILLE LAKE DR	05/24/21	\$650,000	WD	03-ARMS LENGTH	\$650,000	\$392,300	58.82	\$756,961	\$190,471	\$459,529	\$474,050	0.969	4,094	\$112.24	4400	1.266	102.1890	BC	\$187,861	BIRCHES	401
050-045-000-040-00	969 E SHORELINE DR	09/27/22	\$316,000	WD	03-ARMS LENGTH	\$316,000	\$102,400	32.41	\$220,503	\$29,529	\$286,471	\$197,901	1.448	1,731	\$185.49	BCHWS	1.022	54.3707	C	\$29,529	BIRCHWOOD SHORES	401
050-045-000-260-00	867 E SHORELINE DR	06/09/22	\$272,000	WD	03-ARMS LENGTH	\$272,000	\$97,700	35.92	\$209,418	\$37,265	\$234,735	\$178,397	1.316	1,512	\$155.25	BCHWS	1.022	67.5455	C	\$37,265	BIRCHWOOD SHORES	401
050-051-600-230-00	75 E LAKESHORE DR	09/24/21	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$115,500	30.91	\$238,365	\$84,648	\$290,352	\$102,478	2.833	2,124	\$136.70	LG BCH	1.589	84.2053	C	\$82,038	LAGOON BEACH	401
050-052-600-520-00	131 E LAKESHORE DR	09/13/21	\$97,500	WD	03-ARMS LENGTH	\$97,500	\$50,800	52.10	\$104,704	\$50,558	\$46,942	\$36,097	1.900	720	\$95.20	LG BCH	1.589	69.0829	CD	\$47,948	LAGOON BEACH	401
050-053-600-750-00	179 E LAKESHORE DR	10/22/21	\$121,000	WD	03-ARMS LENGTH	\$121,000	\$50,800	41.98	\$104,674	\$51,311	\$69,689	\$35,575	1.959	624	\$111.68	LG BCH	1.589	3.2344	CD	\$48,701	LAGOON BEACH	401
050-053-600-051-00	183 E LAKESHORE DR	07/28/21	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$76,500	38.25	\$157,821	\$44,688	\$155,312	\$75,422	2.059	1,504	\$103.27	LG BCH	1.589	6.7983	C	\$38,218	LAGOON BEACH	401
050-065-600-331-00	7418 N OSWEGATHIE LN	08/27/21	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$77,600	60.16	\$158,376	\$55,251	\$73,749	\$91,261	0.808	1,768	\$41.71	SHEN	1.197	118.3147	D	\$52,641	SHENNECOSSET	401
050-071-600-150-00	395 E RICHMOND DR	08/18/21	\$177,000	WD	03-ARMS LENGTH	\$177,000	\$66,700	37.68	\$135,746	\$95,821	\$81,179	\$34,778	2.334	925	\$87.76	THMS	1.216	34.2956	CD	\$93,211	THOMAS SHORES	401
050-071-600-180-00	351 E GRACE CT	05/28/21	\$348,500	WD	03-ARMS LENGTH	\$348,500	\$116,000	33.29	\$239,300	\$72,214	\$276,296	\$145,545	1.898	2,310	\$119.60	4400	1.266	9.2976	C	\$69,604	THOMAS SHORES	401
050-071-600-210-00	341 E GRACE CT	05/27/21	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$60,100	33.39	\$121,949	\$85,157	\$94,843	\$32,049	2.959	728	\$130.28	4400	1.266	96.8075	CD	\$70,168	THOMAS SHORES	401
050-071-600-380-00	332 E GRACE CT	06/30/21	\$139,000	WD	03-ARMS LENGTH	\$139,000	\$47,800	34.39	\$98,394	\$31,163	\$107,837	\$58,564	1.841	960	\$112.33	THMS	1.216	14.9892	C	\$28,553	THOMAS SHORES	401
050-071-600-400-00	342 E GRACE CT	09/09/22	\$138,000	WD	03-ARMS LENGTH	\$138,000	\$56,600	41.01	\$120,769	\$23,635	\$114,385	\$84,612	1.352	1,116	\$102.48	THMS	1.216	63.9609	C	\$21,055	THOMAS SHORES	401
050-071-600-550-00	285 E RICHMOND DR	02/07/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$43,900	27.44	\$90,755	\$39,902	\$120,098	\$44,297	2.711	832	\$144.35	THMS	1.216	71.9940	D	\$37,292	THOMAS SHORES	401
050-071-600-570-00	259 E RICHMOND DR	12/22/21	\$226,000	WD	19-MULTI PARCEL ARMS LENGTH	\$226,000	\$53,400	23.63	\$109,159	\$67,022	\$158,978	\$36,705	4.331	668	\$237.99	THMS	1.216	234.0013	CD	\$64,412	050-07 THOMAS SHORES	401
050-081-600-040-00	858 E PAWTUCKET DR	06/02/22	\$233,000	WD	03-ARMS LENGTH	\$233,000	\$76,000	32.62	\$159,786	\$54,091	\$178,909	\$102,816	1.740	1,656	\$108.04	WARPK	1.089	25.1171	C	\$51,511	WARREN PARK	401

Totals:	\$3,762,000		\$3,762,000		\$1,474,500		\$3,026,680		\$2,749,274		\$1,730,546		\$120.90				1.285		40.2583			
					Sale. Ratio =>		39.19		E.C.F. =>		1.589		Std. Deviation=>		0.89218757				Coefficient of Var=>		33.15128451	
					Std. Dev. =>		10.44		Ave. E.C.F. =>		1.991		Ave. Variance=>		66.0127							

ECF Used in database: **1.285** **76.39%** Adjust by: **35.00%**

		Current ECF	Updated ECF
Sales	BIRCHES	1.286	1.371
Sales	BIRCHWOOD	1.022	1.107
	HARBOR COV	1.112	1.204
Sales	LAGOON BEA	1.589	1.600
Sales	SHENNECOS	1.197	1.296
Sales	THOMAS SHC	1.216	1.317
Sales	WARREN PAR	1.089	1.179

Note: 4400 = BRCHS

Subs - Off Lake

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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	SHN-O	0.949	37.1238	C	\$16,698	SHENNECOSSET OFF WATER	401						
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	\$74.43	SHN-O	0.949	55.7142	D	\$19,443	SHENNECOSSET OFF WATER	401						
050-065-500-750-00	921 E PEQUOT LN	09/16/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,700	38.56	\$131,976	\$22,085	\$137,915	\$129,284	1.067	1,600	\$86.20	SHN-O	0.949	18.5904	D	\$19,505	SHENNECOSSET OFF WATER	401						
Totals:			\$466,500			\$466,500	\$167,900		\$351,988		\$399,302	\$335,047			\$86.61		0.949	6.0889										
													Sale. Ratio =>		35.99		E.C.F. =>		1.192		Std. Deviation=>		0.49131759					
													Std. Dev. =>		10.19		Ave. E.C.F. =>		1.253		Ave. Variance=>		37.1428		Coefficient of Var=>		29.650979	

ECF Used in database: 0.949 74.42% Adjust by: 35.00%

Sales		Current ECF	Updated ECF
	SHENNECOSSET OFF WATER	0.949	1.034
	THOMAS SHORES OFF WATER	0.932	1.016

AG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Parcels	Land Table	Property Class			
080-008-300-301-00	3044 N ELEVEN MILE RD	10/20/21	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$73,000	47.10	\$120,169	\$36,925	\$118,075	\$92,906	1.271	1,976	\$59.75	4300	34.5831	MANUFACTURED	\$36,925		4300 W/NW & MILLS	401			
080-013-100-280-00	102 W BEAMISH RD	08/02/21	\$211,000	WD	19-MULTI PARCEL ARMS LENGTH	\$211,000	\$91,800	43.51	\$190,705	\$62,475	\$148,525	\$151,572	0.980	1,459	\$101.80	4300	5.4823	1 STY	\$60,789	080-013	4300 W/NW & MILLS	401			
080-013-100-337-00	170 W BEAMISH RD	10/08/21	\$207,000	WD	03-ARMS LENGTH	\$207,000	\$74,700	36.09	\$240,173	\$47,848	\$159,152	\$227,335	0.700	1,848	\$86.12	4300	22.4995	1-3/4 STY	\$47,848		4300 W/NW & MILLS	401			
080-014-100-641-00	2847 N WEST RIVER RD	09/30/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$59,800	36.24	\$160,969	\$55,260	\$109,740	\$117,979	0.930	1,404	\$78.16	4300	0.5093	MANUFACTURED	\$50,952		4300 W/NW & MILLS	401			
080-017-300-174-00	2496 N ELEVEN MILE RD	08/01/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$46,300	34.30	\$104,033	\$21,500	\$113,500	\$97,557	1.163	1,092	\$103.94	4300	23.8352	1 STY	\$21,500		4300 W/NW & MILLS	401			
080-023-200-220-00	2476 N EIGHT MILE RD	08/19/22	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$79,500	35.33	\$184,577	\$45,992	\$179,008	\$163,812	1.093	1,791	\$99.95	4300	16.7691	2 STY	\$45,992		4300 W/NW & MILLS	401			
080-027-200-010-00	1333 W NIELSEN RD	05/27/21	\$589,000	WD	03-ARMS LENGTH	\$589,000	\$184,800	31.38	\$497,961	\$73,967	\$515,033	\$498,852	1.032	3,004	\$171.45	4300	10.7364	2 STY	\$40,747		4300 W/NW & MILLS	401			
080-027-200-023-00	1433 W NIELSEN RD	06/18/21	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$124,100	31.03	\$354,130	\$65,877	\$334,123	\$340,725	0.981	1,706	\$195.85	4300	5.5551	1 STY	\$41,192		4300 W/NW & MILLS	401			
080-032-200-195-00	2400 W HUCKLEBERRY RD	03/04/22	\$207,100	WD	03-ARMS LENGTH	\$207,100	\$85,600	41.33	\$254,674	\$39,667	\$167,433	\$254,145	0.659	1,800	\$93.02	4300	26.6266	1 STY	\$39,667		4300 W/NW & MILLS	401			
080-033-400-742-00	1087 N NINE MILE RD	07/02/21	\$137,800	WD	03-ARMS LENGTH	\$137,800	\$70,000	50.80	\$163,873	\$57,896	\$79,904	\$124,306	0.643	1,352	\$59.10	4300	28.2272	1 STY	\$52,520		4300 W/NW & MILLS	401			
080-034-100-053-00	1171 W WACKERLY RD	03/08/22	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$95,900	43.59	\$223,739	\$72,779	\$147,221	\$177,404	0.830	1,291	\$114.04	4300	9.5211	1 STY	\$71,144		4300 W/NW & MILLS	401			
080-036-100-050-00	235 W WACKERLY RD	10/08/21	\$271,000	WD	03-ARMS LENGTH	\$271,000	\$80,800	29.82	\$254,608	\$31,701	\$239,299	\$263,483	0.908	2,176	\$109.97	4300	1.6861	BI-LEVEL	\$29,500		4300 W/NW & MILLS	401			
050-011-100-015-00	1410 E SAIKO RD	05/27/21	\$224,000	WD	03-ARMS LENGTH	\$224,000	\$74,000	33.04	\$216,218	\$41,000	\$183,000	\$189,425	0.966	1,138	\$160.81	4400	4.1009	TRI-LEVEL	\$41,000		4400 N/CENTRAL	401			
050-011-200-060-00	6982 N MIDDLE RD	03/24/23	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$43,400	36.17	\$120,014	\$19,790	\$100,210	\$108,350	0.925	1,588	\$63.10	4400	0.0203	1 STY	\$17,940		4400 N/CENTRAL	401			
050-012-300-180-00	1749 E CURTIS RD	12/19/22	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$46,600	27.74	\$178,459	\$14,940	\$153,060	\$175,074	0.874	1,456	\$105.12	4400	5.0814	MANUFACTURED	\$14,940		4400 N/CENTRAL	401			
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARMS LENGTH	\$249,900	\$55,700	22.29	\$250,945	\$68,000	\$181,900	\$197,778	0.920	1,194	\$152.35	4400	0.5357	1-3/4 STY	\$68,000		4400 N/CENTRAL	401			
050-021-200-030-00	212 E SHEARER RD	03/24/23	\$122,000	WD	03-ARMS LENGTH	\$122,000	\$64,300	52.70	\$128,920	\$19,257	\$102,743	\$118,555	0.867	1,320	\$77.84	4400	5.8443	1+STY	\$18,000		4400 N/CENTRAL	401			
050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARMS LENGTH	\$234,000	\$72,600	31.03	\$230,149	\$22,449	\$211,551	\$224,541	0.942	1,590	\$133.05	4400	1.7077	1-1/4 STY	\$18,000		4400 N/CENTRAL	401			
050-024-300-085-00	5530 N STARK RD	08/12/22	\$176,000	WD	03-ARMS LENGTH	\$176,000	\$83,500	47.44	\$149,605	\$25,897	\$150,103	\$132,450	1.133	1,800	\$83.39	4400	20.8210	MANUFACTURED	\$19,600		4400 N/CENTRAL	401			
050-026-400-110-00	1363 E SHAFFER RD	03/22/23	\$353,505	WD	03-ARMS LENGTH	\$353,505	\$152,200	43.05	\$331,612	\$37,533	\$315,972	\$317,923	0.994	2,780	\$113.66	4400	6.8789	1 STY	\$37,533		4400 N/CENTRAL	401			
050-027-300-080-00	5160 N FIVE MILE RD	08/08/22	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$107,300	42.08	\$217,440	\$18,000	\$237,000	\$215,611	1.099	1,296	\$182.87	4400	17.4129	TRI-LEVEL	\$18,000		4400 N/CENTRAL	401			
050-033-200-095-00	4758 N MERIDIAN RD	11/01/22	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$108,200	45.08	\$228,269	\$49,800	\$190,200	\$192,939	0.986	1,980	\$96.06	4400	6.0728	1 STY	\$49,800		4400 N/CENTRAL	401			
050-034-400-130-00	4550 N HOPE RD	11/21/22	\$535,000	WD	03-ARMS LENGTH	\$535,000	\$253,400	47.36	\$625,662	\$41,000	\$494,000	\$630,319	0.784	2,765	\$178.66	4400	14.1344	2 STY	\$41,000		4400 N/CENTRAL	401			
050-035-400-560-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARMS LENGTH	\$172,000	\$88,000	51.16	\$219,579	\$36,400	\$135,600	\$198,031	0.685	1,634	\$82.99	4400	24.0334	1 STY	\$36,400	050-035	4400 N/CENTRAL	401			
Totals:			\$5,772,305			\$5,772,305	\$2,215,500		\$5,646,483		\$4,766,352	\$5,211,072			\$112.63		1.7188								
						Sale. Ratio =>	38.38							E.C.F. =>	0.915							Std. Deviation=>	0.161441		
						Std. Dev. =>	8.24							Ave. E.C.F. =>	0.932							Ave. Variance=>	12.1948	Coefficient of Var=>	13.08667749

Use: 0.921

Commercial

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	r Parcels Ir	Land Table	Property Class
081-024-300-330-00	319 W SAGINAW RD	08/27/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$44,186	\$5,400	\$34,600	\$57,632	0.600	1,200	\$28.83	2300	9.4322	OFFICE BUILDINGS		\$5,400	081-680-0	2301 - SANFORD COMM	201
081-024-400-345-00	261 W SAGINAW RD	11/07/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$20,900	33.44	\$38,857	\$12,759	\$49,741	\$36,147	1.376	528	\$94.21	2300	68.1395	OFFICE BUILDINGS		\$12,759		2301 - SANFORD COMM	201
170-003-000-295-00	408 E RAILWAY ST	08/29/22	\$62,250	WD	03-ARM'S LENGTH	\$62,250	\$40,000	64.26	\$86,426	\$11,434	\$50,816	\$103,867	0.489	3,202	\$15.87	2300	20.5447	MARKET CONV		\$11,434		2300 COLEMAN	201
170-003-000-900-00	375 E RAILWAY ST	05/12/22	\$340,000	CD	03-ARM'S LENGTH	\$340,000	\$205,800	60.53	\$355,361	\$41,620	\$298,380	\$408,517	0.730	3,072	\$97.13	2300	3.5710	BANK BRANCH		\$29,760	170-003-0	2300 COLEMAN	201
Totals:			\$504,750			\$504,750	\$285,300		\$524,830		\$433,537	\$606,162			\$236		8.3806						
						Sale. Ratio =>		56.52		E.C.F. =>		0.715		Std. Deviation=>		0.40							
						Std. Dev. =>		14.08		Ave. E.C.F. =>		0.799		Ave. Variance=>		25.4218		Coefficient of Var=>		31.81620108			

ECF Used in database: 0.704 98.41% Adjust by: -210.00%

	Current ECF	Updated ECF
Commercial	0.704	0.680

Industrial

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	Land Table	Property Class						
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	9.6270		GAR SERVICE	\$4,959	2300 COLEMAN	201						
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	9.6270		IND ENG	\$20,280	2100 OCMR	201						
Totals:			\$392,500			\$392,500	\$164,800			\$276,335	\$367,261	\$387,995			\$44		7.2324											
													Sale. Ratio =>		41.99		E.C.F. =>		0.947		Std. Deviation=>		0.14					
													Std. Dev. =>		16.71		Ave. E.C.F. =>		0.874		Ave. Variance=>		9.6270		Coefficient of Var=>		11.01187394	

ECF Used in database: 0.832 86.23% Adjust by: 95.00%

	Current ECF	Updated ECF
Industrial	0.832	0.941