

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	Other Parcels in Sale	Land Table	Property Class	
050-003-400-000-00	7261 N MIDDLE RD	11/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$124,600	38.34	\$255,661	\$123,982	\$201,018	\$128,971	1.559	1,779	\$113.06	RRES	9.3944	CD	\$112,000		M&Bs RURAL RES	401	
050-011-400-170-00	1263 E CURTIS RD	08/21/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$173,100	47.42	\$364,807	\$16,956	\$348,044	\$340,696	1.022	2,054	\$169.45	RRES	44.3123	BC	\$16,956		M&Bs RURAL RES	401	
050-015-200-041-00	588 E CURTIS RD	02/10/25	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$195,500	44.94	\$403,489	\$84,940	\$350,060	\$258,983	1.352	2,308	\$151.67	RRES	11.3018	C	\$62,691		M&Bs RURAL RES	401	
050-015-300-200-00	605 ESHEARER RD	04/28/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$42,700	33.10	\$85,378	\$23,450	\$105,550	\$60,654	1.740	1,137	\$92.83	RRES	27.5501	CD	\$20,900		M&Bs RURAL RES	401	
050-025-200-102-00	1582 E BAKER RD	04/27/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,700	47.88	\$81,378	\$63,041	\$21,959	\$26,196	0.838	1,056	\$20.79	RRES	62.6423	C	\$57,234		M&Bs RURAL RES	401	
050-025-300-038-00	5186 N STARK RD	10/25/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$87,100	60.07	\$172,271	\$27,342	\$117,658	\$127,242	0.925	1,062	\$110.79	RRES	54.0013	C	\$24,822		M&Bs RURAL RES	401	
050-025-300-040-00	5172 N STARK RD	06/13/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$58,900	25.06	\$117,686	\$64,918	\$170,082	\$75,383	2.256	1,056	\$161.06	RRES	79.1552	C	\$52,000		M&Bs RURAL RES	401	
050-026-300-180-00	1050 E HULL RD	06/12/24	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$92,100	42.84	\$181,754	\$75,507	\$139,493	\$93,281	1.495	960	\$145.31	RRES	3.0717	C	\$57,860	050-026-300-135-00	M&Bs RURAL RES	401	
050-027-200-300-00	5393 N HOPE RD	12/02/24	\$120,000	WD	33-TO BE DETERMINED	\$120,000	\$57,300	47.75	\$114,640	\$22,461	\$97,539	\$80,930	1.205	1,101	\$88.59	RRES	25.9460	C	\$19,941		M&Bs RURAL RES	401	
050-027-300-095-00	503 E SHAFER RD	01/23/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$151,400	61.80	\$286,501	\$51,077	\$193,923	\$191,402	1.013	1,613	\$120.23	RRES	45.1517	C	\$26,323		M&Bs RURAL RES	401	
050-027-300-102-00	565 E SHAFER RD	06/24/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$168,900	31.57	\$342,823	\$81,075	\$453,925	\$229,805	1.975	1,728	\$262.69	RRES	51.0571	CD	\$50,958		M&Bs RURAL RES	401	
050-028-200-031-00	48 E BAKER RD	07/28/23	\$499,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$499,000	\$163,000	32.67	\$337,359	\$173,116	\$325,884	\$160,865	2.026	1,817	\$179.35	RRES	56.1135	CD	\$93,447	050-028-200-065-00	M&Bs RURAL RES	401	
050-028-400-451-00	5175 N FIVE MILE RD	06/07/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,000	30.34	\$87,975	\$28,770	\$116,230	\$84,579	1.374	1,792	\$64.86	RRES	9.0465	CD	\$24,570		M&Bs RURAL RES	401	
050-034-200-392-00	4837 N HOPE RD	06/11/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,300	32.07	\$84,844	\$38,271	\$96,729	\$66,533	1.454	1,344	\$71.97	RRES	1.0837	C	\$33,951		M&Bs RURAL RES	401	
050-035-400-175-00	1344 E CASSADAY DR	10/31/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,800	37.55	\$249,076	\$85,178	\$249,822	\$143,896	1.736	1,300	\$192.17	RRES	27.1434	C	\$74,000		M&Bs RURAL RES	401	
Totals:						\$3,948,000	\$1,568,400		\$3,165,642		\$2,987,916	\$2,069,415			\$129.65		2.0844						
						Sale. Ratio =>	39.73		39.73		E.C.F. =>	1.444		Std. Deviation=>	0.42544903								
						Std. Dev. =>	10.81				Ave. E.C.F. =>	1.465		Ave. Variance=>	33.7981		Coefficient of Var=>	23.07523933					

ECF Used in database: **1.230** **83.98%** Adjust by: **12.00%**

Current ECF: **1.230** Updated ECF: **1.378**

RES

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	From 100	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
050-003-200-012-00	714 E MID-GLADWIN COLN RD	11/01/24	\$120,000	WD	03-ARM'S LENGTH	\$332,500	\$136,100	40.93	\$905,416	\$73,629	\$258,871	\$189,214	1.368	1,512	\$171.21	BRCHWS	1.225	136.8140	C	\$40,663		BIRCHWOOD SHORES	401
050-003-200-170-00	599 E EDENVILLE LAKE DR	08/15/24	\$157,000	WD	33-TO BE DETERMINED	\$157,000	\$79,300	50.51	\$157,237	\$82,830	\$74,170	\$54,272	1.367	777	\$95.46	BRCHS	1.518	39.1939	C	\$80,310		BIRCHES	401
050-045-000-260-00	867 E SHORELINE DR	02/28/25	\$332,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$207,000	50.49	\$431,745	\$95,101	\$314,899	\$211,859	1.486	2,996	\$105.11	LGBCH	1.771	21.2160	C	\$85,477	050-004-300-610-00	LAGOON BEACH	401
050-051-500-050-00	37 E LAKESHORE DR	08/04/23	\$410,000	WD	33-TO BE DETERMINED	\$170,000	\$86,300	50.76	\$172,479	\$63,156	\$106,844	\$68,327	1.564	962	\$111.06	LGBCH	1.771	13.4802	C	\$60,636		LAGOON BEACH	401
050-052-500-653-00	161 ANN CT	09/05/24	\$170,000	WD	33-TO BE DETERMINED	\$120,000	\$56,800	47.33	\$122,680	\$55,705	\$64,295	\$41,859	1.536	624	\$103.04	LGBCH	1.771	16.2545	CD	\$53,155		LAGOON BEACH	401
050-053-500-750-00	179 E LAKESHORE DR	01/12/24	\$120,000	WD	03-ARM'S LENGTH	\$310,000	\$126,400	40.77	\$262,096	\$81,240	\$228,760	\$113,817	2.010	1,464	\$156.26	LGBCH	1.771	31.1363	C	\$73,843		LAGOON BEACH	401
050-053-500-810-00	225 E LAKESHORE DR	10/06/23	\$310,000	WD	03-ARM'S LENGTH	\$120,000	\$73,700	61.42	\$146,687	\$97,837	\$22,163	\$37,693	0.588	574	\$38.61	SHEN	1.434	58.7989	D	\$91,630		M&Bs ON LAKE	401
050-065-500-050-00	836 E POQUONNOCK DR	07/31/23	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$33,500	27.92	\$67,558	\$56,851	\$63,149	\$13,384	4.718	1,168	\$54.07	SHEN	1.434	295.9761	C	\$54,301		SHENNECOSSET	401
050-065-500-230-00	806 E PAWTUCKET DR	10/11/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,400	38.38	\$126,442	\$44,666	\$115,334	\$68,317	1.688	1,260	\$91.53	SHEN	1.434	7.0366	C	\$42,116		SHENNECOSSET	401
050-065-500-631-00	940 E PEQUOT LN	03/28/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,300	41.64	\$126,114	\$28,223	\$111,777	\$68,264	1.637	864	\$129.37	SHEN	1.434	12.1157	D	\$25,733		SHENNECOSSET	401
050-065-500-780-00	7491 N MIDDLE RD	09/13/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,400	40.30	\$107,213	\$25,415	\$109,585	\$63,116	1.736	768	\$142.69	SHEN	1.434	2.2318	C	\$22,895		SHENNECOSSET	401
050-071-500-090-00	451 E RICHMOND DR	06/26/24	\$349,500	WD	03-ARM'S LENGTH	\$349,500	\$113,100	32.36	\$224,065	\$89,848	\$259,652	\$101,911	2.548	910	\$285.33	THMS	1.458	78.9255	C	\$87,328		THOMAS SHORES	401
050-071-500-290-00	285 E GRACE CT	02/07/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,900	39.05	\$346,274	\$170,164	\$259,836	\$120,789	2.151	1,587	\$163.73	THMS	1.458	39.2588	BC	\$167,674		THOMAS SHORES	401
050-071-500-491-00	319 E RICHMOND DR	11/28/23	\$99,000	WD	33-TO BE DETERMINED	\$99,000	\$59,300	59.90	\$120,031	\$94,300	\$4,700	\$21,160	0.222	0	#DIV/0!	THMS	1.458	153.6459	CD	\$94,300		THOMAS SHORES	401

Totals:	\$3,053,000		\$3,053,000	\$1,313,500		\$2,716,037	\$1,994,035	\$1,173,983	#DIV/0!	1.527	6.0051													
				Sale. Ratio =>		43.02		E.C.F. =>		1.699		Std. Deviation=>		1.03102505										
				Std. Dev. =>		9.55		Ave. E.C.F. =>		1.759		Ave. Variance=>		64.7203									Coefficient of Var=>	36.80275007

ECF Used in database: **1.527** **84.80%** Adjust by: **5.00%**

		Current ECF	Updated ECF
Sales	BIRCHES	1.518	1.594
Sales	BIRCHWOOD	1.225	1.286
	HARBOR CDV	1.333	1.409
Sales	LAGOON BEA	1.771	1.869
Sales	SHENNECOS	1.434	1.506
Sales	THOMAS SHC	1.458	1.531
	WARREN PAR	1.305	1.370

Note: 4400 = BRCHS

Subs - Off Lake

No Sales

Use M&B analysis

ECF Used in database:

Adjust by:

12.00%

Current ECF Updated ECF

SHENNECOSSET OFF WATER	1.050	1.176
THOMAS SHORES OFF WATER	1.032	1.156

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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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Parcels	Property Class
090-027-200-270-00	3636 E MONROE RD	01/12/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$102,200	56.78	\$223,328	\$49,522	\$130,478	\$180,110	0.724	2,409	\$54.16	4100	21.1378	1 STY	\$49,522		401
100-011-300-020-00	186 N EIGHT MILE RD	10/11/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$159,100	56.82	\$354,948	\$32,865	\$247,135	\$330,342	0.748	2,880	\$85.81	4300	18.7694	2 STY	\$32,865		401
100-034-100-840-00	1602 S EIGHT MILE RD	07/28/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$43,700	53.29	\$92,132	\$47,585	\$34,415	\$45,689	0.753	720	\$47.80	4300	18.2572	MOBILE	\$44,161		401
130-032-100-180-00	4899 N EASTMAN RD	11/19/24	\$118,000	WD	33-TO BE DETERMINED	\$118,000	\$68,800	58.31	\$144,291	\$23,800	\$94,200	\$123,581	0.762	1,782	\$52.86	4300	17.3557	MANUFACTURED	\$23,800		401
110-036-300-025-00	1708 N STARK RD	04/07/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,200	44.98	\$245,281	\$44,612	\$160,388	\$207,947	0.771	1,827	\$87.79	4100	16.4521	1 STY	\$38,750		401
110-025-400-165-00	2117 N DUBLIN RD	07/09/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$113,800	47.82	\$286,849	\$26,100	\$211,900	\$270,206	0.784	2,210	\$95.88	4100	15.1597	1 STY	\$28,100		401
130-033-300-080-00	3187 E SHERRY LN	02/26/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$143,400	52.15	\$329,075	\$29,632	\$245,368	\$307,121	0.799	1,862	\$131.78	4300	13.6884	1-3/4 STY	\$28,704		401
030-005-100-350-00	5180 W HINES RD	12/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,300	45.73	\$82,942	\$31,500	\$43,500	\$52,761	0.824	898	\$48.44	4300	11.1341	1 STY	\$31,500		401
060-011-100-060-00	2088 S SMITHS CROSSING RD	07/19/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$88,100	30.40	\$255,631	\$38,200	\$185,800	\$225,317	0.825	1,824	\$101.86	4100	11.1198	1 STY	\$38,200		401
100-022-400-011-00	1230 W CHIPPEWA RIVER RD	10/20/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$73,400	35.63	\$236,110	\$29,627	\$176,373	\$211,777	0.833	1,708	\$103.26	4300	10.2991	1 STY	\$28,020		401
110-027-400-512-00	898 E PRICE RD	04/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,600	52.22	\$205,666	\$51,384	\$133,616	\$159,878	0.836	1,120	\$119.30	4100	10.0075	1 STY	\$51,384		401
160-013-100-055-00	3181 W SHEARER RD	01/05/24	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$37,100	23.95	\$174,581	\$30,300	\$124,600	\$147,981	0.842	1,200	\$103.83	4300	9.3810	1 STY	\$30,300		401
030-005-100-150-00	5280 W HINES RD	09/26/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,500	50.26	\$212,704	\$31,500	\$158,500	\$185,850	0.853	1,698	\$93.35	4300	8.2976	1 STY	\$31,500		401
160-021-100-045-00	4647 W BAKER RD	05/25/23	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$207,300	43.41	\$524,430	\$113,456	\$364,044	\$421,512	0.864	2,804	\$129.83	4300	7.2151	1-1/2 STY	\$99,000		401
050-025-200-102-00	1582 E BAKER RD	04/27/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,700	47.88	\$99,184	\$51,866	\$33,134	\$38,080	0.870	1,056	\$31.38	4300	6.5688	MOBILE	\$51,866		401
100-018-100-150-00	2613 W ISABELLA RD	02/07/25	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$67,400	35.85	\$207,728	\$21,800	\$166,200	\$190,695	0.872	1,585	\$104.86	4300	6.4266	1 STY	\$21,800		401
130-002-200-070-00	7322 N SWEDDE RD	08/16/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,800	50.46	\$68,491	\$34,789	\$30,211	\$34,566	0.874	1,144	\$26.41	4300	6.1808	MOBILE	\$34,503		401
020-020-100-030-00	5175 W MCNALLY RD	11/25/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$88,400	51.10	\$190,161	\$21,800	\$151,200	\$172,678	0.876	1,456	\$103.85	4300	6.0195	1 STY	\$21,800		401
160-032-100-360-00	5112 W STAR RD	04/16/24	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$146,400	54.02	\$294,823	\$51,480	\$219,520	\$249,530	0.880	1,260	\$174.22	4300	5.6079	1-1/2 STY	\$50,325		401
100-035-200-321-00	1555 S EIGHT MILE RD	12/09/24	\$414,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$414,500	\$222,900	53.78	\$448,757	\$76,787	\$337,713	\$381,508	0.885	1,726	\$195.66	4300	5.0607	1 STY	\$60,550	100-035	401
020-006-200-010-00	5865 W BURNS RD	07/31/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$45,900	43.30	\$114,258	\$21,880	\$84,120	\$94,729	0.888	1,182	\$71.17	4300	4.7808	2 STY	\$22,880		401
010-012-200-300-00	6260 N WATER RD	01/02/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$102,800	58.74	\$189,193	\$22,920	\$152,080	\$169,842	0.895	2,200	\$69.13	4400	4.0391	1-3/4 STY	\$21,880		401
040-009-200-300-00	756 N MERIDIAN RD	04/29/24	\$283,250	WD	03-ARM'S LENGTH	\$283,250	\$80,500	28.42	\$298,563	\$54,817	\$228,433	\$252,587	0.904	1,466	\$155.82	4100	3.1438	1 STY	\$49,452		401
060-002-400-195-00	1799 E RIVER RD	11/29/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$105,000	43.77	\$251,588	\$54,455	\$185,445	\$204,283	0.908	1,684	\$110.12	4100	2.8028	1 STY	\$50,152		401
160-036-200-065-00	3477 W FIKE RD	02/02/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$90,000	40.91	\$232,744	\$31,819	\$188,181	\$206,077	0.913	1,372	\$137.16	4300	2.2654	1 STY	\$31,819		401
030-031-200-110-00	1649 S COUNTY LINE RD	09/06/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$65,900	24.87	\$280,659	\$32,562	\$232,438	\$254,458	0.913	1,152	\$201.77	4300	2.2352	1 STY	\$31,500		401
080-034-200-001-00	1371 W WACKERLY RD	06/14/23	\$208,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$208,500	\$99,500	47.72	\$197,037	\$49,214	\$159,286	\$174,338	0.914	1,676	\$95.04	4300	2.2150	1 STY	\$46,120	080-034	401
160-002-400-115-00	6589 N MAGRUDER RD	08/03/23	\$176,400	WD	03-ARM'S LENGTH	\$176,400	\$66,700	37.81	\$185,806	\$22,000	\$154,400	\$168,006	0.919	1,200	\$128.67	4300	1.6799	1 STY	\$22,000		401
060-006-200-280-00	1758 S GREY RD	05/26/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$89,000	34.10	\$271,382	\$52,975	\$208,025	\$226,329	0.919	2,188	\$95.08	4100	1.6685	BI-LEVEL	\$52,975		401
130-033-300-076-00	3133 E SHERRY LN	08/09/24	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$116,000	40.99	\$297,151	\$14,000	\$269,000	\$290,411	0.926	2,076	\$129.58	4300	0.9541	1-1 STY	\$14,000		401
160-035-300-115-00	4202 N ALAMANDO RD	08/14/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$99,800	47.75	\$218,039	\$17,947	\$191,053	\$205,223	0.931	2,125	\$89.91	4300	0.4858	1 STY	\$14,000		401
130-032-400-015-00	2863 E BOMBAY RD	08/08/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$140,000	39.44	\$366,741	\$41,382	\$313,618	\$333,702	0.940	1,664	\$188.47	4300	0.4003	1 STY	\$41,382		401
110-016-200-220-00	3302 N BRINK DR	05/21/24	\$409,100	WD	03-ARM'S LENGTH	\$409,100	\$194,000	47.42	\$416,522	\$51,930	\$357,170	\$377,505	0.946	1,970	\$181.30	4100	1.0320	1 STY	\$51,930		401
040-014-100-230-00	1346 E OLSON RD	10/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,400	29.43	\$282,652	\$48,033	\$231,967	\$242,656	0.956	1,142	\$203.12	4100	2.0138	1-1/4 STY	\$38,200		401
040-004-300-210-00	1002 N MERIDIAN RD	01/23/24	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$70,700	45.91	\$154,467	\$58,989	\$95,011	\$98,941	0.960	1,036	\$91.71	4100	2.4467	1 STY	\$52,533		401
110-003-400-200-00	1033 W LEVELY RD	05/16/24	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$164,400	48.21	\$345,882	\$44,000	\$297,000	\$308,043	0.964	1,585	\$187.38	4400	2.8338	1 STY	\$44,000		401
010-031-200-105-00	2990 W GINGER DR	05/22/23	\$376,900	WD	03-ARM'S LENGTH	\$376,900	\$120,800	32.05	\$382,384	\$27,162	\$349,738	\$362,471	0.965	1,904	\$183.69	4400	2.9057	1 STY	\$27,162		401
100-024-400-040-00	174 W MILLER RD	10/11/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,100	34.41	\$196,570	\$34,117	\$160,883	\$166,546	0.966	960	\$167.59	4300	3.0184	1 STY	\$29,100		401
090-300-500-431-00	3969 N EHLERS RD	07/06/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$203,300	45.08	\$453,057	\$88,665	\$362,335	\$374,427	0.968	2,094	\$173.03	4101	3.1893	2 STY	\$86,410		101
030-024-100-700-00	534 S CASTOR RD	07/21/23	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$220,500	44.10	\$455,404	\$132,927	\$367,073	\$379,272	0.968	1,997	\$183.81	4300	3.2021	1 STY	\$120,096	030-024	401
050-011-400-170-00	1263 E CURTIS RD	08/21/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$173,100	47.42	\$368,976	\$21,800	\$343,200	\$354,261	0.969	2,054	\$167.09	4300	3.2963	2 STY	\$21,800		401
020-004-200-055-00	4947 W BURNS RD	02/14/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,900	43.38	\$145,676	\$30,688	\$114,312	\$117,748	0.971	1,070	\$106.83	4300	3.5002	1 STY	\$28,608		401
100-013-300-005-00	267 S SEVEN MILE RD	07/13/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$99,500	37.98	\$262,271	\$69,570	\$192,430	\$197,642	0.974	3,360	\$57.27	4300	3.7816	2 STY	\$65,560		401
040-035-300-271-00	1060 E STEWART RD	05/24/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,000	53.75	\$237,984	\$32,228	\$207,772	\$213,219	0.974	1,633	\$127.23	4100	3.8642	BI-LEVEL	\$28,540		401
110-027-300-130-00	578 E PRICE RD	05/31/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$120,600	41.59	\$284,705	\$38,970	\$251,030	\$254,648	0.986	2,696							

Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Table	Property Class	
110-033-100-442-00	330 E SAGINAW RD	10/30/23	\$249,000	MLC	03-ARM'S LENGTH	\$249,000	\$136,400	54.78	\$274,828	\$28,072	\$220,928	\$288,266	0.766	4,873	\$45.34	2100	18.2798		\$28,072	2100 OCMR	201	
120-029-100-885-00	2968 VENTURE DR	01/10/24	\$500,000	WD	33-TO BE DETERMINED	\$500,000	\$136,600	27.32	\$338,382	\$47,553	\$452,447	\$339,754	1.332	13,572	\$33.34	2100	38.2491		\$47,553	2100 OCMR	201	
090-028-200-349-00	3003 E COMMERCIAL D	12/18/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$50,900	34.63	\$149,371	\$62,370	\$84,630	\$104,569	0.809	3,584	\$23.61	2200	13.9875		\$61,254	2200 US-10/CITY INF	201	
030-016-200-410-00	4993 W ISABELLA RD	07/05/23	\$475,000	WD	33-TO BE DETERMINED	\$475,000	\$173,100	36.44	\$393,665	\$32,942	\$442,058	\$429,432	1.029	8,640	\$51.16	2201	8.0201		\$32,942	2203 STATE HWY/OU	201	
170-006-200-170-00	115 N FOURTH ST	09/01/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$30,500	20.33	\$129,664	\$1,428	\$148,572	\$166,109	0.894	1,890	\$78.61	2300	5.4775		\$1,428	2300 COLEMAN	201	
060-016-200-295-00	2711 S POSEYVILLE RD	08/25/23	\$80,000	WD	33-TO BE DETERMINED	\$80,000	\$27,800	34.75	\$75,331	\$11,580	\$68,420	\$79,194	0.864	3,850	\$17.77	2400	8.5244		\$11,580	2400 ACREAGE	201	
Totals:			\$1,601,000			\$1,601,000	\$555,300		\$1,361,241		\$1,417,055	\$1,407,323			\$41.64		5.7715					
								Sale. Ratio =>	34.68			E.C.F. =>	1.007	Std. Deviation=>		0.02154493						
								Std. Dev. =>	10.19			Ave. E.C.F. =>	0.949	Ave. Variance=>		7.0009	Coefficient of Var=>		7.375619275			

Average ECF Used in database: 0.723 76.17% Adjust by: 48.00%
1.070

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	Other Parcels in Sale	Property Class
170-003-100-430-00	403 E WASHINGTON ST	04/19/23	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$41,000	36.94	\$130,668	\$8,160	\$102,840	\$158,689	0.648	2,800	\$36.73	2300	25.8919		LAUNDROMAT	\$8,160		201
030-016-200-410-00	4993 W ISABELLA RD	07/05/23	\$475,000	WD	33-TO BE DETERMINED	\$475,000	\$173,100	36.44	\$393,665	\$32,942	\$442,058	\$429,432	1.029	8,640	\$51.16	2201	12.2423		STORE RETAIL	\$32,942		201
060-016-200-295-00	2711 S POSEYVILLE RD	08/25/23	\$80,000	WD	33-TO BE DETERMINED	\$80,000	\$27,800	34.75	\$75,331	\$11,580	\$68,420	\$79,194	0.864	3,850	\$17.77	2400	4.3022		GAR SERVICE	\$11,580		201
170-006-200-170-00	115 N FOURTH ST	09/01/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$30,500	20.33	\$129,664	\$1,428	\$148,572	\$166,109	0.894	1,890	\$78.61	2300	1.2553		RESTAURANTS	\$1,428		201
110-033-100-442-00	330 E SAGINAW RD	10/30/23	\$249,000	MLC	03-ARM'S LENGTH	\$249,000	\$136,400	54.78	\$274,828	\$28,072	\$220,928	\$288,266	0.766	4,873	\$45.34	2100	14.0576		MEDICAL	\$28,072		201
090-028-200-349-00	3003 E COMMERCIAL DR	12/18/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$50,900	34.63	\$149,371	\$62,370	\$84,630	\$104,569	0.809	3,584	\$23.61	2200	9.7653		STORE RETAIL	\$61,254		201
150-009-200-310-00	1989 W PINE RIVER RD	04/01/24	\$1,150,000	WD	33-TO BE DETERMINED	\$1,150,000	\$726,200	63.15	\$1,317,896	\$97,635	\$1,052,365	\$1,467,970	0.717	6,920	\$152.08	2400	19.0094	1 STY	MHP REC (UIP 13)	\$87,559	150-008-400-108-00	201
110-021-200-303-00	2860 N MERIDIAN RD	05/02/24	\$100,000	LC	33-TO BE DETERMINED	\$100,000	\$26,200	26.20	\$74,179	\$38,400	\$61,600	\$42,594	1.446	1,960	\$31.43	2203	53.9233		GAR SERVICE	\$37,200		201
100-011-400-570-00	664 W ISABELLA RD	08/08/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,900	25.95	\$177,777	\$51,767	\$148,233	\$150,012	0.988	4,264	\$34.76	2201	8.1163		STORE RETAIL	\$45,756		201

Totals: \$2,662,000 \$2,662,000 \$1,264,000 \$2,723,379 \$2,329,646 \$2,886,835 \$52.39 9.9989
 Sale. Ratio => 47.48 E.C.F. => 0.807 Std. Deviation=> #DIV/0!
 Std. Dev. => #DIV/0! Ave. E.C.F. => 0.907 Ave. Variance=> 8.1163 Coefficient of Var=> 8.948700554

Average ECF Used in database: 0.941 103.75% Adjust by: -3.80%
 0.905

Current ECF Updated ECF
 0.941 0.905