2022 Land Value Analysis

4-1-2019 thru 3-31-2021

402 NW Cor of 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
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
3	050-230-000-014-00	1208 ORCHARD ST	02/07/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$44,200	38.77	$101,579	$23,081	$10,660	82.0	113.0	0.21	0.21	$281	$108,362	$2.49	82.00	402	1265/0928	NORTHWEST CORNER OF CITY
4	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	$23,583	$10,010	77.0	113.0	0.20	0.20	$306	$117,915	$2.71	77.00	402	1276/0372	NORTHWEST CORNER OF CITY
5	050-290-000-026-00	1533 ALTA VISTA DR	08/02/19	$134,000	WD	03-ARM'S LENGTH	$134,000	$58,600	43.73	$139,868	$6,222	$12,090	93.0	99.0	0.21	0.21	$67	$29,488	$0.68	93.00	402	1259/0768	NORTHWEST CORNER OF CITY
6	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	$19,392	$10,660	82.0	160.0	0.30	0.30	$236	$64,425	$1.48	82.00	402	1270/0859	NORTHWEST CORNER OF CITY
7	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
8	050-560-000-009-00	1116 BUCKLEY DR	07/01/19	$127,350	WD	03-ARM'S LENGTH	$127,350	$48,100	37.77	$118,055	$22,295	$13,000	100.0	130.0	0.30	0.30	$223	$74,815	$1.72	100.00	402	1258/0755	NORTHWEST CORNER OF CITY
9	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
10	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
11	050-560-000-035-00	1408 IRENE DR	09/27/19	$128,900	WD	03-ARM'S LENGTH	$128,900	$47,500	36.85	$125,859	$18,901	$15,860	122.0	140.0	0.39	0.39	$155	$48,217	$1.11	122.00	402	1261/0879	NORTHWEST CORNER OF CITY
12	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
13	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	$27,065	$34,320	264.0	396.0	0.80	0.40	$103	$33,831	$0.78	264.00	402	1276/0412	NORTHWEST CORNER OF CITY
14	050-603-005-002-00	903 N CHIPMAN ST	07/18/19	$126,500	WD	03-ARM'S LENGTH	$126,500	$50,600	40.00	$118,971	$27,029	$19,500	150.0	132.0	0.46	0.46	$180	$59,404	$1.36	150.00	402	1259/0208	NORTHWEST CORNER OF CITY
15	050-030-000-001-00	1241 MARION ST	09/12/19	$139,000	WD	03-ARM'S LENGTH	$139,000	$64,000	46.04	$150,728	($2,238)	$9,490	73.0	130.0	0.22	0.22	($31)	($10,266)	($0.24)	73.00	402	1261/0146	NORTHWEST CORNER OF CITY
16	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
17	050-030-000-010-00	1165 HANOVER ST	07/23/19	$160,000	WD	03-ARM'S LENGTH	$160,000	$58,900	36.81	$146,126	$27,134	$13,260	102.0	130.0	0.30	0.30	$266	$89,257	$2.05	102.00	402	1259/0458	NORTHWEST CORNER OF CITY
18	050-030-000-013-00	1121 HANOVER ST	04/12/19	$120,000	WD	03-ARM'S LENGTH	$120,000	$58,500	48.75	$134,943	($6,103)	$8,840	68.0	130.0	0.20	0.20	($90)	($30,064)	($0.69)	68.00	402	1256/0913	NORTHWEST CORNER OF CITY
19	050-230-000-015-00	1204 ORCHARD ST	06/24/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$37,700	34.27	$97,034	$23,626	$10,660	82.0	113.0	0.21	0.21	$288	$110,920	$2.55	82.00	402	1258/0587	NORTHWEST CORNER OF CITY
20	050-230-000-019-00	1221 ORCHARD ST	02/12/20	$122,500	WD	03-ARM'S LENGTH	$122,500	$32,000	26.12	$105,837	$27,323	$10,660	82.0	113.0	0.21	0.21	$333	$128,277	$2.94	82.00	402	1266/0068	NORTHWEST CORNER OF CITY
21	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	$37,736	$14,820	114.0	112.0	0.29	0.29	$331	$128,792	$2.96	114.00	402	1275/0083	NORTHWEST CORNER OF CITY
22	050-290-000-013-00	1521 ALTURAS DR	12/20/19	$194,900	WD	03-ARM'S LENGTH	$194,900	$67,800	34.79	$178,838	$27,632	$11,570	89.0	99.0	0.20	0.20	$310	$136,792	$3.14	89.00	402	1264/0952	NORTHWEST CORNER OF CITY
23	050-290-000-026-00	1533 ALTA VISTA DR	08/02/19	$134,000	WD	03-ARM'S LENGTH	$134,000	$58,600	43.73	$139,868	$6,222	$12,090	93.0	99.0	0.21	0.21	$67	$29,488	$0.68	93.00	402	1259/0768	NORTHWEST CORNER OF CITY
24	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	$29,511	$11,934	140.0	86.0	0.27	0.27	$211	$107,704	$2.47	140.00	402	1277/0971	NORTHWEST CORNER OF CITY
25	050-450-000-004-00	1230 CENTER ST	01/08/21	$119,000	WD	03-ARM'S LENGTH	$119,000	$40,800	34.29	$90,380	$39,280	$10,660	82.0	160.0	0.30	0.30	$479	$130,498	$3.00	82.00	402	1277/0385	NORTHWEST CORNER OF CITY
26	050-450-000-023-00	1221 CENTER ST	10/06/20	$60,000	WD	03-ARM'S LENGTH	$60,000	$40,400	67.33	$80,512	($2,312)	$18,200	140.0	215.0	0.69	0.69	($17)	($3,346)	($0.08)	140.00	402	1273/0961	NORTHWEST CORNER OF CITY
27	050-560-000-012-00	1220 BUCKLEY DR	07/17/19	$225,000	WD	03-ARM'S LENGTH	$225,000	$79,400	35.29	$184,730	$52,750	$12,480	96.0	132.0	0.29	0.29	$549	$181,271	$4.16	96.00	402	1259/0259	NORTHWEST CORNER OF CITY
28	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	$28,894	$13,000	100.0	132.0	0.30	0.30	$289	$95,360	$2.19	100.00	402	1275/0305	NORTHWEST CORNER OF CITY
29	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
30	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
31	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	$12,509	$8,580	66.0	132.0	0.20	0.20	$190	$62,545	$1.44	66.00	402	1268/0699	NORTHWEST CORNER OF CITY
32	050-603-002-011-00	1444 W KING ST	06/13/19	$72,000	WD	03-ARM'S LENGTH	$72,000	$35,900	49.86	$81,459	($879)	$8,580	66.0	132.0	0.20	0.20	($13)	($4,395)	($0.10)	66.00	402	1258/0868	NORTHWEST CORNER OF CITY
33	050-603-004-002-00	1409 OLMSTEAD ST	10/15/20	$127,000	WD	03-ARM'S LENGTH	$127,000	$39,900	31.42	$87,166	$49,844	$10,010	77.0	132.0	0.23	0.23	$647	$213,923	$4.91	77.00	402	1274/0209	NORTHWEST CORNER OF CITY
34	050-603-004-017-00	1402 STINSON ST	10/29/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$35,700	35.70	$92,336	$16,244	$8,580	100.0	132.0	0.20	0.20	$162	$81,220	$1.86	66.00	402	1262/0998	NORTHWEST CORNER OF CITY
35	050-603-005-005-00	1332 OLMSTEAD ST	04/24/19	$110,500	WD	03-ARM'S LENGTH	$110,500	$37,600	34.03	$85,574	$33,506	$8,580	100.0	147.0	0.22	0.22	$335	$150,251	$3.45	66.00	402	1256/0855	NORTHWEST CORNER OF CITY
36	050-690-000-002-00	1332 HANOVER ST	11/01/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$36,500	73.00	$67,546	($4,156)	$13,390	103.0	170.0	0.40	0.40	($40)	($10,338)	($0.24)	103.00	402	1262/0759	NORTHWEST CORNER OF CITY
37	050-690-000-002-00	1332 HANOVER ST	11/07/19	$50,333	LC	03-ARM'S LENGTH	$50,333	$36,500	72.52	$67,546	($3,823)	$13,390	103.0	170.0	0.40	0.40	($37)	($9,510)	($0.22)	103.00	402	1264/0025	NORTHWEST CORNER OF CITY
38	050-720-000-010-00	1415 W KING ST	07/31/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$44,500	32.96	$109,062	$34,518	$8,580	66.0	159.0	0.24	0.24	$523	$143,228	$3.29	66.00	402	1271/0513	NORTHWEST CORNER OF CITY
39	050-690-006-004-00	906 N CHIPMAN ST	10/11/19	$159,900	WD	03-ARM'S LENGTH	$159,900	$60,900	38.09	$151,259	$21,511	$12,870	99.0	140.0	0.32	0.32	$217	$67,645	$1.55	99.00	402	1262/0254	NORTHWEST CORNER OF CITY
			Totals:	$5,079,902			$5,079,902	$2,081,700		$4,824,759	$737,417	$482,274	3,826.0		11.80	11.40							
								Sale. Ratio =>	40.98			Average			Average			Average				
								Std. Dev. =>	9.86			per FF=>	$140		per Net Acre:	62,508.86		per SqFt=>	$1.44			

Final Conclusion of Rate that will be used: $140 per Front Foot and $1.44 per sq foot

402 North West Corner of City

2022 Land Value Analysis

410-North Central

4-1-2019 thru 3-31-201

	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
4	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	$11,713	$8,580	66.0	132.0	0.20	0.20	$177	$58,565	$1.34	66.00	410	1277/0702	NORTH CENTRAL
5	050-060-005-003-00	812 N SHIAWASSEE ST	03/11/21	$54,900	PTA	03-ARM'S LENGTH	$54,900	$27,400	49.91	$64,888	($4,268)	$5,720	44.0	132.0	0.13	0.13	($97)	($32,090)	($0.74)	44.00	410		NORTH CENTRAL
6	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	$15,506	$8,580	66.0	132.0	0.20	0.20	$235	$77,530	$1.78	66.00	410	1276/0132	NORTH CENTRAL
7	050-060-008-005-00	819 N BALL ST	06/27/19	$115,500	WD	03-ARM'S LENGTH	$115,500	$48,300	41.82	$110,205	$11,015	$5,720	44.0	132.0	0.13	0.13	$250	$82,820	$1.90	44.00	410	1258/0626	NORTH CENTRAL
9	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	$12,350	$5,720	44.0	132.0	0.13	0.13	$281	$92,857	$2.13	44.00	410	1276/0085	NORTH CENTRAL
10	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	$16,001	$8,580	66.0	82.0	0.12	0.12	$242	$129,040	$2.96	66.00	410	1275/0952	NORTH CENTRAL
12	050-060-012-003-00	220 W KING ST	12/12/19	$90,000	WD	03-ARM'S LENGTH	$90,000	$40,100	44.56	$92,798	$5,782	$8,580	66.0	153.0	0.23	0.23	$88	$24,922	$0.57	66.00	410	1264/0107	NORTH CENTRAL
13	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	$1,630	$8,580	66.0	128.0	0.19	0.19	$25	$8,402	$0.19	66.00	410	1276/0705	NORTH CENTRAL
17	050-111-001-020-00	814 E KING ST	10/17/19	$96,500	WD	03-ARM'S LENGTH	$96,500	$41,000	42.49	$98,763	$6,577	$8,840	68.0	198.0	0.31	0.31	$97	$21,285	$0.49	68.00	410	1262/0642	NORTH CENTRAL
18	050-111-002-014-00	511 GILBERT ST	08/19/19	$58,500	WD	03-ARM'S LENGTH	$58,500	$20,600	35.21	$48,663	$17,897	$8,060	62.0	132.0	0.19	0.19	$289	$95,197	$2.19	62.00	410	1260/0412	NORTH CENTRAL
19	050-111-003-003-00	540 GILBERT ST	06/20/19	$114,000	WD	03-ARM'S LENGTH	$114,000	$40,600	35.61	$96,681	$25,899	$8,580	66.0	132.0	0.20	0.20	$392	$129,495	$2.97	66.00	410	1258/0768	NORTH CENTRAL
21	050-111-004-006-00	528 RANDOLPH ST	01/04/21	$133,000	WD	03-ARM'S LENGTH	$133,000	$42,500	31.95	$123,396	$18,184	$8,580	66.0	132.0	0.20	0.20	$276	$90,920	$2.09	66.00	410	1277/0158	NORTH CENTRAL
23	050-140-001-002-00	424 ABBOTT ST	11/25/19	$100,400	WD	03-ARM'S LENGTH	$100,400	$45,900	45.72	$104,331	$4,649	$8,580	66.0	132.0	0.20	0.20	$70	$23,245	$0.53	66.00	410	1263/0684	NORTH CENTRAL
26	050-240-002-001-00	301 GOODHUE ST	04/12/19	$74,900	WD	03-ARM'S LENGTH	$74,900	$34,700	46.33	$83,646	$1,914	$10,660	82.0	66.0	0.12	0.12	$23	$15,435	$0.35	82.00	410	1256/0460	NORTH CENTRAL
27	050-240-002-003-00	309 GOODHUE ST	06/21/19	$96,500	WD	03-ARM'S LENGTH	$96,500	$51,100	52.95	$119,303	($12,143)	$10,660	82.0	132.0	0.25	0.25	($148)	($48,964)	($1.12)	82.00	410	1258/0444	NORTH CENTRAL
29	050-240-002-013-00	628 N SAGINAW ST	11/27/19	$89,000	WD	03-ARM'S LENGTH	$89,000	$29,300	32.92	$80,339	$15,161	$6,500	50.0	132.0	0.15	0.15	$303	$99,743	$2.29	50.00	410	1263/0811	NORTH CENTRAL
30	050-240-002-018-00	644 N SAGINAW ST	06/25/20	$82,400	WD	03-ARM'S LENGTH	$82,400	$29,000	35.19	$71,943	$19,037	$8,580	66.0	132.0	0.20	0.20	$288	$95,185	$2.19	66.00	410	1270/0627	NORTH CENTRAL
31	050-240-003-005-00	615 N SAGINAW ST	11/18/19	$86,932	WD	03-ARM'S LENGTH	$86,932	$44,200	50.84	$96,783	($751)	$9,100	70.0	150.0	0.24	0.24	($11)	($3,116)	($0.07)	70.00	410	1263/0452	NORTH CENTRAL
32	050-240-003-018-00	643 N SAGINAW ST	08/13/19	$75,000	WD	03-ARM'S LENGTH	$75,000	$41,400	55.20	$86,088	($2,508)	$8,580	66.0	132.0	0.20	0.20	($38)	($12,540)	($0.29)	66.00	410	1260/0014	NORTH CENTRAL
33	050-250-000-013-00	518 N SHIAWASSEE ST	11/22/19	$106,000	WD	03-ARM'S LENGTH	$106,000	$33,100	31.23	$106,262	$8,318	$8,580	66.0	132.0	0.20	0.20	$126	$41,590	$0.95	66.00	410	1263/0402	NORTH CENTRAL
37	050-260-000-009-00	430 E OLIVER ST	09/16/19	$165,000	WD	03-ARM'S LENGTH	$165,000	$71,500	43.33	$164,276	$11,904	$11,180	86.0	150.0	0.30	0.30	$138	$40,216	$0.92	86.00	410	1261/0618	NORTH CENTRAL
40	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	$1,676	$10,790	83.0	194.0	0.37	0.37	$20	$4,530	$0.10	83.00	410	1270/0363	NORTH CENTRAL
41	050-320-000-024-00	1209 N WASHINGTON ST	03/13/20	$112,825	WD	03-ARM'S LENGTH	$112,825	$45,300	40.15	$110,839	$10,306	$8,320	64.0	148.0	0.22	0.22	$161	$47,493	$1.09	64.00	410	1267/0244	NORTH CENTRAL
42	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	$14,996	$8,580	66.0	143.0	0.22	0.22	$227	$69,106	$1.59	66.00	410	1272/0329	NORTH CENTRAL
43	050-320-000-035-00	1004 N BALL ST	11/27/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$43,500	43.50	$103,658	$2,972	$6,630	51.0	150.0	0.18	0.18	$58	$16,886	$0.39	51.00	410	1263/0655	NORTH CENTRAL
46	050-320-000-052-00	712 N WASHINGTON ST	09/06/19	$103,000	WD	03-ARM'S LENGTH	$103,000	$42,100	40.87	$103,162	$8,418	$8,580	66.0	140.0	0.21	0.21	$128	$39,708	$0.91	66.00	410	1260/0965	NORTH CENTRAL
47	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	$17,780	$8,580	66.0	110.0	0.17	0.17	$269	$106,467	$2.44	66.00	410	1275/0193	NORTH CENTRAL
48	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
49	050-320-000-076-00	945 N SAGINAW ST	03/26/21	$159,900	PTA	33-TO BE DETERMINED	$159,900	$76,400	47.78	$170,281	$6,779	$17,160	132.0	132.0	0.40	0.40	$51	$16,948	$0.39	132.00	410		NORTH CENTRAL
53	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
54	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	$20,307	$8,580	66.0	222.0	0.34	0.34	$308	$60,438	$1.39	66.00	410	1274/0850	NORTH CENTRAL
55	050-320-000-107-00	1301 N HICKORY ST	04/16/19	$74,900	WD	03-ARM'S LENGTH	$74,900	$33,100	44.19	$75,159	$8,321	$8,580	66.0	132.0	0.20	0.20	$126	$41,605	$0.96	66.00	410	1256/0570	NORTH CENTRAL
57	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	$17,863	$8,580	66.0	132.0	0.20	0.20	$271	$89,315	$2.05	66.00	410	1269/0158	NORTH CENTRAL
58	050-390-001-002-00	924 N WATER ST	05/28/19	$94,000	WD	03-ARM'S LENGTH	$94,000	$35,400	37.66	$89,317	$10,403	$5,720	44.0	132.0	0.13	0.13	$236	$78,218	$1.80	44.00	410	1257/0741	NORTH CENTRAL
60	050-390-001-012-00	1083 N BALL ST	07/26/19	$124,000	WD	03-ARM'S LENGTH	$124,000	$50,300	40.56	$113,004	$19,576	$8,580	66.0	132.0	0.20	0.20	$297	$97,880	$2.25	66.00	410	1259/0501	NORTH CENTRAL
61	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	$14,244	$9,620	74.0	132.0	0.22	0.22	$192	$63,589	$1.46	74.00	410	1270/0148	NORTH CENTRAL
62	050-390-004-013-00	1266 ADAMS ST	12/12/19	$115,000	WD	03-ARM'S LENGTH	$115,000	$41,600	36.17	$101,686	$21,894	$8,580	66.0	132.0	0.20	0.20	$332	$109,470	$2.51	66.00	410	1264/0148	NORTH CENTRAL
63	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	$11,950	$7,670	59.0	150.0	0.20	0.20	$203	$58,867	$1.35	59.00	410	1273/0968	NORTH CENTRAL
65	050-390-004-028-00	1215 N WATER ST	02/11/20	$89,000	WD	03-ARM'S LENGTH	$89,000	$39,700	44.61	$93,817	$3,373	$8,190	63.0	132.0	0.19	0.19	$54	$17,660	$0.41	63.00	410	1265/0988	NORTH CENTRAL
66	050-390-005-002-00	1206 N WATER ST	09/05/19	$101,000	WD	03-ARM'S LENGTH	$101,000	$39,700	39.31	$100,266	$9,314	$8,580	66.0	132.0	0.20	0.20	$141	$46,570	$1.07	66.00	410	1260/0928	NORTH CENTRAL
67	050-390-005-016-00	1331 N BALL ST	06/10/19	$64,900	WD	03-ARM'S LENGTH	$64,900	$23,500	36.21	$54,840	$18,640	$8,580	66.0	132.0	0.20	0.20	$282	$93,200	$2.14	66.00	410	1258/0060	NORTH CENTRAL
68	050-390-005-019-00	1323 N BALL ST	07/25/19	$99,975	WD	03-ARM'S LENGTH	$99,975	$49,300	49.31	$112,873	($4,318)	$8,580	66.0	132.0	0.20	0.20	($65)	($21,590)	($0.50)	66.00	410	1259/0642	NORTH CENTRAL
69	050-390-005-028-00	1119 N BALL ST	09/03/19	$122,000	WD	03-ARM'S LENGTH	$122,000	$60,200	49.34	$137,447	($8,947)	$6,500	50.0	124.0	0.14	0.14	($179)	($63,007)	($1.45)	50.00	410	1260/0772	NORTH CENTRAL
70	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	$11,441	$6,500	50.0	124.0	0.14	0.14	$229	$80,570	$1.85	50.00	410	1275/0972	NORTH CENTRAL
71	050-400-000-005-00	934 N PARK ST	12/20/19	$115,000	WD	03-ARM'S LENGTH	$115,000	$48,200	41.91	$112,592	$9,428	$7,020	54.0	132.0	0.16	0.16	$175	$57,488	$1.32	54.00	410	1264/0514	NORTH CENTRAL
72	050-440-000-001-00	906 N HICKORY ST	09/06/19	$56,650	WD	03-ARM'S LENGTH	$56,650	$34,700	61.25	$73,306	($9,506)	$7,150	55.0	115.0	0.15	0.15	($173)	($65,559)	($1.51)	55.00	410	1261/0098	NORTH CENTRAL
73	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	$259	$6,500	50.0	89.0	0.10	0.10	$5	$2,539	$0.06	50.00	410	1268/0255	NORTH CENTRAL
74	050-470-002-001-00	421 W OLIVER ST	06/30/20	$188,140	WD	03-ARM'S LENGTH	$188,140	$71,300	37.90	$173,260	$23,200	$8,320	64.0	165.0	0.24	0.24	$363	$95,868	$2.20	64.00	410	1270/0474	NORTH CENTRAL
75	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	$12,512	$4,420	34.0	150.0	0.12	0.12	$368	$106,940	$2.46	34.00	410	1270/0240	NORTH CENTRAL
81	050-470-032-005-00	615 N PARK ST	10/25/19	$145,900	WD	03-ARM'S LENGTH	$145,900	$55,200	37.83	$154,580	($100)	$8,580	66.0	132.0	0.20	0.20	($2)	($500)	($0.01)	66.00	410	1262/0597	NORTH CENTRAL
82	050-470-032-006-00	621 N PARK ST	10/30/19	$98,000	WD	03-ARM'S LENGTH	$98,000	$47,400	48.37	$112,956	($6,376)	$8,580	66.0	132.0	0.20	0.20	($97)	($31,880)	($0.73)	66.00	410	1262/0750	NORTH CENTRAL
83	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	$1,103	$9,620	74.0	82.0	0.14	0.14	$15	$7,935	$0.18	74.00	410	1269/0002	NORTH CENTRAL
84	050-470-033-004-00	609 N WASHINGTON ST	01/30/20	$175,000	WD	03-ARM'S LENGTH	$175,000	$63,800	36.46	$175,645	$7,935	$8,580	66.0	132.0	0.20	0.20	$120	$39,675	$0.91	66.00	410	1265/0732	NORTH CENTRAL
85	050-470-034-007-00	622 N WATER ST	05/31/19	$95,000	LC	03-ARM'S LENGTH	$95,000	$53,600	56.42	$129,947	($26,367)	$8,580	66.0	132.0	0.20	0.20	($400)	($131,835)	($3.03)	66.00	410	1257/0796	NORTH CENTRAL
86	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	$18,321	$7,800	60.0	132.0	0.18	0.18	$305	$100,665	$2.31	60.00	410	1270/0775	NORTH CENTRAL
87	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	$2,112	$8,580	66.0	132.0	0.20	0.20	$32	$10,560	$0.24	66.00	410	1277/0647	NORTH CENTRAL
90	050-510-000-008-00	912 CAMPBELL DR	05/28/19	$118,500	WD	03-ARM'S LENGTH	$118,500	$47,600	40.17	$110,999	$21,151	$13,650	105.0	132.0	0.32	0.32	$201	$66,513	$1.53	105.00	410	1257/0664	NORTH CENTRAL
92	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
93	050-510-000-022-00	1018 ADA ST	03/25/20	$139,900	WD	03-ARM'S LENGTH	$139,900	$53,300	38.10	$135,891	$16,879	$12,870	99.0	132.0	0.30	0.30	$170	$56,263	$1.29	99.00	410	1267/0303	NORTH CENTRAL
95	050-536-000-013-00	920 PINE ST	04/01/19	$85,500	WD	03-ARM'S LENGTH	$85,500	$40,400	47.25	$92,319	$981	$7,800	60.0	132.0	0.18	0.18	$16	$5,390	$0.12	60.00	410	1256/0236	NORTH CENTRAL
96	050-536-000-016-00	916 N SHIAWASSEE ST	08/30/19	$74,900	WD	03-ARM'S LENGTH	$74,900	$25,200	33.64	$61,919	$21,561	$8,580	66.0	132.0	0.20	0.20	$327	$107,805	$2.47	66.00	410	1260/0746	NORTH CENTRAL
97	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	$5,984	$18,720	144.0	264.0	0.87	0.87	$42	$6,855	$0.16	144.00	410	1269/0592	NORTH CENTRAL
99	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	$18,640	$10,660	82.0	396.0	0.75	0.75	$227	$25,020	$0.57	82.00	410	1269/0402	NORTH CENTRAL
102	050-536-000-043-00	1265 N SHIAWASSEE ST	01/22/20	$132,000	PTA	03-ARM'S LENGTH	$132,000	$55,700	42.20	$140,991	$4,659	$13,650	105.0	132.0	0.32	0.32	$44	$14,651	$0.34	105.00	410		NORTH CENTRAL
103	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	$31,466	$8,580	66.0	132.0	0.20	0.20	$477	$157,330	$3.61	66.00	410	1275/0574	NORTH CENTRAL
104	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	$3,851	$8,580	66.0	122.0	0.19	0.19	$58	$20,816	$0.48	66.00	410	1275/0655	NORTH CENTRAL
105	050-541-000-022-00	718 ELMWOOD ST	07/21/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$47,800	35.41	$113,905	$29,675	$8,580	66.0	132.0	0.20	0.20	$450	$148,375	$3.41	66.00	410	1271/0049	NORTH CENTRAL
106	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
107	050-610-001-008-00	722 N SAGINAW ST	08/13/19	$115,000	WD	03-ARM'S LENGTH	$115,000	$36,400	31.65	$95,264	$28,316	$8,580	66.0	80.0	0.12	0.12	$429	$234,017	$5.37	66.00	410	1260/0012	NORTH CENTRAL
108	050-610-001-009-00	735 N HICKORY ST	06/03/19	$89,000	WD	03-ARM'S LENGTH	$89,000	$36,900	41.46	$98,345	$5,475	$14,820	114.0	80.0	0.21	0.21	$48	$26,196	$0.60	114.00	410	1257/0869	NORTH CENTRAL
109	050-610-002-004-00	719 N SAGINAW ST	07/12/19	$112,999	WD	03-ARM'S LENGTH	$112,999	$39,200	34.69	$105,832	$15,747	$8,580	66.0	106.0	0.16	0.16	$239	$97,807	$2.25	66.00	410	1259/0061	NORTH CENTRAL
110	050-610-003-005-00	739 N PARK ST	05/02/19	$79,900	WD	03-ARM'S LENGTH	$79,900	$35,400	44.31	$81,039	$7,441	$8,580	66.0	140.0	0.21	0.21	$113	$35,099	$0.81	66.00	410	1257/0122	NORTH CENTRAL
111	050-610-003-012-00	812 N WASHINGTON ST	12/05/19	$129,900	WD	03-ARM'S LENGTH	$129,900	$51,600	39.72	$126,064	$9,556	$5,720	44.0	140.0	0.14	0.14	$217	$67,773	$1.56	44.00	410	1263/0883	NORTH CENTRAL
113	050-610-003-016-00	720 N WASHINGTON ST	07/09/19	$119,600	WD	03-ARM'S LENGTH	$119,600	$50,700	42.39	$131,660	($3,480)	$8,580	66.0	140.0	0.21	0.21	($53)	($16,415)	($0.38)	66.00	410	1258/0874	NORTH CENTRAL
114	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	$16,920	$8,580	66.0	140.0	0.21	0.21	$256	$79,811	$1.83	66.00	410	1278/0998	NORTH CENTRAL
118	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	($2,680)	$8,580	66.0	132.0	0.20	0.20	($41)	($13,400)	($0.31)	66.00	410	1275/0307	NORTH CENTRAL
			Totals:	$8,308,585			$8,308,585	$3,546,800		$8,272,898	$707,267	$671,580	5,166.0		16.53	16.53							
								Sale. Ratio =>	42.69			Average			Average			Average					
								Std. Dev. =>	6.10			per FF=>	$137		per Net Acr	42,786.87		per SqFt=>	$0.98				

Final Conclusion of Rate that will be used: $137 per Front Foot and $0.98 per sq foot

410 North Central of City

2022 Land Value Analysis

4-1-2019 thru 3-31-2021

412-NE Cor of 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
1	050-140-000-014-0C	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
2	050-140-003-009-0C	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
3	050-140-004-007-0C	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
4	050-150-000-013-0C	815 SUMMIT ST	09/13/19	$125,000	WD	03-ARM'S LENGTH	$125,000	$53,100	42.48	$134,661	($1,081)	$8,580	66.0	132.0	0.20	0.20	($16)	($5,405)	($0.12)	66.00	412	1261/0261	NORTHEAST CORNER OF CITY
5	050-191-000-002-0C	704 WILTSHIRE DR	01/30/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$50,200	41.83	$121,693	$6,887	$8,580	66.0	132.0	0.20	0.20	$104	$34,435	$0.79	66.00	412	1265/0628	NORTHEAST CORNER OF CITY
6	050-191-000-004-0C	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
7	050-191-000-013-0C	705 HUNTINGTON DR	08/26/19	$121,000	WD	03-ARM'S LENGTH	$121,000	$40,800	33.72	$101,604	$27,976	$8,580	66.0	132.0	0.20	0.20	$424	$139,880	$3.21	66.00	412	1260/0625	NORTHEAST CORNER OF CITY
8	050-192-000-018-0C	711 MOORE ST	08/30/19	$125,000	WD	03-ARM'S LENGTH	$125,000	$39,300	31.44	$98,994	$34,586	$8,580	66.0	132.0	0.20	0.20	$524	$172,930	$3.97	66.00	412	1260/0770	NORTHEAST CORNER OF CITY
9	050-192-000-023-0C	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
10	050-192-000-024-0C	1200 HUNTINGTON DR	05/30/19	$96,000	WD	03-ARM'S LENGTH	$96,000	$48,000	50.00	$116,811	($12,231)	$8,580	66.0	132.0	0.20	0.20	($185)	($61,155)	($1.40)	66.00	412	1257/0948	NORTHEAST CORNER OF CITY
11	050-193-000-006-0C	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
12	050-193-000-008-0C	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
13	050-194-000-019-0C	909 MOORE ST	04/30/19	$85,900	WD	03-ARM'S LENGTH	$85,900	$37,100	43.19	$85,975	$11,625	$11,700	90.0	132.0	0.27	0.27	$129	$42,582	$0.98	90.00	412	1256/0859	NORTHEAST CORNER OF CITY
14	050-194-000-029-0C	824 WILTSHIRE DR	06/19/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$41,300	45.94	$95,763	$2,977	$8,840	68.0	151.0	0.24	0.24	$44	$12,614	$0.29	68.00	412	1258/0312	NORTHEAST CORNER OF CITY
15	050-194-000-030-0C	820 WILTSHIRE DR	11/18/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$50,300	45.73	$121,595	($2,755)	$8,840	68.0	151.0	0.24	0.24	($41)	($11,674)	($0.27)	68.00	412	1263/0304	NORTHEAST CORNER OF CITY
16	050-195-000-011-0C	817 STEVENS DR	05/30/19	$187,000	WD	03-ARM'S LENGTH	$187,000	$67,100	35.88	$168,221	$28,009	$9,230	71.0	135.0	0.22	0.22	$394	$127,314	$2.92	71.00	412	1257/0853	NORTHEAST CORNER OF CITY
17	050-195-000-018-0C	1220 HUNTINGTON DR	10/21/19	$112,000	WD	03-ARM'S LENGTH	$112,000	$52,800	47.14	$123,340	($2,760)	$8,580	66.0	151.0	0.23	0.23	($42)	($12,052)	($0.28)	66.00	412	1262/0372	NORTHEAST CORNER OF CITY
18	050-195-000-020-0C	1212 HUNTINGTON	09/21/20	$143,000	WD	03-ARM'S LENGTH	$143,000	$54,300	37.97	$123,999	$28,751	$9,750	75.0	151.0	0.26	0.26	$383	$110,581	$2.54	75.00	412	1273/0969	NORTHEAST CORNER OF CITY
19	050-197-000-013-0C	1403 N GOULD ST	07/31/19	$98,000	WD	03-ARM'S LENGTH	$98,000	$51,000	52.04	$121,789	($15,079)	$8,710	67.0	144.0	0.22	0.22	($225)	($68,231)	($1.57)	67.00	412	1259/0680	NORTHEAST CORNER OF CITY
20	050-197-000-017-0C	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
21	050-210-000-006-0C	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
22	050-210-000-008-0C	505 MOORE ST	05/21/19	$104,000	WD	03-ARM'S LENGTH	$104,000	$59,800	57.50	$125,650	($11,900)	$9,750	75.0	132.0	0.23	0.23	($159)	($52,423)	($1.20)	75.00	412	1257/0729	NORTHEAST CORNER OF CITY
23	050-210-000-011-0C	1026 SUMMIT ST	05/03/19	$255,000	WD	03-ARM'S LENGTH	$255,000	$78,400	30.75	$253,289	$21,861	$20,150	155.0	363.0	1.29	1.29	$141	$16,920	$0.39	155.00	412	1257/0054	NORTHEAST CORNER OF CITY
24	050-210-000-016-0C	1029 N DEWEY ST	01/13/20	$86,000	WD	03-ARM'S LENGTH	$86,000	$42,000	48.84	$94,365	$2,555	$10,920	84.0	132.0	0.26	0.26	$30	$10,020	$0.23	84.00	412	1265/0625	NORTHEAST CORNER OF CITY
25	050-210-000-017-0C	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
28	050-360-000-020-0C	621 STEVENS DR	07/17/19	$180,000	WD	03-ARM'S LENGTH	$180,000	$86,700	48.17	$199,891	($8,191)	$11,700	90.0	132.0	0.27	0.27	($91)	($30,004)	($0.69)	90.00	412	1259/0196	NORTHEAST CORNER OF CITY
29	050-360-000-023-0C	601 STEVENS DR	06/28/19	$175,550	WD	03-ARM'S LENGTH	$175,550	$73,100	41.64	$171,390	$21,840	$17,680	136.0	132.0	0.41	0.41	$161	$53,010	$1.22	136.00	412	1258/0985	NORTHEAST CORNER OF CITY
30	050-370-000-012-0C	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
31	050-370-000-020-0C	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
32	050-440-000-008-0C	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
33	050-541-000-037-0C	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
34	050-541-000-041-0C	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
35	050-541-000-044-0C	1001 SUMMIT ST	06/19/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$36,000	36.04	$87,346	$25,424	$12,870	99.0	115.0	0.26	0.26	$257	$97,410	$2.24	99.00	412	1270/0096	NORTHEAST CORNER OF CITY
		Totals:	$4,219,550			$4,219,550	$1,804,000		$4,198,746	$362,314	$341,510	2,627.0		8.77	8.77							
							Sale. Ratio =>	42.75			Average			Average			Average					
							Std. Dev. =>	6.64			per FF=>	$138		per Net Acre=>	41,317.60		per SqFt=>	$0.95				

Final Conclusion of Rate that will be used: $138 per Front Foot and $0.95 per sq foot

412 North East Corner of City

2022 Land Value Analysis

4-1-2019 thru 3-31-2021

415-Austin Riverfront Condo

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
050-730-000-027-0(	959 CHIPMAN LANE	12/28/18	$200,000	WD	03-ARM'S LENGTH	$200,000	$81,400	40.70	$178,108	$36,671	$14,779	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1253/0006	AUSTIN RIVERFRONT CONDOS
050-730-000-028-0(	955 CHIPMAN LANE	06/20/18	$200,000	WD	03-ARM'S LENGTH	$200,000	$88,800	44.40	$194,624	$20,155	$14,779	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1247/0426	AUSTIN RIVERFRONT CONDOS
050-730-000-041-0(	918 CHIPMAN LANE	08/13/18	$160,000	WD	03-ARM'S LENGTH	$160,000	$76,400	47.75	$162,808	$11,971	$14,779	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	415	1249/0479	AUSTIN RIVERFRONT CONDOS
	Totals:	$560,000				$560,000	$246,600		$535,540	$68,797	$44,337	0.0		0.00	0.00							
							Sale. Ratio =>	44.04			Average			Average								
							Std. Dev. =>	3.53			per FF=>	#DIV/0!		per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!			

Average Site Value
32,126/2 = 16,063

Final Conclusion of Rate that will be used:
415 Austin Riverfront Condo

Per Imp Site $15,000
Per Vac Site $5,000

2022 Land Value Analysis
417-Woodland Trails Condo
416-Meadows Multi-Family

4-1-2019 thru 3-31-2021

	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	050-750-000-023-00	1429 N MALLARD CIRCLE	05/22/19	$10,000	WD	03-ARM'S LENGTH	$10,000	$6,100	61.00	$12,506	$10,000	$12,506	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	417	1257/0550	WOODLAND TRAILS CONDOS
2	050-750-000-024-00	1427 N MALLARD CIRCLE	03/26/20	$15,000	WD	03-ARM'S LENGTH	$15,000	$6,100	40.67	$12,506	$15,000	$12,506	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	417	1267/0401	WOODLAND TRAILS CONDOS
			Totals:	**$25,000**			**$25,000**	**$12,200**		**$25,012**	**$25,000**	**$25,012**	**0.0**		**0.00**	**0.00**							
								Sale. Ratio =>	**48.80**			**Average**			**Average**			**Average**					
								Std. Dev. =>	**14.38**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**				

Average Value of Vac Lot
25,000/2 = $12,500

Final Conclusion of Rate that will be used: $12,000 per Site
417 Woodland Trails Condo
416 Meadows Multi-Family

2022 Land Value Analysis

1-1-2019 thru 3-31-2021

418 Woodard Station Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	ECF Area	Liber/Page	Use Code	Class
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	418	1276/0943	WESTOWN CORRIDOR	407
050-760-000-043-00	317 S ELM ST	02/22/19	$93,325	WD	03-ARM'S LENGTH	$93,325	$21,400	22.93	$76,242	$18,736	418	1254/0297	WESTOWN CORRIDOR	407
		Totals:	**$188,325**			**$188,325**	**$54,600**		**$149,796**	**$41,725**				
							Sale. Ratio =>	**28.99**	**Ave Land Residual = $20,862.50**					
							Std. Dev. =>	**8.50**						

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

Used sale from 2-22-2019 to have at least to sales. It was very close to the 4-1-2019 start date of 2 year sales study.

2022 Land Value Anaylsis

4-1-2019 thru 3-31-2021

419-Osburn Site Condo

	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
1	050-751-000-002-00	1101 JACKSON DR	03/12/21	$202,990	WD	03-ARM'S LENGTH	$202,990	$5,100	2.51	$214,719	($1,538)	$10,191	82.5	120.0	0.23	0.23	($19)	($6,775)	($0.16)	82.50	419	1280/0480
2	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
3	050-751-000-007-00	1161 JACKSON DR	06/28/19	$174,900	WD	03-ARM'S LENGTH	$174,900	$76,700	43.85	$177,871	$5,018	$7,989	57.4	120.0	0.16	0.16	$87	$31,759	$0.73	57.37	419	1259/0516
4	050-751-000-010-00	1191 JACKSON DR	11/08/19	$175,900	WD	03-ARM'S LENGTH	$175,900	$83,900	47.70	$186,076	$834	$11,010	48.9	134.0	0.15	0.15	$17	$5,560	$0.13	48.89	419	1262/0982
5	050-751-000-015-00	1241 JACKSON DR	09/20/19	$199,000	WD	03-ARM'S LENGTH	$199,000	$83,500	41.96	$186,364	$23,646	$11,010	75.0	139.8	0.24	0.24	$315	$98,116	$2.25	75.00	419	1261/0384
6	050-751-000-016-00	1251 JACKSON DR	03/09/20	$199,000	WD	03-ARM'S LENGTH	$199,000	$84,000	42.21	$186,222	$23,788	$11,010	75.0	139.9	0.24	0.24	$317	$98,705	$2.27	75.00	419	1267/0024
7	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
8	050-751-000-029-00	1381 JACKSON DR	12/16/19	$302,000	WD	03-ARM'S LENGTH	$302,000	$136,500	45.20	$298,980	$20,585	$17,565	108.7	160.0	0.40	0.40	$189	$51,591	$1.18	108.67	419	1264/0328
9	050-751-000-030-00	1391 JACKSON DR	02/10/20	$220,000	WD	03-ARM'S LENGTH	$220,000	$77,700	35.32	$255,600	($18,035)	$17,565	90.0	160.0	0.33	0.33	($200)	($54,486)	($1.25)	90.00	419	1265/0922
10	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
11	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
12	050-751-000-040-00	1440 JACKSON DR	09/30/19	$209,900	WD	03-ARM'S LENGTH	$209,900	$110,000	52.41	$234,055	($7,153)	$17,002	76.0	239.7	0.42	0.42	($94)	($17,112)	($0.39)	76.00	419	1261/0718
13	050-751-000-041-00	1430 JACKSON DR	02/28/20	$359,900	WD	03-ARM'S LENGTH	$359,900	$141,500	39.32	$324,726	$52,176	$17,002	81.2	159.1	0.30	0.30	$642	$175,677	$4.03	81.23	419	1266/0596
14	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
15	050-751-000-043-00	1410 JACKSON DR	09/24/19	$229,900	WD	03-ARM'S LENGTH	$229,900	$103,200	44.89	$226,208	$20,694	$17,002	90.0	160.0	0.33	0.33	$230	$62,520	$1.44	90.00	419	1261/0621
16	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
17	050-751-000-070-00	1270 JACKSON DR	03/13/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$83,900	45.35	$180,998	$14,193	$10,191	90.0	130.0	0.27	0.27	$158	$52,762	$1.21	90.00	419	1266/0961
18	050-751-000-081-00	1100 JACKSON DR	10/21/19	$169,125	WD	03-ARM'S LENGTH	$169,125	$83,500	49.37	$176,644	$2,108	$9,627	70.0	120.0	0.19	0.19	$30	$10,922	$0.25	70.00	419	1262/0350
			Totals:	$3,999,415			$3,999,415	$1,669,800		$3,925,226	$321,432	$247,243	1,405.6		4.84	4.84						
								Sale. Ratio =>	41.75			Average			Average			Average				
								Std. Dev. =>	10.53			per FF=>	$229		per Net Acre:	66,370.43		per SqFt=>	$1.52			

Average Lot Value
321,432/18 = 17,857

1 vacant lot sold on 3-4-2020 for $10,600

Lot is listed for sale on 4-28-2021 at $16,000

Final Conclusion of Rate that will be used: $15,000 per site
419 Osburn Site Condo

2022 Land Value Analysis

4-1-2019 thru 3-31-2021

420-River Hospital

	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	050-170-003-010-00	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
2	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
3	050-522-000-006-00	1201 RIVERSIDE DR	03/13/20	$200,000	WD	03-ARM'S LENGTH	$200,000	$89,800	44.90	$204,008	$16,344	$20,352	128.0	132.0	0.39	0.39	$128	$42,124	$0.97	128.00	420	1266/0982	RIVER HOSPITAL
4	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
5	050-660-003-010-00	522 CLARK AVE	07/31/19	$155,000	WD	03-ARM'S LENGTH	$155,000	$70,500	45.48	$168,178	($2,684)	$10,494	66.0	99.0	0.15	0.15	($41)	($17,893)	($0.41)	66.00	420	1259/0771	RIVER HOSPITAL
7	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
10	050-670-002-004-00	625 CLARK AVE	04/19/19	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,100	43.15	$129,384	$11,110	$10,494	66.0	128.0	0.19	0.19	$168	$57,268	$1.31	66.00	420	1256/0561	RIVER HOSPITAL
15	050-670-002-012-00	529 CLARK AVE	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
16	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
17	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
18	050-670-003-008-00	915 W KING ST	09/09/19	$239,000	WD	03-ARM'S LENGTH	$239,000	$96,700	40.46	$223,138	$47,980	$32,118	202.0	325.0	0.81	0.62	$238	$59,308	$1.36	202.00	420	1261/0193	RIVER HOSPITAL
19	050-670-003-009-00	630 THIRD ST	09/09/19	$239,000	WD	03-ARM'S LENGTH	$239,000	$96,700	40.46	$223,138	$47,980	$32,118	202.0	325.0	0.81	0.19	$238	$59,308	$1.36	202.00	420	1261/0193	RIVER HOSPITAL
20	050-670-004-008-00	614 FIFTH ST	10/15/19	$190,000	WD	03-ARM'S LENGTH	$190,000	$92,300	48.58	$214,402	($7,707)	$16,695	105.0	150.0	0.36	0.36	($73)	($21,290)	($0.49)	105.00	420	1262/0261	RIVER HOSPITAL
21	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
22	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
25	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
26	050-670-006-005-00	1202 W OLIVER ST	12/13/19	$119,500	WD	03-ARM'S LENGTH	$119,500	$53,600	44.85	$125,150	$10,409	$16,059	101.0	142.0	0.33	0.33	$103	$31,638	$0.73	101.00	420	1264/0087	RIVER HOSPITAL
27	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
28	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:	$3,709,600				$3,709,600	$1,671,000		$3,684,616	$361,651	$336,667	2,117.4		7.83	7.02							
								Sale. Ratio =>	45.05			Average			Average			Average						
								Std. Dev. =>	6.64			per FF=>	$171		per Net Acre=>	46,199.67		per SqFt=>	$1.06				

Final Conclusion of Rate that will be used: $171 per Front Foot and $1.06 per sq foot

420 River Hospital

2022 Land Value Analysis

450-South Side of City

4-1-2019 thru 3-31-2021

	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
2	050-010-001-011-00	802 WOODLAWN AVE	05/17/19	$65,000	WD	03-ARM'S LENGTH	$65,000	$27,200	41.85	$63,280	$10,175	$8,455	95.0	130.0	0.28	0.28	$107	$35,827	$0.82	95.00	450	1257/0509	SOUTH SIDE OF CITY
3	050-010-002-001-00	861 WOODLAWN AVE	08/20/20	$122,000	WD	03-ARM'S LENGTH	$122,000	$39,400	32.30	$92,784	$37,226	$8,010	90.0	133.0	0.28	0.28	$414	$135,367	$3.11	90.00	450	1272/0332	SOUTH SIDE OF CITY
4	050-010-003-015-00	702 GLENWOOD AVE	10/01/19	$59,900	PTA	03-ARM'S LENGTH	$59,900	$17,900	29.88	$48,808	$15,809	$4,717	53.0	133.0	0.16	0.16	$298	$97,586	$2.24	53.00	450		SOUTH SIDE OF CITY
6	050-010-015-019-00	600 LINCOLN AVE	03/31/21	$60,000	PTA	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		SOUTH SIDE OF CITY
7	050-010-015-020-00	604 LINCOLN AVE	04/05/19	$45,942	LC	03-ARM'S LENGTH	$45,942	$27,200	59.21	$62,835	($13,778)	$3,115	35.0	108.0	0.09	0.09	($394)	($158,368)	($3.64)	35.00	450	1256/0067	SOUTH SIDE OF CITY
8	050-010-016-002-00	757 ALGER AVE	11/27/19	$82,500	WD	03-ARM'S LENGTH	$82,500	$19,200	23.27	$72,487	$15,353	$5,340	60.0	125.0	0.17	0.17	$256	$89,262	$2.05	60.00	450	1263/0717	SOUTH SIDE OF CITY
9	050-010-016-022-00	620 GLENWOOD AVE	05/14/19	$49,900	LC	03-ARM'S LENGTH	$49,900	$33,400	66.93	$79,134	($25,229)	$4,005	45.0	133.0	0.14	0.14	($561)	($184,153)	($4.23)	45.00	450	1257/0224	SOUTH SIDE OF CITY
10	050-010-017-003-00	755 WOODLAWN AVE	08/22/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,300	37.17	$57,406	$6,154	$3,560	40.0	125.0	0.12	0.12	$154	$53,513	$1.23	40.00	450	1260/0421	SOUTH SIDE OF CITY
11	050-010-017-023-00	619 WOODLAWN AVE	04/05/19	$62,000	WD	03-ARM'S LENGTH	$62,000	$35,200	56.77	$77,015	($12,345)	$2,670	30.0	125.0	0.09	0.09	($412)	($143,547)	($3.30)	30.00	450	1256/0101	SOUTH SIDE OF CITY
12	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
13	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
14	050-010-017-041-00	648 ALGER AVE	12/21/20	$79,000	WD	03-ARM'S LENGTH	$79,000	$22,900	28.99	$49,736	$34,604	$5,340	60.0	125.0	0.17	0.17	$577	$201,186	$4.62	60.00	450	1276/0706	SOUTH SIDE OF CITY
15	050-010-018-009-00	730 WOODLAWN AVE	06/14/19	$98,000	WD	03-ARM'S LENGTH	$98,000	$30,700	31.33	$80,710	$23,164	$5,874	66.0	133.0	0.20	0.20	$351	$114,673	$2.63	66.00	450	1258/0383	SOUTH SIDE OF CITY
16	050-010-018-021-00	624 WOODLAWN AVE	08/21/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$28,200	47.00	$66,831	($2,826)	$4,005	45.0	125.0	0.13	0.13	($63)	($21,907)	($0.50)	45.00	450	1260/0568	SOUTH SIDE OF CITY
17	050-010-018-024-00	616 WOODLAWN AVE	10/09/19	$84,950	WD	03-ARM'S LENGTH	$84,950	$34,000	40.02	$80,706	$9,584	$5,340	60.0	125.0	0.17	0.17	$160	$55,721	$1.28	60.00	450	1262/0030	SOUTH SIDE OF CITY
18	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
19	050-010-024-013-00	550 HARRISON AVE	03/27/20	$63,000	WD	03-ARM'S LENGTH	$63,000	$27,400	43.49	$70,234	($1,360)	$5,874	66.0	108.0	0.16	0.16	($21)	($8,293)	($0.19)	66.00	450	1267/0402	SOUTH SIDE OF CITY
20	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
21	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
22	050-010-025-009-00	828 ABREY AVE	08/30/19	$65,000	WD	03-ARM'S LENGTH	$65,000	$25,200	38.77	$60,530	$8,920	$4,450	50.0	108.0	0.12	0.12	$178	$71,935	$1.65	50.00	450	1260/0741	SOUTH SIDE OF CITY
23	050-010-025-016-00	553 HARRISON AVE	05/28/19	$62,000	WD	03-ARM'S LENGTH	$62,000	$23,800	38.39	$61,159	$5,291	$4,450	50.0	108.0	0.12	0.12	$106	$42,669	$0.98	50.00	450	1257/0691	SOUTH SIDE OF CITY
24	050-010-026-003-00	811 ABREY AVE	07/19/19	$48,000	WD	03-ARM'S LENGTH	$48,000	$24,600	51.25	$58,496	($2,397)	$8,099	91.0	114.0	0.24	0.24	($26)	($10,071)	($0.23)	91.00	450	1259/0405	SOUTH SIDE OF CITY
25	050-010-026-004-00	817 ABREY AVE	06/25/19	$93,900	WD	03-ARM'S LENGTH	$93,900	$31,100	33.12	$72,718	$27,056	$5,874	66.0	114.0	0.17	0.17	$410	$156,393	$3.59	66.00	450	1258/0624	SOUTH SIDE OF CITY
26	050-010-032-008-00	708 ABREY AVE	12/04/19	$96,000	WD	03-ARM'S LENGTH	$96,000	$29,300	30.52	$84,090	$20,721	$8,811	99.0	133.0	0.30	0.30	$209	$68,613	$1.58	99.00	450	1264/0278	SOUTH SIDE OF CITY
27	050-010-032-023-00	623 FRAZER AVE	03/03/21	$1	WD	03-ARM'S LENGTH	$1	$27,900	2790000.00	$60,662	($54,787)	$5,874	66.0	133.0	0.20	0.20	($830)	($271,223)	($6.23)	66.00	450	1279/0314	SOUTH SIDE OF CITY
28	050-010-032-025-00	707 FRAZER AVE	11/05/20	$100	QC	18-LIFE ESTATE	$100	$35,600	35600.00	$77,253	($71,279)	$5,874	66.0	133.0	0.20	0.20	($1,080)	($352,866)	($8.10)	66.00	450	1274/0996	SOUTH SIDE OF CITY
29	050-010-032-027-00	713 FRAZER AVE	12/26/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$16,600	27.67	$52,063	$10,874	$2,937	33.0	133.0	0.10	0.10	$330	$107,663	$2.47	33.00	450	1264/0615	SOUTH SIDE OF CITY
30	050-010-033-013-00	620 FRAZER AVE	02/28/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$30,700	30.70	$91,282	$14,592	$5,874	66.0	133.0	0.20	0.20	$221	$72,238	$1.66	66.00	450	1266/0805	SOUTH SIDE OF CITY
31	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
32	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
33	050-010-041-001-00	1301 ALLENDALE AVE	10/08/20	$32,500	WD	03-ARM'S LENGTH	$32,500	$47,800	147.08	$103,072	($58,824)	$11,748	132.0	125.0	0.38	0.38	($446)	($155,208)	($3.56)	132.00	450	1274/0212	SOUTH SIDE OF CITY
34	050-011-019-001-00	820 CORUNNA AVE	11/18/20	$68,000	WD	03-ARM'S LENGTH	$68,000	$16,100	23.68	$35,180	$36,558	$3,738	42.0	120.0	0.12	0.12	$870	$315,155	$7.23	42.00	450	1275/0451	SOUTH SIDE OF CITY
35	050-040-000-004-00	1106 W SOUTH ST	07/11/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$40,500	36.82	$102,622	$19,126	$11,748	132.0	132.0	0.40	0.40	$145	$47,815	$1.10	132.00	450	1258/0996	SOUTH SIDE OF CITY
36	050-040-000-020-00	1102 MARY ST	07/15/19	$109,900	WD	03-ARM'S LENGTH	$109,900	$46,100	41.95	$113,936	$4,775	$8,811	99.0	94.5	0.22	0.22	$48	$22,209	$0.51	99.00	450	1259/0188	SOUTH SIDE OF CITY
37	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
38	050-040-000-026-00	1307 STATE ST	04/26/19	$76,000	WD	03-ARM'S LENGTH	$76,000	$24,500	32.24	$69,557	$12,317	$5,874	66.0	135.0	0.21	0.21	$187	$60,083	$1.38	66.00	450	1256/0749	SOUTH SIDE OF CITY
39	050-070-001-007-00	601 W STEWART ST	09/06/19	$92,500	WD	03-ARM'S LENGTH	$92,500	$40,600	43.89	$92,629	$5,745	$5,874	66.0	132.0	0.20	0.20	$87	$28,725	$0.66	66.00	450	1260/0994	SOUTH SIDE OF CITY
40	050-070-001-013-00	524 AMENT ST	05/02/19	$86,000	WD	03-ARM'S LENGTH	$86,000	$28,200	32.79	$75,045	$16,829	$5,874	66.0	132.0	0.20	0.20	$255	$84,145	$1.93	66.00	450	1256/0898	SOUTH SIDE OF CITY
41	050-070-002-002-00	631 W STEWART ST	03/10/20	$109,200	WD	03-ARM'S LENGTH	$109,200	$32,900	30.13	$87,712	$27,362	$5,874	66.0	124.0	0.19	0.19	$415	$145,543	$3.34	66.00	450	1266/0964	SOUTH SIDE OF CITY
42	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
43	050-070-003-001-00	625 AMENT ST	12/10/20	$110,000	WD	03-ARM'S LENGTH	$110,000	$35,000	31.82	$77,831	$38,043	$5,874	66.0	132.0	0.20	0.20	$576	$190,215	$4.37	66.00	450	1276/0697	SOUTH SIDE OF CITY
44	050-070-003-008-00	901 S CEDAR ST	10/03/19	$95,000	WD	03-ARM'S LENGTH	$95,000	$35,800	37.68	$91,885	$8,989	$5,874	66.0	122.0	0.19	0.19	$136	$48,589	$1.12	66.00	450	1261/0850	SOUTH SIDE OF CITY
45	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
46	050-070-003-010-00	909 S CEDAR ST	02/14/20	$70,200	WD	03-ARM'S LENGTH	$70,200	$37,500	53.42	$84,508	($8,434)	$5,874	66.0	122.0	0.19	0.19	($128)	($45,589)	($1.05)	66.00	450	1266/0139	SOUTH SIDE OF CITY
47	050-070-004-017-00	920 S SHIAWASSEE ST	04/22/20	$134,000	WD	03-ARM'S LENGTH	$134,000	$40,800	30.45	$90,254	$49,620	$5,874	66.0	199.0	0.30	0.30	$752	$164,305	$3.77	66.00	450	1268/0766	SOUTH SIDE OF CITY
48	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
49	050-090-001-004-00	1416 W MAIN ST	10/14/19	$77,400	WD	03-ARM'S LENGTH	$77,400	$33,900	43.80	$78,737	$4,537	$5,874	66.0	132.0	0.20	0.20	$69	$22,685	$0.52	66.00	450	1262/0124	SOUTH SIDE OF CITY
50	050-113-001-002-00	813 RYAN ST	12/11/20	$146,000	WD	03-ARM'S LENGTH	$146,000	$39,900	27.33	$86,944	$66,888	$7,832	88.0	132.0	0.27	0.27	$760	$250,517	$5.75	88.00	450	1276/0890	SOUTH SIDE OF CITY
52	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
53	050-113-001-012-00	1013 RYAN ST	12/11/20	$144,900	WD	03-ARM'S LENGTH	$144,900	$35,300	24.36	$98,932	$51,842	$5,874	66.0	132.0	0.20	0.20	$785	$259,210	$5.95	66.00	450	1276/0325	SOUTH SIDE OF CITY
54	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
55	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
56	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
57	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
58	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
59	050-113-006-001-00	645 S CHIPMAN ST	05/24/19	$84,000	WD	03-ARM'S LENGTH	$84,000	$26,100	31.07	$81,308	$9,456	$6,764	76.0	115.0	0.32	0.32	$124	$29,643	$0.68	76.00	450	1257/0615	SOUTH SIDE OF CITY
60	050-113-008-013-00	625 MARTIN ST	02/04/21	$92,320	WD	03-ARM'S LENGTH	$92,320	$28,600	30.98	$61,540	$39,057	$8,277	93.0	157.0	0.34	0.34	$420	$116,588	$2.68	93.00	450	1278/0343	SOUTH SIDE OF CITY
61	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
62	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
64	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
65	050-113-010-003-00	1402 W STEWART ST	01/24/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$37,800	37.80	$93,073	$15,738	$8,811	99.0	181.0	0.41	0.41	$159	$38,292	$0.88	99.00	450	1265/0573	SOUTH SIDE OF CITY
66	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
67	050-113-014-008-00	134 S CHIPMAN ST	04/01/19	$33,000	LC	03-ARM'S LENGTH	$33,000	$22,700	68.79	$51,839	($14,834)	$4,005	45.0	182.0	0.19	0.19	($330)	($78,904)	($1.81)	45.00	450	1255/0347	SOUTH SIDE OF CITY
69	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
70	050-113-016-010-00	1412 LYNN ST	06/04/19	$58,000	WD	03-ARM'S LENGTH	$58,000	$24,400	42.07	$57,948	$5,926	$5,874	66.0	132.0	0.20	0.20	$90	$29,630	$0.68	66.00	450	1257/0936	SOUTH SIDE OF CITY
71	050-113-016-012-00	1310 LYNN ST	08/13/19	$84,800	WD	03-ARM'S LENGTH	$84,800	$25,600	30.19	$69,381	$21,293	$5,874	66.0	132.0	0.20	0.20	$323	$106,465	$2.44	66.00	450	1260/0040	SOUTH SIDE OF CITY
72	050-113-017-001-00	300 ROBBINS ST	09/20/19	$45,000	WD	03-ARM'S LENGTH	$45,000	$34,900	77.56	$79,491	($28,617)	$5,874	66.0	132.0	0.20	0.20	($434)	($143,085)	($3.28)	66.00	450	1261/0469	SOUTH SIDE OF CITY
73	050-113-017-002-00	322 ROBBINS ST	09/27/19	$69,000	WD	03-ARM'S LENGTH	$69,000	$25,700	37.25	$70,343	$4,531	$5,874	66.0	132.0	0.20	0.20	$69	$22,655	$0.52	66.00	450	1261/0675	SOUTH SIDE OF CITY
74	050-113-018-007-00	1303 MACK ST	10/24/19	$74,000	WD	03-ARM'S LENGTH	$74,000	$21,400	28.92	$60,182	$18,224	$4,406	49.5	216.0	0.25	0.25	$368	$74,384	$1.71	49.50	450	1264/0246	SOUTH SIDE OF CITY
75	050-113-018-009-00	1223 MACK ST	10/20/20	$97,850	WD	03-ARM'S LENGTH	$97,850	$25,300	25.86	$66,580	$35,676	$4,406	49.5	218.0	0.25	0.25	$721	$143,855	$3.30	49.50	450	1274/0697	SOUTH SIDE OF CITY
76	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	$25,470	$5,340	60.0	165.0	0.23	0.23	$425	$112,203	$2.58	60.00	450	1272/0637	SOUTH SIDE OF CITY
77	050-114-001-012-00	903 S CHIPMAN ST	06/29/20	$103,000	WD	03-ARM'S LENGTH	$103,000	$33,400	32.43	$79,428	$29,980	$6,408	72.0	157.0	0.26	0.26	$416	$115,308	$2.65	72.00	450	1270/0453	SOUTH SIDE OF CITY
78	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
79	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
80	050-114-002-002-00	815 STATE ST	08/30/19	$80,000	WD	03-ARM'S LENGTH	$80,000	$31,700	39.63	$76,262	$12,282	$8,544	96.0	89.0	0.20	0.20	$128	$62,663	$1.44	96.00	450	1261/0174	SOUTH SIDE OF CITY

81	050-114-002-004-00	821 STATE ST	10/22/20	$31,000	WD	03-ARM'S LENGTH	$31,000	$51,000	164.52	$32,678	$7,089	$8,767	98.5	177.0	0.40	0.40	$72	$17,723	$0.41	98.50	450	1274/0454	SOUTH SIDE OF CITY
82	050-114-002-008-00	927 STATE ST	12/13/19	$119,450	WD	03-ARM'S LENGTH	$119,450	$31,800	26.62	$96,066	$33,797	$10,413	117.0	177.0	0.48	0.48	$289	$71,152	$1.63	117.00	450	1264/0085	SOUTH SIDE OF CITY
83	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
84	050-115-001-013-00	907 S SHIAWASSEE ST	08/22/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$46,900	55.18	$105,538	($14,664)	$5,874	66.0	293.0	0.44	0.44	($222)	($33,027)	($0.76)	66.00	450	1260/0419	SOUTH SIDE OF CITY
85	050-115-001-018-00	424 GRACE ST	01/23/20	$52,000	WD	03-ARM'S LENGTH	$52,000	$30,800	59.23	$69,103	($11,229)	$5,874	66.0	132.0	0.20	0.20	($170)	($56,145)	($1.29)	66.00	450	1265/0529	SOUTH SIDE OF CITY
86	050-115-002-016-00	1139 S SHIAWASSEE ST	09/06/19	$69,900	WD	03-ARM'S LENGTH	$69,900	$26,600	38.05	$61,815	$13,247	$5,162	58.0	176.0	0.23	0.23	$228	$56,611	$1.30	58.00	450	1261/0104	SOUTH SIDE OF CITY
87	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
88	050-115-002-021-00	430 GUTE ST	07/27/20	$115,000	WD	03-ARM'S LENGTH	$115,000	$29,400	25.57	$77,983	$44,760	$7,743	87.0	120.0	0.24	0.24	$514	$186,500	$4.28	87.00	450	1271/0716	SOUTH SIDE OF CITY
89	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
90	050-220-000-035-00	1504 YOUNG ST	03/20/20	$40,000	WD	03-ARM'S LENGTH	$40,000	$30,200	75.50	$71,793	($27,343)	$4,450	50.0	132.0	0.15	0.15	($547)	($179,888)	($4.13)	50.00	450	1267/0165	SOUTH SIDE OF CITY
91	050-220-000-060-00	1603 YOUNG ST	01/17/20	$89,750	WD	03-ARM'S LENGTH	$89,750	$44,700	49.81	$102,219	($6,684)	$5,785	65.0	132.0	0.20	0.20	($103)	($33,929)	($0.78)	65.00	450	1265/0314	SOUTH SIDE OF CITY
92	050-220-000-076-00	1611 LYNN ST	11/05/20	$19,200	PTA	33-TO BE DETERMINED	$19,200	$30,700	159.90	$67,110	($43,460)	$4,450	50.0	136.0	0.16	0.16	($869)	($278,590)	($6.40)	50.00	450	1275/0075	SOUTH SIDE OF CITY
93	050-220-000-081-00	1420 LYNN ST	09/06/19	$96,000	WD	03-ARM'S LENGTH	$96,000	$31,000	32.29	$78,661	$22,234	$4,895	55.0	132.0	0.17	0.17	$404	$133,138	$3.06	55.00	450	1261/0109	SOUTH SIDE OF CITY
94	050-220-000-085-00	1421 LYNN ST	09/20/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$47,300	47.30	$105,142	$1,711	$6,853	77.0	259.0	0.46	0.46	$22	$3,736	$0.09	77.00	450	1261/0414	SOUTH SIDE OF CITY
95	050-270-000-013-00	1217 S CEDAR ST	08/09/19	$87,500	WD	03-ARM'S LENGTH	$87,500	$31,500	36.00	$78,745	$17,655	$8,900	100.0	130.0	0.30	0.30	$177	$59,245	$1.36	100.00	450	1259/0975	SOUTH SIDE OF CITY
96	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
97	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
98	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	$29,146	$6,942	78.0	130.0	0.23	0.23	$374	$125,090	$2.87	78.00	450	1277/0835	SOUTH SIDE OF CITY
99	050-270-000-110-00	1236 WALNUT ST	10/04/19	$53,000	WD	03-ARM'S LENGTH	$53,000	$17,400	32.83	$47,695	$8,865	$3,560	40.0	130.0	0.12	0.12	$222	$74,496	$1.71	40.00	450	1261/0824	SOUTH SIDE OF CITY
100	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	$30,919	$13,172	148.0	152.0	0.52	0.52	$209	$59,921	$1.38	148.00	450	1273/0964	SOUTH SIDE OF CITY
101	050-270-000-160-00	1130 S SHIAWASSEE ST	08/05/19	$35,000	PTA	03-ARM'S LENGTH	$35,000	$22,000	62.86	$52,046	($11,706)	$5,340	60.0	133.0	0.18	0.18	($195)	($63,967)	($1.47)	60.00	450		SOUTH SIDE OF CITY
102	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
103	050-340-002-012-00	900 LINGLE AVE	03/03/20	$89,000	WD	03-ARM'S LENGTH	$89,000	$35,500	39.89	$86,141	$11,759	$8,900	100.0	138.0	0.32	0.32	$118	$37,095	$0.85	100.00	450	1266/0626	SOUTH SIDE OF CITY
104	050-340-003-006-00	913 LINGLE AVE	08/07/19	$120,000	WD	03-ARM'S LENGTH	$120,000	$44,400	37.00	$115,544	$17,806	$13,350	150.0	138.0	0.48	0.48	$119	$37,486	$0.86	150.00	450	1259/0969	SOUTH SIDE OF CITY
105	050-420-001-009-00	538 CORUNNA AVE	12/02/19	$83,000	WD	03-ARM'S LENGTH	$83,000	$43,900	52.89	$95,313	($8,931)	$3,382	38.0	168.0	0.15	0.15	($235)	($60,755)	($1.39)	38.00	450	1263/0898	SOUTH SIDE OF CITY
106	050-420-002-006-00	619 DIVISION ST	01/30/20	$107,000	WD	03-ARM'S LENGTH	$107,000	$35,000	32.71	$86,703	$25,637	$5,340	60.0	130.0	0.18	0.18	$427	$143,223	$3.29	60.00	450	1265/0926	SOUTH SIDE OF CITY
107	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
108	050-420-002-016-00	620 GRAND AVE	02/18/21	$134,000	WD	03-ARM'S LENGTH	$134,000	$43,500	32.46	$94,627	$44,713	$5,340	60.0	130.0	0.18	0.18	$745	$249,793	$5.73	60.00	450	1279/0147	SOUTH SIDE OF CITY
109	050-420-004-002-00	621 LINGLE AVE	06/12/19	$30,000	LC	03-ARM'S LENGTH	$30,000	$15,300	51.00	$36,135	($795)	$5,340	60.0	130.0	0.18	0.18	($13)	($4,441)	($0.10)	60.00	450	1258/0212	SOUTH SIDE OF CITY
110	050-420-005-015-00	716 GRAND AVE	06/05/19	$79,000	WD	03-ARM'S LENGTH	$79,000	$26,500	33.54	$67,626	$14,934	$3,560	40.0	130.0	0.12	0.12	$373	$125,496	$2.88	40.00	450	1257/0939	SOUTH SIDE OF CITY
111	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
112	050-420-009-005-00	809 GRAND AVE	07/31/19	$72,000	WD	03-ARM'S LENGTH	$72,000	$26,200	36.39	$71,724	$8,286	$8,010	90.0	130.0	0.27	0.27	$92	$30,803	$0.71	90.00	450	1259/0552	SOUTH SIDE OF CITY
113	050-420-009-006-00	831 GRAND AVE	12/20/19	$39,900	WD	03-ARM'S LENGTH	$39,900	$27,400	68.67	$62,781	($14,871)	$8,010	90.0	130.0	0.27	0.27	($165)	($55,283)	($1.27)	90.00	450	1264/0803	SOUTH SIDE OF CITY
114	050-420-009-017-00	824 LINGLE AVE	04/03/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$30,400	33.82	$73,359	$20,546	$4,005	45.0	130.0	0.13	0.13	$457	$153,328	$3.52	45.00	450	1256/0075	SOUTH SIDE OF CITY
115	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
116	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
117	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
118	050-420-011-015-00	755 BROADWAY AVE	12/11/19	$32,500	WD	03-ARM'S LENGTH	$32,500	$18,000	55.38	$77,377	($38,647)	$6,230	70.0	130.0	0.21	0.21	($552)	($184,914)	($4.25)	70.00	450	1264/0558	SOUTH SIDE OF CITY
119	050-420-011-015-00	755 BROADWAY AVE	12/29/20	$127,000	WD	03-ARM'S LENGTH	$127,000	$20,600	16.22	$77,377	$55,853	$6,230	70.0	130.0	0.21	0.21	$798	$267,239	$6.13	70.00	450	1276/0992	SOUTH SIDE OF CITY
120	050-430-000-028-00	607 CORUNNA AVE	07/02/19	$83,500	MLC	03-ARM'S LENGTH	$83,500	$28,400	34.01	$86,940	$1,010	$4,450	50.0	143.0	0.16	0.16	$20	$6,159	$0.14	50.00	450	1259/0276	SOUTH SIDE OF CITY
121	050-490-000-015-00	136 N CHESTNUT ST	07/25/19	$127,500	WD	03-ARM'S LENGTH	$127,500	$43,200	33.88	$110,798	$23,822	$7,120	80.0	131.5	0.24	0.24	$298	$98,438	$2.26	80.00	450	1259/0461	SOUTH SIDE OF CITY
123	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
125	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
126	050-490-000-070-00	211 HOYT ST	12/05/19	$64,000	WD	03-ARM'S LENGTH	$64,000	$22,700	35.47	$63,931	$3,629	$3,560	40.0	129.5	0.12	0.12	$91	$30,496	$0.70	40.00	450	1263/0885	SOUTH SIDE OF CITY
127	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
128	050-490-000-088-00	309 N BROOKS ST	10/31/19	$126,000	WD	03-ARM'S LENGTH	$126,000	$42,400	33.65	$98,573	$34,903	$7,476	84.0	115.0	0.22	0.22	$416	$157,221	$3.61	84.00	450	1262/0838	SOUTH SIDE OF CITY
129	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
132	050-500-002-007-00	246 GUTE ST	04/25/19	$69,900	WD	03-ARM'S LENGTH	$69,900	$24,300	34.76	$71,083	$5,581	$6,764	76.0	170.0	0.30	0.30	$73	$18,791	$0.43	76.00	450	1256/0992	SOUTH SIDE OF CITY
133	050-546-000-004-00	1424 LYNN ST	04/29/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$27,000	31.76	$76,552	$14,767	$6,319	71.0	132.0	0.22	0.22	$208	$68,684	$1.58	71.00	450	1257/0365	SOUTH SIDE OF CITY
134	050-547-000-009-00	1236 S SHIAWASSEE ST	07/15/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$26,300	30.94	$79,450	$11,424	$5,874	66.0	115.0	0.17	0.17	$173	$65,655	$1.51	66.00	450	1259/0057	SOUTH SIDE OF CITY
135	050-547-000-009-00	1236 S SHIAWASSEE ST	12/11/20	$115,000	WD	03-ARM'S LENGTH	$115,000	$35,200	30.61	$79,450	$41,424	$5,874	66.0	115.0	0.17	0.17	$628	$238,069	$5.47	66.00	450	1276-0365	SOUTH SIDE OF CITY
136	050-570-000-004-00	713 ISHAM ST	10/30/19	$75,000	WD	03-ARM'S LENGTH	$75,000	$29,100	38.80	$73,006	$7,334	$5,340	60.0	133.0	0.18	0.18	$122	$40,077	$0.92	60.00	450	1262/0603	SOUTH SIDE OF CITY
137	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
138	050-601-000-014-00	408 PRINDLE ST	06/07/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$30,400	33.82	$78,079	$18,674	$6,853	77.0	199.0	0.35	0.35	$243	$53,051	$1.22	77.00	450	1258/0081	SOUTH SIDE OF CITY
139	050-601-000-027-00	807 MICHIGAN AVE	02/24/20	$79,485	WD	03-ARM'S LENGTH	$79,485	$30,900	38.88	$77,666	$6,803	$4,984	56.0	94.0	0.12	0.12	$121	$56,223	$1.29	56.00	450	1266/0438	SOUTH SIDE OF CITY
140	050-601-000-028-00	811 MICHIGAN AVE	07/10/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$28,900	57.80	$67,792	($13,342)	$4,450	50.0	100.0	0.12	0.12	($267)	($116,017)	($2.66)	50.00	450	1259/0010	SOUTH SIDE OF CITY
141	050-601-000-038-00	217 W STEWART ST	11/25/20	$126,700	WD	03-ARM'S LENGTH	$126,700	$36,200	28.57	$77,483	$53,400	$4,183	47.0	215.0	0.23	0.23	$1,136	$230,172	$5.28	47.00	450	1275/0865	SOUTH SIDE OF CITY
142	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
143	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
144	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
145	050-601-000-052-00	226 W RIDGE ST	03/06/20	$59,750	WD	03-ARM'S LENGTH	$59,750	$25,900	43.35	$60,570	$3,363	$4,183	47.0	215.0	0.23	0.23	$72	$14,496	$0.33	47.00	450	1266/0818	SOUTH SIDE OF CITY
146	050-601-000-059-00	835 MICHIGAN AVE	11/14/19	$120,400	WD	03-ARM'S LENGTH	$120,400	$36,600	30.40	$97,060	$28,680	$5,340	60.0	141.0	0.19	0.19	$478	$147,835	$3.39	60.00	450	1263/0191	SOUTH SIDE OF CITY
147	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
148	050-602-002-009-00	1319 W STEWART ST	12/27/19	$83,000	WD	03-ARM'S LENGTH	$83,000	$30,100	36.27	$89,097	($223)	$5,874	66.0	132.0	0.20	0.20	($3)	($1,115)	($0.03)	66.00	450	1264/0559	SOUTH SIDE OF CITY
149	050-602-003-003-00	1405 W STEWART ST	06/12/19	$88,000	WD	03-ARM'S LENGTH	$88,000	$38,500	43.75	$95,862	($1,988)	$5,874	66.0	132.0	0.20	0.20	($30)	($9,940)	($0.23)	66.00	450	1258/0152	SOUTH SIDE OF CITY
150	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
151	050-602-003-004-00	1419 W STEWART ST	05/30/19	$68,500	WD	03-ARM'S LENGTH	$68,500	$19,500	28.47	$58,486	$15,888	$5,874	66.0	132.0	0.20	0.20	$241	$79,440	$1.82	66.00	450	1257/0725	SOUTH SIDE OF CITY
152	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
153	050-602-005-014-00	820 ISHAM ST	03/15/21	$88,500	WD	03-ARM'S LENGTH	$88,500	$26,100	29.49	$56,756	$37,618	$5,874	66.0	140.0	0.21	0.21	$570	$177,443	$4.07	66.00	450	1279/0872	SOUTH SIDE OF CITY
154	050-602-005-016-00	814 ISHAM ST	11/06/19	$76,000	WD	03-ARM'S LENGTH	$76,000	$23,700	31.18	$66,962	$14,912	$5,874	66.0	140.0	0.21	0.21	$226	$70,340	$1.61	66.00	450	1262/0873	SOUTH SIDE OF CITY
155	050-602-006-014-00	808 NAFUS ST	05/02/19	$85,100	WD	03-ARM'S LENGTH	$85,100	$34,700	40.78	$87,818	$3,156	$5,874	66.0	140.0	0.21	0.21	$48	$14,887	$0.34	66.00	450	1257/0358	SOUTH SIDE OF CITY
156	050-602-007-002-00	1817 W STEWART ST	12/08/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$40,600	33.83	$91,415	$38,108	$9,523	107.0	85.0	0.21	0.21	$356	$182,335	$4.19	107.00	450	1276/0367	SOUTH SIDE OF CITY
157	050-602-007-013-00	816 TRACY ST	08/30/19	$81,000	WD	03-ARM'S LENGTH	$81,000	$24,600	30.37	$69,528	$17,346	$5,874	66.0	140.0	0.21	0.21	$263	$81,821	$1.88	66.00	450	1260/0738	SOUTH SIDE OF CITY
158	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
159	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
161	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
162	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
163	050-602-015-001-00	1102 S CHIPMAN ST	01/15/20	$92,500	WD	03-ARM'S LENGTH	$92,500	$41,000	44.32	$96,630	$1,744	$5,874	66.0	152.0	0.23	0.23	$26	$7,583	$0.17	66.00	450	1265/0533	SOUTH SIDE OF CITY
164	050-602-015-002-00	1217 FREDERICK ST	03/25/20	$65,000	WD	03-ARM'S LENGTH	$65,000	$29,100	44.77	$69,181	$1,070	$5,251	59.0	156.0	0.21	0.21	$18	$5,071	$0.12	59.00	450	1268/0262	SOUTH SIDE OF CITY

165	050-602-018-005-00	1521 FREDERICK ST	06/07/19	$89,000	WD	03-ARM'S LENGTH	$89,000	$33,000	37.08	$89,767	$8,667	$9,434	106.0	145.0	0.35	0.35	$82	$24,552	$0.56	106.00	450	1258/0041	SOUTH SIDE OF CITY
166	050-602-018-009-00	1522 FREEMAN ST	02/14/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$38,700	38.70	$105,228	$3,494	$8,722	98.0	132.0	0.30	0.30	$36	$11,764	$0.27	98.00	450	1266/0133	SOUTH SIDE OF CITY
167	050-602-029-001-00	1300 S CHIPMAN ST	08/03/20	$129,929	WD	03-ARM'S LENGTH	$129,929	$42,200	32.48	$102,151	$37,479	$9,701	109.0	132.0	0.33	0.33	$344	$113,573	$2.61	109.00	450	1271/0725	SOUTH SIDE OF CITY
168	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
169	050-602-030-001-00	1315 HERMAN ST	03/31/21	$105,000	PTA	33-TO BE DETERMINED	$105,000	$38,400	36.57	$83,436	$28,239	$6,675	75.0	132.0	0.23	0.23	$377	$124,401	$2.86	75.00	450		SOUTH SIDE OF CITY
170	050-602-030-004-00	1323 HERMAN ST	11/25/19	$42,415	WD	03-ARM'S LENGTH	$42,415	$22,300	52.58	$53,307	($4,039)	$6,853	77.0	132.0	0.23	0.23	($52)	($17,335)	($0.40)	77.00	450	1263/0667	SOUTH SIDE OF CITY
171	050-602-031-006-00	1321 CARR ST	03/13/20	$112,000	WD	03-ARM'S LENGTH	$112,000	$42,500	37.95	$99,542	$19,222	$6,764	76.0	132.0	0.23	0.23	$253	$83,574	$1.92	76.00	450	1266/0983	SOUTH SIDE OF CITY
172	050-602-035-004-00	1420 W SOUTH ST	03/04/21	$97,000	WD	03-ARM'S LENGTH	$97,000	$31,100	32.06	$69,199	$37,640	$9,839	110.6	132.0	0.34	0.34	$340	$112,358	$2.58	110.55	450	1279/0794	SOUTH SIDE OF CITY
173	050-602-035-006-00	1410 W SOUTH ST	05/09/19	$40,000	WD	03-ARM'S LENGTH	$40,000	$29,900	74.75	$77,676	($27,797)	$9,879	111.0	132.0	0.34	0.34	($250)	($82,729)	($1.90)	111.00	450	1257/0206	SOUTH SIDE OF CITY
174	050-602-036-009-00	1408 NELSON ST	11/06/19	$94,900	WD	03-ARM'S LENGTH	$94,900	$34,500	36.35	$99,762	$3,949	$8,811	99.0	132.0	0.30	0.30	$40	$13,163	$0.30	99.00	450	1263/0233	SOUTH SIDE OF CITY
175	050-602-040-009-00	1400 S CHIPMAN ST	03/12/21	$108,000	WD	03-ARM'S LENGTH	$108,000	$32,700	30.28	$71,321	$42,553	$5,874	66.0	132.0	0.20	0.20	$645	$212,765	$4.88	66.00	450	1280/0047	SOUTH SIDE OF CITY
176	050-602-040-010-00	1215 HIRAM ST	05/24/19	$105,000	WD	03-ARM'S LENGTH	$105,000	$51,100	48.67	$119,975	($9,101)	$5,874	66.0	132.0	0.20	0.20	($138)	($45,505)	($1.04)	66.00	450	1257/0609	SOUTH SIDE OF CITY
177	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
178	050-651-031-003-00	714 S WASHINGTON ST	12/09/20	$165,000	WD	03-ARM'S LENGTH	$165,000	$46,000	27.88	$111,499	$59,375	$5,874	66.0	124.0	0.19	0.19	$900	$315,824	$7.25	66.00	450	1276/0249	SOUTH SIDE OF CITY
179	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
180	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	$28,472	$5,429	61.0	132.0	0.19	0.19	$467	$153,903	$3.53	61.00	450	1278/0694	SOUTH SIDE OF CITY
182	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
183	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
185	050-652-009-009-00	920 DIVISION ST	07/17/19	$137,000	WD	03-ARM'S LENGTH	$137,000	$52,200	38.10	$137,023	$8,877	$8,900	100.0	115.0	0.26	0.26	$89	$33,625	$0.77	100.00	450	1259/0261	SOUTH SIDE OF CITY
187	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
188	050-652-011-010-00	1025 S WASHINGTON ST	01/08/20	$81,350	WD	03-ARM'S LENGTH	$81,350	$34,200	42.04	$79,106	$6,071	$3,827	43.0	118.7	0.12	0.12	$141	$51,889	$1.19	43.00	450	1264/0947	SOUTH SIDE OF CITY
190	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
194	050-673-006-011-00	612 W STEWART ST	03/11/20	$89,900	WD	03-ARM'S LENGTH	$89,900	$30,200	33.59	$78,573	$17,201	$5,874	66.0	132.0	0.20	0.20	$261	$86,005	$1.97	66.00	450	1266/0913	SOUTH SIDE OF CITY
195	050-680-005-005-00	415 CORUNNA AVE	04/05/19	$59,000	WD	03-ARM'S LENGTH	$59,000	$24,400	41.36	$64,056	($1,051)	$4,005	45.0	100.0	0.10	0.10	($23)	($10,204)	($0.23)	45.00	450	1256/0267	SOUTH SIDE OF CITY
196	050-740-000-003-00	1643 LYNN ST	06/24/19	$168,000	WD	03-ARM'S LENGTH	$168,000	$67,200	40.00	$181,534	$2,842	$16,376	184.0	71.2	0.30	0.30	$15	$9,442	$0.22	184.00	450	1258/0978	SOUTH SIDE OF CITY
			Totals:	$14,699,159			$14,699,159	$5,848,600		$13,951,479	$1,872,780	$1,125,100	12,641.6		40.19	40.19							
								Sale. Ratio =>	39.79			Average			Average			Average					
								Std. Dev. =>	208533.12			per FF=>	$94		per Net Acre=>	46,600.48		per SqFt=>	$1.07				

Final Conclusion of Rate that will be used: $94 per Front Foot and $1.07 sq foot
450 South Side of City

2022 Land Value Analysis

4-1-2019 thru 3-31-2021

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
1	050-050-000-044-00	220 S CEDAR ST	09/06/19	$60,000	MLC	03-ARM'S LENGTH	$60,000	$32,000	53.33	$75,538	($9,664)	$5,874	66.0	132.0	0.20	0.20	($146)	($48,320)	($1.11)	66.00	460	1260/0936	CENTRAL CITY
2	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
3	050-100-002-008-00	323 S CHIPMAN ST	05/13/19	$56,650	WD	03-ARM'S LENGTH	$56,650	$18,800	33.19	$54,263	$6,214	$3,827	43.0	132.0	0.13	0.13	$145	$47,800	$1.10	43.00	460	1257/0360	CENTRAL CITY
4	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
5	050-111-007-001-00	704 E OLIVER ST	09/03/19	$116,000	WD	03-ARM'S LENGTH	$116,000	$43,800	37.76	$105,588	$16,286	$5,874	66.0	132.0	0.20	0.20	$247	$81,430	$1.87	66.00	460	1260/0930	CENTRAL CITY
6	050-111-007-004-00	406 GILBERT ST	08/29/19	$149,340	WD	03-ARM'S LENGTH	$149,340	$53,300	35.69	$133,492	$21,722	$5,874	66.0	132.0	0.20	0.20	$329	$108,610	$2.49	66.00	460	1260/0742	CENTRAL CITY
7	050-111-007-005-00	400 GILBERT ST	03/26/21	$79,900	WD	03-ARM'S LENGTH	$79,900	$55,900	69.96	$118,898	($33,124)	$5,874	66.0	132.0	0.20	0.20	($502)	($165,620)	($3.80)	66.00	460	1280/0201	CENTRAL CITY
9	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
10	050-112-000-027-00	810 E EXCHANGE ST	07/30/19	$123,500	WD	03-ARM'S LENGTH	$123,500	$44,700	36.19	$106,728	$22,646	$5,874	66.0	132.0	0.20	0.20	$343	$113,230	$2.60	66.00	460	1259/0490	CENTRAL CITY
11	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
12	050-120-003-002-00	613 RIVER ST	03/31/21	$112,000	PTA	33-TO BE DETERMINED	$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		CENTRAL CITY
13	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
14	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
15	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
16	050-180-000-006-00	107 S HICKORY ST	11/07/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,200	37.00	$60,881	$4,993	$5,874	66.0	66.0	0.10	0.10	$76	$49,930	$1.15	66.00	460	1262/0987	CENTRAL CITY
17	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
18	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
19	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
20	050-380-003-008-00	829 E EXCHANGE ST	02/03/20	$98,700	WD	03-ARM'S LENGTH	$98,700	$38,700	39.21	$94,901	$9,673	$5,874	66.0	119.0	0.18	0.18	$147	$53,739	$1.23	66.00	460	1265/0920	CENTRAL CITY
21	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
22	050-391-000-004-00	416 E MASON ST	07/29/19	$54,900	WD	03-ARM'S LENGTH	$54,900	$38,200	69.58	$88,775	($29,514)	$4,361	49.0	150.0	0.17	0.17	($602)	($174,639)	($4.01)	49.00	460	1259/0921	CENTRAL CITY
23	050-391-000-005-00	418 E MASON ST	04/26/19	$80,000	LC	03-ARM'S LENGTH	$80,000	$39,100	48.88	$92,086	($7,636)	$4,450	50.0	132.0	0.15	0.15	($153)	($50,237)	($1.15)	50.00	460	1256/0693	CENTRAL CITY
24	050-391-000-009-00	438 E MASON ST	08/15/19	$97,500	WD	03-ARM'S LENGTH	$97,500	$34,700	35.59	$83,342	$19,409	$5,251	59.0	150.0	0.20	0.20	$329	$95,611	$2.19	59.00	460	1260/0179	CENTRAL CITY
25	050-391-000-012-00	441 E MASON ST	01/21/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$38,800	55.43	$86,374	($11,924)	$4,450	50.0	86.0	0.10	0.10	($238)	($120,444)	($2.77)	50.00	460	1265/0316	CENTRAL CITY
26	050-410-003-013-00	328 N DEWEY ST	12/13/19	$59,900	WD	03-ARM'S LENGTH	$59,900	$24,600	41.07	$58,289	$5,794	$4,183	47.0	132.0	0.14	0.14	$123	$40,803	$0.94	47.00	460	1264/0111	CENTRAL CITY
27	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
28	050-470-009-001-00	312 E WILLIAMS ST	08/30/19	$84,600	WD	03-ARM'S LENGTH	$84,600	$30,300	35.82	$77,830	$10,152	$3,382	38.0	94.0	0.08	0.08	$267	$123,805	$2.84	38.00	460	1260/0985	CENTRAL CITY
31	050-470-010-013-00	311 N SAGINAW ST	06/05/19	$84,000	WD	03-ARM'S LENGTH	$84,000	$39,000	46.43	$93,500	($3,359)	$6,141	69.0	80.0	0.13	0.13	($49)	($26,449)	($0.61)	69.00	460	1257/0899	CENTRAL CITY
33	050-542-000-010-00	433 E COMSTOCK ST	07/26/19	$77,000	WD	03-ARM'S LENGTH	$77,000	$32,200	41.82	$75,122	$7,752	$5,874	66.0	132.0	0.20	0.20	$117	$38,760	$0.89	66.00	460	1259/0539	CENTRAL CITY
34	050-542-000-014-00	409 E COMSTOCK ST	08/12/19	$47,000	WD	03-ARM'S LENGTH	$47,000	$25,300	53.83	$62,191	($9,317)	$5,874	66.0	132.0	0.20	0.20	($141)	($46,585)	($1.07)	66.00	460	1259/0950	CENTRAL CITY
35	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
36	050-580-000-041-00	208 OAKWOOD AVE	07/26/19	$76,000	WD	03-ARM'S LENGTH	$76,000	$33,000	43.42	$76,512	$3,404	$3,916	44.0	132.0	0.13	0.13	$77	$25,594	$0.59	44.00	460	1259/0503	CENTRAL CITY
37	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
38	050-580-000-045-00	631 GROVER ST	09/27/19	$51,000	WD	03-ARM'S LENGTH	$51,000	$22,700	44.51	$53,958	$4,874	$7,832	88.0	130.0	0.26	0.26	$55	$18,532	$0.43	88.00	460	1262/0121	CENTRAL CITY
39	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
40	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
41	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
42	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
43	050-651-003-007-00	430 GENESEE ST	11/14/19	$79,900	WD	03-ARM'S LENGTH	$79,900	$18,400	23.03	$69,607	$16,167	$5,874	66.0	132.0	0.20	0.20	$245	$80,835	$1.86	66.00	460	1263/0163	CENTRAL CITY
44	050-651-003-008-00	436 GENESEE ST	04/25/19	$68,000	WD	03-ARM'S LENGTH	$68,000	$29,000	42.65	$69,302	$4,572	$5,874	66.0	66.0	0.10	0.10	$69	$45,720	$1.05	66.00	460	1256/0755	CENTRAL CITY
45	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
46	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
47	050-651-006-007-00	320 CASS ST	10/14/19	$49,900	LC	03-ARM'S LENGTH	$49,900	$27,200	54.51	$63,527	($9,177)	$4,450	50.0	44.0	0.05	0.05	($184)	($179,941)	($4.13)	50.00	460	1262/0063	CENTRAL CITY
49	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
50	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
51	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
53	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
54	050-666-000-016-00	432 E EXCHANGE ST	02/15/20	$65,000	PTA	03-ARM'S LENGTH	$65,000	$30,900	47.54	$71,832	($958)	$5,874	66.0	132.0	0.20	0.20	($15)	($4,790)	($0.11)	66.00	460		CENTRAL CITY
55	050-666-000-018-00	440 E EXCHANGE ST	02/20/20	$102,000	WD	03-ARM'S LENGTH	$102,000	$35,900	35.20	$90,838	$15,612	$4,450	50.0	132.0	0.15	0.15	$312	$102,711	$2.36	50.00	460	1266/0307	CENTRAL CITY
56	050-666-000-026-00	113 N OAK ST	02/19/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$29,000	32.22	$72,560	$22,335	$4,895	55.0	54.0	0.07	0.07	$406	$328,456	$7.54	55.00	460	1266/0389	CENTRAL CITY
			Totals:	$4,103,181			$4,103,181	$1,756,500		$4,086,007	$295,499	$278,325	3,127.3		8.96	8.96							
								Sale. Ratio =>	42.81			Average			Average			Average					
								Std. Dev. =>	11.74			per FF=>	$94		per Net Acre=>	32,968.76		per SqFt=>	$0.76				

Final Conclusion of Rate that will be used: $94 per Front Foot and $0.76 per sq foot

460 Central City

2022 Land Value Analysis

4-1-2019 thru 3-31-2021

All-Commercial

	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	050-011-019-004-00	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
2	050-080-000-002-00	209 W MAIN ST	04/01/20	$150,000	MLC	03-ARM'S LENGTH	$150,000	$64,500	43.00	$126,911	$36,773	$13,684	44.0	95.0	0.10	0.10	$836	$383,052	$8.79	44.00	2DOWN	1267/0449	DOWNTOWN
3	050-120-001-001-00	612 RIVER ST	02/28/20	$220,000	WD	03-ARM'S LENGTH	$220,000	$91,400	41.55	$197,006	$46,630	$23,636	76.0	263.0	0.46	0.46	$614	$101,590	$2.33	76.00	2MR12	1266/0588	MULT RES - UNDER 12 UNITS
4	050-180-001-006-00	502 E MAIN ST	04/01/19	$70,000	WD	03-ARM'S LENGTH	$70,000	$44,500	63.57	$87,780	$2,746	$20,526	66.0	146.0	0.22	0.22	$42	$12,425	$0.29	66.00	2DOWN	1255/0377	DOWNTOWN
5	050-380-001-011-00	921 E MASON ST	04/19/19	$45,000	PTA	03-ARM'S LENGTH	$45,000	$22,800	50.67	$45,056	$20,470	$20,526	66.0	132.0	0.20	0.20	$310	$102,350	$2.35	66.00	2DOWN		DOWNTOWN
6	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
7	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
8	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
9	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
10	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
11	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
12	050-470-023-004-00	208 W MAIN ST	01/08/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$0	0.00	$130,732	$15,799	$6,531	21.0	122.0	0.06	0.06	$752	$267,780	$6.15	21.00	2DOWN	1277/0219	DOWNTOWN
13	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	$1,583	$21,070	67.8	122.6	0.19	0.19	$23	$8,288	$0.19	67.75	2MR12		MULT RES - UNDER 12 UNITS
14	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
15	050-652-011-016-00	1003 S WASHINGTON ST	10/20/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$60,900	87.00	$88,908	$8,460	$27,368	88.0	132.0	0.27	0.27	$96	$31,685	$0.73	88.00	2DOWN	1274/0406	DOWNTOWN
16	050-660-014-005-00	804 W MAIN ST	10/18/19	$80,000	WD	03-ARM'S LENGTH	$80,000	$33,800	42.25	$76,806	$30,562	$27,368	88.0	120.0	0.24	0.24	$347	$126,289	$2.90	88.00	2WEST	1262/0247	WESTOWN
17	050-660-014-010-00	820 W MAIN ST	12/26/19	$70,000	WD	03-ARM'S LENGTH	$70,000	$31,700	45.29	$64,926	$11,916	$6,842	22.0	120.0	0.06	0.06	$542	$195,344	$4.48	22.00	2WEST	1264/0734	WESTOWN
18	050-660-015-006-00	908 W MAIN ST	08/08/19	$75,000	MLC	03-ARM'S LENGTH	$75,000	$32,800	43.73	$67,387	$14,455	$6,842	22.0	120.0	0.06	0.06	$657	$236,967	$5.44	22.00	2WEST	1259/0868	WESTOWN
		Totals:	$2,241,500				$2,241,500	$1,079,750		$2,168,946	$467,757	$395,203	1,270.8		4.24	4.24							
								Sale. Ratio =>	48.17			Average			Average			Average					
								Std. Dev. =>	18.55			per FF=>	$368		per Net Acre=>	110,424.22		per SqFt=>	$2.53				

Final Conclusion of Rate that will be used: $368 per front foot and $2.53 per sq foot

2chip-Chipman and Stewart

2cora-Corunna Ave

2down-Downtown

2m12-Mult Res-under 12 units

2mres-Mult res-over 12 units

2shia-Shiawassee St

2west-Westown

2022 Land value Analiysis

4-1-2019 thru 3-31-2021

300 Industrial

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	Inspected Date	Class
050-480-000-007-00	1655 INDUSTRIAL DR	12/30/19	$750,000	WD	03-ARM'S LENGTH	$750,000	$233,400	31.12	$790,381	$44,834	$85,215	482.0	270.0	2.99	2.99	$93	$14,995	$0.34	482.00	300	1264/0668		INDUSTRIAL	11/18/2019	301
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	$130,952	$61,275	448.0	320.0	2.62	1.40	$292	$49,982	$1.15	448.00	300	1279/0524	050-010-035-001-00	INDUSTRIAL	11/22/2019	301
		Totals:	**$949,100**			**$949,100**	**$291,600**		**$919,804**	**$175,786**	**$146,490**	**930.0**		**5.61**	**4.39**										
							Sale. Ratio =>	**30.72**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**1.34**			**per FF=>**	**$189**		**per Net Acre=>**	**31,334.40**		**per SqFt=>**	**$0.72**						

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

300 Industrial

2022 ECF Analysis

402 Northwest Corner of City

4-1-2019 thru 3-31-2021

	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
1	050-030-000-001-00	1241 MARION ST	09/12/19	$139,000	WD	03-ARM'S LENGTH	$139,000	$64,000	46.04	$150,728	$9,490	$129,510	$154,358	0.839	1,890	$68.52	402	7.7947	TWO-STORY		$9,490	NORTHWEST CORNER OF CITY
2	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	1.3457	TRI-LEVEL		$9,490	NORTHWEST CORNER OF CITY
3	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	1.4965	RANCH		$9,490	NORTHWEST CORNER OF CITY
4	050-030-000-010-00	1165 HANOVER ST	07/23/19	$160,000	WD	03-ARM'S LENGTH	$160,000	$58,900	36.81	$146,126	$15,661	$144,339	$142,585	1.012	1,592	$90.67	402	9.5336	TWO-STORY		$13,260	NORTHWEST CORNER OF CITY
5	050-030-000-013-00	1121 HANOVER ST	04/12/19	$120,000	WD	03-ARM'S LENGTH	$120,000	$58,500	48.75	$134,943	$8,840	$111,160	$137,817	0.807	1,547	$71.86	402	11.0394	TWO-STORY		$8,840	NORTHWEST CORNER OF CITY
6	050-230-000-002-00	1225 HANOVER ST	02/01/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$59,100	84.43	$129,001	$11,980	$58,020	$127,892	0.454	996	$58.25	402	46.3303	RANCH		$10,660	NORTHWEST CORNER OF CITY
7	050-230-000-014-00	1208 ORCHARD ST	02/07/20	$114,000	WD	03-ARM'S LENGTH	$114,000	$44,200	38.77	$101,579	$10,660	$103,340	$99,365	1.040	962	$107.42	402	12.3036	RANCH		$10,660	NORTHWEST CORNER OF CITY
8	050-230-000-015-00	1204 ORCHARD ST	06/24/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$37,700	34.27	$97,034	$12,382	$97,618	$92,516	1.055	873	$111.82	402	13.8181	BUNGALOW		$10,660	NORTHWEST CORNER OF CITY
9	050-230-000-019-00	1221 ORCHARD ST	02/12/20	$122,500	WD	03-ARM'S LENGTH	$122,500	$32,000	26.12	$105,837	$10,660	$111,840	$104,019	1.075	962	$116.26	402	15.8225	RANCH		$10,660	NORTHWEST CORNER OF CITY
10	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	14.8721	RANCH		$10,010	NORTHWEST CORNER OF CITY
11	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	19.3514	RANCH		$14,820	NORTHWEST CORNER OF CITY
12	050-290-000-013-00	1521 ALTURAS DR	12/20/19	$194,900	WD	03-ARM'S LENGTH	$194,900	$67,800	34.79	$178,838	$11,570	$183,330	$182,807	1.003	1,944	$94.31	402	8.5896	TWO-STORY		$11,570	NORTHWEST CORNER OF CITY
13	050-290-000-023-00	1521 ALTA VISTA DR	01/02/20	$170,000	WD	03-ARM'S LENGTH	$170,000	$50,200	29.53	$151,549	$14,828	$155,172	$149,422	1.038	1,344	$115.46	402	12.1515	1.5 STORY		$11,700	NORTHWEST CORNER OF CITY
14	050-290-000-023-00	1521 ALTA VISTA DR	01/02/20	$171,505	MLC	03-ARM'S LENGTH	$171,505	$50,200	29.27	$151,549	$14,828	$156,677	$149,422	1.049	1,344	$116.58	402	13.1587	1.5 STORY		$11,700	NORTHWEST CORNER OF CITY
15	050-290-000-026-00	1533 ALTA VISTA DR	08/02/19	$134,000	WD	03-ARM'S LENGTH	$134,000	$58,600	43.73	$139,868	$12,688	$121,312	$138,995	0.873	1,358	$89.33	402	4.4185	RANCH		$12,090	NORTHWEST CORNER OF CITY
16	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	14.4655	RANCH		$11,934	NORTHWEST CORNER OF CITY
17	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	6.7760	RANCH		$10,660	NORTHWEST CORNER OF CITY
18	050-450-000-023-00	1221 CENTER ST	10/06/20	$60,000	WD	03-ARM'S LENGTH	$60,000	$40,400	67.33	$80,512	$21,876	$38,124	$64,083	0.595	1,190	$32.04	402	32.2052	TWO-STORY		$18,200	NORTHWEST CORNER OF CITY
19	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	6.0805	RANCH		$17,160	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	$14,636	$150,364	$172,647	0.871	1,184	$127.00	402	4.6035	RANCH		$13,000	NORTHWEST CORNER OF CITY
21	050-560-000-009-00	1116 BUCKLEY DR	07/01/19	$127,350	WD	03-ARM'S LENGTH	$127,350	$48,100	37.77	$118,055	$13,000	$114,350	$114,814	0.996	1,191	$96.01	402	7.8989	RANCH		$13,000	NORTHWEST CORNER OF CITY
22	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	4.8058	TWO-STORY		$12,350	NORTHWEST CORNER OF CITY
23	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	3.5872	RANCH		$11,700	NORTHWEST CORNER OF CITY
24	050-560-000-035-00	1408 IRENE DR	09/27/19	$128,900	WD	03-ARM'S LENGTH	$128,900	$47,500	36.85	$125,859	$17,180	$111,720	$118,775	0.941	1,008	$110.83	402	2.3635	RANCH		$15,860	NORTHWEST CORNER OF CITY
25	050-560-000-057-00	1112 MEADOW DR	02/28/20	$152,000	WD	03-ARM'S LENGTH	$152,000	$74,200	48.82	$175,736	$13,390	$138,610	$177,427	0.781	2,032	$68.21	402	13.5747	TWO-STORY		$13,390	NORTHWEST CORNER OF CITY
26	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	5.0245	TWO-STORY		$13,390	NORTHWEST CORNER OF CITY
27	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	4.5070	RANCH		$13,650	NORTHWEST CORNER OF CITY
28	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	3.3109	TWO-STORY		$8,580	NORTHWEST CORNER OF CITY
29	050-603-002-011-00	1444 W KING ST	06/13/19	$72,000	WD	03-ARM'S LENGTH	$72,000	$35,900	49.86	$81,459	$8,580	$63,420	$79,649	0.796	928	$68.34	402	12.0726	BUNGALOW		$8,580	NORTHWEST CORNER OF CITY
30	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	14.3678	TWO-STORY		$34,320	NORTHWEST CORNER OF CITY
31	050-603-004-017-00	1402 STINSON ST	10/29/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$35,700	35.70	$92,336	$8,580	$91,420	$91,537	0.999	1,409	$64.88	402	8.1758	TWO-STORY		$8,580	NORTHWEST CORNER OF CITY
32	050-603-005-002-00	903 N CHIPMAN ST	07/18/19	$126,500	WD	03-ARM'S LENGTH	$126,500	$50,600	40.00	$118,971	$19,500	$107,000	$108,711	0.984	1,668	$64.15	402	6.7289	TWO-STORY		$19,500	NORTHWEST CORNER OF CITY
33	050-690-000-002-00	1332 HANOVER ST	11/01/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$36,500	73.00	$67,546	$13,390	$36,610	$59,187	0.619	924	$39.62	402	29.8419	BUNGALOW		$13,390	NORTHWEST CORNER OF CITY
34	050-690-000-002-00	1332 HANOVER ST	11/07/19	$50,333	LC	03-ARM'S LENGTH	$50,333	$36,500	72.52	$67,546	$13,390	$36,943	$59,187	0.624	924	$39.98	402	29.2792	BUNGALOW		$13,390	NORTHWEST CORNER OF CITY
35	050-690-002-006-00	1220 N CHIPMAN ST	07/01/20	$152,000	WD	03-ARM'S LENGTH	$152,000	$51,200	33.68	$136,906	$20,280	$131,720	$127,460	1.033	1,010	$130.42	402	11.6454	BUNGALOW		$20,280	NORTHWEST CORNER OF CITY
36	050-690-006-004-00	906 N CHIPMAN ST	10/11/19	$159,900	WD	03-ARM'S LENGTH	$159,900	$60,900	38.09	$151,259	$12,870	$147,030	$151,245	0.972	1,584	$92.82	402	5.5165	TWO-STORY		$12,870	NORTHWEST CORNER OF CITY
			Totals:	**$4,670,888**			**$4,670,888**	**$1,944,500**		**$4,610,983**		**$4,182,052**	**$4,505,079**			**$85.86**		**1.1329**				
								Sale. Ratio =>	**41.63**				**E.C.F. =>**	**0.928**		**Std. Deviation=>**	**0.15099822**				
								Std. Dev. =>	**12.43**				**Ave. E.C.F. =**	**0.917**		**Ave. Variance=>**	**11.6349**	**Coefficient of Var=>**	**12.6884752**		

Final Conclusion of Rate that will be used: 0.917

402 Northwest Corner of city

2022 ECF Analysis

410 North Central

4-1-2019 thru 3-31-2021

	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
1	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	15.0262	TWO-STORY	$8,580	NORTH CENTRAL
2	050-060-004-001-00	902 N WATER ST	07/15/20	$138,000	WD	03-ARM'S LENGTH	$138,000	$47,600	34.49	$122,978	$6,960	$131,040	$128,909	1.017	1,565	$83.73	410	11.6900	TWO-STORY	$5,460	NORTH CENTRAL
3	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	2.7763	TWO-STORY	$8,580	NORTH CENTRAL
4	050-060-005-003-00	812 N SHIAWASSEE ST	03/11/21	$54,900	PTA	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	15.1558	TWO-STORY	$5,720	NORTH CENTRAL
5	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	5.7349	TWO-STORY	$8,580	NORTH CENTRAL
6	050-060-008-005-00	819 N BALL ST	06/27/19	$115,500	WD	03-ARM'S LENGTH	$115,500	$48,300	41.82	$110,205	$5,720	$109,780	$116,094	0.946	1,386	$79.21	410	4.5978	TWO-STORY	$5,720	NORTH CENTRAL
7	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	12.3501	TWO-STORY	$5,720	NORTH CENTRAL
8	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	4.7113	TWO-STORY	$5,720	NORTH CENTRAL
9	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	5.9007	TWO-STORY	$8,580	NORTH CENTRAL
10	050-060-012-003-00	220 W KING ST	12/12/19	$90,000	WD	03-ARM'S LENGTH	$90,000	$40,100	44.56	$92,798	$8,580	$81,420	$93,576	0.870	1,306	$62.34	410	2.9533	TWO-STORY	$8,580	NORTH CENTRAL
11	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	9.2477	BUNGALOW	$8,580	NORTH CENTRAL
12	050-111-001-003-00	612 N DEWEY ST	01/02/20	$46,500	WD	03-ARM'S LENGTH	$46,500	$36,700	78.92	$81,525	$8,580	$37,920	$81,050	0.468	1,228	$30.88	410	43.1772	TWO-STORY	$8,580	NORTH CENTRAL
13	050-111-001-020-00	814 E KING ST	10/17/19	$96,500	WD	03-ARM'S LENGTH	$96,500	$41,000	42.49	$98,763	$8,840	$87,660	$99,914	0.877	1,096	$79.98	410	2.2281	BUNGALOW	$8,840	NORTH CENTRAL
14	050-111-004-006-00	528 RANDOLPH ST	01/04/21	$133,000	WD	03-ARM'S LENGTH	$133,000	$42,500	31.95	$123,396	$8,580	$124,420	$127,573	0.975	1,420	$87.62	410	7.5650	TWO-STORY	$8,580	NORTH CENTRAL
15	050-140-001-002-00	424 ABBOTT ST	11/25/19	$100,400	WD	03-ARM'S LENGTH	$100,400	$45,900	45.72	$104,331	$8,580	$91,820	$106,390	0.863	1,240	$74.05	410	3.6581	TWO-STORY	$8,580	NORTH CENTRAL
16	050-160-000-003-00	1207 DEVONSHIRE CT	07/08/19	$159,900	WD	03-ARM'S LENGTH	$159,900	$59,700	37.34	$142,782	$11,180	$148,720	$146,224	1.017	1,478	$100.62	410	11.7435	RANCH	$11,180	NORTH CENTRAL
17	050-240-002-001-00	301 GOODHUE ST	04/12/19	$74,900	WD	03-ARM'S LENGTH	$74,900	$34,700	46.33	$83,646	$10,660	$64,240	$81,096	0.792	1,663	$38.63	410	10.7480	DUPLEX	$10,660	NORTH CENTRAL
18	050-240-002-003-00	309 GOODHUE ST	06/21/19	$96,500	WD	03-ARM'S LENGTH	$96,500	$51,100	52.95	$119,303	$10,660	$85,840	$120,714	0.711	2,102	$40.84	410	18.8532	TWO-STORY	$10,660	NORTH CENTRAL
19	050-240-002-013-00	628 N SAGINAW ST	11/27/19	$89,000	WD	03-ARM'S LENGTH	$89,000	$29,300	32.92	$80,339	$7,673	$81,327	$80,740	1.007	1,218	$66.77	410	10.7638	TWO-STORY	$6,500	NORTH CENTRAL
20	050-240-002-018-00	644 N SAGINAW ST	06/25/20	$82,400	WD	03-ARM'S LENGTH	$82,400	$29,000	35.19	$71,943	$12,214	$70,186	$66,366	1.058	968	$72.51	410	15.7935	BUNGALOW	$8,580	NORTH CENTRAL
21	050-240-003-005-00	615 N SAGINAW ST	11/18/19	$86,932	WD	03-ARM'S LENGTH	$86,932	$44,200	50.84	$96,783	$9,100	$77,832	$97,426	0.799	1,823	$42.69	410	10.0745	TWO-STORY	$9,100	NORTH CENTRAL
22	050-240-003-018-00	643 N SAGINAW ST	08/13/19	$75,000	WD	03-ARM'S LENGTH	$75,000	$41,400	55.20	$86,088	$8,580	$66,420	$86,120	0.771	1,144	$58.06	410	12.8382	TWO-STORY	$8,580	NORTH CENTRAL
23	050-250-000-013-00	518 N SHIAWASSEE ST	11/22/19	$106,000	WD	03-ARM'S LENGTH	$106,000	$33,100	31.23	$106,262	$8,580	$97,420	$108,536	0.898	1,584	$61.50	410	0.2046	TWO-STORY	$8,580	NORTH CENTRAL
24	050-250-000-030-00	641 PINE ST	04/12/19	$145,000	WD	03-ARM'S LENGTH	$145,000	$53,700	37.03	$124,196	$12,870	$132,130	$123,696	1.068	1,440	$91.76	410	16.8555	RANCH	$12,870	NORTH CENTRAL
25	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	16.5868	TWO-STORY	$12,870	NORTH CENTRAL
26	050-260-000-009-00	430 E OLIVER ST	09/16/19	$165,000	WD	03-ARM'S LENGTH	$165,000	$71,500	43.33	$164,276	$11,180	$153,820	$170,107	0.904	1,869	$82.30	410	0.4624	TWO-STORY	$11,180	NORTH CENTRAL
27	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	4.7650	TWO-STORY	$10,790	NORTH CENTRAL
28	050-320-000-024-00	1209 N WASHINGTON ST	03/13/20	$112,825	WD	03-ARM'S LENGTH	$112,825	$45,300	40.15	$110,839	$8,320	$104,505	$113,910	0.917	1,872	$55.83	410	1.7803	TWO-STORY	$8,320	NORTH CENTRAL
29	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	5.6189	RANCH	$8,580	NORTH CENTRAL
30	050-320-000-035-00	1004 N BALL ST	11/27/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$43,500	43.50	$103,658	$9,675	$90,325	$104,426	0.865	818	$110.42	410	3.4661	BUNGALOW	$6,630	NORTH CENTRAL
31	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	17.2044	TWO-STORY	$5,720	NORTH CENTRAL
32	050-320-000-048-00	106 JENNETT ST	09/29/20	$105,500	WD	03-ARM'S LENGTH	$105,500	$33,400	31.66	$87,146	$5,720	$99,780	$90,473	1.103	1,046	$95.39	410	20.3235	TWO-STORY	$5,720	NORTH CENTRAL
33	050-320-000-052-00	712 N WASHINGTON ST	09/06/19	$103,000	WD	03-ARM'S LENGTH	$103,000	$42,100	40.87	$103,162	$8,580	$94,420	$105,091	0.898	1,558	$60.60	410	0.1173	TWO-STORY	$8,580	NORTH CENTRAL
34	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	6.5452	TWO-STORY	$8,580	NORTH CENTRAL
35	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	0.3873	BUNGALOW	$8,580	NORTH CENTRAL
36	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	19.5603	RANCH	$8,580	NORTH CENTRAL
37	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	1.6635	TWO-STORY	$7,020	NORTH CENTRAL
38	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	11.5473	RANCH	$8,580	NORTH CENTRAL
39	050-320-000-107-00	1301 N HICKORY ST	04/16/19	$74,900	WD	03-ARM'S LENGTH	$74,900	$33,100	44.19	$75,159	$8,580	$66,320	$73,977	0.896	908	$73.04	410	0.3133	BUNGALOW	$8,580	NORTH CENTRAL
40	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	9.5160	TWO-STORY	$8,580	NORTH CENTRAL
41	050-390-001-002-00	924 N WATER ST	05/28/19	$94,000	WD	03-ARM'S LENGTH	$94,000	$35,400	37.66	$89,317	$5,720	$88,280	$92,886	0.950	1,006	$87.75	410	5.0785	BUNGALOW	$5,720	NORTH CENTRAL
42	050-390-001-012-00	1083 N BALL ST	07/26/19	$124,000	WD	03-ARM'S LENGTH	$124,000	$50,300	40.56	$113,004	$9,919	$114,081	$114,539	0.996	1,058	$107.83	410	9.6371	BUNGALOW	$8,580	NORTH CENTRAL
43	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	4.6913	TWO-STORY	$9,620	NORTH CENTRAL
44	050-390-004-013-00	1266 ADAMS ST	12/12/19	$115,000	WD	03-ARM'S LENGTH	$115,000	$41,600	36.17	$101,686	$8,982	$106,018	$103,004	1.029	1,232	$86.05	410	12.9625	TWO-STORY	$8,580	NORTH CENTRAL
45	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	4.7894	BUNGALOW	$7,670	NORTH CENTRAL
46	050-390-004-028-00	1215 N WATER ST	02/11/20	$89,000	WD	03-ARM'S LENGTH	$89,000	$39,700	44.61	$93,817	$8,190	$80,810	$95,141	0.849	1,120	$72.15	410	5.0262	RANCH	$8,190	NORTH CENTRAL
47	050-390-005-002-00	1206 N WATER ST	09/05/19	$101,000	WD	03-ARM'S LENGTH	$101,000	$39,700	39.31	$100,266	$10,926	$90,074	$99,267	0.907	996	$90.44	410	0.7762	BUNGALOW	$8,580	NORTH CENTRAL
48	050-390-005-016-00	1331 N BALL ST	06/10/19	$64,900	WD	03-ARM'S LENGTH	$64,900	$23,500	36.21	$54,840	$8,580	$56,320	$51,400	1.096	618	$91.13	410	19.6088	BUNGALOW	$8,580	NORTH CENTRAL
49	050-390-005-019-00	1323 N BALL ST	07/25/19	$99,975	WD	03-ARM'S LENGTH	$99,975	$49,300	49.31	$112,873	$8,580	$91,395	$115,881	0.789	1,008	$90.67	410	11.0935	RANCH	$8,580	NORTH CENTRAL
50	050-390-005-028-00	1119 N BALL ST	09/03/19	$122,000	WD	03-ARM'S LENGTH	$122,000	$60,200	49.34	$137,447	$6,500	$115,500	$145,497	0.794	1,688	$68.42	410	10.5799	TWO-STORY	$6,500	NORTH CENTRAL
51	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	3.4429	TWO-STORY	$6,500	NORTH CENTRAL
52	050-400-000-005-00	934 N PARK ST	12/20/19	$115,000	WD	03-ARM'S LENGTH	$115,000	$48,200	41.91	$112,592	$7,020	$107,980	$117,302	0.921	1,008	$107.12	410	2.0896	TWO-STORY	$7,020	NORTH CENTRAL
53	050-440-000-001-00	906 N HICKORY ST	09/06/19	$56,650	WD	03-ARM'S LENGTH	$56,650	$34,700	61.25	$73,306	$7,150	$49,500	$73,507	0.673	930	$53.23	410	22.6223	BUNGALOW	$7,150	NORTH CENTRAL
54	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	7.0071	BUNGALOW	$6,500	NORTH CENTRAL
55	050-470-002-001-00	421 W OLIVER ST	06/30/20	$188,140	WD	03-ARM'S LENGTH	$188,140	$71,300	37.90	$173,260	$12,278	$175,862	$178,869	0.983	2,490	$70.63	410	8.3558	TWO-STORY	$8,320	NORTH CENTRAL
56	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	8.7600	TWO-STORY	$4,420	NORTH CENTRAL
57	050-470-032-005-00	615 N PARK ST	10/25/19	$145,900	WD	03-ARM'S LENGTH	$145,900	$55,200	37.83	$154,580	$9,393	$136,507	$161,319	0.846	1,934	$70.58	410	5.3438	TWO-STORY	$8,580	NORTH CENTRAL
58	050-470-032-006-00	621 N PARK ST	10/30/19	$98,000	WD	03-ARM'S LENGTH	$98,000	$47,400	48.37	$112,956	$8,580	$89,420	$115,973	0.771	1,792	$49.90	410	12.8592	TWO-STORY	$8,580	NORTH CENTRAL
59	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	9.7714	1.75 STORY	$9,620	NORTH CENTRAL
60	050-470-033-004-00	609 N WASHINGTON ST	01/30/20	$175,000	WD	03-ARM'S LENGTH	$175,000	$63,800	36.46	$175,645	$8,580	$166,420	$185,628	0.897	2,434	$68.37	410	0.3106	TWO-STORY	$8,580	NORTH CENTRAL
61	050-470-034-007-00	622 N WATER ST	05/31/19	$95,000	LC	03-ARM'S LENGTH	$95,000	$53,600	56.42	$129,947	$8,580	$86,420	$134,852	0.641	1,634	$52.89	410	25.8782	TWO-STORY	$8,580	NORTH CENTRAL
62	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	8.5998	TWO-STORY	$7,800	NORTH CENTRAL
63	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	4.4449	TWO-STORY	$8,580	NORTH CENTRAL
64	050-510-000-008-00	912 CAMPBELL DR	05/28/19	$118,500	WD	03-ARM'S LENGTH	$118,500	$47,600	40.17	$110,999	$13,650	$104,850	$108,166	0.969	1,232	$85.11	410	6.9716	RANCH	$13,650	NORTH CENTRAL
65	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	0.2504	RANCH	$9,880	NORTH CENTRAL
66	050-510-000-022-00	1018 ADA ST	03/25/20	$139,900	WD	03-ARM'S LENGTH	$139,900	$53,300	38.10	$135,891	$20,379	$119,521	$128,347	0.931	1,434	$83.35	410	3.1604	TWO-STORY	$12,870	NORTH CENTRAL
67	050-536-000-013-00	920 PINE ST	04/01/19	$85,500	WD	03-ARM'S LENGTH	$85,500	$40,400	47.25	$92,319	$7,800	$77,700	$93,910	0.827	912	$85.20	410	7.2244	BUNGALOW	$7,800	NORTH CENTRAL
68	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	11.4797	TWO-STORY	$18,720	NORTH CENTRAL
69	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	5.0587	TWO-STORY	$10,660	NORTH CENTRAL

70	050-536-000-043-00	1265 N SHIAWASSEE ST	01/22/20	$132,000	PTA	03-ARM'S LENGTH	$132,000	$55,700	42.20	$140,991	$19,995	$112,005	$134,440	0.833	2,107	$53.16	410	6.6509	TWO-STORY	$13,650	NORTH CENTRAL
71	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	5.3747	BUNGALOW	$8,580	NORTH CENTRAL
72	050-541-000-022-00	718 ELMWOOD ST	07/21/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$47,800	35.41	$113,905	$8,580	$126,420	$117,028	1.080	1,280	$98.77	410	18.0625	TWO-STORY	$8,580	NORTH CENTRAL
73	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	7.0360	BUNGALOW	$10,660	NORTH CENTRAL
74	050-610-001-009-00	735 N HICKORY ST	06/03/19	$89,000	WD	03-ARM'S LENGTH	$89,000	$36,900	41.46	$98,345	$14,820	$74,180	$92,806	0.799	924	$80.28	410	10.0326	TWO-STORY	$14,820	NORTH CENTRAL
75	050-610-002-004-00	719 N SAGINAW ST	07/12/19	$112,999	WD	03-ARM'S LENGTH	$112,999	$39,200	34.69	$105,832	$8,580	$104,419	$108,058	0.966	1,567	$66.64	410	6.6694	TWO-STORY	$8,580	NORTH CENTRAL
76	050-610-003-005-00	739 N PARK ST	05/02/19	$79,900	WD	03-ARM'S LENGTH	$79,900	$35,400	44.31	$81,039	$8,580	$71,320	$80,510	0.886	816	$87.40	410	1.3779	BUNGALOW	$8,580	NORTH CENTRAL
77	050-610-003-012-00	812 N WASHINGTON ST	12/05/19	$129,900	WD	03-ARM'S LENGTH	$129,900	$51,600	39.72	$126,064	$5,720	$124,180	$133,716	0.929	1,646	$75.44	410	2.9056	TWO-STORY	$5,720	NORTH CENTRAL
78	050-610-003-016-00	720 N WASHINGTON ST	07/09/19	$119,600	WD	03-ARM'S LENGTH	$119,600	$50,700	42.39	$131,660	$8,580	$111,020	$136,756	0.812	1,932	$57.46	410	8.7818	TWO-STORY	$8,580	NORTH CENTRAL
79	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	6.1353	TWO-STORY	$8,580	NORTH CENTRAL
80	050-640-033-003-00	634 N BALL ST	10/04/19	$70,000	WD	03-ARM'S LENGTH	$70,000	$50,200	71.71	$114,513	$8,060	$61,940	$118,281	0.524	2,020	$30.66	410	37.5964	TWO-STORY	$8,060	NORTH CENTRAL
81	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	9.8265	TWO-STORY	$8,580	NORTH CENTRAL
82	050-640-034-014-00	521 N BALL ST	01/13/20	$124,900	WD	03-ARM'S LENGTH	$124,900	$35,100	28.10	$118,686	$9,490	$115,410	$121,329	0.951	1,256	$91.89	410	5.1584	BUNGALOW	$9,490	NORTH CENTRAL
83	050-668-000-012-00	521 E WILLIAMS ST	06/10/19	$145,000	WD	03-ARM'S LENGTH	$145,000	$0	0.00	$204,748	$51,480	$93,520	$170,298	0.549	4,588	$20.38	410	35.0476	0	$51,480	NORTH CENTRAL
			Totals:	**$9,265,485**			**$9,265,485**	**$3,880,600**		**$9,270,351**		**$8,438,423**	**$9,381,432**			**$74.60**		**0.0150**			
								Sale. Ratio =>	**41.88**				**E.C.F. =>**	**0.899**		**Std. Deviation=>**	**0.12413**			
								Std. Dev. =>	**9.19**				**Ave. E.C.F. =**	**0.900**		**Ave. Variance=>**	**9.3137**	**Coefficient of Var**	**10.35276518**	

Final Conclusion of Rate that will be used: 0.900

410 North Central of city

2022 ECF Analysis

4-1-2019 thru 3-31-2021

412 Northeast Corner of City

	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
1	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	5.0803	RANCH	$13,000	NORTHEAST CORNER OF CITY
2	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	27.6341	RANCH	$10,660	NORTHEAST CORNER OF CITY
3	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	7.8715	BUNGALOW	$8,580	NORTHEAST CORNER OF CITY
4	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	3.8687	TWO-STORY	$8,580	NORTHEAST CORNER OF CITY
5	050-150-000-013-00	815 SUMMIT ST	09/13/19	$125,000	WD	03-ARM'S LENGTH	$125,000	$53,100	42.48	$134,661	$8,849	$116,151	$138,559	0.838	1,676	$69.30	412	5.5191	TWO-STORY	$8,580	NORTHEAST CORNER OF CITY
6	050-191-000-002-00	704 WILTSHIRE DR	01/30/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$50,200	41.83	$121,693	$10,757	$109,243	$122,176	0.894	1,516	$72.06	412	0.0677	RANCH	$8,580	NORTHEAST CORNER OF CITY
7	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	10.0200	RANCH	$8,580	NORTHEAST CORNER OF CITY
8	050-191-000-013-00	705 HUNTINGTON DR	08/26/19	$121,000	WD	03-ARM'S LENGTH	$121,000	$40,800	33.72	$101,604	$8,580	$112,420	$102,449	1.097	1,000	$112.42	412	20.3857	RANCH	$8,580	NORTHEAST CORNER OF CITY
9	050-192-000-018-00	711 MOORE ST	08/30/19	$125,000	WD	03-ARM'S LENGTH	$125,000	$39,300	31.44	$98,994	$10,707	$114,293	$97,232	1.175	960	$119.06	412	28.1996	RANCH	$8,580	NORTHEAST CORNER OF CITY
10	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	2.4970	TWO-STORY	$11,440	NORTHEAST CORNER OF CITY
11	050-192-000-024-00	1200 HUNTINGTON DR	05/30/19	$96,000	WD	03-ARM'S LENGTH	$96,000	$48,000	50.00	$116,811	$8,580	$87,420	$119,197	0.733	1,456	$60.04	412	16.0059	RANCH	$8,580	NORTHEAST CORNER OF CITY
12	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	25.0869	TRI-LEVEL	$9,230	NORTHEAST CORNER OF CITY
13	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	14.3978	TWO-STORY	$9,360	NORTHEAST CORNER OF CITY
14	050-194-000-019-00	909 MOORE ST	04/30/19	$85,900	WD	03-ARM'S LENGTH	$85,900	$37,100	43.19	$85,975	$11,700	$74,200	$81,801	0.907	864	$85.88	412	1.3617	BUNGALOW	$11,700	NORTHEAST CORNER OF CITY
15	050-194-000-029-00	824 WILTSHIRE DR	06/19/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$41,300	45.94	$95,763	$8,840	$81,060	$95,730	0.847	912	$88.88	412	4.6711	RANCH	$8,840	NORTHEAST CORNER OF CITY
16	050-194-000-030-00	820 WILTSHIRE DR	11/18/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$50,300	45.73	$121,595	$8,840	$101,160	$124,180	0.815	1,352	$74.82	412	7.8839	RANCH	$8,840	NORTHEAST CORNER OF CITY
17	050-195-000-011-00	817 STEVENS DR	05/30/19	$187,000	WD	03-ARM'S LENGTH	$187,000	$67,100	35.88	$168,221	$9,230	$177,770	$175,100	1.015	1,347	$131.97	412	12.1781	RANCH	$9,230	NORTHEAST CORNER OF CITY
18	050-195-000-018-00	1220 HUNTINGTON DR	10/21/19	$112,000	WD	03-ARM'S LENGTH	$112,000	$52,800	47.14	$123,340	$8,580	$103,420	$126,388	0.818	1,460	$70.84	412	7.5190	TWO-STORY	$8,580	NORTHEAST CORNER OF CITY
19	050-195-000-020-00	1212 HUNTINGTON	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	17.8833	RANCH	$9,750	NORTHEAST CORNER OF CITY
20	050-197-000-013-00	1403 N GOULD ST	07/31/19	$98,000	WD	03-ARM'S LENGTH	$98,000	$51,000	52.04	$121,789	$16,061	$81,939	$116,441	0.704	1,040	$78.79	412	18.9768	RANCH	$8,710	NORTHEAST CORNER OF CITY
21	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	3.6733	RANCH	$8,970	NORTHEAST CORNER OF CITY
22	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	7.0284	RANCH	$10,010	NORTHEAST CORNER OF CITY
23	050-210-000-008-00	505 MOORE ST	05/21/19	$104,000	WD	03-ARM'S LENGTH	$104,000	$59,800	57.50	$125,650	$12,895	$91,105	$124,180	0.734	1,462	$62.32	412	15.9811	RANCH	$9,750	NORTHEAST CORNER OF CITY
24	050-210-000-011-00	1026 SUMMIT ST	05/03/19	$255,000	WD	03-ARM'S LENGTH	$255,000	$78,400	30.75	$253,289	$20,150	$234,850	$256,761	0.915	4,196	$55.97	412	2.1198	TWO-STORY	$20,150	NORTHEAST CORNER OF CITY
25	050-210-000-016-00	1029 N DEWEY ST	01/13/20	$86,000	WD	03-ARM'S LENGTH	$86,000	$42,000	48.84	$94,365	$10,920	$75,080	$91,900	0.817	1,092	$68.75	412	7.6489	RANCH	$10,920	NORTHEAST CORNER OF CITY
26	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	14.8172	RANCH	$10,920	NORTHEAST CORNER OF CITY
27	050-280-000-006-00	1009 DINGWALL DR	10/02/19	$103,000	WD	03-ARM'S LENGTH	$103,000	$44,800	43.50	$106,529	$8,320	$94,680	$108,160	0.875	936	$101.15	412	1.8094	BUNGALOW	$8,320	NORTHEAST CORNER OF CITY
28	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	16.6809	RANCH	$13,910	NORTHEAST CORNER OF CITY
29	050-360-000-020-00	621 STEVENS DR	07/17/19	$180,000	WD	03-ARM'S LENGTH	$180,000	$86,700	48.17	$199,891	$11,700	$168,300	$207,259	0.812	2,005	$83.94	412	8.1438	RANCH	$11,700	NORTHEAST CORNER OF CITY
30	050-360-000-023-00	601 STEVENS DR	06/28/19	$175,550	WD	03-ARM'S LENGTH	$175,550	$73,100	41.64	$171,390	$21,134	$154,416	$165,480	0.933	1,885	$81.92	412	3.9673	RANCH	$17,680	NORTHEAST CORNER OF CITY
31	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	3.6908	RANCH	$11,700	NORTHEAST CORNER OF CITY
32	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	0.6368	RANCH	$11,830	NORTHEAST CORNER OF CITY
33	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	1.2957	BUNGALOW	$7,150	NORTHEAST CORNER OF CITY
34	050-541-000-036-00	925 SUMMIT ST	05/21/19	$83,000	WD	03-ARM'S LENGTH	$83,000	$48,300	58.19	$109,920	$11,700	$71,300	$108,172	0.659	1,014	$70.32	412	23.4330	RANCH	$11,700	NORTHEAST CORNER OF CITY
35	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	21.9554	RANCH	$9,750	NORTHEAST CORNER OF CITY
36	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	0.0765	RANCH	$10,790	NORTHEAST CORNER OF CITY
37	050-541-000-044-00	1001 SUMMIT ST	04/10/19	$88,000	WD	03-ARM'S LENGTH	$88,000	$33,200	37.73	$87,346	$12,870	$75,130	$82,022	0.916	744	$100.98	412	2.2507	BUNGALOW	$12,870	NORTHEAST CORNER OF CITY
38	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	16.7590	BUNGALOW	$12,870	NORTHEAST CORNER OF CITY
			Totals:	$4,690,550			$4,690,550	$2,052,600		$4,759,503		$4,258,503	$4,765,921			$86.51		0.0066			
								Sale. Ratio =>	43.76				E.C.F. =>	0.894		Std. Deviation=>	0.133304412				
								Std. Dev. =>	8.05				Ave. E.C.F. =	0.893		Ave. Variance=>	10.2388	Coefficient of Var=>	11.45968657		

Final Conclusion of Rate that will be used: 0.893

412 Northeast Corner of city

2022 ECF Analysisi

4-1-2019 thru 3-31-2021

415 Austin Riverfront Condo & 416 Meadows Condos

	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
1	050-425-000-033-00	1504 HIAWATHA DR	05/03/19	$128,300	WD	03-ARM'S LENGTH	$128,300	$62,300	48.56	$141,341	$10,062	$118,238	$135,619	0.872	1,344	$87.97	416	9.9071	CONDO	$10,062	MEADOWS CONDOS
2	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	5.4107	CONDO	$14,779	AUSTIN RIVERFRONT CONDOS
3	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	15.7395	CONDO	$14,779	AUSTIN RIVERFRONT CONDOS
4	050-730-000-040-00	914 CHIPMAN LANE	04/30/19	$150,000	WD	03-ARM'S LENGTH	$150,000	$75,300	50.20	$165,965	$14,779	$135,221	$156,184	0.866	1,388	$97.42	415	10.5131	CONDO	$14,779	AUSTIN RIVERFRONT CONDOS
5	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	1.7753	CONDO	$14,779	AUSTIN RIVERFRONT CONDOS
6	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	8.3162	CONDO	$14,779	AUSTIN RIVERFRONT CONDOS
			Totals:	$1,143,600			$1,143,600	$544,700		$1,131,966		$1,058,840	$1,081,824			$121.48		0.7842			
								Sale. Ratio =>	47.63				E.C.F. =>	0.979		Std. Deviation=>	0.105640394				
								Std. Dev. =>	3.58				Ave. E.C.F. =	0.971		Ave. Variance=>	8.6103	Coefficient of Var=>	8.868280848		

Final Conclusion of Rate that will be used: 0.971

415 Austin Riverfront Condo

416 Meadows Multi-Family

2022 ECF Analysis

4-1-2019 thru 3-31-2021

417 Woodland Trails Condos

	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
1	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	15.6865	CONDO	$35,470	WOODLAND TRAILS CONDOS
2	050-750-000-021-00	1433 N PINTAIL CT	04/22/19	$166,000	WD	03-ARM'S LENGTH	$166,000	$58,600	35.30	$157,472	$35,470	$130,530	$111,214	1.174	1,113	$117.28	417	0.9088	CONDO	$35,470	WOODLAND TRAILS CONDOS
3	050-750-000-026-00	1421 N MALLARD CIRCLE	10/07/19	$175,300	WD	03-ARM'S LENGTH	$175,300	$70,600	40.27	$174,818	$35,470	$139,830	$127,026	1.101	1,534	$91.15	417	8.1975	CONDO	$35,470	WOODLAND TRAILS CONDOS
4	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	6.1284	CONDO	$35,470	WOODLAND TRAILS CONDOS
5	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	30.9211	CONDO	$35,470	WOODLAND TRAILS CONDOS
		Totals:	$901,300				$901,300	$374,000		$849,216		$723,950	$612,458			$108.44		0.0728			
								Sale. Ratio =>	41.50				E.C.F. =>	1.182		Std. Deviation=>	0.180815108				
								Std. Dev. =>	6.19				Ave. E.C.F. =	1.183		Ave. Variance=>	12.3685	Coefficient of Var=>	10.45720362		

Final Conclusion of Rate that will be used: 1.183

417 Woodland Trails Condo

2022 ECF Analysis

1-1-2019 thru 3-31-2021

418 Woodard Station Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Ratio	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	14.7556	LOFT	WESTOWN CORRIDOR	$1,543
050-760-000-043-00	317 S ELM ST	02/22/19	$93,325	WD	03-ARM'S LENGTH	$93,325	$21,400	22.93	$76,242	$2,559	$90,766	$67,661	1.341	1,127	$80.54	418	14.7556	LOFT	WESTOWN CORRIDOR	$1,653
		Totals:	**$188,325**			**$188,325**	**$54,600**		**$149,796**		**$183,474**	**$124,308**			**$89.85**		**1.3074**			
							Sale. Ratio =>	**28.99**				**E.C.F. =>**	**1.476**		**Std. Deviation=>**	**0.20867508**				
							Std. Dev. =>	**8.50**				**Ave. E.C.F. =>**	**1.489**		**Ave. Variance=>**	**14.7556**	**Coefficient of Var=>**	**9.90948079**		

Final Conclusion of Rate that will be used: 1.489

418 Woodard Station Condos

Used sale from 2-22-2019 to have at least to sales. It was very close to the 4-1-2019 start date of 2 year sales study.

2022 ECF Analysis

4-1-2019 thru 3-31-2021

419 Osburn Site Conds

	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
1	050-751-000-002-00	1101 JACKSON DR	03/12/21	$202,990	WD	03-ARM'S LENGTH	$202,990	$5,100	2.51	$214,719	$10,191	$192,799	$195,347	0.987	1,468	$131.33	419	8.1620	CUSTOM	$10,191	OSBURN SITE CONDOS
2	050-751-000-003-00	1121 JACKSON DR	08/03/20	$196,900	WD	03-ARM'S LENGTH	$196,900	$79,600	40.43	$179,943	$9,874	$187,026	$162,435	1.151	1,176	$159.04	419	8.2815	CUSTOM	$7,989	OSBURN SITE CONDOS
3	050-751-000-007-00	1161 JACKSON DR	06/28/19	$174,900	WD	03-ARM'S LENGTH	$174,900	$76,700	43.85	$177,871	$11,679	$163,221	$158,732	1.028	1,238	$131.84	419	4.0295	CUSTOM	$7,989	OSBURN SITE CONDOS
4	050-751-000-010-00	1191 JACKSON DR	11/08/19	$175,900	WD	03-ARM'S LENGTH	$175,900	$83,900	47.70	$186,076	$11,010	$164,890	$167,207	0.986	1,248	$132.12	419	8.2437	CUSTOM	$11,010	OSBURN SITE CONDOS
5	050-751-000-015-00	1241 JACKSON DR	09/20/19	$199,000	WD	03-ARM'S LENGTH	$199,000	$83,500	41.96	$186,364	$11,010	$187,990	$167,482	1.122	1,728	$108.79	419	5.3869	TWO-STORY	$11,010	OSBURN SITE CONDOS
6	050-751-000-016-00	1251 JACKSON DR	03/09/20	$199,000	WD	03-ARM'S LENGTH	$199,000	$84,000	42.21	$186,222	$11,010	$187,990	$167,347	1.123	1,474	$127.54	419	5.4779	TWO-STORY	$11,010	OSBURN SITE CONDOS
7	050-751-000-022-00	1311 JACKSON DR	12/28/20	$174,900	WD	03-ARM'S LENGTH	$174,900	$75,000	42.88	$157,611	$12,239	$162,661	$138,846	1.172	1,052	$154.62	419	10.2941	RANCH	$12,239	OSBURN SITE CONDOS
8	050-751-000-029-00	1381 JACKSON DR	12/16/19	$302,000	WD	03-ARM'S LENGTH	$302,000	$136,500	45.20	$298,980	$17,565	$284,435	$268,782	1.058	3,410	$83.41	419	1.0342	CUSTOM	$17,565	OSBURN SITE CONDOS
9	050-751-000-030-00	1391 JACKSON DR	02/10/20	$220,000	WD	03-ARM'S LENGTH	$220,000	$77,700	35.32	$255,600	$19,629	$200,371	$225,378	0.889	1,674	$119.70	419	17.9535	CUSTOM	$17,565	OSBURN SITE CONDOS
10	050-751-000-031-00	1401 JACKSON DR	12/01/20	$270,000	WD	03-ARM'S LENGTH	$270,000	$120,800	44.74	$247,612	$17,565	$252,435	$219,720	1.149	1,910	$132.16	419	8.0315	CUSTOM	$17,565	OSBURN SITE CONDOS
11	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	1.4041	CUSTOM	$18,692	OSBURN SITE CONDOS
12	050-751-000-040-00	1440 JACKSON DR	09/30/19	$209,900	WD	03-ARM'S LENGTH	$209,900	$110,000	52.41	$234,055	$17,002	$192,898	$207,309	0.930	1,742	$110.73	419	13.8095	CUSTOM	$17,002	OSBURN SITE CONDOS
13	050-751-000-041-00	1430 JACKSON DR	02/28/20	$359,900	WD	03-ARM'S LENGTH	$359,900	$141,500	39.32	$324,726	$17,935	$341,965	$293,019	1.167	3,031	$112.82	419	9.8462	CUSTOM	$17,002	OSBURN SITE CONDOS
14	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	8.2309	CUSTOM	$17,002	OSBURN SITE CONDOS
15	050-751-000-043-00	1410 JACKSON DR	09/24/19	$229,900	WD	03-ARM'S LENGTH	$229,900	$103,200	44.89	$226,208	$17,002	$212,898	$199,815	1.065	1,692	$125.83	419	0.3101	CUSTOM	$17,002	OSBURN SITE CONDOS
16	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	6.0884	CUSTOM	$16,592	OSBURN SITE CONDOS
17	050-751-000-070-00	1270 JACKSON DR	03/13/20	$185,000	WD	03-ARM'S LENGTH	$185,000	$83,900	45.35	$180,998	$10,191	$174,809	$163,139	1.072	1,299	$134.57	419	0.2953	CUSTOM	$10,191	OSBURN SITE CONDOS
18	050-751-000-081-00	1100 JACKSON DR	10/21/19	$169,125	WD	03-ARM'S LENGTH	$169,125	$83,500	49.37	$176,644	$13,601	$155,524	$155,724	0.999	1,502	$103.54	419	6.9862	TWO-STORY	$9,627	OSBURN SITE CONDOS
		Totals:		$3,999,415			$3,999,415	$1,669,800		$3,925,226		$3,729,616	$3,491,334			$125.99		0.0328			
								Sale. Ratio =>	41.75				E.C.F. =>	1.068		Std. Deviation=>	0.084565265				
								Std. Dev. =>	10.53				Ave. E.C.F. =	1.069		Ave. Variance=>	6.8814	Coefficient of Var=>	6.439779925		

Final Conclusion of Rate that will be used: 1.069

419 Osburn Site Condos

2022 ECF Analysis

420 River Hospital

4-1-2019 thru 3-31-2021

	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
1	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	27.0630	RANCH	$15,741	RIVER HOSPITAL
2	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	5.5747	RANCH	$20,988	RIVER HOSPITAL
3	050-522-000-006-00	1201 RIVERSIDE DR	03/13/20	$200,000	WD	03-ARM'S LENGTH	$200,000	$89,800	44.90	$204,008	$20,352	$179,648	$202,935	0.885	2,168	$82.86	420	1.5072	TWO-STORY	$20,352	RIVER HOSPITAL
4	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	11.3717	RANCH	$27,571	RIVER HOSPITAL
5	050-660-003-010-00	522 CLARK ST	07/31/19	$155,000	WD	03-ARM'S LENGTH	$155,000	$70,500	45.48	$168,178	$14,945	$140,055	$169,318	0.827	2,007	$69.78	420	7.3152	TWO-STORY	$10,494	RIVER HOSPITAL
6	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	10.9964	CUSTOM	$27,189	RIVER HOSPITAL
7	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	8.5118	RANCH	$10,494	RIVER HOSPITAL
8	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	$10,574	$224,326	$166,936	1.344	1,568	$143.07	420	44.3463	RANCH	$10,574	RIVER HOSPITAL
9	050-670-001-005-00	717 W KING ST	11/07/19	$115,000	LC	03-ARM'S LENGTH	$115,000	$62,200	54.09	$135,186	$7,712	$107,288	$140,855	0.762	1,895	$56.62	420	13.8632	TWO-STORY	$7,712	RIVER HOSPITAL
10	050-670-002-004-00	625 CLARK ST	04/19/19	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,100	43.15	$129,384	$10,494	$119,506	$131,370	0.910	1,526	$78.31	420	0.9367	TWO-STORY	$10,494	RIVER HOSPITAL
11	050-670-002-006-00	654 FIRST ST	01/17/20	$252,000	WD	03-ARM'S LENGTH	$252,000	$137,100	54.40	$293,526	$31,017	$220,983	$290,065	0.762	2,492	$88.68	420	13.8483	CUSTOM	$26,235	RIVER HOSPITAL
12	050-670-002-010-00	603 CLARK ST	02/12/21	$210,000	WD	03-ARM'S LENGTH	$210,000	$135,500	64.52	$292,606	$34,252	$175,748	$285,474	0.616	5,805	$30.28	420	28.4686	CUSTOM	$31,482	RIVER HOSPITAL
13	050-670-002-012-00	529 CLARK ST	08/09/19	$242,500	WD	03-ARM'S LENGTH	$242,500	$110,100	45.40	$249,825	$12,369	$230,131	$262,382	0.877	2,556	$90.04	420	2.3239	TWO-STORY	$10,494	RIVER HOSPITAL
14	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	8.9192	TWO-STORY	$10,494	RIVER HOSPITAL
15	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	6.5204	TWO-STORY	$10,653	RIVER HOSPITAL
16	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	0.9593	TWO-STORY	$10,653	RIVER HOSPITAL
17	050-670-003-008-00	915 W KING ST	09/09/19	$239,000	WD	03-ARM'S LENGTH	$239,000	$96,700	40.46	$223,138	$37,060	$201,940	$205,611	0.982	2,160	$93.49	420	8.1824	RANCH	$32,118	RIVER HOSPITAL
18	050-670-004-008-00	614 FIFTH ST	10/15/19	$190,000	WD	03-ARM'S LENGTH	$190,000	$92,300	48.58	$214,402	$16,695	$173,305	$218,461	0.793	2,222	$78.00	420	10.7022	TWO-STORY	$16,695	RIVER HOSPITAL
19	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	22.3044	TWO-STORY	$10,494	RIVER HOSPITAL
20	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	4.4288	RANCH	$31,482	RIVER HOSPITAL
21	050-670-005-013-00	1110 W OLIVER ST	04/29/19	$148,000	WD	03-ARM'S LENGTH	$148,000	$73,000	49.32	$165,024	$10,653	$137,347	$170,576	0.805	2,776	$49.48	420	9.5125	TWO-STORY	$10,653	RIVER HOSPITAL
22	050-670-005-014-00	1114 W OLIVER ST	09/20/19	$173,700	WD	03-ARM'S LENGTH	$173,700	$74,600	42.95	$174,634	$10,653	$163,047	$181,194	0.900	1,643	$99.24	420	0.0477	TWO-STORY	$10,653	RIVER HOSPITAL
23	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	8.8846	TWO-STORY	$20,988	RIVER HOSPITAL
24	050-670-006-005-00	1202 W OLIVER ST	12/13/19	$119,500	WD	03-ARM'S LENGTH	$119,500	$53,600	44.85	$125,150	$16,059	$103,441	$120,543	0.858	1,228	$84.24	420	4.2193	RANCH	$16,059	RIVER HOSPITAL
25	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	6.7104	TWO-STORY	$16,854	RIVER HOSPITAL
26	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	0.2882	TWO-STORY	$11,925	RIVER HOSPITAL
			Totals:	**$5,315,700**			**$5,315,700**	**$2,425,900**		**$5,357,408**		**$4,848,464**	**$5,403,505**			**$86.63**		**0.3041**			
								Sale. Ratio =>	**45.64**				**E.C.F. =>**	**0.897**		**Std. Deviation=>**	**0.14646742**				
								Std. Dev. =>	**7.74**				**Ave. E.C.F. =**	**0.900**		**Ave. Variance=>**	**10.3003**	**Coefficient of Var=>**	**11.44063786**		

Final Conclusion of Rate that will be used: 0.900

420 River Hospital

2022 ECF Analysis

450 South Side of City

4-1-2019 thru 3-31-2021

	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
1	050-010-001-003-00	712 KEYTE ST	08/02/19	$35,000	MLC	03-ARM'S LENGTH	$35,000	$14,000	40.00	$33,935	$5,183	$29,817	$34,188	0.872	624	$47.78	450	1.4924	BUNGALOW	$4,450	SOUTH SIDE OF CITY
2	050-010-001-011-00	802 WOODLAWN AVE	05/17/19	$65,000	WD	03-ARM'S LENGTH	$65,000	$27,200	41.85	$63,280	$8,455	$56,545	$65,190	0.867	768	$73.63	450	1.0157	BUNGALOW	$8,455	SOUTH SIDE OF CITY
3	050-010-003-015-00	702 GLENWOOD AVE	10/01/19	$59,900	PTA	03-ARM'S LENGTH	$59,900	$17,900	29.88	$48,808	$4,717	$55,183	$52,427	1.053	780	$70.75	450	19.5344	BUNGALOW	$4,717	SOUTH SIDE OF CITY
4	050-010-015-015-00	613 GLENWOOD AVE	12/03/19	$30,000	MLC	03-ARM'S LENGTH	$30,000	$21,200	70.67	$46,592	$6,844	$23,156	$47,263	0.490	776	$29.84	450	36.7286	BUNGALOW	$2,670	SOUTH SIDE OF CITY
5	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	15.9446	TWO-STORY	$4,628	SOUTH SIDE OF CITY
6	050-010-015-020-00	604 LINCOLN AVE	04/05/19	$45,942	LC	03-ARM'S LENGTH	$45,942	$27,200	59.21	$62,835	$3,115	$42,827	$71,011	0.603	1,161	$36.89	450	25.4121	TWO-STORY	$3,115	SOUTH SIDE OF CITY
7	050-010-016-002-00	757 ALGER AVE	11/27/19	$82,500	WD	03-ARM'S LENGTH	$82,500	$19,200	23.27	$72,487	$8,378	$74,122	$76,229	0.972	825	$89.84	450	11.5126	BUNGALOW	$5,340	SOUTH SIDE OF CITY
8	050-010-016-022-00	620 GLENWOOD AVE	05/14/19	$49,900	LC	03-ARM'S LENGTH	$49,900	$33,400	66.93	$79,134	$4,005	$45,895	$89,333	0.514	1,026	$44.73	450	34.3475	TWO-STORY	$4,005	SOUTH SIDE OF CITY
9	050-010-017-003-00	755 WOODLAWN AVE	08/22/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,300	37.17	$57,406	$3,560	$56,440	$64,026	0.882	840	$67.19	450	2.4287	BUNGALOW	$3,560	SOUTH SIDE OF CITY
10	050-010-017-023-00	619 WOODLAWN AVE	04/05/19	$62,000	WD	03-ARM'S LENGTH	$62,000	$35,200	56.77	$77,015	$2,670	$59,330	$88,401	0.671	1,260	$47.09	450	18.6079	TWO-STORY	$2,670	SOUTH SIDE OF CITY
11	050-010-018-009-00	730 WOODLAWN AVE	06/14/19	$98,000	WD	03-ARM'S LENGTH	$98,000	$30,700	31.33	$80,710	$5,874	$92,126	$88,985	1.035	1,042	$88.41	450	17.8076	BUNGALOW	$5,874	SOUTH SIDE OF CITY
12	050-010-018-021-00	624 WOODLAWN AVE	08/21/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$28,200	47.00	$66,831	$5,828	$54,172	$72,536	0.747	864	$62.70	450	11.0401	TWO-STORY	$4,005	SOUTH SIDE OF CITY
13	050-010-018-024-00	616 WOODLAWN AVE	10/09/19	$84,950	WD	03-ARM'S LENGTH	$84,950	$34,000	40.02	$80,706	$5,340	$79,610	$89,615	0.888	1,279	$62.24	450	3.1131	TWO-STORY	$5,340	SOUTH SIDE OF CITY
14	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	21.2726	BUNGALOW	$3,916	SOUTH SIDE OF CITY
15	050-010-024-013-00	550 HARRISON AVE	03/27/20	$63,000	WD	03-ARM'S LENGTH	$63,000	$27,400	43.49	$70,234	$5,874	$57,126	$76,528	0.746	988	$57.82	450	11.0755	BUNGALOW	$5,874	SOUTH SIDE OF CITY
16	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	20.7156	TWO-STORY	$6,942	SOUTH SIDE OF CITY
17	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	$4,450	$70,250	$71,323	0.985	1,132	$62.06	450	12.7723	BUNGALOW	$4,450	SOUTH SIDE OF CITY
18	050-010-025-009-00	828 ABREY AVE	08/30/19	$65,000	WD	03-ARM'S LENGTH	$65,000	$25,200	38.77	$60,530	$4,450	$60,550	$66,683	0.908	720	$84.10	450	5.0807	BUNGALOW	$4,450	SOUTH SIDE OF CITY
19	050-010-025-016-00	553 HARRISON AVE	05/28/19	$62,000	WD	03-ARM'S LENGTH	$62,000	$23,800	38.39	$61,159	$4,450	$57,550	$67,430	0.853	746	$77.14	450	0.3755	BUNGALOW	$4,450	SOUTH SIDE OF CITY
20	050-010-026-003-00	811 ABREY AVE	07/19/19	$48,000	WD	03-ARM'S LENGTH	$48,000	$24,600	51.25	$58,496	$8,099	$39,901	$59,925	0.666	900	$44.33	450	19.1379	TWO-STORY	$8,099	SOUTH SIDE OF CITY
21	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	6.5728	RANCH	$4,700	SOUTH SIDE OF CITY
22	050-010-032-008-00	708 ABREY AVE	12/04/19	$96,000	WD	03-ARM'S LENGTH	$96,000	$29,300	30.52	$84,090	$9,633	$86,367	$88,534	0.976	1,296	$66.64	450	11.8297	RANCH	$8,811	SOUTH SIDE OF CITY
23	050-010-032-027-00	713 FRAZER AVE	12/26/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$16,600	27.67	$52,063	$4,366	$55,634	$56,715	0.981	680	$81.81	450	12.3719	BUNGALOW	$2,937	SOUTH SIDE OF CITY
24	050-010-033-013-00	620 FRAZER AVE	02/28/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$30,700	30.70	$91,282	$5,874	$94,126	$101,555	0.927	935	$100.67	450	6.9618	BUNGALOW	$5,874	SOUTH SIDE OF CITY
25	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	$8,811	$43,189	$78,989	0.547	1,100	$39.26	450	31.0457	RANCH	$8,811	SOUTH SIDE OF CITY
26	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	3.1727	BUNGALOW	$7,343	SOUTH SIDE OF CITY
27	050-040-000-004-00	1106 W SOUTH ST	07/11/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$40,500	36.82	$102,622	$12,410	$97,590	$107,268	0.910	1,300	$75.07	450	5.2554	ONE-STORY	$11,748	SOUTH SIDE OF CITY
28	050-040-000-020-00	1102 MARY ST	07/15/19	$109,900	WD	03-ARM'S LENGTH	$109,900	$46,100	41.95	$113,936	$8,811	$101,089	$125,000	0.809	1,344	$75.22	450	4.8515	ONE-STORY	$8,811	SOUTH SIDE OF CITY
29	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	6.0285	ONE-STORY	$8,811	SOUTH SIDE OF CITY
30	050-040-000-026-00	1307 STATE ST	04/26/19	$76,000	WD	03-ARM'S LENGTH	$76,000	$24,500	32.24	$69,557	$5,874	$70,126	$75,723	0.926	1,088	$64.45	450	6.8859	BUNGALOW	$5,874	SOUTH SIDE OF CITY
31	050-070-001-007-00	601 W STEWART ST	09/06/19	$92,500	WD	03-ARM'S LENGTH	$92,500	$40,600	43.89	$92,629	$5,874	$86,626	$103,157	0.840	1,665	$52.03	450	1.7478	1.75 STORY	$5,874	SOUTH SIDE OF CITY
32	050-070-001-013-00	524 AMENT ST	05/02/19	$86,000	WD	03-ARM'S LENGTH	$86,000	$28,200	32.79	$75,045	$5,874	$80,126	$82,249	0.974	920	$87.09	450	11.6966	ONE-STORY	$5,874	SOUTH SIDE OF CITY
33	050-070-002-002-00	631 W STEWART ST	03/10/20	$109,200	WD	03-ARM'S LENGTH	$109,200	$32,900	30.13	$87,712	$5,874	$103,326	$97,310	1.062	1,278	$80.85	450	20.4592	1.75 STORY	$5,874	SOUTH SIDE OF CITY
34	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	3.7280	1.5 STORY	$5,874	SOUTH SIDE OF CITY
35	050-070-003-008-00	901 S CEDAR ST	10/03/19	$95,000	WD	03-ARM'S LENGTH	$95,000	$35,800	37.68	$91,885	$5,874	$89,126	$102,272	0.871	1,116	$79.86	450	1.4231	ONE-STORY	$5,874	SOUTH SIDE OF CITY
36	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	6.8151	ONE-STORY	$5,874	SOUTH SIDE OF CITY
37	050-070-003-010-00	909 S CEDAR ST	02/14/20	$70,200	WD	03-ARM'S LENGTH	$70,200	$37,500	53.42	$84,508	$5,874	$64,326	$93,501	0.688	1,310	$49.10	450	16.9253	ONE-STORY	$5,874	SOUTH SIDE OF CITY
38	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	3.8070	BUNGALOW	$14,507	SOUTH SIDE OF CITY
39	050-090-001-004-00	1416 W MAIN ST	10/14/19	$77,400	WD	03-ARM'S LENGTH	$77,400	$33,900	43.80	$78,737	$5,874	$71,526	$86,639	0.826	1,701	$42.05	450	3.1659	TWO-STORY	$5,874	SOUTH SIDE OF CITY
40	050-090-002-015-00	1421 CLEVELAND ST	09/13/19	$67,500	WD	03-ARM'S LENGTH	$67,500	$34,900	51.70	$82,144	$10,528	$56,972	$85,156	0.669	1,192	$47.80	450	18.8195	1.5 STORY	$10,324	SOUTH SIDE OF CITY
41	050-113-001-005-00	821 RYAN ST	06/26/19	$70,000	WD	03-ARM'S LENGTH	$70,000	$27,300	39.00	$72,125	$5,429	$64,571	$79,306	0.814	924	$69.88	450	4.3022	BUNGALOW	$5,429	SOUTH SIDE OF CITY
42	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	2.1277	BUNGALOW	$4,183	SOUTH SIDE OF CITY
43	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	$9,138	$110,862	$109,559	1.012	1,276	$86.88	450	15.4667	TWO-STORY	$5,874	SOUTH SIDE OF CITY
44	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	2.1636	BUNGALOW	$4,450	SOUTH SIDE OF CITY
45	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	4.2277	BUNGALOW	$5,874	SOUTH SIDE OF CITY
46	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	$6,942	$68,058	$59,611	1.142	1,080	$63.02	450	28.4471	TWO-STORY	$6,942	SOUTH SIDE OF CITY
47	050-113-006-001-00	645 S CHIPMAN ST	05/24/19	$84,000	WD	03-ARM'S LENGTH	$84,000	$26,100	31.07	$81,308	$9,912	$74,088	$84,894	0.873	1,360	$54.48	450	1.5483	TWO-STORY	$6,764	SOUTH SIDE OF CITY
48	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	18.2056	TWO-STORY	$11,748	SOUTH SIDE OF CITY
49	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	12.2932	1.25 STORY	$9,879	SOUTH SIDE OF CITY
50	050-113-009-009-00	707 ASH ST	01/23/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$56,900	47.42	$130,057	$16,541	$103,459	$134,977	0.766	1,590	$65.07	450	9.0736	RANCH	$16,198	SOUTH SIDE OF CITY
51	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	4.9289	ONE-STORY	$5,874	SOUTH SIDE OF CITY
52	050-113-010-003-00	1402 W STEWART ST	01/24/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$37,800	37.80	$93,073	$8,811	$91,189	$100,193	0.910	1,023	$89.14	450	5.2909	TWO-STORY	$8,811	SOUTH SIDE OF CITY
53	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	18.7355	RANCH	$5,874	SOUTH SIDE OF CITY
54	050-113-014-008-00	134 S CHIPMAN ST	04/01/19	$33,000	LC	03-ARM'S LENGTH	$33,000	$22,700	68.79	$51,839	$4,005	$28,995	$56,878	0.510	1,048	$27.67	450	34.7448	TWO-STORY	$4,005	SOUTH SIDE OF CITY
55	050-113-016-005-00	1311 YOUNG ST	06/06/19	$72,750	WD	03-ARM'S LENGTH	$72,750	$31,500	43.30	$78,060	$5,874	$66,876	$85,834	0.779	990	$67.55	450	7.8091	1.5 STORY	$5,874	SOUTH SIDE OF CITY
56	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	0.6441	1.5 STORY	$5,874	SOUTH SIDE OF CITY
57	050-113-016-010-00	1412 LYNN ST	06/04/19	$58,000	WD	03-ARM'S LENGTH	$58,000	$24,400	42.07	$57,948	$5,874	$52,126	$61,919	0.842	625	$83.40	450	1.5388	BUNGALOW	$5,874	SOUTH SIDE OF CITY
58	050-113-016-012-00	1310 LYNN ST	08/13/19	$84,800	WD	03-ARM'S LENGTH	$84,800	$25,600	30.19	$69,381	$5,874	$78,926	$75,514	1.045	924	$85.42	450	18.7961	ONE-STORY	$5,874	SOUTH SIDE OF CITY
59	050-113-017-001-00	300 ROBBINS ST	09/20/19	$45,000	WD	03-ARM'S LENGTH	$45,000	$34,900	77.56	$79,491	$5,874	$39,126	$87,535	0.447	1,314	$29.78	450	41.0252	1.5 STORY	$5,874	SOUTH SIDE OF CITY
60	050-113-017-002-00	322 ROBBINS ST	09/27/19	$69,000	WD	03-ARM'S LENGTH	$69,000	$25,700	37.25	$70,343	$9,179	$59,821	$72,728	0.823	1,049	$57.03	450	3.4693	1.5 STORY	$5,874	SOUTH SIDE OF CITY
61	050-113-018-007-00	1303 MACK ST	10/24/19	$74,000	WD	03-ARM'S LENGTH	$74,000	$21,400	28.92	$60,182	$4,406	$69,594	$66,321	1.049	756	$92.06	450	19.2123	1.5 STORY	$4,406	SOUTH SIDE OF CITY
62	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	15.8248	TWO-STORY	$5,340	SOUTH SIDE OF CITY
63	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	22.4222	1.75 STORY	$5,874	SOUTH SIDE OF CITY
64	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	2.0019	BUNGALOW	$7,743	SOUTH SIDE OF CITY
65	050-114-002-002-00	815 STATE ST	08/30/19	$80,000	WD	03-ARM'S LENGTH	$80,000	$31,700	39.63	$76,262	$8,544	$71,456	$80,521	0.887	832	$85.88	450	3.0195	BUNGALOW	$8,544	SOUTH SIDE OF CITY
66	050-114-002-008-00	927 STATE ST	12/13/19	$119,450	WD	03-ARM'S LENGTH	$119,450	$31,800	26.62	$96,066	$14,051	$105,399	$97,521	1.081	1,008	$104.56	450	22.3557	ONE-STORY	$10,413	SOUTH SIDE OF CITY
67	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	11.8461	BUNGALOW	$10,680	SOUTH SIDE OF CITY
68	050-115-001-005-00	415 W STEWART ST	12/03/20	$46,500	CD	03-ARM'S LENGTH	$46,500	$35,300	75.91	$82,522	$14,240	$32,260	$81,191	0.397	1,167	$27.64	450	45.9895	TWO-STORY	$14,240	SOUTH SIDE OF CITY
69	050-115-001-013-00	907 S SHIAWASSEE ST	08/22/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$46,900	55.18	$105,538	$6,433	$78,567	$117,842	0.667	1,812	$43.36	450	19.0512	TWO-STORY	$5,874	SOUTH SIDE OF CITY
70	050-115-001-018-00	424 GRACE ST	01/23/20	$52,000	WD	03-ARM'S LENGTH	$52,000	$30,800	59.23	$69,103	$5,874	$46,126	$75,183	0.614	1,443	$31.97	450	24.3712	RANCH	$5,874	SOUTH SIDE OF CITY
71	050-115-002-016-00	1139 S SHIAWASSEE ST	09/06/19	$69,900	WD	03-ARM'S LENGTH	$69,900	$26,600	38.05	$61,815	$5,162	$64,738	$67,364	0.961	864	$74.93	450	10.3792	BUNGALOW	$5,162	SOUTH SIDE OF CITY

72	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	10.1801	TWO-STORY	$6,230	SOUTH SIDE OF CITY
73	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	7.2663	TWO-STORY	$4,450	SOUTH SIDE OF CITY
74	050-220-000-035-00	1504 YOUNG ST	03/20/20	$40,000	WD	03-ARM'S LENGTH	$40,000	$30,200	75.50	$71,793	$4,450	$35,550	$80,075	0.444	832	$42.73	450	41.3268	BUNGALOW	$4,450	SOUTH SIDE OF CITY
75	050-220-000-060-00	1603 YOUNG ST	01/17/20	$89,750	WD	03-ARM'S LENGTH	$89,750	$44,700	49.81	$102,219	$5,785	$83,965	$114,666	0.732	1,008	$83.30	450	12.4969	ONE-STORY	$5,785	SOUTH SIDE OF CITY
76	050-220-000-081-00	1420 LYNN ST	09/06/19	$96,000	WD	03-ARM'S LENGTH	$96,000	$31,000	32.29	$78,661	$4,895	$91,105	$87,712	1.039	944	$96.51	450	18.1453	1.5 STORY	$4,895	SOUTH SIDE OF CITY
77	050-220-000-085-00	1421 LYNN ST	09/20/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$47,300	47.30	$105,142	$6,853	$93,147	$116,872	0.797	1,046	$89.05	450	6.0224	RANCH	$6,853	SOUTH SIDE OF CITY
78	050-270-000-013-00	1217 S CEDAR ST	08/09/19	$87,500	WD	03-ARM'S LENGTH	$87,500	$31,500	36.00	$78,745	$8,900	$78,600	$83,050	0.946	876	$89.73	450	8.9191	BUNGALOW	$8,900	SOUTH SIDE OF CITY
79	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	14.3375	BUNGALOW	$8,900	SOUTH SIDE OF CITY
80	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	$3,738	$21,262	$61,888	0.344	1,426	$14.91	450	51.3673	ONE-STORY	$3,738	SOUTH SIDE OF CITY
81	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	24.1859	1.25 STORY	$6,942	SOUTH SIDE OF CITY
82	050-270-000-110-00	1236 WALNUT ST	10/04/19	$53,000	WD	03-ARM'S LENGTH	$53,000	$17,400	32.83	$47,695	$5,895	$47,105	$49,703	0.948	624	$75.49	450	9.0507	BUNGALOW	$3,560	SOUTH SIDE OF CITY
83	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	15.0293	TWO-STORY	$13,172	SOUTH SIDE OF CITY
84	050-270-000-160-00	1130 S SHIAWASSEE ST	08/05/19	$35,000	PTA	03-ARM'S LENGTH	$35,000	$22,000	62.86	$52,046	$6,196	$28,804	$54,518	0.528	931	$30.94	450	32.8892	BUNGALOW	$5,340	SOUTH SIDE OF CITY
85	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	1.4212	RANCH	$8,900	SOUTH SIDE OF CITY
86	050-340-002-012-00	900 LINGLE AVE	03/03/20	$89,000	WD	03-ARM'S LENGTH	$89,000	$35,500	39.89	$86,141	$8,900	$80,100	$91,844	0.872	998	$80.26	450	1.4901	BUNGALOW	$8,900	SOUTH SIDE OF CITY
87	050-340-003-006-00	913 LINGLE AVE	08/07/19	$120,000	WD	03-ARM'S LENGTH	$120,000	$44,400	37.00	$115,544	$13,350	$106,650	$121,515	0.878	1,304	$81.79	450	2.0443	TRI-LEVEL	$13,350	SOUTH SIDE OF CITY
88	050-420-001-009-00	538 CORUNNA AVE	12/02/19	$83,000	WD	03-ARM'S LENGTH	$83,000	$43,900	52.89	$95,313	$5,439	$77,561	$106,866	0.726	1,188	$65.29	450	13.1447	RANCH	$3,382	SOUTH SIDE OF CITY
89	050-420-002-006-00	619 DIVISION ST	01/30/20	$107,000	WD	03-ARM'S LENGTH	$107,000	$35,000	32.71	$86,703	$5,340	$101,660	$96,746	1.051	1,256	$80.94	450	19.3570	TWO-STORY	$5,340	SOUTH SIDE OF CITY
90	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	$4,005	$30,995	$72,696	0.426	1,230	$25.20	450	43.0860	TWO-STORY	$4,005	SOUTH SIDE OF CITY
91	050-420-004-002-00	621 LINGLE AVE	06/12/19	$30,000	LC	03-ARM'S LENGTH	$30,000	$15,300	51.00	$36,135	$5,340	$24,660	$36,617	0.673	768	$32.11	450	18.3772	BUNGALOW	$5,340	SOUTH SIDE OF CITY
92	050-420-005-015-00	716 GRAND AVE	06/05/19	$79,000	WD	03-ARM'S LENGTH	$79,000	$26,500	33.54	$67,626	$3,560	$75,440	$76,178	0.990	1,020	$73.96	450	13.3080	BUNGALOW	$3,560	SOUTH SIDE OF CITY
93	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	$7,004	$34,996	$62,354	0.561	784	$44.64	450	29.5983	1.5 STORY	$5,340	SOUTH SIDE OF CITY
94	050-420-009-005-00	809 GRAND AVE	07/31/19	$72,000	WD	03-ARM'S LENGTH	$72,000	$26,200	36.39	$71,724	$8,010	$63,990	$75,760	0.845	940	$68.07	450	1.2584	BUNGALOW	$8,010	SOUTH SIDE OF CITY
95	050-420-009-006-00	831 GRAND AVE	12/20/19	$39,900	WD	03-ARM'S LENGTH	$39,900	$27,400	68.67	$62,781	$8,010	$31,890	$65,126	0.490	780	$40.88	450	36.7561	BUNGALOW	$8,010	SOUTH SIDE OF CITY
96	050-420-009-017-00	824 LINGLE AVE	04/03/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$30,400	33.82	$73,359	$4,005	$85,895	$82,466	1.042	1,048	$81.96	450	18.4352	BUNGALOW	$4,005	SOUTH SIDE OF CITY
97	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	8.1932	BUNGALOW	$2,670	SOUTH SIDE OF CITY
98	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	2.6640	BUNGALOW	$4,005	SOUTH SIDE OF CITY
99	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	$4,005	$72,495	$64,854	1.118	1,122	$64.61	450	26.0595	TWO-STORY	$4,005	SOUTH SIDE OF CITY
100	050-420-011-015-00	755 BROADWAY AVE	12/11/19	$32,500	WD	03-ARM'S LENGTH	$32,500	$18,000	55.38	$77,377	$6,230	$26,270	$84,598	0.311	1,068	$24.60	450	54.6700	TWO-STORY	$6,230	SOUTH SIDE OF CITY
101	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	0.4165	TWO-STORY	$8,811	SOUTH SIDE OF CITY
102	050-430-000-028-00	607 CORUNNA AVE	07/02/19	$83,500	MLC	03-ARM'S LENGTH	$83,500	$28,400	34.01	$86,940	$4,450	$79,050	$98,086	0.806	1,442	$54.82	450	5.1299	TWO-STORY	$4,450	SOUTH SIDE OF CITY
103	050-490-000-015-00	136 N CHESTNUT ST	07/25/19	$127,500	WD	03-ARM'S LENGTH	$127,500	$43,200	33.88	$110,798	$7,120	$120,380	$123,279	0.976	1,488	$80.90	450	11.9253	BUNGALOW	$7,120	SOUTH SIDE OF CITY
104	050-490-000-036-00	333 LAFAYETTE BLVD	07/12/19	$66,000	WD	03-ARM'S LENGTH	$66,000	$27,500	41.67	$65,280	$5,340	$60,660	$71,272	0.851	864	$70.21	450	0.6125	BUNGALOW	$5,340	SOUTH SIDE OF CITY
105	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	7.7742	RANCH	$7,120	SOUTH SIDE OF CITY
106	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	7.1539	TWO-STORY	$10,680	SOUTH SIDE OF CITY
107	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	15.1481	BUNGALOW	$3,827	SOUTH SIDE OF CITY
108	050-490-000-070-00	211 HOYT ST	12/05/19	$64,000	WD	03-ARM'S LENGTH	$64,000	$22,700	35.47	$63,931	$5,354	$58,646	$69,652	0.842	825	$71.09	450	1.5237	BUNGALOW	$3,560	SOUTH SIDE OF CITY
109	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	25.5187	BUNGALOW	$3,560	SOUTH SIDE OF CITY
110	050-490-000-088-00	309 N BROOKS ST	10/31/19	$126,000	WD	03-ARM'S LENGTH	$126,000	$42,400	33.65	$98,573	$7,476	$118,524	$108,320	1.094	960	$123.46	450	23.6976	RANCH	$7,476	SOUTH SIDE OF CITY
111	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	$6,631	$94,869	$88,337	1.074	1,028	$92.29	450	21.6723	1.75 STORY	$5,073	SOUTH SIDE OF CITY
112	050-490-000-107-00	333 N BROOKS ST	04/25/19	$72,000	QC	03-ARM'S LENGTH	$72,000	$39,900	55.42	$91,280	$11,799	$60,201	$94,508	0.637	1,728	$34.84	450	22.0232	RANCH	$10,102	SOUTH SIDE OF CITY
113	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	3.0831	RANCH	$13,172	SOUTH SIDE OF CITY
114	050-500-002-007-00	246 GUTE ST	04/25/19	$69,900	WD	03-ARM'S LENGTH	$69,900	$24,300	34.76	$71,083	$9,063	$60,837	$73,746	0.825	838	$72.60	450	3.2269	BUNGALOW	$6,764	SOUTH SIDE OF CITY
115	050-546-000-004-00	1424 LYNN ST	04/29/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$27,000	31.76	$76,552	$9,575	$75,425	$79,640	0.947	984	$76.65	450	8.9850	BUNGALOW	$6,319	SOUTH SIDE OF CITY
116	050-547-000-009-00	1236 S SHIAWASSEE ST	07/15/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$26,300	30.94	$79,450	$5,874	$79,126	$87,486	0.904	1,084	$72.99	450	4.7211	RANCH	$5,874	SOUTH SIDE OF CITY
117	050-570-000-004-00	713 ISHAM ST	10/30/19	$75,000	WD	03-ARM'S LENGTH	$75,000	$29,100	38.80	$73,006	$7,606	$67,394	$77,765	0.867	840	$80.23	450	0.9414	BUNGALOW	$5,340	SOUTH SIDE OF CITY
118	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	$6,991	$89,009	$81,811	1.088	1,113	$79.97	450	23.0757	TWO-STORY	$4,450	SOUTH SIDE OF CITY
119	050-601-000-014-00	408 PRINDLE ST	06/07/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$30,400	33.82	$78,079	$6,853	$83,047	$84,692	0.981	1,056	$78.64	450	12.3349	TWO-STORY	$6,853	SOUTH SIDE OF CITY
120	050-601-000-027-00	807 MICHIGAN AVE	02/24/20	$79,485	WD	03-ARM'S LENGTH	$79,485	$30,900	38.88	$77,666	$6,330	$73,155	$84,823	0.862	1,232	$59.38	450	0.5217	TWO-STORY	$4,984	SOUTH SIDE OF CITY
121	050-601-000-028-00	811 MICHIGAN AVE	07/10/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$28,900	57.80	$67,792	$4,450	$45,550	$75,317	0.605	900	$50.61	450	25.2454	BUNGALOW	$4,450	SOUTH SIDE OF CITY
122	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	2.4329	TWO-STORY	$4,183	SOUTH SIDE OF CITY
123	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	5.4530	TWO-STORY	$5,518	SOUTH SIDE OF CITY
124	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	2.1107	TWO-STORY	$3,204	SOUTH SIDE OF CITY
125	050-601-000-052-00	226 W RIDGE ST	03/06/20	$59,750	WD	03-ARM'S LENGTH	$59,750	$25,900	43.35	$60,570	$4,183	$55,567	$67,048	0.829	1,000	$55.57	450	2.8458	BUNGALOW	$4,183	SOUTH SIDE OF CITY
126	050-601-000-059-00	835 MICHIGAN AVE	11/14/19	$120,400	WD	03-ARM'S LENGTH	$120,400	$36,600	30.40	$97,060	$5,340	$115,060	$109,061	1.055	1,466	$78.49	450	19.7782	TWO-STORY	$5,340	SOUTH SIDE OF CITY
127	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	16.8774	TWO-STORY	$7,654	SOUTH SIDE OF CITY
128	050-602-002-009-00	1319 W STEWART ST	12/27/19	$83,000	WD	03-ARM'S LENGTH	$83,000	$30,100	36.27	$89,097	$5,874	$77,126	$98,957	0.779	1,870	$41.24	450	7.7840	TWO-STORY	$5,874	SOUTH SIDE OF CITY
129	050-602-003-003-00	1405 W STEWART ST	06/12/19	$88,000	WD	03-ARM'S LENGTH	$88,000	$38,500	43.75	$95,862	$7,888	$80,112	$104,606	0.766	1,189	$67.38	450	9.1385	1.25 STORY	$5,874	SOUTH SIDE OF CITY
130	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	11.8927	1.25 STORY	$5,874	SOUTH SIDE OF CITY
131	050-602-003-004-00	1419 W STEWART ST	05/30/19	$68,500	WD	03-ARM'S LENGTH	$68,500	$19,500	28.47	$58,486	$7,123	$61,377	$61,074	1.005	704	$87.18	450	14.7738	BUNGALOW	$5,874	SOUTH SIDE OF CITY
132	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	1.5057	BUNGALOW	$5,874	SOUTH SIDE OF CITY
133	050-602-005-014-00	820 ISHAM ST	03/15/21	$88,500	WD	03-ARM'S LENGTH	$88,500	$26,100	29.49	$56,756	$5,874	$82,626	$60,502	1.366	1,070	$77.22	450	50.8451	BUNGALOW	$5,874	SOUTH SIDE OF CITY
134	050-602-005-016-00	814 ISHAM ST	11/06/19	$76,000	WD	03-ARM'S LENGTH	$76,000	$23,700	31.18	$66,962	$7,328	$68,672	$70,908	0.968	864	$79.48	450	11.1233	BUNGALOW	$5,874	SOUTH SIDE OF CITY
135	050-602-006-014-00	808 NAFUS ST	05/02/19	$85,100	WD	03-ARM'S LENGTH	$85,100	$34,700	40.78	$87,818	$6,698	$78,402	$96,457	0.813	1,032	$75.97	450	4.4406	ONE-STORY	$5,874	SOUTH SIDE OF CITY
136	050-602-007-002-00	1817 W STEWART ST	12/08/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$40,600	33.83	$91,415	$11,660	$108,340	$94,834	1.142	912	$118.79	450	28.5196	ONE-STORY	$9,523	SOUTH SIDE OF CITY
137	050-602-007-013-00	816 TRACY ST	08/30/19	$81,000	WD	03-ARM'S LENGTH	$81,000	$24,600	30.37	$69,528	$6,526	$74,474	$74,913	0.994	832	$89.51	450	13.6910	BUNGALOW	$5,874	SOUTH SIDE OF CITY
138	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	0.9612	1.5 STORY	$5,874	SOUTH SIDE OF CITY
139	050-602-010-008-00	1414 FREDERICK ST	06/20/19	$89,900	WD	03-ARM'S LENGTH	$89,900	$45,300	50.39	$105,802	$17,728	$72,172	$104,725	0.689	1,072	$67.32	450	16.8072	BUNGALOW	$17,266	SOUTH SIDE OF CITY
140	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	7.9012	1.75 STORY	$11,748	SOUTH SIDE OF CITY
141	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	1.4789	ONE-STORY	$6,230	SOUTH SIDE OF CITY
142	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	5.3948	1.5 STORY	$11,748	SOUTH SIDE OF CITY
143	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	1.8985	RANCH	$5,874	SOUTH SIDE OF CITY
144	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	18.5786	BUNGALOW	$5,874	SOUTH SIDE OF CITY
145	050-602-015-001-00	1102 S CHIPMAN ST	01/15/20	$92,500	WD	03-ARM'S LENGTH	$92,500	$41,000	44.32	$96,630	$6,480	$86,020	$107,194	0.802	1,460	$58.92	450	5.4756	1.75 STORY	$5,874	SOUTH SIDE OF CITY

146	050-602-015-002-00	1217 FREDERICK ST	03/25/20	$65,000	WD	03-ARM'S LENGTH	$65,000	$29,100	44.77	$69,181	$5,596	$59,404	$75,606	0.786	1,312	$45.28	450	7.1527	1.75 STORY	$5,251	SOUTH SIDE OF CITY
147	050-602-018-005-00	1521 FREDERICK ST	06/07/19	$89,000	WD	03-ARM'S LENGTH	$89,000	$33,000	37.08	$89,767	$11,561	$77,439	$92,992	0.833	748	$103.53	450	2.4475	BUNGALOW	$9,434	SOUTH SIDE OF CITY
148	050-602-018-009-00	1522 FREEMAN ST	02/14/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$38,700	38.70	$105,228	$8,722	$91,278	$114,751	0.795	1,190	$76.70	450	6.1787	ONE-STORY	$8,722	SOUTH SIDE OF CITY
149	050-602-029-001-00	1300 S CHIPMAN ST	08/03/20	$129,929	WD	03-ARM'S LENGTH	$129,929	$42,200	32.48	$102,151	$10,508	$119,421	$108,969	1.096	1,324	$90.20	450	23.8689	1.5 STORY	$9,701	SOUTH SIDE OF CITY
150	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	$10,992	$59,008	$109,560	0.539	1,484	$39.76	450	31.8637	ONE-STORY	$8,811	SOUTH SIDE OF CITY
151	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	22.6903	1.5 STORY	$6,675	SOUTH SIDE OF CITY
152	050-602-030-004-00	1323 HERMAN ST	11/25/19	$42,415	WD	03-ARM'S LENGTH	$42,415	$22,300	52.58	$53,307	$8,219	$34,196	$53,612	0.638	816	$41.91	450	21.9389	BUNGALOW	$6,853	SOUTH SIDE OF CITY
153	050-602-031-006-00	1321 CARR ST	03/13/20	$112,000	WD	03-ARM'S LENGTH	$112,000	$42,500	37.95	$99,542	$7,646	$104,354	$109,270	0.955	1,056	$98.82	450	9.7784	BUNGALOW	$6,764	SOUTH SIDE OF CITY
154	050-602-035-004-00	1420 W SOUTH ST	03/04/21	$97,000	WD	03-ARM'S LENGTH	$97,000	$31,100	32.06	$69,199	$9,839	$87,161	$70,583	1.235	948	$91.94	450	37.7651	BUNGALOW	$9,839	SOUTH SIDE OF CITY
155	050-602-035-006-00	1410 W SOUTH ST	05/09/19	$40,000	WD	03-ARM'S LENGTH	$40,000	$29,900	74.75	$77,676	$11,637	$28,363	$78,524	0.361	960	$29.54	450	49.6027	ONE-STORY	$9,879	SOUTH SIDE OF CITY
156	050-602-036-009-00	1408 NELSON ST	11/06/19	$94,900	WD	03-ARM'S LENGTH	$94,900	$34,500	36.35	$99,762	$13,390	$81,510	$102,702	0.794	1,144	$71.25	450	6.3568	RANCH	$8,811	SOUTH SIDE OF CITY
157	050-602-040-009-00	1400 S CHIPMAN ST	03/12/21	$108,000	WD	03-ARM'S LENGTH	$108,000	$32,700	30.28	$71,321	$5,874	$102,126	$77,820	1.312	988	$103.37	450	45.5101	ONE-STORY	$5,874	SOUTH SIDE OF CITY
158	050-602-040-010-00	1215 HIRAM ST	05/24/19	$105,000	WD	03-ARM'S LENGTH	$105,000	$51,100	48.67	$119,975	$8,500	$96,500	$132,551	0.728	1,282	$75.27	450	12.9203	ONE-STORY	$5,874	SOUTH SIDE OF CITY
159	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	5.8401	ONE-STORY	$5,874	SOUTH SIDE OF CITY
160	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	16.4544	TWO-STORY	$5,874	SOUTH SIDE OF CITY
161	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	27.5066	BUNGALOW	$5,429	SOUTH SIDE OF CITY
162	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	2.4400	RANCH	$10,858	SOUTH SIDE OF CITY
163	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	1.4669	BUNGALOW	$5,518	SOUTH SIDE OF CITY
164	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	$3,560	$23,990	$54,765	0.438	1,140	$21.04	450	41.9170	BUNGALOW	$3,560	SOUTH SIDE OF CITY
165	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	0.8755	TWO-STORY	$11,036	SOUTH SIDE OF CITY
166	050-652-009-009-00	920 DIVISION ST	07/17/19	$137,000	WD	03-ARM'S LENGTH	$137,000	$52,200	38.10	$137,023	$8,900	$128,100	$152,346	0.841	1,368	$93.64	450	1.6378	TWO-STORY	$8,900	SOUTH SIDE OF CITY
167	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	9.6295	DUPLEX	$6,853	SOUTH SIDE OF CITY
168	050-652-011-010-00	1025 S WASHINGTON ST	01/08/20	$81,350	WD	03-ARM'S LENGTH	$81,350	$34,200	42.04	$79,106	$3,827	$77,523	$89,511	0.866	1,485	$52.20	450	0.8842	1.5 STORY	$3,827	SOUTH SIDE OF CITY
169	050-673-003-014-00	528 FLETCHER ST	08/06/19	$80,000	WD	03-ARM'S LENGTH	$80,000	$32,600	40.75	$84,957	$4,984	$75,016	$95,093	0.789	1,138	$65.92	450	6.8355	RANCH	$4,984	SOUTH SIDE OF CITY
170	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	10.5047	TWO-STORY	$4,450	SOUTH SIDE OF CITY
171	050-673-005-004-00	605 FLETCHER ST	10/28/19	$100,000	WD	03-ARM'S LENGTH	$100,000	$34,600	34.60	$81,041	$4,005	$95,995	$91,600	1.048	952	$100.84	450	19.0748	TWO-STORY	$4,005	SOUTH SIDE OF CITY
172	050-673-005-007-00	701 FLETCHER ST	02/16/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$34,900	31.73	$76,373	$4,005	$105,995	$86,050	1.232	1,080	$98.14	450	37.4557	TWO-STORY	$4,005	SOUTH SIDE OF CITY
173	050-673-005-023-00	606 RYAN ST	11/18/20	$106,000	WD	03-ARM'S LENGTH	$106,000	$31,500	29.72	$68,994	$4,005	$101,995	$77,276	1.320	832	$122.59	450	46.2654	TWO-STORY	$4,005	SOUTH SIDE OF CITY
174	050-673-006-011-00	612 W STEWART ST	03/11/20	$89,900	WD	03-ARM'S LENGTH	$89,900	$30,200	33.59	$78,573	$5,874	$84,026	$86,444	0.972	974	$86.27	450	11.4806	RANCH	$5,874	SOUTH SIDE OF CITY
175	050-680-005-005-00	415 CORUNNA AVE	04/05/19	$59,000	WD	03-ARM'S LENGTH	$59,000	$24,400	41.36	$64,056	$4,005	$54,995	$71,404	0.770	1,020	$53.92	450	8.7035	BUNGALOW	$4,005	SOUTH SIDE OF CITY
176	050-740-000-003-00	1643 LYNN ST	06/24/19	$168,000	WD	03-ARM'S LENGTH	$168,000	$67,200	40.00	$181,534	$18,386	$149,614	$193,993	0.771	1,634	$91.56	450	8.5993	RANCH	$16,376	SOUTH SIDE OF CITY
			Totals:	$14,266,688			$14,266,688	$5,835,300		$13,994,611		$12,979,347	$15,103,451			$68.36		0.2136			
								Sale. Ratio =>	40.90				E.C.F. =>	0.859		Std. Deviation=>	0.188218235				
								Std. Dev. =>	12.59				Ave. E.C.F. =	0.857		Ave. Variance=>	14.0196	Coefficient of Var=>	16.35463484		

Final Conclusion of Rate that will be used: 0.857

450 South Side of City

2022 ECF Analysis

460 Central City

4-1-2019 thru 3-31-2021

	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
1	050-050-000-044-00	220 S CEDAR ST	09/06/19	$60,000	MLC	03-ARM'S LENGTH	$60,000	$32,000	53.33	$75,538	$5,874	$54,126	$82,933	0.653	1,024	$52.86	460	20.4895	1.75 STORY	$5,874	CENTRAL CITY
2	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	10.4614	BUNGALOW	$4,628	CENTRAL CITY
3	050-100-002-008-00	323 S CHIPMAN ST	05/13/19	$56,650	WD	03-ARM'S LENGTH	$56,650	$18,800	33.19	$54,263	$3,827	$52,823	$60,043	0.880	1,170	$45.15	460	2.2215	1.5 STORY	$3,827	CENTRAL CITY
4	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	$5,874	$62,043	$67,789	0.915	1,461	$42.47	460	5.7693	BUNGALOW	$5,874	CENTRAL CITY
5	050-111-007-001-00	704 E OLIVER ST	09/03/19	$116,000	WD	03-ARM'S LENGTH	$116,000	$43,800	37.76	$105,588	$5,874	$110,126	$118,707	0.928	1,568	$70.23	460	7.0172	TWO-STORY	$5,874	CENTRAL CITY
6	050-111-007-004-00	406 GILBERT ST	08/29/19	$149,340	WD	03-ARM'S LENGTH	$149,340	$53,300	35.69	$133,492	$5,874	$143,466	$151,926	0.944	2,158	$66.48	460	8.6774	TWO-STORY	$5,874	CENTRAL CITY
7	050-111-007-005-00	400 GILBERT ST	03/26/21	$79,900	WD	03-ARM'S LENGTH	$79,900	$55,900	69.96	$118,898	$7,379	$72,521	$132,761	0.546	1,858	$39.03	460	31.1286	TWO-STORY	$5,874	CENTRAL CITY
8	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	9.1779	TWO-STORY	$5,162	CENTRAL CITY
9	050-112-000-027-00	810 E EXCHANGE ST	07/30/19	$123,500	WD	03-ARM'S LENGTH	$123,500	$44,700	36.19	$106,728	$5,874	$117,626	$120,064	0.980	1,192	$98.68	460	12.2152	RANCH	$5,874	CENTRAL CITY
10	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	$5,874	$99,126	$112,961	0.878	1,440	$68.84	460	1.9987	TWO-STORY	$5,874	CENTRAL CITY
11	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	17.3542	1.5 STORY	$6,319	CENTRAL CITY
12	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	2.4209	1.75 STORY	$4,450	CENTRAL CITY
13	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	13.6107	TWO-STORY	$4,561	CENTRAL CITY
14	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	0.6550	1.5 STORY	$5,874	CENTRAL CITY
15	050-180-000-006-00	107 S HICKORY ST	11/07/19	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,200	37.00	$60,881	$8,348	$51,652	$62,539	0.826	942	$54.83	460	3.1627	TWO-STORY	$5,874	CENTRAL CITY
16	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	1.8073	TWO-STORY	$5,874	CENTRAL CITY
17	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	$5,874	$28,326	$56,320	0.503	958	$29.57	460	35.4595	TWO-STORY	$5,874	CENTRAL CITY
18	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	22.2306	BUNGALOW	$5,963	CENTRAL CITY
19	050-380-003-008-00	829 E EXCHANGE ST	02/03/20	$98,700	WD	03-ARM'S LENGTH	$98,700	$38,700	39.21	$94,901	$7,700	$91,000	$103,811	0.877	1,104	$82.43	460	1.9056	RANCH	$5,874	CENTRAL CITY
20	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	16.9369	RANCH	$5,874	CENTRAL CITY
21	050-391-000-004-00	416 E MASON ST	07/29/19	$54,900	WD	03-ARM'S LENGTH	$54,900	$38,200	69.58	$88,775	$4,361	$50,539	$100,493	0.503	1,724	$29.31	460	35.4628	DUPLEX	$4,361	CENTRAL CITY
22	050-391-000-005-00	418 E MASON ST	04/26/19	$80,000	LC	03-ARM'S LENGTH	$80,000	$39,100	48.88	$92,086	$4,450	$75,550	$104,329	0.724	1,816	$41.60	460	13.3385	TWO-STORY	$4,450	CENTRAL CITY
23	050-391-000-009-00	438 E MASON ST	08/15/19	$97,500	WD	03-ARM'S LENGTH	$97,500	$34,700	35.59	$83,342	$5,251	$92,249	$92,965	0.992	1,274	$72.41	460	13.4753	TWO-STORY	$5,251	CENTRAL CITY
24	050-391-000-012-00	441 E MASON ST	01/21/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$38,800	55.43	$86,374	$4,450	$65,550	$97,529	0.672	1,550	$42.29	460	18.5429	TWO-STORY	$4,450	CENTRAL CITY
25	050-410-003-013-00	328 N DEWEY ST	12/13/19	$59,900	WD	03-ARM'S LENGTH	$59,900	$24,600	41.07	$58,289	$4,183	$55,717	$64,412	0.865	836	$66.65	460	0.7471	BUNGALOW	$4,183	CENTRAL CITY
26	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	$5,874	$41,991	$92,504	0.454	1,318	$31.86	460	40.3601	TWO-STORY	$5,874	CENTRAL CITY
27	050-470-009-001-00	312 E WILLIAMS ST	08/30/19	$84,600	WD	03-ARM'S LENGTH	$84,600	$30,300	35.82	$77,830	$3,382	$81,218	$88,629	0.916	1,264	$64.25	460	5.8846	TWO-STORY	$3,382	CENTRAL CITY
28	050-470-009-008-00	321 N HICKORY ST	04/24/20	$94,900	WD	03-ARM'S LENGTH	$94,900	$28,300	29.82	$62,084	$3,649	$91,251	$69,565	1.312	1,342	$68.00	460	45.4188	TWO-STORY	$3,649	CENTRAL CITY
29	050-470-010-007-00	324 N PARK ST	02/02/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$38,100	31.75	$86,798	$6,325	$113,675	$95,801	1.187	1,372	$82.85	460	32.9032	TWO-STORY	$5,340	CENTRAL CITY
30	050-470-010-013-00	311 N SAGINAW ST	06/05/19	$84,000	WD	03-ARM'S LENGTH	$84,000	$39,000	46.43	$93,500	$6,141	$77,859	$103,999	0.749	1,704	$45.69	460	10.8887	TWO-STORY	$6,141	CENTRAL CITY
31	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	17.7448	MULTI-UNIT	$6,408	CENTRAL CITY
32	050-542-000-010-00	433 E COMSTOCK ST	07/26/19	$77,000	WD	03-ARM'S LENGTH	$77,000	$32,200	41.82	$75,122	$5,874	$71,126	$82,438	0.863	1,262	$56.36	460	0.5241	DUPLEX	$5,874	CENTRAL CITY
33	050-542-000-014-00	409 E COMSTOCK ST	08/12/19	$47,000	WD	03-ARM'S LENGTH	$47,000	$25,300	53.83	$62,191	$5,874	$41,126	$67,044	0.613	1,149	$35.79	460	24.4122	TWO-STORY	$5,874	CENTRAL CITY
34	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	4.7086	0	$3,916	CENTRAL CITY
35	050-580-000-041-00	208 OAKWOOD AVE	07/26/19	$76,000	WD	03-ARM'S LENGTH	$76,000	$33,000	43.42	$76,512	$3,916	$72,084	$86,424	0.834	1,150	$62.68	460	2.3464	BUNGALOW	$3,916	CENTRAL CITY
36	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	2.2065	TWO-STORY	$3,916	CENTRAL CITY
37	050-580-000-045-00	631 GROVER ST	09/27/19	$51,000	WD	03-ARM'S LENGTH	$51,000	$22,700	44.51	$53,958	$7,832	$43,168	$54,912	0.786	1,108	$38.96	460	7.1408	BUNGALOW	$7,832	CENTRAL CITY
38	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	6.3924	BUNGALOW	$7,832	CENTRAL CITY
39	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	2.3769	TWO-STORY	$3,916	CENTRAL CITY
40	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	13.3353	TWO-STORY	$4,183	CENTRAL CITY
41	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	18.9207	TWO-STORY	$7,832	CENTRAL CITY
42	050-580-000-137-00	706 JEROME AVE	07/22/19	$88,000	WD	03-ARM'S LENGTH	$88,000	$41,700	47.39	$97,840	$23,874	$64,126	$88,055	0.728	864	$74.22	460	12.9289	BUNGALOW	$12,727	CENTRAL CITY
43	050-651-003-007-00	430 GENESEE ST	11/14/19	$79,900	WD	03-ARM'S LENGTH	$79,900	$18,400	23.03	$69,607	$5,874	$74,026	$75,873	0.976	1,257	$58.89	460	11.8122	BUNGALOW	$5,874	CENTRAL CITY
44	050-651-003-008-00	436 GENESEE ST	04/25/19	$68,000	WD	03-ARM'S LENGTH	$68,000	$29,000	42.65	$69,302	$7,168	$60,832	$73,969	0.822	1,504	$40.45	460	3.5142	TWO-STORY	$5,874	CENTRAL CITY
45	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	$5,874	$104,026	$111,008	0.937	1,392	$74.73	460	7.9561	TWO-STORY	$5,874	CENTRAL CITY
46	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	18.8495	BUNGALOW	$12,015	CENTRAL CITY
47	050-651-006-007-00	320 CASS ST	10/14/19	$49,900	LC	03-ARM'S LENGTH	$49,900	$27,200	54.51	$63,527	$4,450	$45,450	$70,330	0.646	1,564	$29.06	460	21.1299	TWO-STORY	$4,450	CENTRAL CITY
48	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	5.9420	1.5 STORY	$6,942	CENTRAL CITY
49	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	9.0517	BUNGALOW	$5,874	CENTRAL CITY
50	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	5.2954	1.75 STORY	$5,874	CENTRAL CITY
51	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	17.3402	1.75 STORY	$5,874	CENTRAL CITY
52	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	$5,874	$83,026	$81,460	1.019	1,071	$77.52	460	16.1690	1.5 STORY	$5,874	CENTRAL CITY
53	050-666-000-016-00	432 E EXCHANGE ST	02/15/20	$65,000	PTA	03-ARM'S LENGTH	$65,000	$30,900	47.54	$71,832	$5,874	$59,126	$78,521	0.753	1,525	$38.77	460	10.4548	TWO-STORY	$5,874	CENTRAL CITY
54	050-666-000-018-00	440 E EXCHANGE ST	02/20/20	$102,000	WD	03-ARM'S LENGTH	$102,000	$35,900	35.20	$90,838	$4,450	$97,550	$102,843	0.949	1,814	$53.78	460	9.0995	TWO-STORY	$4,450	CENTRAL CITY
55	050-666-000-026-00	113 N OAK ST	02/19/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$29,000	32.22	$72,560	$4,895	$85,105	$80,554	1.057	1,200	$70.92	460	19.8962	TWO-STORY	$4,895	CENTRAL CITY
56	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	27.4180	TWO-STORY	$3,471	CENTRAL CITY
			Totals:	$4,723,881			$4,723,881	$1,995,500		$4,626,534		$4,373,122	$5,090,208			$58.65		0.1585			
								Sale. Ratio =>	42.24				E.C.F. =>	0.859		Std. Deviation=>	0.171325448				
								Std. Dev. =>	11.66				Ave. E.C.F. =	0.858		Ave. Variance=>	13.1909	Coefficient of Var=>	15.38222216		

Final Conclusion of Rate that will be used: 0.858

460 Central City

2022 ECF Analysis

4-1-2019 thru 3-31-2021

499N Residential Rental Northside

	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
1	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	21.2690	TWO-STORY	$3,382	SOUTH SIDE OF CITY
2	050-111-001-006-00	615 QUEEN ST	07/09/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$23,000	46.00	$53,441	$7,020	$42,980	$55,862	0.769	720	$59.69	499N	6.4715	BUNGALOW	$7,020	NORTH CENTRAL
3	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	31.5186	RANCH	$8,277	CENTRAL CITY
4	050-120-003-004-00	208 N HOWELL ST	03/02/21	$75,900	WD	03-ARM'S LENGTH	$75,900	$46,300	61.00	$99,802	$5,874	$70,026	$113,030	0.620	2,042	$34.29	499N	21.4582	MULTI-UNIT	$5,874	CENTRAL CITY
5	050-240-001-013-00	622 N HICKORY ST	06/19/19	$65,844	MLC	03-ARM'S LENGTH	$65,844	$26,000	39.49	$61,067	$6,500	$59,344	$65,664	0.904	804	$73.81	499N	6.9632	BUNGALOW	$6,500	NORTH CENTRAL
6	050-250-000-029-00	627 PINE ST	05/23/19	$83,436	WD	03-ARM'S LENGTH	$83,436	$41,800	50.10	$95,738	$9,360	$74,076	$103,945	0.713	1,484	$49.92	499N	12.1468	TWO-STORY	$9,360	NORTH CENTRAL
7	050-250-000-044-00	604 PINE ST	07/02/19	$90,000	WD	03-ARM'S LENGTH	$90,000	$39,500	43.89	$96,324	$8,580	$81,420	$105,588	0.771	2,416	$33.70	499N	6.3009	TWO-STORY	$8,580	NORTH CENTRAL
8	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	12.4335	TWO-STORY	$11,050	NORTH CENTRAL
9	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	0.4441	TWO-STORY	$5,874	CENTRAL CITY
10	050-410-002-016-00	401 RANDOLPH ST	09/12/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$17,700	35.40	$45,390	$5,325	$44,675	$48,213	0.927	576	$77.56	499N	9.2501	BUNGALOW	$4,005	CENTRAL CITY
11	050-470-004-003-00	207 W OLIVER ST	02/17/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$49,800	36.89	$113,399	$7,020	$127,980	$128,013	1.000	3,800	$33.68	499N	16.5624	TWO-STORY	$7,020	NORTH CENTRAL
12	050-470-007-002-00	208 E OLIVER ST	12/01/19	$150,000	LC	03-ARM'S LENGTH	$150,000	$61,100	40.73	$143,001	$8,190	$141,810	$162,227	0.874	2,140	$66.27	499N	4.0027	TWO-STORY	$8,190	NORTH CENTRAL
13	050-470-007-012-00	408 N PARK ST	07/17/19	$71,500	WD	03-ARM'S LENGTH	$71,500	$26,700	37.34	$70,841	$8,580	$62,920	$74,923	0.840	2,088	$30.13	499N	0.5679	MULTI-UNIT	$8,580	NORTH CENTRAL
14	050-470-010-006-00	210 E WILLIAMS ST	07/02/19	$75,000	WD	03-ARM'S LENGTH	$75,000	$32,900	43.87	$83,675	$3,026	$71,974	$97,051	0.742	1,636	$43.99	499N	9.2503	TWO-STORY	$3,026	CENTRAL CITY
15	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	23.5139	DUPLEX	$3,026	CENTRAL CITY
16	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	0.0353	TWO-STORY	$9,620	NORTH CENTRAL
17	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	4.4428	DUPLEX	$6,240	NORTH CENTRAL
18	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	5.4976	BUNGALOW	$5,340	SOUTH SIDE OF CITY
19	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	31.1682	TWO-STORY	$8,060	NORTH CENTRAL
20	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	4.7739	0	$5,518	CENTRAL CITY
21	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	13.5673	BUNGALOW	$5,874	CENTRAL CITY
22	050-668-000-042-00	514 E MASON ST	09/01/19	$75,000	LC	03-ARM'S LENGTH	$75,000	$37,700	50.27	$84,996	$5,874	$69,126	$95,213	0.726	1,400	$49.38	499N	10.8102	DUPLEX	$5,874	CENTRAL CITY
			Totals:	$1,858,080			$1,858,080	$819,300		$1,863,520		$1,708,224	$2,062,171			$51.06		0.5755			
								Sale. Ratio =>	44.09				E.C.F. =>	0.828		Std. Deviation=>	0.14957856				
								Std. Dev. =>	8.02				Ave. E.C.F. =	0.834		Ave. Variance=>	11.4749	Coefficient of Var=>	13.75698686		

Final Conclusion of Rate that will be used: 0.834

499N-Residential Rental Northside

2022 ECF Analysis

499S Residental Rental Southside

	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
1	050-010-003-023-00	902 GLENWOOD AVE	07/07/20	$71,975	WD	03-ARM'S LENGTH	$71,975	$31,200	43.35	$66,191	$7,378	$64,597	$72,698	0.889	805	$80.24	499S	8.8021	BUNGALOW	$2,937	SOUTH SIDE OF CITY
2	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	29.4697	BUNGALOW	$2,937	SOUTH SIDE OF CITY
3	050-010-016-010-00	623.5 ALGER AVE	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	499S	5.3522	BUNGALOW	$6,052	SOUTH SIDE OF CITY
4	050-010-016-010-00	623.5 ALGER AVE	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	499S	5.3522	BUNGALOW	$6,052	SOUTH SIDE OF CITY
5	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	6.7977	BUNGALOW	$4,895	SOUTH SIDE OF CITY
6	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	2.1517	RANCH	$4,450	SOUTH SIDE OF CITY
7	050-113-004-003-00	918 MILWAUKEE ST	03/09/20	$49,000	WD	03-ARM'S LENGTH	$49,000	$31,500	64.29	$69,919	$6,675	$42,325	$78,176	0.541	1,821	$23.24	499S	25.9131	TWO-STORY	$6,675	SOUTH SIDE OF CITY
8	050-114-001-004-00	803 S CHIPMAN ST	04/16/19	$85,000	WD	03-ARM'S LENGTH	$85,000	$32,900	38.71	$75,963	$5,874	$79,126	$86,637	0.913	1,472	$53.75	499S	11.2769	1.5 STORY	$5,874	SOUTH SIDE OF CITY
9	050-114-001-004-00	803 S CHIPMAN ST	04/16/19	$85,000	PTA	03-ARM'S LENGTH	$85,000	$32,900	38.71	$75,963	$5,874	$79,126	$86,637	0.913	1,472	$53.75	499S	11.2769	1.5 STORY	$5,874	SOUTH SIDE OF CITY
10	050-180-002-001-00	200 S OAK 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	499S	4.0821	MULTI-UNIT	$14,454	SOUTH SIDE OF CITY
11	050-180-002-008-00	412 E COMSTOCK ST	07/09/19	$82,000	WD	03-ARM'S LENGTH	$82,000	$34,600	42.20	$86,093	$5,874	$76,126	$99,158	0.768	2,622	$29.03	499S	3.2818	MULTI-UNIT	$5,874	SOUTH SIDE OF CITY
12	050-220-000-084-00	1419 LYNN ST	05/01/19	$50,000	WD	03-ARM'S LENGTH	$50,000	$25,900	51.80	$55,011	$8,316	$41,684	$57,719	0.722	974	$42.80	499S	7.8357	TWO-STORY	$4,895	SOUTH SIDE OF CITY
14	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	7.0310	BUNGALOW	$7,120	SOUTH SIDE OF CITY
16	050-420-003-005-00	621 GRAND AVE	07/08/20	$104,900	WD	03-ARM'S LENGTH	$104,900	$35,200	33.56	$80,214	$6,675	$98,225	$90,901	1.081	1,201	$81.79	499S	28.0029	TWO-STORY	$6,675	SOUTH SIDE OF CITY
17	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	14.1051	DUPLEX	$16,946	SOUTH SIDE OF CITY
18	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	4.3689	TWO-STORY	$4,361	SOUTH SIDE OF CITY
19	050-546-000-003-00	215 S CHESTNUT ST	11/20/19	$185,000	WD	03-ARM'S LENGTH	$185,000	$65,400	35.35	$162,435	$10,947	$174,053	$187,253	0.930	3,200	$54.39	499S	12.8964	TWO-STORY	$10,947	SOUTH SIDE OF CITY
20	050-580-000-048-00	623 GROVER ST	02/25/21	$84,000	WD	03-ARM'S LENGTH	$84,000	$29,100	34.64	$61,821	$7,832	$76,168	$66,735	1.141	912	$83.52	499S	34.0801	BUNGALOW	$7,832	CENTRAL CITY
21	050-580-000-130-00	707 JEROME AVE	06/24/19	$30,000	WD	03-ARM'S LENGTH	$30,000	$16,200	54.00	$37,680	$3,916	$26,084	$41,735	0.625	528	$49.40	499S	17.5557	BUNGALOW	$3,916	CENTRAL CITY
23	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	6.0104	1.5 STORY	$5,874	SOUTH SIDE OF CITY
24	050-652-004-006-00	713 S PARK ST	10/30/19	$32,000	WD	03-ARM'S LENGTH	$32,000	$19,000	59.38	$42,214	$6,586	$25,414	$44,040	0.577	684	$37.15	499S	22.3469	BUNGALOW	$6,586	SOUTH SIDE OF CITY
25	050-652-006-005-00	817 S WASHINGTON ST	08/23/19	$66,000	WD	03-ARM'S LENGTH	$66,000	$33,100	50.15	$73,047	$5,340	$60,660	$83,692	0.725	1,576	$38.49	499S	7.5742	ONE-STORY	$5,340	SOUTH SIDE OF CITY
27	050-710-002-001-00	727 CORUNNA AVE	11/01/20	$30,000	QC	03-ARM'S LENGTH	$30,000	$32,200	107.33	$67,571	$5,874	$24,126	$76,263	0.316	1,420	$16.99	499S	48.4189	DUPLEX	$5,874	SOUTH SIDE OF CITY
			Totals:	$1,873,125			$1,873,125	$844,550		$1,873,656		$1,701,473	$2,094,909			$51.30		1.1654			
								Sale. Ratio =>	45.09				E.C.F. =>	0.812		Std. Deviation=>	0.18700519				
								Std. Dev. =>	15.25				Ave. E.C.F. =	0.801		Ave. Variance=>	14.0862	Coefficient of Var=>	17.59585416		

Final Conclusion of Rate that will be used: 0.801

499S-Residential Rental Southside

2022 ECF Analysis

4-1-2019 thru 3-31-2021

All-Commercial

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
1	050-050-000-009-00	901 W MAIN ST	07/09/19	$77,000	WD	03-ARM'S LENGTH	$77,000	$46,700	60.65	$91,347	$13,684	$63,316	$78,527	0.806	4,312	$14.68	2WEST	21.9991	$13,684	WESTOWN
2	050-080-000-002-00	209 W MAIN ST	04/01/20	$150,000	MLC	03-ARM'S LENGTH	$150,000	$64,500	43.00	$126,911	$13,684	$136,316	$114,486	1.191	2,420	$56.33	2DOWN	16.4385	$13,684	DOWNTOWN
3	050-120-006-008-00	344 W MAIN ST	10/14/20	$735,000	WD	03-ARM'S LENGTH	$735,000	$205,200	27.92	$625,207	$41,052	$693,948	$590,652	1.175	18,564	$37.38	2DOWN	14.8595	$41,052	DOWNTOWN
4	050-180-001-006-00	502 E MAIN ST	04/01/19	$70,000	WD	03-ARM'S LENGTH	$70,000	$44,500	63.57	$87,780	$20,526	$49,474	$68,002	0.728	2,972	$16.65	2DOWN	29.8752	$20,526	DOWNTOWN
5	050-380-001-011-00	921 E MASON ST	04/19/19	$45,000	PTA	03-ARM'S LENGTH	$45,000	$22,800	50.67	$45,056	$20,526	$24,474	$24,803	0.987	2,028	$12.07	2DOWN	3.9547	$20,526	DOWNTOWN
6	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	7.6490	$37,320	DOWNTOWN
7	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	10.0863	$13,684	DOWNTOWN
8	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	1.1729	$6,842	DOWNTOWN
9	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	$65,204	$144,796	$150,347	0.963	9,993	$14.49	2DOWN	6.3210	$48,205	DOWNTOWN
10	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	8.1672	$10,574	DOWNTOWN
11	050-470-021-010-00	112 N WASHINGTON ST	08/26/19	$109,945	MLC	03-ARM'S LENGTH	$109,945	$83,800	76.22	$168,631	$6,842	$103,103	$163,588	0.630	6,600	$15.62	2DOWN	39.6031	$6,842	DOWNTOWN
12	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	24.2230	$6,842	DOWNTOWN
13	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	63.0054	$36,698	DOWNTOWN
14	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	$4,665	$45,335	$36,555	1.240	1,276	$35.53	2DOWN	21.3893	$4,665	DOWNTOWN
15	050-470-023-004-00	208 W MAIN ST	01/08/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$0	0.00	$130,732	$6,531	$133,469	$125,582	1.063	4,116	$32.43	2DOWN	3.6511	$6,531	DOWNTOWN
16	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	$52,870	$87,130	$70,878	1.229	1,170	$74.47	2WEST	20.3012	$52,870	WESTOWN
17	050-652-011-016-00	1003 S WASHINGTON ST	10/20/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$60,900	87.00	$88,908	$27,368	$42,632	$62,224	0.685	4,480	$9.52	2DOWN	34.1157	$27,368	DOWNTOWN
18	050-660-011-006-00	812 BRADLEY ST	01/17/20	$360,000	WD	03-ARM'S LENGTH	$360,000	$216,000	60.00	$441,478	$43,650	$316,350	$402,253	0.786	3,988	$79.33	2WEST	23.9844	$31,100	WESTOWN
19	050-660-014-004-00	800 W MAIN ST	04/25/19	$110,000	WD	03-ARM'S LENGTH	$110,000	$35,400	32.18	$116,966	$6,842	$103,158	$111,349	0.926	4,892	$21.09	2WEST	9.9850	$6,842	WESTOWN
20	050-660-014-005-00	804 W MAIN ST	10/18/19	$80,000	WD	03-ARM'S LENGTH	$80,000	$33,800	42.25	$76,806	$30,507	$49,493	$46,814	1.057	6,608	$7.49	2WEST	3.0938	$27,368	WESTOWN
21	050-660-014-010-00	820 W MAIN ST	12/26/19	$70,000	WD	03-ARM'S LENGTH	$70,000	$31,700	45.29	$64,926	$6,842	$63,158	$58,730	1.075	2,613	$24.17	2WEST	4.9106	$6,842	WESTOWN
22	050-660-015-006-00	908 W MAIN ST	08/08/19	$75,000	MLC	03-ARM'S LENGTH	$75,000	$32,800	43.73	$67,387	$6,842	$68,158	$61,218	1.113	3,512	$19.41	2WEST	8.7069	$6,842	WESTOWN
			Totals:	**$3,718,445**			**$3,718,445**	**$1,670,850**		**$3,552,396**		**$3,198,159**	**$3,065,834**			**$30.88**		**1.6872**		
								Sale. Ratio =>	**44.93**				**E.C.F. =>**	**1.043**		**Std. Deviation=>**	**0.229985189**		
								Std. Dev. =>	**18.85**				**Ave. E.C.F. =>**	**1.026**		**Ave. Variance=>**	**17.1588**	**Coefficient of Var=>**	

Final Conclusion of Rate that will be used: 1.026

2chip-Chipman and Stewart

2cora-Corunna Ave

2down-Downtown

2m12-Mult Res-under 12 units

2mres-Mult res-over 12 units

2opra-Obsolete Property Rehab Act

2shia-Shiawassee St

2west-Westown

2022 ECF Analysis

4-1-2019 thru 3-31-2021

300 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
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	$175,300	$23,800	$38,428	0.619	1,872	$12.71	300	9.5975	$61,275	050-710-001-013-00	INDUSTRIAL	301
050-480-000-007-00	1655 INDUSTRIAL DR	12/30/19	$750,000	WD	03-ARM'S LENGTH	$750,000	$233,400	31.12	$790,381	$100,300	$645,200	$713,009	0.905	25,144	$25.66	300	18.9584	$85,215		INDUSTRIAL	301
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	$145,200	$52,900	$85,089	0.622	5,552	$9.53	300	9.3609	$61,275	050-010-035-001-00	INDUSTRIAL	301
		Totals:	$1,148,200			$1,148,200	$312,000		$1,006,211		$721,900	$836,526			$15.97		14.7661				
							Sale. Ratio =>	27.17				E.C.F. =>	0.863		Std. Deviation=>	0.164188937					
							Std. Dev. =>	11.55				Ave. E.C.F. =>	0.715		Ave. Variance=>	12.6389	Coefficient of Var=>				

Final Conclusion of Rate that will be used: 0.715

300 Industrial