2024 Land Value Analysis 402 Northwest Corner of City

4-1-2021 through 3-31-2023

050-537-000-06-00 1221 N CHIPMAN ST 02/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$66,010 35.44 \$177,345 \$41,415 \$22,760 165.0 297.0 1.13 1.13 \$251 \$36,813 \$0.85 165.00 402 1293/0518 NC 050-560-000-042-00 1412 SHADV LANE 03/11/22 \$182,500 \$66,600 36.49 \$178,316 \$16,424 \$12,240 85.0 139.0 0.27 0.27 \$193 \$60,605 \$1.39 85.00 402 1293/0518 NC 050-590-000-020 1018 HARDING AVE 10/08/21 \$160,000 \$57,300 37.05 \$166,036 \$42,041 \$10,077 14.40 0.0 0.32 0.32 \$222 \$13.40 402 1289/047 NC 050-537-000-080-00 1254 N CHIPMAN ST 08/23/21 \$151,000 WD 3-ARM'S LENGTH \$198,000 \$41,900 38.80 \$105,035 \$21,020 150.0 0.28 0.28 \$34 \$9,805 \$0.23 82.00 402 1287/0440 NC 050-637-000-2100 1120 N CHIPMAN	THWEST CORNER OF
5537-000-060-0 1221 N CHIPMAN ST 0/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$60,100 35.44 \$177,345 \$41,415 \$22,760 165.0 297.0 1.13 1.13 \$251 \$36,813 \$0.85 165.00 402 1293/0518 NC \$50-56-000-042-00 1412 SHADV LANE 03/11/22 \$182,500 WD 03-ARM'S LENGTH \$182,500 \$66,600 36.49 \$178,316 \$16,424 \$12,40 85.0 139.0 0.27 0.27 \$133 \$60,605 \$1.39 85.00 402 1293/0518 NC \$50-590-000-002-00 1108 HARDING AVE 10/08/21 \$160,000 \$74,300 \$75.3 \$166,036 \$42,041 \$10,077 144.0 0.0 0.28 \$28 \$34 \$9,805 \$0.23 82.0 402 1298/013 NC \$50-537-000-021-00 1120 N CHIPMAN ST 07/12/21 \$108,00 WD 3-ARM'S LENGTH \$118,000 \$41,900 38.61 \$166,033 \$2,765 \$11,808 82.0 150.0 0.28 \$28 \$34 \$9,805 \$0.23 82.00 402 1286/014 NC \$00,902	
50-537-000-060-00 1221 N CHIPMAN ST 02/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$66,000 35.44 \$177,345 \$41,415 \$23,760 165.0 297.0 1.13 1.13 \$251 \$36,813 \$0.85 165.00 402 1293/0518 NC 50-560-000-042-00 1412 SHADY LANE 03/11/22 \$182,500 WD 03-ARM'S LENGTH \$182,500 \$66,600 36.49 \$178,316 \$16,424 \$12,240 85.0 139.0 0.27 0.27 \$193 \$60,605 \$1.39 85.0 402 1293/0932 NC 50-425-000-006-00 1513 HIAWATHA DR 07/29/22 \$198,000 WD 03-ARM'S LENGTH \$196,000 \$74,300 37.53 \$166,036 \$24,699 \$19,728 137.0 183.1 0.58 \$12,92 \$132,621 \$3.04 \$144,400 402 1293/091.3 NC 50-537-000-028-00 1125 N CHIPMAN ST 07/29/22 \$198,000 WD 03-ARM'S LENGTH \$118,000 \$41,900 38.80 \$105,355 \$20,203 \$17,568 122.0 125.0 0.35 0.35 \$1	THWEST CORNER OF
b350-537-000-06-00 1221 N CHIPMAN ST 02/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$69,100 35.44 \$177,345 \$41,415 \$23,760 165.0 297.0 1.13 1.13 \$251 \$38,813 \$0.85 165.00 402 129/0518 NC 050-560-000-042-00 1412 SHADY LANE 03/1/22 \$182,500 WD 03-ARM'S LENGTH \$182,500 \$66,600 36.49 \$178,316 \$16,424 \$12,240 85.0 139.0 0.27 0.27 \$193 \$60,605 \$1.39 85.00 402 129/0518 NC 050-590-000-02-00 1108 HARDING AVE 10/08/21 \$160,000 \$59,300 37.66 \$155,029 \$24,699 \$19,728 137.0 183.1 0.58 \$180 \$42,880 \$0.8 \$17.00 402 129/0173 NC 050-690-000-002-00 1218 N CHIPMAN ST 07/22/2 \$198,000 \$74,300 37.53 \$166,036 \$42,041 \$10,077 144.0 0.0 0.28 \$34 \$59,805 \$0.23 82.00 402 129/0173 NC \$50,690 \$125,000 </td <td>THWEST CORNER OF</td>	THWEST CORNER OF
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050-537-000-006-00 1221 N CHIPMAN ST 02/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$69,100 35.44 \$177,345 \$41,415 \$23,760 165.0 297.0 1.13 1.13 \$251 \$36,813 \$0.85 165.00 402 1293/0518 NC 050-560-000-042-00 1412 SHADY LANE 03/11/22 \$182,500 WD 03-ARM'S LENGTH \$182,500 \$66,600 36.49 \$178,316 \$16,424 \$12,240 85.0 139.0 0.27 0.27 \$193 \$60,605 \$1.39 85.00 402 1293/0932 NC 050-590-000-002-00 1108 HARDING AVE 10/08/21 \$160,000 WD 03-ARM'S LENGTH \$160,000 \$59,300 37.06 \$155,029 \$24,699 \$19,728 137.0 183.1 0.58 0.58 \$180 \$42,880 \$0.98 137.00 402 1288/0437 NC	THWEST CORNER OF
050-537-000-006-00 1221 N CHIPMAN ST 02/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$69,100 35.44 \$177,345 \$41,415 \$23,760 165.0 297.0 1.13 1.13 \$251 \$36,813 \$0.85 165.00 402 1293/0518 NC 050-560-000-042-00 1412 SHADY LANE 03/11/22 \$182,500 WD 03-ARM'S LENGTH \$182,500 \$66,600 36.49 \$178,316 \$16,424 \$12,240 85.0 139.0 0.27 0.27 \$193 \$60,605 \$1.39 85.00 402 1293/0932 NC	THWEST CORNER OF
050-537-000-006-00 1221 N CHIPMAN ST 02/08/22 \$195,000 WD 03-ARM'S LENGTH \$195,000 \$69,100 35.44 \$177,345 \$41,415 \$23,760 165.0 297.0 1.13 1.13 \$251 \$36,813 \$0.85 165.00 402 1293/0518 NC	THWEST CORNER OF
	THWEST CORNER OF
	THWEST CORNER OF
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 Dollars/FF Dollars/Acre Dollars/SqFt Actual Front ECF Area Liber/Page	THWEST CORNER OF

Final Conclusion of Rate that will be used: \$148 per front ft and \$0.74 per sq ft 402 NW Corner of City

2024 Land Value Analysis

4-1-2021 through 3-31-2023

		Totals.	ŞZ,341,509			Sale. Ratio =>	38.94	<i>~_,~~.,</i>	<i> </i>	Average	,	Average		4	verage			
		Totals:	\$2,341,509		\$2,341,509	\$911,800		\$2,304,242	\$221,373	\$184,106	1.324.5	5.16	5.16		, .			
050-250-000-013-00	518 N SHIAWASSEE ST	07/27/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$134,019	\$15,155	\$9,174	66.0 132.0	0.20	0.20	\$230	\$75,775	\$1.74	66.00	410
050-320-000-084-00	210 STRATFORD DR	04/08/22	\$130,009 WD	03-ARM'S LENGTH	\$130,009	\$46,200	35.54	\$124,291	\$14,892	\$9,174	66.0 120.0	0.18	0.18	\$226	\$81,824	\$1.88	66.00	410
050-470-035-013-00	601 N WATER ST	05/12/22	\$177,000 WD	03-ARM'S LENGTH	\$177,000	\$66,000	37.29	\$172,153	\$13,187	\$8,340	60.0 132.0	0.18	0.18	\$220	\$72,456	\$1.66	60.00	410
050-320-000-091-00	112 STRATFORD DR	09/10/21	\$124,000 WD	03-ARM'S LENGTH	\$124,000	\$46,800	37.74	\$118,437	\$15,293	\$9,730	70.0 120.0	0.19	0.19	\$218	\$79,238	\$1.82	70.00	410
050-160-000-008-00	301 STRATFORD DR	07/26/22	\$226,000 WD	03-ARM'S LENGTH	\$226,000	\$91,000	40.27	\$220,392	\$17,562	\$11,954	86.0 112.0	0.22	0.22	\$204	\$79,466	\$1.82	86.00	410
050-111-002-016-00	525 GILBERT ST	05/07/21	\$121,000 WD	03-ARM'S LENGTH	\$121,000	\$40,100	33.14	\$116,853	\$13,321	\$9,174	66.0 132.0	0.20	0.20	\$202	\$66,605	\$1.53	66.00	410
050-160-000-008-00	301 STRATFORD DR	10/31/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$220,392	\$16,562	\$11,954	86.0 112.0	0.22	0.22	\$193	\$74,941	\$1.72	86.00	410
050-111-002-015-00	521 GILBERT ST	12/10/21	\$119,000 WD	03-ARM'S LENGTH	\$119,000	\$42,900	36.05	\$116,289	\$11,885	\$9,174	66.0 132.0	0.20	0.20	\$180	\$59,425	\$1.36	66.00	410
050-390-001-001-00	922 N WATER ST	06/15/21	\$117,500 WD	03-ARM'S LENGTH	\$117,500	\$42,200	35.91	\$115,901	\$10,773	\$9,174	66.0 132.0	0.20	0.20	\$163	\$53,865	\$1.24	66.00	410
050-320-000-029-00	1111 N WASHINGTON ST	11/17/21	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$181,865	\$22,456	\$19,321	139.0 154.0	0.49	0.49	\$162	\$45,735	\$1.05	139.00	410
050-470-033-010-00	647 N WASHINGTON ST	01/06/23	\$142,000 WD	03-ARM'S LENGTH	\$142,000	\$59,100	41.62	\$141,446	\$5,419	\$4,865	35.0 132.0	0.11	0.11	\$155	\$51,123	\$1.17	35.00	410
050-111-001-009-00	703 QUEEN ST	10/20/22	\$95,000 WD	03-ARM'S LENGTH	\$95,000	\$34,600	36.42	\$94,133	\$12,057	\$11,190	80.5 163.0	0.30	0.30	\$150	\$40,056	\$0.92	80.50	410
050-320-000-127-00	1104 N BALL ST	08/29/22	\$210,000 WD	03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$208,820	\$18,694	\$17,514	126.0 137.0	0.40	0.40	\$148	\$47,207	\$1.08	126.00	410
050-536-000-024-00	1114 N SHIAWASSEE ST	08/17/21	\$330,000 WD	03-ARM'S LENGTH	\$330,000	\$134,700	40.82	\$339,251	\$34,117	\$43,368	312.0 293.0	2.07	2.07	\$109	\$16,482	\$0.38	312.00	410
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/SqFt A	Actual Front	ECF Area
410 North Central																		

Final Conclusion of Rate that will be used: \$167 per Front Foot and \$0.98 per Sq Foot 410 North Central

2024 Land Value Anal	ysis																4-1-2	021 through 3	3-31-2023
412 Northeast Corner	,																		
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/SqFt	Actual Front	ECF Area
050-280-000-015-00	1119 DINGWALL DR	03/09/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$51,700	41.36	\$128,465	\$5,075	\$8,540	61.0	96.0	0.13	0.13	\$83	\$37,873	\$0.87	61.00	412
050-360-000-036-00	1015 KRUST DR	05/19/22	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$75,500	39.74	\$192,034	\$12,386	\$14,420	103.0	99.0	0.23	0.23	\$120	\$52,932	\$1.22	103.00	412
050-370-000-003-00	984 KRUST DR	08/29/22	\$189,900 WD	03-ARM'S LENGTH	\$189,900	\$78,700	41.44	\$190,433	\$12,487	\$13,020	93.0	99.0	0.21	0.21	\$134	\$59,180	\$1.36	93.00	412
050-360-000-002-00	1404 SUMMIT ST	12/14/21	\$157,000 WD	03-ARM'S LENGTH	\$157,000	\$63,200	40.25	\$156,640	\$13,240	\$12,880	92.0	132.0	0.28	0.28	\$144	\$47,455	\$1.09	92.00	412
050-194-000-027-00	900 WILTSHIRE DR	09/17/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$45,800	36.64	\$123,222	\$11,298	\$9,520	68.0	151.0	0.24	0.24	\$166	\$47,873	\$1.10	68.00	412
050-360-000-041-00	1202 KRUST DR	08/29/22	\$204,000 WD	03-ARM'S LENGTH	\$204,000	\$80,500	39.46	\$199,267	\$20,133	\$15,400	110.0	99.0	0.25	0.25	\$183	\$80,532	\$1.85	110.00	412
050-192-000-010-00	1005 HUNTINGTON DR	08/29/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$158,176	\$16,064	\$9,240	66.0	150.0	0.23	0.23	\$243	\$70,767	\$1.62	66.00	412
		Totals:	\$1,155,900		\$1,155,900	\$457,700		\$1,148,237	\$90,683	\$83,020	593.0		1.57	1.57					
						Sale. Ratio =>	39.60			Average		4	Average			Average			
						Std. Dev. =>	1.78			per FF=>	\$153	F	er Net Acre=>	57,723.11		per SqFt=>	\$1.33		

Final Conclusion of Rate that will be used: \$153 per Front Foot and \$1.33 per Sq Foot 412 Northeast Corner of City

2024 Land Value Analysis

415 Austin Riverfront Condos

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	ECF Area
050-730-000-015-00	1107 CHIPMAN LANE	12/06/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,600	42.38	\$258,229	(\$5,229)	\$18,000	415
050-730-000-016-00	1103 CHIPMAN LANE	07/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,500	52.75	\$210,298	\$4,481	\$14,779	415
050-730-000-021-00	1015 CHIPMAN LANE	12/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$236,555	\$16,445	\$18,000	415
050-730-000-026-00	963 CHIPMAN LANE	09/25/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,900	42.57	\$199,422	\$45,357	\$14,779	415
050-730-000-042-00	968 CHIPMAN LANE	09/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,200	48.09	\$220,606	\$19,173	\$14,779	415
050-730-000-043-00	972 CHIPMAN LANE	07/31/20	\$210,300	WD	03-ARM'S LENGTH	\$210,300	\$95,500	45.41	\$194,334	\$30,745	\$14,779	415
		Totals:	\$1,335,300			\$1,335,300	\$605,000		\$1,319,444	\$110,972	\$95,116	
							Sale. Ratio =>	45.31			Average	
							Std. Dev. =>	4.27			per FF=>	
										6110 072/6 -	610 AOF	

\$110,972/6 = \$18,495

Final Conclusion of Rate that will be used: \$18,000 per Imp Site and \$5,000 per Vac Site

* Used one additional year of sales for analysis.

415 Austin Riverfront Condos

2024 Land Value An	alysis												4-1	-2021 through	3-31-2023
416,417 Meadows	Woodland														
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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
050-425-000-025-00	1512 HIAWATHA DR	09/12/22	\$130,500 WD	03-ARM'S LENGTH	\$130,500	\$52,700	40.38	\$132,725	\$18,775	\$21,000	0.17	0.17	\$108,526	\$2.49	416
050-425-000-029-00	1518 HIAWATHA DR	06/27/22	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$47,400	32.69	\$152,843	\$13,157	\$21,000	0.07	0.07	\$177,797	\$4.08	416
050-425-000-031-00	1500 HIAWATHA DR	06/23/22	\$199,900 WD	03-ARM'S LENGTH	\$199,900	\$80,400	40.22	\$200,103	\$20,797	\$21,000	0.27	0.27	\$78,479	\$1.80	416
050-425-000-033-00	1504 HIAWATHA DR	09/20/22	\$182,000 WD	03-ARM'S LENGTH	\$182,000	\$75,900	41.70	\$191,455	\$11,545	\$21,000	0.33	0.33	\$35,414	\$0.81	416
050-750-000-008-00	1471 N MALLARD CIRCLE	02/23/22	\$229,900 WD	03-ARM'S LENGTH	\$229,900	\$73,100	31.80	\$212,195	\$38,705	\$21,000					417
050-750-000-013-00	1457 N MALLARD CIRCLE	08/11/21	\$239,900 WD	03-ARM'S LENGTH	\$239,900	\$79 <i>,</i> 300	33.06	\$225,752	\$35,148	\$21,000					417
050-750-000-025-00	1423 N MALLARD CIRCLE	04/30/21	\$19,000 WD	03-ARM'S LENGTH	\$19,000	\$6,300	33.16	\$21,000	\$19,000	\$21,000					417
050-750-000-025-00	1423 N MALLARD CIRCLE	02/24/22	\$23,000 WD	03-ARM'S LENGTH	\$23,000	\$6,300	27.39	\$21,000	\$23,000	\$21,000					417
		Totals:	\$1,169,200		\$1,169,200	\$421,400		\$1,157,073	\$180,127	\$168,000	0.84	0.84			
						Sale. Ratio =>	36.04				Average		Average		
						Std. Dev. =>	5.10				per Net Acre=>	214,948.69	per SqFt=>	\$4.93	
									\$180,127/8=	\$22,516					

Final Conclusion of Rate that will be used: \$22,500 per Site 416,417 Meadows Woodland

2024 Land Value An	alysis													4-1	L-2020 through	3-31-2023
418 Woodard Statio	on															
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	Net Acres	Total Acres	Dollars/Acre	Actual Front	ECF Area
050-760-000-023-00	317 S ELM ST	12/30/20	\$95,000 WD	03-ARM'S LENGTH	\$95 <i>,</i> 000	\$33,200	34.95	\$73,554	\$22,989	\$1,543	0.0	0.00	0.00		0.00	418
		Totals:	\$95,000		\$95,000	\$33,200		\$73,554	\$22,989	\$1,543	0.0	0.00	0.00			
						Sale. Ratio =>	34.95			Average	1	Average		Average		
						Std. Dev. =>				per FF=>	F	oer Net Acre=>		per SqFt=>		

Final Conclusion of Rate that will be used: \$20,000 per Site

* Used one additional year of sales for analysis

418 Woodard Station

2024 Land Value An	,															4-1-2	2021 through 3	3-31-2023
419 Osburn Site Con Parcel Number		Sale Date	Sale Price Instr	. Terms of Sale	Adi. Sale Ś	Asd. when Sold	Asd/Adi, Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SoFt	Actual Front	ECF Area
050-751-000-016-00				03-ARM'S LENGTH		\$101,400	40.56	\$246,249	\$28,751	\$25,000	75.0 139.9	0.24		\$383	\$119,299	\$2.74	75.00	419
050-751-000-083-00	1080 JACKSON DR	11/30/22	\$212,000 WD	03-ARM'S LENGTH	\$212,000	\$90,600	42.74	\$220,759	\$16,241	\$25,000	60.0 120.0	0.17	0.17	\$271	\$98,430	\$2.26	60.00	419
		Totals:	\$462,000		\$462,000	\$192,000		\$467,008	\$44,992	\$50,000	135.0	0.41	0.41					
						Sale. Ratio =>	41.56			Average		Average			Average			
						Std. Dev. =>	1.54			per FF=>	\$333	per Net Acre=>	110,817.73		per SqFt=>	\$2.54		

\$44,992 / 2 = \$22,496

Final Conclusion of Rate that will be used: \$25,000 per Site 419 Osburn Site Condo

2024 Land Value Analysis 420 River Hospital

4-1-2021 through 3-31-2023

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 Dept	h Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area Liber/Page	Other Parcels in Sale
050-170-003-002-00	1105 W OLIVER ST	09/24/21	\$132,500 WD	03-ARM'S LENGTH	\$132,500	\$50,600	38.19	\$126,757	\$18,133	\$12,390	70.0 120.0	0.19	0.19	\$259	\$93,953	\$2.16	70.00	420 1287/0984	
050-536-000-058-00	1229 ADA ST	08/13/21	\$260,000 WD	03-ARM'S LENGTH	\$260,000	\$100,800	38.77	\$254,607	\$17,164	\$11,771	66.5 500.0	0.76	0.76	\$258	\$22,495	\$0.52	66.50	420 1286/0633	
050-670-002-001-00	805 W KING ST	11/11/21	\$198,400 WD	03-ARM'S LENGTH	\$198,400	\$77,100	38.86	\$194,652	\$20,917	\$17,169	97.0 132.0	0.29	0.29	\$216	\$71,146	\$1.63	97.00	420 1290/0003	
050-670-002-009-00	648 FIRST ST	02/06/23	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$162,600	43.36	\$388,561	\$23,255	\$36,816	208.0 264.0	0.63	0.40	\$112	\$36,913	\$0.85	208.00	420 1304/0279	050-670-002-011-00
050-670-002-011-00	FIRST ST	02/06/23	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$162,600	43.36	\$388,561	\$23,255	\$36,816	208.0 264.0	0.63	0.23	\$112	\$36,913	\$0.85	208.00	420 1304/0279	050-670-002-009-00
050-670-005-004-00	623 FIFTH ST	07/21/21	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$92,700	37.08	\$234,490	\$27,192	\$11,682	66.0 132.0	0.20	0.20	\$412	\$135,960	\$3.12	66.00	420 1285/0761	
050-670-006-001-00	625 SEVENTH ST	10/04/22	\$262,000 WD	03-ARM'S LENGTH	\$262,000	\$102,600	39.16	\$243,174	\$42,190	\$23,364	132.0 141.0	0.43	0.43	\$320	\$98,806	\$2.27	132.00	420 1301/0186	
050-670-006-006-00	1210 W OLIVER ST	10/26/21	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$118,500	67.71	\$191,652	\$21,934	\$38,586	218.0 142.0	0.71	0.71	\$101	\$30,850	\$0.71	218.00	420 1289/0389	
		Totals:	\$2,027,900		\$2,027,900	\$867,500		\$2,022,454	\$194,040	\$188,594	1,065.5	3.85	3.22						
						Sale. Ratio =>	42.78			Average		Average			Average				
						Std. Dev. =>	10.13			per FF=>	\$182	per Net Acre=>	50,426.20		per SqFt=>	\$1.16			

Final Conclusion of Rate that will be used: \$182 per front ft and \$1.16 per sq ft

420 River Hospital

2024 Land Value Analy	<i>y</i> sis															4-1-20)21 through 3-	-31-2023
450 South Side of City																		
Parcel Number	Street Address	Sale Date	Sale Price Instr								Effec. Front Depth	Net Acres			Dollars/Acre			ECF Area
050-602-001-013-00	825 KENWOOD DR	11/12/21	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$29,100	41.57	\$74,709	\$1,759	\$6,468	66.0 157.0	0.24	0.24	\$27	\$7,391	\$0.17	66.00	450
050-010-024-022-00	533 GARFIELD AVE	10/29/21		03-ARM'S LENGTH	\$85,000	\$36,100	42.47	\$93,555	\$4,381	\$12,936	132.0 108.0	0.33	0.33	\$33	\$13,398	\$0.31	132.00	450
050-546-000-013-00	1439 LYNN ST	03/25/22			\$84,500	\$31,000	36.69	\$86,754	\$1,666	\$3,920	40.0 189.0	0.17	0.17	\$42	\$9,575	\$0.22	40.00	450
050-113-012-002-00	515 S CHIPMAN ST	03/29/23		03-ARM'S LENGTH	\$103,000	\$42,100	40.87	\$105,974	\$5,356	\$8,330	85.0 124.0	0.24	0.24	\$63	\$22,132	\$0.51	85.00	450
050-547-000-005-00	1190 S SHIAWASSEE ST	07/22/22	\$52,000 CD	03-ARM'S LENGTH	\$52,000	\$47,500	91.35	\$56,317	\$8,031	\$12,348	126.0 295.0	0.85	0.85	\$64	\$9,415	\$0.22	126.00	450
050-010-002-019-00	816 ALGER AVE	07/16/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$30,900	41.20	\$77,167	\$4,301	\$6,468	66.0 133.0	0.20	0.20	\$65	\$21,292	\$0.49	66.00	450
050-602-005-006-00	815 NAFUS ST	09/30/22	\$112,000 WD	03-ARM'S LENGTH	\$112,000	\$47,600	42.50	\$113,981	\$4,487	\$6 <i>,</i> 468	66.0 140.0	0.21	0.21	\$68	\$21,165	\$0.49	66.00	450
050-430-000-005-00	419 HAMBLIN ST	12/02/21	\$11,000 QC	03-ARM'S LENGTH	\$11,000	\$5,000	45.45	\$12,317	\$3,093	\$4,410	45.0 216.0	0.22	0.22	\$69	\$13,870	\$0.32	45.00	450
050-490-000-047-00	302 LAFAYETTE BLVD	12/13/21	\$105,000 WD	03-ARM'S LENGTH	\$105,000	\$42,400	40.38	\$109,175	\$11,505	\$15,680	160.0 129.5	0.48	0.48	\$72	\$24,170	\$0.55	160.00	450
050-270-000-134-00	512 CLYDE ST	10/15/21	\$37,000 WD	03-ARM'S LENGTH	\$37,000	\$14,800	40.00	\$37,950	\$3,362	\$4,312	44.0 132.0	0.13	0.13	\$76	\$25,278	\$0.58	44.00	450
050-602-023-001-00	1301 FREEMAN ST	05/20/21	\$89,000 WD	03-ARM'S LENGTH	\$89,000	\$34,100	38.31	\$91,107	\$7,595	\$9,702	99.0 124.0	0.28	0.28	\$77	\$26,933	\$0.62	99.00	450
050-546-000-033-00	1620 GREGORY ST	06/24/22	\$22,500 WD	03-ARM'S LENGTH	\$22,500	\$4,400	19.56	\$25,676	\$22,500	\$25,676	262.0 340.0	2.81	2.81	\$86	\$8,007	\$0.18	262.00	450
050-113-008-032-00	517 MARTIN ST	12/13/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$38,200	38.20	\$100,682	\$6,766	\$7,448	76.0 107.0	0.19	0.19	\$89	\$36,182	\$0.83	76.00	450
050-500-002-009-00	242 GUTE ST	11/09/21	\$132,000 WD	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$132,605	\$10,991	\$11,596	118.3 146.0	0.40	0.40	\$93	\$27,685	\$0.64	118.33	450
050-601-000-045-00	826 S BALL ST	07/22/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$30,100	40.13	\$75,136	\$5,940	\$6,076	62.0 97.0	0.14	0.14	\$96	\$43,043	\$0.99	62.00	450
050-040-000-014-00	MARY ST	11/15/22	\$7,900 WD	03-ARM'S LENGTH	\$7,900	\$3,900	49.37	\$8,036	\$7,900	\$8,036	82.0 132.0	0.25	0.25	\$96	\$31,855	\$0.73	82.00	450
050-270-000-147-00	508 HAMPTON AVE	12/12/22	\$64,000 WD	03-ARM'S LENGTH	\$64,000	\$26,700	41.72	\$63,946	\$4,170	\$4,116	42.0 132.0	0.13	0.13	\$99	\$32,835	\$0.75	42.00	450
050-010-033-027-00	707 WRIGHT AVE	05/25/22	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$59,135	\$5,765	\$4,900	50.0 133.0	0.15	0.15	\$115	\$37,680	\$0.87	50.00	450
050-602-018-008-00	1602 FREEMAN ST	04/09/21	\$69,000 WD	03-ARM'S LENGTH	\$69,000	\$26,400	38.26	\$67,223	\$11,479	\$9,702	99.0 132.0	0.30	0.30	\$116	\$38,263	\$0.88	99.00	450
050-270-000-146-00	515 CLYDE ST	09/06/22		03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$59,103	\$5,013	\$4,116	42.0 132.0	0.13	0.13	\$119	\$39,472	\$0.91	42.00	450
050-270-000-147-00	508 HAMPTON AVE	06/25/21	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$24,700	38.00	\$63,946	\$5,170	\$4,116	42.0 132.0	0.13	0.13	\$123	\$40,709	\$0.93	42.00	450
050-010-004-011-00	920 FARR AVE	12/15/21	\$58.600 WD	03-ARM'S LENGTH	\$58,600	\$21,400	36.52	\$56,024	\$11,396	\$8,820	90.0 128.0	0.26	0.26	\$127	\$43,167	\$0.99	90.00	450
050-430-000-026-00	419 HUGGINS ST	10/18/22	1/	03-ARM'S LENGTH	\$82,000	\$33,600	40.98	\$80,496	\$6,208	\$4,704	48.0 49.5	0.06	0.06	\$129	\$112,873	\$2.59	48.00	450
050-420-001-010-00	540 CORUNNA AVE	12/21/22		03-ARM'S LENGTH	\$65,000	\$25,000	38.46	\$63,779	\$4,749	\$3,528	36.0 178.0	0.15	0.15	\$132	\$32,306	\$0.74	36.00	450
050-090-001-019-00	1421 DONALD ST	12/17/21			\$98,000	\$37,300	38.06	\$95,725	\$8,743	\$6,468	66.0 132.0	0.20	0.20	\$132	\$43,715	\$1.00	66.00	450
050-537-000-043-00	1314 W MAIN ST	08/02/21	\$110.000 WD	03-ARM'S LENGTH	\$110,000	\$41.000	37.27	\$106,855	\$11,965	\$8,820	90.0 132.0	0.27	0.27	\$133	\$43.828	\$1.01	90.00	450
050-010-025-009-00	828 ABREY AVE	03/21/22	\$84,900 WD	03-ARM'S LENGTH	\$84,900	\$31,300	36.87	\$82,600	\$7,200	\$4,900	50.0 108.0	0.12	0.12	\$144	\$58,065	\$1.33	50.00	450
050-115-001-011-00	901 S SHIAWASSEE ST	12/16/22		03-ARM'S LENGTH	\$87,900	\$35,900	40.84	\$86,244	\$4,890	\$3,234	33.0 293.0	0.22	0.22	\$148	\$22,027	\$0.51	33.00	450
050-602-025-002-00	1515 FREEMAN ST	10/13/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$35,900	35.90	\$93,240	\$19,696	\$12,936	132.0 132.0	0.22	0.40	\$149	\$49,240	\$1.13	132.00	450
050-660-023-027-00	218 S HOWELL ST	07/22/21	\$72,000 WD		\$100,000 \$72,000	\$25,100	34.86	\$68,516	\$10,148	\$6,664	68.0 60.0	0.40	0.40	\$149 \$149	\$107,957	\$2.48	68.00	450
050-270-000-143-00	527 CLYDE ST				\$156,000		35.83	\$148,937	\$20,538		137.5 132.0	0.42	0.03	\$149	\$49,252	\$1.13	137.50	450
050-602-025-008-00	1501 FREEMAN ST	10/14/21 10/28/22	\$101.000 WD	03-ARM'S LENGTH	\$156,000 \$101,000	\$55,900 \$38,300	35.83	\$148,937 \$97,548	\$20,538 \$9,920	\$13,475 \$6,468	66.0 132.0	0.42	0.42	\$149 \$150	\$49,252 \$49,600	\$1.13 \$1.14	66.00	450 450
050-490-000-024-00	127 LAFAYETTE BLVD	08/08/22	1 - 7	03-ARM'S LENGTH	\$101,000	\$43,000	40.19	\$97,548	\$9,920	\$7,840	80.0 132.0	0.20	0.20	\$150	\$49,600	\$1.14 \$1.15	80.00	450
		08/08/22 07/18/22	\$90.000 WD		\$107,000 \$90.000		40.19	\$102,738 \$85,848	\$12,102 \$11,306		73.0 133.0	0.24	0.24	\$151 \$155	\$50,008 \$50,700	\$1.15 \$1.16		
050-420-011-019-00	827 BROADWAY AVE			US-AKIVI S LEINGTH	1/	\$36,000	40.00			\$7,154				\$122	\$50,700	\$1.1¢	73.00	450
		Totals:	\$2,691,300		\$2,691,300	\$1,069,600		\$2,683,044	\$280,091	\$271,835	2,773.8	10.84	10.84	-				
						Sale. Ratio =>	39.74			verage	A.A	Average			verage	Ac ==		
						Std. Dev. =>	10.05		pe	er FF=>	\$101	per Net Acre=>	25,845.81	p	er SqFt=>	\$0.59		

Final Conclusion of Rate that will be used: \$101 per front ft and \$0.59 per sq ft 450 South Side of City

2024 Land Value Analysis 460 Central City

4-1-2021 through 3-31-2023

400 central city																			
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/SqFt	Actual Front	ECF Area
050-112-000-018-00	704 E EXCHANGE ST	06/30/21	\$141,000 WD	03-ARM'S LENGTH	\$141,000	\$54,200	38.44	\$144,522	\$2,946	\$6,468	66.0	132.0	0.20	0.20	\$45	\$14,730	\$0.34	66.00	460
050-120-007-008-00	117 N ELM ST	08/05/21	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$56 <i>,</i> 800	39.17	\$146,367	\$5,101	\$6,468	66.0	132.0	0.20	0.20	\$77	\$25,505	\$0.59	66.00	460
050-660-009-016-00	919 BEEHLER ST	08/29/22	\$95,000 WD	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$95,995	\$5,179	\$6,174	63.0	86.0	0.12	0.12	\$82	\$41,766	\$0.96	63.00	460
050-660-006-002-00	706 RIVER ST	03/21/22	\$72,500 WD	03-ARM'S LENGTH	\$72,500	\$26,500	36.55	\$72,327	\$5,661	\$5,488	56.0	71.5	0.09	0.09	\$101	\$61,533	\$1.41	56.00	460
050-100-001-008-00	116 STATE ST	04/01/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$36,500	36.50	\$97,060	\$8,036	\$5,096	52.0	132.0	0.16	0.16	\$155	\$50,861	\$1.17	52.00	460
050-100-002-008-00	323 S CHIPMAN ST	10/20/21	\$76,000 WD	03-ARM'S LENGTH	\$76,000	\$27,100	35.66	\$71,960	\$8,254	\$4,214	43.0	132.0	0.13	0.13	\$192	\$63,492	\$1.46	43.00	460
		Totals:	\$629,500		\$629,500	\$241,300		\$628,231	\$35,177	\$33,908	346.0		0.90	0.90					
						Sale. Ratio =>	38.33			Average		4	Average			Average			
						Std. Dev. =>	2.45			per FF=>	\$102	F	per Net Acre=>	38,912.61		per SqFt=>	\$0.89		

Final Conclusion of Rate that will be used: $102\ per$ front ft and $0.89\ per$ sq ft

460 Central City

2024 Land Value Analysis

4/1/2021 through 3/31/2023

																			4/1/2021 through 5/51/202
RES, 2SHIA, 2WES	БТ																		
Address Sa	le Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold A	sd/Adj. Sale C	ur. Appraisal L	and Residual E	st. Land Value	ffec. Front Dept	h Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt A	ctual Front	ECF Area Liber/Page	Other Parcels in Sale	Land Table
ST 08	8/05/21	\$65,000 MLC	03-ARM'S LENGTH	\$65,000	\$38,500	59.23	\$72,587	\$11,033	\$18,620	190.0 199.9	9 0.87	0.87	\$58	\$12,653	\$0.29	190.00	2WEST 1286/0162		SOUTH SIDE OF CITY
AN AVE 09	9/06/22	\$198,000 WD	03-ARM'S LENGTH	\$198,000	\$91,600	46.26	\$217,513	\$5,765	\$25,278	66.0 61.0	0.09	0.09	\$87	\$62,663	\$1.44	66.00	2MR12 1300/0343		MULT RES - UNDER 12 UNITS
ANGE ST 11	1/30/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00	\$123,917	\$4,509	\$8,426	22.0 120.0	D 0.06	0.06	\$205	\$73,918	\$1.70	22.00	2DOWN 1290/0414		DOWNTOWN
ANGE ST 11	1/30/21	\$120,285 MLC	03-ARM'S LENGTH	\$120,285	\$46,800	38.91	\$123,917	\$4,794	\$8,426	22.0 120.0	0.06	0.06	\$218	\$78,590	\$1.80	22.00	2DOWN 1290/0415		DOWNTOWN
ASSEE ST 06	6/03/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$34,500	46.00	\$88,716	\$18,839	\$32,555	85.0 265.0	0.81	0.81	\$222	\$23,201	\$0.53	85.00	2SHIA 1283/0977		SHIAWASSEE ST
IA AVE 04	4/27/22	\$52,000 MLC	03-ARM'S LENGTH	\$52,000	\$94,900	182.50	\$69,687	\$41,678	\$59,365	155.0 122.0	0.43	0.43	\$269	\$96,032	\$2.20	155.00	2CORA 1296/0277		CORUNNA AVE
INGTON ST 02	2/10/22	\$180,000 MLC	03-ARM'S LENGTH	\$180,000	\$88,700	49.28	\$190,294	\$27,623	\$37,917	99.0 132.0	0.30	0.30	\$279	\$92,077	\$2.11	99.00	2DOWN 1293/0314		DOWNTOWN
ANGE ST 05	5/26/21	\$169,847 WD	03-ARM'S LENGTH	\$169,847	\$53,600	31.56	\$171,418	\$8,004	\$9,575	25.0 127.0	0.07	0.07	\$320	\$109,644	\$2.52	25.00	2DOWN 1283/0510		DOWNTOWN
VART ST 07	7/23/21	\$169,000 WD	03-ARM'S LENGTH	\$169,000	\$65,300	38.64	\$174,771	\$50,946	\$50,196	131.1 279.0	0.41	0.27	\$389	\$123,655	\$2.84	131.06	2CHIP 1285/0507	050-602-002-002-00	CHIPMAN & STEWART
- 08	8/23/22	\$265,000 WD	03-ARM'S LENGTH	\$265,000	\$109,300	41.25	\$259,593	\$34,515	\$29,108	76.0 263.0	0.46	0.46	\$454	\$75,196	\$1.73	76.00	2MR12 1299/0885		MULT RES - UNDER 12 UNITS
ST 01	1/31/23	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$134,717	\$60,839	\$50,556	132.0 195.5	5 0.59	0.59	\$461	\$102,769	\$2.36	132.00	2DOWN 1304/0044		DOWNTOWN
R ST 10	0/14/21	\$115,000 MLC	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$91,043	\$49,235	\$25,278	66.0 132.0	0.20	0.20	\$746	\$246,175	\$5.65	66.00	2DOWN 1288/0909		DOWNTOWN
ST 12	2/23/21	\$295,000 WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$286,213	\$33,405	\$16,852	44.0 242.0	0 0.12	0.06	\$759	\$271,585	\$6.23	44.00	2DOWN 1291/0374	050-470-021-016-00	DOWNTOWN
ST 12	2/23/21	\$295,000 WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$286,213	\$33,405	\$16,852	44.0 242.0	0 0.12	0.06	\$759	\$271,585	\$6.23	44.00	2DOWN 1291/0374	050-470-021-015-00	DOWNTOWN
ST 04	4/21/21	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$225,288	\$68,668	\$34,470	90.0 298.0	0 0.21	0.06	\$763	\$326,990	\$7.51	90.00	2WEST 1281/0944	050-050-000-003-00, 050-050-000-047-00	WESTOWN
ST 04	4/21/21	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$225,288	\$68,668	\$34,470	90.0 298.0	0 0.21	0.06	\$763	\$326,990	\$7.51	90.00	2WEST 1281/0944	050-050-000-002-00, 050-050-000-047-00	WESTOWN
Tot	tals:	\$2,744,132		\$2,744,132	\$1,129,100		\$2,741,175	\$521,926	\$457,944	1,337.1	5.03	4.46							
				s	ale. Ratio =>	41.15		Av	erage		Average			Average					
				s	td. Dev. =>	36.47		pe	r FF=>	\$390	per Net Acre=>	103,680.17		per SqFt=>	\$2.38				
	Address Sa ST 0 AN AVE 0 AN AVE 0 ANGE ST 1 INA AVE 0 NA AVE 0 ANGE ST 0 ANGE ST 0 ANGE ST 0 ST 1 ST 1 ST 1 ST 0 IST 0 IST 0	R ST 08/05/21 AN AVE 09/06/22 ANGE ST 11/30/21 ANGE ST 11/30/21 JASEE ST 06/03/21 VASEE ST 06/03/21 VASE ST 06/03/21 VA AVE 04/27/22 INGTON ST 02/10/22 ANGE ST 05/26/21 WART ST 07/23/21 T 08/23/22 ST 10/14/21 ST 12/23/21 ST 12/23/21 ST 04/21/21 IST 04/21/21	Address Sale Date Sale Price Instr X ST 08/05/21 \$65,000 MLC AN AVE 09/06/22 \$198,000 WD ANGE ST 11/30/21 \$120,000 WD ANGE ST 11/30/21 \$120,285 MLC AASE ST 06/03/21 \$75,000 MD VAA VE 04/27/22 \$52,000 MLC INGTON ST 02/10/22 \$180,000 WD ANGE ST 05/26/21 \$169,847 WD WART ST 07/23/21 \$169,000 WD T 08/23/22 \$265,000 WD ST 01/31/23 \$145,000 WD ST 10/14/21 \$115,000 MLC ST 12/23/21 \$295,000 WD ST 04/21/21 \$295,000 WD ST 04/21/21 \$240,000 WD	Address Sale Date Sale Price Instr. Terms of Sale X ST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH AN AVE 09/06/22 \$198,000 WD 03-ARM'S LENGTH ANGE ST 11/30/21 \$120,000 WD 03-ARM'S LENGTH ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH AASE ST 06/03/21 \$75,000 WD 03-ARM'S LENGTH INGTON ST 02/10/22 \$52,000 MLC 03-ARM'S LENGTH ANGE ST 02/10/22 \$180,000 WD 03-ARM'S LENGTH MART ST 02/12/21 \$169,000 WD 03-ARM'S LENGTH T 08/23/22 \$255,000 WD 03-ARM'S LENGTH T 01/31/23 \$145,000 WD 03-ARM'S LENGTH ST 01/31/23 \$145,000 WD 03-ARM'S LENGTH ST 10/14/21 \$115,000 MLC 03-ARM	Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale S RST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH \$565,000 AN AVE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$198,000 ANGE ST 11/30/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,285 AASE ST 11/30/21 \$52,000 WD 03-ARM'S LENGTH \$120,285 AASE ST 04/27/22 \$52,000 WD 03-ARM'S LENGTH \$52,000 NA AVE 04/27/22 \$180,000 MLC 03-ARM'S LENGTH \$180,000 ANGE ST 02/10/22 \$180,000 MLC 03-ARM'S LENGTH \$169,847 WART ST 07/23/21 \$169,000 WD 03-ARM'S LENGTH \$169,000 T 08/23/22 \$265,000 WD 03-ARM'S LENGTH \$150,000 ST 10/31/23 \$145,000 WD 03-ARM'S L	Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold A S ST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH \$65,000 \$38,500 AN AVE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$198,000 \$46,800 ANGE ST 11/30/21 \$120,020 WD 03-ARM'S LENGTH \$120,020 \$46,800 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,285 \$46,800 AASEE ST 06/03/21 \$75,000 WD 03-ARM'S LENGTH \$120,285 \$46,800 NA AVE 04/27/22 \$52,000 MLC 03-ARM'S LENGTH \$120,285 \$46,800 NAGE ST 02/10/22 \$180,000 MLC 03-ARM'S LENGTH \$52,000 \$34,500 NIGTON ST 02/10/22 \$180,000 MLC 03-ARM'S LENGTH \$169,847 \$53,600 WART ST 07/23/21 \$169,900 WD 03-ARM'S LENGTH \$169,000 \$55,100	Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale C ST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH \$65,000 \$38,500 \$52.3 AN AVE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$198,000 \$46,600 \$9.00 ANGE ST 11/30/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$46,800 38.91 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,285 \$46,800 38.91 AASEE ST 06/03/21 \$75,000 WD 03-ARM'S LENGTH \$120,285 \$46,800 38.91 MASE ST 04/27/22 \$180,000 MLC 03-ARM'S LENGTH \$120,000 \$88,700 49.28 ANA VE 04/27/21 \$169,000 WD 03-ARM'S LENGTH \$169,000 \$65,300 31.56 WART ST 07/23/21 \$169,000 WD 03-ARM'S LENGTH \$169,000 \$65,300 31.64	Address Sale Date Sale Price Instr. Terms of Sale Adj, Sale \$ Asd, when Sold Asd/Adj, Sale Cur. Appraisal I ST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH \$56,000 \$38,500 \$59.23 \$72,587 AN AVE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$198,000 \$91,600 46.26 \$217,513 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,000 \$46,800 39.00 \$123,917 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,000 \$46,800 38.91 \$123,917 AASEE ST 06/03/21 \$75,000 WD 03-ARM'S LENGTH \$120,025 \$46,800 38.91 \$123,917 AASE Od/27/21 \$5180,000 MLC 03-ARM'S LENGTH \$510,000 \$46,200 \$88,716 NAAVE 09/21/22 \$180,000 MLC 03-ARM'S LENGTH \$169,847 \$53,600 31.56 \$171,418 WART ST 07/23/	Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual E ST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH \$65,000 \$38,500 \$52.3 \$72,587 \$11,033 AN AVE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$198,000 \$46.26 \$217,513 \$5,765 ANGE ST 11/30/21 \$120,020 WD 03-ARM'S LENGTH \$120,020 \$46.800 38.91 \$123,917 \$4,509 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,020 \$46,800 38.91 \$123,917 \$4,794 ASSEE ST 06/03/21 \$75,000 WD 03-ARM'S LENGTH \$120,020 \$34,500 46.00 \$88,716 \$18,839 NA AVE 04/27/22 \$180,000 MLC 03-ARM'S LENGTH \$180,000 \$88,700 49.28 \$190,294 \$27,623 NAGE ST 05/26/21 \$169,000 WD	Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value I ST 08/05/21 \$65,000 MLC 03-ARM'S LENGTH \$565,000 \$33,500 \$52.3 \$72,587 \$11,033 \$18,620 AN VE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$120,000 \$46,800 39.00 \$123,917 \$4,509 \$8,426 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,000 \$46,800 38.91 \$123,917 \$4,794 \$8,426 AASEE ST 06/03/21 \$75,000 WD 03-ARM'S LENGTH \$120,028 \$46,800 38.91 \$123,917 \$4,794 \$8,426 AASE ST 04/27/22 \$180,000 WD 03-ARM'S LENGTH \$120,028 \$46,800 38.91 \$212,917 \$4,794 \$8,426 MAAVE 04/27/22 \$180,000 WD 03-ARM'S LENGTH \$516,000 \$182,50 \$6	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 Dept ST 08/05/21 \$56,000 MLC 03-ARM'S LENGTH \$56,000 \$38,500 \$52.3 \$72,587 \$11,033 \$18,620 190.0 90 AN VE 09/06/22 \$198,000 WD 03-ARM'S LENGTH \$120,000 \$46,800 39.00 \$123,917 \$4,509 \$8,426 22.0 120.0 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,000 \$46,800 38.91 \$123,917 \$4,509 \$8,426 22.0 120.0 AASE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,000 \$46,800 38.91 \$123,917 \$4,794 \$8,846 22.0 120.0 AASE GO 40/27/22 \$180,000 MLC 03-ARM'S LENGTH \$180,000 \$88,700 49.28 \$190,294 \$27,623 \$37,917 99.	Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale S Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres ST 08/05/21 \$55,000 MLC 03-ARM/S LENGTH \$56,000 \$38,500 \$52.3 \$72,587 \$11,033 \$18,620 190.0 199.0 0.87 AN AVE 09/06/22 \$198,000 WD 03-ARM/S LENGTH \$120,000 \$46,600 39.00 \$123,917 \$4,509 \$8,426 22.0 120.0 0.06 ANGE ST 11/30/21 \$120,285 MLC 03-ARM/S LENGTH \$120,000 \$46,600 38.91 \$123,917 \$4,794 \$8,426 22.0 120.0 0.06 ASSE ST 06/03/21 \$75,000 WD 03-ARM/S LENGTH \$120,285 \$46,800 182.50 \$58,716 \$18,839 \$32,555 B5.0 122.0 0.43 NA AVE 04/27/22 \$180,000 MLC 03-ARM/S LENGTH \$180,000	Address Sale Date Sale Price Inst. Terms of Sale Adj, Sale S Add, when Sold Asd/Adj, Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Total Acres ST 08/05/21 \$56,000 MLC 03-ARM'S LENGTH \$56,000 \$38,500 \$9.23 \$72,587 \$11,033 \$18,620 19.00 19.9 0.87 0.87 AN VE 99/06/22 \$198,000 WD 03-ARM'S LENGTH \$198,000 \$46,260 \$217,513 \$5,765 \$25,278 66.0 61.0 0.09 0.09 ANGE ST 11/30/21 \$120,285 MLC 03-ARM'S LENGTH \$120,285 \$46,800 38.91 \$123,917 \$4,794 \$8,426 22.0 12.00 0.06 0.06 AASE ST 11/30/21 \$120,285 MLC 93-ARM'S LENGTH \$120,285 \$46,800 38.91 \$123,917 \$4,794 \$8,426 22.0 12.00 0.06 0.66 AASE ST 06/03/21 \$57,000 MLC 93-ARM'S LENGTH \$510,000 \$49,200 \$27,623 \$37,917	Address Sale Date Sale Date Sale Price Inst. Terms of Sale Ad. when Sold Asd/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acces Total Acces Dollars/FF ST 08/05/21 \$56,000 MLC 03-ARM/S LENGTH \$56,000 \$52,278 \$51,033 \$58,620 190.0 199.9 0.87 0.87 \$58 AN VE 09/06/22 \$198,000 WD 03-ARM/S LENGTH \$198,000 \$46,800 39.00 \$123,917 \$4,509 \$8,426 22.0 10.0 0.066 0.066 \$2218 ANGE ST 11/30/21 \$120,285 MLC 03-ARM/S LENGTH \$120,285 \$46,800 38.91 \$123,917 \$4,794 \$8,426 22.0 10.06 0.066 \$2218 AASE ST 11/30/21 \$120,285 MLC 03-ARM/S LENGTH \$510,00 \$88,716 \$18,839 \$32,555 85.0 26.0 0.81 \$222 0.43 \$242 MASE ST 02/10/22 \$180,000 MLC 03-ARM/S LENGTH \$518,000 \$88,700	Address Sale Date Sale Price Instr. Terms of Sale Add, Sale S Asd, when Sold Asd/Adj, Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Dollars/FF Dollars/FF Dollars/Acres ST 08/05/21 \$50,000 ML 03-ARM'S ELNGTH \$50,000 \$53,800 \$52,3 \$72,587 \$51,033 \$18,620 190.0 199.9 0.87 0.87 \$58 \$52,663 ANGE ST 11/30/21 \$120,000 WD 03-ARM'S ELNGTH \$120,000 \$46,600 38.910 \$123,917 \$4,749 \$8,426 22.0 12.0 0.06 0.06 \$228 \$73,918 ANGE ST 04/07/21 \$120,000 WD 03-ARM'S ELNGTH \$120,020 \$44,600 38.91 \$21,819 \$4,749 \$8,8,76 22.0 0.006 0.06 \$228 \$73,918 NAVE 04/27/22 \$52,000 WD 03-ARM'S ELNGTH \$52,000 \$84,100 \$88,716 \$14,878 \$59,365 155.0 122.0 0.43 0.43 \$229 \$92,077	Address Sale Price Instr. Terms of Sale Adj. Sale \$ Ads. when Sold Add/Adj. Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Total Acres Dollars/FF Dollars/FF <thd< td=""><td>Address Sale Date Sale Parce 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/Ar Curla Ar Dollars/Ar Dollars/Ar<td>Address Sale Date Sale Price Instr. Terms of Sale Adj, Sale S Add, Adj, Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Dollars/Arc Dollar/Arc Dollars/Arc</td><td>Addres Sale Date S</td></td></thd<>	Address Sale Date Sale Parce 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/Ar Curla Ar Dollars/Ar Dollars/Ar <td>Address Sale Date Sale Price Instr. Terms of Sale Adj, Sale S Add, Adj, Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Dollars/Arc Dollar/Arc Dollars/Arc</td> <td>Addres Sale Date S</td>	Address Sale Date Sale Price Instr. Terms of Sale Adj, Sale S Add, Adj, Sale Cur. Appraisal Land Residual Est. Land Value Effec. Front Depth Net Acres Dollars/Arc Dollar/Arc Dollars/Arc	Addres Sale Date S

390.0

Final Conclusion of Rate that will be used: \$390 per Front Foot and \$2.38 per Sq Foot 2CHIP, 2CORA, 2DOWN, 2M12, 2MRES, 2SHIA, 2WEST

2024 Land Value Analysis

4-1-2019 through 3-31-2023

Industrial																			
Parcel Number	Street Address	Sale Date	Sale Price Inst	 Terms of Sale 	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front De	oth Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area Liber/Page	Land Table
050-010-035-001-00	OAKWOOD AVE	03/08/21	\$199,100 WD	03-ARM'S LENGTH	\$199,100	\$20,400	10.25	\$118,551	\$111,769	\$81,220	448.0 320	0.0 2.62	1.22	\$249	\$42,660	\$0.98	448.00	300 1279/0524	INDUSTRIAL
050-420-001-001-00	500 SMITH ST	04/27/22	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$36,400	45.50	\$83,463	\$12,719	\$16,182	0.0 0	0.0 1.52	0.52	#DIV/0!	\$8,368	\$0.19	0.00	300 1296/0054	INDUSTRIAL
050-480-000-007-00	1655 INDUSTRIAL DR	12/30/19	\$750,000 WD	03-ARM'S LENGTH	\$750,000	\$233,400	31.12	\$790,381	\$44,834	\$85,215	482.0 270	0.0 2.99	2.99	\$93	\$14,995	\$0.34	482.00	300 1264/0668	INDUSTRIAL
050-651-026-001-00	200 UNIVERSAL DR	01/05/23	\$3,370,646 CD	03-ARM'S LENGTH	\$3,370,646	\$1,238,600	36.75	\$2,835,499	\$548,647	\$263,500	0.0 ().0 15.80	15.80	#DIV/0!	\$34,724	\$0.80	0.00	300 1303/0696	INDUSTRIAL
		Totals:	\$4,399,746		\$4,399,746	\$1,528,800		\$3,827,894	\$717,969	\$446,117	930.0	22.93	20.53						
						Sale. Ratio =>	34.75			Average		Average			Average				
						Std. Dev. =>	14.99			per FF=>	\$772	per Net Acre=>	31,311.34		per SqFt=>	\$0.72			

Final Conclusion of Rate that will be used: \$ 31,500 per acre 300 Ind Two additional years were included in analysis.

																			4-1-2021 (mough 5-51-20)
402 NW Corner of City	,																		
Parcel Number	Street Address	Sale Date				Asd. when Sold				6	Cost Man. \$ E			/Sq.Ft.		Dev. by Mean (%)	ι δ		Land Table
050-590-000-004-00		09/24/21	,	03-ARM'S LENGTH	\$178,000	\$59,400	33.37	\$151,481	\$17,469	\$160,531	\$143,636 1		936	\$171.51	402	25.9812		, .	NORTHWEST CORNER OF CITY
050-560-000-036-00		05/13/22	. ,	03-ARM'S LENGTH	\$210,000	\$70,900	33.76	\$172,332	\$16,272	\$193,728	\$167,267 1		1,248	\$155.23	402	30.4206		. ,	NORTHWEST CORNER OF CITY
050-690-002-006-00		02/17/23		03-ARM'S LENGTH	\$216,000	\$73,000	33.80	\$177,363	\$22,464	\$193,536	\$166,023 1		1,034	\$187.17	402		BUNGALOW	\$22,464	NORTHWEST CORNER OF CITY
050-465-000-021-00	1217 APPLEWOOD DR	08/18/22	\$265,000 WD	03-ARM'S LENGTH	\$265,000	\$89,600	33.81	\$215,234	\$13,261	\$251,739	\$216,477 1		1,525	\$165.07	402	#REF!	TRI-LEVEL	\$12,384	NORTHWEST CORNER OF CITY
050-450-000-042-00	1445 W NORTH ST	10/17/22	\$335,000 WD	03-ARM'S LENGTH	\$335,000	\$114,000	34.03	\$271,834	\$33,408	\$301,592	\$255,548 1		1,626	\$185.48	402	118.0179	TWO-STORY	\$33,408	NORTHWEST CORNER OF CITY
050-290-000-024-00	1525 ALTA VISTA DR	02/17/22	\$249,900 WD	03-ARM'S LENGTH	\$249,900	\$85,400	34.17	\$218,257	\$12,960	\$236,940	\$220,040 1		2,036	\$116.38	402	107.6806	TWO-STORY	\$12,960	NORTHWEST CORNER OF CITY
050-590-000-009-00	1126 HARDING AVE	10/24/22	\$210,000 WD	03-ARM'S LENGTH	\$210,000	\$72,500	34.52	\$177,033	\$20,727	\$189,273	\$167,531 1		2,098	\$90.22	402	24.1739	TWO-STORY	\$15,120	NORTHWEST CORNER OF CITY
050-720-000-006-00	1349 W KING ST	07/18/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$154,539	\$9,504	\$160,496	\$155,450 1	.032	960	\$167.18	402	1.3109	RANCH	\$9,504	NORTHWEST CORNER OF CITY
050-230-000-015-00	1204 ORCHARD ST	09/07/21	\$139,900 WD	03-ARM'S LENGTH	\$139,900	\$48,500	34.67	\$123,225	\$13,987	\$125,913	\$117,083 1	.075	873	\$144.23	402	107.5421	BUNGALOW	\$11,808	NORTHWEST CORNER OF CITY
050-720-000-008-00	1407 W KING ST	06/23/21	\$129,000 WD	03-ARM'S LENGTH	\$129,000	\$44,900	34.81	\$114,410	\$9,504	\$119,496	\$112,439 1	.063	898	\$133.07	402	10.6002	BUNGALOW	\$9,504	NORTHWEST CORNER OF CITY
050-690-002-004-00	1260 N CHIPMAN ST	09/13/21	\$131,000 WD	03-ARM'S LENGTH	\$131,000	\$46,200	35.27	\$119,949	\$11,232	\$119,768	\$116,524 1	.028	864	\$138.62	402	10.1355	BUNGALOW	\$11,232	NORTHWEST CORNER OF CITY
050-465-000-018-00	1020 WOOD CT	10/25/21	\$210,000 WD	03-ARM'S LENGTH	\$210,000	\$74,200	35.33	\$193,639	\$12,127	\$197,873	\$194,547 1	.017	1,470	\$134.61	402	101.7098	RANCH	\$10,080	NORTHWEST CORNER OF CITY
050-537-000-006-00	1221 N CHIPMAN ST	02/08/22	\$195,000 WD	03-ARM'S LENGTH	\$195,000	\$69,100	35.44	\$177,345	\$24,503	\$170,497	\$163,818 1	.041	1,776	\$96.00	402	104.0772	TWO-STORY	\$23,760	NORTHWEST CORNER OF CITY
050-425-000-007-00	1509 HIAWATHA DR	07/15/21	\$192,000 WD	03-ARM'S LENGTH	\$192,000	\$68,200	35.52	\$172,474	\$10,637	\$181,363	\$173,459 1	.046	1,312	\$138.23	402	104.5569	RANCH	\$9,043	NORTHWEST CORNER OF CITY
050-560-000-042-00	1412 SHADY LANE	03/11/22	\$182,500 WD	03-ARM'S LENGTH	\$182,500	\$66,600	36.49	\$178,316	\$13,994	\$168,506	\$176,122 0	.957	1,232	\$136.77	402	2.2367	RANCH	\$12,240	NORTHWEST CORNER OF CITY
050-590-000-002-00	1108 HARDING AVE	10/08/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$59,300	37.06	\$155,029	\$19,728	\$140,272	\$145,017 0	.967	1,232	\$113.86	402	#REF!	RANCH	\$19,728	NORTHWEST CORNER OF CITY
050-560-000-052-00	1105 WARD ST	06/24/22	\$238,000 WD	03-ARM'S LENGTH	\$238,000	\$88,600	37.23	\$213,070	\$14,832	\$223,168	\$212,474 1	.050	1,852	\$120.50	402	7.1208	RANCH	\$14,832	NORTHWEST CORNER OF CITY
050-425-000-006-00	1513 HIAWATHA DR	07/29/22	\$198,000 WD	03-ARM'S LENGTH	\$198,000	\$74,300	37.53	\$166,036	\$10,077	\$187,923	\$167,159 1	.124	1,104	\$170.22	402	112.4220	RANCH	\$10,077	NORTHWEST CORNER OF CITY
050-537-000-008-00	1245 N CHIPMAN ST	08/23/21	\$151,000 WD	03-ARM'S LENGTH	\$151,000	\$58,300	38.61	\$160,043	\$11,808	\$139,192	\$158,880 0	.876	1,358	\$102.50	402	87.6083	RANCH	\$11,808	NORTHWEST CORNER OF CITY
050-690-003-001-00	1120 N CHIPMAN ST	07/12/21	\$108,000 WD	03-ARM'S LENGTH	\$108,000	\$41,900	38.80	\$105,365	\$17,568	\$90,432	\$94,102 0	.961	1,014	\$89.18	402	9.3362	RANCH	\$17,568	NORTHWEST CORNER OF CITY
050-537-000-021-00	503 N CHIPMAN ST	05/06/22	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$118,101	\$31,634	\$98,366	\$92,676 1	.061	1,310	\$75.09	402	106.1393	TWO-STORY	\$30,384	NORTHWEST CORNER OF CITY
050-030-000-010-00	1165 HANOVER ST	08/09/21	\$185,500 WD	03-ARM'S LENGTH	\$185,500	\$73,100	39.41	\$186,680	\$17,726	\$167,774	\$181,087 0	.926	1,592	\$105.39	402	92.6484	TWO-STORY	\$14,688	NORTHWEST CORNER OF CITY
050-290-000-021-00	1516 ALTURAS DR	11/10/21	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$95,200	42.31	\$243,572	\$13,104	\$211,896	\$247,018 0	.858	1,827	\$115.98	402	85.7815	RANCH	\$13,104	NORTHWEST CORNER OF CITY
050-603-003-004-00	1309 OLMSTEAD ST	10/26/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$42,500	42.50	\$108,071	\$9,504	\$90,496	\$105,645 0	.857	840	\$107.73	402	12.2521	BUNGALOW	\$9,504	NORTHWEST CORNER OF CITY
050-537-000-027-00	429 N CHIPMAN ST	06/06/22	\$85,000 WD	03-ARM'S LENGTH	\$85,000	\$36,300	42.71	\$86,297	\$9,504	\$75,496	\$82,308 0	.917	960	\$78.64	402	91.7242	BUNGALOW	\$9,504	NORTHWEST CORNER OF CITY
050-030-000-011-00	1151 HANOVER ST	09/27/22	\$174,900 WD	03-ARM'S LENGTH	\$174,900	\$75,300	43.05	\$180,841	\$9,792	\$165,108	\$183,332 0	.901	1,288	\$128.19	402	90.0594	RANCH	\$9,792	NORTHWEST CORNER OF CITY
050-465-000-029-00	1016 WOOD CT	03/24/23	\$213,400 WD	03-ARM'S LENGTH	\$213,400	\$93,300	43.72	\$223,338	\$17,092	\$196,308	\$221,057 0	.888	2,305	\$85.17	402	88.8043	RANCH	\$16,128	NORTHWEST CORNER OF CITY
050-603-002-012-00	1442 W KING ST	10/25/21	\$144,900 WD	03-ARM'S LENGTH	\$144,900	\$63,900	44.10	\$167,727	\$12,755	\$132,145	\$166,101 0	.796	1,498	\$88.21	402	79.5571	TWO-STORY	\$9,504	NORTHWEST CORNER OF CITY
050-603-006-003-00	1410 OLMSTEAD ST	10/04/22	\$163,000 WD	03-ARM'S LENGTH	\$163,000	\$72,700	44.60	\$174,563	\$9,504	\$153,496	\$176,912 0	.868	1,704	\$90.08	402	10.7789	RANCH	\$9,504	NORTHWEST CORNER OF CITY
050-720-000-017-00	1455 W KING ST	09/30/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$57,000	45.60	\$135,672	\$9,648	\$115,352	\$135,074 0	.854	1,406	\$82.04	402	6.5791	RANCH	\$9,648	NORTHWEST CORNER OF CITY
050-450-000-025-00	1029 CENTER ST	11/30/22	\$172,000 WD	03-ARM'S LENGTH	\$172,000	\$78,500	45.64	\$188,807	\$19,008	\$152,992	\$181,993 0	.841	1,372	\$111.51	402	84.0650	RANCH	\$19,008	NORTHWEST CORNER OF CITY
050-450-000-052-00	1435 W NORTH ST	01/19/22	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$89,100	46.89	\$205,037	\$31,204	\$158,796	\$186,316 0	.852	1,830	\$86.77	402	85.2293	TWO-STORY	\$19,008	NORTHWEST CORNER OF CITY
050-603-001-001-00	721 N CHIPMAN ST	10/31/22	. ,	03-ARM'S LENGTH	\$129,000	\$61,500	47.67	\$150,886	\$9,504	\$119,496	\$151,535 0		1,220	\$97.95	402	78.8571	RANCH	\$9,504	NORTHWEST CORNER OF CITY
050-590-000-005-00		03/20/23	. ,	03-ARM'S LENGTH	\$128,000	\$62,500	48.83	\$149,663	\$10,080	\$117,920	\$149,607 0		936	\$125.98	402	78.8200	RANCH		NORTHWEST CORNER OF CITY
050-450-000-013-00	1460 W KING ST	12/21/21	\$119,000 WD	03-ARM'S LENGTH	\$119,000	\$59,600	50.08	\$152,154	\$9,533	\$109,467	\$152,863 0		1,204	\$90.92	402	71.6113	BUNGALOW		NORTHWEST CORNER OF CITY
			\$6,153,000		\$6,153,000	\$2,375,300		\$5,888,383		\$5,617,346	\$5,737,116			\$120.73		0.3695			
			<i>+ -, 200,000</i>			Sale. Ratio =>	38.60	<i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>				.979	Std. Dr	eviation=>	0.12804086	0.0000			
						Std. Dev. =>	5.09				Ave. E.C.F. => 0			ariance=>		pefficient of Var=>	#REF!		
							5.05				0		AVC: V	aanoc					

Final Conclusion of Rate that will be used: .979 402 NW Corner of City

2024 ECF Analysis

2024 E	CF Ana	alysis
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4-1-2021 through 3-31-2023

2024 ECF Analysis 410 North Central															4-1-2021 through 3-31-2023
Parcel Number Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur Approical	Land L Vard	Bldg. Residual	Cost Man. \$ E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value Land Table
050-460-003-005-00 908 N SAGINAW ST	08/25/21	\$129.900 WD		\$129.900	\$34.700	26.71	\$94.131	\$6.950	\$122,950	\$95,909 1.282	1.216	\$101.11	410	26.3537 RANCH	\$6.950 NORTH CENTRAL
050-610-001-012-00 737 N HICKORY ST	04/23/21	,	03-ARM'S LENGTH	\$120,000	\$33,100	27.58	\$106,747	\$9,174	\$110,826	\$107,341 1.032	1,103	\$100.48	410	24.4973 BUNGALOW	\$9,174 NORTH CENTRAL
050-250-000-036-00 648 PINE ST	12/14/22		03-ARM'S LENGTH	\$129,500	\$35,900		\$87,335	\$9,174	\$120,326	\$85,986 1.399	1,068	\$112.66	410	55.0644 TWO-STORY	\$9,174 NORTH CENTRAL
050-240-002-015-00 631 N HICKORY ST	12/14/21		03-ARM'S LENGTH	\$125,500	\$38,000	28.15	\$106,981	\$9,174	\$125,826	\$107,598 1.169	1,000	\$115.23	410	51.0946 TWO-STORY	\$9,174 NORTH CENTRAL
050-390-003-007-00 1027 ADAMS ST	03/07/22	\$129,900 WD		\$135,000	\$37,800	28.15	\$103,520	\$8,618	\$123,820	\$104,403 1.162	1,566	\$77.45	410	20.6158 TWO-STORY	\$8,618 NORTH CENTRAL
050-390-004-022-00 1027 ADAMS ST	09/08/22	\$130.000 WD		\$129,900	\$37,900	29.10	\$105,520	\$8,018 \$9,174	\$120,826	\$88,273 1.369	1,300	\$105.62	410	39.6385 RANCH	\$9,174 NORTH CENTRAL
050-320-000-125-00 1401 N HICKORY ST	12/15/21	1 /	03-ARM'S LENGTH	\$130,000	\$55,800	29.37	\$153,054	\$22,657	\$167,343	\$143,451 1.167	1,906	\$87.80	410	19.1395 TWO-STORY	\$22,657 NORTH CENTRAL
050-541-000-031-00 617 E KING ST	08/10/22	\$145,000 WD		\$190,000	\$42,900	29.59	\$155,054	\$7,645		\$103,558 1.326	1,900	\$106.48	410	30.2474 TWO-STORY	\$7,645 NORTH CENTRAL
050-541-000-031-00 817 E KING ST 050-470-003-007-00 318 W WILLIAMS ST	10/06/21	\$289,900 WD		\$145,000 \$289,900	\$42,900	29.59	\$309,572	\$16,958	\$137,355 \$272,942	\$321,908 0.848	3,384	\$106.48			
050-250-000-031-00 645 PINE ST	10/06/21	. ,	03-ARM'S LENGTH 03-ARM'S LENGTH	\$289,900 \$200.000	\$86,300	29.77	\$309,572 \$144.355	\$10,958 \$13.592	\$272,942 \$186.408	\$143.854 1.296	3,384	\$80.00	410 410	25.9318 TWO-STORY 63.7359 TWO-STORY	\$16,958 NORTH CENTRAL \$9.174 NORTH CENTRAL
	-1 -1	1		1 ,	1		/ /	1 - /	1 7	1 - ,	,	1.5			1-7
050-510-000-012-00 706 CAMPBELL DR	01/13/23	\$215,000 WD		\$215,000	\$64,900	30.19	\$154,326	\$11,039	\$203,961	\$157,631 1.294	1,440	\$141.64	410	26.8460 RANCH	\$9,730 NORTH CENTRAL
050-470-002-001-00 421 W OLIVER ST	08/11/22		03-ARM'S LENGTH	\$301,000	\$91,400	30.37	\$218,196	\$13,905	\$287,095	\$224,743 1.277	2,490	\$115.30	410	27.5894 TWO-STORY	\$8,896 NORTH CENTRAL
050-510-000-010-00 815 CAMPBELL DR	08/25/22		03-ARM'S LENGTH	\$228,000	\$69,300	30.39	\$165,728	\$6,255	\$221,745	\$175,438 1.264	1,376	\$161.15	410	16.0456 RANCH	\$6,255 NORTH CENTRAL
050-250-000-050-00 514 PINE ST	03/30/23	\$121,500 WD		\$121,500	\$37,800	31.11	\$98,838	\$5,143	\$116,357	\$103,075 1.129	1,260	\$92.35	410	42.4253 TWO-STORY	\$5,143 NORTH CENTRAL
050-670-001-013-00 601 ADA ST	08/29/22	\$374,000 WD		\$374,000	\$117,000	31.28	\$278,399	\$22,935	\$351,065	\$281,039 1.249	4,159	\$84.41	410	7.7966 TWO-STORY	\$22,935 NORTH CENTRAL
050-240-002-022-00 650 N SAGINAW ST	03/28/22		03-ARM'S LENGTH	\$146,000	\$45,700	31.30	\$117,529	\$7,645	\$138,355	\$120,884 1.145	1,325	\$104.42	410	62.9095 TWO-STORY	\$7,645 NORTH CENTRAL
050-240-001-011-00 608 N HICKORY ST	05/27/22	\$145,000 WD		\$145,000	\$45,500	31.38	\$118,903	\$9,629	\$135,371	\$120,213 1.126	1,461	\$92.66	410	112.6089 TWO-STORY	\$6,255 NORTH CENTRAL
050-060-007-003-00 314 ELIZABETH ST	05/21/21	\$144,900 WD		\$144,900	\$45,800	31.61	\$115,356	\$12,934	\$131,966	\$112,675 1.171	1,313	\$100.51	410	117.1204 TWO-STORY	\$9,174 NORTH CENTRAL
050-470-035-013-00 601 N WATER ST	04/16/21		03-ARM'S LENGTH	\$167,425	\$53,100	31.72	\$172,153	\$12,016	\$155,409	\$176,168 0.882	2,300	\$67.57	410	14.1070 TWO-STORY	\$8,340 NORTH CENTRAL
050-320-000-057-00 705 N PARK ST	07/20/22		03-ARM'S LENGTH	\$128,000	\$40,600	31.72	\$103,787	\$5,560	\$122,440	\$108,061 1.133	1,292	\$94.77	410	28.4341 TWO-STORY	\$5,560 NORTH CENTRAL
050-060-007-001-00 820 ADAMS ST	08/22/22	\$199,000 WD		\$199,000	\$63,900	32.11	\$152,894	\$15,423	\$183,577	\$151,233 1.214	1,974	\$93.00	410	121.3867 TWO-STORY	\$13,761 NORTH CENTRAL
050-390-002-009-00 1110 ADAMS ST	04/13/21	\$119,900 WD		\$119,900	\$38,800	32.36	\$96,293	\$17,028	\$102,872	\$87,200 1.180	1,088	\$94.55	410	24.1392 TWO-STORY	\$15,290 NORTH CENTRAL
050-536-000-039-00 503 W NORTH ST	07/07/21		03-ARM'S LENGTH	\$118,500	\$38,400	32.41	\$95,942	\$11,120	\$107,380	\$93,314 1.151	952	\$112.79	410	25.8785 TWO-STORY	\$11,120 NORTH CENTRAL
050-250-036-002-00 529 ADAMS ST	08/24/21		03-ARM'S LENGTH	\$164,000	\$53,400	32.56	\$146,866	\$11,300	\$152,700	\$149,138 1.024	1,840	\$82.99	410	45.6868 TWO-STORY	\$10,008 NORTH CENTRAL
050-610-003-013-00 808 N WASHINGTON ST	09/14/21	\$160,000 WD		\$160,000	\$52,100	32.56	\$144,543	\$6,116	\$153,884	\$152,285 1.011	1,074	\$143.28	410	17.2350 BUNGALOW	\$6,116 NORTH CENTRAL
050-060-005-008-00 502 ELIZABETH ST	06/08/22	\$149,000 WD		\$149,000	\$48,600	32.62	\$115,939	\$11,868	\$137,132	\$114,490 1.198	1,348	\$101.73	410	119.7769 TWO-STORY	\$11,468 NORTH CENTRAL
050-390-005-003-00 1210 N WATER ST	12/01/21		03-ARM'S LENGTH	\$115,000	\$37,600	32.70	\$101,879	\$10,774	\$104,226	\$100,226 1.040	1,014	\$102.79	410	11.0699 TWO-STORY	\$9,174 NORTH CENTRAL
050-260-000-004-00 412 N HICKORY ST	07/26/22	\$130,000 WD		\$130,000	\$42,700	32.85	\$110,234	\$6,976	\$123,024	\$113,595 1.083	1,606	\$76.60	410	39.9683 TWO-STORY	\$4,726 NORTH CENTRAL
050-060-002-005-00 905 ADAMS ST	01/21/22	\$110,000 WD		\$110,000	\$36,200	32.91	\$90,661	\$9,174	\$100,826	\$89,645 1.125	916	\$110.07	410	112.4730 BUNGALOW	\$9,174 NORTH CENTRAL
050-111-002-016-00 525 GILBERT ST	05/07/21	\$121,000 WD	03-ARM'S LENGTH	\$121,000	\$40,100	33.14	\$116,853	\$9,174	\$111,826	\$118,459 0.944	1,172	\$95.41	410	94.4008 BUNGALOW	\$9,174 NORTH CENTRAL
050-470-030-007-00 516 N SAGINAW ST	09/29/22	\$185,777 WD	03-ARM'S LENGTH	\$185,777	\$61,600	33.16	\$151,374	\$9,174	\$176,603	\$156,436 1.129	1,776	\$99.44	410	10.4158 TWO-STORY	\$9,174 NORTH CENTRAL
050-320-000-107-00 1301 N HICKORY ST	09/26/22	\$119,900 WD	03-ARM'S LENGTH	\$119,900	\$39,900	33.28	\$94,265	\$9,174	\$110,726	\$93,609 1.183	908	\$121.94	410	33.4122 BUNGALOW	\$9,174 NORTH CENTRAL
050-390-001-005-00 1016 N WATER ST	06/01/22		03-ARM'S LENGTH	\$139,900	\$46,600	33.31	\$113,417	\$7,916	\$131,984	\$116,063 1.137	1,020	\$129.40	410	28.7962 BUNGALOW	\$6,116 NORTH CENTRAL
050-250-000-025-00 605 PINE ST	12/28/21	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$48,300	33.31	\$121,649	\$9,174	\$135,826	\$123,735 1.098	1,450	\$93.67	410	109.7718 TWO-STORY	\$9,174 NORTH CENTRAL
050-320-000-088-00 1005 N SAGINAW ST	05/31/22	\$141,500 WD	03-ARM'S LENGTH	\$141,500	\$47,200	33.36	\$120,128	\$9,609	\$131,891	\$121,583 1.085	1,170	\$112.73	410	30.6226 BUNGALOW	\$9,174 NORTH CENTRAL
050-320-000-058-00 713 N PARK ST	09/09/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$147,429	\$10,575	\$169,425	\$150,554 1.125	1,351	\$125.41	410	50.5788 TWO-STORY	\$9,174 NORTH CENTRAL
050-250-036-001-00 533 ADAMS ST	01/13/23	\$131,500 WD	03-ARM'S LENGTH	\$131,500	\$44,600	33.92	\$105,939	\$8,340	\$123,160	\$107,370 1.147	1,771	\$69.54	410	114.7065 TWO-STORY	\$8,340 NORTH CENTRAL
050-460-001-002-00 926 N WASHINGTON ST	07/29/22	\$237,000 WD	03-ARM'S LENGTH	\$237,000	\$80,500	33.97	\$194,653	\$20,989	\$216,011	\$191,050 1.131	1,502	\$143.82	410	30.0673 TWO-STORY	\$20,989 NORTH CENTRAL
050-610-001-008-00 722 N SAGINAW ST	03/07/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$47,600	34.00	\$122,542	\$12,737	\$127,263	\$120,798 1.054	902	\$141.09	410	9.8291 TWO-STORY	\$9,174 NORTH CENTRAL
050-536-000-037-00 1254 N SHIAWASSEE ST	05/24/21	\$227,500 WD	03-ARM'S LENGTH	\$227,500	\$77,400	34.02	\$203,426	\$15,507	\$211,993	\$206,732 1.025	2,116	\$100.19	410	2.3906 TWO-STORY	\$11,398 NORTH CENTRAL
050-320-000-054-00 111 E KING ST	04/06/21	\$95,700 WD	03-ARM'S LENGTH	\$95,700	\$32,700	34.17	\$91,987	\$5 <i>,</i> 560	\$90,140	\$95,079 0.948	805	\$111.98	410	54.1686 BUNGALOW	\$5,560 NORTH CENTRAL
050-320-000-075-00 953 N SAGINAW ST	06/14/22	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$38,100	34.64	\$89,988	\$9,174	\$100,826	\$88,904 1.134	816	\$123.56	410	55.7475 BUNGALOW	\$9,174 NORTH CENTRAL
050-670-001-012-00 607 ADA ST	11/16/22	\$239,900 WD	03-ARM'S LENGTH	\$239,900	\$83,600	34.85	\$200,303	\$15,242	\$224,658	\$203,587 1.103	1,982	\$113.35	410	1.9690 TWO-STORY	\$13,761 NORTH CENTRAL
050-390-003-008-00 1111 ADAMS ST	12/16/21	\$175,500 WD	03-ARM'S LENGTH	\$175,500	\$61,300	34.93	\$178,628	\$11,770	\$163,730	\$183,562 0.892	1,792	\$91.37	410	15.6692 TWO-STORY	\$9,730 NORTH CENTRAL
050-320-000-060-00 211 E KING ST	06/18/21	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$165,856	\$9,174	\$175,826	\$172,367 1.020	2,087	\$84.25	410	TWO-STORY	\$9,174 NORTH CENTRAL
050-250-000-039-00 626 PINE ST	06/10/22	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$45,900	35.31	\$110,867	\$7,594	\$122,406	\$113,612 1.077	1,436	\$85.24	410	107.7407 TWO-STORY	\$6,950 NORTH CENTRAL
050-640-033-011-00 604 N BALL ST	10/14/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$63,700	35.39	\$152,044	\$6,672	\$173,328	\$159,925 1.084	1,933	\$89.67	410	2.3400 TWO-STORY	\$6,672 NORTH CENTRAL
050-260-000-007-00 409 E WILLIAMS ST	09/22/21	\$85,000 WD	03-ARM'S LENGTH	\$85,000	\$30,100	35.41	\$76,802	\$7,511	\$77,489	\$76,228 1.017	982	\$78.91	410	101.6546 TWO-STORY	\$5,560 NORTH CENTRAL
050-470-032-019-00 124 E KING ST	09/12/22	\$134,900 WD		\$134,900	\$47,800	35.43	\$112,809	\$12,604	\$122,296	\$110,237 1.109	1,493	\$81.91	410	17.5794 1.75 STORY	\$10,286 NORTH CENTRAL
050-320-000-084-00 210 STRATFORD DR	04/08/22	\$130,009 WD		\$130,009	\$46,200	35.54	\$124,291	\$11,866	\$118,143	\$123,680 0.955	896	\$131.86	410	RANCH	\$9,174 NORTH CENTRAL
050-320-000-067-00 949 N PARK ST	02/23/22	. ,	03-ARM'S LENGTH	\$124,000	\$44,200	35.65	\$111,181	\$9,174	\$114,826	\$112,219 1.023	768	\$149.51	410	7.3514 BUNGALOW	\$9,174 NORTH CENTRAL
050-460-001-009-00 916 N WASHINGTON ST	03/17/23		03-ARM'S LENGTH	\$186,000	\$66,600	35.81	\$167,003	\$9,174	\$176,826	\$173,629 1.018	1,778	\$99.45	410	13.9575 TWO-STORY	\$9,174 NORTH CENTRAL
	00,17,20	\$100,000 WD		<i>q</i> 200,000		33.01	÷107,000	φ <i>3</i> ,174	Q170,020	<i>Q1.0,020</i> 1.010	1,770		410	2010070 1100 010101	

	0.4/4.4/00	6440 F00 NVD		6440 500	642 500	25.00	600 775	642.000	6404 COO	£04.470 4.407	070	\$407.CA			
050-510-000-017-00 920 CAMPBELL DR	04/14/22	\$118,500 WD		\$118,500	\$42,500	35.86	\$99,775	\$13,900	\$104,600	\$94,472 1.107	972	\$107.61	410	17.9841 BUNGALOW	\$13,900 NORTH CENTRAL
050-460-001-011-00 900 N WASHINGTON ST	12/20/21	\$175,000 WD		\$175,000	\$62,800	35.89	\$158,908	\$8,827	\$166,173	\$165,106 1.006	1,572	\$105.71	410	15.7249 TWO-STORY	\$8,827 NORTH CENTRAL
050-390-001-001-00 922 N WATER ST	06/15/21	· · · · ·	03-ARM'S LENGTH	\$117,500	\$42,200	35.91	\$115,901	\$9,174	\$108,326	\$117,411 0.923	958	\$113.08	410	34.5997 TWO-STORY	\$9,174 NORTH CENTRAL
050-111-002-015-00 521 GILBERT ST	12/10/21		03-ARM'S LENGTH	\$119,000	\$42,900	36.05	\$116,289	\$9,174	\$109,826	\$117,838 0.932	1,250	\$87.86	410	93.2006 RANCH	\$9,174 NORTH CENTRAL
050-390-003-005-00 1021 ADAMS ST	08/10/21	\$120,000 WD		\$120,000	\$43,300	36.08	\$108,856	\$9,174	\$110,826	\$109,661 1.011	1,044	\$106.16	410	39.1070 TWO-STORY	\$9,174 NORTH CENTRAL
050-470-003-003-00 425 N WATER ST	04/26/21	\$200,000 WD		\$200,000	\$72,200	36.10	\$209,149	\$12,510	\$187,490	\$216,325 0.867	2,396	\$78.25	410	4.7900 TWO-STORY	\$12,510 NORTH CENTRAL
050-250-000-057-00 627 ADAMS ST	06/17/22	· · · · ·	03-ARM'S LENGTH	\$161,000	\$58,300	36.21	\$145,082	\$9,174	\$151,826	\$149,514 1.015	2,033	\$74.68	410	101.5465 TWO-STORY	\$9,174 NORTH CENTRAL
050-240-002-009-00 619 N HICKORY ST	03/15/22	\$106,700 WD		\$106,700	\$38,800	36.36	\$99,448	\$4,448	\$102,252	\$104,510 0.978	820	\$124.70	410	97.8390 BUNGALOW	\$4,448 NORTH CENTRAL
050-111-001-009-00 703 QUEEN ST	10/20/22	\$95,000 WD		\$95,000	\$34,600	36.42	\$94,133	\$11,190	\$83,810	\$91,246 0.919	986	\$85.00	410	91.8502 TWO-STORY	\$11,190 NORTH CENTRAL
050-060-012-008-00 713 N BALL ST	04/08/22		03-ARM'S LENGTH	\$166,000	\$60,600	36.51	\$151,175	\$5,560	\$160,440	\$160,193 1.002	2,013	\$79.70	410	100.1545 TWO-STORY	\$5,560 NORTH CENTRAL
050-111-002-021-00 622 QUEEN ST	10/22/21		03-ARM'S LENGTH	\$147,500	\$53,900	36.54	\$138,015	\$9,174	\$138,326	\$141,739 0.976	1,400	\$98.80	410	97.5919 TWO-STORY	\$9,174 NORTH CENTRAL
050-160-000-007-00 1204 DEVONSHIRE CT	09/02/22		03-ARM'S LENGTH	\$220,000	\$80,500	36.59	\$191,420	\$14,550	\$205,450	\$194,576 1.056	1,688	\$121.71	410	105.5883 RANCH	\$11,954 NORTH CENTRAL
050-610-001-007-00 723 N HICKORY ST	06/17/21		03-ARM'S LENGTH	\$100,000	\$36,700	36.70	\$92,030	\$9,174	\$90,826	\$91,151 0.996	990	\$91.74	410	0.3551 TWO-STORY	\$9,174 NORTH CENTRAL
050-240-001-020-00 654 N HICKORY ST	10/29/21	\$140,000 WD		\$140,000	\$51,500	36.79	\$130,940	\$10,095	\$129,905	\$132,943 0.977	1,648	\$78.83	410	97.7150 TWO-STORY	\$9,174 NORTH CENTRAL
050-320-000-115-00 1300 N WASHINGTON ST	04/21/21	· · · · ·	03-ARM'S LENGTH	\$177,000	\$65,600	37.06	\$167,744	\$9,674	\$167,326	\$173,894 0.962	1,341	\$124.78	410	96.2228 RANCH	\$9,174 NORTH CENTRAL
050-470-002-007-00 402 W WILLIAMS ST	05/06/21		03-ARM'S LENGTH	\$203,000	\$75,300	37.09	\$213,667	\$10,526	\$192,474	\$223,477 0.861	4,392	\$43.82	410	3.7443 TWO-STORY	\$9,174 NORTH CENTRAL
050-470-035-013-00 601 N WATER ST	05/12/22	\$177,000 WD		\$177,000	\$66,000	37.29	\$172,153	\$12,016	\$164,984	\$176,168 0.937	2,300	\$71.73	410	8.7627 TWO-STORY	\$8,340 NORTH CENTRAL
050-250-000-027-00 617 PINE ST	12/10/21	\$185,000 WD		\$185,000	\$69,000	37.30	\$173,800	\$13,205	\$171,795	\$176,672 0.972	1,942	\$88.46	410	97.2394 TWO-STORY	\$13,205 NORTH CENTRAL
050-390-004-017-00 305 W NORTH ST	10/10/22		03-ARM'S LENGTH	\$125,000	\$47,100	37.68	\$111,806	\$8,201	\$116,799	\$113,977 1.025	768	\$152.08	410	BUNGALOW	\$8,201 NORTH CENTRAL
050-320-000-091-00 112 STRATFORD DR	09/10/21	\$124,000 WD		\$124,000	\$46,800	37.74	\$118,437	\$9,730	\$114,270	\$119,590 0.956	1,188	\$96.19	410	95.5517 TWO-STORY	\$9,730 NORTH CENTRAL
050-111-003-013-00 515 RANDOLPH ST	09/16/22	\$150,000 WD		\$150,000	\$57,300	38.20	\$139,716	\$9,174	\$140,826	\$143,611 0.981	1,283	\$109.76	410	98.0610 BUNGALOW	\$9,174 NORTH CENTRAL
050-320-000-086-00 960 N PARK ST	11/22/22		03-ARM'S LENGTH	\$183,000	\$70,600	38.58	\$172,766	\$9,174	\$173,826	\$179,969 0.966	1,435	\$121.13	410	96.5865 RANCH	\$9,174 NORTH CENTRAL
050-610-001-00 309 E KING ST	06/01/22		03-ARM'S LENGTH	\$150,000	\$57,900	38.60	\$137,824	\$7,923	\$142,077	\$142,905 0.994	1,548	\$91.78	410	17.0472 TWO-STORY	\$7,923 NORTH CENTRAL
050-390-005-031-00 1329 N BALL ST	05/25/22		03-ARM'S LENGTH	\$155,000	\$60,000	38.71	\$145,817	\$8,340	\$146,660	\$151,240 0.970	1,024	\$143.22	410	45.4291 RANCH	\$8,340 NORTH CENTRAL
050-536-000-073-00 1116 ADA ST	10/27/22	\$315,000 WD		\$315,000	\$122,100	38.76	\$290,490	\$24,897	\$290,103	\$292,182 0.993	2,442	\$118.80	410	11.8008 TRI-LEVEL	\$18,348 NORTH CENTRAL
050-390-002-015-00 1025 N WATER ST	12/03/21	\$162,500 WD	03-ARM'S LENGTH	\$162,500	\$63,200	38.89	\$176,574	\$12,993	\$149,507	\$179,957 0.831	1,960	\$76.28	410	83.0792 TWO-STORY	\$9,174 NORTH CENTRAL
050-260-000-006-00 402 N HICKORY ST	01/23/23	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$118,410	\$10,813	\$114,187	\$118,369 0.965	2,303	\$49.58	410	96.4674 TWO-STORY	\$9,174 NORTH CENTRAL
050-250-000-061-00 605 ADAMS ST	09/10/21		03-ARM'S LENGTH	\$165,000	\$64,300	38.97	\$172,075	\$10,654	\$154,346	\$177,581 0.869	1,980	\$77.95	410	86.9159 TWO-STORY	\$9,174 NORTH CENTRAL
050-320-000-029-00 1111 N WASHINGTON ST	11/17/21	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$181,865	\$26,701	\$158,299	\$170,697 0.927	2,050	\$77.22	410	92.7366 TWO-STORY	\$19,321 NORTH CENTRAL
050-111-001-017-00 815 QUEEN ST	08/29/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$66,900	39.35	\$159,122	\$10,842	\$159,158	\$163,124 0.976	1,544	\$103.08	410	97.5685 BUNGALOW	\$10,842 NORTH CENTRAL
050-060-006-00 823 ADAMS ST	01/30/23	\$147,000 WD	03-ARM'S LENGTH	\$147,000	\$57,900	39.39	\$137,534	\$13,006	\$133,994	\$136,995 0.978	1,740	\$77.01	410	97.8098 TWO-STORY	\$9,174 NORTH CENTRAL
050-536-000-033-00 1228 N SHIAWASSEE ST	05/26/22	\$137,000 WD	03-ARM'S LENGTH	\$137,000	\$54,000	39.42	\$128,328	\$9,174	\$127,826	\$131,083 0.975	1,240	\$103.09	410	10.6221 RANCH	\$9,174 NORTH CENTRAL
050-536-000-064-00 1213 N SHIAWASSEE ST	04/02/21	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$53,600	39.70	\$150,446	\$18,348	\$116,652	\$145,322 0.803	1,798	\$64.88	410	7.6124 TWO-STORY	\$18,348 NORTH CENTRAL
050-160-000-008-00 301 STRATFORD DR	07/26/22	\$226,000 WD	03-ARM'S LENGTH	\$226,000	\$91,000	40.27	\$220,392	\$13,190	\$212,810	\$227,945 0.934	1,894	\$112.36	410	93.3602 RANCH	\$11,954 NORTH CENTRAL
050-250-000-013-00 518 N SHIAWASSEE ST	07/27/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$134,019	\$9,174	\$130,826	\$137,343 0.953	1,584	\$82.59	410	95.2548 TWO-STORY	\$9,174 NORTH CENTRAL
050-610-003-006-00 741 N PARK ST	06/30/21	\$113,000 WD	03-ARM'S LENGTH	\$113,000	\$45,600	40.35	\$123,971	\$7,015	\$105,985	\$128,664 0.824	1,194	\$88.76	410	5.1146 TWO-STORY	\$5,421 NORTH CENTRAL
050-160-000-008-00 301 STRATFORD DR	10/31/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$220,392	\$13,190	\$211,810	\$227,945 0.929	1,894	\$111.83	410	92.9215 RANCH	\$11,954 NORTH CENTRAL
050-660-001-009-00 616 LEE ST	09/24/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$50,600	40.48	\$136,727	\$11,960	\$113,040	\$137,257 0.824	1,552	\$72.84	410	5.6563 TWO-STORY	\$10,564 NORTH CENTRAL
050-320-000-117-00 1310 N WASHINGTON ST	07/23/21	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$62,800	40.52	\$162,370	\$13,900	\$141,100	\$163,333 0.864	1,403	\$100.57	410	86.3878 TWO-STORY	\$13,900 NORTH CENTRAL
050-390-003-006-00 1025 ADAMS ST	08/27/21	\$149,500 WD	03-ARM'S LENGTH	\$149,500	\$60,600	40.54	\$162,741	\$10,421	\$139,079	\$167,569 0.830	1,379	\$100.85	410	82.9982 TWO-STORY	\$9,174 NORTH CENTRAL
050-390-005-028-00 1119 N BALL ST	05/16/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$174,325	\$6,950	\$173,050	\$184,131 0.940	1,688	\$102.52	410	93.9820 TWO-STORY	\$6,950 NORTH CENTRAL
050-320-000-008-00 1309 N WASHINGTON ST	09/09/22	\$256,500 WD	03-ARM'S LENGTH	\$256,500	\$104,300	40.66	\$248,888	\$12,974	\$243,526	\$259,531 0.938	2,566	\$94.90	410	93.8330 TWO-STORY	\$11,537 NORTH CENTRAL
050-536-000-024-00 1114 N SHIAWASSEE ST	08/17/21	\$330,000 WD	03-ARM'S LENGTH	\$330,000	\$134,700	40.82	\$339,251	\$48,026	\$281,974	\$320,380 0.880	4,507	\$62.56	410	17.5518 TWO-STORY	\$43,368 NORTH CENTRAL
050-060-002-001-00 416 JENNETT ST	07/02/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$51,300	41.04	\$129,408	\$11,981	\$113,019	\$129,183 0.875	1,064	\$106.22	410	87.4878 RANCH	\$9,174 NORTH CENTRAL
050-470-032-020-00 116 E KING ST	03/10/22	\$108,000 WD	03-ARM'S LENGTH	\$108,000	\$44,900	41.57	\$117,511	\$9,174	\$98,826	\$119,183 0.829	1,176	\$84.04	410	32.6774 TWO-STORY	\$9,174 NORTH CENTRAL
050-470-033-010-00 647 N WASHINGTON ST	01/06/23	\$142,000 WD	03-ARM'S LENGTH	\$142,000	\$59,100	41.62	\$141,446	\$4,865	\$137,135	\$150,254 0.913	1,857	\$73.85	410	39.7260 TWO-STORY	\$4,865 NORTH CENTRAL
050-111-004-003-00 542 RANDOLPH ST	08/17/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$50,100	41.75	\$130,671	\$9,174	\$110,826	\$133,660 0.829	1,628	\$68.07	410	82.9163 TWO-STORY	\$9,174 NORTH CENTRAL
050-240-003-012-00 631 N SAGINAW ST	04/15/22	\$123,600 WD	03-ARM'S LENGTH	\$123,600	\$51,700	41.83	\$131,703	\$9,174	\$114,426	\$134,795 0.849	1,507	\$75.93	410	84.8887 DUPLEX	\$9,174 NORTH CENTRAL
050-536-000-077-00 1007 N SHIAWASSEE ST	04/21/21	\$151,000 WD	03-ARM'S LENGTH	\$151,000	\$63,200	41.85	\$167,099	\$18,348	\$132,652	\$163,642 0.811	1,758	\$75.46	410	5.0385 TWO-STORY	\$18,348 NORTH CENTRAL
050-320-000-082-00 1105 N HICKORY ST	09/01/21	\$125,000 WD		\$125,000	\$52,400	41.92	\$132,270	\$9,174	\$115,826	\$135,419 0.855	1,144	\$101.25	410	85.5315 TWO-STORY	\$9,174 NORTH CENTRAL
050-320-000-127-00 1104 N BALL ST	08/29/22		03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$208,820	\$17,514	\$192,486	\$210,458 0.915	1,490	\$129.19	410	91.4607 RANCH	\$17,514 NORTH CENTRAL
050-320-000-103-00 1207 N HICKORY ST	08/01/22		03-ARM'S LENGTH	\$136,000	\$58,400	42.94	\$138,876	\$9,174	\$126,826	\$142,686 0.889	1,227	\$103.36	410	88.8844 TWO-STORY	\$9,174 NORTH CENTRAL
050-470-033-011-00 651 N WASHINGTON ST	04/19/22	\$130,000 WD		\$130,000	\$56,400	43.38	\$134,147	\$9,174	\$120,826	\$137,484 0.879	1,354	\$89.24	410	TWO-STORY	\$9,174 NORTH CENTRAL
050-390-005-023-00 1223 N BALL ST	01/03/23	\$125,000 WD		\$125,000	\$54,500	43.60	\$133,154	\$9,174	\$115,826	\$136,392 0.849	1,319	\$87.81	410	84.9216 TWO-STORY	\$9,174 NORTH CENTRAL
050-470-033-010-00 647 N WASHINGTON ST	09/30/21		03-ARM'S LENGTH	\$127,500	\$55,700	43.69	\$141,446	\$4,865	\$122,635	\$150,254 0.816	1,857	\$66.04	410	81.6184 TWO-STORY	\$4,865 NORTH CENTRAL
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050-610-001-014-00 8	801 N HICKORY ST	10/10/22 12/15/21	\$65,000 WD \$58,000 WD \$19,717,956	03-ARM'S LENGTH 03-ARM'S LENGTH	\$65,000 \$58,000 \$19,717,956 Sa	\$46,500 \$43,500 \$7,487,700 ale. Ratio =>	71.54 75.00 37.97	\$110,176 \$115,819 \$18,936,180	\$9,174 \$11,255		\$111,113 0.502 \$115,032 0.406 \$19,199,912 E.C.F. => 0.950	1,306	\$41.34 \$35.79 \$90.61	410 410 0.19138796	40.6366 TWO-STORY 0.1956	\$10,008 NORTH CENTRAL
	801 N HICKORY ST	10/10/22 12/15/21	\$58,000 WD		\$58,000	\$43,500		\$115,819	. ,	\$46,745	\$115,032 0.406	, -	\$35.79		40.6366 TWO-STORY	
	801 N HICKORY ST	10/10/22			. ,				. ,			, -	•			
											C111 112 0 F02	1.344	\$41.54	410	50.2424 TWO-STORY	\$9,174 NORTH CENTRAL
050-541-000-030-00 6	615 F KING ST	03/09/22	\$70,600 WD	03-ARM'S LENGTH	\$70,600	\$46,700	66.15	\$117,504	\$9,174	\$61,426	\$119,175 0.515	1,036	\$59.29	410	51.5427 TWO-STORY	\$9,174 NORTH CENTRAL
050-240-001-012-00 6		07/27/21		03-ARM'S LENGTH	\$79,900	\$52,000	65.08	\$132,607	\$10,564	\$69,336	\$134,261 0.516	1,964	\$35.30	410	51.6428 TWO-STORY	\$10,564 NORTH CENTRAL
050-390-005-007-00 1		12/28/22		03-ARM'S LENGTH	\$117,500	\$73,400	62.47	\$175,656	\$16,609	\$100,891	\$174,969 0.577	1,852	\$54.48	410	57.6621 BUNGALOW	\$9,174 NORTH CENTRAL
050-541-000-033-00 6		05/12/21	\$70,000 WD		\$70,000	\$43,300	61.86	\$112,186	\$7,645	\$62,355	\$115,007 0.542	1,290	\$48.34	410	54.2186 TWO-STORY	\$7,645 NORTH CENTRAL
050-536-000-035-00 1	1232 N SHIAWASSEE ST	08/04/22	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$46,000	61.33	\$95,868	\$11,815	\$63,185	\$92,468 0.683	1,672	\$37.79	410	68.3321 TWO-STORY	\$11,815 NORTH CENTRAL
050-060-006-003-00 8	810 PINE ST	08/15/22	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$35,200	58.67	\$85,174	\$6,116	\$53,884	\$86,973 0.620	938	\$57.45	410	61.9552 TWO-STORY	\$6,116 NORTH CENTRAL
050-536-000-002-00 9	909 N BALL ST	09/16/22	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$43,700	58.27	\$102,397	\$6,199	\$68,801	\$105,828 0.650	996	\$69.08	410	65.0119 RANCH	\$5,699 NORTH CENTRAL
050-060-008-001-00 8	822 N WATER ST	12/10/21	\$42,000 WD	03-ARM'S LENGTH	\$42,000	\$24,000	57.14	\$61,798	\$9,174	\$32,826	\$57,892 0.567	910	\$36.07	410	56.7020 BUNGALOW	\$9,174 NORTH CENTRAL
050-320-000-077-00 9	927 N HICKORY ST	06/21/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$55,200	55.20	\$140,724	\$25,436	\$74,564	\$126,829 0.588	1,705	\$43.73	410	58.7907 TWO-STORY	\$18,348 NORTH CENTRAL
050-240-002-003-00 3	309 GOODHUE ST	09/16/22	\$115,000 WD	03-ARM'S LENGTH	\$115,000	\$63,300	55.04	\$150,242	\$11,398	\$103,602	\$152,744 0.678	2,102	\$49.29	410	67.8274 TWO-STORY	\$11,398 NORTH CENTRAL
050-060-001-001-00 5	512 JENNETT ST	05/10/21	\$90,000 WD	03-ARM'S LENGTH	\$90,000	\$49,400	54.89	\$123,056	\$9,781	\$80,219	\$124,615 0.644	1,332	\$60.22	410	64.3735 TWO-STORY	\$9,781 NORTH CENTRAL
050-470-002-008-00 4	408 W WILLIAMS ST	05/21/21	\$91,500 CD	03-ARM'S LENGTH	\$91,500	\$48,200	52.68	\$123,301	\$7,923	\$83,577	\$126,928 0.658	1,275	\$65.55	410	65.8457 TWO-STORY	\$7,923 NORTH CENTRAL
050-250-000-032-00 6	651 PINE ST	05/04/22	\$128,000 WD	03-ARM'S LENGTH	\$128,000	\$63,500	49.61	\$162,225	\$10,016	\$117,984	\$167,447 0.705	1,790	\$65.91	410	70.4607 TWO-STORY	\$9,174 NORTH CENTRAL
050-250-000-058-00 6	623 ADAMS ST	10/14/22	\$118,745 WD	03-ARM'S LENGTH	\$118,745	\$58,300	49.10	\$140,186	\$9,174	\$109,571	\$144,128 0.760	1,835	\$59.71	410	76.0236 TWO-STORY	\$9,174 NORTH CENTRAL
050-060-005-007-00 5		08/18/22	\$75,000 WD		\$75,000	\$36,400	48.53	\$85,842	\$10,290	\$64,710	\$83,116 0.779	1,393	\$46.45	410	77.8555 MULTI-UNIT	\$6,950 NORTH CENTRAL
050-390-004-029-00 1		05/24/21	\$135,000 WD		\$135,000	\$65,400	48.44	\$147,966	\$9,591	\$125,409	\$152,228 0.824	1.348	\$93.03	410	82.3825 TWO-STORY	\$9,591 NORTH CENTRAL
050-390-005-020-00 1		12/15/21		03-ARM'S LENGTH	\$110.000	\$53.000	48.18	\$133,570	\$12,175	\$97,825	\$133,548 0.733	1.084	\$90.24	410	73.2509 BUNGALOW	\$9.174 NORTH CENTRAL
050-390-001-004-00 1		11/08/21	\$85,500 WD		\$85,500	\$40,300	47.13	\$109,005	\$6,116	\$79,384	\$113,189 0.701	1,020	\$77.83	410	70.1339 BUNGALOW	\$6.116 NORTH CENTRAL
050-541-000-033-00 6		12/09/22	1)	03-ARM'S LENGTH	\$99,000	\$46,600	47.07	\$112,186	\$7,645	\$91,355	\$115,007 0.794	1,332	\$70.82	410	11.1025 TWO-STORY	\$7.645 NORTH CENTRAL
050-470-032-016-00		09/23/22	1 /		\$99,900	\$44,800	44.84	\$106,792	\$9,174	\$90,726	\$107,391 0.845	1.552	\$58.46	410	84.4823 TWO-STORY	\$9,174 NORTH CENTRAL
050-320-000-050-00		04/26/22		03-ARM'S LENGTH	\$112,000 \$158.000	\$49,700	44.38	\$118,268	\$7,228 \$8,340	\$104,772	\$122,156 0.858 \$176.334 0.849	2.246	\$77.96	410	84.8728 TWO-STORY	\$8.340 NORTH CENTRAL
050-060-010-004-00 4 050-470-007-004-00 2		05/14/21 04/26/22	\$210,000 WD \$112.000 WD		\$210,000 \$112,000	\$92,900 \$49,700	44.24 44.38	\$253,746 \$118,268	\$24,859 \$7,228	\$185,141 \$104,772	\$251,801 0.735 \$122,156 0.858	4,329 1.344	\$42.77	410 410	73.5268 TWO-STORY 85.7689 TWO-STORY	\$20,572 NORTH CENTRAL \$7.228 NORTH CENTRAL
050-470-032-015-00 6		07/30/21	\$110,000 WD		\$110,000	\$48,500	44.09	\$121,567	\$10,998	\$99,002	\$121,638 0.814	1,476	\$67.07 \$42.77	410	81.3906 TWO-STORY	\$9,174 NORTH CENTRAL
050-440-000-005-00 9		06/08/22	1	03-ARM'S LENGTH	\$107,000	\$46,900	43.83	\$111,581	\$7,645	\$99,355	\$114,341 0.869	1,275	\$77.93	410	86.8936 RANCH	\$7,645 NORTH CENTRAL

Final Conclusion of Rate that will be used: .950 410 North Central

2024 ECF Analysis	
412 Northeast Corner of	of Citv

4-1-2021 through 3-31-2023

412 Northeast Corner of City Parcel Number Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale <u>S</u>	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yar <u>d</u>	Bldg. Residual	Cost Man. \$ E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value	Land Table
050-280-000-003-00 1021 DINGWALL DR	06/13/22		03-ARM'S LENGTH	\$180,000	\$47,600	26.44	\$133,348	\$7,560	\$172,440	\$139,455 1.237	1,123	\$153.55	412	24.3406 TRI-LEVEL		RTHEAST CORNER OF CITY
050-193-000-001-00 1409 WHITEHAVEN CT	07/18/22	. ,	03-ARM'S LENGTH	\$222,000	\$61,700	27.79	\$191,622	\$12,049	\$209,951	\$199,083 1.055	1,263	\$166.23	412	20.2201 RANCH		RTHEAST CORNER OF CITY
050-280-000-014-00 1120 DINGWALL DR	03/23/22	. ,	03-ARM'S LENGTH	\$135,000	\$37,900	28.07	\$104,939	\$8,540	\$126,460	\$106,873 1.183	884	\$143.05	412	23.9951 BUNGALOW		RTHEAST CORNER OF CITY
050-194-000-007-00 905 WILTSHIRE DR	08/03/21	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$41,800	28.83	\$115,655	\$9,240	\$135,760	\$117,977 1.151	864	\$157.13	412	29.8347 BUNGALOW	\$9,240 NOF	RTHEAST CORNER OF CITY
050-193-000-001-00 1409 WHITEHAVEN CT	07/18/22	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$61,700	30.10	\$191,622	\$12,049	\$192,951	\$199,083 0.969	1,263	\$152.77	412	RANCH	\$9,800 NOF	RTHEAST CORNER OF CITY
050-194-000-005-00 829 WILTSHIRE DR	10/15/21	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$42,000	31.58	\$103,964	\$9,240	\$123,760	\$105,016 1.178	925	\$133.79	412	36.2773 RANCH	\$9,240 NOF	RTHEAST CORNER OF CITY
050-191-000-014-00 709 HUNTINGTON DR	10/29/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$51,200	32.00	\$127,013	\$11,798	\$148,202	\$127,733 1.160	1,394	\$106.31	412	20.4096 TRI-LEVEL	\$9,240 NOF	RTHEAST CORNER OF CITY
050-280-000-011-00 1104 DINGWALL DR	06/30/21	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$45,500	32.50	\$113,906	\$9,294	\$130,706	\$115,978 1.127	1,344	\$97.25	412	30.4180 TRI-LEVEL	\$7,700 NOF	RTHEAST CORNER OF CITY
050-140-004-006-00 563 ABBOTT ST	10/05/22	\$146,600 WD	03-ARM'S LENGTH	\$146,600	\$51,200	34.92	\$121,584	\$10,118	\$136,482	\$123,577 1.104	1,282	\$106.46	412	110.4433 RANCH	\$9,240 NOF	RTHEAST CORNER OF CITY
050-192-000-024-00 1200 HUNTINGTON DR	02/22/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$58,400	35.39	\$152,486	\$9,240	\$155,760	\$158,809 0.981	1,456	\$106.98	412	98.0799 RANCH	\$9,240 NOF	RTHEAST CORNER OF CITY
050-192-000-008-00 909 HUNTINGTON DR	06/03/21	\$144,000 WD	03-ARM'S LENGTH	\$144,000	\$51,500	35.76	\$128,023	\$11,550	\$132,450	\$129,127 1.026	1,094	\$121.07	412	102.5730 RANCH	\$9,240 NOF	RTHEAST CORNER OF CITY
050-541-000-044-00 1001 SUMMIT ST	10/26/21	\$122,000 WD	03-ARM'S LENGTH	\$122,000	\$43,700	35.82	\$107,478	\$13,860	\$108,140	\$103,789 1.042	744	\$145.35	412	12.5813 BUNGALOW	\$13,860 NOF	RTHEAST CORNER OF CITY
050-541-000-035-00 917 SUMMIT ST	05/24/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$54,100	36.07	\$128,161	\$11,620	\$138,380	\$129,203 1.071	1,029	\$134.48	412	7.6734 TWO-STORY	\$11,620 NOF	RTHEAST CORNER OF CITY
050-140-000-011-00 1024 N DEWEY ST	07/29/22	\$123,000 WD	03-ARM'S LENGTH	\$123,000	\$44,800	36.42	\$105,731	\$12,195	\$110,805	\$103,698 1.069	1,120	\$98.93	412	106.8531 RANCH	\$11,760 NOF	RTHEAST CORNER OF CITY
050-194-000-027-00 900 WILTSHIRE DR	09/17/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$45,800	36.64	\$123,222	\$9,520	\$115,480	\$126,055 0.916	960	\$120.29	412	RANCH	\$9,520 NOF	RTHEAST CORNER OF CITY
050-280-000-012-00 1108 DINGWALL DR	05/21/21	\$144,000 WD	03-ARM'S LENGTH	\$144,000	\$53,000	36.81	\$131,671	\$9,940	\$134,060	\$134,957 0.993	864	\$155.16	412	14.2543 BUNGALOW	\$9,940 NOF	RTHEAST CORNER OF CITY
050-140-000-031-00 1319 SUMMIT ST	09/07/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$59,000	36.88	\$146,302	\$12,431	\$147,569	\$148,416 0.994	1,202	\$122.77	412	99.4295 RANCH	\$11,900 NOF	RTHEAST CORNER OF CITY
50-192-000-009-00 913 HUNTINGTON DR	08/04/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$56,600	37.73	\$134,449	\$9,240	\$140,760	\$138,813 1.014	1,076	\$130.82	412	101.4029 RANCH	\$9,240 NOF	RTHEAST CORNER OF CITY
50-192-000-010-00 1005 HUNTINGTON DR	08/29/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$158,176	\$9,240	\$155,760	\$165,118 0.943	1,164	\$133.81	412	94.3328 RANCH	\$9,240 NOF	RTHEAST CORNER OF CITY
50-195-000-011-00 817 STEVENS DR	04/25/22	\$230,000 WD	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$209,808	\$9,940	\$220,060	\$221,583 0.993	1,347	\$163.37	412	5.4540 RANCH	\$9,940 NOF	RTHEAST CORNER OF CITY
050-370-000-001-00 1010 KRUST DR	02/08/23	\$186,000 WD	03-ARM'S LENGTH	\$186,000	\$73,300	39.41	\$174,049	\$12,740	\$173,260	\$178,835 0.969	1,133	\$152.92	412	6.9537 RANCH	\$12,740 NOF	RTHEAST CORNER OF CIT
050-360-000-041-00 1202 KRUST DR	08/29/22	\$204,000 WD	03-ARM'S LENGTH	\$204,000	\$80,500	39.46	\$199,267	\$23,735	\$180,265	\$194,603 0.926	1,192	\$151.23	412	7.3933 RANCH	\$15,400 NOF	RTHEAST CORNER OF CITY
050-150-000-011-00 443 ABBOTT ST	07/22/22	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$57,400	39.59	\$136,428	\$9,240	\$135,760	\$141,007 0.963	1,161	\$116.93	412	96.2791 TWO-STORY	\$9,240 NOF	RTHEAST CORNER OF CIT
50-360-000-036-00 1015 KRUST DR	05/19/22	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$75,500	39.74	\$192,034	\$17,112	\$172,888	\$193,927 0.892	1,232	\$140.33	412	7.5792 RANCH	\$14,420 NOF	RTHEAST CORNER OF CITY
050-360-000-002-00 1404 SUMMIT ST	12/14/21	\$157,000 WD	03-ARM'S LENGTH	\$157,000	\$63,200	40.25	\$156,640	\$12,880	\$144,120	\$159,379 0.904	1,586	\$90.87	412	16.1096 RANCH	\$12,880 NOF	RTHEAST CORNER OF CITY
050-140-003-007-00 812 N DEWEY ST	05/05/21	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$50,500	40.40	\$136,141	\$9,240	\$115,760	\$140,688 0.823	1,334	\$86.78	412	82.2811 BUNGALOW	\$9,240 NOF	RTHEAST CORNER OF CIT
050-197-000-008-00 1305 N GOULD ST	08/02/21	\$115,000 WD	03-ARM'S LENGTH	\$115,000	\$47,000	40.87	\$120,926	\$11,084	\$103,916	\$121,776 0.853	1,040	\$99.92	412	85.3337 RANCH	\$9,380 NOF	RTHEAST CORNER OF CITY
050-280-000-015-00 1119 DINGWALL DR	03/09/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$51,700	41.36	\$128,465	\$8,540	\$116,460	\$132,955 0.876	1,142	\$101.98	412	87.5938 RANCH	\$8,540 NOF	RTHEAST CORNER OF CITY
050-370-000-003-00 984 KRUST DR	08/29/22	\$189,900 WD	03-ARM'S LENGTH	\$189,900	\$78,700	41.44	\$190,433	\$13,020	\$176,880	\$196,688 0.899	1,222	\$144.75	412	RANCH	\$13,020 NOF	RTHEAST CORNER OF CITY
50-194-000-024-00 1004 WILTSHIRE DR	09/22/21	. ,	03-ARM'S LENGTH	\$161,000	\$67,000	41.61	\$176,530	\$11,245	\$149,755	\$183,243 0.817	1,236	\$121.16	412	81.7249 RANCH	\$9,520 NOF	RTHEAST CORNER OF CITY
50-192-000-030-00 904 HUNTINGTON DR	01/14/22		03-ARM'S LENGTH	\$175,000	\$74,000	42.29	\$184,331	\$14,681	\$160,319	\$188,082 0.852	1,374	\$116.68	412	85.2389 RANCH		RTHEAST CORNER OF CITY
050-197-000-011-00 1317 N GOULD ST	10/20/21		03-ARM'S LENGTH	\$139,900	\$60,600	43.32	\$154,477	\$9,800	\$130,100	\$160,396 0.811	1,040	\$125.10	412	81.1119 RANCH		RTHEAST CORNER OF CITY
050-192-000-001-00 809 HUNTINGTON DR	10/11/22	. ,	03-ARM'S LENGTH	\$124,000	\$55,100	44.44	\$130,896	\$9,380	\$114,620	\$134,718 0.851	1,072	\$106.92	412	85.0812 RANCH	\$9,380 NOF	RTHEAST CORNER OF CIT
050-210-000-004-00 1101 N DEWEY ST	06/01/22	1	03-ARM'S LENGTH	\$130,000	\$60,000	46.15	\$142,454	\$12,257	\$117,743	\$144,343 0.816	1,120	\$105.13	412	81.5719 RANCH	. ,	RTHEAST CORNER OF CIT
050-360-000-027-00 1200 N DEWEY ST	04/29/22		03-ARM'S LENGTH	\$170,000	\$84,600	49.76	\$201,269	\$12,180	\$157,820	\$209,633 0.753	1,610	\$98.02	412	75.2839 RANCH		RTHEAST CORNER OF CIT
050-360-000-006-00 510 RUBELMAN DR	06/17/21	1 /	03-ARM'S LENGTH	\$150,000	\$75,100	50.07	\$188,218	\$15,996	\$134,004	\$190,933 0.702	1,617	\$82.87	412	70.1836 RANCH	1 /	RTHEAST CORNER OF CITY
050-370-000-002-00 1004 KRUST DR	09/14/21	. ,	03-ARM'S LENGTH	\$139,000	\$69,700	50.14	\$180,891	\$13,020	\$125,980	\$186,110 0.677	1,208	\$104.29	412	27.9242 RANCH		RTHEAST CORNER OF CITY
050-360-000-031-00 1205 KRUST DR	05/14/21	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$96,100	56.53	\$203,342	\$14,000	\$156,000	\$209,914 0.743	2,013	\$77.50	412	74.3163 RANCH	\$14,000 NOF	RTHEAST CORNER OF CIT
	Totals:	\$5,940,400		\$5,940,400	\$2,277,700		\$5,725,951		\$5,501,586	\$5,861,571		\$122.97		1.7569		
				:	Sale. Ratio =>	38.34				E.C.F. => 0.939	S	td. Deviation=>	0.1400184			
				9	Std. Dev. =>	6.60				Ave. E.C.F. => 0.956	ŀ	ve. Variance=>	56.8724 Co	efficient of Var=> 59.4803254	8	

Final Conclusion of Rate that will be used: .939 412 Northeast Corner of City

2024 ECF Analysis	front Condos Meadows N	Aulti Family															4-1-2021 through 3-31-202
Parcel Number	Street Address	Sale Date	Sale Price Ins	str. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$ E.C	C.F. Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value	Land Table
050-425-000-025-00	1512 HIAWATHA DR	09/12/22	\$130,500 WD	03-ARM'S LENGTH	\$130,500	\$52,700	40.38	\$132,725	\$21,000	\$109,500	\$113,889 0.9	61 1,006	\$108.85	416	1.0327 CONDO	\$21,000 M	EADOWS MULTI-FAMILY
050-425-000-031-00	1500 HIAWATHA DR	06/23/22	\$199,900 WD	03-ARM'S LENGTH	\$199,900	\$80,400	40.22	\$200,103	\$21,000	\$178,900	\$182,572 0.9	80 1,456	\$122.87	416	0.8098 CONDO	\$21,000 M	EADOWS MULTI-FAMILY
050-730-000-021-00	1015 CHIPMAN LANE	12/16/22	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$236,555	\$18,000	\$217,000	\$222,788 0.9	74 1,396	\$155.44	415	0.2230 CONDO	\$18,000 AL	JSTIN RIVERFRONT CONDOS
		Totals:	\$565,400		\$565,400	\$231,400		\$569,383		\$505,400	\$519,249		\$129.05		0.1539		
						Sale. Ratio =>	40.93				E.C.F. => 0.9	73	Std. Deviation=>	0.009412564			
						Std. Dev. =>	0.89				Ave. E.C.F. => 0.9	72	Ave. Variance=>	0.6885 0	Coefficient of Var=> 0.708465904	L .	

Final Conclusion that will be used: .973 415/416 Austin Riverfront Condos Meadows Multi-Family

2024 ECF Analysis 417 Woodland Trails Condos

4-1-2020 through 3-31-2023

	condes																	
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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	Land Table
050-750-000-008-00	1471 N MALLARD CIRCLE	02/23/22	\$229,900 WD	03-ARM'S LENGTH	\$229,900	\$73,100	31.80	\$212,195	\$21,000	\$208,900	\$159,462 1.3	10 1,091	\$191.48	417	4.8192	CONDO	\$21,000	WOODLAND TRAILS CONDOS
050-750-000-011-00	1463 N MALLARD CIRCLE	12/09/21	\$228,000 WD	03-ARM'S LENGTH	\$228,000	\$86,300	37.85	\$245,844	\$21,000	\$207,000	\$187,526 1.10	04 1,458	\$141.98	417	15.7993	CONDO	\$21,000	WOODLAND TRAILS CONDOS
050-750-000-013-00	1457 N MALLARD CIRCLE	08/11/21	\$239,900 WD	03-ARM'S LENGTH	\$239,900	\$79,300	33.06	\$225,752	\$21,000	\$218,900	\$170,769 1.23	82 1,266	\$172.91	417	2.0011	CONDO	\$21,000	WOODLAND TRAILS CONDOS
050-750-000-029-00	1413 N MALLARD CIRCLE	09/04/20	\$195,000 WD	03-ARM'S LENGTH	\$195,000	\$88,600	45.44	\$191,517	\$35,470	\$159,530	\$142,249 1.13	21 1,470	\$108.52	417	14.0353	CONDO	\$35,470	WOODLAND TRAILS CONDOS
050-750-000-040-00	1486 N MALLARD CIRCLE	11/11/20	\$215,000 WD	03-ARM'S LENGTH	\$215,000	\$80,400	37.40	\$167,472	\$35,470	\$179,530	\$120,330 1.49	92 1,404	\$127.87	417	23.0143	CONDO	\$35,470	WOODLAND TRAILS CONDOS
		Totals:	\$1,107,800		\$1,107,800	\$407,700		\$1,042,780		\$973,860	\$780,336		\$148.55		1.3837			
						Sale. Ratio =>	36.80				E.C.F. => 1.24	48	Std. Deviation=>	0.1583895				
						Std. Dev. =>	5.35				Ave. E.C.F. => 1.2	62	Ave. Variance=>	11.9338	Coefficient of Var=>	9.45748		

Final Conclusion of Rate that will be used: 1.248 One additional year was included in analysis. 417 Woodland Trails Condos

2024 ECF Analysis 418 Woodard Statio	on Condos																	4-1-2020 throug	gh 3-31-2023
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
050-760-000-023-00	317 S ELM ST	12/30/20	\$95,000 WD	03-ARM'S LENGTH	\$95,000	\$33,200	34.95	\$73,554	\$2,292	\$92,708	\$56,647	1.637	935	\$99.15	418	0.0000	LOFT	WESTOWN CORRIDOR	\$1,543
		Totals:	\$95,000		\$95,000	\$33,200		\$73,554		\$92,708	\$56,647			\$99.15		0.0000			
						Sale. Ratio =>	34.95				E.C.F. =>	1.637	:	Std. Deviation=>					
						Std. Dev. =>					Ave. E.C.F. =>	1.637		Ave. Variance=>	0.0000	Coefficient of Var=>	()	

Final Conclusion of Rate that will be used: 1.637 Included one additional year to analysis. 418 Woodard Station Condos

2024 ECF Analysis 419 Osburn Site Condos

4-1-2020 through 3-31-2023

419 OSDUITI SILE COIL	uos																		
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 (%) E	Building Style	Land Value	Land Table
050-751-000-003-00	1121 JACKSON DR	08/03/20	\$196,900 WD	03-ARM'S LENGTH	\$196,900	\$79,600	40.43	\$179,943	\$9 <i>,</i> 874	\$187,026	\$162,435	1.151	1,176	\$159.04	419	115.1393 C	USTOM	\$7 <i>,</i> 989	OSBURN SITE CONDOS
050-751-000-016-00	1251 JACKSON DR	06/09/22	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$101,400	40.56	\$246,249	\$25,000	\$225,000	\$209,318	1.075	1,474	\$152.65	419	3.1057 TV	WO-STORY	\$25,000	OSBURN SITE CONDOS
050-751-000-083-00	1080 JACKSON DR	11/30/22	\$212,000 WD	03-ARM'S LENGTH	\$212,000	\$90,600	42.74	\$220,759	\$25,600	\$186,400	\$184,635	1.010	1,284	\$145.17	419	13.9333 O	NE-STORY	\$25,000	OSBURN SITE CONDOS
050-751-000-022-00	1311 JACKSON DR	12/28/20	\$174,900 WD	03-ARM'S LENGTH	\$174,900	\$75,000	42.88	\$157,611	\$12,239	\$162,661	\$138,846	1.172	1,052	\$154.62	419	117.1519 R	ANCH	\$12,239	OSBURN SITE CONDOS
050-751-000-031-00	1401 JACKSON DR	12/01/20	\$270,000 WD	03-ARM'S LENGTH	\$270,000	\$120,800	44.74	\$247,612	\$17,565	\$252,435	\$219,720	1.149	1,910	\$132.16	419	114.8893 C	USTOM	\$17,565	OSBURN SITE CONDOS
050-751-000-042-00	1420 JACKSON DR	11/09/20	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$113,200	45.28	\$229,160	\$19,129	\$230,871	\$200,603	1.151	1,784	\$129.41	419	115.0887 C	USTOM	\$17,002	OSBURN SITE CONDOS
050-751-000-036-00	1480 JACKSON DR	04/22/20	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$112,700	46.96	\$238,445	\$22,426	\$217,574	\$206,322	1.055	1,632	\$133.32	419	105.4537 C	USTOM	\$18,692	OSBURN SITE CONDOS
		Totals:	\$1,593,800		\$1,593,800	\$693,300		\$1,519,779		\$1,461,967	\$1,321,878			\$143.77		0.2839			
						Sale. Ratio =>	43.50				E.C.F. =>	1.106		Std. Deviation=>	0.06200461				
						Std. Dev. =>	2.44				Ave. E.C.F. =>	1.109		Ave. Variance=>	83.5374 0	Coefficient of Var=>	75.3393131		

Final Conclusion of Rate that will be used: 1.106 Included one additional year in analysis. 419 Osburn Site Condos

2024 ECF Analysis 420 River Hospital

4-1-2021 through 3-31-2023

		Totals:	\$4,376,400		\$4,376,400	\$1,681,400 Sale. Ratio =>	38.42	\$4,204,098		\$4,025,000	\$4,238,392 E.C.F. =>	0.950	c	\$132.03 itd. Deviation=>	0.164878074	3.8277		
050-537-000-004-00	524 N CHIPMAN ST	09/29/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$76,300	49.23	\$181,740	\$12,390	\$142,610	\$186,304	0.765	912	\$156.37	420	76.5471 RAM	NCH	\$12,390
050-536-000-055-00	1245 ADA ST	06/01/21	\$545,000 WD	03-ARM'S LENGTH	\$545,000	\$255,500	46.88	\$646,726	\$92,391	\$452,609	\$609,830	0.742	3,256	\$139.01	420	74.2189 CUS	STOM	\$26,550
050-670-003-001-00	900 W OLIVER ST	07/13/21	\$515,000 WD	03-ARM'S LENGTH	\$515,000	\$238,900	46.39	\$606,022	\$29,511	\$485,489	\$634,226	0.765	4,768	\$101.82	420	22.2446 CUS	STOM	\$27,435
050-510-000-003-00	808 CAMPBELL DR	01/14/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$173,240	\$14,160	\$135,840	\$175,006	0.776	1,430	\$94.99	420	77.6204 RAM	NCH	\$14,160
050-670-006-001-00	625 SEVENTH ST	10/04/22	\$262,000 WD	03-ARM'S LENGTH	\$262,000	\$102,600	39.16	\$243,174	\$23,364	\$238,636	\$241,815	0.987	2,193	\$108.82	420	TW	/O-STORY	\$23,364
050-670-002-001-00	805 W KING ST	11/11/21	\$198,400 WD	03-ARM'S LENGTH	\$198,400	\$77,100	38.86	\$194,652	\$17,169	\$181,231	\$195,251	0.928	1,539	\$117.76	420	5.9734 RAM	NCH	\$17,169
050-536-000-058-00	1229 ADA ST	08/13/21	\$260,000 WD	03-ARM'S LENGTH	\$260,000	\$100,800	38.77	\$254,607	\$11,771	\$248,229	\$267,146	0.929	1,932	\$128.48	420	92.9187 CUS	STOM	\$11,771
050-170-003-002-00	1105 W OLIVER ST	09/24/21	\$132,500 WD	03-ARM'S LENGTH	\$132,500	\$50,600	38.19	\$126,757	\$12,390	\$120,110	\$125,816	0.955	1,034	\$116.16	420	95.4646 RAN	NCH	\$12,390
050-670-005-004-00	623 FIFTH ST	07/21/21	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$92,700	37.08	\$234,490	\$11,682	\$238,318	\$245,113	0.972	2,361	\$100.94	420	23.0087 TRI-	-LEVEL	\$11,682
050-670-002-019-00	806 W OLIVER ST	06/17/22	\$265,000 WD	03-ARM'S LENGTH	\$265 <i>,</i> 000	\$94,600	35.70	\$225,446	\$13,859	\$251,141	\$232,769	1.079	1,920	\$130.80	420	TW	O-STORY	\$11,859
050-670-005-015-00	1118 W OLIVER ST	05/24/21	\$244,500 WD	03-ARM'S LENGTH	\$244,500	\$82,200	33.62	\$211,826	\$13,059	\$231,441	\$218,666	1.058	1,887	\$122.65	420	7.1572 TW	O-STORY	\$11,859
050-670-001-010-00	626 CLARK ST	09/24/21	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$82,200	32.88	\$209,314	\$16,281	\$233,719	\$212,358	1.101	1,792	\$130.42	420	TW	/O-STORY	\$11,682
050-690-000-026-00	710 N CHIPMAN ST	08/16/22	\$335,000 WD	03-ARM'S LENGTH	\$335,000	\$108,700	32.45	\$257,777	\$24,249	\$310,751	\$256,906	1.210	1,624	\$191.35	420	13.0660 RAM	NCH	\$24,249
050-522-000-007-00	1131 RIVERSIDE DR	03/31/23	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$110,500	31.57	\$262,372	\$22,125	\$327,875	\$264,298	1.241	2,106	\$155.69	420	29.0897 RAM	NCH	\$22,125
050-670-002-013-00	523 CLARK ST	04/06/21	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$73,500	31.28	\$195,798	\$11,682	\$223,318	\$202,548	1.103	1,967	\$113.53	420	32.6340 TW	O-STORY	\$11,682
050-537-000-002-00	1212 W OLIVER ST	03/31/22	\$229,000 WD	03-ARM'S LENGTH	\$229,000	\$71,400	31.18	\$180,157	\$25,317	\$203,683	\$170,341	1.196	1,000	\$203.68	420	RAI	NCH	\$24,838
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. Flo	or Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Bu	uilding Style	Land Value

Final Conclusion of Rate that will be used: .950 420 River Hospital

Substrate Substrate Substrate Substrate <t< th=""><th>2024 ECF Analysis</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>4-1-2021 through 3-31-2023</th></t<>	2024 ECF Analysis																		4-1-2021 through 3-31-2023
		Street Address	Salo Dato	Salo Prico II	nstr Torms of Salo	Adi Sala Ś	Acd when fold	Acd/Adi Sala C	ur Appraical I	and + Vard P	Ida Posidual	Cost Man & ECE	loor Aroa	¢/Sa Et	ECE Area De	v by Moon (%) Ruilding Style	Land Value	Other Parcels in Sale	Land Table
																		Other Parteis in Sale	SOUTH SIDE OF CITY
	050-010-002-019-00	816 ALGER AVE	07/16/21			\$75,000	\$30,900	41.20	\$77,167				704	\$95.19	450	9.1082 BUNGALOW	\$6,468		SOUTH SIDE OF CITY
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Second Mark Micro Mark MicroM	050-010-016-011-00	621 ALGER AVE	08/26/21	\$57,500 W	VD 03-ARM'S LENGTH	\$57,500	\$42,500	73.91	\$106,057		\$48,680	\$111,767 0.436	1,436	\$33.90	450	49.8279 TWO-STORY			SOUTH SIDE OF CITY
Biological Biologi				\$130,000 V	VD 03-ARM'S LENGTH					+0,010				40.000					SOUTH SIDE OF CITY
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NUMBER NUMBER NUMBER NUMBER <td></td> <td></td> <td>02/15/23</td> <td>\$18,000 V</td> <td>VD 03-ARM'S LENGTH</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>450</td> <td></td> <td></td> <td></td> <td>SOUTH SIDE OF CITY</td>			02/15/23	\$18,000 V	VD 03-ARM'S LENGTH										450				SOUTH SIDE OF CITY
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Book Book <th< td=""><td>050-010-018-011-00</td><td>654 WOODLAWN AVE</td><td>11/19/21</td><td>\$61,000 W</td><td>VD 03-ARM'S LENGTH</td><td>\$61,000</td><td></td><td></td><td>\$57,334</td><td>\$5,650</td><td>\$55,350</td><td>\$59,407 0.932</td><td></td><td>\$82.37</td><td>450</td><td>0.2120 BUNGALOW</td><td>\$4,116</td><td></td><td>SOUTH SIDE OF CITY</td></th<>	050-010-018-011-00	654 WOODLAWN AVE	11/19/21	\$61,000 W	VD 03-ARM'S LENGTH	\$61,000			\$57,334	\$5,650	\$55,350	\$59,407 0.932		\$82.37	450	0.2120 BUNGALOW	\$4,116		SOUTH SIDE OF CITY
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bit b	050-010-041-001-00	1301 ALLENDALE AVE	03/15/22	\$118,000 W	VD 03-ARM'S LENGTH	\$118,000	\$53,000	44.92	\$138,705	\$28,188	\$89,812	\$127,031 0.707	1,317	\$68.19	450	22.6821 TWO-STORY	\$12,936		SOUTH SIDE OF CITY
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050000010100 1021 DVLDXT	050-070-003-016-00	608 GRACE ST	02/10/23	\$125,500 V	VD 03-ARM'S LENGTH	\$125,500	\$44,300		\$106,057	\$8,303	\$117,197	\$112,361 1.043	1,110	\$105.58	450	10.9211 ONE-STORY	\$6,468		SOUTH SIDE OF CITY
95-113-020-024 00 816 W STEWART ST 05/20/21 \$110,00 W 0 03-ARWS LENSTH \$106,00 W 0 \$57,329 \$57,829 \$57,829 \$57,829 \$57,829 \$52,800 \$50,115 0.00 W 0 \$57,800 W 0 \$57,829 \$52,800 \$50,115 0.00 W 0 \$57,829 \$51,820 M 1.10 \$51,00 W 0 \$57,829 \$51,820 M 1.10 \$51,00 W 0 \$57,829 \$51,820 M 1.10 \$52,00 W 0 \$57,829 \$52,800 W 0 \$54,800 W 0 \$51,920 W 0 \$54,800 W 0 \$54,810 W 0 \$50,920 W 0																			SOUTH SIDE OF CITY
050-113-002-007-00 011 LETCHERS T 09/21/21 S131.00 00 03-ARMYS LENGTH S112.00 S132.00 S132.00 S12.00																	+-,		SOUTH SIDE OF CITY
050-11300-001-00 06/32 (1) 01300 (1) 03-ARM S LINGTH S13,00 S34,00 S12,00 S11,420 S11,320 S11,420 S11,420 S12,356 S10,840 S10,840 S10,840 S10,840 S10,840 S10,840 S10,840 S10,840 S11,840 S11,8										1 - 7									SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-113-007-00100 701 S CHIPMAN ST 0/1/2 1511000 900 03-ARM S LENGTH 511000 54480 5108,320 516,320 515,130 0.50 17.28 500,70 52,427 TWO-STORM 56,468 S00TH SDD 050-113-007-0000 0100 M STWART ST 01/30/23 599,000 W0 34.ARM S LENGTH 599,000 533,200 332,03 332,378,843 5111,810 575,14 450 19.9042 RANCH S91,100 S33,200 S33,200 S33,200 S37,863 S113,870 0.76 1,14 590,780 590,101 19.9042 RANCH S91,100 S33,200 S33,200 S33,200 S33,200 S33,200 S33,200 S33,200 S34,200 S43,200 S44,00 S44,00 S44 S12,240 S44 S10,500 S43,100 S42,000 S43,100 S42,000 S42,000 S42,000 S43,200 S44,00 S11,230 S44 S10,120 S10,300 S43,000 S43,000 S43,000 S43,000 S43,000 S43,000 S43,000									1	1-7	1								SOUTH SIDE OF CITY
050-113-008-013-00 625 MARTIN ST 01/30/23 \$99,900 WD 03-ARM'S LENGTH \$99,900 \$33,20 33.23 \$78,834 \$9,114 \$90,786 \$80,138 1.133 1.74 \$71.26 450 19.9042 RANCH \$9,114 \$90,786 \$80,138 1.133 1.74 \$71.26 450 19.9042 RANCH \$9,114 \$90,786 \$80,138 1.133 1.74 \$71.26 450 19.9042 RANCH \$9,114 \$90,786 \$80,158 1.133 1.74 \$51.06 \$61 7.148 \$90,786 \$50,113 1.724 \$51.06 \$450 7.148 \$90,78 \$53.30 \$90,71 \$50.38 \$450 99.971 \$50.38 \$												+		+			+.,		SOUTH SIDE OF CITY
Sob-113-008-032-00 S17 MARTIN ST 12/13/21 \$100,000 VD \$38,200 \$38,200 \$38,200 \$38,200 \$38,200 \$38,200 \$515 CHIPMAN ST \$7,448 \$02/9/23 \$100,000 \$38,200 \$38,200 \$38,200 \$38,200 \$515 CHIPMAN ST \$11/10 \$100,000 \$14,000 \$515 CHIPMAN ST \$11/10 \$100,000 \$24,000 \$52,000 \$24,000 \$515 CHIPMAN ST \$11/10 \$100,000 \$24,000 \$24,000 \$25,000 \$44,000 \$34,200 \$35,22 \$35,28 \$30,01 \$40 \$38,373 \$100,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000 \$35,28 \$30,000																			SOUTH SIDE OF CITY
050-113-012-002 51 5 S CHIPMAN ST 03/29/23 \$103,00 WD 03-ARM'S LENGTH \$103,000 \$42,100 40.87 \$105,974 \$8,330 \$94,670 \$112,234 0.844 912 \$103,80 450 9.0328 BUNGALOW \$8,330 050-113-014-008-00 134 S CHIPMAN ST 11/10/21 \$105,000 WD 3-ARM'S LENGTH \$105,000 \$25,900 24.67 \$90,410 \$56,285 \$98,715 \$96,610 1.021 990 \$700-STORY \$4,410 \$50113-015-001 11/10/21 \$30,000 WD 3-ARM'S LENGTH \$30,000 \$21,000 70.0 \$45,352 \$35,28 \$26,472 \$48,074 \$511 82 \$30,01 450 38.313 1STORY \$4,410 \$50113-015-001 3107 VUNG ST \$2/1/23 \$100,90 \$45,352 \$32,82 \$103,10 \$501 \$82,523 \$102,10 \$450 38.313 1STORY \$6,468 \$001T SDTO \$111,012,11 \$10,010 \$111,012,01 \$111,012,11 \$10,010 \$111,012,11 \$111,012,11 \$111,012,																			SOUTH SIDE OF CITY
050-113-014-008-00 134 S CHIPMAN ST 11/10/21 \$105,000 WD 03-ARM'S LENGTH \$105,000 \$25,900 \$26,900 \$26,900 \$6,285 \$98,715 \$96,695 1.021 990 \$99,71 450 88.7057 TWO-STORY \$4,410 \$00UTH SIDE 050-113-015-001-00 114 R0BBINS ST 12/01/21 \$30,000 WL 03-ARM'S LENGTH \$30,000 \$21,000 70.00 \$45,352 \$35,28 \$26,472 \$48,074 \$50 \$83,731 15,5TORY \$6,468 \$00UTH SIDE \$00UTH S			1 -1	1															SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-113-015-001-00 114 ROBBINS ST 12/01/21 \$30,000 ML 03-ARM'S LENGTH \$30,000 \$21,000 70.00 \$45,352 \$3,528 \$30,01 450 38,3173 BUNGALOW \$3,528 050-113-016-003-0 1307 YOUNG ST 08/13/21 \$12,000 WD 03-ARM'S LENGTH \$12,000 \$40,100 33.42 \$103,196 \$6,468 \$113,532 \$111,182 1.021 1,100 \$103.21 450 8.7311 1.5 STORY \$6,468 \$00UTH SIDU 050-113-016-001-00 131 YOUNG ST 02/10/23 \$105,000 \$42,200 40.19 \$100,966 \$6,468 \$98,532 \$108,610 \$03.2476 1.5 STORY \$6,468 \$00UTH SIDU \$00UTH SIDU \$050-113.016.0016 \$18 ROBBINS ST \$1/24 \$100,900 \$42,000 \$42,000 \$42,000 \$44,004 \$512,700 \$66 \$1,071 \$111.61 450 \$3.2476 1.5 STORY \$6,468 \$00UTH SIDU \$050-113.018.0020 \$103 MACK ST \$103/102 \$2,530 \$25.00 \$2,505 \$68,777 \$6						+/				+=)===	+,						+-/		SOUTH SIDE OF CITY
050-113-016-003-00 1307 YOUNG ST 08/13/21 \$12,000 WD 03-ARM'S LENGTH \$12,000 \$40,100 33.42 \$103,196 \$6,468 \$113,532 \$111,182 1.021 1,100 \$103.21 450 8.7311 1.5 STORY \$6,468 SOUTH SIDE 050-113-016-005-00 1311 YOUNG ST 02/10/23 \$105,000 WD 03-ARM'S LENGTH \$105,000 \$42,200 40.19 \$100,966 \$6,468 \$98,532 \$108,610 990 \$99.53 450 2.6690 1.5 STORY \$6,468 \$00UTH SIDE																			SOUTH SIDE OF CITY
050-113-016-016-00 218 ROBBINS ST 11/24/21 \$126,000 \$44,300 \$51.6 \$114,087 \$6,468 \$119,532 \$12,700 0.966 1,071 \$11.61 450 32.476 1.5 STORY \$6,468 \$0UTH SIDE 050-113-018-002-00 1309 MACK ST 03/1/22 \$101,000 WD 33.46 \$114,087 \$6,468 \$119,532 \$123,700 0.966 1,071 \$11.61 450 38.2963 1.5 STORY \$6,468 \$0UTH SIDE 050-113-018-002-00 1307 MACK ST 03/1/22 \$101,000 \$25,300 25.05 \$68,777 \$6,032 \$94,968 \$72,121 1.317 912 \$104.13 450 38.2963 1.5 STORY \$4,214 \$0UTH SIDE \$00UTH SIDE \$00UT				1 7		\$120,000							1,100				\$6,468		SOUTH SIDE OF CITY
050-113-018-002-00 1309 MACK ST 03/17/22 \$101,00 WD 32-5,00 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$25,300 \$26,300 \$25,300 \$26,300 \$26,300 \$4,018 \$30,702 \$4,018 \$4,018 \$4,018 \$4,018 \$4,014 \$4,010				+			+			+=,	++++	+		+			+-,		SOUTH SIDE OF CITY
050-113-018-003-00 1007 MACK ST 10/29/21 \$45,000 WD 03-ARM'S LENGTH \$45,000 \$36,400 \$80.89 \$94,583 \$4,018 \$40,982 \$104,098 0.394 1,260 \$32,53 450 \$4,0142 TWO-STORY \$4,018 S0UTH SIDE 050-113-018-004-00 409 ROBBINS ST 08/05/22 \$105,000 WD 03-ARM'S LENGTH \$100,000 \$29,800 \$28,88 \$71,249 \$4,000 \$76,263 1.313 988 \$101,32 450 37.870 \$5,604 S0UTH SIDE \$50UTH SIDE												1 1/ 1/ 1/ 1/1/					+-/		SOUTH SIDE OF CITY
050-113-018-004-00 409 ROBBINS ST 08/05/22 \$105,000 WD 03-ARM'S LENGTH \$105,000 \$29,800 28.38 \$71,249 \$4,900 \$76,263 1.313 988 \$101.32 450 37.8730 1.5 STORY \$4,900 \$00UTH SIDE 050-113-018-010-00 1221 MACK ST 08/27/21 \$110,000 \$46,000 41.82 \$119,299 \$6,664 \$103,336 \$129,466 0.798 1,653 \$62.51 450 13.5656 1.5 STORY \$6,664 \$00UTH SIDE \$00UTH SIDE 050-114-001-003-00 1115 W STEWART ST 06/16/21 \$67,900 \$43,100 63.48 \$111,649 \$5,684 \$62,216 \$121,799 0.511 1,128 \$55.16 450 42.3020 1.5 STORY \$5,684 \$0UTH SIDE 050-114-001-003-00 1115 W STEWART ST 06/16/21 \$67,900 \$43,100 63.48 \$111,649 \$5,216 \$121,799 0.511 1,128 \$55.16 450 42.3020 1.5 STORY \$5,684 \$0UTH SIDE											1.5 / 5 5 5								SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-113-018-010-00 1221 MACK ST 08/27/21 \$110,000 WD 03-ARM'S LENGTH \$110,000 \$46,000 41.82 \$119,299 \$6,664 \$103,336 \$129,466 0.798 1,653 \$62.51 450 13.5656 1.5 STORY \$6,664 S0.001 SOUTH SIDE 050-114-001-003-00 1115 W STEWART ST 06/16/21 \$67,900 CD 03-ARM'S LENGTH \$67,900 \$43,100 63.48 \$111,649 \$5,684 \$62,216 \$121,799 0.511 1,128 \$55.16 450 42.3020 1.5 STORY \$5,684 S0.001 SOUTH SIDE 050-114-001-003-00 1115 W STEWART ST 06/16/21 \$67,900 CD 03-ARM'S LENGTH \$67,900 \$43,100 63.48 \$111,649 \$5,684 \$62,216 \$121,799 0.511 1,128 \$55.16 450 42.3020 1.5 STORY \$5,684 S0.001 SOUTH SIDE 050-114-001-003-00 1115 W STEWART ST 06/16/21 \$67,900 CD 03-ARM'S LENGTH \$67,900 \$43,100 63.48 \$111,649 \$5,684 \$62,216 \$121,799 0.511 1,128 \$55.16 450 42.3020 1.5 STORY \$5,684 S0.001 SOUTH SIDE 050-000 SOUTH SIDE 050-0000 SOUTH SIDE 050-000 SOUTH SIDE 050-000 SOUTH SID											1								SOUTH SIDE OF CITY
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050-114-001-003-00 1115 W STEWART ST 07/12/21 \$80,000 LC 03-ARM'S LENGTH \$80,000 \$43,100 53.88 \$111,649 \$5,684 \$74,316 \$121,799 0.610 1,128 \$65.88 450 32.3676 1.5 STORY \$5,684 SOUTH SIDE															450				SOUTH SIDE OF CITY
	050-114-001-003-00	1115 W STEWART ST	07/12/21	\$80,000 L	C 03-ARM'S LENGTH	\$80,000	\$43,100	53.88	\$111,649	\$5,684	\$74,316	\$121,799 0.610	1,128	\$65.88	450	32.3676 1.5 STORY	\$5,684		SOUTH SIDE OF CITY

-114-001-003-00 1115 W STEWART ST	10/29/21	\$124,000 WD 03-ARM'S LENGTH	\$124,000	\$43,100	34.76	\$111,649	\$5,684	\$118,316	\$121,799 0.971	1,128	\$104.89	450	3.7575 1.5 STORY	\$5,684	SOUTH SIDE OF CITY
-114-001-022-00 1006 STATE ST	08/03/21	\$106,300 WD 03-ARM'S LENGTH	\$106,300	\$48,100	45.25	\$124,539	\$8,913	\$97,387	\$132,903 0.733	1,269	\$76.74	450	20.1065 ONE-STORY	\$7,546	SOUTH SIDE OF CITY
114-002-005-00 905 STATE ST	04/18/22	\$105,000 WD 03-ARM'S LENGTH	\$105,000	\$47,200	44.95	\$114,715	\$9,310	\$95,690	\$121,155 0.790	1,524	\$62.79	450	14.4016 ONE-STORY	\$9,310	SOUTH SIDE OF CITY
14-002-010-00 1003 STATE ST	10/08/21	\$120,000 WD 03-ARM'S LENGTH	\$120,000	\$39,400	32.83	\$101,820	\$6,444	\$113,556	\$109,628 1.036	1,136	\$99.96	450	10.2005 BUNGALOW	\$4,900	SOUTH SIDE OF CITY
4-003-007-00 1114 STATE ST 4-004-002-00 1021 CLYDE ST	10/22/21 06/24/22	\$100,000 WD 03-ARM'S LENGTH \$84,000 WD 03-ARM'S LENGTH	\$100,000 \$84,000	\$28,300 \$45,700	28.30 54.40	\$95,821 \$109,547	\$6,468 \$6,468	\$93,532 \$77,532	\$102,705 0.911 \$118,482 0.654	1,008 880	\$92.79 \$88.10	450 450	2.3140 ONE-STORY 27.9450 BUNGALOW	\$6,468 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
.5-001-006-00 411 W STEWART ST	07/26/22	\$81,000 WD 03-ARM'S LENGTH	\$81,000	\$42,800	52.84	\$109,547 \$102,513	\$7,466	\$73,534	\$109,249 0.673	1,144	\$64.28	450	26.0746 TWO-STORY	\$5,096	SOUTH SIDE OF CITY
L5-001-011-00 901 S SHIAWASSEE ST	12/16/22	\$87,900 WD 03-ARM'S LENGTH	\$87,900	\$35,900	40.84	\$86,244	\$4.353	\$83.547	\$94.128 0.888	1.065	\$78.45	450	4.6236 TWO-STORY	\$3,234	SOUTH SIDE OF CITY
15-001-015-00 915 S SHIAWASSEE ST	06/15/21	\$65,500 WD 03-ARM'S LENGTH	\$65,500	\$26,100	39.85	\$69,940	\$5,577	\$59,923	\$73,980 0.810	748	\$80.11	450	12.3845 BUNGALOW	\$4,410	SOUTH SIDE OF CITY
15-003-014-00 401 GRACE ST	12/30/22	\$111,630 WD 03-ARM'S LENGTH	\$111,630	\$43,200	38.70	\$103,644	\$4,655	\$106,975	\$113,780 0.940	1,000	\$106.98	450	0.6358 TWO-STORY	\$4,655	SOUTH SIDE OF CITY
30-002-020-00 218 S OAK ST	06/22/22	\$79,900 WD 03-ARM'S LENGTH	\$79,900	\$35,500	44.43	\$90,751	\$7,816	\$72,084	\$95,328 0.756	1,488	\$48.44	450	17.7658 DUPLEX	\$4,802	SOUTH SIDE OF CIT
20-000-005-00 1427 W MAIN ST	08/13/21	\$88,000 WD 03-ARM'S LENGTH	\$88,000	\$31,200	35.45	\$83,694	\$4,900	\$83,100	\$90,568 0.918	952	\$87.29	450	1.6285 BUNGALOW	\$4,900	SOUTH SIDE OF CITY
20-000-023-00 1631 W MAIN ST	09/01/21	\$97,500 WD 03-ARM'S LENGTH	\$97,500	\$31,900	32.72	\$82,237	\$6,370	\$91,130	\$87,203 1.045	1,004	\$90.77	450	11.1198 RANCH	\$6,370	SOUTH SIDE OF CIT
20-000-023-00 1631 W MAIN ST	07/19/22	\$124,000 WD 03-ARM'S LENGTH	\$124,000	\$34,400	27.74	\$82,237	\$6,370	\$117,630	\$87,203 1.349	1,004	\$117.16	450	41.5085 RANCH	\$6,370	SOUTH SIDE OF CIT
20-000-061-00 YOUNG ST 20-000-062-00 1607 YOUNG ST	09/30/22 09/30/22	\$145,500 WD 03-ARM'S LENGTH	\$145,500	\$54,000	37.11	\$132,941	\$13,230	\$132,270	\$137,599 0.961	1,656	\$79.87	450	2.7443 2.7443 TWO-STORY	\$13,230 050-220-000-062-00, 050-220-000-063-00	SOUTH SIDE OF CIT
0-000-062-00 1007 FOUNG ST	09/30/22	\$145,500 WD 03-ARM'S LENGTH \$145,500 WD 03-ARM'S LENGTH	\$145,500 \$145,500	\$54,000 \$54,000	37.11 37.11	\$132,941 \$132,941	\$13,230 \$13,230	\$132,270 \$132,270	\$137,599 0.961 \$137,599 0.961	1,656 1,656	\$79.87 \$79.87	450 450	2.7443 100-51081	\$13,230 050-220-000-061-00, 050-220-000-063-00 \$13,230 050-220-000-062-00, 050-220-000-061-00	SOUTH SIDE OF CIT SOUTH SIDE OF CIT
20-000-071-00 1501 LYNN ST	05/13/22	\$25,000 WD 03-ARM'S LENGTH	\$25,000	\$23,800	95.20	\$60,434	\$5,390	\$19,610	\$63,269 0.310	882	\$22.23	450	62.3883 BUNGALOW	\$5,390	SOUTH SIDE OF CIT
20-000-071-00 1501 LYNN ST	09/08/22	\$129,900 WD 03-ARM'S LENGTH	\$129,900	\$23,800	18.32	\$60,434	\$5,390	\$124,510	\$63,269 1.968	882	\$141.17	450	103.4118 BUNGALOW	\$5,390	SOUTH SIDE OF CIT
20-000-083-00 1417 LYNN ST	12/30/22	\$138,000 WD 03-ARM'S LENGTH	\$138,000	\$52,700	38.19	\$126,609	\$5,194	\$132,806	\$139,557 0.952	1,008	\$131.75	450	1.7793 RANCH	\$5,194	SOUTH SIDE OF CIT
70-000-001-00 735 GRACE ST	08/30/21	\$49,340 WD 03-ARM'S LENGTH	\$49,340	\$17,300	35.06	\$46,075	\$5,443	\$43,897	\$46,703 0.940	512	\$85.74	450	0.6080 BUNGALOW	\$3,822	SOUTH SIDE OF CIT
70-000-011-00 1203 S CEDAR ST	04/15/22	\$135,000 WD 03-ARM'S LENGTH	\$135,000	\$53,500	39.63	\$128,152	\$8,624	\$126,376	\$137,389 0.920	1,476	\$85.62	450	1.3985 ONE-STORY	\$8,624	SOUTH SIDE OF CIT
70-000-033-00 1440 PEARCE ST	02/08/23	\$92,500 WD 03-ARM'S LENGTH	\$92,500	\$71,800	77.62	\$172,572	\$8,553	\$83,947	\$188,528 0.445	2,304	\$36.44	450	48.8553 ONE-STORY	\$7,644	SOUTH SIDE OF CIT
70-000-034-00 1434 PEARCE ST	06/04/21	\$20,000 LC 03-ARM'S LENGTH	\$20,000	\$17,900	89.50	\$27,295	\$3,822	\$16,178	\$26,980 0.600	735	\$22.01	450	33.4210 BUNGALOW	\$3,822	SOUTH SIDE OF CIT
70-000-058-00 1040 PEARCE ST	06/06/22	\$105,550 WD 03-ARM'S LENGTH	\$105,550	\$39,100	37.04	\$94,818	\$9,207	\$96,343	\$98,403 0.979	1,125	\$85.64	450	4.5232 ONE-STORY	\$7,840	SOUTH SIDE OF CIT
270-000-082-00 1231 PEARCE ST	03/11/22	\$105,000 WD 03-ARM'S LENGTH	\$105,000	\$32,200	30.67	\$85,834	\$7,421	\$97,579	\$90,130 1.083	1,186	\$82.28	450	14.8819 BI-LEVEL	\$3,920	SOUTH SIDE OF CIT
70-000-086-00 1305 PEARCE ST	02/27/23	\$125,000 PTA 03-ARM'S LENGTH	\$125,000	\$48,500	38.80	\$115,895	\$10,089	\$114,911	\$121,616 0.945	1,336 2.064	\$86.01	450	1.1037 ONE-STORY	\$9,212	SOUTH SIDE OF CIT
270-000-093-00 1429 PEARCE ST 270-000-120-00 1104 WALNUT ST	02/04/22	\$165,000 WD 03-ARM'S LENGTH	\$165,000 \$80.000	\$56,500	34.24	\$146,405 \$101,766	\$23,840 \$7.840	\$141,160	\$140,879 1.002 \$107,961 0.668	2,064	\$68.39 \$71.59	450 450	6.8163 RANCH 26.5440 BUNGALOW	\$19,110 \$7.840	SOUTH SIDE OF CIT
270-000-120-00 1104 WALNUT ST 270-000-122-00 1100 WALNUT ST	09/09/22 06/25/21	\$80,000 WD 03-ARM'S LENGTH	\$80,000 \$135,000	\$42,600 \$55,600	53.25 41.19	\$101,766 \$147,565	\$7,840 \$7,840	\$72,160 \$127,160	\$107,961 0.668 \$160,603 0.792	1,008	\$71.59 \$67.78	450	26.5440 BUNGALOW 14.2066 TWO-STORY	\$7,840 \$7,840	SOUTH SIDE OF CIT
70-000-122-00 1100 WALNUT ST 70-000-128-00 1002 WALNUT ST	09/01/21	\$98,000 WD 03-ARM'S LENGTH	\$135,000	\$46,700	41.19	\$147,565	\$14,008	\$83,992	\$121,769 0.690	1,248	\$67.30	450	24.4064 ONE-STORY	\$11,662	SOUTH SIDE OF CI
70-000-128-00 512 CLYDE ST	10/15/21	\$37,000 WD 03-ARM'S LENGTH	\$37,000	\$14,800	40.00	\$37,950	\$5,189	\$31,811	\$37,656 0.845	424	\$75.03	450	8.9058 BUNGALOW	\$4,312	SOUTH SIDE OF CI
270-000-141-00 1111 WALNUT ST	12/14/21	\$90,000 WD 03-ARM'S LENGTH	\$90,000	\$42,400	47.11	\$114,694	\$4,312	\$85,688	\$126,876 0.675	1,056	\$81.14	450	25.8461 ONE-STORY	\$4,312	SOUTH SIDE OF CIT
70-000-143-00 527 CLYDE ST	10/14/21	\$156,000 WD 03-ARM'S LENGTH	\$156,000	\$55,900	35.83	\$148,937	\$13,475	\$142,525	\$155,703 0.915	2,046	\$69.66	450	1.8468 ONE-STORY	\$13,475	SOUTH SIDE OF CIT
70-000-146-00 515 CLYDE ST	09/06/22	\$60,000 WD 03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$59,103	\$4,116	\$55,884	\$63,203 0.884	720	\$77.62	450	4.9637 BUNGALOW	\$4,116	SOUTH SIDE OF CIT
70-000-146-00 515 CLYDE ST	03/24/23	\$73,400 WD 03-ARM'S LENGTH	\$73,400	\$23,200	31.61	\$59,103	\$4,116	\$69,284	\$63,203 1.096	720	\$96.23	450	16.2376 BUNGALOW	\$4,116	SOUTH SIDE OF CIT
270-000-147-00 508 HAMPTON AVE	06/25/21	\$65,000 WD 03-ARM'S LENGTH	\$65,000	\$24,700	38.00	\$63,946	\$4,896	\$60,104	\$67,874 0.886	652	\$92.18	450	4.8301 BUNGALOW	\$4,116	SOUTH SIDE OF CIT
270-000-147-00 508 HAMPTON AVE	06/29/21	\$67,000 LC 03-ARM'S LENGTH	\$67,000	\$24,700	36.87	\$63,946	\$4,896	\$62,104	\$67,874 0.915	652	\$95.25	450	1.8834 BUNGALOW	\$4,116	SOUTH SIDE OF CIT
70-000-147-00 508 HAMPTON AVE	12/12/22	\$64,000 WD 03-ARM'S LENGTH	\$64,000	\$26,700	41.72	\$63,946	\$4,896	\$59,104	\$67,874 0.871	652	\$90.65	450	6.3034 BUNGALOW	\$4,116	SOUTH SIDE OF CIT
70-000-149-00 514 HAMPTON AVE	10/11/21	\$124,000 WD 03-ARM'S LENGTH	\$124,000	\$36,400	29.35	\$109,105	\$6,468	\$117,532	\$117,974 0.996	1,330	\$88.37	450	6.2428 1.5 STORY	\$6,468	SOUTH SIDE OF CIT
40-003-001-00 901 LINGLE AVE	05/26/22 02/28/22	\$110,000 WD 03-ARM'S LENGTH \$102,000 WD 03-ARM'S LENGTH	\$110,000 \$102,000	\$36,000 \$29,700	32.73 29.12	\$85,725 \$79,582	\$8,134 \$4.900	\$101,866 \$97.100	\$89,185 1.142 \$85.841 1.131	1,116 1.112	\$91.28 \$87.32	450 450	20.8357 RANCH 19.7326 TWO-STORY	\$8,134 \$4,900	SOUTH SIDE OF CIT
340-003-022-00 1310 BROADWAY AVE	02/28/22	\$126,500 WD 03-ARM'S LENGTH	\$126,500	\$40,000	31.62	\$79,582 \$97,816	\$4,900 \$4,900	\$121,600	\$106.800 1.139	950	\$128.00	450	20.4747 BUNGALOW	\$4,900	SOUTH SIDE OF CIT
40-005-003-00 502 KEYTE ST	12/19/22	\$124,900 WD 03-ARM'S LENGTH	\$124,900	\$29,000	23.22	\$71,985	\$6,775	\$118.125	\$74,954 1.576	1,360	\$86.86	450	64.2137 RANCH	\$4,900	SOUTH SIDE OF CI
340-005-009-00 606 KEYTE ST	09/21/21	\$129,000 WD 03-ARM'S LENGTH	\$129,000	\$41,600	32.25	\$105.573	\$5,880	\$123,120	\$114,590 1.074	1,135	\$108.48	450	14.0613 TWO-STORY	\$5.880	SOUTH SIDE OF CIT
340-005-010-00 612 KEYTE ST	04/09/21	\$112,000 WD 03-ARM'S LENGTH	\$112,000	\$41,200	36.79	\$103,257	\$5,880	\$106,120	\$111,928 0.948	953	\$111.35	450	1.4283 TWO-STORY	\$5,880	SOUTH SIDE OF CIT
340-005-014-00 702 KEYTE ST	10/03/22	\$115,000 WD 03-ARM'S LENGTH	\$115,000	\$34,500	30.00	\$82,437	\$5,880	\$109,120	\$87,997 1.240	884	\$123.44	450	30.6219 BUNGALOW	\$5,880	SOUTH SIDE OF CIT
20-001-010-00 540 CORUNNA AVE	12/21/22	\$65,000 WD 03-ARM'S LENGTH	\$65,000	\$25,000	38.46	\$63,779	\$3,528	\$61,472	\$69,254 0.888	1,026	\$59.91	450	4.6199 TWO-STORY	\$3,528	SOUTH SIDE OF CIT
20-001-011-00 614 CORUNNA AVE	01/20/22	\$125,000 WD 03-ARM'S LENGTH	\$125,000	\$45,400	36.32	\$118,789	\$10,263	\$114,737	\$124,743 0.920	1,664	\$68.95	450	1.4039 TWO-STORY	\$8,428	SOUTH SIDE OF CIT
20-002-005-00 615 DIVISION ST	11/28/22	\$115,000 WD 03-ARM'S LENGTH	\$115,000	\$50,900	44.26	\$124,208	\$5,880	\$109,120	\$136,009 0.802	1,574	\$69.33	450	13.1531 TWO-STORY	\$5,880	SOUTH SIDE OF CIT
20-002-008-00 625 DIVISION ST	09/06/22	\$140,000 WD 03-ARM'S LENGTH	\$140,000	\$37,100	26.50	\$91,572	\$7,338	\$132,662	\$96,821 1.370	1,260	\$105.29	450	43.6353 TWO-STORY	\$4,410	SOUTH SIDE OF CIT
20-002-014-00 626 GRAND AVE	05/14/21	\$135,000 LC 03-ARM'S LENGTH	\$135,000	\$33,700	24.96	\$105,902	\$4,410	\$130,590	\$116,657 1.119	1,230	\$106.17	450	18.5602 TWO-STORY	\$4,410	SOUTH SIDE OF CI
20-002-017-00 616 GRAND AVE	09/27/22	\$155,000 WD 03-ARM'S LENGTH	\$155,000	\$39,300	25.35	\$102,673	\$7,456	\$147,544	\$109,445 1.348	1,216	\$121.34	450	41.4283 TWO-STORY	\$5,880	SOUTH SIDE OF CIT
20-002-020-00 604 GRAND AVE	08/16/22	\$104,900 WD 03-ARM'S LENGTH	\$104,900	\$40,900	38.99	\$98,690	\$7,615	\$97,285	\$104,684 0.929	960	\$101.34	450	0.4508 TWO-STORY	\$5,194	SOUTH SIDE OF CIT
20-003-003-00 615 GRAND AVE	07/15/21 02/28/22	\$100,000 WD 03-ARM'S LENGTH \$120,000 WD 03-ARM'S LENGTH	\$100,000 \$120,000	\$33,400 \$33,400	33.40 27.83	\$88,799 \$88,799	\$9,996 \$9,996	\$90,004 \$110,004	\$90,578 0.994 \$90,578 1.214	880 880	\$102.28 \$125.00	450 450	5.9832 TWO-STORY 28.0635 TWO-STORY	\$9,996 \$9,996	SOUTH SIDE OF CIT SOUTH SIDE OF CIT
20-003-003-00 613 GRAND AVE 20-004-009-00 622 MONROE ST	02/28/22	\$74,000 WD 03-ARM'S LENGTH	\$74,000	\$22,800	30.81	\$56,955	\$4,312	\$69,688	\$60,509 1.152	798	\$87.33	450	21.7863 BUNGALOW	\$4,312	SOUTH SIDE OF CI
420-005-016-00 712 GRAND AVE	08/12/22	\$145,000 WD 03-ARM'S LENGTH	\$145.000	\$36,900	25.45	\$88.065	\$7.840	\$137.160	\$92,213 1,487	1,288	\$106.49	450	55.3602 TWO-STORY	\$7.840	SOUTH SIDE OF CIT
120-006-003-00 707 GRAND AVE	10/25/21	\$120,000 WD 03-ARM'S LENGTH	\$120,000	\$28,900	24.08	\$98,889	\$4,410	\$115,590	\$108,597 1.064	979	\$118.07	450	13.0569 BUNGALOW	\$4,410	SOUTH SIDE OF CI
20-006-011-00 735 GRAND AVE	10/29/21	\$86,000 WD 03-ARM'S LENGTH	\$86,000	\$32,700	38.02	\$81,956	\$5,390	\$80,610	\$88,007 0.916	893	\$90.27	450	1.7879 TWO-STORY	\$5,390	SOUTH SIDE OF CI
20-007-012-00 735 LINGLE AVE	10/24/22	\$117,000 WD 03-ARM'S LENGTH	\$117,000	\$41,200	35.21	\$101,155	\$5,880	\$111,120	\$109,511 1.015	1,490	\$74.58	450	8.0858 TWO-STORY	\$5,880	SOUTH SIDE OF CI
0-008-007-00 820 GRAND AVE	06/21/21	\$120,000 WD 03-ARM'S LENGTH	\$120,000	\$51,000	42.50	\$129,636	\$11,021	\$108,979	\$136,339 0.799	1,102	\$98.89	450	13.4506 RANCH	\$8,820	SOUTH SIDE OF CI
20-010-008-00 829 LINGLE AVE	01/09/23	\$44,000 WD 03-ARM'S LENGTH	\$44,000	\$17,000	38.64	\$40,610	\$5,999	\$38,001	\$39,783 0.955	486	\$78.19	450	2.1383 BUNGALOW	\$2,940	SOUTH SIDE OF CI
20-010-014-00 838 BROADWAY AVE	07/19/21	\$108,000 WD 03-ARM'S LENGTH	\$108,000	\$22,900	21.20	\$85,564	\$4,410	\$103,590	\$93,280 1.111	936	\$110.67	450	17.6692 BUNGALOW	\$4,410	SOUTH SIDE OF CI
20-011-019-00 827 BROADWAY AVE	07/18/22	\$90,000 WD 03-ARM'S LENGTH	\$90,000	\$36,000	40.00	\$85,848	\$7,154	\$82,846	\$90,453 0.916	720	\$115.06	450	1.7927 BUNGALOW	\$7,154	SOUTH SIDE OF CI
420-011-021-00 833 BROADWAY AVE	11/18/21	\$300,000 WD 03-ARM'S LENGTH	\$300,000	\$159,700	53.23	\$415,244	\$34,970	\$265,030	\$445,038 0.596	4,729	\$56.04	450	33.8308 RANCH	\$32,844 050-010-018-003-00, 050-340-002-005-00, 050-270-000-024-00, 050-280-000-014-00	SOUTH SIDE OF CI
20-011-021-00 833 BROADWAY AVE	11/30/21	\$300,285 MLC 03-ARM'S LENGTH	\$300,285	\$159,700	53.18	\$415,244	\$34,970	\$265,315	\$445,038 0.596	4,729	\$56.10	450	33.7667 RANCH	\$32,844 050-010-018-003-00, 050-340-002-005-00, 050-270-000-024-00, 050-280-000-014-00	SOUTH SIDE OF CI
20-011-021-00 833 BROADWAY AVE	10/17/22	\$121,000 WD 03-ARM'S LENGTH	\$121,000	\$38,300	31.65	\$91,831	\$5,880	\$115,120	\$98,794 1.165	1,080	\$106.59	450	23.1420 RANCH	\$5,880 64 FOR	SOUTH SIDE OF CI
430-000-004-00 423 HAMBLIN ST	09/30/22 12/02/21	\$88,000 WD 03-ARM'S LENGTH \$11,000 QC 03-ARM'S LENGTH	\$88,000 \$11,000	\$25,800 \$5,000	29.32 45.45	\$62,356 \$12,317	\$6,642 \$4,410	\$81,358 \$6,590	\$64,039 1.270 \$9,089 0.725	912 1,209	\$89.21 \$5.45	450 450	33.6613 BUNGALOW 20.8738 BUNGALOW	\$4,508 \$4,410	SOUTH SIDE OF CIT SOUTH SIDE OF CIT
	1/10////	STT,000 QC 03-ARIVES LENGTH	\$11,000												
30-000-005-00 419 HAMBLIN ST 30-000-010-00 402 HUGGINS ST	09/07/22	\$120,000 WD 03-ARM'S LENGTH	\$120,000	\$33,100	27.58	\$93,161	\$10,280	\$109,720	\$95,266 1.152	1,052	\$104.30	450	21.7899 TWO-STORY	\$7,448	SOUTH SIDE OF CIT

050-430-000-025-00 417 HUGGINS ST	08/20/21	\$115.000 WD 03-ARM'S LENGT	H \$115.000	\$35.300	30.70	\$94.246	\$8,869	\$106.131	\$98.134 1.081	1,464	\$72.49	450	14.7656 TWO-STORY	\$3.822	SOUTH SIDE OF CITY
050-430-000-025-00 417 HUGGINS ST	10/18/22	\$82.000 WD 03-ARM S LENGT	1	\$33,600	40.98	\$94,246 \$80,496	\$6,429	\$75.571	\$98,134 1.081 \$85,134 0.888	1,464	\$62.87	450	4.6163 TWO-STORY	\$3,822 \$4,704	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-490-000-006-00 314 N CHESTNUT ST	07/11/22	\$146,000 WD 03-ARM'S LENGTH		\$42,400	29.04	\$104,193	\$6,860	\$139,140	\$111,877 1.244	960	\$144.94	450	30.9858 ONE-STORY	\$6,860	SOUTH SIDE OF CITY
050-490-000-020-00 1634 W MAIN ST	09/23/21	\$146,000 WD 03-ARM'S LENGTH	H \$146,000	\$29,200	20.00	\$71,537	\$5,485	\$140,515	\$75,922 1.851	1,284	\$109.44	450	91.6955 TWO-STORY	\$4,312	SOUTH SIDE OF CITY
050-490-000-024-00 127 LAFAYETTE BLVD	08/08/22	\$107,000 WD 03-ARM'S LENGTH		\$43,000	40.19	\$102,738	\$7,840	\$99,160	\$109,078 0.909	919	\$107.90	450	2.4757 BUNGALOW	\$7,840	SOUTH SIDE OF CITY
050-490-000-030-00 301 LAFAYETTE BLVD	05/17/22	\$120,000 WD 03-ARM'S LENGTH		\$54,300	45.25	\$130,781	\$8,703	\$111,297 \$144,120	\$140,320 0.793 \$146,652 0.983	1,280	\$86.95	450	14.0661 RANCH	\$7,840	SOUTH SIDE OF CITY
050-490-000-033-00 317 LAFAYETTE BLVD 050-490-000-042-00 330 LAFAYETTE BLVD	12/23/22 05/28/21	\$150,000 WD 03-ARM'S LENGTH \$126,000 PTA 03-ARM'S LENGTH	+	\$55,400 \$35,200	36.93 27.94	\$133,467 \$91,616	\$5,880 \$9.461	\$144,120 \$116,539	\$146,652 0.983 \$94,431 1.234	960 911	\$150.13 \$127.92	450 450	4.8907 RANCH 30.0288 BUNGALOW	\$5,880 \$7,840	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-490-000-042-00 302 LAFATETTE BLVD	12/13/21	\$105,000 WD 03-ARM'S LENGTH	1	\$42,400	40.38	\$109.175	\$9,461	\$89.320	\$94,451 1.254 \$107.466 0.831	1.020	\$87.57	450	10.2679 BUNGALOW	\$15.680	SOUTH SIDE OF CITY
050-490-000-055-00 1620 W MAIN ST	08/16/22	\$85,000 WD 03-ARM'S LENGTH	+,	\$39,800	46.82	\$95,558	\$4,312	\$80,688	\$104,880 0.769	1,014	\$79.57	450	16.4497 BUNGALOW	\$4,312	SOUTH SIDE OF CITY
050-490-000-064-00 125 HOYT ST	08/25/22	\$95,000 WD 03-ARM'S LENGTH		\$46,800	49.26	\$111,935	\$8,795	\$86,205	\$118,552 0.727	1,676	\$51.43	450	20.6679 TWO-STORY	\$8,232	SOUTH SIDE OF CITY
050-490-000-069-00 209 HOYT ST	03/03/23	\$129,900 WD 03-ARM'S LENGTH	H \$129,900	\$46,600	35.87	\$116,530	\$5,390	\$124,510	\$127,747 0.975	1,144	\$108.84	450	4.0830 RANCH	\$5,390	SOUTH SIDE OF CITY
050-490-000-072-00 215 HOYT ST	04/08/22	\$68,000 WD 03-ARM'S LENGTH		\$39,400	57.94	\$94,044	\$7,840	\$60,160	\$99,085 0.607	954	\$63.06	450	32.6674 BUNGALOW	\$7,840	SOUTH SIDE OF CITY
050-490-000-073-00 219 HOYT ST	08/10/22	\$70,000 WD 03-ARM'S LENGTH		\$19,600	28.00	\$46,841	\$3,920	\$66,080	\$49,334 1.339	664	\$99.52	450	40.5599 BUNGALOW	\$3,920	SOUTH SIDE OF CITY
050-490-000-100-00 1432 CLEVELAND ST	04/21/21 11/18/22	\$115,000 WD 03-ARM'S LENGTH	1	\$40,700	35.39	\$104,833	\$7,557	\$107,443	\$111,811 0.961	1,028	\$104.52	450 450	2.7100 1.75 STORY	\$5,586	SOUTH SIDE OF CITY
050-500-002-007-00 246 GUTE ST 050-500-002-009-00 242 GUTE ST	11/18/22	\$120,000 WD 03-ARM'S LENGTH \$132,000 WD 03-ARM'S LENGTH		\$38,300 \$46,900	31.92 35.53	\$91,538 \$132.605	\$10,357 \$11.596	\$109,643 \$120.404	\$93,311 1.175 \$139.091 0.866	838 1.240	\$130.84 \$97.10	450	24.1192 BUNGALOW 6.8179 BUNGALOW	\$7,448 \$11,596	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-537-000-043-00 1314 W MAIN ST	08/02/21	\$110,000 WD 03-ARM'S LENGT	1 . /	\$41,000	35.53	\$106.855	\$10,035	\$99.965	\$111.287 0.898	1,240	\$67.05	450	3.5569 TWO-STORY	\$8,820	SOUTH SIDE OF CITY
050-537-000-044-00 1318 W MAIN ST	05/26/21	\$85,000 WD 03-ARM'S LENGTH		\$35,200	41.41	\$90,891	\$6,968	\$78,032	\$96,463 0.809	1,032	\$75.61	450	12.4899 TWO-STORY	\$6,468	SOUTH SIDE OF CITY
050-542-000-019-00 633 CORUNNA AVE	03/21/23	\$153,745 WD 03-ARM'S LENGTH		\$53,500	34.80	\$136,727	\$8,548	\$145,197	\$147,332 0.986	1,120	\$129.64	450	5.1678 RANCH	\$6,468	SOUTH SIDE OF CITY
050-542-000-033-00 712 CORUNNA AVE	10/29/21	\$35,000 WD 03-ARM'S LENGTH	H \$35,000	\$33,200	94.86	\$94,463	\$5,586	\$29,414	\$102,157 0.288	1,810	\$16.25	450	64.5902 DUPLEX	\$5,586	SOUTH SIDE OF CITY
050-546-000-013-00 1439 LYNN ST	03/25/22	\$84,500 WD 03-ARM'S LENGTH		\$31,000	36.69	\$86,754	\$3,920	\$80,580	\$95,211 0.846	828	\$97.32	450	8.7503 BUNGALOW	\$3,920	SOUTH SIDE OF CITY
050-546-000-015-00 1434 LYNN ST	03/04/22	\$35,000 WD 03-ARM'S LENGTH		\$31,700	90.57	\$82,995	\$5,782	\$29,218	\$88,751 0.329	940	\$31.08	450	60.4615 ONE-STORY	\$5,782	SOUTH SIDE OF CITY
050-546-000-015-00 1434 LYNN ST 050-547-000-005-00 1190 S SHIAWASSEE ST	05/27/22 07/22/22	\$65,000 MLC 03-ARM'S LENGTH \$52,000 CD 03-ARM'S LENGTH		\$34,700 \$47,500	53.38 91.35	\$82,995 \$56.317	\$5,782 \$12.348	\$59,218 \$39.652	\$88,751 0.667 \$50,539 0.785	940 1.542	\$63.00 \$25.71	450	26.6589 ONE-STORY 14.9249 ONE-STORY	\$5,782 \$12.348	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-547-000-005-00 1190 S SHIAWASSEE ST 050-547-000-009-00 1236 S SHIAWASSEE ST	07/22/22 05/12/22	\$52,000 CD 03-ARM'S LENGT	1 - 7	\$47,500 \$42,900	91.35 33.00	\$56,317 \$108,121	\$12,348 \$6,468	\$39,652 \$123,532	\$116,843 1.057	1,542	\$25.71 \$113.96	450 450	14.9249 ONE-STORY 12.3422 RANCH	\$12,348 \$6,468	
050-570-000-018-00 713 NAFUS ST	03/12/22 01/11/22	\$122,500 WD 03-ARM'S LENGT		\$42,900	26.78	\$108,121	\$7,430	\$125,552 \$115,070	\$92,407 1.245	928	\$124.00	450	31.1424 ONE-STORY	\$5,880	SOUTH SIDE OF CITY
050-570-000-019-00 709 NAFUS ST	06/04/21	\$115,000 WD 03-ARM'S LENGTH		\$34,200	29.74	\$88.377	\$10.665	\$104.335	\$89.324 1.168	1.020	\$102.29	450	23.4220 ONE-STORY	\$5,880	SOUTH SIDE OF CITY
050-570-000-020-00 705 NAFUS ST	08/31/21	\$130,000 WD 03-ARM'S LENGTH	H \$130,000	\$46,900	36.08	\$121,544	\$11,150	\$118,850	\$126,890 0.937	1,154	\$102.99	450	0.2811 ONE-STORY	\$5,880	SOUTH SIDE OF CITY
050-570-000-026-00 1700 W STEWART ST	06/24/21	\$119,000 WD 03-ARM'S LENGTH		\$57,600	48.40	\$149,590	\$8,465	\$110,535	\$162,213 0.681	1,920	\$57.57	450	25.2409 1.25 STORY	\$6,664	SOUTH SIDE OF CITY
050-601-000-043-00 816 S BALL ST	11/16/21	\$115,000 WD 03-ARM'S LENGTH	1	\$43,100	37.48	\$107,919	\$7,056	\$107,944	\$115,934 0.931	1,080	\$99.95	450	0.2752 RANCH	\$7,056	SOUTH SIDE OF CITY
050-601-000-045-00 826 S BALL ST	07/22/21	\$75,000 WD 03-ARM'S LENGTH		\$30,100	40.13	\$75,136	\$7,461	\$67,539	\$77,787 0.868	840	\$80.40	450	6.5578 BUNGALOW	\$6,076	SOUTH SIDE OF CITY
050-601-000-046-00 828 S BALL ST	09/15/22	\$101,700 WD 03-ARM'S LENGTH		\$32,600	32.06	\$78,277	\$4,711	\$96,989	\$84,559 1.147	1,092	\$88.82	450	21.3174 TWO-STORY	\$3,528	SOUTH SIDE OF CITY
050-601-000-072-00 231 W RIDGE ST	05/17/22 03/30/22	\$145,000 WD 03-ARM'S LENGTH \$120.000 WD 03-ARM'S LENGTH		\$51,400	35.45	\$123,089 \$105.359	\$7,742 \$7,056	\$137,258 \$112.944	\$132,583 1.035	1,782 864	\$77.02 \$130.72	450 450	10.1433 TWO-STORY	\$7,742	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-601-000-079-00 910 S BALL ST 050-602-001-013-00 825 KENWOOD DR	11/12/21	\$70.000 WD 03-ARM'S LENGT	1	\$42,100 \$29.100	35.08 41.57	\$105,559	\$10.532	\$59,468	\$112,992 1.000 \$73,767 0.806	832	\$130.72	450	6.5746 BUNGALOW 12.7666 BUNGALOW	\$7,056 \$6,468	SOUTH SIDE OF CITY
050-602-002-007-00 1315 W STEWART ST	03/21/22	\$135,000 WD 03-ARM'S LENGTH	1	\$48,000	35.56	\$123,442	\$12,883	\$122.117	\$127,079 0.961	1.499	\$81.47	450	2.7121 1.75 STORY	\$10,780	SOUTH SIDE OF CITY
050-602-002-007-00 1315 W STEWART ST	06/23/22	\$147,500 WD 03-ARM'S LENGTH		\$51,700	35.05	\$123,442	\$12,883	\$134,617	\$127,079 1.059	1,499	\$89.80	450	12.5485 1.75 STORY	\$10,780	SOUTH SIDE OF CITY
050-602-004-007-00 821 ISHAM ST	06/16/22	\$145,000 WD 03-ARM'S LENGTH	H \$145,000	\$46,500	32.07	\$111,468	\$8,248	\$136,752	\$118,644 1.153	1,144	\$119.54	450	21.8798 BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-004-014-00 820 HAMMONT ST	05/11/22	\$135,000 WD 03-ARM'S LENGTH	+====,====	\$34,900	25.85	\$100,562	\$7,188	\$127,812	\$107,326 1.191	960	\$133.14	450	25.7042 ONE-STORY	\$6,468	SOUTH SIDE OF CITY
050-602-005-006-00 815 NAFUS ST	09/30/22	\$112,000 WD 03-ARM'S LENGTH		\$47,600	42.50	\$113,981	\$8,134	\$103,866	\$121,663 0.854	1,368	\$75.93	450	8.0112 ONE-STORY	\$6,468	SOUTH SIDE OF CITY
050-602-005-013-00 822 ISHAM ST 050-602-006-010-00 830 NAFUS ST	08/25/22 02/11/22	\$110,000 WD 03-ARM'S LENGTH \$42,100 WD 03-ARM'S LENGTH		\$27,100 \$22.600	24.64 53.68	\$68,559 \$60,051	\$6,468 \$7,144	\$103,532 \$34,956	\$71,369 1.451 \$60,813 0.575	864 840	\$119.83 \$41.61	450 450	51.6829 BUNGALOW	\$6,468 \$6.468	SOUTH SIDE OF CITY
050-602-009-003-00 1305 HENRY ST	02/11/22 09/01/22	\$71,000 WD 03-ARM'S LENGTH		\$23,800	33.52	\$60,051	\$7,144 \$3,822	\$34,956 \$67,178	\$65,234 1.030	903	\$74.39	450	35.9015 BUNGALOW 9.5963 BUNGALOW	\$0,468 \$3,822	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-010-011-00 930 GEORGE ST	08/09/21	\$115.000 WD 03-ARM'S LENGT		\$48,500	42.17	\$125,795	\$8,172	\$106.828	\$135,199 0.790	1,224	\$87.28	450	14.3675 ONE-STORY	\$5,622	SOUTH SIDE OF CITY
050-602-013-001-00 902 NAFUS ST	04/14/22	\$73,500 WD 03-ARM'S LENGTH	1	\$39,900	54.29	\$101,306	\$8,456	\$65,044	\$106,724 0.609	1,216	\$53.49	450	32.4370 BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-014-009-00 1060 TRACY ST	07/29/21	\$120,000 WD 03-ARM'S LENGTH		\$50,800	42.33	\$159,552	\$40,679	\$79,321	\$136,636 0.581	1,241	\$63.92	450	35.3300 ONE-STORY	\$38,808 050-602-014-010-00, 050-602-014-005-00	SOUTH SIDE OF CITY
050-602-014-011-00 1040 TRACY ST	04/01/22	\$117,000 WD 03-ARM'S LENGTH	H \$117,000	\$45,300	38.72	\$109,855	\$22,050	\$94,950	\$100,925 0.941	864	\$109.90	450	0.6965 BUNGALOW	\$16,268 050-602-014-004-00	SOUTH SIDE OF CITY
050-602-014-012-00 1020 TRACY ST	04/29/22	\$115,000 WD 03-ARM'S LENGTH		\$37,000	32.17	\$88,377	\$9,480	\$105,520	\$90,686 1.164	864	\$122.13	450	22.9743 BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-016-009-00 1300 FREEMAN ST	04/08/22	\$156,000 WD 03-ARM'S LENGTH		\$47,000	30.13	\$112,341	\$10,230	\$145,770	\$117,369 1.242	1,244	\$117.18	450	30.8151 1.75 STORY	\$8,134	SOUTH SIDE OF CITY
050-602-016-010-00 1304 FREEMAN ST 050-602-018-008-00 1602 FREEMAN ST	05/23/22 04/09/21	\$114,000 WD 03-ARM'S LENGTH \$69,000 WD 03-ARM'S LENGTH	1 7	\$52,400 \$26,400	45.96 38.26	\$125,678 \$67,223	\$10,519 \$9.702	\$103,481 \$59,298	\$132,367 0.782 \$66.116 0.897	1,032 708	\$100.27 \$83.75	450 450	15.2054 ONE-STORY 3.6953 BUNGALOW	\$6,468 \$9.702	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-018-010-00 1518 FRFFMAN ST	04/09/21	\$78.000 WD 03-ARM S LENGTH	1	\$26,400	38.26	\$56,143	\$9,702 \$7,099	\$59,298 \$70,901	\$56,372 1.258	708 636	\$83.75 \$111.48	450	3.6953 BUNGALOW 32.3896 BUNGALOW	\$9,702 \$6,468	SOUTH SIDE OF CITY
050-602-012-010-00 1318 FREEMAN ST	03/13/23	\$121,780 WD 03-ARM'S LENGT		\$44,500	36.54	\$106,682	\$7,920	\$113,860	\$113,520 1.003	932	\$122.17	450	6.9170 BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST	05/20/21	\$89,000 WD 03-ARM'S LENGTH		\$34,100	38.31	\$91,107	\$14,564	\$74,436	\$87,980 0.846	1,194	\$62.34	450	8.7778 ONE-STORY	\$9,702	SOUTH SIDE OF CITY
						\$91,107	\$14,564	\$85,436	\$87,980 0.971	1,194	\$71.55	450	3.7250 ONE-STORY	\$9,702	SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST	10/05/21	\$100,000 WD 03-ARM'S LENGTH		\$34,100	34.10										
050-602-023-001-00 1301 FREEMAN ST	10/05/21 12/03/21	\$130,000 WD 03-ARM'S LENGTH	H \$130,000	\$34,100	26.23	\$91,107	\$14,564	\$115,436	\$87,980 1.312	1,194	\$96.68	450	37.8234 ONE-STORY	\$9,702	SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST	10/05/21 12/03/21 10/13/21	\$130,000 WD 03-ARM'S LENGTH \$100,000 WD 03-ARM'S LENGTH	H \$130,000 H \$100,000	\$34,100 \$35,900	26.23 35.90	\$91,107 \$93,240	\$14,564 \$16,705	\$83,295	\$87,980 1.312 \$87,971 0.947	912	\$91.33	450	37.8234 ONE-STORY 1.3014 BUNGALOW	\$9,702 \$12,936	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST	10/05/21 12/03/21 10/13/21 10/28/22	\$130,000 WD 03-ARM'S LENGTH \$100,000 WD 03-ARM'S LENGTH \$101,000 WD 03-ARM'S LENGTH	H \$130,000 H \$100,000 H \$101,000	\$34,100 \$35,900 \$38,300	26.23 35.90 37.92	\$91,107 \$93,240 \$97,548	\$14,564 \$16,705 \$6,468	\$83,295 \$94,532	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903	912 920	\$91.33 \$102.75	450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY	\$9,702 \$12,936 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-026-005-00 1218 CARR ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22	\$130,000 WD 03-ARM'S LENGTH \$100,000 WD 03-ARM'S LENGTH \$101,000 WD 03-ARM'S LENGTH \$123,500 WD 03-ARM'S LENGTH	H \$130,000 H \$100,000 H \$101,000 H \$123,500	\$34,100 \$35,900 \$38,300 \$37,000	26.23 35.90 37.92 29.96	\$91,107 \$93,240 \$97,548 \$94,307	\$14,564 \$16,705 \$6,468 \$6,468	\$83,295 \$94,532 \$117,032	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159	912 920 960	\$91.33 \$102.75 \$121.91	450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY	\$9,702 \$12,996 \$6,468 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-026-005-00 1218 CARR ST 050-602-029-004-00 1229 HERMAN ST	10/05/21 12/03/21 10/13/21 10/28/22	\$130,000 WD 03-ARM'S LENGTH \$100,000 WD 03-ARM'S LENGTH \$101,000 WD 03-ARM'S LENGTH	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$90,000	\$34,100 \$35,900 \$38,300	26.23 35.90 37.92	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862	\$14,564 \$16,705 \$6,468	\$83,295 \$94,532	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952	912 920	\$91.33 \$102.75 \$121.91 \$95.74	450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY	\$9,702 \$12,936 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-026-005-00 1218 CARR ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23	\$130,000 WD 03-ARM'S LENGTH \$100,000 WD 03-ARM'S LENGTH \$101,000 WD 03-ARM'S LENGTH \$123,500 WD 03-ARM'S LENGTH \$90,000 WD 03-ARM'S LENGTH	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$90,000 H \$99,900	\$34,100 \$35,900 \$38,300 \$37,000 \$31,000 \$28,000	26.23 35.90 37.92 29.96 34.44 28.03	\$91,107 \$93,240 \$97,548 \$94,307	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286	912 920 960 864	\$91.33 \$102.75 \$121.91	450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW	\$9,702 \$12,936 \$6,468 \$6,468 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-004-00 1218 CARR ST 050-602-029-004-00 1229 HERMAN ST 050-602-032-009-00 1320 CARR ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21	\$130,000 WD 03-ARM'S LENGTH \$100,000 WD 03-ARM'S LENGTH \$101,000 WD 03-ARM'S LENGTH \$123,500 WD 03-ARM'S LENGTH \$90,000 WD 03-ARM'S LENGTH \$99,900 WD 03-ARM'S LENGTH	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$90,000 H \$99,900 H \$86,000	\$34,100 \$35,900 \$38,300 \$37,000 \$31,000	26.23 35.90 37.92 29.96 34.44	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799	\$14,564 \$16,705 \$6,468 \$6,468 \$6,468 \$7,282	\$83,295 \$94,532 \$117,032 \$82,718	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952	912 920 960 864 1,022	\$91.33 \$102.75 \$121.91 \$95.74 \$91.04	450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW	\$9,702 \$12,936 \$6,468 \$6,468 \$6,468 \$6,468 \$6,660	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-008-00 1218 CARR ST 050-602-029-004-00 1229 HERMAN ST 050-602-039-009-00 1320 CARR ST 050-602-035-003-00 1401 NELSON ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23 07/30/21	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARW'S LENGTI \$101,000 WD 03-ARW'S LENGTI \$123,500 WD 03-ARM'S LENGTI \$90,000 WD 03-ARW'S LENGTI \$99,900 WD 03-ARW'S LENGTI	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$90,000 H \$99,900 H \$86,000 H \$107,500	\$34,100 \$35,900 \$38,300 \$37,000 \$31,000 \$28,000 \$54,400	26.23 35.90 37.92 29.96 34.44 28.03 63.26	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860 \$18,095	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$145,049 0.468	912 920 960 864 1,022 1,662	\$91.33 \$102.75 \$121.91 \$95.74 \$91.04 \$40.86	450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY	\$9,702 \$12,996 \$6,468 \$6,468 \$6,468 \$6,468 \$6,860 \$15,288	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-008-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-008-00 1218 CARR ST 050-602-039-009-00 1322 HERMAN ST 050-602-035-009-00 1322 CARR ST 050-602-035-009-00 1401 NELSON ST 050-622-035-004-00 1420 W SOUTH ST 050-622-001-004-00 1014 LYNN ST 050-622-001-007-00 827 W STEWART ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23 07/30/21 05/20/22 10/10/22 09/30/22	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARM'S LENGTI \$121,000 WD 03-ARM'S LENGTI \$123,500 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$86,000 WD 03-ARM'S LENGTI \$107,500 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$99,900 H \$99,900 H \$86,000 H \$107,500 H \$107,500 H \$107,500 H \$129,900	\$34,100 \$35,900 \$38,300 \$31,000 \$31,000 \$28,000 \$54,400 \$37,300 \$32,400 \$28,400	26.23 35.90 37.92 29.96 34.44 28.03 63.26 34.70 23.14 21.86	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288 \$88,544 \$99,100 \$71,933	\$14,564 \$16,705 \$6,468 \$7,282 \$6,860 \$18,095 \$10,834 \$7,571 \$6,468	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905 \$96,666 \$132,429 \$123,432	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$145,049 0.468 \$89,322 1.082 \$105,206 1.259 \$75,247 1.640	912 920 960 864 1,022 1,662 948 1,382 1,230	\$91.33 \$102.75 \$121.91 \$95.74 \$91.04 \$40.86 \$101.97 \$95.82 \$100.35	450 450 450 450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY 14.8392 BUNGALOW 32.4932 1.75 STORY 70.6525 1.25 STORY	\$9,702 \$12,996 \$6,468 \$6,468 \$6,468 \$6,860 \$15,288 \$10,834 \$5,488 \$5,488 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-004-00 1229 HERMAN ST 050-602-032-009-00 1229 HERMAN ST 050-602-035-003-00 1401 NELSON ST 050-602-035-003-00 1420 W SOUTH ST 050-622-031-001-004-00 1014 L'NN ST 050-622-001-007-00 827 W STEWART ST 050-622-001-008-00 905 W STEWART ST	10/05/21 12/03/21 10/13/21 10/13/22 05/26/22 06/25/21 03/28/23 07/30/21 05/20/22 10/10/22 09/30/22 09/06/22	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARM'S LENGTI \$101,000 WD 03-ARM'S LENGTI \$2123,500 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$86,000 WD 03-ARM'S LENGTI \$107,500 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$99,900 H \$99,900 H \$86,000 H \$107,500 H \$140,000 H \$129,900 H \$119,500	\$34,100 \$35,900 \$38,300 \$31,000 \$31,000 \$28,000 \$37,300 \$32,400 \$32,400 \$47,300	26.23 35.90 37.92 29.96 34.44 28.03 63.26 34.70 23.14 21.86 39.58	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288 \$88,544 \$99,100 \$71,933 \$113,265	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860 \$18,095 \$10,834 \$7,571 \$6,468 \$8,333	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905 \$96,666 \$132,429 \$123,432 \$111,167	\$87,980 1.312 \$7,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$435,049 0.468 \$89,322 1.082 \$105,206 1.259 \$75,247 1.640 \$120,611 0.922	912 920 960 864 1,022 1,662 948 1,382 1,230 1,232	\$91.33 \$102.75 \$121.91 \$95.74 \$91.04 \$40.86 \$101.97 \$95.82 \$100.35 \$90.23	450 450 450 450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 2.2.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY 14.8392 BUNGALOW 32.4332 1.75 STORY 1.2335 1.5 STORY	\$9,702 \$12,996 \$6,468 \$6,468 \$6,468 \$6,468 \$15,288 \$10,834 \$5,488 \$6,468 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-025-005-00 1218 CARR ST 050-602-032-009-00 1229 HERMAN ST 050-602-035-004-00 1229 HERMAN ST 050-602-035-004-00 1401 NELSON ST 050-621-001-004-00 1014 LYNN ST 050-622-001-007-00 827 W STEWART ST 050-622-001-008-00 905 W STEWART ST 050-622-001-013-00 826 AMENT ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23 07/30/21 05/20/22 10/10/22 09/30/22 09/06/22 01/21/22	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARM'S LENGTI \$101,000 WD 03-ARM'S LENGTI \$2123,500 WD 03-ARM'S LENGTI \$90,000 WD 03-ARM'S LENGTI \$86,000 WD 03-ARM'S LENGTI \$107,500 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$99,900 H \$99,900 H \$107,500 H \$140,000 H \$129,900 H \$129,900 H \$129,900 H \$145,000	\$34,100 \$35,900 \$38,300 \$31,000 \$54,400 \$37,300 \$32,400 \$32,400 \$32,400 \$32,400 \$32,400 \$32,400 \$32,400	26.23 35.90 37.92 29.96 34.44 28.03 63.26 34.70 23.14 21.86 39.58 35.52	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288 \$88,544 \$99,100 \$71,933 \$113,265 \$137,160	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860 \$18,095 \$10,834 \$7,571 \$6,468 \$8,333 \$6,468	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905 \$96,666 \$132,429 \$123,432 \$111,167 \$138,532	\$87,980 1.312 \$7,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$145,049 0.468 \$89,322 1.082 \$105,206 1.259 \$75,247 1.640 \$120,611 0.922 \$150,221 0.922	912 920 960 864 1,022 1,662 948 1,382 1,230 1,232 1,664	\$91.33 \$102.75 \$121.91 \$95.74 \$91.04 \$40.86 \$101.97 \$95.82 \$100.35 \$90.23 \$83.25	450 450 450 450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY 14.8392 BUNGALOW 32.4932 1.75 STORY 1.25 1.5 STORY 1.1640 1.5 STORY	\$9,702 \$12,936 \$6,468 \$6,468 \$6,468 \$6,468 \$15,288 \$10,834 \$5,488 \$6,468 \$6,468 \$6,468 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-008-00 1218 CARR ST 050-602-039-009-00 1322 HERMAN ST 050-602-035-009-00 1322 CARR ST 050-602-035-009-00 1401 NELSON ST 050-622-001-009-00 1420 W SOUTH ST 050-622-001-004-00 1014 LYNN ST 050-622-001-004-00 1014 LYNN ST 050-622-001-008-00 905 W STEWART ST 050-622-001-003-00 826 AMENT ST 050-622-001-008-00 831 AMENT ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23 07/30/21 05/20/22 10/10/22 09/30/22 09/06/22 01/21/22 10/24/22	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARM'S LENGTI \$121,000 WD 03-ARM'S LENGTI \$123,500 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$107,500 WD 03-ARM'S LENGTI \$109,900 WD 03-ARM'S LENGTI \$100,900 WD 03-ARM'S LENGTI \$100,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$140,500 WD 03-ARM'S LENGTI \$105,500 WD 03-ARM'S LENGTI	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$90,000 H \$90,000 H \$107,500 H \$140,000 H \$129,900 H \$145,000 H \$119,500 H \$145,000 H \$105,500	\$34,100 \$35,900 \$38,300 \$37,000 \$28,000 \$54,400 \$37,300 \$32,400 \$32,400 \$47,300 \$51,500 \$39,700	26.23 35.90 37.92 29.96 34.44 28.03 63.26 34.70 23.14 21.86 39.58 35.52 37.63	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288 \$88,544 \$99,100 \$71,933 \$113,265 \$137,160	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860 \$18,095 \$10,834 \$7,571 \$6,468 \$8,333 \$6,468 \$7,902	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905 \$96,666 \$132,429 \$132,429 \$132,429 \$111,167 \$138,532 \$97,598	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$145,049 0.468 \$89,322 1.082 \$105,206 1.259 \$75,247 1.640 \$120,611 0.922 \$150,206 1.9923	912 920 960 864 1,022 1,662 948 1,382 1,230 1,230 1,232 1,664 1,026	\$91.33 \$102.75 \$121.91 \$95.74 \$40.86 \$101.97 \$95.82 \$100.35 \$90.23 \$83.25 \$95.12	450 450 450 450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY 14.8392 BUNGALOW 32.4932 L75 STORY 70.6525 1.25 STORY 1.2135 1.5 STORY 1.1640 1.5 STORY	\$9,702 \$12,996 \$6,468 \$6,468 \$6,468 \$6,860 \$15,288 \$10,834 \$5,488 \$6,468 \$6,468 \$6,468 \$6,468 \$6,468 \$5,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-004-00 1229 HERMAN ST 050-602-032-009-00 1229 HERMAN ST 050-602-035-003-00 1401 NELSON ST 050-602-035-003-00 1401 NELSON ST 050-622-031-001-004 141 VNN ST 050-622-001-007-00 827 W STEWART ST 050-622-001-007-00 826 AMENT ST 050-622-001-013-00 826 AMENT ST 050-622-001-038-00 831 AMENT ST 050-622-004-006-00 933 CLYDE ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23 07/30/21 05/20/22 10/10/22 09/30/22 09/30/22 09/06/22 01/21/22 04/16/21	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARM'S LENGTI \$101,000 WD 03-ARM'S LENGTI \$101,000 WD 03-ARM'S LENGTI \$2123,500 WD 03-ARM'S LENGTI \$90,000 WD 03-ARM'S LENGTI \$86,000 WD 03-ARM'S LENGTI \$107,500 WD 03-ARM'S LENGTI \$122,900 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$1419,500 WD 03-ARM'S LENGTI \$145,500 WD 03-ARM'S LENGTI \$145,500 WD 03-ARM'S LENGTI \$145,500 WD 03-ARM'S LENGTI \$152,500 WD 03-ARM'S LENGTI \$152,500 WD 03-ARM'S LENGTI	H \$130,000 H \$100,000 H \$100,000 H \$100,000 H \$100,000 H \$123,500 H \$99,900 H \$86,000 H \$140,000 H \$140,000 H \$129,900 H \$129,900 H \$129,900 H \$145,000 H \$145,000 H \$145,000 H \$105,500 H \$105,500	\$34,100 \$35,900 \$38,300 \$31,000 \$54,400 \$37,300 \$32,400 \$32,400 \$28,400 \$47,300 \$51,500 \$33,700	26.23 35.90 37.92 29.96 34.44 28.03 63.26 34.70 23.14 21.86 39.58 35.52 37.63 66.94	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288 \$88,544 \$99,100 \$71,933 \$113,265 \$137,160 \$95,169	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860 \$18,095 \$10,834 \$7,571 \$6,468 \$8,333 \$6,468 \$7,902 \$6,468	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905 \$96,666 \$132,429 \$123,432 \$111,167 \$138,532 \$97,598 \$48,805	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$145,049 0.468 \$89,322 1.082 \$105,050 1.259 \$75,247 1.640 \$120,611 0.922 \$150,227 0.973 \$102,574 0.476	912 920 960 864 1,022 1,662 948 1,382 1,230 1,232 1,664 1,026 1,162	\$91.33 \$102.75 \$121.91 \$95.74 \$40.86 \$101.97 \$95.82 \$100.35 \$90.23 \$83.25 \$95.12 \$42.00	450 450 450 450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 2.25312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY 14.8392 BUNGALOW 32.4932 1.75 STORY 1.2135 1.5 STORY 1.1640 1.5 STORY 3.9164 1.5 STORY 45.8025 RANCH	\$9,702 \$12,996 \$6,468 \$6,468 \$6,468 \$6,468 \$15,288 \$10,834 \$5,488 \$6,468 \$6,468 \$6,468 \$6,468 \$6,468 \$6,468 \$6,468 \$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-602-023-001-00 1301 FREEMAN ST 050-602-025-002-00 1515 FREEMAN ST 050-602-025-008-00 1501 FREEMAN ST 050-602-029-008-00 1218 CARR ST 050-602-039-009-00 1322 HERMAN ST 050-602-035-009-00 1322 CARR ST 050-602-035-009-00 1401 NELSON ST 050-622-001-009-00 1420 W SOUTH ST 050-622-001-004-00 1014 LYNN ST 050-622-001-004-00 1014 LYNN ST 050-622-001-008-00 905 W STEWART ST 050-622-001-003-00 826 AMENT ST 050-622-001-008-00 831 AMENT ST	10/05/21 12/03/21 10/13/21 10/28/22 05/26/22 06/25/21 03/28/23 07/30/21 05/20/22 10/10/22 09/30/22 09/06/22 01/21/22 10/24/22	\$130,000 WD 03-ARM'S LENGTI \$100,000 WD 03-ARM'S LENGTI \$121,000 WD 03-ARM'S LENGTI \$123,500 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$99,900 WD 03-ARM'S LENGTI \$107,500 WD 03-ARM'S LENGTI \$109,900 WD 03-ARM'S LENGTI \$100,900 WD 03-ARM'S LENGTI \$100,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$129,900 WD 03-ARM'S LENGTI \$140,000 WD 03-ARM'S LENGTI \$140,500 WD 03-ARM'S LENGTI \$105,500 WD 03-ARM'S LENGTI	H \$130,000 H \$100,000 H \$101,000 H \$123,500 H \$99,900 H \$140,000 H \$140,000 H \$129,900 H \$119,500 H \$145,000 H \$145,000 H \$145,000 H \$145,000 H \$123,000	\$34,100 \$35,900 \$38,300 \$37,000 \$28,000 \$54,400 \$37,300 \$32,400 \$32,400 \$47,300 \$51,500 \$39,700	26.23 35.90 37.92 29.96 34.44 28.03 63.26 34.70 23.14 21.86 39.58 35.52 37.63	\$91,107 \$93,240 \$97,548 \$94,307 \$82,862 \$69,799 \$144,288 \$88,544 \$99,100 \$71,933 \$113,265 \$137,160	\$14,564 \$16,705 \$6,468 \$6,468 \$7,282 \$6,860 \$18,095 \$10,834 \$7,571 \$6,468 \$8,333 \$6,468 \$7,902	\$83,295 \$94,532 \$117,032 \$82,718 \$93,040 \$67,905 \$96,666 \$132,429 \$132,429 \$132,429 \$111,167 \$138,532 \$97,598	\$87,980 1.312 \$87,971 0.947 \$104,690 0.903 \$100,964 1.159 \$86,874 0.952 \$72,344 1.286 \$145,049 0.468 \$89,322 1.082 \$105,206 1.259 \$75,247 1.640 \$120,611 0.922 \$150,206 1.9923	912 920 960 864 1,022 1,662 948 1,382 1,230 1,230 1,232 1,664 1,026	\$91.33 \$102.75 \$121.91 \$95.74 \$40.86 \$101.97 \$95.82 \$100.35 \$90.23 \$83.25 \$95.12	450 450 450 450 450 450 450 450 450 450	37.8234 ONE-STORY 1.3014 BUNGALOW 3.0856 ONE-STORY 22.5312 ONE-STORY 1.8336 BUNGALOW 35.2254 BUNGALOW 46.5679 TWO-STORY 14.8392 BUNGALOW 32.4932 L75 STORY 70.6525 1.25 STORY 1.2135 1.5 STORY 1.1640 1.5 STORY	\$9,702 \$12,996 \$6,468 \$6,468 \$6,468 \$6,860 \$15,288 \$10,834 \$5,488 \$6,468 \$6,468 \$6,468 \$6,468 \$6,468 \$5,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY

						ale. Ratio => td. Dev. =>	37.54 14.19				.ve. E.C.F. => 0.906		. Variance=>		efficient of Var=> 20.79871473		
		Totals:	\$25,370,989		\$25,370,989	\$9,524,800 ale. Ratio =>	37.54	\$24,424,303			\$25,819,815 .C.F. => 0.906	544	\$86.05 Deviation=> 0	.263856965	2.8235		
050-710-002-004-00	709 CORUNNA AVE	02/14/22	\$103,000 WD	03-ARM'S LENGTH	\$103,000	\$44,800	43.50	\$114,546	\$8,776	\$94,224	\$121,575 0.775	1,144	\$82.36	450	15.8800 RANCH	\$6,468	SOUTH SIDE OF CITY
050-680-002-002-00	429 E HOWARD ST	06/28/22	\$89,900 WD	03-ARM'S LENGTH	\$89,900	\$26,100	29.03	\$62,059	\$6,915	\$82,985	\$63,384 1.309	923	\$89.91	450	37.5414 BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-673-005-019-00	706 RYAN ST	06/22/21	\$121,500 WD	03-ARM'S LENGTH	\$121,500	\$36,700	30.21	\$109,957	\$5,194	\$116,306	\$120,417 0.966	945	\$123.08	450	3.2029 BUNGALOW	\$5,194	SOUTH SIDE OF CITY
050-673-005-016-00	722 RYAN ST	07/19/22	\$112,000 WD	03-ARM'S LENGTH	\$112,000	\$34,500	30.80	\$82,830	\$4,410	\$107,590	\$90,138 1.194	724	\$148.60	450	25.9786 BUNGALOW	\$4,410	SOUTH SIDE OF CITY
050-673-005-012-00	721 FLETCHER ST	11/18/21	\$92,000 WD	03-ARM'S LENGTH	\$92,000	\$40,100	43.59	\$106,962	\$4,410	\$87,590	\$117,876 0.743	1,032	\$84.87	450	19.0760 BUNGALOW	\$4,410	SOUTH SIDE OF CITY
050-673-005-003-00		05/25/22	\$65,000 LC		\$65,000	\$32,200	49.54	\$82,390	\$4,410	\$60,590	\$89,632 0.676	1,240	\$48.86	450	25.7845 TWO-STORY	\$4,410	SOUTH SIDE OF CITY
050-673-005-002-00		01/20/22	\$85,000 WD		\$85,000	\$31,300	36.82	\$81,191	\$7,050	\$77,950	\$85,220 0.915	840	\$92.80	450	1.9133 TWO-STORY	\$5,684	SOUTH SIDE OF CITY
050-673-005-001-00		10/06/21	\$94.000 WD		\$94,000	\$27,300	29.04	\$74,317	\$6,468	\$87,532	\$77,987 1.122	924	\$94.73	450	18.8557 TWO-STORY	\$6,468	SOUTH SIDE OF CITY
050-673-005-001-00		05/19/21	\$63.000 WD		\$63,000	\$27,300	43.33	\$74,317	\$6,468	\$56.532	\$77,987 0.725	924	\$61.18	450	20.8943 TWO-STORY	\$6,468	SOUTH SIDE OF CITY
050-673-004-013-00		06/30/22	\$75.000 WD		\$75,000	\$36,300	48.40	\$93,564	\$4,900	\$70.100	\$101.913 0.688	1.014	\$69.13	450	24.5986 TWO-STORY	\$4,900	SOUTH SIDE OF CITY
050-673-003-007-00		12/29/21	\$35.000 QC		\$35.000	\$31.600	90.29	\$81,971	\$3,920	\$105,552	\$89,714 0.346	924 875	\$35.52	450	58.7395 TWO-STORY	\$3,920	SOUTH SIDE OF CITY
	523 MILWAUKEE ST	12/13/21	\$112,000 WD		\$110,000	\$36,000	32.73	\$92,367	\$6,468	\$102,249	\$98,734 1.049	924	\$112.05	450	11.4760 BUNGALOW	\$6,468	SOUTH SIDE OF CITY
	519 MILWAUKEE ST	12/15/21	1 1 1 1 1	03-ARM'S LENGTH	\$12,000	\$26,200	23.39	\$87.843	\$9,751	\$65,336	\$89,761 1.139	768	\$58.34 \$133.14	450	20.5296 BUNGALOW	\$6,468	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-652-010-016-00 050-660-023-027-00		08/19/22 07/22/21	\$145,000 WD \$72.000 WD		\$145,000 \$72,000	\$50,500 \$25,100	34.83 34.86	\$120,780 \$68,516	\$8,232 \$6,664	\$136,768 \$65,336	\$129,366 1.057 \$71.094 0.919	960 1.120	\$142.47 \$58.34	450 450	12.3392 1.4824 1.5 STORY	\$8,232 050-652-010-012-00 \$6,664	SOUTH SIDE OF CITY SOUTH SIDE OF CITY
050-652-010-012-00		08/19/22	\$145,000 WD		\$145,000	\$50,500	34.83	\$120,780	\$8,232	\$136,768	\$129,366 1.057	960	\$142.47	450	12.3392 BUNGALOW	\$8,232 050-652-010-016-00	SOUTH SIDE OF CITY
050-652-010-011-00		05/20/21	\$108,000 WD		\$108,000	\$36,900	34.17	\$92,727	\$4,312	\$103,688	\$101,626 1.020	914	\$113.44	450	8.6456 BUNGALOW	\$4,312	SOUTH SIDE OF CITY
050-652-010-008-00		11/04/22	\$138,000 WD		\$138,000	\$35,800	25.94	\$91,063	\$6,468	\$131,532	\$97,236 1.353	960	\$137.01	450	41.8884 RANCH	\$6,468	SOUTH SIDE OF CITY
050-652-009-010-00		07/07/21	1		\$120,000	\$43,400	36.17	\$110,642	\$11,760	\$108,240	\$113,657 0.952	1,352	\$80.06	450	1.8506 RANCH	\$11,760	SOUTH SIDE OF CITY
050-652-008-006-00		04/22/22	\$120,000 WD		\$120,000	\$47,500	39.58	\$114,308	\$4,410	\$115,590	\$126,320 0.915	816	\$141.65	450	1.8769 BUNGALOW	\$4,410	SOUTH SIDE OF CITY
	825 S WASHINGTON ST	07/19/21	1	03-ARM'S LENGTH	\$120,000	\$25,600	21.33	\$94,602	\$3,920	\$116,080	\$104,232 1.114	1,140	\$101.82	450	17.9838 BUNGALOW	\$3,920	SOUTH SIDE OF CITY
050-652-006-008-00	821 S WASHINGTON ST	08/16/21	\$140,001 WD	03-ARM'S LENGTH	\$140,001	\$44,200	31.57	\$111,134	\$3,920	\$136,081	\$123,234 1.104	1,528	\$89.06	450	17.0415 TWO-STORY	\$3,920	SOUTH SIDE OF CITY
050-651-038-010-00	819 S BALL ST	11/23/22	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$40,500	36.82	\$96,970	\$5,978	\$104,022	\$104,589 0.995	972	\$107.02	450	6.0754 BUNGALOW	\$5,978	SOUTH SIDE OF CITY
050-651-010-002-00	409 MICHIGAN AVE	11/16/22	\$89,900 WD	03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$85,169	\$7,923	\$81,977	\$88,789 0.923	1,287	\$63.70	450	1.0546 DUPLEX	\$6,468	SOUTH SIDE OF CITY
050-651-007-005-00	212 CASS ST	04/01/21	\$40,000 LC	03-ARM'S LENGTH	\$40,000	\$25,000	62.50	\$67,735	\$3,234	\$36,766	\$74,139 0.496	1,056	\$34.82	450	43.7924 TWO-STORY	\$3,234	SOUTH SIDE OF CITY
050-651-007-004-00	214 CASS ST	03/05/22	\$45.000 LC	03-ARM'S LENGTH	\$45,000	\$22,200	49.33	\$60,912	\$3,234	\$41,766	\$66,297 0.630	1.056	\$39.55	450	30.3842 TWO-STORY	\$3,234	SOUTH SIDE OF CITY
	319 MICHIGAN AVE	02/16/23		03-ARM'S LENGTH	\$130,000	\$42,700	32.85	\$105,218	\$4,312	\$125,688	\$115,984 1.084	1,456	\$86.32	450	14.9838 TWO-STORY	\$4,312	SOUTH SIDE OF CITY
050-651-000-010-00	319 MICHIGAN AVE	08/26/21 12/07/22	\$126,900 WD \$77.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$126,900 \$77,000	\$48,900 \$42,700	38.53 55.45	\$132,895 \$105,218	\$6,468 \$4,312	\$120,432 \$72.688	\$145,318 0.829 \$115.984 0.627	2,040 1,456	\$59.04 \$49.92	450 450	10.5084 RANCH 30.7122 TWO-STORY	\$6,468 \$4,312	SOUTH SIDE OF CITY SOUTH SIDE OF CITY

Final Conclusion of Rate that will be used: .906 450 South Side of City 0.906

2024 ECF Analysis	
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4-1-2021 through 3-31-2023

Control Second data <	2024 ECF Analysis															4-1-2021 throug	gn 3-31-2023
Bit Marken Ste Mar	460 Central City																
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Bits Bits <td>050-050-000-023-00</td> <td>117 STATE ST</td> <td>11/11/22</td> <td>\$150,000 WD</td> <td>03-ARM'S LENGTH</td> <td>\$150,000</td> <td>\$45,500</td> <td>30.33</td> <td>\$112,143</td> <td>\$11,584</td> <td>\$138,416</td> <td>\$115,718 1.196</td> <td>1,300</td> <td>\$106.47</td> <td>460</td> <td>119.6149 1.25 STORY</td> <td>\$6,468</td>	050-050-000-023-00	117 STATE ST	11/11/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$45,500	30.33	\$112,143	\$11,584	\$138,416	\$115,718 1.196	1,300	\$106.47	460	119.6149 1.25 STORY	\$6,468
D60-100-00 102 TATE ST 08/20/21 \$147.500 \$147.500 \$142.500 \$142.500 \$142.25 \$142.564 \$122.74 10.71 \$77.29 460 107.000 17.5 TORY \$12.355 056.393.000.012.00 41.5 MS.500 73.000 77							\$40,400						,				
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050-2600-02-04 0414 VILLAMAS ST 10//2/1 S130,000 00 04AMX SLENGTH S130,000 524,200 S13 S131,600 S12,213 S121,213 S122,53 S122,53 S122,513 S122,513 S122,513 S122,513 S121,513 S	050-391-000-012-00	441 E MASON ST				\$135,000	\$43,000		\$111,256			\$122,389 1.063		\$83.94	460	72.9255 TWO-STORY	
bbb 6660003300 352 E KCHANGE ST 12/2/21 S210,000 W0 03-ARM SLENGTH S131,400 S68,000 32.38 S193,390 S68,600 S021,440 S106,69 460 44.125 W0-STORY S68,000 050 560-0000400 03 8 E KCHANGE ST 07/18/22 S140,00 W0 03-ARM SLENGTH S131,400 S42,800 S2.77 S102,413 S121,458 S110,494 1.128 1.150 S108,42 460 44.801 W0-STORY S5,782 050-97-018-006-00 93 F MAKSIN ST 07/18/22 S147,000 W0 3-ARM SLINGTH S14,000 S5,710 S2.72 S142,811 S4,101 S170,090 S133,001 S3.330 S3.30 S3.30 S133,001 S3.30 S133,001 S3.30 S3.30 S3.30 S3.30 S3.30 S3.30 S5.93 S7.907 S7.320 1.014 S7.84 460 99.9070 S5.782 050-12-0-02-000 43 E KANGE ST 06/12/22 S5.90 W0 S-ARM SLENGTH S51.00 S3.20 S2.90	050-580-000-079-00	835 E COMSTOCK ST	09/15/22	\$75,000 PTA	03-ARM'S LENGTH	\$75,000	\$24,200	32.27	\$57,791	\$4,312	\$70,688	\$61,541 1.149	712	\$99.28	460	38.9346 BUNGALOW	\$4,312
1505-880-000-04-100 208 0AKWOOD AVE 0/1/2/2 \$131,00 00 342 MASON ST 0/1/8/2/2 \$131,00 00 342 MASON ST 0/1/8/2/2 \$131,00 0.0 347.4 \$131,00 \$12,04 \$12,04 \$100,09 \$12,049 \$100,09							. ,				. ,		,				
055.931-000-09-00 438 E MASON ST 07/18/22 \$140,000 03 ARMS LENGTH \$140,000 \$27.1 \$112,634 \$7.651 \$122,390 \$100,090 \$1,274 \$103,88 460 14.1848 TWO-STORY \$5,782 050-470-018-006-00 437 E MASON ST 06/24/22 \$114,000 \$37.0 \$3.27 \$142,881 \$4,410 \$170,990 \$158,770 1071 1,686 \$100,013 460 14.1848 TWO-STORY \$4,410 050-910-000-00 437 E MASON ST 06/24/22 \$50,000 \$90 \$3.383 \$3.78,466 \$4,900 \$59,001 1.001 1.323 \$71.8 460 99.9867 TWO-STORY \$4,900 050-120-002-000 060 CWOED CASTEE M 07/82/12 \$55.00 03.3478 \$150,000 \$56,488 \$114,524 \$100.1 1.044 \$75.64 460 99.968 \$4,920 \$4,410 \$100.00 \$100.00 \$110.00 \$110.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$100.00 \$10	050-666-000-033-00	535 E EXCHANGE ST	12/22/21	\$210,000 WD	03-ARM'S LENGTH	\$210,000	\$68,000	32.38	\$199,399	\$6,860	\$203,140	\$221,564 0.917	1,904	\$106.69	460	4.4125 TWO-STORY	\$6,860
050 470 018-006-00 29 N HKCNY ST 12/28/22 \$14,500 90 32.72 \$142,381 \$4,410 \$170.090 \$158,770 1.071 1.666 \$100.88 460 41.8488 TWO-STORY \$4,410 050-391-000-01400 437 E MAGON ST 06/3/22 \$140,000 W0 03-ARMS LENGTH \$990 \$33.30 \$37.66 \$4,900 \$950.00 \$100 1.323 \$71.1 40 99.67 WO-STORY \$4,900 050-120-002-005-00 408 CURWOOD CASTLE R 0/7.27 \$150,000 W0 33.487 \$136,263 \$64.68 \$113,523 \$140,310 1.64 \$118.82 460 96.0972 WO-STORY \$6,668 050-120-002-007-00 702 E EXCHANGE ST 06/02/21 \$180,420 \$14.00 34.9 \$100.28 \$5,648 \$173,952 \$17,693 1.98 1.464 \$118.82 460 99.3118 WO-STORY \$5,648 050-110-001700 702 E EXCHANGE ST 06/02/21 \$180,420 \$11,500 34.8 \$110,620 \$115,623 \$100 1.91 1.464 \$118.24 460 99.3118 WO-STORY	050-580-000-041-00	208 OAKWOOD AVE	05/17/22	\$131,400 WD	03-ARM'S LENGTH	\$131,400	\$42,800	32.57	\$102,731	\$6,712	\$124,688	\$110,494 1.128	,	\$108.42	460	40.7001 BUNGALOW	\$4,312
050391-000-014-00 437 E MASON ST 06/24/2 514.000 VO 03-ARM'S LENGTH \$140,000 \$46,600 33.29 \$117,760 \$3.920 \$136,080 \$131,001 1.039 1.300 \$102.32 460 939,986 YWO-STORY \$3.900 050-391-000-030-00 408 CURWODC ASTLE PR 07/22/2 \$55,000 S50,800 33.7 \$13,623 \$64,68 \$134,01 1.039 1.440 \$99.68 460 99.9867 YWO-STORY \$4,900 050-120-007-00 048 CURWODC ASTLE PR 07/22/2 \$85,50 WO 03-ARM'S LENGTH \$55,000 \$22,900 33.29 \$66,230 \$55,93 \$79,977 \$73,230 1.091 1.044 \$76,54 460 98,118<													,	•			
050-391-000-030-00 315 N OAK ST 08/30/21 \$99.900 WD 03-ARM'S LENGTH \$99.900 33.30 33.33 \$\$7,466 \$4.900 \$95.013 1.000 1.323 \$71.81 460 99.967 TWO-STORY \$\$4.900 050-120-002-005-00 408 CURWOCD CASTLE DR 07/28/21 \$15.000 WD 33.83 \$\$136,263 \$\$6,468 \$\$143,532 \$\$149,361 0.961 1,440 \$\$99.68 460 99.097 WO-STORY \$\$4,640 050-120-002-007-00 702 E EXCHANGE ST 06/02/21 \$180,420 \$\$1,000 \$\$160,228 \$\$6,648 \$\$173,952 \$176,939 0.938 1,444 \$118.82 460 99.9297 TWO-STORY \$\$6,648 050-391-000-090-0 438 E MASON ST 09/01/21 \$120,000 \$\$1,500 \$41,000 \$47.2 \$12,003 \$11,523 \$103,75 \$14,274 \$120,000 \$10 7,007 \$57,820 \$13,87 \$14,643 \$12,82 \$10,975 \$10,975 \$10,975 \$10,975 \$10,975 \$10,975 \$10,975 <td>050-470-018-006-00</td> <td>209 N HICKORY ST</td> <td>12/28/22</td> <td>\$174,500 WD</td> <td>03-ARM'S LENGTH</td> <td>\$174,500</td> <td>\$57,100</td> <td>32.72</td> <td>\$142,381</td> <td>\$4,410</td> <td>\$170,090</td> <td>\$158,770 1.071</td> <td>1,686</td> <td>\$100.88</td> <td>460</td> <td>41.8488 TWO-STORY</td> <td>\$4,410</td>	050-470-018-006-00	209 N HICKORY ST	12/28/22	\$174,500 WD	03-ARM'S LENGTH	\$174,500	\$57,100	32.72	\$142,381	\$4,410	\$170,090	\$158,770 1.071	1,686	\$100.88	460	41.8488 TWO-STORY	\$4,410
050-120-002-005-00 408 CURWOOD CASTLE DR 07/28/21 \$150,000 WD 03-ARM'S LENGTH \$150,000 \$33.87 \$136,263 \$6,468 \$143,532 \$149,361 0.961 1,440 \$99.68 460 96.0972 TWO-STORY \$6,468 050-120-000-049-00 621 GROVER ST 09/2/21 \$180,420 \$61,500 \$31.92 \$66,923 \$55,93 \$77,907 \$73,230 1.91 1,044 \$76.54 460 99.50176 BUNGALONEV \$43.64 050-131-000-001-00 438 E MASON ST 09/1/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$41,500 \$41,				· · · ·					· · · ·					•			
050-580-000-049-00 621 GROVER ST 09/22/2 \$85,500 WD 03-ARM'S LENGTH \$85,500 \$29,000 33.92 \$56,933 \$57,930 \$1,041 \$76,54 460 39.5076 BUNGALOW \$4,312 050-112-000-017-00 702 EXCHANGE ST 06/02/1 \$120,040 WD 3-ARM'S LENGTH \$120,000 \$41,500 \$41,405 \$54,68 \$130,750 \$124,270 1.05 \$10,800 \$121,06 \$10,907 \$10,907 \$14,407 \$45,648 \$130,750 \$124,270 1.05 \$10,800 \$121,06 \$05,214 \$100,907 \$10,907 \$14,549 \$6,648 \$130,750 \$124,570 \$1,88 \$88,98 \$460 99,6184 \$100,907 \$56,648	050-391-000-030-00	315 N OAK ST	08/30/21	\$99,900 WD	03-ARM'S LENGTH	\$99,900	\$33,300	33.33	\$87,466	\$4,900	\$95,000	\$95,013 1.000	1,323	\$71.81	460	99.9867 TWO-STORY	\$4,900
050-112-000-017-00 702 E EXCHANGE ST 06/02/1 \$180,420 WD 03-ARM'S LENGTH \$180,420 \$41,90 \$416,32 \$173,952 \$176,933 0.983 1,464 \$118.82 460 98.3118 TWO-STORY \$56,468 050-310-00-09-00 438 E MASON ST 09/01/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$41,500 \$41,500 \$44,800 \$120,100 \$121,523 \$120,100 \$1,274 \$88.19 460 92.927 TWO-STORY \$5,372 050-011-007-005-00 834 E MASON ST 05/2/22 \$137,218 WD 03-ARM'S LENGTH \$137,218 \$47,800 34.48 \$114,459 \$6,468 \$130,750 \$124,270 1.052 1,080 \$121.06 460 105.2141 RANCH \$6,668 050-111-007-005-00 400 GIBERT ST 12/29/21 \$170,000 \$53,300 34.84 \$114,459 \$6,468 \$130,750 \$128,400 0.92 1,888 \$86.99 460 96.1924 TWO-STORY \$6,468 050-111-007-006-00 403 RANDOLPH ST 02/03/23 \$124,900 VD 03-ARM'S LENGTH \$124,900 <td>050-120-002-005-00</td> <td>408 CURWOOD CASTLE DR</td> <td>07/28/21</td> <td>\$150,000 WD</td> <td></td> <td>\$150,000</td> <td>\$50,800</td> <td>33.87</td> <td>\$136,263</td> <td>\$6,468</td> <td>\$143,532</td> <td>\$149,361 0.961</td> <td>1,440</td> <td>\$99.68</td> <td>460</td> <td>96.0972 TWO-STORY</td> <td>\$6,468</td>	050-120-002-005-00	408 CURWOOD CASTLE DR	07/28/21	\$150,000 WD		\$150,000	\$50,800	33.87	\$136,263	\$6,468	\$143,532	\$149,361 0.961	1,440	\$99.68	460	96.0972 TWO-STORY	\$6,468
050-391-000-090-00 438 E MASON ST 09/01/21 \$120,000 WD 03-ARM'S LENGTH \$120,000 \$41,500 \$41,500 \$41,500 \$41,500 \$41,500 \$112,634 \$7,651 \$112,349 \$120,800 0.9.30 1,274 \$88.19 460 92.9972 TWO-STORY \$5,782 050-380-03-009-00 834 E MASON ST 05/24/22 \$137,218 WD 03-ARM'S LENGTH \$137,218 \$47,800 \$44,800 \$56,483 \$130,750 \$12,620 1.052 1.030 1,212 \$99.99 460 050.411 84.900 \$50.380 \$14,549 \$64,688 \$130,750 \$12,620 1.052 1.080 \$212.16 460 056.141 RAVC-STORY \$64,688 050-111-007-005-00 400 GILBERT ST \$12/29/21 \$106,000 \$37,000 \$44,91 \$96,640 \$64,688 \$99,532 \$103,755 0.959 1,188 \$83.78 460 95.204 TWO-STORY \$64,688 050-470-010-010 333 N SAGINAW ST 02/03/23 \$124,800 \$3.23 \$115,958<	050-580-000-049-00	621 GROVER ST	09/22/22	\$85,500 WD	03-ARM'S LENGTH	\$85,500	\$29,000	33.92	\$69,230	\$5,593	\$79,907	\$73,230 1.091	1,044	\$76.54	460	39.5076 BUNGALOW	\$4,312
050-410-003-021-00 418 N DEWEY ST 05/24/22 \$125,000 WD 03-ARM'S LENGTH \$125,000 \$43,400 34.72 \$105,376 \$49,900 \$115,623 1.039 1,212 \$99.99 460 70.4975 TWO-STORY \$49,000 050-380-003-009-00 834 E MASON ST 03/22/3 \$137,218 WD 03-ARM'S LENGTH \$137,218 \$47,800 34.84 \$114,459 \$6,468 \$130,750 \$124,270 1.052 1,080 \$121.06 460 105.2141 RANCH \$6,468 050-111-007-005-00 400 GILBERT ST 12/29/21 \$170,000 \$59,300 34.88 \$154,399 \$8,372 \$161,628 \$160,400 .962 1,858 \$86.99 460 96.1841 TWO-STORY \$6,468 050-111-007-005-00 403 RANDOLPH ST 06/23/1 \$106,000 \$37,000 \$34.91 \$96,640 \$6,468 \$99,520 1,858 \$86.99 460 95.204 TWO-STORY \$6,468 050-101-001-00 333 NAGINAWST 02/03/23 \$124,900 \$44,000 \$5.23 \$119,869 \$127,695 .059 1,888 \$61,33,866 <td>050-112-000-017-00</td> <td>702 E EXCHANGE ST</td> <td>06/02/21</td> <td>\$180,420 WD</td> <td>03-ARM'S LENGTH</td> <td>\$180,420</td> <td>\$61,500</td> <td>34.09</td> <td>\$160,228</td> <td>\$6,468</td> <td>\$173,952</td> <td>\$176,939 0.983</td> <td>1,464</td> <td>\$118.82</td> <td>460</td> <td>98.3118 TWO-STORY</td> <td>\$6,468</td>	050-112-000-017-00	702 E EXCHANGE ST	06/02/21	\$180,420 WD	03-ARM'S LENGTH	\$180,420	\$61,500	34.09	\$160,228	\$6,468	\$173,952	\$176,939 0.983	1,464	\$118.82	460	98.3118 TWO-STORY	\$6,468
050-380-003-009-00 834 E MASON ST 03/22/3 \$137,218 WD 03-ARM'S LENGTH \$137,218 \$47,800 34.84 \$114,459 \$6,468 \$130,750 \$124,270 1.052 1,080 \$121.06 460 105.211 RANCH \$6,468 050-111-007-005-00 400 GILBERT ST 12/29/21 \$170,000 WD 03-ARM'S LENGTH \$170,000 \$59,300 34.88 \$154,399 \$8,372 \$161,628 \$168,040 0.962 1,858 \$86.99 460 96.1841 TWO-STORY \$6,468 050-111-007-006-00 403 RANDOLPH ST 06/23/21 \$106,000 \$37,000 34.91 \$96,640 \$6,468 \$99,532 \$103,765 0.959 1,188 \$83.78 460 95.9204 TWO-STORY \$6,468 050-470-010-01 333 N SAGINAW ST 02/03/23 \$124,900 \$44,000 35.23 \$119,959 \$131,313 \$13,142 \$131,142 \$6,003 \$17,72 \$6,103 \$14,24 \$10,033 \$460 \$85.514 \$75 STORY \$5,906 \$143,244				1 - 7							. ,		,			92.9972 TWO-STORY	
050-111-007-005-00 400 GILBERT ST 12/29/21 \$170,000 WD 03-ARM'S LENGTH \$170,000 \$59,300 34.88 \$154,399 \$8,372 \$161,628 \$168,040 0.962 1.858 \$86.99 460 96.1841 TWO-STORY \$6,468 050-111-007-006-00 403 RANDOLPH ST 06/23/21 \$106,000 WD 03-ARM'S LENGTH \$106,000 \$37,000 34.91 \$96,640 \$6,468 \$99,532 \$103,765 0.959 1,188 \$83.78 460 95.204 TWO-STORY \$6,468 050-470-010-001-00 333 N SAGINAW ST 02/03/23 \$124,900 \$44,000 35.23 \$115,998 \$5,031 \$119,869 \$127,695 0.939 1,772 \$67.65 460 #REF! TWO-STORY \$5,906 050-600-005-00 718 RIVER ST 05/03/22 \$148,340 \$52,500 35.39 \$125,857 \$5,096 \$143,244 \$138,965 1.031 1,432 \$100.03 460 35.5304 1.75 STORY \$5,096 050-100-002/08-00 323 S CHIPMA	050-410-003-021-00	418 N DEWEY ST	05/24/22	\$125,000 WD	03-ARM'S LENGTH		\$43,400	34.72	\$105,376		\$120,100	\$115,623 1.039	,	\$99.09	460	70.4975 TWO-STORY	\$4,900
050-111-007-006-00 403 RANDOLPH ST 06/23/21 \$106,000 WD 03-ARM'S LENGTH \$106,000 \$37,000 34.91 \$96,640 \$6,648 \$99,532 \$103,765 0.959 1,188 \$83.78 460 95.920 TWO-STORY \$6,468 050-470-010-001-00 333 N SAGINAW ST 02/03/23 \$124,900 WD 03-ARM'S LENGTH \$124,900 \$44,000 35.23 \$115,998 \$5,031 \$119,869 \$127,695 0.939 1,772 \$67.655 460 #REF! TWO-STORY \$3,130 050-660-006-005-00 718 RIVER ST 05/03/22 \$148,340 \$52,500 35.39 \$125,857 \$5,096 \$143,244 \$138,965 1.031 1,432 \$100.03 460 35.5304 1.75 STORY \$4,214 050-100-002-008-00 316 STATE ST 04/01/21 \$100,000 WD 03-ARM'S LENGTH \$100,000 \$36,500 36.50 \$97,600 \$5,996 \$94,904 \$105,827 0.897 1,120 \$61.36 460 29.20822 1.5 STORY \$4,814 <td>050-380-003-009-00</td> <td>834 E MASON ST</td> <td>03/22/23</td> <td>\$137,218 WD</td> <td>03-ARM'S LENGTH</td> <td>\$137,218</td> <td>\$47,800</td> <td>34.84</td> <td>\$114,459</td> <td>\$6,468</td> <td>\$130,750</td> <td>\$124,270 1.052</td> <td>1,080</td> <td>\$121.06</td> <td>460</td> <td>105.2141 RANCH</td> <td>\$6,468</td>	050-380-003-009-00	834 E MASON ST	03/22/23	\$137,218 WD	03-ARM'S LENGTH	\$137,218	\$47,800	34.84	\$114,459	\$6,468	\$130,750	\$124,270 1.052	1,080	\$121.06	460	105.2141 RANCH	\$6,468
O50-470-010-00 333 N SAGINAW ST 02/03/23 \$124,900 WD 03-ARM'S LENGTH \$124,900 \$44,000 35.23 \$115,998 \$5,031 \$119,869 \$127,695 0.939 1,772 \$67.65 460 #REF! TWO-STORY \$3,136 050-660-006-005-00 718 RIVER ST 05/03/22 \$148,340 \$52,500 35.39 \$125,857 \$5,096 \$143,244 \$138,965 1.031 1,432 \$100.03 460 35.5304 1.75 STORY \$5,096 050-100-002-008-00 323 S CHIPMAN ST 10/20/21 \$76,000 WD 03-ARM'S LENGTH \$76,000 \$27,100 35.66 \$71,960 \$44,214 \$71,786 \$77,959 0.921 1,170 \$61.36 460 92.0822 1.5 STORY \$4,214 050-100-001-008-00 116 STATE ST 04/01/21 \$100,000 \$36,500 36.50 \$97,060 \$5,096 \$94,904 \$105,827 0.897 1,012 \$93.78 460 89.6781 BUNGALOW \$5,096 050-660-006-002-00 706 RIVER ST <td>050-111-007-005-00</td> <td>400 GILBERT ST</td> <td>12/29/21</td> <td>\$170,000 WD</td> <td>03-ARM'S LENGTH</td> <td>\$170,000</td> <td>\$59,300</td> <td>34.88</td> <td>\$154,399</td> <td>\$8,372</td> <td>\$161,628</td> <td>\$168,040 0.962</td> <td>1,858</td> <td>\$86.99</td> <td>460</td> <td>96.1841 TWO-STORY</td> <td>\$6,468</td>	050-111-007-005-00	400 GILBERT ST	12/29/21	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$59,300	34.88	\$154,399	\$8,372	\$161,628	\$168,040 0.962	1,858	\$86.99	460	96.1841 TWO-STORY	\$6,468
OSD-660-006-005-00 718 RIVER ST O5/03/22 \$148,340 WD 03-ARM'S LENGTH \$148,340 \$52,500 35.39 \$125,857 \$5,096 \$143,244 \$138,965 1.031 1,432 \$100.03 460 35.534 1.75 STORY \$5,096 050-660-006-002-00 323 S CHIPMAN ST 10/20/21 \$76,000 WD 03-ARM'S LENGTH \$76,000 \$27,100 35.66 \$71,960 \$4,214 \$71,786 \$77,959 0.921 1,170 \$61.36 460 92.0822 1.5 STORY \$4,214 050-100-001-008-00 116 STATE ST 04/01/21 \$100,000 WD 03-ARM'S LENGTH \$70,000 \$36,500 36.50 \$97,060 \$5,096 \$94,904 \$105,827 0.897 1,012 \$93.78 460 89.6781 BUNGALOW \$5,096 050-660-006-002-00 706 RIVER ST 03/21/22 \$72,500 WD 03-ARM'S LENGTH \$72,500 \$26,500 36.55 \$72,327 \$8,085 \$64,415 \$73,926 0.871 860 \$74.90 460 21.8529 1.25 STORY \$5,488 050-410-003-010-00 319 GILBERT ST	050-111-007-006-00	403 RANDOLPH ST	06/23/21	\$106,000 WD	03-ARM'S LENGTH	\$106,000	\$37,000	34.91	\$96,640	\$6,468	\$99,532	\$103,765 0.959	1,188	\$83.78	460	95.9204 TWO-STORY	\$6,468
050-100-002-008-00 323 S CHIPMAN ST 10/20/21 \$76,000 WD 03-ARM'S LENGTH \$76,000 \$227,100 35.66 \$71,960 \$4,214 \$71,786 \$77,959 0.921 1,170 \$61.36 460 92.0822 1.5 STORY \$4,214 050-100-001-008-00 116 STATE ST 04/01/21 \$100,000 WD 03-ARM'S LENGTH \$100,000 \$36,500 36.50 \$97,060 \$5,096 \$94,904 \$105,827 0.897 1,012 \$93.78 460 89.6781 BUNGALOW \$5,096 050-660-026-002-00 706 RIVER ST 03/21/22 \$72,500 WD 03-ARM'S LENGTH \$72,500 \$26,500 36.55 \$72,327 \$8,085 \$64,415 \$73,926 0.871 860 \$74.90 460 21.8529 1.25 STORY \$5,488 050-410-003-010-00 319 GILBERT ST 12/17/21 \$119,000 WD 03-ARM'S LENGTH \$119,000 \$44,600 37.48 \$118,386 \$6,468 \$112,532 \$128,789 0.874 1,050 \$107.17 460 87.3767 TWO-STORY \$6,6468 050-470-010-013-00 311 N SAGINAW	050-470-010-001-00	333 N SAGINAW ST	02/03/23	1 7		, ,	1 /	35.23	\$115,998		\$119,869		,	\$67.65		#REF! TWO-STORY	
050-100-001-008-00 116 STATE ST 04/01/21 \$100,000 WD 03-ARM'S LENGTH \$100,000 \$36,500 \$36,500 \$5,096 \$94,904 \$105,827 0.897 1,012 \$93.78 460 89.6781 BUNGALOW \$5,096 050-660-002-00 706 RIVER ST 03/21/22 \$72,500 WD 03-ARM'S LENGTH \$72,500 \$26,500 36.55 \$72,327 \$8,085 \$64,415 \$73,926 0.871 860 \$74.90 460 21.8529 1.25 STORY \$5,488 050-410-003-010-00 319 GILBERT ST 12/17/21 \$119,000 WD 03-ARM'S LENGTH \$119,000 \$44,600 37.48 \$118,386 \$6,468 \$112,532 \$128,789 0.871 1,050 \$107.17 460 87.3767 TWO-STORY \$6,468 050-470-010-013-00 311 N SAGINAW ST 11/08/22 \$134,800 \$50,600 37.54 \$121,144 \$6,762 \$128,038 \$131,625 0.973 1,704 \$75.14 460 97.2799 TWO-STORY \$6,6762 050-580-000-091-00 205 OAKWOOD AVE 10/28/22 \$107,500 WD 03-ARM'S LE	050-660-006-005-00	718 RIVER ST	05/03/22	\$148,340 WD	03-ARM'S LENGTH	\$148,340	\$52,500	35.39	\$125,857	\$5,096	\$143,244	\$138,965 1.031	1,432	\$100.03	460	35.5304 1.75 STORY	\$5,096
050-660-006-002-00 706 RIVER ST 03/21/22 \$72,500 WD 03-ARM'S LENGTH \$72,500 \$26,500 36.55 \$72,327 \$8,085 \$64,415 \$73,926 0.871 860 \$74.90 460 21.8529 1.25 STORY \$5,488 050-410-003-010-00 319 GILBERT ST 12/17/21 \$119,000 WD 03-ARM'S LENGTH \$119,000 \$44,600 37.48 \$118,386 \$6,468 \$112,532 \$128,789 0.874 1,050 \$107.17 460 87.3767 TWO-STORY \$6,648 050-470-010-013-00 311 N SAGINAW ST 11/08/22 \$134,800 WD 03-ARM'S LENGTH \$134,800 \$50,600 37.54 \$121,144 \$6,762 \$128,038 \$131,625 0.973 1,704 \$75.14 460 97.2749 TWO-STORY \$6,762 050-580-000-091-00 205 OAKWOOD AVE 10/28/22 \$107,500 WD 03-ARM'S LENGTH \$107,500 \$40,600 37.77 \$97,362 \$8,624 \$98,876 \$102,115 0.968 1,220 \$81.05 460 52.9081 TWO-STORY \$8,624	050-100-002-008-00	323 S CHIPMAN ST	10/20/21	\$76,000 WD	03-ARM'S LENGTH	\$76,000	\$27,100	35.66	\$71,960	\$4,214	\$71,786	\$77,959 0.921	1,170	\$61.36	460	92.0822 1.5 STORY	\$4,214
050-410-003-010-00 319 GILBERT ST 12/17/21 \$119,000 WD 03-ARM'S LENGTH \$119,000 \$44,600 37.48 \$118,386 \$6,468 \$112,532 \$128,789 0.874 1,050 \$107.17 460 87.3767 TWO-STORY \$6,468 050-410-013-00 311 N SAGINAW ST 11/08/22 \$134,800 WD 03-ARM'S LENGTH \$134,800 \$50,600 37.54 \$121,144 \$6,762 \$128,038 \$131,625 0.973 1,704 \$75.14 460 97.2749 TWO-STORY \$6,468 050-580-000-091-00 205 OAKWOOD AVE 10/28/22 \$107,500 WD 03-ARM'S LENGTH \$107,500 \$40,600 37.77 \$97,362 \$8,624 \$98,876 \$102,115 0.968 1,220 \$81.05 460 52.9081 TWO-STORY \$8,624	050-100-001-008-00	116 STATE ST		1 /		1					. ,	1 /	,			89.6781 BUNGALOW	
050-470-010-013-00 311 N SAGINAW ST 11/08/22 \$134,800 WD 03-ARM'S LENGTH \$134,800 \$50,600 37.54 \$121,144 \$6,762 \$128,038 \$131,625 0.973 1,704 \$75.14 460 97.2749 TWO-STORY \$6,762 050-580-000-091-00 205 OAKWOOD AVE 10/28/22 \$107,500 WD 03-ARM'S LENGTH \$107,500 \$40,600 37.77 \$97,362 \$8,624 \$98,876 \$102,115 0.968 1,220 \$81.05 460 52.9081 TWO-STORY \$8,624	050-660-006-002-00	706 RIVER ST	03/21/22	\$72,500 WD	03-ARM'S LENGTH	\$72,500	\$26,500	36.55		\$8,085	. ,	\$73,926 0.871	860	\$74.90	460	21.8529 1.25 STORY	\$5,488
050-580-000-091-00 205 OAKWOOD AVE 10/28/22 \$107,500 WD 03-ARM'S LENGTH \$107,500 \$40,600 37.77 \$97,362 \$8,624 \$98,876 \$102,115 0.968 1,220 \$81.05 460 52.9081 TWO-STORY \$8,624	050-410-003-010-00	319 GILBERT ST	12/17/21	\$119,000 WD	03-ARM'S LENGTH	\$119,000	\$44,600	37.48	\$118,386	\$6,468	\$112,532	\$128,789 0.874	,	\$107.17	460	87.3767 TWO-STORY	\$6,468
	050-470-010-013-00	311 N SAGINAW ST	11/08/22	\$134,800 WD	03-ARM'S LENGTH	\$134,800	\$50,600	37.54	\$121,144	\$6,762	\$128,038	\$131,625 0.973	1,704	\$75.14	460	97.2749 TWO-STORY	
050-112-000-018-00 704 E EXCHANGE ST 06/30/21 \$141,000 WD 03-ARM'S LENGTH \$141,000 \$54,200 38.44 \$144,522 \$6,468 \$134,532 \$158,865 0.847 1,308 \$102.85 460 84.6830 RANCH \$6,468	050-580-000-091-00	205 OAKWOOD AVE	10/28/22	\$107,500 WD	03-ARM'S LENGTH	\$107,500	\$40,600	37.77	\$97,362	\$8,624	\$98,876	\$102,115 0.968	1,220	\$81.05	460	52.9081 TWO-STORY	\$8,624
	050-112-000-018-00	704 E EXCHANGE ST	06/30/21	\$141,000 WD	03-ARM'S LENGTH	\$141,000	\$54,200	38.44	\$144,522	\$6,468	\$134,532	\$158,865 0.847	1,308	\$102.85	460	84.6830 RANCH	\$6,468

050-120-007-008-00 117 N ELM ST	08/05/21 \$	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$146,367	\$6,468	\$138,532	\$160,989 0.861	1,518	\$91.26	460	86.0509 TWO-STORY	\$6,468
050-120-001-010-00 502 RIVER ST	09/10/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$30,700	40.93	\$83,398	\$6,118	\$68,882	\$88,930 0.775	1,071	\$64.32	460	77.4566 TWO-STORY	\$3,724
050-580-000-136-00 704 JEROME AVE	02/28/22 \$	\$100,000 MLC	03-ARM'S LENGTH	\$100,000	\$42,200	42.20	\$113,826	\$4,312	\$95,688	\$126,023 0.759	1,369	\$69.90	460	32.3077 BUNGALOW	\$4,312
050-660-009-016-00 919 BEEHLER ST	08/29/22	\$95,000 WD	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$95,995	\$6,174	\$88,826	\$103,361 0.859	988	\$89.90	460	27.8860 ONE-STORY	\$6,174
050-380-003-006-00 205 N GOULD ST	04/09/21 \$	\$117,000 WD	03-ARM'S LENGTH	\$117,000	\$50,600	43.25	\$133,375	\$7,448	\$109,552	\$144,910 0.756	1,040	\$105.34	460	75.5999 RANCH	\$7,448
050-120-003-006-00 618 BRADLEY ST	12/22/22 \$	\$127,000 WD	03-ARM'S LENGTH	\$127,000	\$55,900	44.02	\$133,834	\$7,056	\$119,944	\$145,890 0.822	1,598	\$75.06	460	82.2156 1.5 STORY	\$7,056
050-580-000-102-00 840 E COMSTOCK ST	10/11/21	\$87,000 WD	03-ARM'S LENGTH	\$87,000	\$39,300	45.17	\$106,295	\$4,312	\$82 <i>,</i> 688	\$117,357 0.705	1,164	\$71.04	460	#REF! TWO-STORY	\$4,312
050-666-000-016-00 432 E EXCHANGE ST	08/01/21	\$79,000 LC	03-ARM'S LENGTH	\$79,000	\$35,800	45.32	\$94,515	\$6,468	\$72,532	\$101,320 0.716	1,525	\$47.56	460	3.9753 TWO-STORY	\$6,468
050-542-000-004-00 105 S HICKORY ST	06/28/21	\$79,500 WD	03-ARM'S LENGTH	\$79,500	\$36,300	45.66	\$94,647	\$5,431	\$74,069	\$102,665 0.721	1,582	\$46.82	460	72.1462 TWO-STORY	\$4,900
050-260-000-021-00 334 N HICKORY ST	11/01/21	\$51,200 WD	03-ARM'S LENGTH	\$51,200	\$24,500	47.85	\$63,828	\$6,978	\$44,222	\$65,420 0.676	1,318	\$33.55	460	67.5970 TWO-STORY	\$4,802
050-120-008-006-00 108 N ELM ST	07/16/21	\$90,000 WD	03-ARM'S LENGTH	\$90,000	\$43,200	48.00	\$114,464	\$4,606	\$85,394	\$126,419 0.675	3,032	\$28.16	460	67.5485 TWO-STORY	\$4,606
050-100-001-015-00 221 S CHIPMAN ST	03/21/23	\$63,800 QC	03-ARM'S LENGTH	\$63,800	\$31,300	49.06	\$74,640	\$6,125	\$57 <i>,</i> 675	\$78,844 0.732	906	\$63.66	460	73.1512 1.5 STORY	\$6,125
050-666-000-024-00 439 E MAIN ST	01/27/23	\$85,000 MLC	03-ARM'S LENGTH	\$85,000	\$41,900	49.29	\$104,506	\$6,468	\$78,532	\$112,817 0.696	1,664	\$47.19	460	21.2414 BUNGALOW	\$6,468
050-470-010-009-00 321 N SAGINAW ST	11/19/21	\$99,900 WD	03-ARM'S LENGTH	\$99,900	\$49,700	49.75	\$131,706	\$4,900	\$95,000	\$145,922 0.651	1,851	\$51.32	460	65.1034 DUPLEX	\$4,900
050-660-010-008-00 314 N LANSING ST	08/04/21	\$66,000 WD	03-ARM'S LENGTH	\$66,000	\$32,900	49.85	\$85,715	\$6,468	\$59,532	\$91,193 0.653	1,004	\$59.29	460	31.9061 1.75 STORY	\$6,468
050-668-000-043-00 508 E MASON ST	10/15/21	\$94,000 WD	03-ARM'S LENGTH	\$94,000	\$47,000	50.00	\$114,126	\$9,515	\$84,485	\$120,381 0.702	1,758	\$48.06	460	12.1300 TWO-STORY	\$6,468
050-580-000-114-00 321 OAKWOOD AVE	10/24/22 \$	\$105,000 MLC	03-ARM'S LENGTH	\$105,000	\$55,600	52.95	\$133,109	\$6,468	\$98,532	\$145,732 0.676	1,768	\$55.73	460	67.6118 TWO-STORY	\$6,468
050-120-004-001-00 220 N ELM ST	09/15/21 \$	\$107,500 WD	03-ARM'S LENGTH	\$107,500	\$57,600	53.58	\$152,206	\$7,834	\$99,666	\$166,136 0.600	2,252	\$44.26	460	59.9907 TWO-STORY	\$6,468
050-111-007-009-00 712 E OLIVER ST	12/09/22 \$	\$108,150 WD	03-ARM'S LENGTH	\$108,150	\$66,200	61.21	\$158,973	\$5,880	\$102,270	\$176,171 0.581	1,658	\$61.68	460	58.0514 TWO-STORY	\$5,880
050-410-003-004-00 617 E MASON ST	05/10/22	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$43,900	62.71	\$110,932	\$6,468	\$63,532	\$120,212 0.529	1,317	\$48.24	460	52.8501 TWO-STORY	\$6,468
050-580-000-032-00 612 E COMSTOCK ST	12/04/21	\$55,029 WD	03-ARM'S LENGTH	\$55,029	\$35,600	64.69	\$95,431	\$4,312	\$50,717	\$104,855 0.484	1,032	\$49.14	460	48.3687 RANCH	\$4,312
050-410-003-009-00 320 N DEWEY ST	10/07/22	\$50,000 MLC	03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$77,751	\$5,096	\$44,904	\$83,608 0.537	1,162	\$38.64	460	53.7080 TWO-STORY	\$5,096
050-470-010-010-00 319 N SAGINAW ST	12/17/21	\$68,000 WD	03-ARM'S LENGTH	\$68,000	\$44,900	66.03	\$119,354	\$5,978	\$62,022	\$130,467 0.475	1,393	\$44.52	460	47.5384 TWO-STORY	\$5,978
050-410-001-001-00 616 E MASON ST	10/15/21	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$41,300	68.83	\$107,307	\$7,468	\$52,532	\$114,890 0.457	1,519	\$34.58	460	45.7239 TWO-STORY	\$6,468
050-660-019-004-00 620 CLINTON ST	03/04/22	\$35,000 WD	03-ARM'S LENGTH	\$35,000	\$25,000	71.43	\$66,374	\$2,940	\$32,060	\$72,997 0.439	994	\$32.25	460	43.9199 1.75 STORY	\$2,940
050-660-007-019-00 1120 BEEHLER ST	10/25/22	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$39,600	79.20	\$94,843	\$4,802	\$45,198	\$103,615 0.436	1,376	\$32.85	460	43.6213 ONE-STORY	\$4,802
050-410-002-013-00 330 GILBERT ST	06/30/22	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$32,100	80.25	\$79,222	\$3,234	\$36,766	\$87,443 0.420	1,189	\$30.92	460	42.0457 TWO-STORY	\$3,234
050-666-000-025-00 443 E MAIN ST	03/31/22	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$32,700	81.75	\$85,724	\$4,410	\$35,590	\$93,572 0.380	1,899	\$18.74	460	52.3243 TWO-STORY	\$4,410
050-410-003-009-00 320 N DEWEY ST	06/18/21	\$33,000 WD	03-ARM'S LENGTH	\$33,000	\$29,400	89.09	\$77,751	\$5,096	\$27,904	\$83,608 0.334	1,162	\$24.01	460	33.3750 TWO-STORY	\$5,096
050-470-013-016-00 210 W MASON ST	03/24/23	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$37,400	93.50	\$89,845	\$3,332	\$36,668	\$99,555 0.368	1,229	\$29.84	460	36.8320 DUPLEX	\$3,332
	Totals: \$8,	3,654,607		\$8,654,607	\$3,228,400		\$8,341,731		\$8,172,765	\$9,044,751		\$78.36		0.8364	
				S	ale. Ratio =>	37.30			I	.C.F. => 0.904		Std. Deviation=>	0.28104715		
				S	td. Dev. =>	16.01				Ave. E.C.F. => 0.912		Ave. Variance=>	#REF! Coe	fficient of Var=> #REF!	

Final Conclusion of Rate that will be used: .904 460 Central City

2024 ECF Analysis															4-1-2021 through 3-31-
499N Res Rental Northside															
Parcel Number Street Address	Sale Date Sale Price Instr.	Terms of Sale	Adj. Sale \$ A	Asd. when Sold A	sd/Adj. Sale C	ur. 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
050-111-008-007-00 407 DIMMICK ST	01/26/23 \$120,000 WD 03	3-ARM'S LENGTH	\$120,000	\$30,100	25.08	\$70,071	\$9,604	\$110,396	\$72,764 1.517	832	\$132.69	499N	BUNGALOW	RENTAL	\$9,604 CENTRAL CITY
050-060-006-010-00 402 ELIZABETH ST	11/30/21 \$132,550 WD 03	3-ARM'S LENGTH	\$132,550	\$35,100	26.48	\$101,167	\$10,487	\$122,063	\$109,122 1.119	1,176	\$103.80	499N	111.8597 TWO-STORY	RENTAL	\$9,174 NORTH CENTRAL
050-666-000-012-00 408 E EXCHANGE ST	06/30/21 \$215,000 WD 03	3-ARM'S LENGTH	\$215,000	\$60,400	28.09	\$168,862	\$8,094	\$206,906	\$193,463 1.069	2,506	\$82.56	499N	16.8887 TWO-STORY	RENTAL	\$6,468 CENTRAL CITY
050-603-001-009-00 1339 STINSON ST	12/29/22 \$106,000 WD 03	3-ARM'S LENGTH	\$106,000	\$31,000	29.25	\$72,259	\$9,504	\$96,496	\$75,517 1.278	769	\$125.48	499N	63.0132 BUNGALOW	RENTAL	\$9,504 NORTHWEST CORNER OF CIT
050-660-017-003-00 1108 W MAIN ST	06/23/22 \$110,000 WD 03	3-ARM'S LENGTH	\$110,000	\$38,400	34.91	\$90,348	\$7,507	\$102,493	\$99,688 1.028	1,841	\$55.67	499N	20.0938 MULTI-UNIT	RENTAL	\$6,468 CENTRAL CITY
050-470-018-007-00 321 E EXCHANGE ST	10/21/22 \$175,000 WD 03	3-ARM'S LENGTH	\$175,000	\$61,500	35.14	\$145,586	\$4,018	\$170,982	\$170,359 1.004	2,454	\$69.67	499N	MULTI-UNIT	RENTAL	\$4,018 CENTRAL CITY
050-660-017-002-00 1106 W MAIN ST	02/04/22 \$84,000 WD 03	3-ARM'S LENGTH	\$84,000	\$29,700	35.36	\$78,350	\$6,116	\$77,884	\$86,924 0.896	1,340	\$58.12	499N	16.0550 TWO-STORY	RENTAL	\$6,116 NORTH CENTRAL
050-140-001-001-00 422 ABBOTT ST	11/30/21 \$99,900 WD 03	3-ARM'S LENGTH	\$99,900	\$36,800	36.84	\$91,429	\$9,174	\$90,726	\$98,983 0.917	768	\$118.13	499N	BUNGALOW	RENTAL	\$9,174 NORTH CENTRAL
050-670-006-005-00 1202 W OLIVER ST	08/24/21 \$165,000 WD 03	3-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$151,785	\$17,877	\$147,123	\$161,141 0.913	1,228	\$119.81	499N	8.5813 RANCH	RENTAL	\$17,877 RIVER HOSPITAL
050-670-006-005-00 1202 W OLIVER ST	01/26/22 \$163,000 WD 03	3-ARM'S LENGTH	\$163,000	\$62,600	38.40	\$151,785	\$17,877	\$145,123	\$161,141 0.901	1,228	\$118.18	499N	7.3402 RANCH	RENTAL	\$17,877 RIVER HOSPITAL
050-660-007-018-00 1114 BEEHLER ST	12/07/22 \$80,000 WD 03	3-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$77,394	\$4,116	\$75,884	\$88,181 0.861	1,018	\$74.54	499N	1.5 STORY	RENTAL	\$4,116 CENTRAL CITY
050-660-007-003-00 401 N LANSING ST	06/24/22 \$145,000 WD 03	3-ARM'S LENGTH	\$145,000	\$60,700	41.86	\$141,603	\$17,836	\$127,164	\$148,937 0.854	1,437	\$88.49	499N	1.5 STORY	RENTAL	\$17,836 CENTRAL CITY
050-640-033-013-00 530 N BALL ST	04/20/22 \$169,000 WD 03	3-ARM'S LENGTH	\$169,000	\$72,100	42.66	\$169,735	\$9,174	\$159,826	\$193,214 0.827	3,193	\$50.06	499N	MULTI-UNIT	RENTAL	\$9,174 NORTH CENTRAL
050-470-009-009-00 320 N SAGINAW ST	07/16/21 \$105,000 WD 03	3-ARM'S LENGTH	\$105,000	\$45,100	42.95	\$114,513	\$6,468	\$98,532	\$130,018 0.758	2,092	\$47.10	499N	TWO-STORY	RENTAL	\$6,468 CENTRAL CITY
050-250-035-009-00 612 ADAMS ST	06/07/22 \$81,000 WD 03	3-ARM'S LENGTH	\$81,000	\$35,600	43.95	\$83,006	\$9,174	\$71,826	\$88,847 0.808	2,590	\$27.73	499N	80.8422 TWO-STORY	RENTAL	\$9,174 NORTH CENTRAL
050-391-000-007-00 426 E MASON ST	11/05/21 \$94,500 WD 03	3-ARM'S LENGTH	\$94,500	\$42,200	44.66	\$106,141	\$4,900	\$89,600	\$121,830 0.735	1,604	\$55.86	499N	13.2002 DUPLEX	RENTAL	\$4,900 CENTRAL CITY
050-111-002-010-00 609 E OLIVER ST	05/06/22 \$98,500 WD 03	3-ARM'S LENGTH	\$98,500	\$47,200	47.92	\$110,434	\$9,174	\$89,326	\$121,853 0.733	1,934	\$46.19	499N	73.3062 DUPLEX	RENTAL	\$9,174 NORTH CENTRAL
050-666-000-039-00 512 E EXCHANGE ST	03/24/22 \$172,500 WD 03	3-ARM'S LENGTH	\$172,500	\$84,200	48.81	\$213,615	\$6,468	\$166,032	\$249,274 0.666	3,520	\$47.17	499N	MULTI-UNIT	RENTAL	\$6,468 CENTRAL CITY
050-120-001-004-00 522 RIVER ST	06/07/22 \$64,000 WD 03	3-ARM'S LENGTH	\$64,000	\$31,500	49.22	\$73,912	\$6,468	\$57,532	\$81,160 0.709	1,528	\$37.65	499N	70.8871 1.5 STORY	RENTAL	\$6,468 CENTRAL CITY
050-470-008-014-00 410 N SAGINAW ST	12/30/22 \$65,000 WD 03	3-ARM'S LENGTH	\$65,000	\$32,500	50.00	\$78,450	\$9,855	\$55,145	\$82,545 0.668	768	\$71.80	499N	21.9961 BUNGALOW		\$7,784 NORTH CENTRAL
050-112-000-022-00 707 E MAIN ST	10/28/21 \$95,000 WD 0	3-ARM'S LENGTH	\$95,000	\$47,700	50.21	\$119,506	\$8,428	\$86,572	\$133,668 0.648	1,936	\$44.72	499N	64.7665 MULTI-UNIT	RENTAL	\$8,428 CENTRAL CITY
050-660-011-005-00 203 N CEDAR ST	01/31/22 \$92,500 WD 0	3-ARM'S LENGTH	\$92,500	\$46,700	50.49	\$120,234	\$6,468	\$86,032	\$136,903 0.628	2,691	\$31.97	499N	TWO-STORY	RENTAL	\$6,468 CENTRAL CITY
	Totals: \$2,632,450		\$2,632,450	\$1,026,500		\$2,530,185		\$2,433,663	\$2,805,533		\$73.06		2.0568		
			Sa	ale. Ratio =>	38.99			E	E.C.F. => 0.867	:	Std. Deviation=>	0.21817757			
			St	:d. Dev. =>	8.01				Ave. E.C.F. => 0.888		Ave. Variance=>	43.7562 C	oefficient of Var=> 49.273882	6	

Final Conclusion of Rate that will be used: .867 499N Res Rental Northside

499S Res Rental South	nside																	
Parcel Number	Street Address	Sale Date	Sale Price Inst	tr. 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 Styl	e Use Code	Land Value	Land Table
050-580-000-087-00	115 OAKWOOD AVE	04/08/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$36,400	29.12	\$85,434	\$4,606	\$120,394	\$101,670 1.184	1,320	\$91.21	4995	42.2440 TWO-STORY	RENTAL	\$4,606 C	ENTRAL CITY
050-490-000-103-00	1428 CLEVELAND ST	10/18/22	\$133,000 WD	03-ARM'S LENGTH	\$133,000	\$40,800	30.68	\$90,387	\$3,920	\$129,080	\$108,764 1.187	7 1,122	\$115.04	499S	46.2584 1.25 STORY	RENTAL	\$3,920 S	OUTH SIDE OF CITY
050-602-002-010-00	1325 W STEWART ST	07/20/22	\$110,000 LC	03-ARM'S LENGTH	\$110,000	\$34,400	31.27	\$80,435	\$8,638	\$101,362	\$90,311 1.122	1,278	\$79.31	499S	33.9732 TWO-STORY	RENTAL	\$7,693 S	OUTH SIDE OF CITY
050-040-000-012-00	1110 HIRAM ST	10/01/21	\$108,000 WD	03-ARM'S LENGTH	\$108,000	\$33,900	31.39	\$86,944	\$7,516	\$100,484	\$99,909 1.006	5 864	\$116.30	4995	BUNGALOW	RENTAL	\$6,468 S	OUTH SIDE OF CITY
050-270-000-043-00	1300 PEARCE ST	05/21/21	\$55,000 WD	03-ARM'S LENGTH	\$55,000	\$19,000	34.55	\$46,280	\$9,355	\$45,645	\$46,447 0.983	529	\$86.29	499S	BUNGALOW	RENTAL	\$7,644 S	OUTH SIDE OF CITY
050-113-014-002-00	1217 W MAIN ST	04/30/21	\$110,000 MLC	C 03-ARM'S LENGTH	\$110,000	\$38,100	34.64	\$94,005	\$6,762	\$103,238	\$109,740 0.941	2,370	\$43.56	499S	MULTI-UNIT	RENTAL	\$6,762 S	OUTH SIDE OF CITY
050-340-003-025-00	1328 BROADWAY AVE	10/25/22	\$72,345 WD	03-ARM'S LENGTH	\$72,345	\$28,500	39.39	\$66,843	\$4,214	\$68,131	\$78,779 0.865	5 918	\$74.22	4995	BUNGALOW	RENTAL	\$4,214 S	OUTH SIDE OF CITY
050-660-023-003-00	709 CLINTON ST	05/31/22	\$77,000 WD	03-ARM'S LENGTH	\$77,000	\$30,700	39.87	\$72,241	\$6,468	\$70,532	\$82,733 0.853	3 1,368	\$51.56	4995	4.5168 DUPLEX	RENTAL	\$6,468 S	OUTH SIDE OF CITY
050-710-001-008-00	801 CORUNNA AVE	02/28/22	\$112,500 WD	03-ARM'S LENGTH	\$112,500	\$45,500	40.44	\$112,745	\$6,468	\$106,032	\$133,682 0.793	3 1,536	\$69.03	499S	4.3735 RANCH	RENTAL	\$6,468 S	OUTH SIDE OF CITY
050-114-001-024-00	1012 STATE ST	06/23/22	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$16,300	40.75	\$39,181	\$7,448	\$32,552	\$39,916 0.816	5 480	\$67.82	4995	BUNGALOW	RENTAL	\$7,448 S	OUTH SIDE OF CITY
050-010-022-003-00	980 CORUNNA AVE	08/03/22	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$24,900	41.50	\$58,251	\$4,802	\$55,198	\$67,231 0.821	1,125	\$49.06	499S	82.1015 BUNGALOW	RENTAL	\$4,802 S	OUTH SIDE OF CITY
050-113-015-004-00	1315 W MAIN ST	12/29/21	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$33,800	42.25	\$84,471	\$6,468	\$73,532	\$98,117 0.749	1,535	\$47.90	499S	8.0795 MULTI-UNIT	RENTAL	\$6,468 S	OUTH SIDE OF CITY
050-651-006-003-00	307 MICHIGAN AVE	03/10/23	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$64,606	\$3,234	\$61,766	\$77,197 0.800	1,326	\$46.58	499S	7.5893 DUPLEX	RENTAL	\$3,234 S	OUTH SIDE OF CITY
050-010-015-028-00	640 LINCOLN AVE	04/29/22	\$90,000 MLC	C 03-ARM'S LENGTH	\$90,000	\$38,100	42.33	\$85,756	\$10,393	\$79,607	\$94,796 0.840) 1,779	\$44.75	4995	83.9770 TWO-STORY	RENTAL	\$5,880 S	OUTH SIDE OF CITY
050-420-007-020-00	716 BROADWAY AVE	01/19/22	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$25,400	42.33	\$59,202	\$7,851	\$52,149	\$64,592 0.807	564	\$92.46	499S	BUNGALOW	RENTAL	\$5,880 S	OUTH SIDE OF CITY
050-651-006-009-00	309 GENESEE ST	11/23/22	\$112,900 PTA	03-ARM'S LENGTH	\$112,900	\$48,600	43.05	\$115,439	\$6,468	\$106,432	\$137,070 0.776	5 1,416	\$75.16	499S	11.8552 TWO-STORY	RENTAL	\$6,468 C	ENTRAL CITY
050-270-000-057-00	1044 PEARCE ST	05/06/22	\$52,000 WD	03-ARM'S LENGTH	\$52,000	\$22,500	43.27	\$52,736	\$5,403	\$46,597	\$59,538 0.783	8 828	\$56.28	4995	78.2638 BUNGALOW	RENTAL	\$3,528 S	OUTH SIDE OF CITY
050-660-018-008-00	716 CLINTON ST	01/24/23	\$68,900 MLC	C 03-ARM'S LENGTH	\$68,900	\$30,400	44.12	\$71,798	\$3,234	\$65,666	\$86,244 0.761	1,632	\$40.24	499S	10.3473 DUPLEX	RENTAL	\$3,234 S	OUTH SIDE OF CITY
050-011-019-003-00	808 CORUNNA AVE	06/07/22	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$71,000	44.38	\$166,511	\$10,976	\$149,024	\$195,642 0.762	4,704	\$31.68	499S	76.1720 TWO-STORY	RENTAL	\$10,976 S	OUTH SIDE OF CITY
050-100-002-001-00	302 STATE ST	04/15/21	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$31,200	44.57	\$85,539	\$6,468	\$63,532	\$99,460 0.639	2,496	\$25.45	499S	63.8767 TWO-STORY	RENTAL	\$6,468 S	OUTH SIDE OF CITY
050-673-004-023-00	624 S SHIAWASSEE ST	12/08/21	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$29,300	45.08	\$73,576	\$5,880	\$59,120	\$85,152 0.694	1,126	\$52.50	499S	3.6361 TWO-STORY	RENTAL	\$5,880 S	OUTH SIDE OF CITY
050-660-023-005-00	723 CLINTON ST	09/27/21	\$94,000 WD	03-ARM'S LENGTH	\$94,000	\$42,700	45.43	\$105,424	\$11,510	\$82,490	\$118,131 0.698	3 1,920	\$42.96	499S	TWO-STORY	RENTAL	\$7,840 S	OUTH SIDE OF CITY
050-430-000-027-00	603 CORUNNA AVE	11/03/21	\$55,000 MLC	C 03-ARM'S LENGTH	\$55,000	\$25,300	46.00	\$66,969	\$5,096	\$49,904	\$77,828 0.641	1,852	\$26.95	499S	18.9015 TWO-STORY	RENTAL	\$5,096 S	OUTH SIDE OF CITY
050-602-002-003-00	830 KENWOOD DR	04/08/22	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$30,200	46.46	\$70,374	\$10,021	\$54,979	\$75,916 0.724	980	\$56.10	499S	1.5 STORY	RENTAL	\$7,938 S	OUTH SIDE OF CITY
050-010-024-009-00	526 HARRISON AVE	08/03/22	\$67,700 WD	03-ARM'S LENGTH	\$67,700	\$33,300	49.19	\$78,033	\$4,900	\$62,800	\$91,991 0.683	922	\$68.11	4995	68.2674 TWO-STORY	RENTAL	\$4,900 S	OUTH SIDE OF CITY
050-580-000-108-00	817 GROVER ST	11/19/21	\$65,000 WD	03-ARM'S LENGTH	\$65,000	\$33,600	51.69	\$77,644	\$4,312	\$60,688	\$92,242 0.658	3 768	\$79.02	4995	BUNGALOW	RENTAL	\$4,312 C	ENTRAL CITY
		Totals:	\$2,173,345		\$2,173,345	\$871,400		\$2,090,824		\$2,000,934	\$2,413,098		\$62.68		0.1030			
	Sale. Ratio => 40.09 E.C.F. =>						E.C.F. => 0.829) 5	Std. Deviation=>	0.15505036								
					:	Std. Dev. =>	5.81				Ave. E.C.F. => 0.830) 4	Ave. Variance=>	37.9078 Coe	efficient of Var=> 45.6596014	11		

Final Conclusion of Rate that will be used: .829 499S Res Rental Southside

4-1-2021 through 3-31-2023

2024 ECF Analysis

2024 ECF Analysis 2CHIP.2CORA.2DOWN.2M12.2MRES.2SHIA.2WES	T 2000 4																4-1-2021 through 3-31-2023
Parcel Number Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adi. Sale S	Asd. when Sold	Asd/Adi, Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. S	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
050-050-000-002-00 807 W MAIN ST	04/21/21	\$240,000 WD		\$240,000	\$77,400	32.25	\$205,802	\$34,470	\$205,530	\$167,808	1.225	6,204	\$33.13	2WEST	23.3466	\$34,470	WESTOWN
050-050-000-017-00 1009 W MAIN ST	07/30/21	\$92,000 MLC	03-ARM'S LENGTH	\$92,000	\$64,600	70.22	\$169,965	\$16,852	\$75,148	\$149,964	0.501	6,864	\$10.95	2WEST	49.0219	\$16,852	WESTOWN
050-050-000-018-00 1011 W MAIN ST	07/30/21	\$92,000 MLC	03-ARM'S LENGTH	\$92,000	\$64,600	70.22	\$169,965	\$16,852	\$75,148	\$149,964	0.501	6,864	\$10.95	2WEST	49.0219	\$16,852	WESTOWN
050-111-006-002-00 620 E OLIVER ST	10/14/21	\$115,000 MLC	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$91,043	\$25,278	\$89,722	\$64,412	1.393	2,064	\$43.47	2DOWN	40.1605	\$25,278	DOWNTOWN
050-112-000-030-00 827 E MAIN ST	01/31/23	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$134,717	\$58,761	\$86,239	\$74,394	1.159	2,268	\$38.02	2DOWN	16.7897	\$50,556	DOWNTOWN
050-120-001-001-00 612 RIVER ST	08/23/22	\$265,000 WD	03-ARM'S LENGTH	\$265,000	\$109,300	41.25	\$259,593	\$38,613	\$226,387	\$216,435	1.046	4,800	\$47.16	2MR12	5.4655	\$29,108	MULT RES - UNDER 12 UNITS
050-300-000-019-00 200 E COMSTOCK ST	07/22/21	\$310,000 MLC	03-ARM'S LENGTH	\$310,000	\$158,900	51.26	\$414,754	\$61,724	\$248,276	\$345,769	0.718	5,104	\$48.64	2DOWN	27.3286	\$47,780	DOWNTOWN
050-470-012-009-00 307 N WASHINGTON ST	02/23/22	\$60,000 LC	03-ARM'S LENGTH	\$60,000	\$42,700	71.17	\$110,081	\$14,096	\$45,904	\$94,011	0.488	1,848	\$24.84	2DOWN	50.3042	\$8,426	DOWNTOWN
050-470-013-002-00 329 N BALL ST	12/28/22	\$106,000 WD	03-ARM'S LENGTH	\$106,000	\$65,300	61.60	\$155,099	\$17,618	\$88,382	\$134,653	0.656	1,408	\$62.77	2DOWN	33.4959	\$17,618	DOWNTOWN
050-470-014-013-00 216 W EXCHANGE ST	05/26/21	\$169,847 WD	03-ARM'S LENGTH	\$169,847	\$53,600	31.56	\$171,418	\$9,575	\$160,272	\$158,514	1.011	3,166	\$50.62	2DOWN	1.9763	\$9,575	DOWNTOWN
050-470-015-008-00 205 N WASHINGTON ST	05/26/22	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$65,900	82.38	\$158,010	\$8,235	\$71,765	\$146,694	0.489	1,995	\$35.97	2DOWN	50.2112	\$8,235	DOWNTOWN
050-470-015-014-00 116 W EXCHANGE ST	11/30/21	\$120,285 MLC	03-ARM'S LENGTH	\$120,285	\$46,800	38.91	\$123,917	\$8,426	\$111,859	\$113,116	0.989	4,570	\$24.48	2DOWN	0.2435	\$8,426	DOWNTOWN
050-470-015-017-00 201 N WASHINGTON ST	05/26/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$145,100	64.49	\$342,327	\$33,704	\$191,296	\$302,275	0.633	3,752	\$50.99	2DOWN	35.8473	\$33,704	DOWNTOWN
050-470-015-018-00 104 W EXCHANGE ST	05/26/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$145,100	64.49	\$342,327	\$33,704	\$191,296	\$302,275	0.633	3,752	\$50.99	2DOWN	35.8473	\$33,704	DOWNTOWN
050-470-015-019-00 207 N WASHINGTON ST	08/23/21	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$50,600	50.60	\$133,807	\$12,831	\$87,169	\$118,488	0.736	6,120	\$14.24	2DOWN	25.5647	\$12,831	DOWNTOWN
050-470-021-003-00 120 N WASHINGTON ST	01/18/23	\$162,000 WD	03-ARM'S LENGTH	\$162,000	\$49,900	30.80	\$119,369	\$8,043	\$153,957	\$109,036	1.412	2,800	\$54.98	2DOWN	42.0653	\$8,043	DOWNTOWN
050-470-021-008-00 114 N WASHINGTON ST	12/16/22	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$93,300	38.88	\$224,238	\$8,426	\$231,574	\$211,373	1.096	4,400	\$52.63	2DOWN	10.4243	\$8,426	DOWNTOWN
050-470-021-013-00 100 N WASHINGTON ST	06/24/22	\$465,000 WD	03-ARM'S LENGTH	\$465,000	\$114,900	24.71	\$275,084	\$16,852	\$448,148	\$252,921	1.772	13,500	\$33.20	2DOWN	78.0565	\$16,852	DOWNTOWN
050-470-021-015-00 113 E MAIN ST	12/23/21	\$295,000 WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$278,447	\$16,852	\$278,148	\$256,214	1.086	9,328	\$29.82	2DOWN	9.4279	\$16,852	DOWNTOWN
050-470-021-016-00 115 E MAIN ST	12/23/21	\$295,000 WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$278,447	\$16,852	\$278,148	\$256,214	1.086	9,328	\$29.82	2DOWN	9.4279	\$16,852	DOWNTOWN
050-470-022-017-00 110 W MAIN ST	04/01/21	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$33,800	28.17	\$89,304	\$8,426	\$111,574	\$79,214	1.409	2,815	\$39.64	2DOWN	41.7178	\$8,426	DOWNTOWN
050-470-027-003-00 200 E MAIN ST	06/14/22	\$550,000 WD	03-ARM'S LENGTH	\$550,000	\$189,300	34.42	\$417,348	\$50,556	\$499,444	\$359,248	1.390	6,872	\$72.68	2DOWN	39.8923	\$50,556	DOWNTOWN
050-470-029-004-00 210 S WASHINGTON ST	04/22/22	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$46,700	58.38	\$108,278	\$33,728	\$46,272	\$73,017	0.634	1,726	\$26.81	2DOWN	35.7608	\$28,170	DOWNTOWN
050-541-000-063-00 306 N GOULD ST	05/03/21	\$407,500 WD	03-ARM'S LENGTH	\$407,500	\$243,400	59.73	\$642,810	\$88,160	\$319,340	\$543,242	0.588	5,420	\$58.92	2DOWN	40.3485	\$47 <i>,</i> 875	DOWNTOWN
050-549-000-007-00 1910 S CHIPMAN ST		\$10,250,000 WD		\$10,250,000	\$1,392,500	13.59	\$3,338,054	\$205,572	\$10,044,428	\$3,068,053		88,798	\$113.12	2MRES	228.2550	\$110,500	MULT RES - OVER 12 UNITS
050-602-001-016-00 1225 W STEWART ST	07/23/21	\$169,000 WD		\$169,000	\$65,300	38.64	\$168,250	\$54,499	\$114,501	\$111,411		3,756	\$30.48	2CHIP	3.6405	\$50,196	CHIPMAN & STEWART
050-651-000-033-00 503 S SHIAWASSEE ST	01/12/23	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$440,406	\$40,179	\$309,821	\$391,995		13,640	\$22.71	2SHIA	20.0957	\$26,355	SHIAWASSEE ST
050-651-006-001-00 301 MICHIGAN AVE	09/06/22	\$198,000 WD		\$198,000	\$91,600	46.26	\$217,513	\$25,278	\$172,722	\$188,281		5,040	\$34.27	2MR12	7.3964	\$25,278	MULT RES - UNDER 12 UNITS
050-660-015-004-00 902 W MAIN ST	03/15/22	\$104,900 WD		\$104,900	\$56,200	53.57	\$146,254	\$45,595	\$59,305	\$98,589		3,718	\$15.95	2WEST	38.9787	\$33,704	WESTOWN
050-673-007-005-00 549 RYAN ST	01/10/23	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$33,300	66.60	\$76,185	\$26,810	\$23,190	\$48,359	0.480	1,094	\$21.20	2SHIA	51.1793	\$26,810	SHIAWASSEE ST
	Totals:	\$16,081,532		\$16,081,532	\$3,967,500		\$9,802,812		\$15,044,965	\$8,585,940			\$39.45		76.0953		
					Sale. Ratio =>	24.67					1.752	S	td. Deviation=>	0.55249358			
					Std. Dev. =>	16.75				Ave. E.C.F. =>	0.991	A	ve. Variance=>	36.7097 0	Coefficient of Var=>	37.0309	

Final Conclusion of Rate that will be used: 0.991 2CHIP,2CORA,2DOWN,2M12,2MRES,2SHIA,2WEST,2OPRA

2024 ECF Analysis 300 Ind

4-1-2019 thru 3-31-2023

Parcel Number	Street Address	Sale Date	Sale Price I	nstr.	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 (%)	Land Value Land Table
050-011-021-005-00	520 S GOULD ST	05/06/22	\$996,000 V	VD C	03-ARM'S LENGTH	\$996,000	\$323,200	32.45	\$713,325	\$103 <i>,</i> 870	\$612,130	\$864,475	0.708	25,280	\$24.21	300	47.2911	\$54,870 INDUSTRIAL
050-420-001-001-00	500 SMITH ST	04/27/22	\$80,000 V	VD C	03-ARM'S LENGTH	\$80,000	\$36,400	45.50	\$83,463	\$16,182	\$63,818	\$95,434	0.669	6,852	\$9.31	300	51.2292	\$16,182 INDUSTRIAL
050-480-000-007-00	1655 INDUSTRIAL DR	12/30/19	\$750,000 V	VD C	03-ARM'S LENGTH	\$750,000	\$233,400	31.12	\$790,381	\$85,215	\$554,785	\$713,009	0.778	25,144	\$22.06	300	40.2916	\$85,215 INDUSTRIAL
050-553-000-003-00	1470 MCMILLAN AVE	08/09/22	\$1,250,000 V	VD C	03-ARM'S LENGTH	\$1,250,000	\$441,600	35.33	\$979,023	\$196,429	\$703,571	\$1,110,062	0.634	41,880	\$16.80	300	54.7193	\$155,000 INDUSTRIAL
050-553-000-008-00	1500 MCMILLAN AVE	04/07/21	\$535,000 L	c c	03-ARM'S LENGTH	\$535,000	\$94,400	17.64	\$290,512	\$138,896	\$396,104	\$215,058	1.842	6,900	\$57.41	300	66.0840	\$98,270 INDUSTRIAL
050-651-026-001-00	200 UNIVERSAL DR	01/05/23	\$3,370,646 C	D 0	03-ARM'S LENGTH	\$3,370,646	\$1,238,600	36.75	\$2,835,499	\$330,084	\$2,290,562	\$3,553,780	0.645	200,676	\$11.41	300	53.6463	\$263,500 INDUSTRIAL
050-710-001-013-00	599 OAKWOOD AVE	03/08/21	\$199,100 V	VD C	3-ARM'S LENGTH	\$199,100	\$58,200	29.23	\$118,551	\$93,720	\$105,380	\$35,221	2.992	2,880	\$36.59	300	181.0936	\$81,220 INDUSTRIAL
		Totals:	\$7,180,746			\$7,180,746	\$2,425,800		\$5,810,754		\$4,726,350	\$6,587,040			\$25.40		46.3483	
							Sale. Ratio =>	33.78				E.C.F. =>	0.718		Std. Deviation=>	0.908464111		
							Std. Dev. =>	8.45				Ave. E.C.F. =>	1.181		Ave. Variance=>	70.6222	Coefficient of Var=>	

Final Conclusion of Rate that will be used: 0.718 300 Ind Two additional years were included in analysis.