2023 Land Value Analysis
402 NW Corner of City

4-1-2020 thru 3-31-2022

	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	Liber/Page	Land Table
1	050-030-000-002-00	1225 MARION ST	05/15/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$61,000	45.19	$136,596	$7,894	$9,490	73.0	130.0	0.22	0.22	$108	$36,211	$0.83	73.00	402	1269/0150	NORTHWEST CORNER OF CITY
2	050-030-000-004-00	1193 MARION ST	09/21/20	$129,000	WD	03-ARM'S LENGTH	$129,000	$60,500	46.90	$130,722	$7,768	$9,490	73.0	130.0	0.22	0.22	$106	$35,633	$0.82	73.00	402	1273/0948	NORTHWEST CORNER OF CITY
9	050-290-000-021-00	1516 ALTURAS DR	11/10/21	$225,000	WD	03-ARM'S LENGTH	$225,000	$95,200	42.31	$223,446	$14,294	$12,740	91.0	99.0	0.21	0.21	$157	$69,053	$1.59	91.00	402	1289/0718	NORTHWEST CORNER OF CITY
17	050-450-000-026-00	1025 CENTER ST	08/07/20	$190,900	WD	03-ARM'S LENGTH	$190,900	$78,800	41.28	$179,746	$28,314	$17,160	132.0	542.0	1.64	1.64	$215	$17,244	$0.40	132.00	402	1271/0731	NORTHWEST CORNER OF CITY
20	050-450-000-060-00	720 CENTER ST	06/19/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$69,800	42.30	$172,608	$5,392	$13,000	100.0	141.0	0.41	0.41	$54	$13,087	$0.30	100.00	402	1270/0097	NORTHWEST CORNER OF CITY
26	050-560-000-022-00	1015 MEADOW DR	04/13/20	$158,900	WD	03-ARM'S LENGTH	$158,900	$69,200	43.55	$151,303	$19,947	$12,350	95.0	132.0	0.29	0.29	$210	$69,260	$1.59	95.00	402	1268/0323	NORTHWEST CORNER OF CITY
27	050-560-000-024-00	1005 MEADOW DR	05/18/20	$136,000	WD	03-ARM'S LENGTH	$136,000	$65,000	47.79	$140,783	$6,917	$11,700	90.0	132.0	0.27	0.27	$77	$25,337	$0.58	90.00	402	1269/0078	NORTHWEST CORNER OF CITY
30	050-560-000-057-00	1112 MEADOW DR	09/18/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$79,000	42.70	$175,736	$22,654	$13,390	103.0	132.0	0.31	0.31	$220	$72,609	$1.67	103.00	402	1273/0151	NORTHWEST CORNER OF CITY
33	050-590-000-010-00	1208 HARDING AVE	04/10/20	$146,100	WD	03-ARM'S LENGTH	$146,100	$61,800	42.30	$139,624	$20,126	$13,650	105.0	224.0	0.54	0.54	$192	$37,270	$0.86	105.00	402	1268/0175	NORTHWEST CORNER OF CITY
37	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	$153,942	$198	$9,240	66.0	132.0	0.20	0.20	$3	$990	$0.02	66.00	402	1289/0104	NORTHWEST CORNER OF CITY
41	050-603-003-004-00	1309 OLMSTEAD ST	10/26/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$42,500	42.50	$99,346	$9,894	$9,240	66.0	132.0	0.20	0.20	$150	$49,470	$1.14	66.00	402	1288/0978	NORTHWEST CORNER OF CITY
			Totals:	**$1,715,800**			**$1,715,800**	**$746,700**		**$1,703,852**	**$143,398**	**$131,450**	**994.0**		**4.51**	**4.51**							
								Sale. Ratio =>	**43.52**			**Average**			**Average**			**Average**					
								Std. Dev. =>	**2.09**			**per FF=>**	**$144**		**per Net Acre=>**	**31,795.57**		**per SqFt=>**	**$0.73**				

Final Conclusion of Rate that will be used: $144 per Front Foot and $0.73 per Sq Foot
402 NW Corner of City

2023 Land Value Analysis
410 North Central

4-1-2020 thru 3-31-2022

	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	Liber/Page	Other Parcels in Sale	Land Table
1	050-111-004-003-00	542 RANDOLPH ST	08/17/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$50,100	41.75	$120,917	$8,125	$9,042	66.0	132.0	0.20	0.20	$123	$40,625	$0.93	66.00	410	1286/0360		NORTH CENTRAL
2	050-320-000-067-00	949 N PARK ST	04/01/20	$88,000	WD	03-ARM'S LENGTH	$88,000	$39,900	45.34	$88,376	$8,204	$8,580	66.0	115.0	0.17	0.17	$124	$47,149	$1.08	66.00	410	1267/0448		NORTH CENTRAL
3	050-320-000-093-00	1112 N WASHINGTON ST	01/08/21	$92,000	WD	03-ARM'S LENGTH	$92,000	$42,900	46.63	$90,511	$8,509	$7,020	54.0	132.0	0.16	0.16	$158	$51,884	$1.19	54.00	410	1277/0394		NORTH CENTRAL
4	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	$163,209	$8,333	$9,042	66.0	132.0	0.20	0.20	$126	$41,665	$0.96	66.00	410	1290/0566		NORTH CENTRAL
5	050-390-004-029-00	1213 N WATER ST	05/24/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$65,400	48.44	$136,879	$7,574	$9,453	69.0	132.0	0.21	0.21	$110	$36,239	$0.83	69.00	410	1283/0696		NORTH CENTRAL
6	050-470-003-007-00	318 W WILLIAMS ST	10/06/21	$289,900	WD	03-ARM'S LENGTH	$289,900	$86,300	29.77	$286,193	$20,421	$16,714	122.0	132.0	0.37	0.37	$167	$55,192	$1.27	122.00	410	1288/0769		NORTH CENTRAL
7	050-470-032-015-00	639 N PARK ST	07/30/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$48,500	44.09	$112,685	$6,357	$9,042	66.0	132.0	0.20	0.20	$96	$31,785	$0.73	66.00	410	1285/0726		NORTH CENTRAL
8	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	$108,804	$8,238	$9,042	66.0	82.0	0.12	0.12	$125	$66,435	$1.53	66.00	410	1293/0938		NORTH CENTRAL
9	050-510-000-013-00	702 CAMPBELL DR	04/01/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$65,700	46.93	$139,692	$10,188	$9,880	76.0	130.0	0.23	0.23	$134	$44,881	$1.03	76.00	410	1268/0234		NORTH CENTRAL
10	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	$315,228	$57,516	$42,744	312.0	293.0	1.30	1.30	$184	$44,243	$1.02	312.00	410	1286/0449		NORTH CENTRAL
11	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	$139,724	$13,360	$18,084	132.0	132.0	0.40	0.40	$101	$33,400	$0.77	132.00	410	1280/0486		NORTH CENTRAL
12	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	$155,089	$13,995	$18,084	132.0	132.0	0.40	0.40	$106	$34,988	$0.80	132.00	410	1281/0764		NORTH CENTRAL
13	050-541-000-049-00	1018 N HICKORY ST	12/10/20	$68,700	WD	03-ARM'S LENGTH	$68,700	$28,300	41.19	$64,512	$14,848	$10,660	82.0	132.0	0.25	0.25	$181	$59,871	$1.37	82.00	410	1276/0217		NORTH CENTRAL
14	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	$114,522	$3,821	$5,343	39.0	140.0	0.13	0.13	$98	$30,568	$0.70	39.00	410	1284/0606		NORTH CENTRAL
15	050-660-001-009-00	616 LEE ST	09/24/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$50,600	40.48	$126,584	$8,828	$10,412	76.0	132.0	0.23	0.23	$116	$38,383	$0.88	76.00	410	1287/0982		NORTH CENTRAL
			Totals:	**$2,168,100**			**$2,168,100**	**$882,900**		**$2,162,925**	**$198,317**	**$193,142**	**1,424.0**		**4.57**	**4.57**								
								Sale. Ratio =>	**40.72**			**Average**			**Average**			**Average**						
								Std. Dev. =>	**4.43**			**per FF=>**	**$139**		**per Net Acre=>**	**43,385.91**		**per SqFt=>**	**$1.00**					

Final Conclusion of Rate that will be used: $139 per Front Foot and $1.00 per Sq foot
410 North Central

2023 Land Value Analysis
412 Northeast Corner of City

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
050-140-000-010-00	1028 N DEWEY ST	07/09/21	$83,500	WD	03-ARM'S LENGTH	$83,500	$54,500	65.27	$125,092	($30,000)	$11,592	84.0	132.0	0.26	0.26	($357)	($117,647)	($2.70)	84.00	412	1286/0977	NORTHEAST CORNER OF CITY
050-140-000-011-00	1024 N DEWEY ST	04/09/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$42,800	57.07	$98,130	($11,538)	$11,592	84.0	132.0	0.26	0.26	($137)	($45,247)	($1.04)	84.00	412	1281/0300	NORTHEAST CORNER OF CITY
050-140-000-014-00	500 E NORTH ST	01/15/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,700	43.62	$125,506	$17,494	$13,000	100.0	132.0	0.30	0.30	$175	$57,736	$1.33	100.00	412	1277/0715	NORTHEAST CORNER OF CITY
050-140-000-025-00	1411 SUMMIT ST	07/14/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$59,800	68.74	$122,982	($25,322)	$10,660	82.0	199.0	0.38	0.38	($309)	($67,525)	($1.55)	82.00	412	1270/0813	NORTHEAST 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	$135,486	$36,244	$11,730	85.0	110.0	0.22	0.22	$426	$168,577	$3.87	85.00	412	1287/0941	NORTHEAST 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	$125,960	$8,148	$9,108	66.0	132.0	0.20	0.20	$123	$40,740	$0.94	66.00	412	1282/0386	NORTHEAST CORNER OF CITY
050-140-003-009-00	820 N DEWEY ST	06/29/20	$81,000	WD	03-ARM'S LENGTH	$81,000	$34,200	42.22	$76,219	$13,361	$8,580	66.0	132.0	0.20	0.20	$202	$66,805	$1.53	66.00	412	1270/0448	NORTHEAST CORNER OF CITY
050-140-004-007-00	565 ABBOTT ST	09/03/20	$100,000	QC	03-ARM'S LENGTH	$100,000	$43,800	43.80	$105,692	$2,888	$8,580	66.0	132.0	0.20	0.20	$44	$14,440	$0.33	66.00	412	1272/0636	NORTHEAST CORNER OF CITY
050-191-000-004-00	809 E KING ST	09/22/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$54,100	40.07	$124,101	$19,479	$8,580	66.0	142.0	0.22	0.22	$295	$90,600	$2.08	66.00	412	1273/0297	NORTHEAST 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	$118,514	$34,594	$9,108	66.0	149.0	0.23	0.23	$524	$153,071	$3.51	66.00	412	1283/0498	NORTHEAST CORNER OF CITY
050-192-000-023-00	1201 HUNTINGTON DR	08/10/20	$139,900	WD	03-ARM'S LENGTH	$139,900	$68,500	48.96	$145,743	$5,597	$11,440	88.0	132.0	0.27	0.27	$64	$20,963	$0.48	88.00	412	1271/0824	NORTHEAST CORNER OF CITY
050-192-000-030-00	904 HUNTINGTON DR	01/14/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$74,000	42.29	$170,461	$13,647	$9,108	66.0	151.0	0.23	0.23	$207	$59,594	$1.37	66.00	412	1291/0919	NORTHEAST CORNER OF CITY
050-193-000-006-00	1311 WHITEHAVEN CT	04/01/20	$162,000	WD	03-ARM'S LENGTH	$162,000	$59,500	36.73	$130,449	$40,781	$9,230	71.0	116.0	0.19	0.19	$574	$215,772	$4.95	71.00	412	1267/0515	NORTHEAST CORNER OF CITY
050-193-000-008-00	1305 WHITEHAVEN CT	09/04/20	$167,600	WD	03-ARM'S LENGTH	$167,600	$67,700	40.39	$148,151	$28,809	$9,360	72.0	150.0	0.25	0.25	$400	$116,165	$2.67	72.00	412	1272/0722	NORTHEAST 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	$96,338	$45,770	$9,108	66.0	151.0	0.23	0.23	$693	$199,869	$4.59	66.00	412	1288/0627	NORTHEAST CORNER OF CITY
050-194-000-024-00	1004 WILTSHIRE DR	09/22/21	$161,000	WD	03-ARM'S LENGTH	$161,000	$67,000	41.61	$163,186	$7,198	$9,384	68.0	151.0	0.24	0.24	$106	$30,500	$0.70	68.00	412	1288/0662	NORTHEAST 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	$114,089	$20,295	$9,384	68.0	151.0	0.24	0.24	$298	$85,996	$1.97	68.00	412	1287/0757	NORTHEAST CORNER OF CITY
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	$111,978	$12,268	$9,246	67.0	144.0	0.22	0.22	$183	$55,511	$1.27	67.00	412	1285/0966	NORTHEAST CORNER OF CITY
050-197-000-011-00	1317 N GOULD ST	10/20/21	$139,900	WD	03-ARM'S LENGTH	$139,900	$60,600	43.32	$139,472	$10,088	$9,660	70.0	139.6	0.22	0.22	$144	$45,036	$1.03	70.00	412	1288/0894	NORTHEAST CORNER OF CITY
050-197-000-017-00	904 E NORTH ST	04/24/20	$126,000	WD	03-ARM'S LENGTH	$126,000	$60,000	47.62	$133,003	$1,967	$8,970	69.0	146.0	0.23	0.23	$29	$8,515	$0.20	69.00	412	1268/0836	NORTHEAST CORNER OF CITY
050-210-000-006-00	515 MOORE ST	08/13/20	$175,000	WD	03-ARM'S LENGTH	$175,000	$74,500	42.57	$165,472	$19,538	$10,010	77.0	141.0	0.25	0.25	$254	$78,466	$1.80	77.00	412	1272/0977	NORTHEAST CORNER OF CITY
050-210-000-017-00	1025 N DEWEY ST	07/09/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$57,000	39.31	$127,798	$28,122	$10,920	84.0	132.0	0.26	0.26	$335	$110,282	$2.53	84.00	412	1270/0855	NORTHEAST CORNER OF CITY
050-280-000-010-00	1022 DINGWALL DR	05/17/21	$79,900	WD	03-ARM'S LENGTH	$79,900	$41,100	51.44	$96,544	($9,054)	$7,590	55.0	108.0	0.14	0.14	($165)	($66,574)	($1.53)	55.00	412	1282/0773	NORTHEAST 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	$105,396	$42,194	$7,590	55.0	108.0	0.14	0.14	$767	$310,250	$7.12	55.00	412	1284/0646	NORTHEAST 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	$121,882	$31,916	$9,798	71.0	105.0	0.17	0.17	$450	$186,643	$4.28	71.00	412	1282/0995	NORTHEAST 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	$118,835	$14,583	$8,418	61.0	96.0	0.13	0.13	$239	$108,828	$2.50	61.00	412	1293/0863	NORTHEAST 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	$145,073	$24,623	$12,696	92.0	132.0	0.28	0.28	$268	$88,254	$2.03	92.00	412	1290/0869	NORTHEAST CORNER OF CITY
050-360-000-006-00	510 RUBELMAN DR	06/17/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$75,100	50.07	$174,263	($9,773)	$14,490	105.0	132.0	0.32	0.32	($93)	($30,733)	($0.71)	105.00	412	1284/0037	NORTHEAST CORNER OF CITY
050-360-000-008-00	1205 N DEWEY ST	08/21/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$62,500	56.82	$133,980	($10,070)	$13,910	107.0	134.0	0.33	0.33	($94)	($30,608)	($0.70)	107.00	412	1272/0338	NORTHEAST 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	$190,148	($6,348)	$13,800	100.0	107.0	0.25	0.25	($63)	($25,805)	($0.59)	100.00	412	1282/0680	NORTHEAST CORNER OF CITY
050-370-000-002-00	1004 KRUST DR	09/14/21	$139,000	WD	03-ARM'S LENGTH	$139,000	$69,700	50.14	$167,418	($15,584)	$12,834	93.0	99.0	0.21	0.21	($168)	($73,858)	($1.70)	93.00	412	1287/0647	NORTHEAST CORNER OF CITY
050-370-000-012-00	831 KRUST DR	11/13/20	$149,900	WD	03-ARM'S LENGTH	$149,900	$67,600	45.10	$146,617	$14,983	$11,700	90.0	99.0	0.21	0.21	$166	$73,088	$1.68	90.00	412	1275/0311	NORTHEAST CORNER OF CITY
050-370-000-020-00	1011 KRUST DR	08/14/20	$130,000	WD	03-ARM'S LENGTH	$130,000	$65,700	50.54	$132,761	$9,069	$11,830	91.0	99.0	0.21	0.21	$100	$43,812	$1.01	91.00	412	1272/0095	NORTHEAST CORNER OF CITY
050-440-000-008-00	913 DINGWALL DR	01/08/21	$79,000	WD	03-ARM'S LENGTH	$79,000	$36,000	45.57	$79,125	$7,025	$7,150	55.0	100.0	0.13	0.13	$128	$55,754	$1.28	55.00	412	1277/0389	NORTHEAST CORNER OF CITY
050-541-000-037-00	901 SUMMIT ST	04/29/20	$79,900	WD	03-ARM'S LENGTH	$79,900	$47,900	59.95	$104,267	($14,617)	$9,750	75.0	132.0	0.23	0.23	($195)	($64,392)	($1.48)	75.00	412	1269/0069	NORTHEAST CORNER OF CITY
050-541-000-041-00	918 DINGWALL DR	10/28/20	$106,000	WD	03-ARM'S LENGTH	$106,000	$49,500	46.70	$107,466	$9,324	$10,790	83.0	132.0	0.25	0.25	$112	$37,000	$0.85	83.00	412	1274/0628	NORTHEAST CORNER OF CITY
		Totals:	$4,644,600			$4,644,600	$2,055,100		$4,627,597	$387,699	$370,696	2,764.0		8.24	8.24							
							Sale. Ratio =>	44.25			Average			Average			Average					
							Std. Dev. =>	8.70			per FF=>		$140	per Net Acre=>		47,079.42	per SqFt=>		$1.08			

Final Conclusion of Rate that will be used: $140 per Front Foot and $1.08 per Sq Foot
412 Norheast Corner of City

2023 Land Value Analysis
415 Austin Riverfront Condos

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
050-730-000-015-00	1107 CHIPMAN LANE	12/06/21	$235,000	WD	03-ARM'S LENGTH	$235,000	$99,600	42.38	$236,175	$13,825	$15,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1290/0572	AUSTIN RIVERFRONT CONDOS
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	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1271/0067	AUSTIN RIVERFRONT CONDOS
050-730-000-020-00	1035 CHIPMAN LANE	09/16/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$100,000	46.51	$233,614	($3,614)	$15,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1287/0634	AUSTIN RIVERFRONT CONDOS
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	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1274/0869	AUSTIN RIVERFRONT CONDOS
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	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1272/0844	AUSTIN RIVERFRONT CONDOS
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	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1271/0614	AUSTIN RIVERFRONT CONDOS
		Totals:	**$1,315,300**			**$1,315,300**	**$606,700**		**$1,294,449**	**$109,967**	**$89,116**	**0.0**		**0.00**	**0.00**							
							Sale. Ratio =>	**46.13**			**Average per FF=>**	**#DIV/0!**		**Average per Net Acre=>**	**#DIV/0!**		**Average per SqFt=>**	**#DIV/0!**				
							Std. Dev. =>	**3.87**														

109967/6=18,327

Final Conclusion of Rate that will be used: $18,000 per Imp Site and $5,000 per Vac Site
415 Austin Riverfront Condos

2023 Land Value Analysis
416,417 Meadows Woodland

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
050-425-000-026-00	1506 HIAWATHA DR	08/31/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$55,000	40.74	$130,038	$16,962	$12,000	0.0	0.0	0.26	0.26	#DIV/0!	$65,490	$1.50	0.00	416	1287/0055	MEADOWS MULTI-FAMILY
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	$218,345	$21,655	$12,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	417	1290/0579	WOODLAND TRAILS CONDOS
050-750-000-014-00	1455 N MALLARD CIRCLE	06/15/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$75,800	50.53	$157,937	$27,533	$35,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	417	1269/0832	WOODLAND TRAILS CONDOS
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	$12,000	$19,000	$12,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	417	1282/0390	WOODLAND TRAILS CONDOS
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	$12,000	$23,000	$12,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	417	1293/0416	WOODLAND TRAILS CONDOS
		Totals:	**$555,000**			**$555,000**	**$229,700**		**$530,320**	**$108,150**	**$83,470**	**0.0**		**0.26**	**0.26**							
							Sale. Ratio =>	**41.39**			**Average**			**Average**			**Average**					
							Std. Dev. =>	**8.67**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**417,567.57**		**per SqFt=>**	**$9.59**				

108150/5=21630

Final Conclusion of Rate that will be used: $21,000 per Site
416,417 Meadows Woodland

2023 Land Value Analysis
418 Woodard Station

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
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	$22,989	$1,543	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	418	1276/0943	
		Totals:	$95,000			$95,000	$33,200		$73,554	$22,989	$1,543	0.0		0.00	0.00							
							Sale. Ratio =>	34.95			Average			Average			Average					
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!				

Final Conclusion of Rate that will be used: $20,000 per Site
418 Woodard Station

2023 Land Value Analysis
419 Osburn Site Condo

4-1-2020 thru 3-31-2022

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	Liber/Page	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	$24,946	$7,989	60.0	120.0	0.17	0.17	$416	$151,188	$3.47	60.00	419	1271/0615	OSBURN SITE CONDOS
050-751-000-008-00	1171 JACKSON DR	08/16/21	$240,000	WD	03-ARM'S LENGTH	$240,000	$91,700	38.21	$229,205	$25,795	$15,000	56.0	120.7	0.16	0.16	$461	$166,419	$3.82	55.97	419	1286/0647	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	$29,528	$12,239	95.6	149.9	0.33	0.33	$309	$89,751	$2.06	95.59	419	1277/0001	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	$39,953	$17,565	90.0	160.0	0.33	0.33	$444	$120,704	$2.77	90.00	419	1275/0971	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	$20,247	$18,692	48.9	169.8	0.19	0.19	$414	$106,005	$2.43	48.89	419	1269/0152	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	$37,842	$17,002	90.7	160.0	0.33	0.33	$417	$113,640	$2.61	90.71	419	1276/0031	OSBURN SITE CONDOS
050-751-000-065-00	1161 BLUESTEM CT	02/26/21	$240,000	WD	03-ARM'S LENGTH	$240,000	$99,000	41.25	$223,992	$32,600	$16,592	75.8	137.5	0.24	0.24	$430	$136,402	$3.13	75.77	419	1280/0400	OSBURN SITE CONDOS
050-751-000-079-00	1130 JACKSON DR	01/07/22	$215,000	WD	03-ARM'S LENGTH	$215,000	$96,300	44.79	$226,972	$3,028	$15,000	60.0	120.0	0.17	0.17	$50	$18,352	$0.42	60.00	419	1291/0690	OSBURN SITE CONDOS
		Totals:	**$1,826,800**			**$1,826,800**	**$788,300**		**$1,732,940**	**$213,939**	**$120,079**	**576.9**		**1.91**	**1.91**							
							Sale. Ratio =>	**43.15**			**Average**			**Average**			**Average**					
							Std. Dev. =>	**2.92**			**per FF=>**		**$371**	**per Net Acre=>**	**112,127.36**		**per SqFt=>**	**$2.57**				

213939/8=26742

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

2023 Land Value Analysis
420 River Hospital

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
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	$117,273	$27,197	$11,970	70.0	120.0	0.19	0.19	$389	$140,917	$3.24	70.00	420	1287/0984	RIVER HOSPITAL
050-170-003-010-00	406 WOODHALL CT	03/12/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$71,800	68.38	$144,025	($23,284)	$15,741	99.0	140.0	0.32	0.32	($235)	($73,220)	($1.68)	99.00	420	1279/0946	RIVER HOSPITAL
050-522-000-001-00	1124 RIVERSIDE DR	12/18/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$114,500	44.04	$247,233	$33,755	$20,988	132.0	217.0	0.66	0.66	$256	$51,299	$1.18	132.00	420	1276/0556	RIVER HOSPITAL
050-522-000-004-00	1208 RIVERSIDE DR	04/20/21	$355,000	WD	03-ARM'S LENGTH	$355,000	$208,200	58.65	$468,672	($93,152)	$20,520	120.0	172.0	0.47	0.47	($776)	($196,523)	($4.51)	120.00	420	1281/0774	RIVER HOSPITAL
050-536-000-055-00	1245 ADA ST	06/01/21	$545,000	WD	03-ARM'S LENGTH	$545,000	$255,500	46.88	$597,324	($26,674)	$25,650	150.0	500.0	1.72	1.72	($178)	($15,490)	($0.36)	150.00	420	1283/0483	RIVER HOSPITAL
050-536-000-058-00	1229 ADA ST	08/13/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$100,800	38.77	$234,980	$36,392	$11,372	66.5	500.0	0.76	0.76	$547	$47,696	$1.09	66.50	420	1286/0633	RIVER HOSPITAL
050-536-000-089-00	700 N CHIPMAN ST	02/25/21	$217,900	WD	03-ARM'S LENGTH	$217,900	$91,600	42.04	$197,434	$48,037	$27,571	173.4	169.5	0.68	0.68	$277	$71,166	$1.63	173.40	420	1279/0192	RIVER HOSPITAL
050-660-004-007-00	701 W OLIVER ST	07/21/20	$469,000	WD	03-ARM'S LENGTH	$469,000	$183,500	39.13	$423,478	$72,711	$27,189	171.0	372.0	1.46	1.46	$425	$49,802	$1.14	171.00	420	1271/0106	RIVER HOSPITAL
050-660-004-012-00	815 W OLIVER ST	10/09/20	$222,900	WD	03-ARM'S LENGTH	$222,900	$113,500	50.92	$246,297	($12,903)	$10,494	66.0	250.0	0.38	0.38	($196)	($34,045)	($0.78)	66.00	420	1273/0952	RIVER HOSPITAL
050-670-001-003-00	707 W KING ST	11/13/20	$234,900	WD	03-ARM'S LENGTH	$234,900	$75,600	32.18	$161,651	$83,823	$10,574	66.5	132.0	0.20	0.20	$1,260	$414,965	$9.53	66.50	420	1276/0621	RIVER HOSPITAL
050-670-001-010-00	626 CLARK ST	09/24/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$82,200	32.88	$193,304	$67,982	$11,286	66.0	165.0	0.25	0.25	$1,030	$271,928	$6.24	66.00	420	1287/0903	RIVER HOSPITAL
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	$180,037	$34,950	$16,587	97.0	132.0	0.29	0.29	$360	$118,878	$2.73	97.00	420	1290/0003	RIVER HOSPITAL
050-670-002-012-00	529 CLARK ST	10/26/20	$272,000	WD	03-ARM'S LENGTH	$272,000	$116,700	42.90	$249,825	$32,669	$10,494	66.0	132.0	0.20	0.20	$495	$163,345	$3.75	66.00	420	1274/0560	RIVER HOSPITAL
050-670-002-013-00	523 CLARK ST	04/06/21	$235,000	WD	03-ARM'S LENGTH	$235,000	$73,500	31.28	$180,841	$65,445	$11,286	66.0	132.0	0.20	0.20	$992	$327,225	$7.51	66.00	420	1281/0108	RIVER HOSPITAL
050-670-002-017-00	802 W OLIVER ST	06/05/20	$173,000	WD	03-ARM'S LENGTH	$173,000	$87,500	50.58	$186,585	($2,932)	$10,653	67.0	132.0	0.20	0.20	($44)	($14,443)	($0.33)	67.00	420	1269/0732	RIVER HOSPITAL
050-670-002-019-00	806 W OLIVER ST	07/06/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$84,000	46.67	$179,096	$11,557	$10,653	67.0	132.0	0.20	0.20	$172	$56,931	$1.31	67.00	420	1270/0696	RIVER HOSPITAL
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	$559,268	($17,763)	$26,505	155.0	336.0	1.20	1.20	($115)	($14,852)	($0.34)	155.00	420	1286/0456	RIVER HOSPITAL
050-670-005-002-00	1111 W KING ST	05/21/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$156,800	52.27	$365,668	($48,739)	$16,929	99.0	132.0	0.30	0.30	($492)	($162,463)	($3.73)	99.00	420	1283/0765	RIVER HOSPITAL
050-670-005-004-00	623 FIFTH ST	07/21/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$92,700	37.08	$216,444	$44,842	$11,286	66.0	132.0	0.20	0.20	$679	$224,210	$5.15	66.00	420	1285/0761	RIVER HOSPITAL
050-670-005-006-00	630 SEVENTH ST	09/11/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$50,600	34.90	$118,854	$36,640	$10,494	66.0	132.0	0.20	0.20	$555	$183,200	$4.21	66.00	420	1272/0999	RIVER HOSPITAL
050-670-005-010-00	616 SEVENTH ST	12/08/20	$233,400	WD	03-ARM'S LENGTH	$233,400	$105,400	45.16	$224,933	$39,949	$31,482	198.0	132.0	0.60	0.60	$202	$66,582	$1.53	198.00	420	1276/0101	RIVER HOSPITAL
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	$195,701	$60,256	$11,457	67.0	142.0	0.22	0.22	$899	$276,404	$6.35	67.00	420	1283/0491	RIVER HOSPITAL
050-670-006-001-00	625 SEVENTH ST	09/21/20	$210,000	WD	03-ARM'S LENGTH	$210,000	$92,300	43.95	$193,917	$37,071	$20,988	132.0	141.0	0.43	0.43	$281	$86,817	$1.99	132.00	420	1273/0288	RIVER HOSPITAL
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	$274,146	($61,868)	$37,278	218.0	142.0	0.71	0.71	($284)	($87,015)	($2.00)	218.00	420	1289/0389	RIVER HOSPITAL
050-670-007-002-00	1211 W OLIVER ST	09/18/20	$162,000	WD	03-ARM'S LENGTH	$162,000	$68,600	42.35	$152,634	$26,220	$16,854	106.0	132.0	0.32	0.32	$247	$81,682	$1.88	106.00	420	1273/0300	RIVER HOSPITAL
050-690-000-028-00	704 N CHIPMAN ST	09/01/20	$255,900	WD	03-ARM'S LENGTH	$255,900	$118,800	46.42	$256,385	$11,440	$11,925	75.0	350.0	0.60	0.60	$153	$18,972	$0.44	75.00	420	1272/0704	RIVER HOSPITAL
		Totals:	$6,601,400			$6,601,400	$2,911,400		$6,566,005	$483,621	$448,226	2,725.4		12.97	12.97							
							Sale. Ratio =>	44.10			Average			Average			Average					
							Std. Dev. =>	9.67			per FF=>	$177		per Net Acre=>	37,287.66		per SqFt=>	$0.86				

Final Conclusion of Rate that will be used: $177 per front ft and $0.86 per sq ft
420 River Hospital

2023 Land Value Analysis

450 South Side of City

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
050-010-001-010-00	806 WOODLAWN AVE	08/20/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$33,200	36.89	$71,967	$24,237	$6,204	66.0	130.0	0.20	0.20	$367	$123,030	$2.82	66.00	450	1286/0610	SOUTH SIDE OF CITY
050-010-002-011-00	819 WOODLAWN AVE	10/06/21	$55,500	CD	03-ARM'S LENGTH	$55,500	$38,900	70.09	$87,975	($25,707)	$6,768	72.0	133.0	0.22	0.22	($357)	($116,850)	($2.68)	72.00	450	1288/0583	SOUTH SIDE OF CITY
050-010-002-019-00	816 ALGER AVE	07/16/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$30,900	41.20	$70,997	$10,207	$6,204	66.0	133.0	0.20	0.20	$155	$50,530	$1.16	66.00	450	1285/0434	SOUTH SIDE OF CITY
050-010-004-011-00	920 FARR AVE	12/15/21	$58,600	WD	03-ARM'S LENGTH	$58,600	$21,400	36.52	$51,728	$15,332	$8,460	90.0	128.0	0.26	0.26	$170	$58,076	$1.33	90.00	450	1290/0948	SOUTH SIDE OF CITY
050-010-015-019-00	600 LINCOLN AVE	03/31/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$32,900	54.83	$71,365	($6,737)	$4,628	52.0	90.0	0.11	0.11	($130)	($62,963)	($1.45)	52.00	450	1281/0067	SOUTH SIDE OF CITY
050-010-016-010-00	623.5 ALGER AVE	07/13/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$26,500	29.44	$77,184	$15,636	$2,820	30.0	133.0	0.09	0.09	$521	$169,957	$3.90	30.00	450	1285/0082	SOUTH SIDE OF CITY
050-010-016-011-00	621 ALGER AVE	08/26/21	$57,500	WD	03-ARM'S LENGTH	$57,500	$42,500	73.91	$97,541	($31,581)	$8,460	90.0	133.0	0.28	0.28	($351)	($114,840)	($2.64)	90.00	450	1286/0806	SOUTH SIDE OF CITY
050-010-017-020-00	629 WOODLAWN AVE	10/08/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$47,200	55.53	$108,889	($19,659)	$4,230	45.0	125.0	0.13	0.13	($437)	($152,395)	($3.50)	45.00	450	1288/0439	SOUTH SIDE OF CITY
050-010-017-020-00	629 WOODLAWN AVE	10/08/21	$98,000	LC	03-ARM'S LENGTH	$98,000	$47,200	48.16	$108,889	($6,659)	$4,230	45.0	125.0	0.13	0.13	($148)	($51,620)	($1.19)	45.00	450		SOUTH SIDE OF CITY
050-010-017-032-00	618 ALGER AVE	04/08/20	$98,000	WD	03-ARM'S LENGTH	$98,000	$31,000	31.63	$74,087	$28,363	$4,450	50.0	125.0	0.14	0.14	$567	$198,343	$4.55	50.00	450	1268/0400	SOUTH SIDE OF CITY
050-010-017-034-00	624 ALGER AVE	08/11/21	$99,000	WD	03-ARM'S LENGTH	$99,000	$32,000	32.32	$78,863	$25,777	$5,640	60.0	125.0	0.17	0.17	$430	$149,866	$3.44	60.00	450	1286/0192	SOUTH SIDE OF CITY
050-010-017-036-00	634 ALGER AVE	04/05/21	$53,000	LC	03-ARM'S LENGTH	$53,000	$28,600	53.96	$65,780	($7,140)	$5,640	60.0	125.0	0.17	0.17	($119)	($41,512)	($0.95)	60.00	450		SOUTH SIDE OF CITY
050-010-017-038-00	640 ALGER AVE	12/31/20	$111,500	WD	03-ARM'S LENGTH	$111,500	$26,500	23.77	$57,764	$61,746	$8,010	90.0	125.0	0.26	0.26	$686	$239,326	$5.49	90.00	450	1276/0946	SOUTH SIDE OF CITY
050-010-018-011-00	654 WOODLAWN AVE	11/19/21	$61,000	WD	03-ARM'S LENGTH	$61,000	$22,300	36.56	$52,726	$12,222	$3,948	42.0	133.0	0.13	0.13	$291	$95,484	$2.19	42.00	450	1291/0053	SOUTH SIDE OF CITY
050-010-024-001-00	1200 CORUNNA AVE	04/11/20	$67,000	LC	03-ARM'S LENGTH	$67,000	$24,600	36.72	$53,501	$17,415	$3,916	44.0	132.0	0.13	0.13	$396	$130,940	$3.01	44.00	450	1271/0473	SOUTH SIDE OF CITY
050-010-024-022-00	533 GARFIELD AVE	10/29/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$36,100	42.47	$86,263	$11,145	$12,408	132.0	108.0	0.33	0.33	$84	$34,083	$0.78	132.00	450	1289/0573	SOUTH SIDE OF CITY
050-010-025-001-00	1300 CORUNNA AVE	12/02/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$35,800	37.68	$77,281	$24,661	$6,942	78.0	140.0	0.25	0.25	$316	$98,251	$2.26	78.00	450	1276/0546	SOUTH SIDE OF CITY
050-010-025-006-00	816 ABREY AVE	06/09/20	$74,700	WD	03-ARM'S LENGTH	$74,700	$23,800	31.86	$64,433	$14,717	$4,450	50.0	108.0	0.12	0.12	$294	$118,685	$2.72	50.00	450	1269/0694	SOUTH SIDE OF CITY
050-010-032-006-00	714 ABREY AVE	02/01/21	$68,000	LC	03-ARM'S LENGTH	$68,000	$33,700	49.56	$76,993	($4,293)	$4,700	50.0	133.0	0.15	0.15	($86)	($28,059)	($0.64)	50.00	450	1287/0829	SOUTH SIDE OF CITY
050-010-032-017-00	600 ABREY AVE	09/20/21	$47,000	WD	03-ARM'S LENGTH	$47,000	$29,200	62.13	$71,053	($17,849)	$6,204	66.0	133.0	0.20	0.20	($270)	($88,361)	($2.03)	66.00	450	1287/0853	SOUTH SIDE OF CITY
050-010-033-012-00	700 FRAZER AVE	07/23/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$31,100	34.56	$75,866	$23,440	$9,306	99.0	133.0	0.30	0.30	$237	$77,616	$1.78	99.00	450	1285/0457	SOUTH SIDE OF CITY
050-010-033-024-00	621 WRIGHT AVE	10/08/20	$52,000	WD	03-ARM'S LENGTH	$52,000	$39,300	75.58	$75,241	($14,430)	$8,811	99.0	133.0	0.30	0.30	($146)	($47,781)	($1.10)	99.00	450	1274/0054	SOUTH SIDE OF CITY
050-010-033-026-00	703 WRIGHT AVE	05/28/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$44,300	46.68	$96,544	$5,699	$7,343	82.5	133.0	0.25	0.25	$69	$22,615	$0.52	82.50	450	1269/0430	SOUTH SIDE OF CITY
050-010-041-001-00	1301 ALLENDALE AVE	03/15/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$53,000	44.92	$127,853	$2,555	$12,408	132.0	125.0	0.38	0.38	$19	$6,741	$0.15	132.00	450	1295/0739	SOUTH SIDE OF CITY
050-040-000-020-00	1102 MARY ST	12/15/20	$123,500	WD	03-ARM'S LENGTH	$123,500	$50,000	40.49	$113,936	$18,375	$8,811	99.0	94.5	0.22	0.22	$186	$85,465	$1.96	99.00	450	1276/0564	SOUTH SIDE OF CITY
050-050-000-025-00	125 STATE ST	08/20/21	$55,300	WD	03-ARM'S LENGTH	$55,300	$34,500	62.39	$85,232	($26,172)	$3,760	40.0	128.0	0.12	0.12	($654)	($221,797)	($5.09)	40.00	450	1286/0631	SOUTH SIDE OF CITY
050-070-001-005-00	525 W STEWART ST	07/15/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$31,700	57.64	$76,619	($15,415)	$6,204	66.0	132.0	0.20	0.20	($234)	($77,075)	($1.77)	66.00	450	1285/0254	SOUTH SIDE OF CITY
050-070-001-009-00	615 W STEWART ST	05/26/21	$75,100	WD	03-ARM'S LENGTH	$75,100	$34,600	46.07	$82,146	($842)	$6,204	66.0	132.0	0.20	0.20	($13)	($4,210)	($0.10)	66.00	450	1283/0868	SOUTH SIDE OF CITY
050-070-002-006-00	723 W STEWART ST	07/08/20	$84,900	WD	03-ARM'S LENGTH	$84,900	$38,400	45.23	$86,929	$3,845	$5,874	66.0	124.0	0.19	0.19	$58	$20,452	$0.47	66.00	450	1270/0673	SOUTH SIDE OF CITY
050-070-003-009-00	905 S CEDAR ST	07/29/20	$68,500	WD	03-ARM'S LENGTH	$68,500	$26,300	38.39	$62,962	$11,412	$5,874	66.0	122.0	0.19	0.19	$173	$61,686	$1.42	66.00	450	1271/0366	SOUTH SIDE OF CITY
050-070-003-013-00	706 GRACE ST	07/23/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$35,500	35.50	$86,157	$20,047	$6,204	66.0	132.0	0.20	0.20	$304	$100,235	$2.30	66.00	450	1285/0456	SOUTH SIDE OF CITY
050-070-005-002-00	509 GRACE ST	06/19/20	$95,517	WD	03-ARM'S LENGTH	$95,517	$37,100	38.84	$90,604	$19,420	$14,507	163.0	103.0	0.39	0.39	$119	$50,442	$1.16	163.00	450	1270/0463	SOUTH SIDE OF CITY
050-090-001-019-00	1421 DONALD ST	12/17/21	$98,000	WD	03-ARM'S LENGTH	$98,000	$37,300	38.06	$88,041	$16,163	$6,204	66.0	132.0	0.20	0.20	$245	$80,815	$1.86	66.00	450	1290/0997	SOUTH SIDE OF CITY
050-113-001-009-00	1001 RYAN ST	03/05/21	$81,500	WD	03-ARM'S LENGTH	$81,500	$37,600	46.13	$81,967	$3,716	$4,183	47.0	132.0	0.14	0.14	$79	$26,169	$0.60	47.00	450	1279/0705	SOUTH SIDE OF CITY
050-113-001-013-00	1019 RYAN ST	01/28/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$40,600	33.83	$101,277	$24,597	$5,874	66.0	132.0	0.20	0.20	$373	$122,985	$2.82	66.00	450	1278/0055	SOUTH SIDE OF CITY
050-113-001-019-00	950 W STEWART ST	09/25/20	$82,000	PTA	33-TO BE DETERMINED	$82,000	$36,900	45.00	$82,502	$3,948	$4,450	50.0	165.0	0.19	0.19	$79	$20,889	$0.48	50.00	450	1274/0618	SOUTH SIDE OF CITY
050-113-001-028-00	809 RYAN ST	08/06/20	$35,000	WD	03-ARM'S LENGTH	$35,000	$16,900	48.29	$35,931	$4,943	$5,874	66.0	149.0	0.23	0.23	$75	$21,872	$0.50	66.00	450	1271/0734	SOUTH SIDE OF CITY
050-113-002-007-00	911 FLETCHER ST	09/21/21	$131,000	WD	03-ARM'S LENGTH	$131,000	$51,200	39.08	$125,980	$9,908	$4,888	52.0	132.0	0.16	0.16	$191	$62,709	$1.44	52.00	450	1287/0855	SOUTH SIDE OF CITY
050-113-003-005-00	827 MILWAUKEE ST	09/23/20	$2,250	WD	03-ARM'S LENGTH	$2,250	$3,600	160.00	$6,497	$2,250	$6,497	73.0	195.0	0.33	0.33	$31	$6,881	$0.16	73.00	450	1273/0315	SOUTH SIDE OF CITY
050-113-004-001-00	924 MILWAUKEE ST	09/15/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$23,300	31.07	$57,075	$24,867	$6,942	78.0	115.0	0.21	0.21	$319	$120,714	$2.77	78.00	450	1273/0002	SOUTH SIDE OF CITY
050-113-007-001-00	701 S CHIPMAN ST	05/14/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$54,800	47.65	$130,669	($9,465)	$6,204	66.0	132.0	0.20	0.20	($143)	($47,325)	($1.09)	66.00	450	1282/0989	SOUTH SIDE OF CITY
050-113-007-006-00	1100 W STEWART ST	04/14/21	$98,000	WD	03-ARM'S LENGTH	$98,000	$43,800	44.69	$104,052	$2,314	$8,366	89.0	132.0	0.27	0.27	$26	$8,570	$0.20	89.00	450	1281/0457	SOUTH SIDE OF CITY
050-113-008-025-00	520 S CHIPMAN ST	04/24/20	$86,000	WD	03-ARM'S LENGTH	$86,000	$49,300	57.33	$104,237	($6,489)	$11,748	132.0	264.0	0.80	0.80	($49)	($8,111)	($0.19)	132.00	450	1268/0831	SOUTH SIDE OF CITY
050-113-008-032-00	517 MARTIN ST	12/13/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$38,200	38.20	$92,559	$14,585	$7,144	76.0	107.0	0.19	0.19	$192	$77,995	$1.79	76.00	450	1290/0862	SOUTH SIDE OF CITY
050-113-009-006-00	716 MARTIN ST	05/19/20	$109,900	WD	03-ARM'S LENGTH	$109,900	$39,200	35.67	$96,319	$23,460	$9,879	111.0	124.0	0.32	0.32	$211	$74,241	$1.70	111.00	450	1269/0160	SOUTH SIDE OF CITY
050-113-009-010-00	642 MARTIN ST	09/09/20	$83,400	WD	03-ARM'S LENGTH	$83,400	$35,700	42.81	$77,797	$11,477	$5,874	66.0	322.0	0.49	0.49	$174	$23,518	$0.54	66.00	450	1272/0985	SOUTH SIDE OF CITY
050-113-011-016-00	1412 RAIN ST	08/17/20	$113,000	WD	03-ARM'S LENGTH	$113,000	$41,800	36.99	$92,343	$26,531	$5,874	66.0	140.0	0.21	0.21	$402	$125,146	$2.87	66.00	450	1272/0227	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	24.67	$83,059	$26,171	$4,230	45.0	182.0	0.19	0.19	$582	$139,207	$3.20	45.00	450	1289/0866	SOUTH SIDE OF CITY
050-113-015-001-00	114 ROBBINS ST	12/01/21	$30,000	MLC	03-ARM'S LENGTH	$30,000	$21,000	70.00	$41,704	($8,320)	$3,384	36.0	66.0	0.06	0.06	($231)	($151,273)	($3.47)	36.00	450	1290/0436	SOUTH SIDE OF CITY
050-113-016-005-00	1311 YOUNG ST	09/28/20	$78,900	WD	03-ARM'S LENGTH	$78,900	$34,200	43.35	$78,060	$6,714	$5,874	66.0	132.0	0.20	0.20	$102	$33,570	$0.77	66.00	450	1273/0509	SOUTH SIDE OF CITY
050-113-018-003-00	1307 MACK ST	10/29/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$36,400	80.89	$86,828	($37,974)	$3,854	41.0	108.0	0.10	0.10	($926)	($372,294)	($8.55)	41.00	450	1289/0613	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	$109,582	$6,810	$6,392	68.0	219.0	0.34	0.34	$100	$19,912	$0.46	68.00	450	1286/0860	SOUTH SIDE OF CITY
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	$102,543	($29,191)	$5,452	58.0	132.0	0.18	0.18	($503)	($165,858)	($3.81)	58.00	450	1284/0334	SOUTH SIDE OF CITY
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	$102,543	($17,091)	$5,452	58.0	132.0	0.18	0.18	($295)	($97,108)	($2.23)	58.00	450		SOUTH SIDE OF CITY
050-114-001-017-00	925 S CHIPMAN ST	12/22/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,000	36.47	$67,764	$23,110	$5,874	66.0	132.0	0.20	0.20	$350	$115,550	$2.65	66.00	450	1276/0704	SOUTH SIDE OF CITY
050-114-001-021-00	1005 S CHIPMAN ST	09/02/20	$93,250	WD	03-ARM'S LENGTH	$93,250	$41,800	44.83	$89,717	$11,276	$7,743	87.0	132.0	0.26	0.26	$130	$42,712	$0.98	87.00	450	1272/0639	SOUTH SIDE OF CITY
050-114-001-022-00	1006 STATE ST	08/03/21	$106,300	WD	03-ARM'S LENGTH	$106,300	$48,100	45.25	$114,446	($908)	$7,238	77.0	181.0	0.32	0.32	($12)	($2,838)	($0.07)	77.00	450	1285/0991	SOUTH SIDE OF CITY
050-114-003-007-00	1114 STATE ST	10/22/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$28,300	28.30	$88,073	$18,131	$6,204	66.0	201.0	0.31	0.31	$275	$59,446	$1.36	66.00	450	1289/0116	SOUTH SIDE OF CITY
050-114-006-004-00	1022 S LYON ST	09/11/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$28,400	37.87	$66,121	$19,559	$10,680	120.0	132.0	0.36	0.36	$163	$53,734	$1.23	120.00	450	1272/0974	SOUTH SIDE OF CITY
050-115-001-015-00	915 S SHIAWASSEE ST	06/15/21	$65,500	WD	03-ARM'S LENGTH	$65,500	$26,100	39.85	$64,284	$5,446	$4,230	45.0	99.0	0.10	0.10	$121	$53,392	$1.23	45.00	450	1283/0964	SOUTH SIDE OF CITY
050-115-002-019-00	1149 S SHIAWASSEE ST	10/06/20	$72,500	WD	03-ARM'S LENGTH	$72,500	$36,800	50.76	$80,007	($1,277)	$6,230	70.0	176.0	0.28	0.28	($18)	($4,512)	($0.10)	70.00	450	1273/0979	SOUTH SIDE OF CITY
050-220-000-005-00	1427 W MAIN ST	08/13/21	$88,000	WD	03-ARM'S LENGTH	$88,000	$31,200	35.45	$76,886	$15,814	$4,700	50.0	132.0	0.15	0.15	$316	$104,039	$2.39	50.00	450	1286/0452	SOUTH SIDE OF CITY
050-220-000-022-00	1629 W MAIN ST	03/01/21	$58,000	WD	03-ARM'S LENGTH	$58,000	$28,400	48.97	$61,852	$598	$4,450	50.0	132.0	0.15	0.15	$12	$3,934	$0.09	50.00	450	1279/0284	SOUTH SIDE OF CITY
050-220-000-023-00	1631 W MAIN ST	09/01/21	$97,500	WD	03-ARM'S LENGTH	$97,500	$31,900	32.72	$75,622	$27,988	$6,110	65.0	132.0	0.20	0.20	$431	$142,071	$3.26	65.00	450	1287/0531	SOUTH SIDE OF CITY
050-270-000-001-00	735 GRACE ST	08/30/21	$49,340	WD	03-ARM'S LENGTH	$49,340	$17,300	35.06	$42,394	$10,612	$3,666	39.0	130.5	0.12	0.12	$272	$90,701	$2.08	39.00	450	1287/0298	SOUTH SIDE OF CITY
050-270-000-013-00	1217 S CEDAR ST	11/12/20	$92,000	WD	03-ARM'S LENGTH	$92,000	$35,600	38.70	$78,745	$22,155	$8,900	100.0	130.0	0.30	0.30	$222	$74,346	$1.71	100.00	450	1275/0520	SOUTH SIDE OF CITY
050-270-000-034-00	1434 PEARCE ST	06/04/21	$20,000	LC	03-ARM'S LENGTH	$20,000	$17,900	89.50	$25,169	($1,503)	$3,666	39.0	131.0	0.12	0.12	($39)	($12,846)	($0.29)	39.00	450		SOUTH SIDE OF CITY
050-270-000-056-00	1046 PEARCE ST	02/03/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$25,600	102.40	$55,786	($27,048)	$3,738	42.0	130.0	0.13	0.13	($644)	($216,384)	($4.97)	42.00	450	1278/0412	SOUTH SIDE OF CITY
050-270-000-122-00	1100 WALNUT ST	06/25/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$55,600	41.19	$135,529	$6,991	$7,520	80.0	130.0	0.24	0.24	$87	$29,251	$0.67	80.00	450	1284/0436	SOUTH SIDE OF CITY
050-270-000-128-00	1002 WALNUT ST	09/01/21	$98,000	WD	03-ARM'S LENGTH	$98,000	$46,700	47.65	$110,429	($1,243)	$11,186	119.0	130.0	0.36	0.36	($10)	($3,501)	($0.08)	119.00	450	1287/0095	SOUTH SIDE OF CITY
050-270-000-134-00	512 CLYDE ST	10/15/21	$37,000	WD	03-ARM'S LENGTH	$37,000	$14,800	40.00	$34,968	$6,168	$4,136	44.0	132.0	0.13	0.13	$140	$46,376	$1.06	44.00	450	1288/0914	SOUTH SIDE OF CITY
050-270-000-141-00	1111 WALNUT ST	12/14/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$42,400	47.11	$105,265	($11,129)	$4,136	44.0	132.0	0.13	0.13	($253)	($83,677)	($1.92)	44.00	450	1290/0770	SOUTH SIDE OF CITY
050-270-000-147-00	508 HAMPTON AVE	06/25/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$24,700	38.00	$58,771	$10,177	$3,948	42.0	132.0	0.13	0.13	$242	$80,134	$1.84	42.00	450	1284/0495	SOUTH SIDE OF CITY
050-270-000-147-00	508 HAMPTON AVE	06/29/21	$67,000	LC	03-ARM'S LENGTH	$67,000	$24,700	36.87	$58,771	$12,177	$3,948	42.0	132.0	0.13	0.13	$290	$95,882	$2.20	42.00	450	1284/0425	SOUTH SIDE OF CITY

050-340-002-010-00	1015 GRAND AVE	04/23/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$39,700	45.63	$84,272	$11,628	$8,900	100.0	138.0	0.32	0.32	$116	$36,681	$0.84	100.00	450	1268/0507	SOUTH SIDE OF CITY
050-340-005-010-00	612 KEYTE ST	04/09/21	$112,000	WD	03-ARM'S LENGTH	$112,000	$41,200	36.79	$94,853	$22,787	$5,640	60.0	130.0	0.18	0.18	$380	$127,302	$2.92	60.00	450	1281/0336	SOUTH SIDE OF CITY
050-420-001-011-00	614 CORUNNA AVE	01/20/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$45,400	36.32	$109,223	$23,861	$8,084	86.0	190.0	0.38	0.38	$277	$63,629	$1.46	86.00	450	1292/0337	SOUTH SIDE OF CITY
050-420-002-014-00	626 GRAND AVE	02/16/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$29,900	85.43	$65,142	($26,137)	$4,005	45.0	130.0	0.13	0.13	($581)	($195,052)	($4.48)	45.00	450	1278/0794	SOUTH SIDE OF CITY
050-420-006-011-00	735 GRAND AVE	10/29/21	$86,000	WD	03-ARM'S LENGTH	$86,000	$32,700	38.02	$75,320	$15,850	$5,170	55.0	130.0	0.16	0.16	$288	$96,646	$2.22	55.00	450	1289/0617	SOUTH SIDE OF CITY
050-420-006-015-00	728 LINGLE AVE	02/10/21	$42,000	WD	03-ARM'S LENGTH	$42,000	$27,000	64.29	$59,444	($12,104)	$5,340	60.0	138.0	0.19	0.19	($202)	($63,705)	($1.46)	60.00	450	1278/0478	SOUTH SIDE OF CITY
050-420-007-018-00	726 BROADWAY AVE	11/22/21	$28,000	WD	03-ARM'S LENGTH	$28,000	$34,800	124.29	$60,875	($27,235)	$5,640	60.0	130.0	0.18	0.18	($454)	($152,151)	($3.49)	60.00	450	1290/0057	SOUTH 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	$58,211	$7,429	$5,640	60.0	130.0	0.18	0.18	$124	$41,503	$0.95	60.00	450	1292/0118	SOUTH SIDE OF CITY
050-420-008-007-00	820 GRAND AVE	06/21/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$51,000	42.50	$119,188	$9,272	$8,460	90.0	137.0	0.28	0.28	$103	$32,763	$0.75	90.00	450	1284/0221	SOUTH SIDE OF CITY
050-420-010-017-00	832 BROADWAY AVE	07/20/20	$45,000	WD	03-ARM'S LENGTH	$45,000	$16,700	37.11	$40,672	$6,998	$2,670	30.0	130.0	0.09	0.09	$233	$77,756	$1.79	30.00	450	1271/0041	SOUTH SIDE OF CITY
050-420-010-018-00	830 BROADWAY AVE	09/09/20	$52,500	WD	03-ARM'S LENGTH	$52,500	$21,900	41.71	$50,148	$6,357	$4,005	45.0	130.0	0.13	0.13	$141	$47,440	$1.09	45.00	450	1273/0304	SOUTH SIDE OF CITY
050-420-011-006-00	707 BROADWAY AVE	12/11/20	$76,500	WD	03-ARM'S LENGTH	$76,500	$26,300	34.38	$58,547	$21,958	$4,005	45.0	130.0	0.13	0.13	$488	$163,866	$3.76	45.00	450	1276/0247	SOUTH SIDE OF CITY
050-430-000-005-00	419 HAMBLIN ST	12/02/21	$11,000	QC	03-ARM'S LENGTH	$11,000	$5,000	45.45	$11,475	$3,755	$4,230	45.0	216.0	0.22	0.22	$83	$16,839	$0.39	45.00	450	1290/0304	SOUTH SIDE OF CITY
050-430-000-019-00	513 CORUNNA AVE	09/01/21	$46,500	WD	03-ARM'S LENGTH	$46,500	$28,800	61.94	$70,574	($14,768)	$9,306	99.0	123.0	0.28	0.28	($149)	($52,743)	($1.21)	99.00	450	1287/0535	SOUTH SIDE OF CITY
050-490-000-047-00	302 LAFAYETTE BLVD	12/13/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$42,400	40.38	$100,649	$19,391	$15,040	160.0	129.5	0.48	0.48	$121	$40,737	$0.94	160.00	450	1290/0828	SOUTH SIDE OF CITY
050-490-000-051-00	204 LAFAYETTE BLVD	10/15/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$57,600	52.36	$118,119	($999)	$7,120	80.0	129.5	0.24	0.24	($12)	($4,197)	($0.10)	80.00	450	1274/0249	SOUTH SIDE OF CITY
050-490-000-053-00	128 LAFAYETTE BLVD	11/06/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$38,100	40.11	$87,398	$18,282	$10,680	120.0	129.0	0.36	0.36	$152	$51,499	$1.18	120.00	450	1275/0070	SOUTH SIDE OF CITY
050-490-000-058-00	1600 W MAIN ST	10/23/20	$64,100	WD	03-ARM'S LENGTH	$64,100	$25,100	39.16	$54,403	$13,524	$3,827	43.0	132.0	0.13	0.13	$315	$104,031	$2.39	43.00	450	1274/0412	SOUTH SIDE OF CITY
050-490-000-073-00	219 HOYT ST	05/27/20	$26,900	WD	03-ARM'S LENGTH	$26,900	$16,600	61.71	$36,164	($5,704)	$3,560	40.0	130.0	0.12	0.12	($143)	($47,933)	($1.10)	40.00	450	1269/0434	SOUTH SIDE OF CITY
050-490-000-100-00	1432 CLEVELAND ST	08/19/20	$101,500	WD	03-ARM'S LENGTH	$101,500	$30,600	30.15	$80,922	$25,651	$5,073	57.0	80.0	0.11	0.11	$450	$244,295	$5.61	57.00	450	1272/0382	SOUTH SIDE OF CITY
050-490-000-100-00	1432 CLEVELAND ST	04/21/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$40,700	35.39	$96,312	$24,046	$5,358	57.0	80.0	0.11	0.11	$422	$229,010	$5.26	57.00	450	1281/0963	SOUTH SIDE OF CITY
050-490-000-103-00	1428 CLEVELAND ST	03/17/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$37,400	60.32	$90,020	($24,260)	$3,760	40.0	122.0	0.11	0.11	($607)	($216,607)	($4.97)	40.00	450	1295/0402	SOUTH SIDE OF CITY
050-500-002-001-00	250 GUTE ST	02/26/21	$108,000	WD	03-ARM'S LENGTH	$108,000	$45,700	42.31	$102,975	$18,197	$13,172	148.0	109.0	0.37	0.37	$123	$49,181	$1.13	148.00	450	1279-0142	SOUTH SIDE OF CITY
050-500-002-009-00	242 GUTE ST	11/09/21	$132,000	WD	03-ARM'S LENGTH	$132,000	$46,900	35.53	$121,996	$21,127	$11,123	118.3	146.0	0.40	0.40	$179	$53,217	$1.22	118.33	450	1289/0632	SOUTH SIDE OF CITY
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	$98,288	$20,172	$8,460	90.0	132.0	0.27	0.27	$224	$73,890	$1.70	90.00	450	1285/0971	SOUTH SIDE OF CITY
050-537-000-044-00	1318 W MAIN ST	05/26/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$35,200	41.41	$83,588	$7,616	$6,204	66.0	132.0	0.20	0.20	$115	$38,080	$0.87	66.00	450	1283/0287	SOUTH SIDE OF CITY
050-542-000-033-00	712 CORUNNA AVE	10/29/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$33,200	94.86	$86,777	($46,419)	$5,358	57.0	300.0	0.39	0.39	($814)	($118,115)	($2.71)	57.00	450	1289/0212	SOUTH SIDE OF CITY
050-546-000-013-00	1439 LYNN ST	03/25/22	$84,500	WD	03-ARM'S LENGTH	$84,500	$31,000	36.69	$73,434	$14,826	$3,760	40.0	189.0	0.17	0.17	$371	$85,207	$1.96	40.00	450	1294/0592	SOUTH SIDE OF CITY
050-546-000-048-00	1716 W STEWART ST	01/07/22	$13,000	WD	03-ARM'S LENGTH	$13,000	$3,100	23.85	$7,050	$13,000	$7,050	75.0	197.2	0.43	0.43	$173	$30,516	$0.70	75.00	450	1291/0941	SOUTH SIDE OF CITY
050-570-000-020-00	705 NAFUS ST	08/31/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$46,900	36.08	$111,680	$23,960	$5,640	60.0	135.0	0.19	0.19	$399	$128,817	$2.96	60.00	450	1287/0015	SOUTH SIDE OF CITY
050-570-000-026-00	1700 W STEWART ST	06/24/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$57,600	48.40	$137,378	($11,986)	$6,392	68.0	130.0	0.20	0.20	($176)	($59,044)	($1.36)	68.00	450	1284/0572	SOUTH SIDE OF CITY
050-601-000-003-00	421 GRACE ST	07/27/20	$96,000	WD	03-ARM'S LENGTH	$96,000	$27,100	28.23	$75,794	$24,656	$4,450	50.0	132.0	0.15	0.15	$493	$162,211	$3.72	50.00	450	1271/0502	SOUTH SIDE OF CITY
050-601-000-039-00	213 W STEWART ST	08/03/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$35,200	41.41	$81,282	$7,901	$4,183	47.0	215.0	0.23	0.23	$168	$34,056	$0.78	47.00	450	1271/0541	SOUTH SIDE OF CITY
050-601-000-043-00	816 S BALL ST	11/16/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$43,100	37.48	$99,170	$22,598	$6,768	72.0	94.0	0.16	0.16	$314	$145,794	$3.35	72.00	450	1290/0421	SOUTH SIDE OF CITY
050-601-000-044-00	822 S BALL ST	04/08/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$41,700	43.94	$88,029	$12,389	$5,518	62.0	188.0	0.27	0.27	$200	$46,228	$1.06	62.00	450	1268/0888	SOUTH SIDE OF CITY
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	$69,120	$11,708	$5,828	62.0	97.0	0.14	0.14	$189	$84,841	$1.95	62.00	450	1285/0870	SOUTH SIDE OF CITY
050-601-000-046-00	828 S BALL ST	12/31/20	$60,000	WD	03-ARM'S LENGTH	$60,000	$28,600	47.67	$60,326	$2,878	$3,204	36.0	100.0	0.08	0.08	$80	$34,675	$0.80	36.00	450	1276/0941	SOUTH SIDE OF CITY
050-601-000-077-00	203 W RIDGE ST	09/21/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$49,800	57.24	$104,179	($9,525)	$7,654	86.0	246.0	0.49	0.49	($111)	($19,599)	($0.45)	86.00	450	1273/0309	SOUTH SIDE OF CITY
050-601-000-079-00	910 S BALL ST	03/30/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$42,100	35.08	$96,831	$29,937	$6,768	72.0	86.0	0.14	0.14	$416	$210,824	$4.84	72.00	450	1294/0575	SOUTH SIDE OF CITY
050-602-001-013-00	825 KENWOOD DR	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$29,100	41.57	$68,781	$7,423	$6,204	66.0	157.0	0.24	0.24	$112	$31,189	$0.72	66.00	450	1289/0733	SOUTH SIDE OF CITY
050-602-003-003-00	1405 W STEWART ST	07/15/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$42,100	38.27	$95,862	$20,012	$5,874	66.0	132.0	0.20	0.20	$303	$100,060	$2.30	66.00	450	1271/0029	SOUTH SIDE OF CITY
050-602-003-009-00	829 HAMMONT ST	08/10/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$31,800	42.40	$72,574	$8,300	$5,874	66.0	132.0	0.20	0.20	$126	$41,500	$0.95	66.00	450	1271/0918	SOUTH SIDE OF CITY
050-602-008-011-00	937 KENWOOD DR	09/10/20	$57,000	WD	03-ARM'S LENGTH	$57,000	$23,000	40.35	$56,601	$6,273	$5,874	66.0	83.0	0.13	0.13	$95	$49,786	$1.14	66.00	450	1278/0586	SOUTH SIDE OF CITY
050-602-010-011-00	930 GEORGE ST	08/09/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$48,500	42.17	$115,559	$5,645	$6,204	66.0	132.0	0.20	0.20	$86	$28,225	$0.65	66.00	450	1286/0294	SOUTH SIDE OF CITY
050-602-011-010-00	1518 FREDERICK ST	07/31/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$40,000	44.44	$87,073	$9,157	$6,230	70.0	132.0	0.21	0.21	$131	$43,193	$0.99	70.00	450	1271/0597	SOUTH SIDE OF CITY
050-602-012-011-00	1606 FREDERICK ST	01/22/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$46,900	42.64	$102,476	$19,272	$11,748	132.0	140.0	0.42	0.42	$146	$45,453	$1.04	132.00	450	1278/0577	SOUTH SIDE OF CITY
050-602-013-013-00	906 NAFUS ST	06/24/20	$72,400	LC	03-ARM'S LENGTH	$72,400	$32,900	45.44	$69,865	$8,409	$5,874	66.0	140.0	0.21	0.21	$127	$39,665	$0.91	66.00	450	1270/0234	SOUTH SIDE OF CITY
050-602-014-012-00	1020 TRACY ST	12/04/20	$83,000	WD	03-ARM'S LENGTH	$83,000	$32,100	38.67	$68,523	$20,351	$5,874	66.0	140.0	0.21	0.21	$308	$95,995	$2.20	66.00	450	1276/0033	SOUTH SIDE OF CITY
050-602-018-008-00	1602 FREEMAN ST	04/09/21	$69,000	WD	03-ARM'S LENGTH	$69,000	$26,400	38.26	$62,012	$16,294	$9,306	99.0	132.0	0.30	0.30	$165	$54,313	$1.25	99.00	450	1281/0325	SOUTH SIDE OF CITY
050-602-023-001-00	1301 FREEMAN ST	05/20/21	$89,000	WD	03-ARM'S LENGTH	$89,000	$34,100	38.31	$83,955	$14,351	$9,306	99.0	124.0	0.28	0.28	$145	$50,890	$1.17	99.00	450	1283/0001	SOUTH SIDE OF CITY
050-602-023-001-00	1301 FREEMAN ST	10/05/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$34,100	34.10	$83,955	$25,351	$9,306	99.0	124.0	0.28	0.28	$256	$89,897	$2.06	99.00	450	1288/0373	SOUTH SIDE OF CITY
050-602-029-002-00	1221 HERMAN ST	12/14/20	$70,000	PTA	33-TO BE DETERMINED	$70,000	$50,800	72.57	$103,132	($24,321)	$8,811	99.0	205.0	0.47	0.47	($246)	($52,191)	($1.20)	99.00	450	1277/0995	SOUTH SIDE OF CITY
050-602-029-004-00	1229 HERMAN ST	06/25/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$31,000	34.44	$76,202	$20,002	$6,204	66.0	205.0	0.31	0.31	$303	$64,315	$1.48	66.00	450	1285/0459	SOUTH SIDE OF CITY
050-622-001-005-00	813 W STEWART ST	01/20/21	$87,000	WD	03-ARM'S LENGTH	$87,000	$41,200	47.36	$91,283	$1,591	$5,874	66.0	132.0	0.20	0.20	$24	$7,955	$0.18	66.00	450	1277/0712	SOUTH SIDE OF CITY
050-622-001-013-00	826 AMENT ST	01/21/22	$145,000	WD	03-ARM'S LENGTH	$145,000	$51,500	35.52	$125,945	$25,259	$6,204	66.0	132.0	0.20	0.20	$383	$126,295	$2.90	66.00	450	1292/0110	SOUTH SIDE OF CITY
050-623-000-006-00	1214 MACK ST	07/30/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$44,500	38.70	$116,714	$2,986	$4,700	50.0	132.0	0.15	0.15	$60	$19,645	$0.45	50.00	450	1286/0348	SOUTH SIDE OF CITY
050-651-000-010-00	414 CASS ST	08/26/21	$126,900	WD	03-ARM'S LENGTH	$126,900	$48,900	38.53	$122,059	$11,045	$6,204	66.0	122.0	0.19	0.19	$167	$59,703	$1.37	66.00	450	1287/0107	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	$62,284	($19,182)	$3,102	33.0	132.0	0.10	0.10	($581)	($191,820)	($4.40)	33.00	450		SOUTH SIDE OF CITY
050-651-038-002-00	115 W STEWART ST	08/21/20	$65,000	WD	03-ARM'S LENGTH	$65,000	$36,900	56.77	$77,660	($6,786)	$5,874	66.0	122.0	0.19	0.19	($103)	($36,681)	($0.84)	66.00	450	1272/0222	SOUTH SIDE OF CITY
050-651-038-015-00	802 S WASHINGTON ST	09/21/20	$157,200	CD	03-ARM'S LENGTH	$157,200	$68,500	43.58	$150,626	$17,432	$10,858	122.0	132.0	0.37	0.37	$143	$47,114	$1.08	122.00	450	1273/0342	SOUTH SIDE OF CITY
050-651-039-002-00	904 S WASHINGTON ST	04/08/20	$103,500	WD	03-ARM'S LENGTH	$103,500	$43,400	41.93	$100,046	$8,972	$5,518	62.0	110.0	0.16	0.16	$145	$57,146	$1.31	62.00	450	1268/0560	SOUTH SIDE OF CITY
050-652-006-012-00	825 S WASHINGTON ST	01/07/21	$27,550	WD	03-ARM'S LENGTH	$27,550	$22,400	81.31	$49,617	($18,507)	$3,560	40.0	124.0	0.11	0.11	($463)	($162,342)	($3.73)	40.00	450	1277/0746	SOUTH SIDE OF CITY
050-652-007-004-00	824 S SAGINAW ST	05/28/20	$77,000	LC	03-ARM'S LENGTH	$77,000	$34,000	44.16	$75,097	$12,939	$11,036	124.0	132.0	0.38	0.38	$104	$34,412	$0.79	124.00	450	1269/0418	SOUTH SIDE OF CITY
050-652-011-003-00	920 S PARK ST	12/29/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$40,900	40.90	$89,008	$17,845	$6,853	77.0	132.0	0.23	0.23	$232	$76,588	$1.76	77.00	450	1277/0003	SOUTH SIDE OF CITY
050-660-023-027-00	218 S HOWELL ST	07/22/21	$72,000	WD	03-ARM'S LENGTH	$72,000	$25,100	34.86	$62,715	$15,677	$6,392	68.0	60.0	0.09	0.09	$231	$166,777	$3.83	68.00	450	1285/0537	SOUTH SIDE OF CITY
050-673-004-021-00	508 RYAN ST	04/29/20	$98,000	WD	03-ARM'S LENGTH	$98,000	$35,200	35.92	$86,210	$16,240	$4,450	50.0	120.0	0.14	0.14	$325	$117,681	$2.70	50.00	450	1268/0697	SOUTH SIDE OF CITY
050-673-005-001-00	601 FLETCHER ST	05/19/21	$63,000	WD	03-ARM'S LENGTH	$63,000	$27,300	43.33	$68,362	$842	$6,204	66.0	66.0	0.10	0.10	$13	$8,420	$0.19	66.00	450	1282/0999	SOUTH SIDE OF CITY
050-673-005-002-00	618 WALNUT ST	01/20/22	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,300	36.82	$74,310	$16,142	$5,452	58.0	66.0	0.09	0.09	$278	$183,432	$4.21	58.00	450	1292/0304	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	$97,215	($985)	$4,230	45.0	124.0	0.13	0.13	($22)	($7,695)	($0.18)	45.00	450	1289/0977	SOUTH SIDE OF CITY
050-710-002-004-00	709 CORUNNA AVE	02/14/22	$103,000	WD	03-ARM'S LENGTH	$103,000	$44,800	43.50	$105,958	$3,246	$6,204	66.0	132.0	0.20	0.20	$49	$16,230	$0.37	66.00	450	1292/0952	SOUTH SIDE OF CITY
		Totals:	$11,820,707			$11,820,707	$5,053,700		$11,759,039	$980,677	$919,009	10,022.8		31.54	31.54							
							Sale. Ratio =>	42.75			Average			Average			Average					
							Std. Dev. =>	17.82			per FF=>	$98		per Net Acre=>	31,095.09		per SqFt=>	$0.71				

Final Conclusion of Rate that will be used: $98 per front ft and $0.71 per sq ft
450 South Side of City

2023 Land Value Analysis
460 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	Liber/Page	Land Table
050-100-001-008-00	116 STATE ST	07/13/20	$83,000	WD	03-ARM'S LENGTH	$83,000	$29,000	34.94	$73,050	$14,578	$4,628	52.0	132.0	0.16	0.16	$280	$92,266	$2.12	52.00	460	1271/0381	CENTRAL CITY
050-100-001-008-00	116 STATE ST	04/01/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$36,500	36.50	$87,703	$17,185	$4,888	52.0	132.0	0.16	0.16	$330	$108,766	$2.50	52.00	460	1280/0415	CENTRAL CITY
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	$65,325	$14,717	$4,042	43.0	132.0	0.13	0.13	$342	$113,208	$2.60	43.00	460	1288/0892	CENTRAL CITY
050-111-006-005-00	403 GILBERT ST	07/31/20	$67,917	WD	03-ARM'S LENGTH	$67,917	$25,800	37.99	$62,817	$10,974	$5,874	66.0	132.0	0.20	0.20	$166	$54,870	$1.26	66.00	460	1271/0593	CENTRAL CITY
050-111-007-005-00	400 GILBERT ST	12/29/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$59,300	34.88	$142,072	$34,132	$6,204	66.0	132.0	0.20	0.20	$517	$170,660	$3.92	66.00	460	1291/0418	CENTRAL CITY
050-111-007-006-00	403 RANDOLPH ST	06/23/21	$106,000	WD	03-ARM'S LENGTH	$106,000	$37,000	34.91	$88,989	$23,215	$6,204	66.0	132.0	0.20	0.20	$352	$116,075	$2.66	66.00	460	1284/0721	CENTRAL CITY
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	$132,977	$14,227	$6,204	66.0	132.0	0.20	0.20	$216	$71,135	$1.63	66.00	460	1284/0615	CENTRAL CITY
050-112-000-020-00	705 E MAIN ST	11/12/20	$69,000	WD	03-ARM'S LENGTH	$69,000	$34,600	50.14	$75,189	($1,027)	$5,162	58.0	132.0	0.18	0.18	($18)	($5,835)	($0.13)	58.00	460	1275/0195	CENTRAL CITY
050-120-001-010-00	502 RIVER ST	09/10/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$30,700	40.93	$76,762	$1,810	$3,572	38.0	78.0	0.07	0.07	$48	$26,618	$0.61	38.00	460	1287/0529	CENTRAL CITY
050-120-002-005-00	408 CURWOOD CASTLE DR	08/05/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$42,200	40.19	$100,761	$10,113	$5,874	66.0	178.0	0.27	0.27	$153	$37,456	$0.86	66.00	460	1271/0669	CENTRAL CITY
050-120-002-005-00	408 CURWOOD CASTLE DR	07/28/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$50,800	33.87	$125,387	$30,817	$6,204	66.0	178.0	0.27	0.27	$467	$114,137	$2.62	66.00	460	1285/0711	CENTRAL CITY
050-120-003-002-00	613 RIVER ST	03/31/21	$112,000	WD	03-ARM'S LENGTH	$112,000	$42,500	37.95	$92,415	$25,904	$6,319	71.0	82.0	0.13	0.13	$365	$193,313	$4.44	71.00	460	1280/0428	CENTRAL CITY
050-120-003-005-00	616 BRADLEY ST	10/05/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$48,700	42.72	$108,813	$9,637	$4,450	50.0	66.0	0.08	0.08	$193	$126,803	$2.91	50.00	460	1274/0385	CENTRAL CITY
050-120-003-011-00	612 BRADLEY ST	12/07/20	$83,634	WD	03-ARM'S LENGTH	$83,634	$31,700	37.90	$71,407	$16,788	$4,561	51.3	66.0	0.08	0.08	$328	$215,231	$4.94	51.25	460	1276/0360	CENTRAL CITY
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	$140,049	($26,345)	$6,204	66.0	85.0	0.13	0.13	($399)	($204,225)	($4.69)	66.00	460	1287/0614	CENTRAL CITY
050-120-004-012-00	508 BRADLEY ST	07/01/20	$79,900	WD	03-ARM'S LENGTH	$79,900	$36,300	45.43	$78,944	$6,830	$5,874	66.0	132.0	0.20	0.20	$103	$34,150	$0.78	66.00	460	1270/0600	CENTRAL CITY
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	$134,669	$16,535	$6,204	66.0	132.0	0.20	0.20	$251	$82,675	$1.90	66.00	460	1286/0368	CENTRAL CITY
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	$106,137	($11,719)	$4,418	47.0	66.0	0.07	0.07	($249)	($165,056)	($3.79)	47.00	460	1285/0252	CENTRAL CITY
050-180-002-018-00	435 GROVER ST	08/31/20	$72,000	WD	03-ARM'S LENGTH	$72,000	$33,900	47.08	$72,042	$5,832	$5,874	66.0	132.0	0.20	0.20	$88	$29,160	$0.67	66.00	460	1272/0490	CENTRAL CITY
050-180-005-003-00	428 GROVER ST	10/08/20	$34,200	PTA	03-ARM'S LENGTH	$34,200	$25,600	74.85	$53,183	($13,109)	$5,874	66.0	157.0	0.24	0.24	($199)	($55,080)	($1.26)	66.00	460		CENTRAL CITY
050-260-000-024-00	414 E WILLIAMS ST	10/28/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$42,000	32.31	$110,041	$23,249	$3,290	35.0	99.0	0.08	0.08	$664	$290,613	$6.67	35.00	460	1289/0192	CENTRAL CITY
050-380-003-003-00	914 E MASON ST	07/24/20	$75,950	WD	03-ARM'S LENGTH	$75,950	$27,600	36.34	$61,314	$20,599	$5,963	67.0	132.0	0.20	0.20	$307	$101,473	$2.33	67.00	460	1271/0281	CENTRAL CITY
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	$122,792	$1,352	$7,144	76.0	101.0	0.18	0.18	$18	$7,682	$0.18	76.00	460	1281/0329	CENTRAL CITY
050-380-003-009-00	834 E MASON ST	11/25/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$40,300	38.38	$86,958	$23,916	$5,874	66.0	119.0	0.18	0.18	$362	$132,867	$3.05	66.00	460	1275/0755	CENTRAL CITY
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	$80,530	$24,070	$4,700	50.0	122.0	0.14	0.14	$481	$171,929	$3.95	50.00	460	1286/0928	CENTRAL CITY
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	$98,875	($32,671)	$6,204	66.0	132.0	0.20	0.20	($495)	($163,355)	($3.75)	66.00	460	1288/0704	CENTRAL CITY
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	$71,598	($33,710)	$4,888	52.0	132.0	0.16	0.16	($648)	($213,354)	($4.90)	52.00	460	1284/0610	CENTRAL CITY
050-410-003-010-00	319 GILBERT ST	12/17/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$44,600	37.48	$108,970	$16,234	$6,204	66.0	132.0	0.20	0.20	$246	$81,170	$1.86	66.00	460	1290/0999	CENTRAL CITY
050-410-003-014-00	332 N DEWEY ST	01/29/21	$47,865	WD	03-ARM'S LENGTH	$47,865	$41,700	87.12	$83,577	($29,838)	$5,874	66.0	132.0	0.20	0.20	($452)	($149,190)	($3.42)	66.00	460	1278/0044	CENTRAL CITY
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	$121,146	($16,546)	$4,700	50.0	122.0	0.14	0.14	($331)	($118,186)	($2.71)	50.00	460	1289/0982	CENTRAL CITY
050-470-018-005-00	216 N SAGINAW ST	01/19/21	$99,800	WD	03-ARM'S LENGTH	$99,800	$55,900	56.01	$121,454	($15,246)	$6,408	72.0	132.0	0.22	0.22	($212)	($69,936)	($1.61)	72.00	460	1277/0713	CENTRAL CITY
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	$87,110	($2,910)	$4,700	50.0	66.0	0.08	0.08	($58)	($38,289)	($0.88)	50.00	460		CENTRAL CITY
050-580-000-012-00	646 E MAIN ST	01/14/21	$68,950	WD	03-ARM'S LENGTH	$68,950	$30,300	43.94	$64,304	$8,562	$3,916	44.0	132.0	0.13	0.13	$195	$64,376	$1.48	44.00	460	1277/0508	CENTRAL CITY
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	$87,808	($28,643)	$4,136	44.0	132.0	0.13	0.13	($651)	($215,361)	($4.94)	44.00	460	1290/0747	CENTRAL CITY
050-580-000-042-00	212 OAKWOOD AVE	12/18/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$40,300	44.78	$86,124	$7,792	$3,916	44.0	132.0	0.13	0.13	$177	$58,586	$1.34	44.00	460	1276/0648	CENTRAL CITY
050-580-000-059-00	404 OAKWOOD AVE	05/28/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$40,000	42.11	$87,557	$15,275	$7,832	88.0	132.0	0.27	0.27	$174	$57,210	$1.31	88.00	460	1269/0432	CENTRAL CITY
050-580-000-066-00	816 E MAIN ST	01/28/21	$79,000	WD	03-ARM'S LENGTH	$79,000	$37,300	47.22	$79,561	$3,355	$3,916	44.0	132.0	0.13	0.13	$76	$25,226	$0.58	44.00	460	1277/0979	CENTRAL CITY
050-580-000-088-00	117 OAKWOOD AVE	10/29/20	$121,375	WD	03-ARM'S LENGTH	$121,375	$43,900	36.17	$103,529	$22,029	$4,183	47.0	132.0	0.14	0.14	$469	$155,134	$3.56	47.00	460	1275/0272	CENTRAL CITY
050-580-000-091-00	205 OAKWOOD AVE	07/16/20	$60,900	WD	03-ARM'S LENGTH	$60,900	$33,900	55.67	$74,531	($5,799)	$7,832	88.0	138.0	0.28	0.28	($66)	($20,785)	($0.48)	88.00	460	1270/0954	CENTRAL CITY
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	$97,776	($6,640)	$4,136	44.0	132.0	0.13	0.13	($151)	($49,925)	($1.15)	44.00	460	1288/0731	CENTRAL CITY
050-651-003-016-00	210 MICHIGAN AVE	08/06/20	$109,900	WD	03-ARM'S LENGTH	$109,900	$39,000	35.49	$99,121	$16,653	$5,874	66.0	122.0	0.19	0.19	$252	$90,016	$2.07	66.00	460	1271/0673	CENTRAL CITY
050-651-004-011-00	302 GENESEE ST	10/20/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$29,000	58.00	$59,706	$2,309	$12,015	135.0	132.0	0.41	0.41	$17	$5,645	$0.13	135.00	460	1274/0417	CENTRAL CITY
050-660-006-002-00	706 RIVER ST	03/21/22	$72,500	WD	03-ARM'S LENGTH	$72,500	$26,500	36.55	$66,675	$11,089	$5,264	56.0	71.5	0.09	0.09	$198	$120,533	$2.77	56.00	460	1294/0596	CENTRAL CITY
050-660-007-005-00	906 BEEHLER ST	12/28/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$49,700	43.60	$105,633	$15,309	$6,942	78.0	245.0	0.44	0.44	$196	$34,872	$0.80	78.00	460	1277/0059	CENTRAL CITY
050-660-007-007-00	920 BEEHLER ST	04/29/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$45,300	50.33	$98,004	($2,130)	$5,874	66.0	217.0	0.33	0.33	($32)	($6,474)	($0.15)	66.00	460	1269/0041	CENTRAL CITY
050-660-010-005-00	806 RIVER ST	07/22/20	$104,900	WD	03-ARM'S LENGTH	$104,900	$40,400	38.51	$97,233	$13,541	$5,874	66.0	66.0	0.10	0.10	$205	$135,410	$3.11	66.00	460	1272/0058	CENTRAL CITY
050-660-010-005-00	806 RIVER ST	07/30/20	$118,000	LC	03-ARM'S LENGTH	$118,000	$40,400	34.24	$97,233	$26,641	$5,874	66.0	66.0	0.10	0.10	$404	$266,410	$6.12	66.00	460		CENTRAL CITY
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	$78,960	($6,756)	$6,204	66.0	132.0	0.20	0.20	($102)	($33,780)	($0.78)	66.00	460	1285/0837	CENTRAL CITY
050-660-011-011-00	216 N LANSING ST	12/09/20	$88,900	WD	03-ARM'S LENGTH	$88,900	$29,800	33.52	$74,300	$20,474	$5,874	66.0	99.0	0.15	0.15	$310	$136,493	$3.13	66.00	460	1276/0364	CENTRAL CITY
050-660-019-004-00	620 CLINTON ST	03/04/22	$35,000	WD	03-ARM'S LENGTH	$35,000	$25,000	71.43	$61,047	($23,227)	$2,820	30.0	88.0	0.06	0.06	($774)	($380,770)	($8.74)	30.00	460	1294/0030	CENTRAL CITY
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	$87,047	($1,843)	$6,204	66.0	132.0	0.20	0.20	($28)	($9,215)	($0.21)	66.00	460		CENTRAL CITY
050-666-000-030-00	511 E EXCHANGE ST	12/04/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$34,600	34.60	$75,118	$28,353	$3,471	39.0	150.0	0.13	0.13	$727	$211,590	$4.86	39.00	460	1275/0942	CENTRAL CITY
050-668-000-017-00	530 E WILLIAMS ST	05/10/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$39,500	29.26	$112,314	$26,822	$4,136	44.0	99.0	0.10	0.10	$610	$268,220	$6.16	44.00	460	1282/0524	CENTRAL CITY
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	$105,114	($4,910)	$6,204	66.0	132.0	0.20	0.20	($74)	($24,550)	($0.56)	66.00	460	1288/0722	CENTRAL CITY
		Totals:	$4,962,520			$4,962,520	$2,111,700		$4,941,751	$317,849	$297,080	3,257.3		9.38	9.38							
							Sale. Ratio =>	42.55			Average			Average			Average					
							Std. Dev. =>	13.11			per FF=>	$98		per Net Acre=>	33,889.43		per SqFt=>	$0.78				

Final Conclusion of Rate that will be used: $98 per front ft and $0.78 per sq ft
460 Central City

2023 Land Value Analysis

2CHIP,2CORA,2DOWN,2M12,2MRES,2SHIA,2WEST

4-1-2020 thru 3-31-2022

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	Liber/Page	Land Table
050-011-019-004-00	518 GLENWOOD AVE	03/29/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$62,200	37.70	$120,028	$91,622	$46,650	150.0	130.0	0.45	0.45	$611	$204,513	$4.69	150.00	2MR12	1280/0360	MULT RES - UNDER 12 UNITS
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	$87,228	$52,060	$24,288	66.0	132.0	0.20	0.20	$789	$260,300	$5.98	66.00	2DOWN	1288/0909	DOWNTOWN
050-300-000-020-00	132 E COMSTOCK ST	07/22/21	$310,000	MLC	03-ARM'S LENGTH	$310,000	$158,900	51.26	$334,701	$14,097	$38,798	124.8	210.0	0.30	0.09	$113	$46,834	$1.08	124.75	2DOWN	1285/0676	DOWNTOWN
050-470-000-008-00	206 S WATER ST	11/19/20	$349,000	LC	03-ARM'S LENGTH	$349,000	$193,600	55.47	$360,334	$25,986	$37,320	120.0	250.0	0.69	0.69	$217	$37,716	$0.87	120.00	2DOWN	1275/0660	DOWNTOWN
050-470-013-012-00	315 N BALL ST	09/10/20	$125,000	MLC	03-ARM'S LENGTH	$125,000	$68,500	54.80	$132,398	$6,286	$13,684	44.0	122.0	0.12	0.12	$143	$51,106	$1.17	44.00	2DOWN	1272/0997	DOWNTOWN
050-470-014-009-00	202 W EXCHANGE ST	08/19/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$48,400	48.40	$97,653	$9,189	$6,842	22.0	68.0	0.03	0.03	$418	$270,265	$6.20	22.00	2DOWN	1272/0117	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	$164,106	$14,941	$9,200	25.0	127.0	0.07	0.07	$598	$204,671	$4.70	25.00	2DOWN	1283/0510	DOWNTOWN
050-470-015-014-00	116 W EXCHANGE ST	11/30/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$46,800	39.00	$118,623	$9,473	$8,096	22.0	120.0	0.06	0.06	$431	$155,295	$3.57	22.00	2DOWN	1290/0414	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	$118,623	$9,758	$8,096	22.0	120.0	0.06	0.06	$444	$159,967	$3.67	22.00	2DOWN	1290/0415	DOWNTOWN
050-470-016-005-00	210 N WASHINGTON ST	09/09/20	$210,000	WD	03-ARM'S LENGTH	$210,000	$162,500	77.38	$213,897	$44,308	$48,205	155.0	136.0	0.48	0.48	$286	$91,545	$2.10	155.00	2DOWN	1273/0323	DOWNTOWN
050-470-021-004-00	108 E EXCHANGE ST	08/10/20	$72,500	WD	03-ARM'S LENGTH	$72,500	$33,750	46.55	$65,851	$17,223	$10,574	34.0	46.0	0.04	0.04	$507	$478,417	$10.98	34.00	2DOWN	1271/0823	DOWNTOWN
050-470-022-016-00	108 W MAIN ST	06/24/20	$50,000	MLC	03-ARM'S LENGTH	$50,000	$17,400	34.80	$40,818	$13,847	$4,665	15.0	44.0	0.02	0.02	$923	$923,133	$21.19	15.00	2DOWN	1271/0069	DOWNTOWN
050-537-000-042-00	1302 W MAIN ST	10/29/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$44,900	32.07	$122,968	$69,902	$52,870	170.0	141.0	0.55	0.55	$411	$127,095	$2.92	170.00	2WEST	1274/0616	WESTOWN
050-602-001-016-00	1225 W STEWART ST	07/23/21	$169,000	WD	03-ARM'S LENGTH	$169,000	$65,300	38.64	$135,892	$73,868	$40,760	131.1	279.0	0.41	0.27	$564	$179,291	$4.12	131.06	2CHIP	1285/0507	CHIPMAN & STEWART
050-602-002-002-00	1225 W STEWART ST	07/23/21	$169,000	WD	03-ARM'S LENGTH	$169,000	$65,300	38.64	$135,892	$73,868	$40,760	131.1	279.0	0.41	0.15	$564	$179,291	$4.12	131.06	2CHIP	1285/0507	CHIPMAN & STEWART
050-651-000-022-00	501 S SHIAWASSEE ST	06/03/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$34,500	46.00	$84,666	$21,614	$31,280	85.0	265.0	0.81	0.81	$254	$26,618	$0.61	85.00	2SHIA	1283/0977	SHIAWASSEE ST
050-660-015-002-00	N LANSING ST	03/15/22	$104,900	WD	03-ARM'S LENGTH	$104,900	$56,200	53.57	$125,637	$11,647	$32,384	88.0	252.0	0.26	0.20	$132	$44,625	$1.02	88.00	2WEST	1293/0995	WESTOWN
050-660-015-004-00	902 W MAIN ST	03/15/22	$104,900	WD	03-ARM'S LENGTH	$104,900	$56,200	53.57	$125,637	$11,647	$32,384	88.0	252.0	0.26	0.06	$132	$44,625	$1.02	88.00	2WEST	1293/0995	WESTOWN
		Totals:	$2,669,432			$2,669,432	$1,249,850		$2,584,952	$571,336	$486,856	1,492.9		5.23	4.34							
							Sale. Ratio =>	46.82			Average			Average			Average					
							Std. Dev. =>	11.70			per FF=>	$383		per Net Acre=>	109,179.44		per SqFt=>	$2.51				

Final Conclusion of Rate that will be used: $383 per Front Foot and $2.51 per Sq Foot

2CHIP,2CORA,2DOWN,2M12,2MRES,2SHIA,2WEST

2023 Land Value Analysis

300 Ind

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
050-011-021-005-00	520 S GOULD ST	05/06/22	$996,000	WD	03-ARM'S LENGTH	$996,000	$323,200	$764,732	$65,248	$54,870	311.5	295.8	1.77	1.77	$209	$36,863	$0.85	311.49	300	1297/0880	INDUSTRIAL	301
050-420-001-001-00	500 SMITH ST	04/27/22	$80,000	WD	03-ARM'S LENGTH	$80,000	$36,400	$72,889	$17,457	$16,182	0.0	0.0	0.52	0.52	#DIV/0!	$33,443	$0.77	0.00	300	1296/0054	INDUSTRIAL	301
050-553-000-003-00	1470 MCMILLAN AVE	08/09/22	$1,250,000	WD	03-ARM'S LENGTH	$1,250,000	$441,600	$1,025,624	$162,589	$155,000	325.0	670.1	5.00	5.00	$500	$32,518	$0.75	325.02	300	1300/0076	INDUSTRIAL	301
050-710-001-013-00	599 OAKWOOD AVE	03/08/21	$199,100	WD	03-ARM'S LENGTH	$199,100	$58,200	$129,423	$70,256	$61,275	448.0	320.0	2.62	1.40	$157	$26,815	$0.62	448.00	300	1279/0524	INDUSTRIAL	301
		Totals:	**$2,525,100**			**$2,525,100**	**$859,400**	**$1,992,668**	**$315,550**	**$287,327**	**1,084.5**		**9.91**	**8.69**								
										Average per FF=>		**$291**	**Average per Net Acre=>**	**31,835.15**		**Average per SqFt=>**	**$0.73**					

Final Conclusion of Rate that will be used: $ 31,000 per acre

300 Ind

2023 ECF Analysis
402 NW Corner of City

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table
050-030-000-002-00	1225 MARION ST	05/15/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$61,000	45.19	$136,596	$9,490	$125,510	$138,914	0.904	1,760	$71.31	402	90.3511	TRI-LEVEL	$9,490	No	NORTHWEST CORNER OF CITY
050-030-000-004-00	1193 MARION ST	09/21/20	$129,000	WD	03-ARM'S LENGTH	$129,000	$60,500	46.90	$130,722	$9,490	$119,510	$132,494	0.902	1,456	$82.08	402	90.2003	RANCH	$9,490	No	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	$171,539	$17,104	$168,396	$168,413	1.000	1,592	$105.78	402	99.9897	TWO-STORY	$14,280	No	NORTHWEST CORNER OF CITY
050-030-000-011-00	1151 HANOVER ST	01/25/22	$136,000	WD	03-ARM'S LENGTH	$136,000	$70,700	51.99	$165,901	$9,520	$126,480	$170,535	0.742	1,288	$98.20	402	74.1664	RANCH	$9,520	No	NORTHWEST CORNER OF CITY
050-230-000-025-00	1228 WILLOW ST	12/10/20	$106,000	WD	03-ARM'S LENGTH	$106,000	$40,000	37.74	$92,427	$10,010	$95,990	$90,073	1.066	962	$99.78	402	106.5688	RANCH	$10,010	No	NORTHWEST CORNER OF CITY
050-290-000-012-00	1517 ALTURAS DR	11/04/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$55,100	38.00	$122,084	$14,820	$130,180	$117,228	1.110	1,482	$87.84	402	111.0482	RANCH	$14,820	No	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	$223,446	$12,740	$212,260	$229,778	0.924	1,827	$116.18	402	92.3763	RANCH	$12,740	No	NORTHWEST CORNER OF CITY
050-425-000-001-00	900 CENTER ST	01/27/21	$139,200	WD	03-ARM'S LENGTH	$139,200	$55,500	39.87	$121,623	$11,934	$127,266	$119,879	1.062	1,170	$108.77	402	106.1623	RANCH	$11,934	No	NORTHWEST CORNER OF CITY
050-450-000-005-00	1220 CENTER ST	07/09/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$54,000	40.00	$126,268	$11,683	$123,317	$125,230	0.985	1,468	$84.00	402	98.4728	RANCH	$10,660	No	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	$139,636	$9,268	$109,732	$142,168	0.772	1,204	$91.14	402	77.1848	BUNGALOW	$9,268	No	NORTHWEST CORNER OF CITY
050-450-000-026-00	1025 CENTER ST	08/07/20	$190,900	WD	03-ARM'S LENGTH	$190,900	$78,800	41.28	$179,746	$17,160	$173,740	$177,690	0.978	1,408	$123.39	402	97.7772	RANCH	$17,160	No	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	$209,846	$29,823	$160,177	$196,317	0.816	1,830	$87.53	402	81.5909	TWO-STORY	$18,480	No	NORTHWEST CORNER OF CITY
050-450-000-060-00	720 CENTER ST	06/19/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$69,800	42.30	$172,608	$14,636	$150,364	$172,647	0.871	1,184	$127.00	402	87.0933	RANCH	$13,000	No	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	$177,626	$11,704	$198,296	$180,940	1.096	1,470	$134.90	402	109.5921	RANCH	$9,800	No	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	$160,839	$23,791	$171,209	$149,453	1.146	1,776	$96.40	402	114.5574	TWO-STORY	$23,100	No	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	$147,001	$11,480	$139,520	$147,787	0.944	1,358	$102.74	402	#REF!	RANCH	$11,480	No	NORTHWEST CORNER OF CITY
050-560-000-021-00	1019 MEADOW DR	11/10/20	$150,919	WD	03-ARM'S LENGTH	$150,919	$60,600	40.15	$135,025	$13,000	$137,919	$133,361	1.034	1,527	$90.32	402	103.4181	TRI-LEVEL	$13,000	No	NORTHWEST CORNER OF CITY
050-560-000-022-00	1015 MEADOW DR	04/13/20	$158,900	WD	03-ARM'S LENGTH	$158,900	$69,200	43.55	$151,303	$12,350	$146,550	$151,861	0.965	1,512	$96.92	402	96.5026	TWO-STORY	$12,350	No	NORTHWEST CORNER OF CITY
050-560-000-024-00	1005 MEADOW DR	05/18/20	$136,000	WD	03-ARM'S LENGTH	$136,000	$65,000	47.79	$140,783	$11,700	$124,300	$141,074	0.881	1,900	$65.42	402	88.1096	RANCH	$11,700	No	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	$163,721	$13,532	$168,968	$163,783	1.032	1,232	$137.15	402	103.1658	RANCH	$11,900	No	NORTHWEST CORNER OF CITY
050-560-000-057-00	1112 MEADOW DR	09/18/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$79,000	42.70	$175,736	$13,390	$171,610	$177,427	0.967	2,032	$84.45	402	96.7213	TWO-STORY	$13,390	No	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	$142,859	$19,180	$140,820	$134,874	1.044	1,232	$114.30	402	104.4089	RANCH	$19,180	No	NORTHWEST CORNER OF CITY
050-590-000-010-00	1208 HARDING AVE	04/10/20	$146,100	WD	03-ARM'S LENGTH	$146,100	$61,800	42.30	$139,624	$13,650	$132,450	$137,677	0.962	1,496	$88.54	402	#REF!	RANCH	$13,650	No	NORTHWEST CORNER OF CITY
050-603-001-003-00	1307 STINSON ST	05/01/20	$115,000	WD	03-ARM'S LENGTH	$115,000	$48,100	41.83	$111,071	$8,580	$106,420	$112,012	0.950	1,516	$70.20	402	95.0077	TWO-STORY	$8,580	No	NORTHWEST CORNER OF CITY
050-603-002-008-00	STINSON ST	03/18/22	$106,500	CD	03-ARM'S LENGTH	$106,500	$61,100	57.37	$131,795	$17,780	$88,720	$124,335	0.714	1,236	$71.78	402	71.3557		$17,780	No	NORTHWEST CORNER OF CITY
050-603-002-009-00	1427 STINSON ST	03/18/22	$106,500	CD	03-ARM'S LENGTH	$106,500	$57,200	53.71	$131,795	$17,780	$88,720	$124,335	0.714	1,236	$71.78	402	71.3557	TWO-STORY	$17,780	No	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	$153,942	$12,264	$132,636	$154,502	0.858	1,498	$88.54	402	#REF!	TWO-STORY	$9,240	No	NORTHWEST CORNER OF CITY
050-603-002-015-00	W KING ST	12/15/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$48,000	48.05	$107,155	$34,320	$65,580	$79,601	0.824	1,226	$53.49	402	82.3858		$34,320	No	NORTHWEST CORNER OF CITY
050-603-002-016-00	1410 W KING ST	12/15/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$48,000	48.05	$107,155	$34,320	$65,580	$79,601	0.824	1,226	$53.49	402	82.3858	TWO-STORY	$34,320	No	NORTHWEST CORNER OF CITY
050-603-002-017-00	WARD ST	12/15/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$48,000	48.05	$107,155	$34,320	$65,580	$79,601	0.824	1,226	$53.49	402	82.3858		$34,320	No	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	$99,346	$9,240	$90,760	$98,262	0.924	840	$108.05	402	92.3656	BUNGALOW	$9,240	No	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	$97,334	$17,080	$90,920	$87,518	1.039	1,014	$89.66	402	103.8872	RANCH	$17,080	No	NORTHWEST CORNER OF CITY
		Totals:	$4,656,619			$4,656,619	$1,984,200		$4,573,707		$4,149,480	$4,439,368			$92.33		0.1249				
							Sale. Ratio =>	42.61				E.C.F. =>	0.935		Std. Deviation=>	0.11583403					
							Std. Dev. =>	5.43				Ave. E.C.F. =>	0.933		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Final Conclusion of Rate that will be used: 0.933
402 NW Corner of City

2023 ECF Analysis
410 North Central

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
050-060-001-001-00	512 JENNETT ST	05/10/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$49,400	54.89	$113,951	$9,641	$80,359	$115,900	0.693	1,332	$60.33	410	21.6088	TWO-STORY	$9,641	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	$119,792	$11,653	$113,347	$120,154	0.943	1,064	$106.53	410	3.3909	RANCH	$9,042	NORTH CENTRAL
050-060-003-001-00	900 ADAMS ST	10/19/20	$128,500	WD	03-ARM'S LENGTH	$128,500	$51,600	40.16	$111,379	$8,580	$119,920	$114,221	1.050	1,270	$94.43	410	14.0458	TWO-STORY	$8,580	NORTH CENTRAL
050-060-004-003-00	908 N WATER ST	01/19/21	$132,000	WD	03-ARM'S LENGTH	$132,000	$61,300	46.44	$128,867	$25,938	$106,062	$114,366	0.927	1,144	$92.71	410	1.7959	TWO-STORY	$8,580	NORTH CENTRAL
050-060-005-003-00	812 N SHIAWASSEE ST	03/11/21	$54,900	WD	03-ARM'S LENGTH	$54,900	$27,400	49.91	$64,888	$5,720	$49,180	$65,742	0.748	1,032	$47.66	410	16.1362	TWO-STORY	$5,720	NORTH CENTRAL
050-060-006-001-00	820 PINE ST	12/04/20	$124,900	WD	03-ARM'S LENGTH	$124,900	$50,900	40.75	$117,974	$8,580	$116,320	$121,549	0.957	1,456	$79.89	410	4.7546	TWO-STORY	$8,580	NORTH CENTRAL
050-060-008-001-00	822 N WATER ST	12/10/21	$42,000	WD	03-ARM'S LENGTH	$42,000	$24,000	57.14	$57,503	$9,042	$32,958	$53,846	0.612	910	$36.22	410	29.7351	BUNGALOW	$9,042	NORTH CENTRAL
050-060-008-005-00	819 N BALL ST	02/05/21	$124,500	WD	03-ARM'S LENGTH	$124,500	$51,800	41.61	$110,205	$5,720	$118,780	$116,094	1.023	1,386	$85.70	410	11.3697	TWO-STORY	$5,720	NORTH CENTRAL
050-060-008-010-00	801 N BALL ST	12/04/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$62,700	44.79	$133,370	$5,720	$134,280	$141,833	0.947	1,569	$85.58	410	3.7310	TWO-STORY	$5,720	NORTH CENTRAL
050-060-009-006-00	717 PINE ST	12/01/20	$129,900	WD	03-ARM'S LENGTH	$129,900	$56,500	43.49	$122,479	$8,580	$121,320	$126,554	0.959	1,820	$66.66	410	4.9204	TWO-STORY	$8,580	NORTH CENTRAL
050-060-010-004-00	408 W KING ST	05/14/21	$210,000	WD	03-ARM'S LENGTH	$210,000	$92,900	44.24	$235,100	$24,387	$185,613	$234,126	0.793	4,329	$42.88	410	11.6643	TWO-STORY	$20,276	NORTH CENTRAL
050-060-012-005-00	206 W KING ST	12/22/20	$69,000	WD	03-ARM'S LENGTH	$69,000	$36,100	52.32	$75,950	$8,580	$60,420	$74,856	0.807	794	$76.10	410	10.2281	BUNGALOW	$8,580	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	$120,917	$9,042	$110,958	$124,306	0.893	1,628	$68.16	410	1.6812	TWO-STORY	$9,042	NORTH CENTRAL
050-240-001-012-00	614 N HICKORY ST	07/27/21	$79,900	MLC	03-ARM'S LENGTH	$79,900	$52,000	65.08	$122,769	$10,412	$69,488	$124,841	0.557	1,964	$35.38	410	35.2824	TWO-STORY	$10,412	NORTH CENTRAL
050-250-000-027-00	617 PINE ST	12/10/21	$185,000	WD	03-ARM'S LENGTH	$185,000	$69,000	37.30	$160,888	$13,015	$171,985	$164,303	1.047	1,942	$88.56	410	13.7318	TWO-STORY	$13,015	NORTH CENTRAL
050-250-000-053-00	403 W KING ST	01/19/21	$132,000	WD	03-ARM'S LENGTH	$132,000	$52,200	39.55	$113,496	$12,870	$119,130	$111,807	1.065	1,474	$80.82	410	15.6065	TWO-STORY	$12,870	NORTH CENTRAL
050-250-000-061-00	605 ADAMS ST	09/10/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$64,300	38.97	$159,065	$10,419	$154,581	$165,162	0.936	1,980	$78.07	410	2.6499	TWO-STORY	$9,042	NORTH CENTRAL
050-250-035-005-00	628 ADAMS ST	03/03/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$48,500	37.31	$102,542	$6,500	$123,500	$106,713	1.157	1,484	$83.22	410	24.7871	TWO-STORY	$6,500	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	$71,092	$7,294	$77,706	$70,887	1.096	982	$79.13	410	18.6765	TWO-STORY	$5,480	NORTH CENTRAL
050-320-000-008-00	1309 N WASHINGTON ST	06/26/20	$172,500	WD	03-ARM'S LENGTH	$172,500	$88,900	51.54	$181,614	$10,790	$161,710	$189,804	0.852	2,566	$63.02	410	5.7453	TWO-STORY	$10,790	NORTH CENTRAL
050-320-000-027-00	1106 N BALL ST	08/21/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$50,900	42.42	$113,584	$10,138	$109,862	$114,940	0.956	1,220	$90.05	410	4.6385	RANCH	$8,580	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	$168,791	$25,906	$159,094	$158,761	1.002	2,050	$77.61	410	9.2662	TWO-STORY	$19,043	NORTH CENTRAL
050-320-000-047-00	118 JENNETT ST	07/20/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$41,900	38.09	$93,295	$5,720	$104,280	$97,306	1.072	1,144	$91.15	410	16.2240	TWO-STORY	$5,720	NORTH CENTRAL
050-320-000-055-00	115 E KING ST	11/10/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$60,200	41.52	$135,800	$8,580	$136,420	$141,356	0.965	1,678	$81.30	410	5.5649	TWO-STORY	$8,580	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	$153,326	$9,042	$175,958	$160,316	1.098	2,087	$84.31	410	18.8138	TWO-STORY	$9,042	NORTH CENTRAL
050-320-000-067-00	949 N PARK ST	04/01/20	$88,000	WD	03-ARM'S LENGTH	$88,000	$39,900	45.34	$88,376	$8,580	$79,420	$88,662	0.896	768	$103.41	410	1.3676	BUNGALOW	$8,580	NORTH CENTRAL
050-320-000-067-00	949 N PARK ST	02/23/22	$124,000	WD	03-ARM'S LENGTH	$124,000	$44,200	35.65	$102,984	$9,042	$114,958	$104,380	1.101	768	$149.68	410	19.1906	BUNGALOW	$9,042	NORTH CENTRAL
050-320-000-076-00	945 N SAGINAW ST	03/26/21	$159,900	PTA	03-ARM'S LENGTH	$159,900	$76,400	47.78	$170,281	$17,160	$142,740	$170,134	0.839	1,744	$81.85	410	7.0452	RANCH	$17,160	NORTH CENTRAL
050-320-000-077-00	927 N HICKORY ST	06/21/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$55,200	55.20	$127,772	$24,678	$75,322	$114,549	0.658	1,705	$44.18	410	25.1882	TWO-STORY	$18,084	NORTH CENTRAL
050-320-000-082-00	1105 N HICKORY ST	09/01/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$52,400	41.92	$122,383	$9,042	$115,958	$125,934	0.921	1,144	$101.36	410	1.1345	TWO-STORY	$9,042	NORTH CENTRAL
050-320-000-086-00	960 N PARK ST	09/22/20	$159,900	WD	03-ARM'S LENGTH	$159,900	$58,400	36.52	$132,926	$8,580	$151,320	$138,162	1.095	1,435	$105.45	410	18.5799	RANCH	$8,580	NORTH CENTRAL
050-320-000-091-00	112 STRATFORD DR	09/10/21	$124,000	WD	03-ARM'S LENGTH	$124,000	$46,800	37.74	$109,684	$9,590	$114,410	$111,216	1.029	1,188	$96.30	410	11.9288	TWO-STORY	$9,590	NORTH CENTRAL
050-320-000-093-00	1112 N WASHINGTON ST	01/08/21	$92,000	WD	03-ARM'S LENGTH	$92,000	$42,900	46.63	$90,511	$8,128	$83,872	$91,537	0.916	1,260	$66.57	410	0.6832	TWO-STORY	$7,020	NORTH CENTRAL
050-320-000-102-00	119 STRATFORD DR	10/30/20	$112,000	WD	03-ARM'S LENGTH	$112,000	$46,500	41.52	$100,273	$8,580	$103,420	$101,881	1.015	1,251	$82.67	410	10.5670	RANCH	$8,580	NORTH CENTRAL
050-320-000-115-00	1300 N WASHINGTON ST	04/21/21	$177,000	WD	03-ARM'S LENGTH	$177,000	$65,600	37.06	$155,122	$9,542	$167,458	$161,756	1.035	1,341	$124.88	410	12.5818	RANCH	$9,042	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	$150,434	$13,700	$141,300	$151,927	0.930	1,403	$100.71	410	2.0619	TWO-STORY	$13,700	NORTH CENTRAL
050-320-010-001-00	823 N WASHINGTON ST	11/03/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$49,100	35.07	$105,159	$8,580	$131,420	$107,310	1.225	1,398	$94.01	410	31.5241	TWO-STORY	$8,580	NORTH CENTRAL
050-320-011-004-00	714 N BALL ST	05/18/20	$106,000	WD	03-ARM'S LENGTH	$106,000	$44,800	42.26	$96,717	$8,580	$97,420	$97,930	0.995	1,344	$72.49	410	8.5357	TWO-STORY	$8,580	NORTH CENTRAL
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	$107,325	$9,042	$108,458	$109,203	0.993	958	$113.21	410	8.3740	TWO-STORY	$9,042	NORTH CENTRAL
050-390-001-004-00	1012 N WATER ST	11/08/21	$85,500	WD	03-ARM'S LENGTH	$85,500	$40,300	47.13	$100,769	$6,028	$79,472	$105,268	0.755	1,020	$77.91	410	15.4484	BUNGALOW	$6,028	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	$163,209	$12,593	$149,907	$167,351	0.896	1,960	$76.48	410	1.3672	TWO-STORY	$9,042	NORTH CENTRAL
050-390-002-018-00	917 N WATER ST	06/16/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$43,600	41.52	$100,376	$10,966	$94,034	$99,344	0.947	1,134	$82.92	410	3.7110	TWO-STORY	$9,620	NORTH CENTRAL
050-390-003-005-00	1021 ADAMS ST	08/10/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$43,300	36.08	$100,842	$9,042	$110,958	$102,000	1.088	1,044	$106.28	410	17.8388	TWO-STORY	$9,042	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	$143,442	$9,042	$140,458	$149,333	0.941	1,379	$101.85	410	3.1132	TWO-STORY	$9,042	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	$165,289	$11,630	$163,870	$170,732	0.960	1,792	$91.45	410	5.0372	TWO-STORY	$9,590	NORTH CENTRAL
050-390-004-017-00	305 W NORTH ST	09/29/20	$93,000	WD	03-ARM'S LENGTH	$93,000	$41,100	44.19	$88,720	$7,670	$85,330	$90,056	0.948	768	$111.11	410	3.8091	BUNGALOW	$7,670	NORTH CENTRAL
050-390-004-029-00	1213 N WATER ST	05/24/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$65,400	48.44	$136,879	$9,453	$125,547	$141,584	0.887	1,348	$93.14	410	2.2706	TWO-STORY	$9,453	NORTH CENTRAL
050-390-005-018-00	1325 N BALL ST	12/15/21	$58,000	WD	03-ARM'S LENGTH	$58,000	$43,500	75.00	$107,608	$11,023	$46,977	$107,317	0.438	1,306	$35.97	410	47.1693	TWO-STORY	$9,864	NORTH CENTRAL
050-390-005-020-00	1231 N BALL ST	12/15/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$53,000	48.18	$123,635	$11,833	$98,167	$124,224	0.790	1,084	$90.56	410	11.9196	BUNGALOW	$9,042	NORTH CENTRAL
050-390-005-029-00	1117 N BALL ST	12/01/20	$142,000	WD	03-ARM'S LENGTH	$142,000	$64,200	45.21	$137,059	$6,500	$135,500	$145,066	0.934	1,744	$77.69	410	2.4625	TWO-STORY	$6,500	NORTH CENTRAL
050-460-003-007-00	906 N SAGINAW ST	04/14/20	$80,000	WD	03-ARM'S LENGTH	$80,000	$40,000	50.00	$86,241	$6,500	$73,500	$88,601	0.830	1,064	$69.08	410	7.9875	BUNGALOW	$6,500	NORTH CENTRAL
050-470-002-005-00	417 ADAMS ST	06/23/20	$96,000	WD	03-ARM'S LENGTH	$96,000	$39,100	40.73	$87,908	$4,420	$91,580	$92,764	0.987	1,396	$65.60	410	7.7796	TWO-STORY	$4,420	NORTH CENTRAL
050-470-002-008-00	408 W WILLIAMS ST	03/26/21	$115,000	PTA	10-FORECLOSURE	$115,000	$45,700	39.74	$96,482	$7,410	$107,590	$98,969	1.087	1,275	$84.38	410	17.7674	TWO-STORY	$7,410	NORTH CENTRAL
050-470-002-008-00	408 W WILLIAMS ST	05/21/21	$91,500	CD	03-ARM'S LENGTH	$91,500	$48,200	52.68	$114,054	$7,809	$83,691	$118,050	0.709	1,275	$65.64	410	20.0490	TWO-STORY	$7,809	NORTH CENTRAL
050-470-007-011-00	407 N SAGINAW ST	06/06/20	$25,000	PTA	03-ARM'S LENGTH	$25,000	$23,600	94.40	$51,360	$3,900	$21,100	$52,733	0.400	1,176	$17.94	410	50.9309	TWO-STORY	$3,900	NORTH CENTRAL
050-470-032-015-00	639 N PARK ST	07/30/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$48,500	44.09	$112,685	$10,866	$99,134	$113,132	0.876	1,476	$67.16	410	3.3168	TWO-STORY	$9,042	NORTH CENTRAL
050-470-032-019-00	124 E KING ST	05/01/20	$81,500	WD	03-ARM'S LENGTH	$81,500	$41,100	50.43	$90,017	$11,865	$69,635	$86,836	0.802	1,493	$46.64	410	10.7517	1.75 STORY	$9,620	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	$108,804	$9,042	$98,958	$110,847	0.893	1,176	$84.15	410	1.6688	TWO-STORY	$9,042	NORTH CENTRAL
050-470-033-010-00	647 N WASHINGTON ST	09/30/21	$127,500	WD	03-ARM'S LENGTH	$127,500	$55,700	43.69	$130,560	$4,795	$122,705	$139,739	0.878	1,857	$66.08	410	3.1333	TWO-STORY	$4,795	NORTH CENTRAL
050-470-034-012-00	656 N WATER ST	07/10/20	$128,900	WD	03-ARM'S LENGTH	$128,900	$49,400	38.32	$118,379	$7,800	$121,100	$122,866	0.986	1,680	$72.08	410	7.6195	TWO-STORY	$7,800	NORTH CENTRAL
050-470-035-009-00	617 N WATER ST	01/21/21	$132,000	WD	03-ARM'S LENGTH	$132,000	$63,400	48.03	$138,468	$8,580	$123,420	$144,320	0.855	2,145	$57.54	410	5.4252	TWO-STORY	$8,580	NORTH CENTRAL
050-510-000-013-00	702 CAMPBELL DR	04/01/20	$140,000	WD	03-ARM'S LENGTH	$140,000	$65,700	46.93	$139,692	$9,880	$130,120	$144,236	0.902	1,267	$102.70	410	0.7300	RANCH	$9,880	NORTH CENTRAL
050-536-000-018-00	1010 N SHIAWASSEE ST	06/05/20	$106,300	WD	03-ARM'S LENGTH	$106,300	$54,200	50.99	$119,036	$19,506	$86,794	$110,589	0.785	1,916	$45.30	410	12.4601	TWO-STORY	$18,720	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	$315,228	$47,075	$282,925	$297,948	0.950	4,507	$62.77	410	4.0144	TWO-STORY	$42,744	NORTH CENTRAL
050-536-000-037-00	1254 N SHIAWASSEE ST	05/22/20	$164,900	WD	03-ARM'S LENGTH	$164,900	$71,300	43.24	$156,920	$13,907	$150,993	$158,903	0.950	2,116	$71.36	410	4.0784	TWO-STORY	$10,660	NORTH CENTRAL
050-536-000-040-00	501 W NORTH ST	11/23/20	$195,000	WD	03-ARM'S LENGTH	$195,000	$72,500	37.18	$154,036	$26,707	$168,293	$141,477	1.190	1,587	$106.04	410	28.0111	TWO-STORY	$10,400	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	$139,724	$18,084	$116,916	$135,156	0.865	1,798	$65.03	410	4.4388	TWO-STORY	$18,084	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	$155,089	$18,084	$132,916	$152,228	0.873	1,758	$75.61	410	3.6296	TWO-STORY	$18,084	NORTH CENTRAL

050-541-000-007-00	738 N HICKORY ST	09/28/20	$110,500	WD	03-ARM'S LENGTH	$110,500	$39,300	35.57	$87,614	$8,580	$101,920	$87,816	1.161	1,242	$82.06	410		25.1179	TWO-STORY	$8,580	NORTH CENTRAL
050-541-000-019-00	505 E KING ST	11/13/20	$82,500	WD	03-ARM'S LENGTH	$82,500	$39,800	48.24	$87,229	$8,580	$73,920	$87,388	0.846	876	$84.38	410		6.3550	BUNGALOW	$8,580	NORTH CENTRAL
050-541-000-030-00	615 E KING ST	03/09/22	$70,600	WD	03-ARM'S LENGTH	$70,600	$46,700	66.15	$108,810	$9,042	$61,558	$110,853	0.555	1,036	$59.42	410		35.4125	TWO-STORY	$9,042	NORTH CENTRAL
050-541-000-033-00	625 E KING ST	05/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$43,300	61.86	$102,410	$7,535	$62,465	$105,417	0.593	1,290	$48.42	410		31.6882	TWO-STORY	$7,535	NORTH CENTRAL
050-541-000-049-00	1018 N HICKORY ST	12/10/20	$68,700	WD	03-ARM'S LENGTH	$68,700	$28,300	41.19	$64,512	$10,660	$58,040	$59,836	0.970	624	$93.01	410		6.0557	BUNGALOW	$10,660	NORTH CENTRAL
050-610-001-007-00	723 N HICKORY ST	06/17/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$36,700	36.70	$85,345	$9,042	$90,958	$84,781	1.073	990	$91.88	410		16.3422	TWO-STORY	$9,042	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	$114,522	$6,826	$106,174	$119,662	0.887	1,194	$88.92	410		2.2154	TWO-STORY	$5,343	NORTH CENTRAL
050-610-003-016-00	720 N WASHINGTON ST	02/24/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$60,900	43.50	$131,660	$8,580	$131,420	$136,756	0.961	1,932	$68.02	410		5.1549	TWO-STORY	$8,580	NORTH CENTRAL
050-640-034-005-00	615 N BALL ST	11/12/20	$101,064	WD	03-ARM'S LENGTH	$101,064	$48,600	48.09	$112,324	$9,580	$91,484	$114,160	0.801	1,938	$47.21	410		10.8069	TWO-STORY	$8,580	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	$126,584	$11,711	$113,289	$127,637	0.888	1,552	$73.00	410		2.1845	TWO-STORY	$10,412	NORTH CENTRAL
		Totals:	**$9,600,364**			**$9,600,364**	**$4,123,200**		**$9,452,105**		**$8,743,525**	**$9,550,296**			**$78.45**			**0.6089**			
							Sale. Ratio =>	**42.95**				**E.C.F. =>**	**0.916**		**Std. Deviation=>**	**0.159961184**					
							Std. Dev. =>	**9.47**				**Ave. E.C.F. =>**	**0.909**		**Ave. Variance=>**	**11.7190**	**Coefficient of Var=>**		**12.88604088**		

Final Conclusion of Rate that will be used: 0.909
410 North Central

2023 ECF Analysis

412 Northeast Corner of City

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
050-140-000-010-00	1028 N DEWEY ST	07/09/21	$83,500	WD	03-ARM'S LENGTH	$83,500	$54,500	65.27	$125,092	$15,826	$67,674	$122,358	0.553	1,156	$58.54	412	34.8949	RANCH	$11,592	NORTHEAST CORNER OF CITY
050-140-000-011-00	1024 N DEWEY ST	04/09/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$42,800	57.07	$98,130	$11,996	$63,004	$96,455	0.653	1,120	$56.25	412	24.8831	RANCH	$11,592	NORTHEAST CORNER OF CITY
050-140-000-014-00	500 E NORTH ST	01/15/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,700	43.62	$125,506	$13,000	$117,000	$123,905	0.944	1,136	$102.99	412	4.2240	RANCH	$13,000	NORTHEAST CORNER OF CITY
050-140-000-025-00	1411 SUMMIT ST	07/14/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$59,800	68.74	$122,982	$10,660	$76,340	$123,703	0.617	1,350	$56.55	412	28.4905	RANCH	$10,660	NORTHEAST 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	$135,486	$12,223	$147,777	$138,032	1.071	1,202	$122.94	412	16.8566	RANCH	$11,730	NORTHEAST 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	$125,960	$9,108	$115,892	$130,853	0.886	1,334	$86.88	412	1.6366	BUNGALOW	$9,108	NORTHEAST CORNER OF CITY
050-140-003-009-00	820 N DEWEY ST	06/29/20	$81,000	WD	03-ARM'S LENGTH	$81,000	$34,200	42.22	$76,219	$8,580	$72,420	$74,492	0.972	672	$107.77	412	7.0152	BUNGALOW	$8,580	NORTHEAST CORNER OF CITY
050-140-004-007-00	565 ABBOTT ST	09/03/20	$100,000	QC	03-ARM'S LENGTH	$100,000	$43,800	43.80	$105,692	$8,580	$91,420	$106,952	0.855	1,704	$53.65	412	4.7250	TWO-STORY	$8,580	NORTHEAST CORNER OF CITY
050-191-000-004-00	809 E KING ST	09/22/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$54,100	40.07	$124,101	$8,580	$126,420	$127,226	0.994	1,678	$75.34	412	9.1637	RANCH	$8,580	NORTHEAST CORNER OF CITY
050-192-000-023-00	1201 HUNTINGTON DR	08/10/20	$139,900	WD	03-ARM'S LENGTH	$139,900	$68,500	48.96	$145,743	$11,440	$128,460	$147,911	0.868	1,956	$65.67	412	3.3533	TWO-STORY	$11,440	NORTHEAST 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	$141,007	$9,108	$155,892	$147,703	1.055	1,456	$107.07	412	15.3411	RANCH	$9,108	NORTHEAST CORNER OF CITY
050-192-000-030-00	904 HUNTINGTON DR	01/14/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$74,000	42.29	$170,461	$14,169	$160,831	$175,019	0.919	1,374	$117.05	412	1.6905	RANCH	$9,108	NORTHEAST CORNER OF CITY
050-193-000-006-00	1311 WHITEHAVEN CT	04/01/20	$162,000	WD	03-ARM'S LENGTH	$162,000	$59,500	36.73	$130,449	$9,230	$152,770	$133,501	1.144	1,240	$123.20	412	24.2306	TRI-LEVEL	$9,230	NORTHEAST CORNER OF CITY
050-193-000-008-00	1305 WHITEHAVEN CT	09/04/20	$167,600	WD	03-ARM'S LENGTH	$167,600	$67,700	40.39	$148,151	$11,724	$155,876	$150,250	1.037	1,748	$89.17	412	13.5415	TWO-STORY	$9,360	NORTHEAST CORNER OF CITY
050-194-000-024-00	1004 WILTSHIRE DR	09/22/21	$161,000	WD	03-ARM'S LENGTH	$161,000	$67,000	41.61	$163,186	$10,988	$150,012	$170,434	0.880	1,236	$121.37	412	2.1856	RANCH	$9,384	NORTHEAST 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	$114,089	$9,384	$115,616	$117,251	0.986	960	$120.43	412	8.4027	RANCH	$9,384	NORTHEAST CORNER OF CITY
050-195-000-020-00	1212 HUNTINGTON DR	09/21/20	$143,000	WD	03-ARM'S LENGTH	$143,000	$54,300	37.97	$123,999	$18,990	$124,010	$115,649	1.072	960	$129.18	412	17.0270	RANCH	$9,750	NORTHEAST CORNER OF CITY
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	$111,978	$10,831	$104,169	$113,267	0.920	1,040	$100.16	412	1.7651	RANCH	$9,246	NORTHEAST CORNER OF CITY
050-197-000-011-00	1317 N GOULD ST	10/20/21	$139,900	WD	03-ARM'S LENGTH	$139,900	$60,600	43.32	$139,472	$9,660	$130,240	$145,366	0.896	1,040	$125.23	412	0.6085	RANCH	$9,660	NORTHEAST CORNER OF CITY
050-197-000-017-00	904 E NORTH ST	04/24/20	$126,000	WD	03-ARM'S LENGTH	$126,000	$60,000	47.62	$133,003	$8,970	$117,030	$136,600	0.857	1,040	$112.53	412	4.5296	RANCH	$8,970	NORTHEAST CORNER OF CITY
050-210-000-006-00	515 MOORE ST	08/13/20	$175,000	WD	03-ARM'S LENGTH	$175,000	$74,500	42.57	$165,472	$10,290	$164,710	$170,905	0.964	1,994	$82.60	412	6.1721	RANCH	$10,010	NORTHEAST CORNER OF CITY
050-210-000-017-00	1025 N DEWEY ST	07/09/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$57,000	39.31	$127,798	$10,920	$134,080	$128,720	1.042	1,718	$78.04	412	13.9609	RANCH	$10,920	NORTHEAST CORNER OF CITY
050-280-000-010-00	1022 DINGWALL DR	05/17/21	$79,900	WD	03-ARM'S LENGTH	$79,900	$41,100	51.44	$96,544	$7,590	$72,310	$99,613	0.726	936	$77.25	412	17.6117	BUNGALOW	$7,590	NORTHEAST 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	$121,882	$9,798	$134,202	$125,514	1.069	864	$155.33	412	16.7190	BUNGALOW	$9,798	NORTHEAST 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	$118,835	$8,418	$116,582	$123,647	0.943	1,142	$102.09	412	4.0830	RANCH	$8,418	NORTHEAST 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	$145,073	$12,696	$144,304	$148,239	0.973	1,586	$90.99	412	7.1429	RANCH	$12,696	NORTHEAST CORNER OF CITY
050-360-000-006-00	510 RUBELMAN DR	06/17/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$75,100	50.07	$174,263	$15,696	$134,304	$177,567	0.756	1,617	$83.06	412	14.5671	RANCH	$14,490	NORTHEAST CORNER OF CITY
050-360-000-008-00	1205 N DEWEY ST	08/21/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$62,500	56.82	$133,980	$13,910	$96,090	$132,236	0.727	1,349	$71.23	412	17.5373	RANCH	$13,910	NORTHEAST 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	$190,148	$13,800	$156,200	$197,478	0.791	2,013	$77.60	412	11.1056	RANCH	$13,800	NORTHEAST CORNER OF CITY
050-370-000-002-00	1004 KRUST DR	09/14/21	$139,000	WD	03-ARM'S LENGTH	$139,000	$69,700	50.14	$167,418	$12,834	$126,166	$173,106	0.729	1,208	$104.44	412	17.3195	RANCH	$12,834	NORTHEAST CORNER OF CITY
050-370-000-012-00	831 KRUST DR	11/13/20	$149,900	WD	03-ARM'S LENGTH	$149,900	$67,600	45.10	$146,617	$13,383	$136,517	$146,733	0.930	1,316	$103.74	412	2.8344	RANCH	$11,700	NORTHEAST CORNER OF CITY
050-370-000-020-00	1011 KRUST DR	08/14/20	$130,000	WD	03-ARM'S LENGTH	$130,000	$65,700	50.54	$132,761	$12,817	$117,183	$132,097	0.887	1,489	$78.70	412	1.4931	RANCH	$11,830	NORTHEAST CORNER OF CITY
050-440-000-008-00	913 DINGWALL DR	01/08/21	$79,000	WD	03-ARM'S LENGTH	$79,000	$36,000	45.57	$79,125	$7,150	$71,850	$79,268	0.906	784	$91.65	412	0.4393	BUNGALOW	$7,150	NORTHEAST CORNER OF CITY
050-541-000-037-00	901 SUMMIT ST	04/29/20	$79,900	WD	03-ARM'S LENGTH	$79,900	$47,900	59.95	$104,267	$9,750	$70,150	$104,094	0.674	1,118	$62.75	412	22.8117	RANCH	$9,750	NORTHEAST CORNER OF CITY
050-541-000-041-00	918 DINGWALL DR	10/28/20	$106,000	WD	03-ARM'S LENGTH	$106,000	$49,500	46.70	$107,466	$10,790	$95,210	$106,471	0.894	988	$96.37	412	0.7799	RANCH	$10,790	NORTHEAST CORNER OF CITY
050-541-000-044-00	1001 SUMMIT ST	06/19/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$36,000	36.04	$87,346	$12,870	$87,030	$82,022	1.061	744	$116.98	412	15.9027	BUNGALOW	$12,870	NORTHEAST 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	$99,870	$13,662	$108,338	$96,538	1.122	744	$145.62	412	22.0208	BUNGALOW	$13,662	NORTHEAST CORNER OF CITY
		Totals:	$4,757,500			$4,757,500	$2,108,500		$4,759,571		$4,338,079	$4,821,175			$95.96		0.2232			
							Sale. Ratio =>	44.32				E.C.F. =>	0.900		Std. Deviation=>	0.14549386				
							Std. Dev. =>	8.39				Ave. E.C.F. =>	0.902		Ave. Variance=>	11.2720	Coefficient of Var=>	12.4963182		

Final Conclusion of Rate that will be used: 0.902

412 Norheast Corner of City

2023 ECF Analysis

415/416 Austin Riverfront Condos Meadows Multi-Family

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table
050-425-000-026-00	1506 HIAWATHA DR	08/31/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$55,000	40.74	$130,038	$12,000	$123,000	$121,563	1.012	1,036	$118.73	416	3.0525	CONDO		$12,000	MEADOWS MULTI-FAMILY
050-425-000-028-00	1516 HIAWATHA DR	11/08/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$56,900	45.52	$134,386	$12,000	$113,000	$126,041	0.897	1,360	$83.09	416	8.4761	CONDO		$12,000	MEADOWS MULTI-FAMILY
050-730-000-015-00	1107 CHIPMAN LANE	12/06/21	$235,000	WD	03-ARM'S LENGTH	$235,000	$99,600	42.38	$236,175	$15,946	$219,054	$226,806	0.966	1,470	$149.02	415	1.5474	CONDO	425 AGREEMENT	$15,000	AUSTIN RIVERFRONT CONDOS
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	$15,582	$184,418	$201,153	0.917	1,377	$133.93	415	6.4488	CONDO	425 AGREEMENT	$14,779	AUSTIN RIVERFRONT CONDOS
050-730-000-020-00	1035 CHIPMAN LANE	09/16/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$100,000	46.51	$233,614	$15,000	$200,000	$225,143	0.888	1,396	$143.27	415	9.2969	CONDO	425 AGREEMENT	$15,000	AUSTIN RIVERFRONT CONDOS
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	$14,779	$215,221	$190,747	1.128	1,586	$135.70	415	14.7014	CONDO	425 AGREEMENT	$14,779	AUSTIN RIVERFRONT CONDOS
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	$14,779	$210,221	$212,631	0.989	1,396	$150.59	415	0.7372	CONDO	425 AGREEMENT	$14,779	AUSTIN RIVERFRONT CONDOS
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	$14,779	$195,521	$185,491	1.054	1,586	$123.28	415	7.2781	CONDO	425 AGREEMENT	$14,779	AUSTIN RIVERFRONT CONDOS
		Totals:	**$1,575,300**			**$1,575,300**	**$718,600**		**$1,558,873**		**$1,460,435**	**$1,489,576**			**$129.70**		**0.0856**				
							Sale. Ratio =>	**45.62**				**E.C.F. =>**	**0.980**		**Std. Deviation=>**	**0.082913093**					
							Std. Dev. =>	**3.80**				**Ave. E.C.F. =>**	**0.981**		**Ave. Variance=>**	**6.4423**	**Coefficient of Var=>**	**6.56510916**			

Final Conclusion of Rate that will be used: 0.981

415/416 Austin Riverfront Condos Meadows Multi-Family

2023 ECF Analysis

417 Woodland Trails Condos

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
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	$218,345	$12,000	$216,000	$174,425	1.238	1,458	$148.15	417	3.9739	CONDO	$12,000	WOODLAND TRAILS CONDOS
050-750-000-014-00	1455 N MALLARD CIRCLE	06/15/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$75,800	50.53	$157,937	$35,470	$114,530	$111,638	1.026	1,176	$97.39	417	17.2710	CONDO	$35,470	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	1.121	1,470	$108.52	417	7.7129	CONDO	$35,470	WOODLAND TRAILS CONDOS
050-750-000-040-00	1486 N MALLARD CIR	11/11/20	$215,000	WD	03-ARM'S LENGTH	$215,000	$80,400	37.40	$167,472	$35,470	$179,530	$120,330	1.492	1,404	$127.87	417	29.3367	CONDO	$35,470	WOODLAND TRAILS CONDOS
050-750-000-043-00	1407 N MALLARD CIRCLE	05/20/21	$190,000	WD	03-ARM'S LENGTH	$190,000	$79,600	41.89	$200,797	$12,000	$178,000	$159,592	1.115	1,266	$140.60	417	8.3268	CONDO	$12,000	WOODLAND TRAILS CONDOS
		Totals:	$978,000			$978,000	$410,700		$936,068		$847,590	$708,234			$124.51		0.1848			
							Sale. Ratio =>	41.99				E.C.F. =>	1.197		Std. Deviation=>	0.180522959				
							Std. Dev. =>	5.50				Ave. E.C.F. =>	1.199		Ave. Variance=>	13.3242	Coefficient of Var=>	11.11637446		

Final Conclusion of Rate that will be used: 1.199

417 Woodland Trails Condos

2023 ECF Analysis
418 Woodard Station Condos

4-1-2020 thru 3-31-2022

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=>**	**#DIV/0!**				
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**1.637**		**Ave. Variance=>**	**0.0000**	**Coefficient of Var=>**	**0**		

Final Conclusion of Rate that will be used: 1.570
418 Woodard Station Condos

2023 ECF Analysis

419 Osburn Site Condo

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
050-751-000-009-00	1181 JACKSON DR	09/08/21	$189,500	WD	03-ARM'S LENGTH	$189,500	$90,800	47.92	$212,792	$15,000	$174,500	$185,025	0.943	1,272	$137.19	419	11.3942	ONE-STORY	$15,000	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	0.2520	CUSTOM	$18,692	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	9.3830	CUSTOM	$17,002	OSBURN SITE CONDOS
050-751-000-065-00	1161 BLUESTEM CT	02/26/21	$240,000	WD	03-ARM'S LENGTH	$240,000	$99,000	41.25	$223,992	$20,741	$219,259	$194,127	1.129	1,600	$137.04	419	7.2405	CUSTOM	$16,592	OSBURN SITE CONDOS
050-751-000-079-00	1130 JACKSON DR	01/07/22	$215,000	WD	03-ARM'S LENGTH	$215,000	$96,300	44.79	$226,972	$19,603	$195,397	$193,984	1.007	1,320	$148.03	419	4.9773	TWO-STORY	$15,000	OSBURN SITE CONDOS
		Totals:	$1,134,500			$1,134,500	$512,000		$1,131,361		$1,037,601	$980,061			$137.00		0.1654			
							Sale. Ratio =>	45.13				E.C.F. =>	1.059		Std. Deviation=>	0.0858969				
							Std. Dev. =>	2.56				Ave. E.C.F. =>	1.057		Ave. Variance=>	6.6494	Coefficient of Var=>	6.290489539		

Final Conclusion of Rate that will be used: 1.057

419 Osburn Site Condo

2023 ECF Analysis
420 River Hospital

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table
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	$117,273	$11,970	$120,530	$117,003	1.030	1,034	$116.57	420	12.1275	RANCH		$11,970	RIVER HOSPITAL
050-170-003-010-00	406 WOODHALL CT	03/12/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$71,800	68.38	$144,025	$15,741	$89,259	$141,750	0.630	1,607	$55.54	420	27.9175	RANCH		$15,741	RIVER HOSPITAL
050-522-000-001-00	1124 RIVERSIDE DR	12/18/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$114,500	44.04	$247,233	$20,988	$239,012	$249,994	0.956	2,079	$114.96	420	4.7202	RANCH		$20,988	RIVER HOSPITAL
050-522-000-004-00	1208 RIVERSIDE DR	04/20/21	$355,000	WD	03-ARM'S LENGTH	$355,000	$208,200	58.65	$468,672	$30,082	$324,918	$487,322	0.667	3,634	$89.41	420	24.2125	TWO-STORY		$20,520	RIVER HOSPITAL
050-536-000-055-00	1245 ADA ST	06/01/21	$545,000	WD	03-ARM'S LENGTH	$545,000	$255,500	46.88	$597,324	$86,899	$458,101	$567,139	0.808	3,256	$140.69	420	10.1126	CUSTOM		$25,650	RIVER HOSPITAL
050-536-000-058-00	1229 ADA ST	08/13/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$100,800	38.77	$234,980	$11,372	$248,628	$248,453	1.001	1,932	$128.69	420	9.1836	CUSTOM		$11,372	RIVER HOSPITAL
050-536-000-089-00	700 N CHIPMAN ST	02/25/21	$217,900	WD	03-ARM'S LENGTH	$217,900	$91,600	42.04	$197,434	$27,571	$190,329	$187,694	1.014	2,276	$83.62	420	10.5173	RANCH		$27,571	RIVER HOSPITAL
050-660-004-007-00	701 W OLIVER ST	07/21/20	$469,000	WD	03-ARM'S LENGTH	$469,000	$183,500	39.13	$423,478	$32,189	$436,811	$432,364	1.010	4,036	$108.23	420	10.1420	CUSTOM		$27,189	RIVER HOSPITAL
050-660-004-012-00	815 W OLIVER ST	10/09/20	$222,900	WD	03-ARM'S LENGTH	$222,900	$113,500	50.92	$246,297	$10,494	$212,406	$260,556	0.815	1,483	$143.23	420	9.3663	RANCH		$10,494	RIVER HOSPITAL
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	$180,037	$16,587	$181,813	$181,611	1.001	1,539	$118.14	420	9.2245	RANCH		$16,587	RIVER HOSPITAL
050-670-002-012-00	529 CLARK ST	10/26/20	$272,000	WD	03-ARM'S LENGTH	$272,000	$116,700	42.90	$249,825	$12,369	$259,631	$262,382	0.990	2,556	$101.58	420	8.0647	TWO-STORY		$10,494	RIVER HOSPITAL
050-670-002-013-00	523 CLARK ST	04/06/21	$235,000	WD	03-ARM'S LENGTH	$235,000	$73,500	31.28	$180,841	$11,286	$223,714	$188,394	1.187	1,967	$113.73	420	27.8610	TWO-STORY		$11,286	RIVER HOSPITAL
050-670-002-017-00	802 W OLIVER ST	06/05/20	$173,000	WD	03-ARM'S LENGTH	$173,000	$87,500	50.58	$186,585	$10,653	$162,347	$194,400	0.835	2,100	$77.31	420	7.3748	TWO-STORY		$10,653	RIVER HOSPITAL
050-670-002-019-00	806 W OLIVER ST	07/06/20	$180,000	WD	03-ARM'S LENGTH	$180,000	$84,000	46.67	$179,096	$12,653	$167,347	$183,915	0.910	1,920	$87.16	420	0.1049	TWO-STORY		$10,653	RIVER HOSPITAL
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	$559,268	$28,435	$486,565	$589,814	0.825	4,768	$102.05	420	8.3921	CUSTOM		$26,505	RIVER HOSPITAL
050-670-005-002-00	1111 W KING ST	05/21/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$156,800	52.27	$365,668	$16,929	$283,071	$387,488	0.731	3,522	$80.37	420	17.8338	CUSTOM		$16,929	RIVER HOSPITAL
050-670-005-004-00	623 FIFTH ST	07/21/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$92,700	37.08	$216,444	$11,286	$238,714	$227,953	1.047	2,361	$101.11	420	13.8339	TRI-LEVEL		$11,286	RIVER HOSPITAL
050-670-005-006-00	630 SEVENTH ST	09/11/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$50,600	34.90	$118,854	$10,494	$134,506	$119,735	1.123	1,248	$107.78	420	21.4499	TWO-STORY		$10,494	RIVER HOSPITAL
050-670-005-010-00	616 SEVENTH ST	12/08/20	$233,400	WD	03-ARM'S LENGTH	$233,400	$105,400	45.16	$224,933	$31,482	$201,918	$213,758	0.945	3,018	$66.90	420	3.5744	RANCH		$31,482	RIVER HOSPITAL
050-670-006-001-00	625 SEVENTH ST	09/21/20	$210,000	WD	03-ARM'S LENGTH	$210,000	$92,300	43.95	$193,917	$20,988	$189,012	$191,082	0.989	2,193	$86.19	420	8.0301	TWO-STORY		$20,988	RIVER HOSPITAL
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	$274,146	$39,496	$135,504	$260,722	0.520	2,479	$54.66	420	38.9141	CUSTOM		$37,278	RIVER HOSPITAL
050-670-007-002-00	1211 W OLIVER ST	09/18/20	$162,000	WD	03-ARM'S LENGTH	$162,000	$68,600	42.35	$152,634	$16,854	$145,146	$150,033	0.967	1,600	$90.72	420	5.8559	TWO-STORY		$16,854	RIVER HOSPITAL
050-690-000-028-00	704 N CHIPMAN ST	09/01/20	$255,900	WD	03-ARM'S LENGTH	$255,900	$118,800	46.42	$256,385	$11,925	$243,975	$270,122	0.903	2,871	$84.98	420	0.5662	TWO-STORY		$11,925	RIVER HOSPITAL
		Totals:	**$5,872,000**			**$5,872,000**	**$2,671,400**		**$6,015,349**		**$5,373,257**	**$6,113,686**			**$97.98**		**2.9977**				
							Sale. Ratio =>	**45.49**				**E.C.F. =>**	**0.879**		**Std. Deviation=>**	**0.160534409**					
							Std. Dev. =>	**9.28**				**Ave. E.C.F. =>**	**0.909**		**Ave. Variance=>**	**12.5817**	**Coefficient of Var=>**	**13.84332407**			

Final Conclusion of Rate that will be used: 0.909
420 River Hospital

2023 ECF Analysis
450 South Side of City

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table
050-010-001-010-00	806 WOODLAWN AVE	08/20/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$33,200	36.89	$71,967	$6,204	$83,796	$76,736	1.092	924	$90.69	450	109.2000	RANCH	$6,204	No	SOUTH SIDE OF CITY
050-010-002-019-00	816 ALGER AVE	07/16/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$30,900	41.20	$70,997	$7,618	$67,382	$73,954	0.911	704	$95.71	450	91.1128	BUNGALOW	$6,204	No	SOUTH SIDE OF CITY
050-010-004-006-00	819 GLENWOOD AVE	10/14/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$46,900	49.37	$98,318	$12,408	$82,592	$100,245	0.824	1,556	$53.08	450	82.3901	TWO-STORY	$12,408	No	SOUTH SIDE OF CITY
050-010-004-007-00	721 GLENWOOD AVE	10/14/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$46,900	49.37	$98,318	$12,408	$82,592	$100,245	0.824	1,556	$53.08	450	82.3901	TWO-STORY	$12,408	No	SOUTH SIDE OF CITY
050-010-004-011-00	920 FARR AVE	12/15/21	$58,600	WD	03-ARM'S LENGTH	$58,600	$21,400	36.52	$51,728	$9,716	$48,884	$49,022	0.997	984	$49.68	450	99.7181	TWO-STORY	$8,460	No	SOUTH SIDE OF CITY
050-010-015-019-00	600 LINCOLN AVE	03/31/21	$60,000	WD	03-ARM'S LENGTH	$60,000	$32,900	54.83	$71,365	$4,628	$55,372	$79,354	0.698	1,673	$33.10	450	69.7782	TWO-STORY	$4,628	No	SOUTH SIDE OF CITY
050-010-017-020-00	629 WOODLAWN AVE	10/08/21	$98,000	LC	03-ARM'S LENGTH	$98,000	$47,200	48.16	$108,889	$4,230	$93,770	$122,123	0.768	1,656	$56.62	450	76.7835	TWO-STORY	$4,230	No	SOUTH SIDE OF CITY
050-010-017-020-00	629 WOODLAWN AVE	10/08/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$47,200	55.53	$108,889	$4,230	$80,770	$122,123	0.661	1,656	$48.77	450	66.1385	TWO-STORY	$4,230	No	SOUTH SIDE OF CITY
050-010-017-036-00	634 ALGER AVE	04/05/21	$53,000	LC	03-ARM'S LENGTH	$53,000	$28,600	53.96	$65,780	$5,640	$47,360	$70,175	0.675	1,136	$41.69	450	67.4884	TWO-STORY	$5,640	No	SOUTH SIDE OF CITY
050-010-018-003-00	754 WOODLAWN AVE	11/30/21	$300,285	MLC	03-ARM'S LENGTH	$300,285	$159,700	53.18	$337,722	$33,514	$266,771	$370,420	0.720	4,729	$56.41	450	72.0185	RANCH	$31,730	No	SOUTH SIDE OF CITY
050-010-018-011-00	654 WOODLAWN AVE	11/19/21	$61,000	WD	03-ARM'S LENGTH	$61,000	$22,300	36.56	$52,726	$5,374	$55,626	$55,253	1.007	672	$82.78	450	100.6747	BUNGALOW	$3,948	No	SOUTH SIDE OF CITY
050-010-024-001-00	1200 CORUNNA AVE	04/11/20	$67,000	LC	03-ARM'S LENGTH	$67,000	$24,600	36.72	$53,501	$3,916	$63,084	$58,960	1.070	1,005	$62.77	450	106.9954	BUNGALOW	$3,916	No	SOUTH SIDE OF CITY
050-010-024-022-00	533 GARFIELD AVE	10/29/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$36,100	42.47	$86,263	$12,408	$72,592	$86,179	0.842	1,190	$61.00	450	84.2344	TWO-STORY	$12,408	No	SOUTH SIDE OF CITY
050-010-025-001-00	1300 CORUNNA AVE	12/02/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$35,800	37.68	$77,281	$10,572	$84,428	$79,321	1.064	1,036	$81.49	450	106.4383	TWO-STORY	$6,942	No	SOUTH SIDE OF CITY
050-010-032-006-00	714 ABREY AVE	02/01/21	$68,000	LC	03-ARM'S LENGTH	$68,000	$33,700	49.56	$76,993	$8,436	$59,564	$75,255	0.791	1,026	$58.05	450	79.1499	RANCH	$4,700	No	SOUTH SIDE OF CITY
050-010-032-017-00	600 ABREY AVE	09/20/21	$47,000	WD	03-ARM'S LENGTH	$47,000	$29,200	62.13	$71,053	$7,045	$39,955	$74,688	0.535	1,080	$37.00	450	53.4956	RANCH	$6,204	No	SOUTH SIDE OF CITY
050-010-033-012-00	700 FRAZER AVE	07/23/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$31,100	34.56	$75,866	$10,606	$79,394	$76,149	1.043	960	$82.70	450	104.2609	BUNGALOW	$9,306	No	SOUTH SIDE OF CITY
050-010-033-026-00	703 WRIGHT AVE	05/28/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$44,300	46.68	$96,544	$7,343	$87,557	$106,065	0.826	988	$88.62	450	82.5500	BUNGALOW	$7,343	No	SOUTH SIDE OF CITY
050-010-041-001-00	1301 ALLENDALE AVE	03/15/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$53,000	44.92	$127,853	$26,594	$91,406	$118,155	0.774	1,317	$69.40	450	77.3610	TWO-STORY	$12,408	No	SOUTH SIDE OF CITY
050-040-000-020-00	1102 MARY ST	12/15/20	$123,500	WD	03-ARM'S LENGTH	$123,500	$50,000	40.49	$113,936	$8,811	$114,689	$125,000	0.918	1,344	$85.33	450	91.7512	ONE-STORY	$8,811	No	SOUTH SIDE OF CITY
050-050-000-025-00	125 STATE ST	08/20/21	$55,300	WD	03-ARM'S LENGTH	$55,300	$34,500	62.39	$85,232	$3,760	$51,540	$95,067	0.542	1,080	$47.72	450	54.2147	1.25 STORY	$3,760	No	SOUTH SIDE OF CITY
050-070-001-005-00	525 W STEWART ST	07/15/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$31,700	57.64	$76,619	$8,718	$46,282	$79,231	0.584	1,160	$39.90	450	58.4140	TWO-STORY	$6,204	No	SOUTH SIDE OF CITY
050-070-001-009-00	615 W STEWART ST	05/26/21	$75,100	WD	03-ARM'S LENGTH	$75,100	$34,600	46.07	$82,146	$6,204	$68,896	$88,614	0.777	1,198	$57.51	450	77.7486	1.5 STORY	$6,204	No	SOUTH SIDE OF CITY
050-070-002-006-00	723 W STEWART ST	07/08/20	$84,900	WD	03-ARM'S LENGTH	$84,900	$38,400	45.23	$86,929	$5,874	$79,026	$96,379	0.820	1,231	$64.20	450	81.9948	1.5 STORY	$5,874	No	SOUTH SIDE OF CITY
050-070-003-009-00	905 S CEDAR ST	07/29/20	$68,500	WD	03-ARM'S LENGTH	$68,500	$26,300	38.39	$62,962	$7,765	$60,735	$65,633	0.925	954	$63.66	450	92.5379	ONE-STORY	$5,874	No	SOUTH SIDE OF CITY
050-070-003-013-00	706 GRACE ST	07/23/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$35,500	35.50	$86,157	$6,204	$93,796	$93,294	1.005	936	$100.21	450	100.5380	ONE-STORY	$6,204	No	SOUTH SIDE OF CITY
050-070-005-002-00	509 GRACE ST	06/19/20	$95,517	WD	03-ARM'S LENGTH	$95,517	$37,100	38.84	$90,604	$14,507	$81,010	$90,484	0.895	975	$83.09	450	89.5297	BUNGALOW	$14,507	No	SOUTH SIDE OF CITY
050-090-001-019-00	1421 DONALD ST	12/17/21	$98,000	WD	03-ARM'S LENGTH	$98,000	$37,300	38.06	$88,041	$8,408	$89,592	$92,921	0.964	1,185	$75.61	450	96.4177	TWO-STORY	$6,204	No	SOUTH SIDE OF CITY
050-113-001-009-00	1001 RYAN ST	03/05/21	$81,500	WD	03-ARM'S LENGTH	$81,500	$37,600	46.13	$81,967	$4,183	$77,317	$92,490	0.836	936	$82.60	450	83.5951	BUNGALOW	$4,183	No	SOUTH SIDE OF CITY
050-113-001-019-00	950 W STEWART ST	09/25/20	$82,000	PTA	33-TO BE DETERMINED	$82,000	$36,900	45.00	$82,502	$4,450	$77,550	$92,809	0.836	924	$83.93	450	83.5591	BUNGALOW	$4,450	No	SOUTH SIDE OF CITY
050-113-001-028-00	809 RYAN ST	08/06/20	$35,000	WD	03-ARM'S LENGTH	$35,000	$16,900	48.29	$35,931	$5,874	$29,126	$35,740	0.815	1,080	$26.97	450	81.4950	BUNGALOW	$5,874	No	SOUTH SIDE OF CITY
050-113-002-007-00	911 FLETCHER ST	09/21/21	$131,000	WD	03-ARM'S LENGTH	$131,000	$51,200	39.08	$125,980	$4,888	$126,112	$141,298	0.893	1,484	$84.98	450	89.2528	TWO-STORY	$4,888	No	SOUTH SIDE OF CITY
050-113-007-001-00	701 S CHIPMAN ST	05/14/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$54,800	47.65	$130,669	$6,204	$108,796	$145,233	0.749	1,876	$57.99	450	74.9112	TWO-STORY	$6,204	No	SOUTH SIDE OF CITY
050-113-007-006-00	1100 W STEWART ST	04/14/21	$98,000	WD	03-ARM'S LENGTH	$98,000	$43,800	44.69	$104,052	$8,366	$89,634	$111,652	0.803	1,164	$77.01	450	80.2796	TWO-STORY	$8,366	No	SOUTH SIDE OF CITY
050-113-008-025-00	520 S CHIPMAN ST	04/24/20	$86,000	WD	03-ARM'S LENGTH	$86,000	$49,300	57.33	$104,237	$11,748	$74,252	$109,975	0.675	1,529	$48.56	450	67.5171	TWO-STORY	$11,748	No	SOUTH SIDE OF CITY
050-113-008-032-00	517 MARTIN ST	12/13/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$38,200	38.20	$92,559	$7,144	$92,856	$99,667	0.932	1,147	$80.96	450	93.1658	1.25 STORY	$7,144	No	SOUTH SIDE OF CITY
050-113-009-006-00	716 MARTIN ST	05/19/20	$109,900	WD	03-ARM'S LENGTH	$109,900	$39,200	35.67	$96,319	$14,243	$95,657	$97,593	0.980	1,164	$82.18	450	98.0159	1.25 STORY	$9,879	No	SOUTH SIDE OF CITY
050-113-009-010-00	642 MARTIN ST	09/09/20	$83,400	WD	03-ARM'S LENGTH	$83,400	$35,700	42.81	$77,797	$5,874	$77,526	$85,521	0.907	1,120	$69.22	450	90.6516	ONE-STORY	$5,874	No	SOUTH SIDE OF CITY
050-113-011-016-00	1412 RAIN ST	08/17/20	$113,000	WD	03-ARM'S LENGTH	$113,000	$41,800	36.99	$92,343	$7,009	$105,991	$101,467	1.045	1,056	$100.37	450	104.4583	RANCH	$5,874	No	SOUTH SIDE OF CITY
050-113-016-005-00	1311 YOUNG ST	09/28/20	$78,900	WD	03-ARM'S LENGTH	$78,900	$34,200	43.35	$78,060	$5,874	$73,026	$85,834	0.851	990	$73.76	450	85.0786	1.5 STORY	$5,874	No	SOUTH SIDE OF CITY
050-113-016-016-00	218 ROBBINS ST	11/24/21	$126,000	WD	03-ARM'S LENGTH	$126,000	$44,300	35.16	$104,800	$6,204	$119,796	$115,048	1.041	1,071	$111.85	450	104.1271	1.5 STORY	$6,204	No	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	$109,582	$6,392	$103,608	$120,408	0.860	1,653	$62.68	450	86.0472	1.5 STORY	$6,392	No	SOUTH SIDE OF CITY
050-114-001-003-00	1115 W STEWART ST	10/29/21	$124,000	WD	03-ARM'S LENGTH	$124,000	$43,100	34.76	$102,543	$5,452	$118,548	$113,292	1.046	1,128	$105.10	450	104.6396	1.5 STORY	$5,452	No	SOUTH SIDE OF CITY
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	$102,543	$5,452	$74,548	$113,292	0.658	1,128	$66.09	450	65.8018	1.5 STORY	$5,452	No	SOUTH SIDE OF CITY
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	$102,543	$5,452	$62,448	$113,292	0.551	1,128	$55.36	450	55.1214	1.5 STORY	$5,452	No	SOUTH SIDE OF CITY
050-114-001-009-00	901 S CHIPMAN ST	09/01/20	$122,500	WD	03-ARM'S LENGTH	$122,500	$44,800	36.57	$102,370	$5,340	$117,160	$115,375	1.015	1,760	$66.57	450	101.5475	TWO-STORY	$5,340	No	SOUTH SIDE OF CITY
050-114-001-017-00	925 S CHIPMAN ST	12/22/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,000	36.47	$67,764	$7,479	$77,521	$71,683	1.081	1,076	$72.05	450	108.1449	1.75 STORY	$5,874	No	SOUTH SIDE OF CITY
050-114-001-021-00	1005 S CHIPMAN ST	09/02/20	$93,250	WD	03-ARM'S LENGTH	$93,250	$41,800	44.83	$89,717	$7,743	$85,507	$97,472	0.877	1,208	$70.78	450	87.7246	BUNGALOW	$7,743	No	SOUTH SIDE OF CITY
050-114-001-022-00	1006 STATE ST	08/03/21	$106,300	WD	03-ARM'S LENGTH	$106,300	$48,100	45.25	$114,446	$8,510	$97,790	$123,613	0.791	1,269	$77.06	450	79.1101	ONE-STORY	$7,238	No	SOUTH SIDE OF CITY
050-114-006-004-00	1022 S LYON ST	09/11/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$28,400	37.87	$66,121	$10,680	$64,320	$65,923	0.976	775	$82.99	450	#REF!	BUNGALOW	$10,680	No	SOUTH SIDE OF CITY
050-115-001-015-00	915 S SHIAWASSEE ST	06/15/21	$65,500	WD	03-ARM'S LENGTH	$65,500	$26,100	39.85	$64,284	$5,315	$60,185	$68,809	0.875	748	$80.46	450	87.4672	BUNGALOW	$4,230	No	SOUTH SIDE OF CITY
050-115-002-019-00	1149 S SHIAWASSEE ST	10/06/20	$72,500	WD	03-ARM'S LENGTH	$72,500	$36,800	50.76	$80,007	$6,230	$66,270	$87,725	0.755	1,200	$55.23	450	75.5426	TWO-STORY	$6,230	No	SOUTH SIDE OF CITY
050-220-000-005-00	1427 W MAIN ST	08/13/21	$88,000	WD	03-ARM'S LENGTH	$88,000	$31,200	35.45	$76,886	$4,700	$83,300	$84,231	0.989	952	$87.50	450	98.8947	BUNGALOW	$4,700	No	SOUTH SIDE OF CITY
050-220-000-022-00	1629 W MAIN ST	03/01/21	$58,000	WD	03-ARM'S LENGTH	$58,000	$28,400	48.97	$61,852	$4,450	$53,550	$68,254	0.785	1,092	$49.04	450	78.4564	TWO-STORY	$4,450	No	SOUTH SIDE OF CITY
050-270-000-001-00	735 GRACE ST	08/30/21	$49,340	WD	03-ARM'S LENGTH	$49,340	$17,300	35.06	$42,394	$5,173	$44,167	$43,432	1.017	512	$86.26	450	101.6929	BUNGALOW	$3,666	No	SOUTH SIDE OF CITY
050-270-000-013-00	1217 S CEDAR ST	11/12/20	$92,000	WD	03-ARM'S LENGTH	$92,000	$35,600	38.70	$78,745	$8,900	$83,100	$83,050	1.001	876	$94.86	450	100.0603	BUNGALOW	$8,900	No	SOUTH SIDE OF CITY
050-270-000-024-00	1313 S CEDAR ST	11/30/21	$300,285	MLC	03-ARM'S LENGTH	$300,285	$159,700	53.18	$337,722	$33,514	$266,771	$370,420	0.720	4,729	$56.41	450	72.0185	RANCH	$31,730	No	SOUTH SIDE OF CITY
050-270-000-085-00	1301 PEARCE ST	01/19/21	$101,500	WD	03-ARM'S LENGTH	$101,500	$35,700	35.17	$79,296	$6,942	$94,558	$86,033	1.099	1,128	$83.83	450	109.9086	1.25 STORY	$6,942	No	SOUTH SIDE OF CITY
050-270-000-122-00	1100 WALNUT ST	06/25/21	$135,000	WD	03-ARM'S LENGTH	$135,000	$55,600	41.19	$135,529	$7,520	$127,480	$149,369	0.853	1,876	$67.95	450	85.3458	TWO-STORY	$7,520	No	SOUTH SIDE OF CITY
050-270-000-128-00	1002 WALNUT ST	09/01/21	$98,000	WD	03-ARM'S LENGTH	$98,000	$46,700	47.65	$110,429	$13,369	$84,631	$113,256	0.747	1,248	$67.81	450	74.7257	ONE-STORY	$11,186	No	SOUTH SIDE OF CITY
050-270-000-141-00	1111 WALNUT ST	12/14/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$42,400	47.11	$105,265	$4,136	$85,864	$118,004	0.728	1,056	$81.31	450	72.7639	ONE-STORY	$4,136	No	SOUTH SIDE OF CITY
050-270-000-143-00	527 CLYDE ST	10/14/21	$156,000	WD	03-ARM'S LENGTH	$156,000	$55,900	35.83	$137,036	$12,925	$143,075	$144,820	0.988	2,046	$69.93	450	98.7949	ONE-STORY	$12,925	No	SOUTH SIDE OF CITY
050-270-000-147-00	508 HAMPTON AVE	06/29/21	$67,000	LC	03-ARM'S LENGTH	$67,000	$24,700	36.87	$58,771	$4,673	$62,327	$63,125	0.987	652	$95.59	450	98.7361	BUNGALOW	$3,948	No	SOUTH SIDE OF CITY
050-270-000-147-00	508 HAMPTON AVE	06/25/21	$65,000	WD	03-ARM'S LENGTH	$65,000	$24,700	38.00	$58,771	$4,673	$60,327	$63,125	0.956	652	$92.53	450	95.5677	BUNGALOW	$3,948	No	SOUTH SIDE OF CITY
050-270-000-154-00	1150 S SHIAWASSEE ST	10/01/20	$121,000	WD	03-ARM'S LENGTH	$121,000	$45,600	37.69	$103,253	$13,623	$107,377	$106,576	1.008	1,426	$75.30	450	100.7520	TWO-STORY	$13,172	No	SOUTH SIDE OF CITY
050-280-000-014-00	1120 DINGWALL DR	11/30/21	$300,285	MLC	03-ARM'S LENGTH	$300,285	$159,700	53.18	$337,722	$33,514	$266,771	$370,420	0.720	4,729	$56.41	450	72.0185	RANCH	$31,730	No	SOUTH SIDE OF CITY
050-340-002-005-00	915 GRAND AVE	11/30/21	$300,285	MLC	03-ARM'S LENGTH	$300,285	$159,700	53.18	$337,722	$33,514	$266,771	$370,420	0.720	4,729	$56.41	450	72.0185	RANCH	$31,730	No	SOUTH SIDE OF CITY
050-340-002-010-00	1015 GRAND AVE	04/23/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$39,700	45.63	$84,272	$8,900	$78,100	$89,622	0.871	1,252	$62.38	450	87.1439	RANCH	$8,900	No	SOUTH SIDE OF CITY
050-340-005-010-00	612 KEYTE ST	04/09/21	$112,000	WD	03-ARM'S LENGTH	$112,000	$41,200	36.79	$94,853	$5,640	$106,360	$104,099	1.022	953	$111.61	450	102.1718	TWO-STORY	$5,640	No	SOUTH SIDE OF CITY
050-420-001-011-00	614 CORUNNA AVE	01/20/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$45,400	36.32	$109,223	$9,790	$115,210	$116,025	0.993	1,664	$69.24	450	99.2980	TWO-STORY	$8,084	No	SOUTH SIDE OF CITY
050-420-006-011-00	735 GRAND AVE	10/29/21	$86,000	WD	03-ARM'S LENGTH	$86,000	$32,700	38.02	$75,320	$5,170	$80,830	$81,855	0.987	893	$90.52	450	98.7474	TWO-STORY	$5,170	No	SOUTH 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	$58,211	$7,474	$52,526	$59,203	0.887	564	$93.13	450	3.7700	BUNGALOW	$5,640	No	SOUTH SIDE OF CITY
050-420-008-007-00	820 GRAND AVE	06/21/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$51,000	42.50	$119,188	$10,288	$109,712	$127,071	0.863	1,102	$99.56	450	1.3872	RANCH	$8,460	No	SOUTH SIDE OF CITY
050-420-010-017-00	832 BROADWAY AVE	07/20/20	$45,000	WD	03-ARM'S LENGTH	$45,000	$16,700	37.11	$40,672	$3,591	$41,409	$44,092	0.939	568	$72.90	450	93.9159	BUNGALOW	$2,670	No	SOUTH SIDE OF CITY

050-420-010-018-00	830 BROADWAY AVE	09/09/20	$52,500	WD	03-ARM'S LENGTH	$52,500	$21,900	41.71	$50,148	$4,005	$48,495	$54,867	0.884	873	$55.55	450	88.3867	BUNGALOW	$4,005	No	SOUTH SIDE OF CITY
050-420-011-021-00	833 BROADWAY AVE	11/30/21	$300,285	MLC	03-ARM'S LENGTH	$300,285	$159,700	53.18	$337,722	$33,514	$266,771	$370,420	0.720	4,729	$56.41	450	72.0185	RANCH	$31,730	No	SOUTH SIDE OF CITY
050-420-011-021-00	833 BROADWAY AVE	11/18/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$159,700	53.23	$337,722	$33,514	$266,486	$370,420	0.719	4,729	$56.35	450	15.0166	RANCH	$31,730	No	SOUTH SIDE OF CITY
050-430-000-005-00	419 HAMBLIN ST	12/02/21	$11,000	QC	03-ARM'S LENGTH	$11,000	$5,000	45.45	$11,475	$4,230	$6,770	$8,454	0.801	1,209	$5.60	450	4.8705	BUNGALOW	$4,230	No	SOUTH SIDE OF CITY
050-430-000-019-00	513 CORUNNA AVE	09/01/21	$46,500	WD	03-ARM'S LENGTH	$46,500	$28,800	61.94	$70,574	$12,897	$33,603	$67,301	0.499	1,144	$29.37	450	35.0224	TWO-STORY	$9,306	No	SOUTH SIDE OF CITY
050-430-000-022-00	420 HUGGINS ST	08/28/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,800	37.41	$83,312	$13,697	$71,303	$82,776	0.861	1,228	$58.06	450	86.1392	BUNGALOW	$8,811	No	SOUTH SIDE OF CITY
050-430-000-023-00	418 HUGGINS ST	08/28/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,800	37.41	$83,312	$13,697	$71,303	$82,776	0.861	1,228	$58.06	450	86.1392	TWO-STORY	$8,811	No	SOUTH SIDE OF CITY
050-490-000-047-00	302 LAFAYETTE BLVD	12/13/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$42,400	40.38	$100,649	$15,040	$89,960	$99,894	0.901	1,020	$88.20	450	90.0556	BUNGALOW	$15,040	No	SOUTH SIDE OF CITY
050-490-000-051-00	204 LAFAYETTE BLVD	10/15/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$57,600	52.36	$118,119	$7,120	$102,880	$131,985	0.779	1,612	$63.82	450	7.0033	RANCH	$7,120	No	SOUTH SIDE OF CITY
050-490-000-053-00	128 LAFAYETTE BLVD	11/06/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$38,100	40.11	$87,398	$14,554	$80,446	$86,616	0.929	1,320	$60.94	450	92.8767	TWO-STORY	$10,680	No	SOUTH SIDE OF CITY
050-490-000-058-00	1600 W MAIN ST	10/23/20	$64,100	WD	03-ARM'S LENGTH	$64,100	$25,100	39.16	$54,403	$5,776	$58,324	$57,820	1.009	996	$58.56	450	100.8709	BUNGALOW	$3,827	No	SOUTH SIDE OF CITY
050-490-000-073-00	219 HOYT ST	05/27/20	$26,900	WD	03-ARM'S LENGTH	$26,900	$16,600	61.71	$36,164	$3,560	$23,340	$38,768	0.602	664	$35.15	450	24.7477	BUNGALOW	$3,560	No	SOUTH SIDE OF CITY
050-490-000-100-00	1432 CLEVELAND ST	04/21/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$40,700	35.39	$96,312	$7,192	$107,808	$103,991	1.037	1,028	$104.87	450	103.6708	1.75 STORY	$5,358	No	SOUTH SIDE OF CITY
050-490-000-103-00	1428 CLEVELAND ST	03/17/22	$62,000	WD	03-ARM'S LENGTH	$62,000	$37,400	60.32	$90,020	$3,760	$58,240	$100,653	0.579	1,122	$51.91	450	27.0899	1.25 STORY	$3,760	No	SOUTH SIDE OF CITY
050-500-002-001-00	250 GUTE ST	02/26/21	$108,000	WD	03-ARM'S LENGTH	$108,000	$45,700	42.31	$102,975	$13,172	$94,828	$106,781	0.888	1,310	$72.39	450	88.8059	RANCH	$13,172	No	SOUTH SIDE OF CITY
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	$98,288	$9,591	$100,409	$103,497	0.970	1,491	$67.34	450	97.0163	TWO-STORY	$8,460	No	SOUTH SIDE OF CITY
050-537-000-044-00	1318 W MAIN ST	05/26/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$35,200	41.41	$83,588	$6,704	$78,296	$89,713	0.873	1,032	$75.87	450	87.2739	TWO-STORY	$6,204	No	SOUTH SIDE OF CITY
050-546-000-013-00	1439 LYNN ST	03/25/22	$84,500	WD	03-ARM'S LENGTH	$84,500	$31,000	36.69	$73,434	$3,760	$80,740	$81,300	0.993	858	$94.10	450	99.3113	BUNGALOW	$3,760	No	SOUTH SIDE OF CITY
050-570-000-020-00	705 NAFUS ST	08/31/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$46,900	36.08	$111,680	$10,541	$119,459	$118,015	1.012	1,154	$103.52	450	101.2234	ONE-STORY	$5,640	No	SOUTH SIDE OF CITY
050-570-000-026-00	1700 W STEWART ST	06/24/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$57,600	48.40	$137,378	$8,066	$110,934	$150,889	0.735	1,920	$57.78	450	11.4316	1.25 STORY	$6,392	No	SOUTH SIDE OF CITY
050-601-000-039-00	213 W STEWART ST	08/03/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$35,200	41.41	$81,282	$4,183	$80,817	$91,675	0.882	1,234	$65.49	450	88.1556	TWO-STORY	$4,183	No	SOUTH SIDE OF CITY
050-601-000-043-00	816 S BALL ST	11/16/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$43,100	37.48	$99,170	$6,768	$108,232	$107,820	1.004	1,080	$100.21	450	100.3818	RANCH	$6,768	No	SOUTH SIDE OF CITY
050-601-000-044-00	822 S BALL ST	04/08/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$41,700	43.94	$88,029	$6,362	$88,538	$97,107	0.912	1,168	$75.80	450	91.1757	TWO-STORY	$5,518	No	SOUTH SIDE OF CITY
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	$69,120	$7,116	$67,884	$72,350	0.938	840	$80.81	450	93.8272	BUNGALOW	$5,828	No	SOUTH SIDE OF CITY
050-601-000-046-00	828 S BALL ST	12/31/20	$60,000	WD	03-ARM'S LENGTH	$60,000	$28,600	47.67	$60,326	$4,139	$55,861	$66,810	0.836	1,092	$51.15	450	1.3397	TWO-STORY	$3,204	No	SOUTH SIDE OF CITY
050-601-000-077-00	203 W RIDGE ST	09/21/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$49,800	57.24	$104,179	$9,470	$77,530	$112,615	0.688	1,756	$44.15	450	16.1064	TWO-STORY	$7,654	No	SOUTH SIDE OF CITY
050-601-000-079-00	910 S BALL ST	03/30/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$42,100	35.08	$96,831	$6,768	$113,232	$105,091	1.077	864	$131.06	450	107.7466	BUNGALOW	$6,768	No	SOUTH SIDE OF CITY
050-602-001-013-00	825 KENWOOD DR	11/12/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$29,100	41.57	$68,781	$9,984	$60,016	$68,608	0.875	832	$72.13	450	87.4768	BUNGALOW	$6,204	No	SOUTH SIDE OF CITY
050-602-002-007-00	1315 W STEWART ST	03/21/22	$135,000	WD	03-ARM'S LENGTH	$135,000	$48,000	35.56	$113,578	$12,297	$122,703	$118,181	1.038	1,499	$81.86	450	103.8265	1.75 STORY	$10,340	No	SOUTH SIDE OF CITY
050-602-003-003-00	1405 W STEWART ST	07/15/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$42,100	38.27	$95,862	$7,888	$102,112	$104,606	0.976	1,189	$85.88	450	97.6154	1.25 STORY	$5,874	No	SOUTH SIDE OF CITY
050-602-003-009-00	829 HAMMONT ST	08/10/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$31,800	42.40	$72,574	$7,357	$67,643	$77,547	0.872	882	$76.69	450	87.2284	BUNGALOW	$5,874	No	SOUTH SIDE OF CITY
050-602-008-011-00	937 KENWOOD DR	09/10/20	$57,000	WD	03-ARM'S LENGTH	$57,000	$23,000	40.35	$56,601	$5,874	$51,126	$60,317	0.848	1,078	$47.43	450	84.7615	1.5 STORY	$5,874	No	SOUTH SIDE OF CITY
050-602-010-009-00	FREDERICK ST	09/11/20	$69,900	WD	03-ARM'S LENGTH	$69,900	$33,400	47.78	$74,562	$12,114	$57,786	$74,254	0.778	1,490	$38.78	450	7.1302		$11,748	No	SOUTH SIDE OF CITY
050-602-010-010-00	1410 FREDERICK ST	09/11/20	$69,900	WD	03-ARM'S LENGTH	$69,900	$33,400	47.78	$74,562	$12,114	$57,786	$74,254	0.778	1,490	$38.78	450	7.1302	1.75 STORY	$11,748	No	SOUTH SIDE OF CITY
050-602-010-011-00	930 GEORGE ST	08/09/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$48,500	42.17	$115,559	$7,788	$107,212	$125,754	0.853	1,224	$87.59	450	85.2555	ONE-STORY	$6,204	No	SOUTH SIDE OF CITY
050-602-011-010-00	1518 FREDERICK ST	07/31/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$40,000	44.44	$87,073	$7,709	$82,291	$94,369	0.872	960	$85.72	450	87.2017	ONE-STORY	$6,230	No	SOUTH SIDE OF CITY
050-602-012-011-00	1606 FREDERICK ST	01/22/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$46,900	42.64	$102,476	$12,307	$97,693	$107,216	0.911	1,025	$95.31	450	91.1176	1.5 STORY	$11,748	No	SOUTH SIDE OF CITY
050-602-013-013-00	906 NAFUS ST	06/24/20	$72,400	LC	03-ARM'S LENGTH	$72,400	$32,900	45.44	$69,865	$9,320	$63,080	$71,992	0.876	1,120	$56.32	450	87.6212	RANCH	$5,874	No	SOUTH SIDE OF CITY
050-602-014-009-00	1060 TRACY ST	07/29/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$50,800	42.33	$114,740	$23,379	$96,621	$100,287	0.963	1,241	$77.86	450	96.3450	ONE-STORY	$21,808	No	SOUTH SIDE OF CITY
050-602-014-012-00	1020 TRACY ST	12/04/20	$83,000	WD	03-ARM'S LENGTH	$83,000	$32,100	38.67	$68,523	$8,254	$74,746	$71,663	1.043	864	$86.51	450	104.3014	BUNGALOW	$5,874	No	SOUTH SIDE OF CITY
050-602-018-008-00	1602 FREEMAN ST	04/09/21	$69,000	WD	03-ARM'S LENGTH	$69,000	$26,400	38.26	$62,012	$9,306	$59,694	$61,501	0.971	708	$84.31	450	97.0625	BUNGALOW	$9,306	No	SOUTH SIDE OF CITY
050-602-023-001-00	1301 FREEMAN ST	05/20/21	$89,000	WD	03-ARM'S LENGTH	$89,000	$34,100	38.31	$83,955	$13,827	$75,173	$81,830	0.919	1,194	$62.96	450	91.8652	ONE-STORY	$9,306	No	SOUTH SIDE OF CITY
050-602-025-002-00	1515 FREEMAN ST	10/13/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$35,900	35.90	$86,035	$15,913	$84,087	$81,823	1.028	912	$92.20	450	102.7674	BUNGALOW	$12,408	No	SOUTH SIDE OF CITY
050-602-029-004-00	1229 HERMAN ST	06/25/21	$90,000	WD	03-ARM'S LENGTH	$90,000	$31,000	34.44	$76,202	$6,960	$83,040	$80,796	1.028	864	$96.11	450	102.7776	BUNGALOW	$6,204	No	SOUTH SIDE OF CITY
050-602-030-001-00	1315 HERMAN ST	03/26/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$38,400	36.57	$83,436	$8,845	$96,155	$88,693	1.084	1,420	$67.71	450	108.4130	1.5 STORY	$6,675	No	SOUTH SIDE OF CITY
050-602-035-003-00	1401 NELSON ST	07/30/21	$86,000	WD	03-ARM'S LENGTH	$86,000	$54,400	63.26	$132,875	$17,274	$68,726	$134,890	0.509	1,662	$41.35	450	32.1533	TWO-STORY	$14,664	No	SOUTH SIDE OF CITY
050-622-001-005-00	813 W STEWART ST	01/20/21	$87,000	WD	03-ARM'S LENGTH	$87,000	$41,200	47.36	$91,283	$5,874	$81,126	$101,556	0.799	1,042	$77.86	450	79.8826	ONE-STORY	$5,874	No	SOUTH SIDE OF CITY
050-622-001-013-00	826 AMENT ST	01/21/22	$145,000	WD	03-ARM'S LENGTH	$145,000	$51,500	35.52	$125,945	$6,204	$138,796	$139,721	0.993	1,664	$83.41	450	99.3379	1.5 STORY	$6,204	No	SOUTH SIDE OF CITY
050-622-004-006-00	933 CLYDE ST	04/16/21	$55,273	WD	03-ARM'S LENGTH	$55,273	$37,000	66.94	$87,967	$6,204	$49,069	$95,406	0.514	1,162	$42.23	450	31.6711	RANCH	$6,204	No	SOUTH SIDE OF CITY
050-623-000-006-00	1214 MACK ST	07/30/21	$115,000	WD	03-ARM'S LENGTH	$115,000	$44,500	38.70	$116,714	$9,586	$105,414	$125,004	0.843	1,432	$73.61	450	2.6294	1.75 STORY	$4,700	No	SOUTH SIDE OF CITY
050-651-000-010-00	414 CASS ST	08/26/21	$126,900	WD	03-ARM'S LENGTH	$126,900	$48,900	38.53	$122,059	$6,204	$120,696	$135,187	0.893	2,040	$59.16	450	2.3227	RANCH	$6,204	No	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	$62,284	$3,102	$36,898	$69,057	0.534	1,056	$34.94	450	29.6718	TWO-STORY	$3,102	No	SOUTH SIDE OF CITY
050-651-038-002-00	115 W STEWART ST	08/21/20	$65,000	WD	03-ARM'S LENGTH	$65,000	$36,900	56.77	$77,660	$5,874	$59,126	$85,358	0.693	1,344	$43.99	450	#REF!	TWO-STORY	$5,874	No	SOUTH SIDE OF CITY
050-651-038-006-00	811 S BALL ST	02/12/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$33,000	34.74	$71,957	$5,429	$89,571	$79,106	1.132	936	$95.70	450	113.2293	BUNGALOW	$5,429	No	SOUTH SIDE OF CITY
050-651-038-015-00	802 S WASHINGTON ST	09/21/20	$157,200	CD	03-ARM'S LENGTH	$157,200	$68,500	43.58	$150,626	$14,542	$142,658	$161,812	0.882	1,196	$119.28	450	88.1627	RANCH	$10,858	No	SOUTH SIDE OF CITY
050-651-039-002-00	904 S WASHINGTON ST	04/08/20	$103,500	WD	03-ARM'S LENGTH	$103,500	$43,400	41.93	$100,046	$6,027	$97,473	$111,794	0.872	1,430	$68.16	450	87.1896	BUNGALOW	$5,518	No	SOUTH SIDE OF CITY
050-652-007-004-00	824 S SAGINAW ST	05/28/20	$77,000	LC	03-ARM'S LENGTH	$77,000	$34,000	44.16	$75,097	$11,036	$65,964	$76,172	0.866	1,257	$52.48	450	86.5983	TWO-STORY	$11,036	No	SOUTH SIDE OF CITY
050-652-009-010-00	938 DIVISION ST	07/07/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$43,400	36.17	$101,873	$11,280	$108,720	$105,709	1.028	1,352	$80.41	450	102.8479	RANCH	$11,280	No	SOUTH SIDE OF CITY
050-652-011-003-00	920 S PARK ST	12/29/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$40,900	40.90	$89,008	$6,853	$93,147	$97,687	0.954	1,232	$75.61	450	8.3940	DUPLEX	$6,853	No	SOUTH SIDE OF CITY
050-660-023-027-00	218 S HOWELL ST	07/22/21	$72,000	WD	03-ARM'S LENGTH	$72,000	$25,100	34.86	$62,715	$6,392	$65,608	$65,721	0.998	1,120	$58.58	450	12.8696	1.5 STORY	$6,392	No	SOUTH SIDE OF CITY
050-673-004-021-00	508 RYAN ST	04/29/20	$98,000	WD	03-ARM'S LENGTH	$98,000	$35,200	35.92	$86,210	$4,450	$93,550	$97,218	0.962	1,206	$77.57	450	9.2692	TWO-STORY	$4,450	No	SOUTH SIDE OF CITY
050-673-005-001-00	601 FLETCHER ST	05/19/21	$63,000	WD	03-ARM'S LENGTH	$63,000	$27,300	43.33	$68,362	$6,204	$56,796	$72,530	0.783	924	$61.47	450	8.6511	TWO-STORY	$6,204	No	SOUTH SIDE OF CITY
050-673-005-002-00	618 WALNUT ST	01/20/22	$85,000	WD	03-ARM'S LENGTH	$85,000	$31,300	36.82	$74,310	$5,452	$79,548	$80,348	0.990	840	$94.70	450	12.0464	TWO-STORY	$5,452	No	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	$97,215	$4,230	$87,770	$108,501	0.809	1,032	$85.05	450	6.0647	BUNGALOW	$4,230	No	SOUTH SIDE OF CITY
050-710-002-004-00	709 CORUNNA AVE	02/14/22	$103,000	WD	03-ARM'S LENGTH	$103,000	$44,800	43.50	$105,958	$8,351	$94,649	$113,894	0.831	1,144	$82.74	450	3.8554	RANCH	$6,204	No	SOUTH SIDE OF CITY
		Totals:	$13,637,705			$13,637,705	$5,950,400		$13,597,117		$12,354,979	$14,543,521			$70.94		2.0065				
							Sale. Ratio =>	43.63				E.C.F. =>	0.850		Std. Deviation=>	0.14237772					
							Std. Dev. =>	7.80				Ave. E.C.F. =>	0.870		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Final Conclusion of Rate that will be used: 0.870
450 South Side of City

2023 ECF Analysis
460 Central City

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table
050-100-001-008-00	116 STATE ST	07/13/20	$83,000	WD	03-ARM'S LENGTH	$83,000	$29,000	34.94	$73,050	$4,628	$78,372	$81,455	0.962	1,012	$77.44	460	96.2154	BUNGALOW	$4,628	No	CENTRAL CITY
050-111-007-005-00	400 GILBERT ST	12/29/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$59,300	34.88	$142,072	$7,975	$162,025	$156,290	1.037	1,858	$87.20	460	103.6693	TWO-STORY	$6,204	No	CENTRAL CITY
050-111-007-006-00	403 RANDOLPH ST	06/23/21	$106,000	WD	03-ARM'S LENGTH	$106,000	$37,000	34.91	$88,989	$6,204	$99,796	$96,486	1.034	1,188	$84.00	460	103.4305	TWO-STORY	$6,204	No	CENTRAL CITY
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	$132,977	$6,204	$134,796	$147,754	0.912	1,308	$103.06	460	91.2300	RANCH	$6,204	No	CENTRAL CITY
050-112-000-020-00	705 E MAIN ST	11/12/20	$69,000	WD	03-ARM'S LENGTH	$69,000	$34,600	50.14	$75,189	$5,162	$63,838	$83,365	0.766	1,470	$43.43	460	76.5761	TWO-STORY	$5,162	No	CENTRAL CITY
050-120-001-010-00	502 RIVER ST	09/10/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$30,700	40.93	$76,762	$5,798	$69,202	$82,709	0.837	1,071	$64.61	460	83.6696	TWO-STORY	$3,572	No	CENTRAL CITY
050-120-003-002-00	613 RIVER ST	03/31/21	$112,000	WD	03-ARM'S LENGTH	$112,000	$42,500	37.95	$92,415	$6,319	$105,681	$102,495	1.031	1,468	$71.99	460	103.1082	1.5 STORY	$6,319	No	CENTRAL CITY
050-120-003-005-00	616 BRADLEY ST	10/05/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$48,700	42.72	$108,813	$4,450	$109,550	$124,242	0.882	1,619	$67.67	460	88.1749	1.75 STORY	$4,450	No	CENTRAL CITY
050-120-003-011-00	612 BRADLEY ST	12/07/20	$83,634	WD	03-ARM'S LENGTH	$83,634	$31,700	37.90	$71,407	$4,561	$79,073	$79,579	0.994	2,011	$39.32	460	99.3647	TWO-STORY	$4,561	No	CENTRAL CITY
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	$140,049	$7,475	$100,025	$154,515	0.647	2,252	$44.42	460	64.7347	TWO-STORY	$6,204	No	CENTRAL CITY
050-120-004-012-00	508 BRADLEY ST	07/01/20	$79,900	WD	03-ARM'S LENGTH	$79,900	$36,300	45.43	$78,944	$5,874	$74,026	$86,988	0.851	1,042	$71.04	460	85.0990	1.5 STORY	$5,874	No	CENTRAL CITY
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	$134,669	$6,204	$138,796	$149,726	0.927	1,518	$91.43	460	92.6999	TWO-STORY	$6,204	No	CENTRAL CITY
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	$106,137	$4,418	$85,582	$118,554	0.722	3,032	$28.23	460	72.1884	TWO-STORY	$4,418	No	CENTRAL CITY
050-180-002-018-00	435 GROVER ST	08/31/20	$72,000	WD	03-ARM'S LENGTH	$72,000	$33,900	47.08	$72,042	$5,874	$66,126	$78,771	0.839	1,252	$52.82	460	83.9467	TWO-STORY	$5,874	No	CENTRAL CITY
050-380-003-003-00	914 E MASON ST	07/24/20	$75,950	WD	03-ARM'S LENGTH	$75,950	$27,600	36.34	$61,314	$10,055	$65,895	$61,023	1.080	1,100	$59.90	460	107.9846	BUNGALOW	$5,963	No	CENTRAL CITY
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	$122,792	$7,144	$109,856	$134,788	0.815	1,040	$105.63	460	81.5029	RANCH	$7,144	No	CENTRAL CITY
050-380-003-009-00	834 E MASON ST	11/25/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$40,300	38.38	$86,958	$5,874	$99,126	$96,529	1.027	1,080	$91.78	460	102.6908	RANCH	$5,874	No	CENTRAL CITY
050-410-003-010-00	319 GILBERT ST	12/17/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$44,600	37.48	$108,970	$6,204	$112,796	$119,774	0.942	1,050	$107.42	460	94.1741	TWO-STORY	$6,204	No	CENTRAL CITY
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	$121,146	$4,700	$95,200	$135,718	0.701	1,851	$51.43	460	70.1455	DUPLEX	$4,700	No	CENTRAL CITY
050-470-018-005-00	216 N SAGINAW ST	01/19/21	$99,800	WD	03-ARM'S LENGTH	$99,800	$55,900	56.01	$121,454	$7,705	$92,095	$135,415	0.680	2,648	$34.78	460	68.0092	MULTI-UNIT	$6,408	No	CENTRAL CITY
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	$87,110	$5,194	$74,306	$95,473	0.778	1,582	$46.97	460	77.8292	TWO-STORY	$4,700	No	CENTRAL CITY
050-580-000-012-00	646 E MAIN ST	01/14/21	$68,950	WD	03-ARM'S LENGTH	$68,950	$30,300	43.94	$64,304	$3,916	$65,034	$71,890	0.905	1,491	$43.62	460	90.4626	0	$3,916	No	CENTRAL CITY
050-580-000-042-00	212 OAKWOOD AVE	12/18/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$40,300	44.78	$86,124	$3,916	$86,084	$97,867	0.880	1,313	$65.56	460	1.0452	TWO-STORY	$3,916	No	CENTRAL CITY
050-580-000-059-00	404 OAKWOOD AVE	05/28/20	$95,000	WD	03-ARM'S LENGTH	$95,000	$40,000	42.11	$87,557	$10,810	$84,190	$91,365	0.921	1,240	$67.90	460	92.1464	BUNGALOW	$7,832	No	CENTRAL CITY
050-580-000-066-00	816 E MAIN ST	01/28/21	$79,000	WD	03-ARM'S LENGTH	$79,000	$37,300	47.22	$79,561	$3,916	$75,084	$90,054	0.834	1,414	$53.10	460	3.5382	TWO-STORY	$3,916	No	CENTRAL CITY
050-580-000-088-00	117 OAKWOOD AVE	10/29/20	$121,375	WD	03-ARM'S LENGTH	$121,375	$43,900	36.17	$103,529	$4,183	$117,192	$118,269	0.991	1,680	$69.76	460	99.0893	TWO-STORY	$4,183	No	CENTRAL CITY
050-580-000-091-00	205 OAKWOOD AVE	07/16/20	$60,900	WD	03-ARM'S LENGTH	$60,900	$33,900	55.67	$74,531	$7,832	$53,068	$79,404	0.668	1,220	$43.50	460	20.0820	TWO-STORY	$7,832	No	CENTRAL CITY
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	$97,776	$4,136	$82,864	$109,138	0.759	1,164	$71.19	460	#REF!	TWO-STORY	$4,136	No	CENTRAL CITY
050-651-004-011-00	302 GENESEE ST	10/20/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$29,000	58.00	$59,706	$12,015	$37,985	$56,775	0.669	928	$40.93	460	19.6722	BUNGALOW	$12,015	No	CENTRAL CITY
050-660-006-002-00	706 RIVER ST	03/21/22	$72,500	WD	03-ARM'S LENGTH	$72,500	$26,500	36.55	$66,675	$7,678	$64,822	$68,761	0.943	860	$75.37	460	94.2714	1.25 STORY	$5,264	No	CENTRAL CITY
050-660-007-005-00	906 BEEHLER ST	12/28/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$49,700	43.60	$105,633	$14,309	$99,691	$108,719	0.917	1,168	$85.35	460	91.6960	1.5 STORY	$6,942	No	CENTRAL CITY
050-660-007-007-00	920 BEEHLER ST	04/29/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$45,300	50.33	$98,004	$5,874	$84,126	$109,679	0.767	1,057	$79.59	460	9.8743	BUNGALOW	$5,874	No	CENTRAL CITY
050-660-010-005-00	806 RIVER ST	07/30/20	$118,000	LC	03-ARM'S LENGTH	$118,000	$40,400	34.24	$97,233	$5,874	$112,126	$108,761	1.031	1,495	$75.00	460	16.5176	1.75 STORY	$5,874	No	CENTRAL CITY
050-660-010-005-00	806 RIVER ST	07/22/20	$104,900	WD	03-ARM'S LENGTH	$104,900	$40,400	38.51	$97,233	$5,874	$99,026	$108,761	0.910	1,495	$66.24	460	91.0494	1.75 STORY	$5,874	No	CENTRAL CITY
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	$78,960	$6,204	$59,796	$84,797	0.705	1,004	$59.56	460	#REF!	1.75 STORY	$6,204	No	CENTRAL CITY
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	$87,047	$6,204	$72,796	$94,223	0.773	1,525	$47.74	460	77.2596	TWO-STORY	$6,204	No	CENTRAL CITY
050-666-000-030-00	511 E EXCHANGE ST	12/04/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$34,600	34.60	$75,118	$3,471	$96,529	$85,294	1.132	1,272	$75.89	460	#REF!	TWO-STORY	$3,471	No	CENTRAL CITY
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	$105,114	$9,038	$84,962	$111,977	0.759	1,758	$48.33	460	11.0405	TWO-STORY	$6,204	No	CENTRAL CITY
		Totals:	$3,634,809			$3,634,809	$1,547,100		$3,567,364		$3,391,537	$3,917,381			$65.61		0.3386				
							Sale. Ratio =>	42.56				E.C.F. =>	0.866		Std. Deviation=>	0.129500396					
							Std. Dev. =>	6.65				Ave. E.C.F. =>	0.869		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Final Conclusion of Rate that will be used: 0.869
460 Central City

2023 ECF Analysis
499N Res Rental Northside

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
050-090-001-002-00	117 ELLIOT ST	02/05/21	$78,000	WD	03-ARM'S LENGTH	$78,000	$24,900	31.92	$62,617	$3,382	$74,618	$71,282	1.047	870	$85.77	499N	104.6806	TWO-STORY	$3,382	SOUTH SIDE OF CITY
050-090-001-002-00	117 ELLIOT ST	06/03/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$50,100	41.75	$115,556	$6,052	$113,948	$133,419	0.854	1,670	$68.23	499N	85.4063	TWO-STORY	$6,052	SOUTH SIDE OF CITY
050-090-001-002-00	117 ELLIOT ST	06/03/20	$120,000	LC	03-ARM'S LENGTH	$120,000	$50,100	41.75	$115,556	$6,052	$113,948	$133,419	0.854	1,670	$68.23	499N	85.4063	TWO-STORY	$6,052	SOUTH SIDE OF CITY
050-111-007-010-00	720 E OLIVER ST	10/11/21	$68,000	WD	03-ARM'S LENGTH	$68,000	$37,300	54.85	$78,027	$6,768	$61,232	$85,442	0.717	1,460	$41.94	499N	11.4023	DUPLEX	$6,768	CENTRAL CITY
050-112-000-022-00	707 E MAIN ST	10/28/21	$95,000	WD	03-ARM'S LENGTH	$95,000	$47,700	50.21	$111,766	$8,084	$86,916	$124,319	0.699	1,936	$44.89	499N	13.1532	MULTI-UNIT	$8,084	CENTRAL CITY
050-112-000-028-00	817 E MAIN ST	01/21/21	$78,000	WD	03-ARM'S LENGTH	$78,000	$28,000	35.90	$58,690	$8,277	$69,723	$60,665	1.149	1,156	$60.31	499N	31.8634	RANCH	$8,277	CENTRAL CITY
050-120-003-008-00	215 N ELM ST	03/24/22	$65,000	WD	03-ARM'S LENGTH	$65,000	$36,700	56.46	$86,006	$8,295	$56,705	$93,179	0.609	1,326	$42.76	499N	20.1799	1.5 STORY	$6,204	CENTRAL CITY
050-120-004-007-00	512 BRADLEY ST	06/28/21	$67,000	WD	03-ARM'S LENGTH	$67,000	$38,500	57.46	$90,147	$8,260	$58,740	$98,186	0.598	1,536	$38.24	499N	21.2107	TWO-STORY	$6,392	CENTRAL CITY
050-120-008-002-00	112 N ELM ST	06/15/21	$85,000	WD	03-ARM'S LENGTH	$85,000	$44,100	51.88	$103,455	$6,204	$78,796	$116,608	0.676	3,032	$25.99	499N	13.4626	TWO-STORY	$6,204	CENTRAL CITY
050-140-001-001-00	422 ABBOTT ST	11/30/21	$99,900	WD	03-ARM'S LENGTH	$99,900	$36,800	36.84	$85,828	$9,042	$90,858	$92,070	0.987	768	$118.30	499N	17.6480	BUNGALOW	$9,042	NORTH CENTRAL
050-240-001-021-00	656 N HICKORY ST	03/05/21	$128,150	WD	03-ARM'S LENGTH	$128,150	$39,100	30.51	$86,456	$8,580	$119,570	$93,714	1.276	1,062	$112.59	499N	#REF!	TWO-STORY	$8,580	NORTH CENTRAL
050-250-000-015-00	522 W OLIVER ST	09/24/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$52,100	52.10	$127,320	$9,042	$90,958	$141,820	0.641	2,503	$36.34	499N	64.1362	DUPLEX	$9,042	NORTH CENTRAL
050-250-000-045-00	532 PINE ST	12/16/20	$164,500	LC	03-ARM'S LENGTH	$164,500	$75,500	45.90	$160,201	$15,294	$149,206	$177,339	0.841	3,356	$44.46	499N	84.1362	DUPLEX	$14,454	NORTH CENTRAL
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	$57,376	$6,630	$44,570	$60,847	0.732	1,318	$33.82	499N	73.2499	TWO-STORY	$4,606	CENTRAL CITY
050-280-000-014-00	1120 DINGWALL DR	03/23/22	$135,000	WD	03-ARM'S LENGTH	$135,000	$37,900	28.07	$88,504	$8,418	$126,582	$96,026	1.318	884	$143.19	499N	131.8200	BUNGALOW	$8,418	NORTHEAST CORNER OF CITY
050-280-000-014-00	1120 DINGWALL DR	11/18/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$159,700	53.23	$337,722	$33,514	$266,486	$370,420	0.719	4,729	$56.35	499N	71.9416	BUNGALOW	$31,730	NORTHEAST CORNER OF CITY
050-320-000-037-00	921 N WASHINGTON ST	08/31/20	$112,500	WD	03-ARM'S LENGTH	$112,500	$59,200	52.62	$129,826	$11,050	$101,450	$142,931	0.710	3,200	$31.70	499N	26.2531	TWO-STORY	$11,050	NORTH CENTRAL
050-390-003-007-00	1027 ADAMS ST	03/07/22	$129,900	WD	03-ARM'S LENGTH	$129,900	$37,800	29.10	$89,476	$8,494	$121,406	$97,101	1.250	1,566	$77.53	499N	125.0310	TWO-STORY	$8,494	NORTH CENTRAL
050-391-000-001-00	220 N HICKORY ST	11/19/20	$75,000	WD	03-ARM'S LENGTH	$75,000	$33,800	45.07	$74,377	$5,874	$69,126	$82,434	0.839	1,622	$42.62	499N	#REF!	TWO-STORY	$5,874	CENTRAL CITY
050-391-000-007-00	426 E MASON ST	11/05/21	$94,500	WD	03-ARM'S LENGTH	$94,500	$42,200	44.66	$99,194	$4,700	$89,800	$113,302	0.793	1,604	$55.99	499N	#REF!	DUPLEX	$4,700	CENTRAL CITY
050-391-000-009-00	438 E MASON ST	09/01/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$41,500	34.58	$100,980	$7,284	$112,716	$112,345	1.003	1,274	$88.47	499N	100.3299	TWO-STORY	$5,546	CENTRAL CITY
050-470-007-009-00	413 N SAGINAW ST	12/02/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$84,800	56.53	$183,737	$13,780	$136,220	$204,521	0.666	3,847	$35.41	499N	31.9612	MULTI-UNIT	$13,780	NORTH CENTRAL
050-470-007-010-00	409 N SAGINAW ST	12/02/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$84,800	56.53	$183,737	$13,780	$136,220	$204,521	0.666	3,847	$35.41	499N	31.9612	MULTI-UNIT	$13,780	NORTH CENTRAL
050-470-009-009-00	320 N SAGINAW ST	07/16/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$45,100	42.95	$107,050	$6,204	$98,796	$120,918	0.817	2,092	$47.23	499N	81.7046	TWO-STORY	$6,204	CENTRAL CITY
050-470-009-018-00	321 E MASON ST	05/28/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$77,100	51.40	$182,584	$17,945	$132,055	$200,238	0.659	4,460	$29.61	499N	32.6166	DUPLEX	$16,946	CENTRAL CITY
050-470-010-004-00	328 N PARK ST	08/11/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$40,000	53.33	$93,501	$3,384	$71,616	$108,054	0.663	1,232	$58.13	499N	32.2876	TWO-STORY	$3,384	CENTRAL CITY
050-470-013-016-00	210 W MASON ST	12/08/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$30,300	60.60	$68,196	$3,026	$46,974	$78,424	0.599	1,229	$38.22	499N	38.6678	DUPLEX	$3,026	CENTRAL CITY
050-470-031-010-00	520 N PARK ST	03/29/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$57,200	45.76	$124,527	$11,224	$113,776	$136,345	0.834	3,920	$29.02	499N	83.4469	TWO-STORY	$9,620	NORTH CENTRAL
050-470-035-007-00	633 N WATER ST	02/25/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$44,100	44.10	$94,926	$6,240	$93,760	$106,722	0.879	2,050	$45.74	499N	87.8544	DUPLEX	$6,240	NORTH CENTRAL
050-490-000-079-00	232 HOYT ST	07/30/20	$54,900	WD	03-ARM'S LENGTH	$54,900	$26,100	47.54	$58,156	$5,982	$48,918	$62,785	0.779	690	$70.90	499N	77.9140	BUNGALOW	$5,340	SOUTH SIDE OF CITY
050-510-000-003-00	808 CAMPBELL DR	01/14/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$63,800	42.53	$149,441	$13,680	$136,320	$162,783	0.837	1,430	$95.33	499N	83.7434	RANCH	$13,680	RIVER HOSPITAL
050-640-033-005-00	630 N BALL ST	11/13/20	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,900	34.54	$96,498	$8,060	$121,940	$106,424	1.146	1,632	$74.72	499N	114.5799	TWO-STORY	$8,060	NORTH CENTRAL
050-660-001-003-00	641 N SHIAWASSEE ST	05/28/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$77,100	51.40	$182,584	$17,945	$132,055	$200,238	0.659	4,460	$29.61	499N	#REF!	DUPLEX	$16,946	NORTH CENTRAL
050-660-001-005-00	623 N SHIAWASSEE ST	05/26/21	$78,000	WD	03-ARM'S LENGTH	$78,000	$42,400	54.36	$102,192	$9,042	$68,958	$111,691	0.617	1,950	$35.36	499N	#REF!	DUPLEX	$9,042	NORTH CENTRAL
050-660-011-002-00	809 RIVER ST	03/11/21	$66,000	WD	03-ARM'S LENGTH	$66,000	$31,800	48.18	$69,432	$5,518	$60,482	$76,912	0.786	1,095	$55.23	499N	78.6378	0	$5,518	CENTRAL CITY
050-660-011-005-00	203 N CEDAR ST	01/31/22	$92,500	WD	03-ARM'S LENGTH	$92,500	$46,700	50.49	$112,396	$6,204	$86,296	$127,329	0.678	2,691	$32.07	499N	67.7743	TWO-STORY	$6,204	CENTRAL CITY
050-660-017-002-00	1106 W MAIN ST	02/04/22	$84,000	WD	03-ARM'S LENGTH	$84,000	$29,700	35.36	$71,344	$6,028	$77,972	$78,317	0.996	1,324	$58.89	499N	99.5601	TWO-STORY	$6,028	NORTH CENTRAL
050-666-000-012-00	408 E EXCHANGE ST	06/30/21	$215,000	WD	03-ARM'S LENGTH	$215,000	$60,400	28.09	$157,836	$7,718	$207,282	$179,998	1.152	2,506	$82.71	499N	115.1582	TWO-STORY	$6,204	CENTRAL CITY
050-666-000-024-00	439 E MAIN ST	02/18/21	$67,000	WD	03-ARM'S LENGTH	$67,000	$36,500	54.48	$78,601	$5,874	$61,126	$87,517	0.698	1,664	$36.73	499N	#REF!	BUNGALOW	$5,874	CENTRAL CITY
050-666-000-039-00	512 E EXCHANGE ST	03/24/22	$172,500	WD	03-ARM'S LENGTH	$172,500	$84,200	48.81	$199,563	$6,204	$166,296	$231,845	0.717	3,520	$47.24	499N	71.7271	MULTI-UNIT	$6,204	CENTRAL CITY
050-666-000-048-00	515 E MAIN ST	06/03/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$62,900	57.18	$126,011	$11,748	$98,252	$137,501	0.715	2,728	$36.02	499N	#REF!	TWO-STORY	$11,748	CENTRAL CITY
050-666-000-049-00	521 E MAIN ST	06/03/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$62,900	57.18	$126,011	$11,748	$98,252	$137,501	0.715	2,728	$36.02	499N	#REF!	TWO-STORY	$11,748	CENTRAL CITY
050-670-006-005-00	1202 W OLIVER ST	08/24/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$62,600	37.94	$142,270	$17,271	$147,729	$149,879	0.986	1,228	$120.30	499N	15.4987	RANCH	$17,271	RIVER HOSPITAL
050-670-006-005-00	1202 W OLIVER ST	01/26/22	$163,000	WD	03-ARM'S LENGTH	$163,000	$62,600	38.40	$142,270	$17,271	$145,729	$149,879	0.972	1,228	$118.67	499N	14.1643	RANCH	$17,271	RIVER HOSPITAL
		Totals:	$4,999,550			$4,999,550	$2,255,500		$5,111,943		$4,584,378	$5,657,207			$58.33		2.0308			
							Sale. Ratio =>	45.11				E.C.F. =>	0.810		Std. Deviation=>	0.19582172				
							Std. Dev. =>	9.14				Ave. E.C.F. =>	0.831		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

Final Conclusion of Rate that will be used: 0.831
499N Res Rental Northside

2023 ECF Analysis

499S Res Rental Southside

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Land Table
050-010-003-023-00	902 GLENWOOD AVE	08/28/20	$87,000	WD	03-ARM'S LENGTH	$87,000	$31,200	35.86	$66,191	$7,378	$79,622	$72,698	1.095	805	$98.91	499S	30.0580	BUNGALOW	RENTAL	$2,937	No	SOUTH SIDE OF CITY
050-010-025-009-00	828 ABREY AVE	03/21/22	$84,900	WD	03-ARM'S LENGTH	$84,900	$31,300	36.87	$71,236	$4,700	$80,200	$83,066	0.965	720	$111.39	499S	17.0838	BUNGALOW	RENTAL	$4,700	No	SOUTH SIDE OF CITY
050-010-025-016-00	553 HARRISON AVE	02/23/22	$89,900	WD	03-ARM'S LENGTH	$89,900	$31,600	35.15	$72,365	$4,700	$85,200	$84,476	1.009	746	$114.21	499S	21.3917	BUNGALOW	RENTAL	$4,700	No	SOUTH SIDE OF CITY
050-010-026-006-00	825 ABREY AVE	06/30/20	$29,000	WD	03-ARM'S LENGTH	$29,000	$14,800	51.03	$31,466	$5,366	$23,634	$32,262	0.733	484	$48.83	499S	6.2094	BUNGALOW	RENTAL	$4,895	No	SOUTH SIDE OF CITY
050-010-032-006-00	714 ABREY AVE	12/28/20	$68,000	WD	03-ARM'S LENGTH	$68,000	$33,700	49.56	$70,310	$7,968	$60,032	$77,061	0.779	1,026	$58.51	499S	1.5634	RANCH		$4,450	No	SOUTH 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	$81,615	$7,179	$100,821	$92,929	1.085	864	$116.69	499S	29.0269	BUNGALOW	RENTAL	$6,204	No	SOUTH SIDE OF CITY
050-050-000-026-00	203 STATE ST	04/15/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$40,900	54.53	$94,652	$6,580	$68,420	$109,953	0.622	2,128	$32.15	499S	17.2389	TWO-STORY	RENTAL	$6,580	No	SOUTH 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	$43,529	$8,925	$46,075	$43,201	1.067	529	$87.10	499S	27.1869	BUNGALOW	RENTAL	$7,332	No	SOUTH SIDE OF CITY
050-270-000-052-00	1108 PEARCE ST	03/19/21	$51,750	WD	03-ARM'S LENGTH	$51,750	$22,700	43.86	$48,657	$8,201	$43,549	$50,007	0.871	896	$48.60	499S	7.6193	BUNGALOW		$7,120	No	SOUTH SIDE OF CITY
050-340-002-005-00	915 GRAND AVE	11/18/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$159,700	53.23	$337,722	$33,514	$266,486	$370,420	0.719	4,729	$56.35	499S	7.5242	BUNGALOW	RENTAL	$31,730	No	SOUTH SIDE OF CITY
050-430-000-027-00	603 CORUNNA AVE	11/03/21	$55,000	MLC	03-ARM'S LENGTH	$55,000	$25,300	46.00	$62,867	$4,888	$50,112	$72,383	0.692	1,852	$27.06	499S	10.2343	TWO-STORY	RENTAL	$4,888	No	SOUTH SIDE OF CITY
050-430-000-029-00	613 CORUNNA AVE	05/28/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$77,100	51.40	$182,584	$17,945	$132,055	$200,238	0.659	4,460	$29.61	499S	13.5167	DUPLEX	RENTAL	$16,946	No	SOUTH SIDE OF CITY
050-542-000-021-00	622 HURON ST	08/03/20	$78,000	LC	03-ARM'S LENGTH	$78,000	$41,250	52.88	$74,927	$4,361	$73,639	$87,226	0.844	3,311	$22.24	499S	4.9573	TWO-STORY	RENTAL	$4,361	No	SOUTH SIDE OF CITY
050-542-000-044-00	988 CORUNNA AVE	10/01/21	$89,000	WD	03-ARM'S LENGTH	$89,000	$46,900	52.70	$107,601	$6,204	$82,796	$126,588	0.654	2,353	$35.19	499S	14.0599	MULTI-UNIT	RENTAL	$6,204	No	SOUTH 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	$72,853	$4,136	$60,864	$85,789	0.709	768	$79.25	499S	8.5196	BUNGALOW	RENTAL	$4,136	No	CENTRAL CITY
050-580-000-136-00	704 JEROME AVE	02/28/22	$100,000	MLC	03-ARM'S LENGTH	$100,000	$42,200	42.20	$98,017	$4,136	$95,864	$117,205	0.818	1,369	$70.02	499S	2.3261	BUNGALOW	RENTAL	$4,136	No	CENTRAL CITY
050-602-006-010-00	830 NAFUS ST	02/11/22	$42,100	WD	03-ARM'S LENGTH	$42,100	$22,600	53.68	$52,137	$6,832	$35,268	$56,561	0.624	840	$41.99	499S	17.1114	BUNGALOW	RENTAL	$6,204	No	SOUTH SIDE OF CITY
050-622-001-009-00	911 W STEWART ST	09/16/20	$50,000	WD	03-ARM'S LENGTH	$50,000	$28,900	57.80	$54,086	$5,874	$44,126	$59,595	0.740	924	$47.76	499S	5.4221	1.5 STORY	RENTAL	$5,874	No	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	$51,914	$3,102	$41,898	$60,939	0.688	1,056	$39.68	499S	10.7116	TWO-STORY	RENTAL	$3,102	No	SOUTH 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	$98,743	$7,520	$86,480	$113,886	0.759	1,920	$45.04	499S	3.5304	TWO-STORY	RENTAL	$7,520	No	SOUTH 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	$69,160	$5,640	$59,360	$79,301	0.749	1,126	$52.72	499S	4.6116	TWO-STORY	RENTAL	$5,640	No	SOUTH SIDE OF CITY
050-673-005-022-00	608 RYAN ST	01/01/21	$42,000	LC	03-ARM'S LENGTH	$42,000	$27,700	65.95	$60,200	$4,230	$37,770	$69,875	0.541	910	$41.51	499S	25.4122	TWO-STORY	RENTAL	$4,230	No	SOUTH 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	$105,808	$6,204	$106,296	$124,350	0.855	1,536	$69.20	499S	6.0158	RANCH	RENTAL	$6,204	No	SOUTH SIDE OF CITY
		Totals:	$1,936,150			$1,936,150	$904,050		$2,008,640		$1,760,567	$2,270,008			$59.74		1.9080					
							Sale. Ratio =>	46.69				E.C.F. =>	0.776		Std. Deviation=>	0.1570728						
							Std. Dev. =>	8.53				Ave. E.C.F. =>	0.795		Ave. Variance=>	12.6666	Coefficient of Var=>	15.93968193				

Final Conclusion of Rate that will be used: 0.795

499S Res Rental Southside

2023 ECF Analysis

2CHIP,2CORA,2DOWN,2M12,2MRES,2SHIA,2WEST,2OPRA

4-1-2020 thru 3-31-2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
050-113-004-007-00	420 S CEDAR ST	08/05/21	$65,000	MLC	03-ARM'S LENGTH	$65,000	$38,500	59.23	$69,453	$27,456	$37,544	$40,933	0.917	1,920	$19.55	2WEST	10.3318		$17,860
050-120-005-005-00	208 N SHIAWASSEE ST	01/13/22	$625,000	WD	03-ARM'S LENGTH	$625,000	$287,500	46.00	$741,038	$143,035	$481,965	$582,849	0.827	2,981	$161.68	2SHIA	19.3618		$72,864
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	$334,701	$50,506	$259,494	$287,356	0.903	5,104	$50.84	2DOWN	11.7490		$38,798
050-300-000-020-00	132 E COMSTOCK ST	07/22/21	$310,000	MLC	03-ARM'S LENGTH	$310,000	$158,900	51.26	$334,701	$50,506	$259,494	$287,356	0.903	5,104	$50.84	2DOWN	11.7490		$38,798
050-470-000-008-00	206 S WATER ST	11/19/20	$349,000	LC	03-ARM'S LENGTH	$349,000	$193,600	55.47	$360,334	$74,387	$274,613	$289,127	0.950	11,200	$24.52	2DOWN	7.0731		$37,320
050-470-011-006-00	320 N WASHINGTON ST	02/10/22	$180,000	MLC	03-ARM'S LENGTH	$180,000	$88,700	49.28	$223,147	$36,432	$143,568	$181,983	0.789	2,136	$67.21	2DOWN	23.1623		$36,432
050-470-013-012-00	315 N BALL ST	09/10/20	$125,000	MLC	03-ARM'S LENGTH	$125,000	$68,500	54.80	$132,398	$17,308	$107,692	$116,370	0.925	2,218	$48.55	2DOWN	9.5103		$13,684
050-470-014-009-00	202 W EXCHANGE ST	08/19/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$48,400	48.40	$97,653	$6,842	$93,158	$91,821	1.015	2,706	$34.43	2DOWN	0.5970		$6,842
050-470-015-014-00	116 W EXCHANGE ST	11/30/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$46,800	39.00	$118,623	$8,096	$111,904	$107,726	1.039	4,570	$24.49	2DOWN	1.8252		$8,096
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	$118,623	$8,096	$112,189	$107,726	1.041	4,570	$24.55	2DOWN	2.0898		$8,096
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	$128,104	$12,328	$87,672	$112,842	0.777	6,120	$14.33	2DOWN	24.3586		$12,328
050-470-021-004-00	108 E EXCHANGE ST	08/10/20	$72,500	WD	03-ARM'S LENGTH	$72,500	$33,750	46.55	$65,851	$10,574	$61,926	$55,892	1.108	1,408	$43.98	2DOWN	8.7432		$10,574
050-470-021-011-00	110 N WASHINGTON ST	11/11/20	$130,000	WD	03-ARM'S LENGTH	$130,000	$53,000	40.77	$102,862	$6,842	$123,158	$97,088	1.269	4,400	$27.99	2DOWN	24.7990		$6,842
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	$232,576	$16,192	$278,808	$210,901	1.322	9,328	$29.89	2DOWN	30.1458		$16,192
050-470-022-013-00	109 N WASHINGTON ST	02/25/21	$450,000	WD	03-ARM'S LENGTH	$450,000	$170,700	37.93	$283,480	$36,698	$413,302	$249,527	1.656	14,150	$29.21	2DOWN	63.5813		$36,698
050-470-031-002-00	516 N PARK ST	01/01/21	$110,000	LC	03-ARM'S LENGTH	$110,000	$66,100	60.09	$129,487	$21,070	$88,930	$109,623	0.811	1,848	$48.12	2MR12	20.9294		$21,070
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	$615,228	$84,404	$323,096	$517,372	0.624	5,420	$59.61	2DOWN	39.6036		$46,000
050-602-001-016-00	1225 W STEWART ST	07/23/21	$169,000	WD	03-ARM'S LENGTH	$169,000	$65,300	38.64	$135,892	$44,337	$124,663	$92,573	1.347	3,756	$33.19	2CHIP	32.6111		$40,760
050-602-002-002-00	1225 W STEWART ST	07/23/21	$169,000	WD	03-ARM'S LENGTH	$169,000	$65,300	38.64	$135,892	$44,337	$124,663	$92,573	1.347	3,756	$33.19	2CHIP	32.6111		$40,760
050-651-000-022-00	501 S SHIAWASSEE ST	06/03/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$34,500	46.00	$84,666	$31,280	$43,720	$52,033	0.840	13,824	$3.16	2SHIA	18.0296		$31,280
050-660-015-002-00	N LANSING ST	03/15/22	$104,900	WD	03-ARM'S LENGTH	$104,900	$56,200	53.57	$125,637	$42,372	$62,528	$81,155	0.770	3,718	$16.82	2WEST	25.0054		$32,384
050-660-015-004-00	902 W MAIN ST	03/15/22	$104,900	WD	03-ARM'S LENGTH	$104,900	$56,200	53.57	$125,637	$42,372	$62,528	$81,155	0.770	3,718	$16.82	2WEST	25.0054		$32,384
050-660-018-009-00	723 W MAIN ST	12/08/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$46,500	38.75	$88,599	$30,238	$89,762	$59,010	1.521	1,248	$71.92	2WEST	50.0599		$20,526
		Totals:	**$4,612,085**			**$4,612,085**	**$2,183,250**		**$4,784,582**		**$3,766,377**	**$3,904,992**			**$40.65**		**5.6027**		
							Sale. Ratio =>	**47.34**				**E.C.F. =>**	**0.965**		**Std. Deviation=>**	**0.26878425**			
							Std. Dev. =>	**7.81**				**Ave. E.C.F. =>**	**1.021**		**Ave. Variance=>**	**21.4318**	**Coefficient of Var=>**	**21.00070007**	

Final Conclusion of Rate that will be used: 1.021

2CHIP,2CORA,2DOWN,2M12,2MRES,2SHIA,2WEST,2OPRA

4-1-2020 thru 3-31-2022

2023 ECF Analisys
300 Ind

	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	Land Value	Land Table	Property Class
1	050-010-035-001-00	OAKWOOD AVE	03/08/21	$199,100	WD	03-ARM'S LENGTH	$199,100	$20,400	10.25	$86,407	$61,275	$137,825	$175,469	0.785	1,872	$73.62	300	$61,275	INDUSTRIAL	301
3	050-553-000-008-00	1500 MCMILLAN AVE	04/07/21	$535,000	LC	03-ARM'S LENGTH	$535,000	$94,400	17.64	$283,451	$136,997	$398,003	$523,146	0.761	6,900	$57.68	300	$98,270	INDUSTRIAL	301
4	050-710-001-013-00	599 OAKWOOD AVE	03/08/21	$199,100	WD	03-ARM'S LENGTH	$199,100	$58,200	29.23	$129,423	$73,775	$125,325	$175,489	0.714	5,552	$22.57	300	$61,275	INDUSTRIAL	301
			Totals:	**$933,200**			**$933,200**	**$173,000**		**$499,281**		**$661,153**	**$874,104**			**$51.29**				
								Sale. Ratio =>	**18.54**				**E.C.F. =>**	**0.705**		**Std. Deviation=>**	**0.0362187**			
								Std. Dev. =>	**9.57**				**Ave. E.C.F. =>**	**.0.705**						

Final Conclusion of Rate that will be used: 0.705
300 Ind