

402 Northwest 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 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		
050-537-000-027-00	429 N CHIPMAN ST	06/06/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,300	42.71	\$90,348	\$4,420	\$9,768	66.0	132.0	0.20	0.20	\$67	\$22,100	\$0.51	66.00	402	1297/0804	NORTHWEST CORNER OF CITY		
050-720-000-007-00	1403 W KING ST	11/29/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$145,644	\$9,124	\$9,768	66.0	159.0	0.24	0.24	\$138	\$37,859	\$0.87	66.00	402	1312/00618	NORTHWEST CORNER OF CITY		
050-690-006-004-00	906 N CHIPMAN ST	07/27/23	\$201,100	WD	03-ARM'S LENGTH	\$201,100	\$90,200	44.85	\$202,012	\$13,740	\$14,652	99.0	140.0	0.32	0.32	\$139	\$43,208	\$0.99	99.00	402	1309/0326	NORTHWEST CORNER OF CITY		
050-030-000-010-00	1165 HANOVER ST	11/21/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$87,300	44.54	\$195,418	\$15,678	\$15,096	102.0	130.0	0.30	0.30	\$154	\$51,572	\$1.18	102.00	402	1312/00609	NORTHWEST CORNER OF CITY		
050-537-000-021-00	503 N CHIPMAN ST	05/06/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$123,208	\$38,020	\$31,228	211.0	173.0	0.84	0.84	\$180	\$45,370	\$1.04	211.00	402	1296/0542	NORTHWEST CORNER OF CITY		
050-720-000-008-00	1407 W KING ST	01/02/24	\$120,000	CD	03-ARM'S LENGTH	\$122,259	\$53,500	43.76	\$119,846	\$12,181	\$9,768	66.0	159.0	0.24	0.24	\$185	\$50,544	\$1.16	66.00	402	1316/0353	NORTHWEST CORNER OF CITY		
050-465-000-027-00	1012 WOOD CT	08/10/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$102,800	43.56	\$230,483	\$19,873	\$14,356	97.0	130.0	0.29	0.29	\$205	\$68,765	\$1.58	97.00	402	1309/0725	NORTHWEST CORNER OF CITY		
Totals:			\$1,113,100			\$1,115,359	\$478,000		\$1,106,959	\$113,036	\$104,636	707.0			2.43	2.43								
								Sale. Ratio =>	42.86	Average				Average	Average									
								Std. Dev. =>	2.37	per FF=>				\$160	per Net Acre=>				46,497.74	per SqFt=>				\$1.07

Final conclusion of rate to be used: \$160 per front ft and \$1.07 per sq ft
402 NW Corner of City

410 North Central

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	
050-536-000-033-00	1228 N SHIAWASSEE ST	05/26/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,000	39.42	\$135,550	\$12,472	\$11,022	283.0	200.5	1.30	1.30	\$44	\$9,594	\$0.22	283.00	410	1297/0202	NORTH CENTRAL	
050-320-000-111-00	1309 N HICKORY ST	06/23/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,300	57.73	\$82,438	\$3,584	\$11,022	66.0	132.0	0.20	0.20	\$54	\$17,920	\$0.41	66.00	410	1308/0526	NORTH CENTRAL	
050-240-001-016-00	636 N HICKORY ST	02/29/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,300	46.63	\$100,012	\$3,338	\$8,350	50.0	247.0	0.28	0.28	\$67	\$11,754	\$0.27	50.00	410	1314/0788	NORTH CENTRAL	
050-470-038-005-00	401 W WILLIAMS ST	01/26/24	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$63,600	45.92	\$143,608	\$4,578	\$9,686	58.0	132.0	0.18	0.18	\$79	\$26,011	\$0.60	58.00	410	1313/0910	NORTH CENTRAL	
050-320-000-127-00	1104 N BALL ST	08/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$220,977	\$10,065	\$21,042	126.0	137.0	0.40	0.40	\$80	\$25,417	\$0.58	126.00	410	1300/0068	NORTH CENTRAL	
050-160-000-008-00	301 STRATFORD DR	10/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$232,146	\$7,216	\$14,362	86.0	112.0	0.22	0.22	\$84	\$32,652	\$0.75	86.00	410	1301/0834	NORTH CENTRAL	
050-390-003-006-00	1025 ADAMS ST	12/22/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$0	0.00	\$171,460	\$5,562	\$11,022	66.0	189.0	0.29	0.29	\$84	\$19,448	\$0.45	66.00	410	1303/0164	NORTH CENTRAL	
050-160-000-008-00	301 STRATFORD DR	07/26/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$91,000	40.27	\$232,146	\$8,216	\$14,362	86.0	112.0	0.22	0.22	\$96	\$37,176	\$0.85	86.00	410	1299/0100	NORTH CENTRAL	
050-470-035-013-00	601 N WATER ST	05/12/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,000	37.29	\$181,056	\$5,964	\$10,020	60.0	132.0	0.18	0.18	\$99	\$32,769	\$0.75	60.00	410	1296/0760	NORTH CENTRAL	
050-390-005-028-00	1119 N BALL ST	05/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$183,274	\$5,076	\$8,350	50.0	124.0	0.14	0.14	\$102	\$35,746	\$0.82	50.00	410	1296/0759	NORTH CENTRAL	
050-320-000-008-00	1309 N WASHINGTON ST	09/09/22	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$104,300	40.66	\$261,852	\$8,509	\$13,861	83.0	194.0	0.37	0.37	\$103	\$22,997	\$0.53	83.00	410	1300/0384	NORTH CENTRAL	
050-111-001-009-00	703 QUEEN ST	10/20/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,600	36.42	\$100,128	\$8,316	\$13,444	80.5	163.0	0.30	0.30	\$103	\$27,628	\$0.63	80.50	410	1301/0619	NORTH CENTRAL	
050-250-000-013-00	518 N SHIAWASSEE ST	07/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$141,498	\$9,524	\$11,022	66.0	132.0	0.20	0.20	\$144	\$47,620	\$1.09	66.00	410	1299/0135	NORTH CENTRAL	
050-320-000-084-00	210 STRATFORD DR	04/08/22	\$130,009	WD	03-ARM'S LENGTH	\$130,009	\$46,200	35.54	\$131,210	\$9,821	\$11,022	66.0	120.0	0.18	0.18	\$149	\$53,962	\$1.24	66.00	410	1295/0368	NORTH CENTRAL	
050-260-000-006-00	402 N HICKORY ST	01/23/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$125,111	\$10,911	\$11,022	66.0	92.0	0.14	0.14	\$165	\$78,496	\$1.80	66.00	410	1303/0851	NORTH CENTRAL	
050-320-000-086-00	960 N PARK ST	11/22/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$70,600	38.58	\$181,993	\$12,029	\$11,022	66.0	120.0	0.18	0.18	\$182	\$66,093	\$1.52	66.00	410	1302/0436	NORTH CENTRAL	
050-390-005-031-00	1329 N BALL ST	05/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,000	38.71	\$153,698	\$11,322	\$10,020	60.0	132.0	0.18	0.18	\$189	\$62,209	\$1.43	60.00	410	1297/0057	NORTH CENTRAL	
050-111-001-017-00	815 QUEEN ST	08/29/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,900	39.35	\$167,994	\$15,032	\$13,026	78.0	192.0	0.34	0.34	\$193	\$43,698	\$1.00	78.00	410	1300/0065	NORTH CENTRAL	
050-060-006-006-00	823 ADAMS ST	01/30/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$57,900	39.39	\$144,999	\$13,023	\$11,022	66.0	132.0	0.20	0.20	\$197	\$65,115	\$1.49	66.00	410	1304/0027	NORTH CENTRAL	
050-111-003-013-00	515 RANDOLPH ST	09/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,300	38.20	\$147,452	\$13,570	\$11,022	66.0	132.0	0.20	0.20	\$206	\$67,850	\$1.56	66.00	410	1300/0565	NORTH CENTRAL	
050-536-000-073-00	1116 ADA ST	10/27/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,100	38.76	\$306,165	\$30,879	\$22,044	132.0	132.0	0.40	0.40	\$234	\$77,198	\$1.77	132.00	410	1301/0787	NORTH CENTRAL	
050-320-011-009-00	114 W KING ST	06/02/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,300	42.94	\$175,292	\$15,730	\$11,022	66.0	159.0	0.24	0.24	\$238	\$65,270	\$1.50	66.00	410	1307/0767	NORTH CENTRAL	
050-610-001-001-00	309 E KING ST	06/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,900	38.60	\$145,279	\$14,240	\$9,519	57.0	132.0	0.17	0.17	\$250	\$82,312	\$1.89	57.00	410	1297/0241	NORTH CENTRAL	
050-610-001-009-00	735 N HICKORY ST	07/05/23	\$143,600	WD	03-ARM'S LENGTH	\$143,600	\$57,600	40.11	\$133,832	\$28,806	\$19,038	114.0	80.0	0.21	0.21	\$253	\$137,828	\$3.16	114.00	410	1309/0440	NORTH CENTRAL	
050-240-001-009-00	602 N HICKORY ST	05/01/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,800	44.86	\$133,686	\$17,336	\$11,022	66.0	330.0	0.50	0.50	\$263	\$34,672	\$0.80	66.00	410	1306/0966	NORTH CENTRAL	
050-390-004-017-00	305 W NORTH ST	10/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,100	37.68	\$118,131	\$16,722	\$9,853	59.0	150.0	0.20	0.20	\$283	\$82,374	\$1.89	59.00	410	1301/0274	NORTH CENTRAL	
050-250-000-057-00	627 ADAMS ST	06/17/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$58,300	36.21	\$153,060	\$18,962	\$11,022	66.0	132.0	0.20	0.20	\$287	\$94,810	\$2.18	66.00	410	1297/0789	NORTH CENTRAL	
050-510-000-017-00	920 CAMPBELL DR	04/14/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$42,500	35.86	\$106,448	\$28,752	\$16,700	100.0	124.0	0.29	0.29	\$288	\$100,884	\$2.32	100.00	410	1295/0597	NORTH CENTRAL	
050-320-000-088-00	1005 N SAGINAW ST	05/31/22	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$47,200	33.36	\$131,768	\$20,754	\$11,022	66.0	132.0	0.20	0.20	\$314	\$103,770	\$2.38	66.00	410	1297/0307	NORTH CENTRAL	
050-460-001-009-00	916 N WASHINGTON ST	03/17/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$66,600	35.81	\$175,970	\$21,052	\$11,022	66.0	132.0	0.20	0.20	\$319	\$105,260	\$2.42	66.00	410	1305/0318	NORTH CENTRAL	
050-240-002-002-00	608 N SAGINAW ST	10/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,500	40.31	\$148,794	\$22,228	\$11,022	66.0	82.0	0.12	0.12	\$337	\$179,258	\$4.12	66.00	410	1311/0300	NORTH CENTRAL	
050-060-012-008-00	713 N BALL ST	04/08/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$60,600	36.51	\$158,862	\$13,818	\$6,680	40.0	132.0	0.12	0.12	\$345	\$114,198	\$2.62	40.00	410	1295/0457	NORTH CENTRAL	
050-460-003-012-00	900 N SAGINAW ST	09/05/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,300	40.30	\$91,076	\$17,274	\$8,350	50.0	90.0	0.10	0.10	\$345	\$167,709	\$3.85	50.00	410	1310/0653	NORTH CENTRAL	
Totals:			\$5,267,609			\$5,267,609	\$2,022,000		\$5,216,965	\$444,681	\$394,037	2,576.5		8.67	8.67								
								Sale. Ratio =>	38.39		Average			Average			Average						
								Std. Dev. =>	8.18		per FF=>	\$173		per Net Acre=>	51,307.37		per SqFt=>	\$1.18					

Final conclusion of rate to be used: \$173 per front ft and \$1.18 per sq ft
410 North Central

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	Class	
050-360-000-036-00	1015 KRUST DR	05/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,500	39.74	\$200,548	\$5,211	\$15,759	103.0	99.0	0.23	0.23	\$51	\$22,269	\$0.51	103.00	412	1296/0900	NORTHEAST CORNER OF CITY	401	
050-370-000-003-00	984 KRUST DR	08/29/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,700	41.44	\$198,919	\$5,210	\$14,229	93.0	99.0	0.21	0.21	\$56	\$24,692	\$0.57	93.00	412	1300/0057	NORTHEAST CORNER OF CITY	401	
050-197-000-017-00	904 E NORTH ST	06/06/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$77,300	46.01	\$172,863	\$5,694	\$10,557	69.0	146.0	0.23	0.23	\$83	\$24,649	\$0.57	69.00	412	1307/0846	NORTHEAST CORNER OF CITY	401	
050-210-000-008-00	505 MOORE ST	12/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,000	56.15	\$134,850	\$6,625	\$11,475	75.0	132.0	0.23	0.23	\$88	\$29,185	\$0.67	75.00	412	1313/00276	NORTHEAST CORNER OF CITY	401	
050-360-000-041-00	1202 KRUST DR	08/29/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$80,500	39.46	\$207,897	\$12,933	\$16,830	110.0	99.0	0.25	0.25	\$118	\$51,732	\$1.19	110.00	412	1300/0147	NORTHEAST CORNER OF CITY	401	
050-440-000-012-00	921 DINGWALL DR	01/10/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,300	43.31	\$130,254	\$8,161	\$8,415	55.0	100.0	0.13	0.13	\$148	\$64,770	\$1.49	55.00	412	1313/0501	NORTHEAST CORNER OF CITY	401	
050-192-000-010-00	1005 HUNTINGTON DR	08/29/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$165,144	\$9,954	\$10,098	66.0	150.0	0.23	0.23	\$151	\$43,850	\$1.01	66.00	412	1300/0176	NORTHEAST CORNER OF CITY	401	
050-150-000-011-00	443 ABBOTT ST	07/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,400	39.59	\$142,504	\$12,594	\$10,098	66.0	132.0	0.20	0.20	\$191	\$62,970	\$1.45	66.00	412	1298/0872	NORTHEAST CORNER OF CITY	401	
050-370-000-001-00	1010 KRUST DR	02/08/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$73,300	39.41	\$181,849	\$18,074	\$13,923	91.0	99.0	0.21	0.21	\$199	\$87,314	\$2.00	91.00	412	1304/0228	NORTHEAST CORNER OF CITY	401	
050-192-000-009-00	913 HUNTINGTON DR	08/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,600	37.73	\$140,443	\$19,655	\$10,098	66.0	150.0	0.23	0.23	\$298	\$86,586	\$1.99	66.00	412	1299/0343	NORTHEAST CORNER OF CITY	401	
050-140-000-011-00	1024 N DEWEY ST	07/29/22	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$44,800	36.42	\$110,660	\$25,192	\$12,852	84.0	132.0	0.26	0.26	\$300	\$98,792	\$2.27	84.00	412	1299/0695	NORTHEAST CORNER OF CITY	401	
050-195-000-011-00	817 STEVENS DR	04/25/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$218,929	\$21,934	\$10,863	71.0	135.0	0.22	0.22	\$309	\$99,700	\$2.29	71.00	412	1296/0046	NORTHEAST CORNER OF CITY	401	
Totals:			\$2,010,900			\$2,010,900	\$823,600		\$2,004,860	\$151,237	\$145,197	949.0		2.62	2.62									
								Sale. Ratio =>	40.96					Average		Average		Average						
								Std. Dev. =>	5.37					per FF=>	\$159	per Net Acre=>	57,834.42	per SqFt=>	\$1.33					

Final conclusion of rate to be used: \$159 per Front Foot and \$1.33 per Sq Foot
412 Northeast Corner of City

2025 Land Value Analysis
 415 Austin Riverfront Condos

4-1-2020 through 8-28-2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class	
050-730-000-016-00	1103 CHIPMAN LANE	07/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,500	52.75	\$210,298	\$4,481	\$14,779	415	1271/0067	AUSTIN RIVERFRONT CONDOS	407	
050-730-000-021-00	1015 CHIPMAN LANE	12/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$234,773	\$18,227	\$18,000	415	1303/0063	AUSTIN RIVERFRONT CONDOS	407	
050-730-000-024-00	1003 CHIPMAN LANE	07/17/24	\$250,000	OTH	03-ARM'S LENGTH	\$250,000	\$129,300	51.72	\$258,614	\$9,386	\$18,000	415	1319/0205	AUSTIN RIVERFRONT CONDOS	407	
050-730-000-026-00	963 CHIPMAN LANE	09/25/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,900	42.57	\$199,422	\$45,357	\$14,779	415	1274/0869	AUSTIN RIVERFRONT CONDOS	407	
050-730-000-042-00	968 CHIPMAN LANE	09/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,200	48.09	\$220,606	\$19,173	\$14,779	415	1272/0844	AUSTIN RIVERFRONT CONDOS	407	
Totals:			\$1,140,000			\$1,140,000	\$539,200		\$1,123,713	\$96,624	\$80,337					
								Sale. Ratio =>	47.30	Average						
								Std. Dev. =>	5.05	per FF=>						
										\$96,624 / 5 sales =	\$19,325					

Final conclusion of rate to be used: \$19,000 per Imp Site and \$5,000 per Vac Site
 Used expanded date range of 4/1/2020 - 8/28/24
 415 Austin Riverfront Condos

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	Class		
050-670-004-008-00	614 FIFTH ST	05/26/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$126,200	47.09	\$281,773	\$5,337	\$19,110	105.0	150.0	0.36	0.36	\$51	\$14,743	\$0.34	105.00	420	1307/0761	RIVER HOSPITAL	401		
050-670-001-005-00	717 W KING ST	06/29/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$81,700	46.03	\$182,758	\$3,569	\$8,827	48.5	132.0	0.15	0.15	\$74	\$24,279	\$0.56	48.50	420	1308/0487	RIVER HOSPITAL	401		
050-670-002-009-00	648 FIRST ST	02/06/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,600	43.36	\$388,561	\$23,255	\$36,816	208.0	264.0	0.63	0.40	\$112	\$36,913	\$0.85	208.00	420	1304/0279	RIVER HOSPITAL	401		
050-670-006-001-00	625 SEVENTH ST	10/04/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$102,600	39.16	\$254,416	\$31,608	\$24,024	132.0	141.0	0.43	0.43	\$239	\$74,023	\$1.70	132.00	420	1301/0186	RIVER HOSPITAL	401		
050-520-000-006-00	1120 RIVERSIDE DR	06/02/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$158,500	40.75	\$353,992	\$59,578	\$24,570	135.0	150.0	0.47	0.47	\$441	\$128,125	\$2.94	135.00	420	1308/0803	RIVER HOSPITAL	401		
Totals:			\$1,471,500			\$1,471,500	\$631,600		\$1,461,500	\$123,347	\$113,347	628.5		2.03	1.80										
								Sale. Ratio =>	42.92					Average			Average								
								Std. Dev. =>	3.37					per FF=>	\$196	Average	per Net Acre=>	60,732.15	Average	per SqFt=>	\$1.39				

Final conclusion of rate to be used: \$196 per front ft and \$1.39 per sq ft
420 River Hospital

450 South Side 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
050-113-012-002-00	515 S CHIPMAN ST	03/29/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$42,100	40.87	\$110,269	\$1,316	\$8,585	85.0	124.0	0.24	0.24	\$15	\$5,438	\$0.12	85.00	450	1305/0625		SOUTH SIDE OF CITY	401
050-270-000-123-00	1012 WALNUT ST	03/25/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,700	47.70	\$106,115	\$1,965	\$8,080	80.0	130.0	0.24	0.24	\$25	\$8,222	\$0.19	80.00	450	1316/0264		SOUTH SIDE OF CITY	401
050-490-000-090-00	323 N BROOKS ST	01/12/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,200	47.36	\$133,833	\$3,893	\$12,726	126.0	115.0	0.33	0.33	\$31	\$11,691	\$0.27	126.00	450	1313/0643		SOUTH SIDE OF CITY	401
050-490-000-037-00	337 LAFAYETTE BLVD	10/19/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,900	46.57	\$108,947	\$2,113	\$6,060	60.0	132.0	0.18	0.18	\$35	\$11,610	\$0.27	60.00	450	1311/0705		SOUTH SIDE OF CITY	401
050-114-003-002-00	1105 CLYDE ST	06/14/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,800	46.76	\$151,023	\$3,370	\$9,393	93.0	132.0	0.28	0.28	\$36	\$11,950	\$0.27	93.00	450	1308/0107		SOUTH SIDE OF CITY	401
050-270-000-147-00	508 HAMPTON AVE	12/12/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$26,700	41.72	\$66,516	\$1,726	\$4,242	42.0	132.0	0.13	0.13	\$41	\$13,591	\$0.31	42.00	450	1302/0982		SOUTH SIDE OF CITY	401
050-115-001-011-00	901 S SHAWASSEE ST	12/16/22	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$35,900	40.84	\$89,732	\$1,501	\$3,333	33.0	293.0	0.22	0.22	\$45	\$6,761	\$0.16	33.00	450	1303/0132		SOUTH SIDE OF CITY	401
050-652-008-003-00	806 DIVISION ST	07/12/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,300	47.07	\$77,083	\$1,957	\$4,040	40.0	103.0	0.10	0.10	\$49	\$20,600	\$0.47	40.00	450	1308/0787		SOUTH SIDE OF CITY	401
050-420-001-010-00	540 CORUNNA AVE	12/21/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,000	38.46	\$66,380	\$2,256	\$3,636	36.0	178.0	0.15	0.15	\$63	\$15,347	\$0.35	36.00	450	1303/0136		SOUTH SIDE OF CITY	401
050-270-000-146-00	515 CLYDE ST	09/06/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$61,504	\$2,738	\$4,242	42.0	132.0	0.13	0.13	\$65	\$21,559	\$0.49	42.00	450	1300/0436		SOUTH SIDE OF CITY	401
050-430-000-026-00	419 HUGGINS ST	10/18/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,600	40.98	\$83,705	\$3,143	\$4,848	48.0	49.5	0.06	0.06	\$65	\$57,145	\$1.31	48.00	450	1301/0630		SOUTH SIDE OF CITY	401
050-010-033-027-00	707 WRIGHT AVE	05/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$61,512	\$3,538	\$5,050	50.0	133.0	0.15	0.15	\$71	\$23,124	\$0.53	50.00	450	1297/0017		SOUTH SIDE OF CITY	401
050-602-007-001-00	1813 W STEWART ST	06/23/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$52,500	45.65	\$116,517	\$9,290	\$10,807	107.0	220.0	0.54	0.54	\$87	\$17,204	\$0.39	107.00	450	1308/0307		SOUTH SIDE OF CITY	401
050-602-006-009-00	823 TRACY ST	04/21/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,400	45.48	\$136,166	\$12,166	\$13,332	132.0	140.0	0.42	0.42	\$92	\$28,693	\$0.66	132.00	450	1306/0734		SOUTH SIDE OF CITY	401
050-602-025-008-00	1501 FREEMAN ST	10/28/22	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$38,300	37.92	\$101,515	\$6,151	\$6,666	66.0	132.0	0.20	0.20	\$93	\$30,755	\$0.71	66.00	450	1301/0887		SOUTH SIDE OF CITY	401
050-113-016-005-00	1311 YOUNG ST	02/10/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,200	40.19	\$105,074	\$6,592	\$6,666	66.0	132.0	0.20	0.20	\$100	\$32,960	\$0.76	66.00	450	1304/0392		SOUTH SIDE OF CITY	401
050-490-000-024-00	127 LAFAYETTE BLVD	08/08/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$43,000	40.19	\$106,905	\$8,175	\$8,080	80.0	132.0	0.24	0.24	\$102	\$33,781	\$0.78	80.00	450	1299/0825		SOUTH SIDE OF CITY	401
050-070-001-016-00	820 S SHAWASSEE ST	11/03/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,900	37.86	\$144,879	\$6,787	\$6,666	66.0	168.0	0.26	0.26	\$103	\$26,616	\$0.61	66.00	450	1302/0261		SOUTH SIDE OF CITY	401
050-070-002-008-00	731 W STEWART ST	02/17/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$33,000	38.82	\$84,787	\$3,546	\$3,333	33.0	124.0	0.09	0.09	\$107	\$37,723	\$0.87	33.00	450	1304/0504		SOUTH SIDE OF CITY	401
050-420-011-019-00	827 BROADWAY AVE	07/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,000	40.00	\$89,323	\$8,050	\$7,373	73.0	133.0	0.22	0.22	\$110	\$36,099	\$0.83	73.00	450	1298/0779		SOUTH SIDE OF CITY	401
050-114-001-027-00	1108 CLYDE ST	06/13/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,800	41.15	\$86,312	\$6,748	\$6,060	60.0	132.0	0.18	0.18	\$112	\$37,077	\$0.85	60.00	450	1309/0078		SOUTH SIDE OF CITY	401
050-602-013-004-00	1051 TRACY ST	01/17/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,900	44.45	\$108,306	\$15,026	\$13,332	132.0	140.0	0.42	0.42	\$114	\$35,439	\$0.81	132.00	450	1313/0670		SOUTH SIDE OF CITY	401
050-270-000-011-00	1203 S CEDAR ST	04/15/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	\$133,362	\$10,526	\$8,888	88.0	130.0	0.26	0.26	\$120	\$40,023	\$0.92	88.00	450	1295/0707		SOUTH SIDE OF CITY	401
050-651-010-002-00	409 MICHIGAN AVE	11/16/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$88,563	\$8,003	\$6,666	66.0	61.0	0.09	0.09	\$121	\$86,989	\$2.00	66.00	450	1302/0335		SOUTH SIDE OF CITY	401
050-652-008-006-00	812 DIVISION ST	04/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,500	39.58	\$118,990	\$5,555	\$4,545	45.0	111.0	0.12	0.12	\$123	\$48,304	\$1.11	45.00	450	1296/0020		SOUTH SIDE OF CITY	401
050-622-001-008-00	905 W STEWART ST	09/06/22	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$47,300	39.58	\$117,805	\$8,361	\$6,666	66.0	132.0	0.20	0.20	\$127	\$41,805	\$0.96	66.00	450	1300/0539		SOUTH SIDE OF CITY	401
050-602-009-008-00	917 GEORGE ST	05/26/23	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$44,300	43.43	\$100,230	\$8,436	\$6,666	66.0	182.0	0.28	0.28	\$128	\$30,565	\$0.70	66.00	450	1307/0609		SOUTH SIDE OF CITY	401
050-113-001-021-00	906 W STEWART ST	03/22/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,600	43.83	\$116,653	\$14,962	\$11,615	115.0	165.0	0.44	0.44	\$130	\$34,317	\$0.79	115.00	450	1315/0363		SOUTH SIDE OF CITY	401
050-652-007-012-00	801 S PARK ST	03/18/24	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$37,100	43.70	\$82,262	\$10,920	\$8,282	82.0	132.0	0.25	0.25	\$133	\$44,032	\$1.01	82.00	450	1315/0443		SOUTH SIDE OF CITY	401
050-673-002-003-00	515 S CEDAR ST	09/13/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$50,400	41.31	\$114,786	\$27,212	\$19,998	198.0	115.0	0.52	0.52	\$137	\$52,031	\$1.19	198.00	450	1310/0655		SOUTH SIDE OF CITY	401
050-602-014-011-00	1040 TRACY ST	04/01/22	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$45,300	38.72	\$109,855	\$23,413	\$16,268	166.0	332.0	0.50	0.21	\$141	\$46,547	\$1.07	166.00	450	1294/0590	050-602-014-004-00	SOUTH SIDE OF CITY	401
050-420-002-020-00	604 GRAND AVE	08/16/22	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$40,900	38.99	\$102,618	\$7,635	\$5,353	53.0	130.0	0.16	0.16	\$144	\$48,323	\$1.11	53.00	450	1300/0222		SOUTH SIDE OF CITY	401
050-270-000-086-00	1305 PEARCE ST	02/27/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$48,500	38.80	\$120,555	\$13,939	\$9,494	94.0	130.0	0.28	0.28	\$148	\$49,605	\$1.14	94.00	450	1304/0727		SOUTH SIDE OF CITY	401
050-602-006-016-00	824 NAFUS ST	07/28/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$44,400	42.29	\$98,283	\$20,049	\$13,332	132.0	140.0	0.42	0.42	\$152	\$47,285	\$1.09	132.00	450	1309/0436		SOUTH SIDE OF CITY	401
050-070-001-004-00	521 W STEWART ST	11/17/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$0	0.00	\$124,367	\$10,299	\$6,666	66.0	132.0	0.20	0.20	\$156	\$51,495	\$1.18	66.00	450	1302/0513		SOUTH SIDE OF CITY	401
050-420-010-008-00	829 LINGLE AVE	01/09/23	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$17,000	38.64	\$42,132	\$4,898	\$3,030	30.0	130.0	0.09	0.09	\$163	\$54,422	\$1.25	30.00	450	1303/0581		SOUTH SIDE OF CITY	401
050-420-007-014-00	752 BROADWAY AVE	05/18/23	\$92,100	WD	03-ARM'S LENGTH	\$92,100	\$40,000	43.43	\$89,400	\$7,605	\$4,545	45.0	130.0	0.13	0.13	\$169	\$56,754	\$1.30	45.00	450	1307/0527		SOUTH SIDE OF CITY	401
050-660-018-011-00	726 CLINTON ST	05/31/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$41,100	46.18	\$84,221	\$10,940	\$6,161	61.0	126.0	0.18	0.18	\$179	\$62,159	\$1.43	61.00	450	1307/0618		SOUTH SIDE OF CITY	401
050-115-003-014-00	401 GRACE ST	12/30/22	\$111,630	WD	03-ARM'S LENGTH	\$111,630	\$43,200	38.70	\$107,884	\$8,544	\$4,798	47.5	132.0	0.14	0.14	\$180	\$59,333	\$1.36	47.50	450	1303/0364		SOUTH SIDE OF CITY	401
050-270-000-058-00	1040 PEARCE ST	06/06/22	\$105,550	WD	03-ARM'S LENGTH	\$105,550	\$39,100	37.04	\$98,601	\$15,029	\$8,080	80.0	130.0	0.24	0.24	\$188	\$62,883	\$1.44	80.00	450	1297/0918		SOUTH SIDE OF CITY	401
050-010-016-022-00	620 GLENWOOD AVE	05/10/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,800	37.22	\$110,953	\$8,592	\$4,545	45.0	133.0	0.14	0.14	\$191	\$62,715	\$1.44	45.00	450	1296/0544		SOUTH SIDE OF CITY	

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	Other Parcels in Sale	Land Table	Class					
050-660-009-016-00	919 BEEHLER ST	08/29/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$99,864	\$1,562	\$6,426	63.0	86.0	0.12	0.12	\$25	\$12,597	\$0.29	63.00	460	1300/0072		CENTRAL CITY	401					
050-120-001-002-00	604 RIVER ST	10/16/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,200	44.28	\$149,061	\$5,017	\$9,078	89.0	232.0	0.47	0.47	\$56	\$10,584	\$0.24	89.00	460	1311/0545		CENTRAL CITY	401					
050-660-007-003-00	401 N LANSING ST	06/24/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,700	41.86	\$153,203	\$10,361	\$18,564	182.0	96.0	0.40	0.40	\$57	\$25,838	\$0.59	182.00	460	1297/0964		CENTRAL CITY	401					
050-580-000-046-00	627 GROVER ST	06/28/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,400	46.00	\$143,355	\$5,621	\$8,976	88.0	130.0	0.26	0.26	\$64	\$21,373	\$0.49	88.00	460	1308/0823		CENTRAL CITY	401					
050-100-001-016-00	1114 LYNN ST	07/07/23	\$76,000	MLC	03-ARM'S LENGTH	\$76,000	\$41,400	54.47	\$76,844	\$5,888	\$6,732	66.0	66.0	0.10	0.10	\$89	\$58,880	\$1.35	66.00	460	1308/0887		CENTRAL CITY	401					
050-580-000-033-00	618 E COMSTOCK ST	06/14/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,700	44.35	\$83,902	\$5,586	\$4,488	44.0	132.0	0.13	0.13	\$127	\$42,000	\$0.96	44.00	460	1308/0083		CENTRAL CITY	401					
050-260-000-027-00	432 E WILLIAMS ST	10/27/23	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$58,500	43.98	\$130,140	\$13,162	\$10,302	101.0	199.0	0.31	0.23	\$130	\$42,458	\$0.97	101.00	460	1311/0872	050-391-000-032-00	CENTRAL CITY	401					
050-391-000-032-00	E WILLIAMS ST / LAVEROCK	10/27/23	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$58,500	43.98	\$130,140	\$13,162	\$10,302	101.0	199.0	0.31	0.08	\$130	\$42,458	\$0.97	101.00	460	1311/0872	050-260-000-027-00	CENTRAL CITY	402					
050-580-000-137-00	706 JEROME AVE	10/27/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,800	42.71	\$131,990	\$23,004	\$14,994	147.0	163.9	0.55	0.55	\$156	\$41,599	\$0.95	147.00	460	1311/0891		CENTRAL CITY	401					
050-660-011-007-00	820 BRADLEY ST	05/11/23	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$41,700	40.88	\$98,047	\$10,685	\$6,732	66.0	66.0	0.10	0.10	\$162	\$106,850	\$2.45	66.00	460	1307/0201		CENTRAL CITY	401					
050-580-000-091-00	205 OAKWOOD AVE	10/28/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$40,600	37.77	\$101,288	\$15,188	\$8,976	88.0	138.0	0.28	0.28	\$173	\$54,437	\$1.25	88.00	460	1302/0762		CENTRAL CITY	401					
050-470-009-010-00	314 N SAGINAW ST	04/11/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$53,700	42.99	\$119,642	\$11,990	\$6,732	66.0	122.0	0.19	0.19	\$182	\$64,811	\$1.49	66.00	460	1306/0298		CENTRAL CITY	401					
050-660-014-015-00	118 N LANSING ST	01/11/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,800	40.70	\$108,683	\$13,049	\$6,732	66.0	66.0	0.10	0.10	\$198	\$130,490	\$3.00	66.00	460	1313/0593		CENTRAL CITY	401					
Totals:			\$1,541,400			\$1,541,400	\$668,200		\$1,526,159	\$134,275	\$119,034	1,167.0		3.33	3.02														
								Sale. Ratio =>	43.35					Average				Average											
								Std. Dev. =>	3.88					per FF=>	\$115			per Net Acre=>	40,298.62			per SqFt=>	\$0.93						

Final conclusion of rate to be used: \$115 per front ft and \$0.93 per sq ft
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	Class	Rate Group 1
050-010-032-003-00	1215 CORUNNA AVE	04/24/23	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$88,500	90.77	\$124,302	\$10,248	\$37,050	95.0	200.0	0.64	0.64	\$108	\$15,963	\$0.37	95.00	2CORA	1306/0791	CORUNNA AVE	201	FRONT FOOT
050-651-006-001-00	301 MICHIGAN AVE	09/06/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$91,600	46.26	\$212,326	\$11,414	\$25,740	66.0	61.0	0.09	0.09	\$173	\$124,065	\$2.85	66.00	2MR12	1300/0343	MULT RES - UNDER 12 UNITS	201	FRONT FOOT
050-660-021-008-00	211 S ELM ST	01/16/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$369,300	92.33	\$442,550	\$34,670	\$77,220	198.0	528.0	2.40	2.40	\$175	\$14,446	\$0.33	198.00	2SHIA	1313/0949	SHIAWASSEE ST	201	FRONT FOOT
050-542-000-016-00	428 CORUNNA AVE	04/27/22	\$52,000	MLC	03-ARM'S LENGTH	\$52,000	\$94,900	182.50	\$70,713	\$41,737	\$60,450	155.0	122.0	0.43	0.43	\$269	\$96,168	\$2.21	155.00	2CORA	1296/0277	CORUNNA AVE	201	FRONT FOOT
050-120-007-006-00	612 W MAIN ST	01/31/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$82,500	50.61	\$169,938	\$18,802	\$25,740	66.0	132.0	0.20	0.20	\$285	\$94,010	\$2.16	66.00	2WEST	1314/0139	WESTTOWN	201	FRONT FOOT
050-470-022-012-00	113 N WASHINGTON ST	12/01/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$98,400	49.45	\$200,485	\$7,875	\$9,360	24.0	132.0	0.07	0.07	\$328	\$107,877	\$2.48	24.00	2DOWN	1312/00705	DOWNTOWN	201	FRONT FOOT
050-112-000-030-00	827 E MAIN ST	01/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$133,409	\$63,071	\$51,480	132.0	195.5	0.59	0.59	\$478	\$106,539	\$2.45	132.00	2DOWN	1304/0044	DOWNTOWN	201	FRONT FOOT
050-120-007-006-00	612 W MAIN ST	01/31/24	\$179,300	PTA	03-ARM'S LENGTH	\$179,300	\$82,500	46.01	\$169,938	\$35,102	\$25,740	66.0	132.0	0.20	0.20	\$532	\$175,510	\$4.03	66.00	2WEST		WESTTOWN	201	FRONT FOOT
050-537-000-063-00	1405 W NORTH ST	02/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,600	40.71	\$187,871	\$136,189	\$99,060	254.0	334.0	1.89	1.89	\$536	\$72,058	\$1.65	254.00	2SHIA	1314/0602	SHIAWASSEE ST	201	FRONT FOOT
050-120-001-001-00	612 RIVER ST	08/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,300	41.25	\$253,632	\$41,008	\$29,640	76.0	263.0	0.46	0.46	\$540	\$89,342	\$2.05	76.00	2MR12	1299/0885	MULT RES - UNDER 12 UNITS	201	FRONT FOOT
050-120-005-004-00	217 CURWOOD CASTLE DR	08/01/23	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$204,000	45.33	\$416,304	\$85,176	\$51,480	132.0	174.0	0.53	0.53	\$645	\$161,624	\$3.71	132.00	2MR12	1309/0445	MULT RES - UNDER 12 UNITS	201	FRONT FOOT
050-470-023-002-00	200 W MAIN ST	03/13/24	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$113,300	46.53	\$230,995	\$29,665	\$17,160	44.0	122.0	0.12	0.12	\$674	\$241,179	\$5.54	44.00	2DOWN	1315/0129	DOWNTOWN	201	FRONT FOOT
050-470-027-012-00	113 S WASHINGTON ST	06/23/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,200	28.00	\$8,580	\$15,000	\$8,580	22.0	132.0	0.07	0.07	\$682	\$223,881	\$5.14	22.00	2DOWN	1308/0525	DOWNTOWN	201	FRONT FOOT
Totals:			\$2,632,300			\$2,632,300	\$1,489,200		\$2,621,043	\$529,957	\$518,700	1,330.0		7.70	7.70									
							Sale. Ratio =>	56.57			Average		Average				Average							
							Std. Dev. =>	40.89			per FF=>	\$398	per Net Acre=>	68,834.52			per SqFt=>	\$1.58						

Final conclusion of rate to be used: \$398 per Front Foot and \$1.58 per Sq Foot
 2CHIP, 2CORA, 2DOWN, 2M12, 2MRES, 2SHIA, 2WEST

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		
050-420-001-001-00	500 SMITH ST	04/27/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,400	45.50	\$85,425	\$11,018	\$16,443	0.0	0.0	0.52	0.52	#DIV/0!	\$21,107	\$0.48	0.00	300	1296/0054		
050-553-000-003-00	1470 MCMILLAN AVE	08/09/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$441,600	35.33	\$1,000,877	\$406,623	\$157,500	325.0	670.1	5.00	5.00	\$1,251	\$81,325	\$1.87	325.02	300	1300/0076		
050-651-026-001-00	200 UNIVERSAL DR	01/05/23	\$3,370,646	CD	03-ARM'S LENGTH	\$3,370,646	\$1,238,600	36.75	\$2,902,931	\$735,465	\$267,750	0.0	0.0	15.80	15.80	#DIV/0!	\$46,548	\$1.07	0.00	300	1303/0696		
Totals:						\$4,700,646	\$1,716,600		\$3,989,233	\$1,153,106	\$441,693	325.0		21.32	21.32								
								Sale. Ratio =>	36.52	Average			Average		Average								
								Std. Dev. =>	5.51	per FF=>			\$3,548	per Net Acre=>		54,080.57	per SqFt=>		\$1.24				

**Final Conclusion of Rate that will be used: \$54,000 per acre
300 Ind**

402 NW 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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
050-030-000-010-00	1165 HANOVER ST	11/21/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$87,300	44.54	\$195,418	\$18,134	\$177,866	\$181,087	0.982	1,592	\$111.72	402	9.0150	TWO-STORY		\$15,096		NORTHWEST CORNER OF CITY	401	
050-030-000-011-00	1151 HANOVER ST	09/27/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$75,300	43.05	\$189,546	\$10,064	\$164,836	\$183,332	0.899	1,288	\$127.98	402	17.3251	RANCH		\$10,064		NORTHWEST CORNER OF CITY	401	
050-030-000-013-00	1121 HANOVER ST	12/15/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,600	34.89	\$181,847	\$10,064	\$220,936	\$175,468	1.259	1,547	\$142.82	402	18.6762	TWO-STORY		\$10,064		NORTHWEST CORNER OF CITY	401	
050-230-000-009-00	1228 ORCHARD ST	09/22/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$102,115	\$10,360	\$124,640	\$93,723	1.330	900	\$138.49	402	25.7510	RANCH		\$10,360		NORTHWEST CORNER OF CITY	401	
050-230-000-011-00	1220 ORCHARD ST	07/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$62,800	23.26	\$196,918	\$12,136	\$257,864	\$188,746	1.366	1,476	\$174.70	402	29.3835	RANCH		\$12,136		NORTHWEST CORNER OF CITY	401	
050-290-000-013-00	1521 ALTURAS DR	11/10/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,800	38.84	\$239,678	\$13,172	\$261,828	\$231,365	1.132	1,944	\$134.69	402	5.9304	TWO-STORY		\$13,172		NORTHWEST CORNER OF CITY	401	
050-425-000-002-00	1529 HIAWATHA DR	01/12/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,800	54.20	\$210,496	\$9,595	\$205,210	\$152,405	0.743	1,368	\$111.41	402	32.9687	RANCH		\$9,595		NORTHWEST CORNER OF CITY	401	
050-425-000-005-00	1517 HIAWATHA DR	05/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,000	38.50	\$172,652	\$9,049	\$190,951	\$167,112	1.143	1,178	\$162.10	402	7.0287	RANCH		\$9,049		NORTHWEST CORNER OF CITY	401	
050-425-000-006-00	1513 HIAWATHA DR	07/29/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$74,300	37.53	\$173,864	\$10,215	\$187,785	\$167,159	1.123	1,104	\$170.10	402	5.1026	RANCH		\$10,215		NORTHWEST CORNER OF CITY	401	
050-450-000-025-00	1029 CENTER ST	11/30/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$78,500	45.64	\$197,706	\$19,536	\$152,464	\$181,992	0.838	1,372	\$111.13	402	23.4612	RANCH		\$19,536		NORTHWEST CORNER OF CITY	401	
050-450-000-035-00	761 CENTER ST	05/06/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$79,000	28.52	\$188,918	\$31,504	\$245,496	\$168,718	1.455	1,344	\$182.66	402	38.2702	TWO-STORY		\$26,496	050-450-000-065-00	NORTHWEST CORNER OF CITY	401	
050-450-000-036-00	723 CENTER ST	02/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,400	41.33	\$166,940	\$10,360	\$169,640	\$159,939	1.061	1,560	\$108.74	402	1.1707	TWO-STORY		\$10,360		NORTHWEST CORNER OF CITY	401	
050-450-000-042-00	1445 W NORTH ST	10/17/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$114,000	34.03	\$284,517	\$34,336	\$300,664	\$255,548	1.177	1,626	\$184.91	402	10.4185	TWO-STORY		\$34,336		NORTHWEST CORNER OF CITY	401	
050-465-000-003-00	1104 CORLETT DR	08/10/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,500	43.04	\$269,339	\$30,880	\$249,120	\$243,574	1.023	1,656	\$150.43	402	4.9595	RANCH		\$19,980		NORTHWEST CORNER OF CITY	401	
050-465-000-021-00	1217 APPLEWOOD DR	08/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$89,600	33.81	\$225,536	\$13,605	\$251,395	\$216,477	1.161	1,525	\$164.85	402	8.8938	TRI-LEVEL		\$12,728		NORTHWEST CORNER OF CITY	401	
050-465-000-027-00	1012 WOOD CT	08/10/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$102,800	43.56	\$230,483	\$15,854	\$220,146	\$212,333	1.004	1,404	\$156.80	402	6.8199	RANCH		\$14,356		NORTHWEST CORNER OF CITY	401	
050-465-000-029-00	1016 WOOD CT	03/24/23	\$213,400	WD	03-ARM'S LENGTH	\$213,400	\$93,300	43.72	\$233,955	\$17,540	\$195,860	\$221,057	0.886	2,305	\$84.97	402	18.6349	RANCH		\$16,576		NORTHWEST CORNER OF CITY	401	
050-537-000-021-00	503 N CHIPMAN ST	05/06/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$123,208	\$32,478	\$97,522	\$92,676	1.052	1,310	\$74.44	402	2.0076	TWO-STORY		\$31,228		NORTHWEST CORNER OF CITY	401	
050-537-000-027-00	429 N CHIPMAN ST	06/06/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,300	42.71	\$90,348	\$9,768	\$97,232	\$82,308	0.914	960	\$78.37	402	15.8339	BUNGALOW		\$9,768		NORTHWEST CORNER OF CITY	401	
050-560-000-036-00	1404 IRENE DR	05/13/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,900	33.76	\$180,478	\$16,724	\$193,276	\$167,267	1.155	1,248	\$154.87	402	8.3133	RANCH		\$16,724		NORTHWEST CORNER OF CITY	401	
050-560-000-039-00	1403 SHADY LANE	09/16/22	\$231,700	WD	03-ARM'S LENGTH	\$231,700	\$76,700	33.10	\$192,043	\$17,385	\$214,315	\$178,405	1.201	1,472	\$145.59	402	12.8923	RANCH		\$14,948		NORTHWEST CORNER OF CITY	401	
050-560-000-052-00	1105 WARD ST	06/24/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$88,600	37.23	\$223,256	\$15,244	\$222,756	\$212,474	1.048	1,852	\$120.28	402	2.3972	RANCH		\$15,244		NORTHWEST CORNER OF CITY	401	
050-590-000-005-00	1116 HARDING AVE	03/20/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$62,500	48.83	\$156,825	\$10,360	\$117,640	\$149,607	0.786	936	\$125.68	402	28.6035	RANCH		\$10,360		NORTHWEST CORNER OF CITY	401	
050-590-000-009-00	1126 HARDING AVE	10/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,500	34.52	\$185,160	\$21,147	\$188,853	\$167,531	1.127	2,098	\$90.02	402	5.4907	TWO-STORY		\$15,540		NORTHWEST CORNER OF CITY	401	
050-603-001-001-00	721 N CHIPMAN ST	10/31/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$61,500	47.67	\$158,121	\$9,768	\$119,232	\$151,535	0.787	1,220	\$97.73	402	28.5537	RANCH		\$9,768		NORTHWEST CORNER OF CITY	401	
050-603-001-018-00	701 N CHIPMAN ST	11/06/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,700	36.34	\$120,798	\$9,768	\$135,232	\$113,412	1.192	1,304	\$103.71	402	12.0036	TWO-STORY		\$9,768		NORTHWEST CORNER OF CITY	401	
050-603-002-001-00	1403 STINSON ST	04/19/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$92,300	50.58	\$213,962	\$21,335	\$161,165	\$196,759	0.819	1,830	\$88.07	402	25.3265	RANCH		\$19,536		NORTHWEST CORNER OF CITY	401	
050-603-003-008-00	1339 OLMSTEAD ST	08/01/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$46,400	24.75	\$118,345	\$10,656	\$176,844	\$109,999	1.608	1,084	\$163.14	402	53.5324	TWO-STORY		\$10,656		NORTHWEST CORNER OF CITY	401	
050-603-004-002-00	1409 OLMSTEAD ST	07/15/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$46,400	29.94	\$120,838	\$13,467	\$141,533	\$109,674	1.290	1,152	\$122.86	402	21.8123	TWO-STORY		\$11,396		NORTHWEST CORNER OF CITY	401	
050-603-006-003-00	1410 OLMSTEAD ST	10/04/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$72,700	44.60	\$182,965	\$9,768	\$153,232	\$176,912	0.866	1,704	\$89.92	402	20.6216	RANCH		\$9,768		NORTHWEST CORNER OF CITY	401	
050-603-006-005-00	1418 OLMSTEAD ST	09/14/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$37,900	52.64	\$96,757	\$9,768	\$62,232	\$88,855	0.700	936	\$66.49	402	37.1986	BUNGALOW		\$9,768		NORTHWEST CORNER OF CITY	401	
050-690-002-006-00	1220 N CHIPMAN ST	02/17/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$73,000	33.80	\$185,624	\$23,088	\$192,912	\$166,022	1.162	1,034	\$186.57	402	8.9600	BUNGALOW		\$23,088		NORTHWEST CORNER OF CITY	401	
050-690-003-001-00	1120 N CHIPMAN ST	03/22/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$44,700	32.39	\$110,182	\$18,056	\$119,944	\$94,102	1.275	1,014	\$118.29	402	20.2251	RANCH		\$18,056		NORTHWEST CORNER OF CITY	401	
050-690-006-004-00	906 N CHIPMAN ST	07/27/23	\$201,100	WD	03-ARM'S LENGTH	\$201,100	\$90,200	44.85	\$202,012	\$14,652	\$186,448	\$191,379	0.974	1,584	\$117.71	402	9.8129	TWO-STORY		\$14,652		NORTHWEST CORNER OF CITY	401	
050-690-006-006-00	902 N CHIPMAN ST	07/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,200	31.48	\$101,156	\$7,252	\$107,748	\$95,918	1.123	811	\$132.86	402	5.0968	BUNGALOW		\$7,252		NORTHWEST CORNER OF CITY	401	
050-720-000-006-00	1349 W KING ST	07/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$161,954	\$9,768	\$160,232	\$155,450	1.031	960	\$166.91	402	4.1604	RANCH		\$9,768		NORTHWEST CORNER OF CITY	401	
050-720-000-007-00	1403 W KING ST	11/29/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$145,644	\$9,768	\$135,232	\$138,791	0.974	886	\$152.63	402	9.8004	BUNGALOW		\$9,768		NORTHWEST CORNER OF CITY	401	
050-720-000-008-00	1407 W KING ST	01/02/24	\$120,000	CD	03-ARM'S LENGTH	\$122,259	\$53,500	43.76	\$119,846	\$9,768	\$112,491	\$112,439	1.000	898	\$125.27	402	7.1903	BUNGALOW		\$9,768		NORTHWEST CORNER OF CITY	401	
050-720-000-012-00	1423 W KING ST	07/31/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$58,800	38.46	\$134,057	\$10,807	\$142,093	\$125,894	1.129	885	\$160.56	402	5.6310	BUNGALOW		\$9,768		NORTHWEST CORNER OF CITY	401	
050-720-000-017-00	1455 W KING ST	09/30/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,000	45.60	\$142,153	\$9,916	\$115,084	\$135,074	0.852	1,406	\$81.85	402	22.0354	RANCH		\$9,916		NORTHWEST CORNER OF CITY	401	
050-720-000-018-00	1459 W KING ST	01/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,800	30.84	\$118,850	\$14,208	\$140,792	\$106,887	1.317	1,574	\$89.45	402	24.4845	RANCH		\$14,208		NORTHWEST CORNER OF CITY	401	
Totals:			\$7,605,000			\$7,607,259	\$2,894,100		\$7,044,510		\$6,995,936	\$6,579,109			\$128.58		0.9008							
									Sale. Ratio =>	38.04				E.C.F. =>	1.063				Std. Deviation=>	0.200409264				

410 North Central

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
050-390-005-007-00	1220 N WATER ST	12/28/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$73,400	62.47	\$184,678	\$18,457	\$99,043	\$174,969	0.566	1,852	\$53.48	410	47.7452	BUNGALOW	\$11,022		NORTH CENTRAL	401
050-060-006-003-00	810 PINE ST	08/15/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,200	58.67	\$89,971	\$7,348	\$52,652	\$86,972	0.605	938	\$56.13	410	60.5393	TWO-STORY	\$7,348		NORTH CENTRAL	401
050-536-000-002-00	909 N BALL ST	09/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,700	58.27	\$109,292	\$7,347	\$67,653	\$107,311	0.630	996	\$67.92	410	28.6624	RANCH	\$8,847		NORTH CENTRAL	401
050-240-002-003-00	309 GOODHUE ST	09/16/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,300	55.04	\$163,494	\$13,694	\$101,306	\$157,684	0.642	2,102	\$48.20	410	67.4659	TWO-STORY	\$13,694		NORTH CENTRAL	401
050-536-000-035-00	1232 N SHIAWASSEE ST	08/04/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$46,000	61.33	\$102,040	\$14,195	\$60,805	\$92,468	0.658	1,672	\$36.37	410	25.6190	TWO-STORY	\$14,195		NORTH CENTRAL	401
050-240-002-017-00	638 N SAGINAW ST	10/12/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$45,600	60.00	\$103,275	\$11,022	\$64,978	\$97,108	0.669	1,509	\$43.06	410	67.3999	DUPLEX	\$11,022		NORTH CENTRAL	401
050-470-008-006-00	414 N SAGINAW ST	06/09/23	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$48,700	59.03	\$109,999	\$12,488	\$70,012	\$102,643	0.662	2,223	\$31.49	410	29.8147	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-320-000-006-00	109 W NORTH ST	07/28/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$57,700	84.85	\$88,806	\$12,191	\$55,809	\$80,647	0.692	1,764	\$31.64	410	48.0913	TWO-STORY	\$12,191		NORTH CENTRAL	401
050-250-000-032-00	651 PINE ST	05/04/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$63,500	49.61	\$170,939	\$11,864	\$116,136	\$167,447	0.694	1,790	\$64.88	410	60.0159	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-140-003-001-00	718 N DEWEY ST	06/20/23	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$34,000	56.67	\$77,094	\$11,302	\$48,698	\$69,255	0.703	808	\$60.27	410	70.3172	BUNGALOW	\$11,022		NORTH CENTRAL	401
050-250-000-058-00	623 ADAMS ST	10/14/22	\$118,745	WD	03-ARM'S LENGTH	\$118,745	\$58,300	49.10	\$147,944	\$11,022	\$107,723	\$144,128	0.747	1,835	\$58.70	410	52.2053	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-060-005-007-00	510 ELIZABETH ST	08/18/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,400	48.53	\$90,649	\$11,690	\$63,310	\$83,115	0.762	1,393	\$45.45	410	76.1718	MULTI-UNIT	\$8,350		NORTH CENTRAL	401
050-541-000-033-00	625 E KING ST	12/09/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$46,600	47.07	\$118,442	\$9,185	\$89,815	\$115,007	0.781	1,290	\$69.62	410	13.6467	TWO-STORY	\$9,185		NORTH CENTRAL	401
050-470-032-016-00	644 N WASHINGTON ST	09/23/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$44,800	44.84	\$113,043	\$11,022	\$88,878	\$107,391	0.828	1,552	\$57.27	410	17.5491	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-240-003-012-00	631 N SAGINAW ST	04/15/22	\$123,600	WD	03-ARM'S LENGTH	\$123,600	\$51,700	41.83	\$139,077	\$11,022	\$112,578	\$134,795	0.835	1,507	\$74.70	410	71.7515	DUPLEX	\$11,022		NORTH CENTRAL	401
050-390-005-023-00	1223 N BALL ST	01/03/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,500	43.60	\$140,594	\$11,022	\$113,978	\$136,392	0.836	1,319	\$86.41	410	27.0862	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-320-000-050-00	901 N WASHINGTON ST	09/07/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$70,700	44.75	\$177,537	\$10,020	\$147,980	\$176,334	0.839	2,246	\$65.89	410	41.4117	TWO-STORY	\$10,020		NORTH CENTRAL	401
050-470-007-004-00	216 E OLIVER ST	04/26/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,700	44.38	\$124,732	\$8,684	\$103,316	\$122,156	0.846	1,344	\$76.87	410	20.6358	TWO-STORY	\$8,684		NORTH CENTRAL	401
050-320-000-111-00	1309 N HICKORY ST	06/23/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,300	57.33	\$82,438	\$11,022	\$63,978	\$75,175	0.851	852	\$75.09	410	31.2813	BUNGALOW	\$11,022		NORTH CENTRAL	401
050-440-000-005-00	914 N HICKORY ST	06/08/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$46,900	43.83	\$117,809	\$9,185	\$97,815	\$114,341	0.855	1,275	\$76.72	410	25.3057	RANCH	\$9,185		NORTH CENTRAL	401
050-250-000-049-00	518 PINE ST	06/14/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$41,500	51.23	\$88,950	\$5,511	\$75,489	\$87,831	0.859	1,218	\$61.98	410	57.0022	TWO-STORY	\$5,511		NORTH CENTRAL	401
050-470-033-011-00	651 N WASHINGTON ST	04/19/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,400	43.38	\$141,632	\$11,022	\$118,978	\$137,484	0.865	1,354	\$87.87	410	16.5443	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-320-000-103-00	1207 N HICKORY ST	08/01/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$58,400	42.94	\$146,575	\$11,022	\$124,978	\$142,687	0.876	1,227	\$101.86	410	35.5653	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-770-000-003-00	307 W WILLIAMS ST	07/08/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$51,100	42.62	\$127,663	\$3,674	\$116,226	\$130,515	0.891	1,412	\$82.31	410	0.7535	TWO-STORY	\$3,674		NORTH CENTRAL	407
050-111-001-009-00	703 QUEEN ST	10/20/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,600	36.42	\$100,128	\$13,444	\$81,556	\$91,246	0.894	986	\$82.71	410	89.3801	TWO-STORY	\$13,444		NORTH CENTRAL	401
050-668-000-007-00	500 E OLIVER ST	04/25/23	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$95,800	46.96	\$215,678	\$10,797	\$193,203	\$215,664	0.896	2,019	\$95.69	410	3.1126	TWO-STORY	\$7,682		NORTH CENTRAL	401
050-320-000-127-00	1104 N BALL ST	08/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$220,977	\$21,042	\$188,958	\$210,458	0.898	1,490	\$126.82	410	33.3697	RANCH	\$21,042		NORTH CENTRAL	401
050-240-001-016-00	636 N HICKORY ST	02/29/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,300	46.63	\$100,012	\$6,350	\$86,650	\$96,486	0.898	864	\$100.29	410	89.8055	BUNGALOW	\$8,350		NORTH CENTRAL	401
050-470-033-010-00	647 N WASHINGTON ST	01/06/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,100	41.62	\$148,587	\$5,845	\$136,155	\$150,255	0.906	1,857	\$73.32	410	16.7036	TWO-STORY	\$5,845		NORTH CENTRAL	401
050-470-038-005-00	401 W WILLIAMS ST	01/26/24	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$63,600	45.92	\$143,608	\$9,686	\$128,814	\$140,971	0.914	1,728	\$74.55	410	14.3520	TWO-STORY	\$9,686		NORTH CENTRAL	401
050-770-000-002-00	305 W WILLIAMS ST	05/31/22	\$119,900	MLC	03-ARM'S LENGTH	\$119,900	\$49,700	41.45	\$124,080	\$3,507	\$116,393	\$126,919	0.917	1,134	\$102.64	410	1.2313	TWO-STORY	\$3,507		NORTH CENTRAL	407
050-390-003-006-00	1025 ADAMS ST	12/22/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$0	0.00	\$171,460	\$12,269	\$153,731	\$167,569	0.917	1,379	\$111.48	410	31.4123	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-160-000-008-00	301 STRATFORD DR	10/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$232,146	\$15,598	\$209,402	\$227,945	0.919	1,894	\$110.56	410	91.8650	RANCH	\$14,362		NORTH CENTRAL	401
050-160-000-008-00	301 STRATFORD DR	07/26/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$91,000	40.27	\$232,146	\$15,598	\$210,402	\$227,945	0.923	1,894	\$111.09	410	92.3037	RANCH	\$14,362		NORTH CENTRAL	401
050-470-035-013-00	601 N WATER ST	05/12/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,000	37.29	\$181,056	\$13,696	\$163,304	\$176,168	0.927	2,300	\$71.00	410	15.1013	TWO-STORY	\$10,020		NORTH CENTRAL	401
050-320-000-008-00	1309 N WASHINGTON ST	09/09/22	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$104,300	40.66	\$261,852	\$15,298	\$241,202	\$259,531	0.929	2,566	\$94.00	410	70.2709	TWO-STORY	\$13,861		NORTH CENTRAL	401
050-390-005-028-00	1119 N BALL ST	05/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$183,274	\$6,350	\$171,650	\$184,131	0.932	1,688	\$101.69	410	27.3206	TWO-STORY	\$8,350		NORTH CENTRAL	401
050-250-000-013-00	518 N SHIAWASSEE ST	07/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$141,498	\$11,022	\$128,978	\$137,343	0.939	1,584	\$81.43	410	93.9093	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-320-000-084-00	210 STRATFORD DR	04/08/22	\$130,009	WD	03-ARM'S LENGTH	\$130,009	\$46,200	35.54	\$131,210	\$13,714	\$116,295	\$123,680	0.940	896	\$129.79	410	52.2706	RANCH	\$11,022		NORTH CENTRAL	401
050-260-000-006-00	402 N HICKORY ST	01/23/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$125,111	\$12,661	\$112,339	\$118,368	0.949	2,303	\$48.78	410	94.9062	TWO-STORY	\$11,022		NORTH CENTRAL	401
050-320-000-086-00	960 N PARK ST	11/22/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$70,600	38.58	\$181,993	\$11,022	\$171,978	\$179,969	0.956	1,435	\$119.85	410	59.7100	RANCH	\$11,022		NORTH CENTRAL	401
050-390-005-031-00	1329 N BALL ST	05/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,000	38.71	\$153,698	\$10,020	\$144,980	\$151,240	0.959	1,024	\$141.58	410	29.8161	RANCH	\$10,020		NORTH CENTRAL	401
050-536-000-033-00	1228 N SHIAWASSEE ST	05/26/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,000	39.42	\$135,550	\$11,022	\$125,978	\$131,082	0.961	1,240	\$101.60	410	11.6927	RANCH	\$11,022		NORTH CENTRAL	401
050-111-001-017-00	815 QUEEN ST	08/29/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,900	39.35	\$167,994	\$13,026	\$156,974	\$163,124	0.962	1,544	\$101.67							

050-541-000-022-00	718 ELMWOOD ST	05/02/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$67,200	39.55	\$151,714	\$11,022	\$158,878	\$148,097	1.073	1,280	\$124.12	410	8.9127	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-160-000-005-00	1212 DEVONSHIRE CT	07/07/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,300	37.09	\$205,852	\$19,642	\$210,358	\$196,011	1.073	1,910	\$110.14	410	107.3197	TRI-LEVEL	\$16,867	NORTH CENTRAL	401	
050-640-033-011-00	604 N BALL ST	10/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,700	35.39	\$159,945	\$8,016	\$171,984	\$159,925	1.075	1,933	\$88.97	410	4.0213	TWO-STORY	\$8,016	NORTH CENTRAL	401	
050-510-000-017-00	920 CAMPBELL DR	04/14/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$42,500	35.86	\$106,448	\$16,700	\$117,800	\$104,472	1.078	972	\$104.73	410	19.1890	BUNGALOW	\$16,700	NORTH CENTRAL	401	
050-390-005-009-00	1226 N WATER ST	07/06/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,900	38.89	\$169,264	\$15,351	\$174,649	\$162,014	1.078	1,566	\$111.53	410	107.7989	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-610-003-014-00	806 N WASHINGTON ST	06/01/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,800	37.38	\$140,648	\$7,348	\$152,652	\$140,316	1.080	1,324	\$115.30	410	3.8642	BUNGALOW	\$7,348	NORTH CENTRAL	401	
050-670-001-012-00	607 ADA ST	11/16/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,600	34.85	\$211,422	\$18,014	\$221,886	\$203,587	1.098	1,982	\$111.95	410	2.8929	TWO-STORY	\$16,533	NORTH CENTRAL	401	
050-460-003-008-00	904 N SAGINAW ST	10/12/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$52,100	38.59	\$117,681	\$8,350	\$126,650	\$115,085	1.100	825	\$153.52	410	110.0488	BUNGALOW	\$8,350	NORTH CENTRAL	401	
050-460-003-007-00	906 N SAGINAW ST	09/06/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$50,900	36.62	\$120,715	\$9,741	\$129,259	\$116,815	1.107	1,064	\$121.48	410	110.6530	BUNGALOW	\$8,350	NORTH CENTRAL	401	
050-460-001-002-00	926 N WASHINGTON ST	07/29/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$80,500	33.97	\$206,714	\$25,217	\$211,783	\$191,049	1.109	1,502	\$141.00	410	110.8524	TWO-STORY	\$25,217	NORTH CENTRAL	401	
050-320-000-058-00	713 N PARK ST	09/09/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$155,450	\$12,423	\$167,577	\$150,555	1.113	1,351	\$124.04	410	111.3064	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-320-000-075-00	953 N SAGINAW ST	06/14/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,100	34.64	\$95,481	\$11,022	\$98,978	\$88,904	1.113	816	\$121.30	410	111.3311	BUNGALOW	\$11,022	NORTH CENTRAL	401	
050-240-001-011-00	608 N HICKORY ST	05/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$45,500	31.38	\$125,091	\$10,889	\$134,111	\$120,213	1.116	1,461	\$91.79	410	111.5615	TWO-STORY	\$7,515	NORTH CENTRAL	401	
050-470-030-007-00	516 N SAGINAW ST	09/29/22	\$185,777	WD	03-ARM'S LENGTH	\$185,777	\$61,600	33.16	\$159,636	\$11,022	\$174,755	\$156,436	1.117	1,776	\$98.40	410	111.7104	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-250-000-050-00	514 PINE ST	03/30/23	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$37,800	31.11	\$104,100	\$6,179	\$115,321	\$103,075	1.119	1,260	\$91.52	410	111.8810	TWO-STORY	\$6,179	NORTH CENTRAL	401	
050-320-000-057-00	705 N PARK ST	07/20/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$40,600	31.72	\$109,338	\$6,680	\$121,320	\$108,061	1.123	1,292	\$93.90	410	112.2699	TWO-STORY	\$6,680	NORTH CENTRAL	401	
050-390-001-005-00	1016 N WATER ST	06/01/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$46,600	33.31	\$119,408	\$9,148	\$130,752	\$116,063	1.127	1,020	\$128.19	410	112.6559	BUNGALOW	\$7,348	NORTH CENTRAL	401	
050-250-036-001-00	533 ADAMS ST	01/13/23	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$44,600	33.92	\$112,022	\$10,020	\$121,480	\$107,371	1.131	1,771	\$68.59	410	113.1409	TWO-STORY	\$10,020	NORTH CENTRAL	401	
050-390-001-012-00	1083 N BALL ST	05/22/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,600	36.00	\$157,158	\$12,822	\$172,178	\$151,933	1.133	1,058	\$162.74	410	113.3252	BUNGALOW	\$11,022	NORTH CENTRAL	401	
050-470-002-009-00	416 W WILLIAMS ST	07/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$0	0.00	\$139,310	\$10,187	\$154,813	\$135,919	1.139	1,730	\$89.49	410	113.9010	TWO-STORY	\$10,187	NORTH CENTRAL	401	
050-610-003-005-00	739 N PARK ST	03/26/24	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$47,700	37.29	\$107,797	\$11,022	\$116,878	\$101,868	1.147	816	\$143.23	410	12.2120	BUNGALOW	\$11,022	NORTH CENTRAL	401	
050-240-003-021-00	656 N PARK ST	05/10/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$62,300	33.32	\$150,872	\$12,030	\$165,970	\$142,840	1.162	1,606	\$103.34	410	116.1925	TWO-STORY	\$19,530	050-240-003-020-00	NORTH CENTRAL	401
050-320-000-107-00	1301 N HICKORY ST	09/26/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$39,900	33.28	\$99,951	\$11,022	\$108,878	\$93,609	1.163	908	\$119.91	410	116.3109	BUNGALOW	\$11,022	NORTH CENTRAL	401	
050-541-000-016-00	453 E KING ST	05/26/23	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$85,100	28.27	\$248,727	\$16,533	\$284,467	\$244,415	1.164	2,779	\$102.36	410	21.4000	TWO-STORY	\$16,533	NORTH CENTRAL	401	
050-320-000-088-00	1005 N SAGINAW ST	07/14/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,200	35.13	\$131,768	\$11,457	\$148,543	\$126,643	1.173	1,170	\$126.96	410	117.2926	BUNGALOW	\$11,022	NORTH CENTRAL	401	
050-510-000-020-00	920 ADA ST	02/26/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$69,800	36.26	\$157,575	\$11,022	\$181,478	\$154,266	1.176	1,026	\$176.88	410	13.5230	RANCH	\$11,022	NORTH CENTRAL	401	
050-060-005-008-00	502 ELIZABETH ST	06/08/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$48,600	32.62	\$122,944	\$14,178	\$134,822	\$114,491	1.178	1,348	\$100.02	410	117.7582	TWO-STORY	\$13,778	NORTH CENTRAL	401	
050-060-007-001-00	820 ADAMS ST	08/22/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$63,900	32.11	\$161,866	\$18,195	\$180,805	\$151,233	1.196	1,974	\$91.59	410	119.5542	TWO-STORY	\$16,533	NORTH CENTRAL	401	
050-470-032-019-00	124 E KING ST	09/12/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$47,800	35.43	\$109,425	\$14,676	\$120,224	\$99,736	1.205	1,493	\$80.53	410	120.5425	1.75 STORY	\$12,358	NORTH CENTRAL	401	
050-541-000-055-00	1206 N HICKORY ST	05/19/23	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$56,300	34.65	\$127,451	\$9,185	\$153,315	\$124,491	1.232	1,192	\$128.62	410	21.9614	RANCH	\$9,185	NORTH CENTRAL	401	
050-670-001-013-00	601 ADA ST	08/29/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$117,000	31.28	\$294,542	\$27,555	\$346,445	\$281,039	1.233	4,159	\$83.30	410	5.3427	TWO-STORY	\$27,555	NORTH CENTRAL	401	
050-260-000-014-00	411 E WILLIAMS ST	06/07/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,200	30.56	\$96,082	\$5,511	\$119,489	\$95,338	1.253	1,281	\$93.28	410	125.3321	TWO-STORY	\$5,511	NORTH CENTRAL	401	
050-510-000-010-00	815 CAMPBELL DR	08/25/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$69,300	30.39	\$174,181	\$7,515	\$220,485	\$175,438	1.257	1,376	\$160.24	410	125.6770	RANCH	\$7,515	NORTH CENTRAL	401	
050-470-002-001-00	421 W OLIVER ST	08/11/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$91,400	30.37	\$229,203	\$15,697	\$285,303	\$224,743	1.269	2,490	\$114.58	410	126.9462	TWO-STORY	\$10,688	NORTH CENTRAL	401	
050-470-035-002-00	305 W KING ST	09/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,900	33.47	\$128,482	\$8,350	\$161,650	\$126,455	1.278	1,248	\$129.53	410	127.8323	TWO-STORY	\$8,350	NORTH CENTRAL	401	
050-510-000-012-00	706 CAMPBELL DR	01/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$64,900	30.19	\$162,749	\$12,999	\$202,001	\$157,632	1.281	1,440	\$140.28	410	128.1475	RANCH	\$11,690	NORTH CENTRAL	401	
050-250-000-031-00	645 PINE ST	10/10/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,700	29.85	\$152,101	\$15,440	\$184,560	\$143,854	1.283	2,200	\$83.89	410	128.2970	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-470-002-009-00	416 W WILLIAMS ST	03/23/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$0	0.00	\$139,310	\$10,187	\$174,813	\$135,919	1.286	1,730	\$101.05	410	128.6156	TWO-STORY	\$10,187	NORTH CENTRAL	401	
050-240-003-018-00	643 N SAGINAW ST	11/10/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,600	33.29	\$114,544	\$11,022	\$140,978	\$108,971	1.294	1,144	\$123.23	410	129.3726	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-250-000-046-00	526 PINE ST	10/27/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$43,500	32.83	\$98,266	\$6,346	\$126,154	\$96,758	1.304	1,228	\$102.73	410	130.3811	TWO-STORY	\$6,346	NORTH CENTRAL	401	
050-541-000-031-00	617 E KING ST	08/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,900	29.59	\$107,565	\$9,185	\$135,815	\$103,558	1.311	1,290	\$105.28	410	131.1489	TWO-STORY	\$9,185	NORTH CENTRAL	401	
050-260-000-004-00	412 N HICKORY ST	09/18/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,400	32.13	\$117,613	\$7,928	\$152,072	\$115,458	1.317	1,606	\$94.69	410	131.7121	TWO-STORY	\$5,678	NORTH CENTRAL	401	
050-470-002-008-00	408 W WILLIAMS ST	09/12/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$57,600	32.00	\$130,101	\$9,519	\$170,481	\$126,928	1.343	1,275	\$133.71	410	134.3127	TWO-STORY	\$9,519	NORTH CENTRAL	401	
050-390-004-022-00	1235 N WATER ST	09/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,900	29.15	\$94,881	\$11,022	\$118,978	\$88,273	1.348	1,144	\$104.00	410	134.7847	RANCH	\$11,022	NORTH CENTRAL	401	
050-250-000-026-00	609 PINE ST	06/16/23	\$125,500	PTA	03-ARM'S LENGTH	\$125,500	\$40,300	32.11	\$91,076	\$9,185	\$116,315	\$86,201	1.349	1,195	\$97.33	410	134.9345	TWO-STORY	\$9,185	NORTH CENTRAL	401	
050-250-000-036-00	648 PINE ST	12/14/22	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$35,900	27.72	\$92,709	\$11,022	\$118,478	\$85,986	1.378	1,068	\$110.93	410	137.7870	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-111-003-003-00	540 GILBERT ST	08/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,200	30.63	\$131,329	\$15,090	\$174,910	\$122,357	1.430	1,382	\$126.56	410	142.9507	BUNGALOW	\$11,022	NORTH CENTRAL	401	
050-390-002-009-00	1211 ADAMS ST	12/11/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,300	30.20	\$105,142	\$20,108	\$129,892	\$89,509	1.451	1,088	\$119.39	410	145.1154	TWO-STORY	\$18,370	NORTH CENTRAL	401	
050-610-003-004-00	737 N PARK ST	09/22/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$46,300	28.94	\$107,934	\$11,022	\$148,978	\$102,013	1.460	875	\$170.26	410	146.0388	TWO-STORY	\$11,022	NORTH CENTRAL	401	
050-060-001-002-00	520 JENNETT ST	07/05/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,700	24.53	\$114,489	\$11,690	\$158,310	\$108,209	1.463	1,110	\$142.62	410	146.2996	TWO-STORY	\$11,690			

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	Property Class	
050-140-000-010-00	1028 N DEWEY ST	07/21/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$63,200	59.07	\$140,945	\$17,405	\$89,595	\$131,566	0.681	1,156	\$77.50	412	68.0992	RANCH	\$12,852	NORTHEAST CORNER OF CITY	401	
050-140-005-001-00	914 SUMMIT ST	04/12/23	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$69,600	58.00	\$155,161	\$24,786	\$95,214	\$138,845	0.686	1,804	\$52.78	412	76.0204	TWO-STORY	\$24,786	NORTHEAST CORNER OF CITY	401	
050-360-000-027-00	1200 N DEWEY ST	04/29/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,600	49.76	\$210,156	\$13,311	\$156,689	\$209,633	0.747	1,610	\$97.32	412	19.0682	RANCH	\$13,311	NORTHEAST CORNER OF CITY	401	
050-210-000-004-00	1101 N DEWEY ST	06/01/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,000	46.15	\$148,718	\$13,180	\$116,820	\$144,343	0.809	1,120	\$104.30	412	24.8676	RANCH	\$10,863	NORTHEAST CORNER OF CITY	401	
050-210-000-004-00	1101 N DEWEY ST	06/01/22	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$60,000	46.15	\$148,718	\$13,180	\$116,820	\$144,343	0.809	1,120	\$104.30	412	24.8676	RANCH	\$10,863	NORTHEAST CORNER OF CITY	401	
050-192-000-001-00	809 HUNTINGTON DR	10/11/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$55,100	44.44	\$136,751	\$10,251	\$113,749	\$134,718	0.844	1,072	\$106.11	412	84.4350	RANCH	\$10,251	NORTHEAST CORNER OF CITY	401	
050-196-000-010-00	909 N GOULD ST	07/31/23	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$66,500	52.36	\$136,090	\$10,098	\$116,902	\$134,177	0.871	1,082	\$108.04	412	28.0654	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-360-000-036-00	1015 KRUST DR	05/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,500	39.74	\$200,548	\$18,451	\$171,549	\$193,927	0.885	1,232	\$139.24	412	8.0019	RANCH	\$15,759	NORTHEAST CORNER OF CITY	401	
050-370-000-003-00	984 KRUST DR	08/29/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,700	41.44	\$198,919	\$14,229	\$175,671	\$196,688	0.893	1,222	\$143.76	412	6.3556	RANCH	\$14,229	NORTHEAST CORNER OF CITY	401	
050-210-000-008-00	505 MOORE ST	12/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,000	56.15	\$134,850	\$15,301	\$114,699	\$127,315	0.901	1,462	\$78.45	412	19.6588	RANCH	\$11,475	NORTHEAST CORNER OF CITY	401	
050-197-000-017-00	904 E NORTH ST	06/06/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$77,300	46.01	\$172,863	\$10,557	\$157,443	\$172,850	0.911	1,040	\$151.39	412	30.5051	RANCH	\$10,557	NORTHEAST CORNER OF CITY	401	
050-360-000-041-00	1202 KRUST DR	08/29/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$80,500	39.46	\$207,897	\$25,165	\$178,835	\$194,603	0.919	1,192	\$150.03	412	9.0446	RANCH	\$16,830	NORTHEAST CORNER OF CITY	401	
050-440-000-012-00	921 DINGWALL DR	01/10/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,300	43.31	\$130,254	\$9,293	\$120,707	\$128,819	0.937	1,250	\$96.57	412	2.7599	RANCH	\$8,415	NORTHEAST CORNER OF CITY	401	
050-192-000-010-00	1005 HUNTINGTON DR	08/29/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$165,144	\$10,098	\$154,902	\$165,118	0.938	1,164	\$133.08	412	93.8128	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-150-000-011-00	443 ABBOTT ST	07/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$7,400	39.59	\$142,504	\$10,098	\$134,902	\$141,007	0.957	1,161	\$116.19	412	95.6701	TWO-STORY	\$10,098	NORTHEAST CORNER OF CITY	401	
050-370-000-001-00	1010 KRUST DR	02/08/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$73,300	39.41	\$181,849	\$13,923	\$172,077	\$178,835	0.962	1,133	\$151.88	412	8.7808	RANCH	\$13,923	NORTHEAST CORNER OF CITY	401	
050-193-000-001-00	1409 WHITEHAVEN CT	07/18/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$61,700	30.10	\$199,898	\$12,959	\$192,041	\$199,083	0.965	1,263	\$152.05	412	96.4628	RANCH	\$10,710	NORTHEAST CORNER OF CITY	401	
050-195-000-011-00	817 STEVENS DR	04/25/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$218,929	\$10,863	\$219,137	\$221,583	0.989	1,347	\$162.69	412	98.8963	RANCH	\$10,863	NORTHEAST CORNER OF CITY	401	
050-192-000-009-00	913 HUNTINGTON DR	08/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,600	37.73	\$140,443	\$10,098	\$139,902	\$138,813	1.008	1,076	\$130.02	412	100.7848	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-140-004-008-00	815 N DEWEY ST	07/17/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$75,200	42.01	\$167,508	\$14,271	\$164,729	\$163,192	1.009	1,176	\$140.08	412	100.9420	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-191-000-005-00	813 E KING ST	02/12/24	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$70,300	41.11	\$157,147	\$9,792	\$161,208	\$156,928	1.027	1,032	\$156.21	412	102.7276	RANCH	\$9,792	NORTHEAST CORNER OF CITY	401	
050-140-004-007-00	565 ABBOTT ST	08/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,400	40.93	\$137,170	\$10,098	\$139,902	\$135,327	1.034	1,704	\$82.10	412	103.3807	TWO-STORY	\$10,098	NORTHEAST CORNER OF CITY	401	
050-193-000-001-00	1409 WHITEHAVEN CT	07/18/22	\$222,000	LC	03-ARM'S LENGTH	\$222,000	\$61,700	27.79	\$199,898	\$12,959	\$209,041	\$199,083	1.050	1,263	\$165.51	412	105.0019	RANCH	\$10,710	NORTHEAST CORNER OF CITY	401	
050-140-000-011-00	1024 N DEWEY ST	07/29/22	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$44,800	36.42	\$110,660	\$13,287	\$109,713	\$103,699	1.058	1,120	\$97.96	412	105.7999	RANCH	\$12,852	NORTHEAST CORNER OF CITY	401	
050-541-000-035-00	917 SUMMIT ST	05/24/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,100	36.07	\$134,021	\$12,699	\$137,301	\$129,203	1.063	1,029	\$133.43	412	3.4820	TWO-STORY	\$12,699	NORTHEAST CORNER OF CITY	401	
050-196-000-007-00	829 N GOULD ST	01/26/24	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$65,400	39.40	\$146,101	\$10,098	\$155,902	\$144,838	1.076	1,053	\$148.06	412	107.6388	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-197-000-013-00	1403 N GOULD ST	05/25/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,800	38.27	\$162,301	\$19,553	\$165,447	\$165,447	1.088	1,040	\$159.08	412	108.8315	RANCH	\$10,251	NORTHEAST CORNER OF CITY	401	
050-140-004-006-00	563 ABBOTT ST	10/05/22	\$146,600	WD	03-ARM'S LENGTH	\$146,600	\$51,200	34.92	\$127,014	\$10,976	\$135,624	\$123,576	1.097	1,282	\$105.79	412	109.7493	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-360-000-012-00	519 RUBELMAN DR	07/18/23	\$264,400	WD	03-ARM'S LENGTH	\$264,400	\$98,100	37.10	\$218,507	\$15,235	\$249,165	\$216,477	1.151	1,935	\$128.77	412	13.0235	RANCH	\$14,076	NORTHEAST CORNER OF CITY	401	
050-193-000-005-00	710 STEVENS DR	03/27/24	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$89,500	36.83	\$200,094	\$10,863	\$232,137	\$201,524	1.152	2,076	\$111.82	412	115.1908	TWO-STORY	\$10,863	NORTHEAST CORNER OF CITY	401	
050-210-000-011-00	1026 SUMMIT ST	10/20/23	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$147,200	33.23	\$349,271	\$23,715	\$419,285	\$346,705	1.209	4,136	\$101.37	412	120.9342	TWO-STORY	\$23,715	NORTHEAST CORNER OF CITY	401	
050-195-000-004-00	1301 HUNTINGTON DR	10/16/23	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$68,600	35.09	\$153,276	\$10,098	\$185,402	\$152,479	1.216	1,212	\$152.97	412	121.5916	RANCH	\$10,098	NORTHEAST CORNER OF CITY	401	
050-140-000-002-00	1004 SUMMIT ST	07/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,900	34.93	\$109,220	\$10,098	\$129,902	\$105,561	1.231	1,162	\$111.79	412	123.0584	TWO-STORY	\$10,098	NORTHEAST CORNER OF CITY	401	
050-280-000-003-00	1021 DINGWALL DR	06/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,600	26.44	\$139,210	\$8,262	\$171,738	\$139,455	1.231	1,123	\$152.93	412	123.1496	TRI-LEVEL	\$8,262	NORTHEAST CORNER OF CITY	401	
050-360-000-031-00	1205 KRUST DR	11/30/23	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$95,100	33.38	\$214,156	\$15,300	\$269,600	\$211,774	1.273	2,013	\$133.93	412	127.3054	RANCH	\$15,300	NORTHEAST CORNER OF CITY	401	
050-280-000-011-00	1104 DINGWALL DR	01/04/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$53,200	32.84	\$118,912	\$10,009	\$151,991	\$115,978	1.311	1,344	\$113.09	412	131.0520	TRI-LEVEL	\$8,415	NORTHEAST CORNER OF CITY	401	
050-280-000-003-00	1021 DINGWALL DR	11/21/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$62,300	31.62	\$139,210	\$8,262	\$188,738	\$139,455	1.353	1,123	\$168.07	412	135.3400	TRI-LEVEL	\$8,262	NORTHEAST CORNER OF CITY	401	
050-210-000-010-00	1040 SUMMIT ST	09/08/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$49,300	29.52	\$112,472	\$11,475	\$155,525	\$107,558	1.446	1,220	\$127.48	412	144.5964	RANCH	\$11,475	NORTHEAST CORNER OF CITY	401	
Totals:			\$6,770,300			\$6,770,300	\$2,614,200		\$6,266,785		\$6,270,004	\$6,141,096			\$124.90		0.0227					
								Sale. Ratio =>	38.61				E.C.F. =>	1.021	Std. Deviation=>		0.179772433					
								Std. Dev. =>	7.78				Ave. E.C.F. =>	1.021	Ave. Variance=>		76.2882	Coefficient of Var=>		74.73640419		

Final conclusion of rate to be used: 1.021
412 Northeast Corner of City

415 Austin Riverfront Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
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	6.5837	CONDO	\$14,779	AUSTIN RIVERFRONT CONDOS	407	
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	0.0427	CONDO	\$14,779	AUSTIN RIVERFRONT CONDOS	407	
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	112.8307	CONDO	\$14,779	AUSTIN RIVERFRONT CONDOS	407	
Totals:			\$665,300			\$665,300	\$301,600		\$614,362		\$620,963	\$588,869			\$136.52		0.2514					
								Sale. Ratio =>	45.33				E.C.F. =>	1.055	Std. Deviation=>		0.06986732					
								Std. Dev. =>	2.76				Ave. E.C.F. =>	1.057	Ave. Variance=>		39.8190	Coefficient of Var=>	37.67117417			

Final conclusion of rate to be used: 1.057
 Used expanded sales range from 4/1/2020 through 3/31/2024
 415 Austin Riverfront Condos

416 Meadows Multi-Family

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
050-425-000-025-00	1512 HIAWATHA DR	09/08/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$62,500	34.74	\$133,942	\$22,500	\$157,400	\$114,534	1.374	1,006	\$156.46	416	31.9417	CONDO	\$22,500	MEADOWS MULTI-FAMILY	401		
050-425-000-027-00	1514 HIAWATHA DR	07/11/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$68,400	42.22	\$146,023	\$22,500	\$139,500	\$126,951	1.099	1,115	\$125.11	416	4.4009	CONDO	\$22,500	MEADOWS MULTI-FAMILY	401		
050-425-000-029-00	1518 HIAWATHA DR	06/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,400	32.69	\$153,268	\$22,500	\$122,500	\$134,397	0.911	1,360	\$90.07	416	14.3362	CONDO	\$22,500	MEADOWS MULTI-FAMILY	401		
050-425-000-031-00	1500 HIAWATHA DR	06/23/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$80,400	40.22	\$200,143	\$22,500	\$177,400	\$182,572	0.972	1,456	\$121.84	416	8.3173	CONDO	\$22,500	MEADOWS MULTI-FAMILY	401		
050-425-000-033-00	1504 HIAWATHA DR	09/20/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$75,900	41.70	\$191,565	\$22,500	\$159,500	\$173,756	0.918	1,344	\$118.68	416	13.6891	CONDO	\$22,500	MEADOWS MULTI-FAMILY	401		
Totals:			\$868,800			\$868,800	\$334,600		\$824,941		\$756,300	\$732,211			\$122.43		2.1943						
								Sale. Ratio =>	38.51					E.C.F. =>	1.033	Std. Deviation=>		0.1937611					
								Std. Dev. =>	4.32					Ave. E.C.F. =>	1.055	Ave. Variance=>		14.5370	Coefficient of Var=>		13.78125081		

Final conclusion of rate to be used: 1.055
 416 Meadows Multi-Family

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
050-750-000-013-00	1457 N MALLARD CIRCLE	08/11/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$79,300	33.06	\$225,752	\$21,000	\$218,900	\$170,769	1.282	1,266	\$172.91	417	128.1849	CONDO	\$21,000	WOODLAND TRAILS CONE	407	
050-750-000-008-00	1471 N MALLARD CIRCLE	02/23/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$73,100	31.80	\$212,195	\$21,000	\$208,900	\$159,462	1.310	1,091	\$191.48	417	131.0030	CONDO	\$21,000	WOODLAND TRAILS CONE	407	
050-750-000-040-00	1486 N MALLARD CIRCLE	11/11/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,400	37.40	\$167,472	\$35,470	\$179,530	\$120,330	1.492	1,404	\$127.87	417	149.1980	CONDO	\$35,470	WOODLAND TRAILS CONE	407	
Totals:			\$684,800			\$684,800	\$232,800		\$605,419		\$607,330	\$450,561			\$164.08		1.3345					
								Sale. Ratio =>	34.00			E.C.F. =>	1.348	Std. Deviation=>		0.11405817						
								Std. Dev. =>	2.94			Ave. E.C.F. =>	1.361	Ave. Variance=>		136.1286	Coefficient of Var=>		100			

Final conclusion of rate to be used: 1.361
 Used expanded sales range from 4/1/2020 through 3/31/2024
 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	Property Class	
050-751-000-016-00	1251 JACKSON DR	06/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,400	40.56	\$256,506	\$25,000	\$225,000	\$209,318	1.075	1,474	\$152.65	419	107.4918	TWO-STORY	\$25,000	OSBURN SITE CONDOS	407	
050-751-000-030-00	1391 JACKSON DR	01/29/24	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$159,500	45.97	\$355,620	\$27,612	\$319,388	\$296,571	1.077	1,674	\$190.79	419	107.6934	ONE-STORY	\$25,000	OSBURN SITE CONDOS	407	
050-751-000-074-00	1161 BEECH ST	05/05/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$100,100	45.92	\$222,093	\$26,926	\$191,074	\$176,462	1.083	1,172	\$163.03	419	108.2805	ONE-STORY	\$25,000	OSBURN SITE CONDOS	407	
050-751-000-041-00	1430 JACKSON DR	09/18/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$195,300	45.42	\$436,300	\$26,181	\$403,819	\$370,813	1.089	3,031	\$133.23	419	108.9010	TWO-STORY	\$25,000	OSBURN SITE CONDOS	407	
050-751-000-025-00	1341 JACKSON DR	04/25/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$126,800	40.64	\$253,538	\$29,605	\$282,395	\$202,471	1.395	1,500	\$188.26	419	139.4743	TWO-STORY	\$25,000	OSBURN SITE CONDOS	407	
Totals:			\$1,557,000			\$1,557,000	\$683,100		\$1,524,057		\$1,421,676	\$1,255,636			\$165.59		1.1446					
								Sale. Ratio =>	43.87				E.C.F. =>	1.132	Std. Deviation=>		0.140454684					
								Std. Dev. =>	2.84				Ave. E.C.F. =>	1.144	Ave. Variance=>		114.3682	Coefficient of Var=>	100			

Final conclusion of rate to be used: 1.144
 Used expanded sales range from 4/1/2022 through 8/28/2024
 419 Osburn Site 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	Property Class		
050-670-004-004-00	635 THIRD ST	03/08/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,900	55.38	\$296,606	\$22,568	\$217,432	\$288,461	0.754	2,272	\$95.70	420	29.7192	TWO-STORY	\$22,568	RIVER HOSPITAL	401		
050-537-000-004-00	524 N CHIPMAN ST	09/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,300	49.23	\$189,729	\$12,740	\$142,260	\$186,304	0.764	912	\$155.99	420	47.4596	RANCH	\$12,740	RIVER HOSPITAL	401		
050-170-004-009-00	411 CURWOOD DR	03/30/23	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$173,600	49.60	\$394,547	\$26,013	\$323,987	\$387,931	0.835	2,030	\$159.60	420	83.5168	CUSTOM	\$21,840	RIVER HOSPITAL	401		
050-690-000-028-00	704 N CHIPMAN ST	06/16/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$151,200	51.43	\$328,635	\$13,650	\$280,350	\$331,563	0.846	2,871	\$97.65	420	5.4645	TWO-STORY	\$13,650	RIVER HOSPITAL	401		
050-522-000-004-00	1208 RIVERSIDE DR	08/30/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,900	47.86	\$529,881	\$32,122	\$462,878	\$523,957	0.883	3,634	\$127.37	420	88.3428	TWO-STORY	\$21,840	RIVER HOSPITAL	401		
050-670-004-008-00	614 FIFTH ST	05/26/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$126,200	47.09	\$281,773	\$19,110	\$248,890	\$276,487	0.900	2,222	\$112.01	420	27.8154	TWO-STORY	\$19,110	RIVER HOSPITAL	401		
050-670-001-005-00	717 W KING ST	06/29/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$81,700	46.03	\$182,758	\$8,827	\$168,673	\$183,085	0.921	1,895	\$89.01	420	10.2753	TWO-STORY	\$8,827	RIVER HOSPITAL	401		
050-670-006-001-00	625 SEVENTH ST	10/04/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$102,600	39.16	\$254,416	\$24,024	\$237,976	\$242,518	0.981	2,193	\$108.52	420	19.7068	TWO-STORY	\$24,024	RIVER HOSPITAL	401		
050-520-000-006-00	1120 RIVERSIDE DR	06/02/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$158,500	40.75	\$353,992	\$24,570	\$364,430	\$346,760	1.051	2,520	\$144.62	420	105.0957	RANCH	\$24,570	RIVER HOSPITAL	401		
050-670-004-001-00	645 THIRD ST	08/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$233,525	\$31,486	\$228,514	\$212,673	1.074	1,831	\$124.80	420	107.4487	CUSTOM	\$31,486	RIVER HOSPITAL	401		
050-670-002-019-00	806 W OLIVER ST	06/17/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$94,600	35.70	\$235,325	\$14,194	\$250,806	\$232,769	1.077	1,920	\$130.63	420	3.6684	TWO-STORY	\$12,194	RIVER HOSPITAL	401		
050-670-001-010-00	626 CLARK ST	11/20/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$97,700	37.72	\$227,435	\$16,611	\$242,389	\$221,920	1.092	1,792	\$135.26	420	109.2236	TWO-STORY	\$12,012	RIVER HOSPITAL	401		
050-522-000-003-00	1132 RIVERSIDE DR	11/30/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$127,200	35.33	\$301,801	\$35,892	\$324,108	\$279,904	1.158	2,091	\$155.00	420	115.7925	TWO-STORY	\$23,296	RIVER HOSPITAL	401		
050-660-003-012-00	715 LEE ST	03/13/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$73,500	30.00	\$200,063	\$13,104	\$231,896	\$196,799	1.178	1,612	\$143.86	420	117.8340	TWO-STORY	\$13,104	RIVER HOSPITAL	401		
050-690-000-026-00	710 N CHIPMAN ST	08/16/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$108,700	32.45	\$268,995	\$24,934	\$310,066	\$256,906	1.207	1,624	\$190.93	420	12.0716	RANCH	\$24,934	RIVER HOSPITAL	401		
050-170-003-004-00	440 CURWOOD DR	05/25/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$92,300	35.23	\$206,144	\$13,214	\$248,786	\$203,084	1.225	1,433	\$173.61	420	122.5039	TWO-STORY	\$12,012	RIVER HOSPITAL	401		
050-522-000-007-00	1131 RIVERSIDE DR	03/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,500	31.57	\$273,833	\$22,750	\$327,250	\$264,298	1.238	2,106	\$155.39	420	123.8186	RANCH	\$22,750	RIVER HOSPITAL	401		
050-522-000-006-00	1201 RIVERSIDE DR	12/01/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$119,900	33.77	\$273,031	\$23,296	\$331,704	\$262,879	1.262	2,168	\$153.00	420	126.1813	TWO-STORY	\$23,296	RIVER HOSPITAL	401		
050-670-006-001-00	625 SEVENTH ST	11/10/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$113,900	32.92	\$254,416	\$24,024	\$321,976	\$242,518	1.328	2,193	\$146.82	420	132.7638	TWO-STORY	\$24,024	RIVER HOSPITAL	401		
Totals:			\$5,667,500			\$5,667,500	\$2,283,400		\$5,286,905		\$5,264,371	\$5,140,817			\$136.83		1.6769						
								Sale. Ratio =>	40.29					E.C.F. =>	1.024	Std. Deviation=>		0.1781855					
								Std. Dev. =>	7.72					Ave. E.C.F. =>	1.041	Ave. Variance=>		73.0896	Coefficient of Var=>		70.22422683		

Final conclusion of rate to be used: 1.041
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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
050-010-017-035-00	626 ALGER AVE	02/15/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$18,900	105.00	\$46,705	\$7,427	\$10,573	\$43,353	0.244	755	\$14.00	450	#REF!	BUNGALOW	\$6,060		SOUTH SIDE OF CITY	401
050-113-010-004-00	1408 W STEWART ST	10/17/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$41,200	137.33	\$91,796	\$4,444	\$25,556	\$96,415	0.265	1,269	\$20.14	450	108.4339	1.5 STORY	\$4,444		SOUTH SIDE OF CITY	401
050-220-000-071-00	1501 LYNN ST	05/13/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$23,800	95.20	\$63,146	\$5,555	\$19,445	\$63,566	0.306	882	\$22.05	450	90.8913	BUNGALOW	\$5,555		SOUTH SIDE OF CITY	401
050-010-024-008-00	524 HARRISON AVE	05/03/23	\$37,000	CD	03-ARM'S LENGTH	\$37,000	\$34,700	93.78	\$77,577	\$5,050	\$31,950	\$80,251	0.398	1,200	\$26.63	450	#REF!	BUNGALOW	\$5,050		SOUTH SIDE OF CITY	401
050-270-000-033-00	1440 PEARCE ST	02/08/23	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$71,800	77.62	\$179,593	\$8,787	\$83,713	\$188,528	0.444	2,304	\$36.33	450	74.8081	ONE-STORY	\$7,878		SOUTH SIDE OF CITY	401
050-420-007-009-00	719 LINGLE AVE	01/19/24	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$18,100	78.70	\$40,171	\$4,545	\$18,455	\$39,322	0.469	724	\$25.49	450	59.0903	BUNGALOW	\$4,545		SOUTH SIDE OF CITY	401
050-602-009-004-00	1307 HENRY ST	02/07/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$20,500	68.33	\$45,118	\$10,625	\$19,375	\$38,072	0.509	468	\$41.40	450	40.5088	BUNGALOW	\$8,383		SOUTH SIDE OF CITY	401
050-430-000-024-00	414 HUGGINS ST	10/26/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$34,000	68.00	\$82,450	\$5,050	\$44,950	\$85,430	0.526	1,192	\$37.71	450	51.0089	TWO-STORY	\$5,050		SOUTH SIDE OF CITY	401
050-010-017-035-00	626 ALGER AVE	03/17/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$18,900	59.06	\$46,705	\$7,427	\$24,573	\$43,353	0.567	755	\$32.55	450	56.6809	BUNGALOW	\$6,060		SOUTH SIDE OF CITY	401
050-113-014-012-00	303 ROBBINS ST	02/14/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$73,300	63.74	\$162,289	\$22,590	\$92,410	\$154,193	0.599	1,456	\$63.47	450	#REF!	1.75 STORY	\$19,291		SOUTH SIDE OF CITY	401
050-010-017-005-00	751 WOODLAWN AVE	08/14/23	\$60,000	CD	03-ARM'S LENGTH	\$60,000	\$39,000	65.00	\$86,770	\$8,060	\$53,940	\$89,084	0.605	1,202	\$44.88	450	60.5497	TWO-STORY	\$6,060		SOUTH SIDE OF CITY	401
050-490-000-072-00	215 HOYT ST	04/08/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$39,400	57.94	\$97,716	\$8,080	\$59,920	\$98,936	0.606	954	\$62.81	450	39.5608	BUNGALOW	\$8,080		SOUTH SIDE OF CITY	401
050-602-013-001-00	902 NAFUS ST	04/14/22	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$39,900	54.29	\$105,346	\$8,654	\$64,846	\$106,724	0.608	1,216	\$53.33	450	30.6409	BUNGALOW	\$6,666		SOUTH SIDE OF CITY	401
050-420-003-012-00	620 LINGLE AVE	06/15/23	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$42,200	69.18	\$87,620	\$6,060	\$54,940	\$90,022	0.610	1,322	\$41.56	450	52.7104	TWO-STORY	\$6,060		SOUTH SIDE OF CITY	401
050-010-003-001-00	912 GLENWOOD AVE	05/12/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$41,700	56.35	\$103,529	\$9,874	\$64,126	\$103,372	0.620	1,248	\$51.38	450	62.0342	RANCH	\$9,191		SOUTH SIDE OF CITY	401
050-651-006-008-00	319 MICHIGAN AVE	12/07/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$42,700	55.45	\$109,526	\$4,444	\$72,556	\$115,985	0.626	1,456	\$49.83	450	22.3108	TWO-STORY	\$4,444		SOUTH SIDE OF CITY	401
050-570-000-010-00	712 ISHAM ST	08/14/23	\$61,300	MLC	03-ARM'S LENGTH	\$61,300	\$34,400	56.12	\$82,566	\$9,647	\$51,653	\$80,485	0.642	896	\$57.65	450	33.6520	BUNGALOW	\$6,060		SOUTH SIDE OF CITY	401
050-010-033-015-00	612 FRAZER AVE	09/30/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$42,000	53.85	\$104,475	\$11,991	\$66,009	\$102,079	0.647	988	\$66.81	450	64.6643	RANCH	\$6,666		SOUTH SIDE OF CITY	401
050-114-004-002-00	1021 CLYDE ST	06/24/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$45,700	54.40	\$114,011	\$6,666	\$77,334	\$118,482	0.653	880	\$87.88	450	69.6696	BUNGALOW	\$6,666		SOUTH SIDE OF CITY	401
050-546-000-015-00	1434 LYNN ST	05/27/22	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$34,700	53.38	\$86,473	\$5,959	\$59,041	\$88,868	0.664	940	\$62.81	450	34.2311	ONE-STORY	\$5,959		SOUTH SIDE OF CITY	401
050-270-000-120-00	1104 WALNUT ST	09/09/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,600	53.25	\$105,893	\$8,080	\$71,920	\$107,961	0.666	1,008	\$71.35	450	59.4392	BUNGALOW	\$8,080		SOUTH SIDE OF CITY	401
050-115-001-006-00	411 W STEWART ST	07/26/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$42,800	52.84	\$106,602	\$7,622	\$73,378	\$109,249	0.672	1,144	\$64.14	450	68.0537	TWO-STORY	\$5,252		SOUTH SIDE OF CITY	401
050-673-005-003-00	603 FLETCHER ST	05/23/22	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$32,200	49.54	\$85,752	\$4,545	\$60,455	\$89,632	0.674	1,240	\$48.75	450	11.2989	TWO-STORY	\$4,545		SOUTH SIDE OF CITY	401
050-602-040-007-00	1408 S CHIPMAN ST	09/08/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$80,700	57.64	\$179,227	\$20,321	\$119,679	\$175,393	0.682	1,529	\$78.27	450	22.6021	RANCH	\$13,332		SOUTH SIDE OF CITY	401
050-673-004-013-00	546 RYAN ST	06/30/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,300	48.40	\$97,383	\$5,050	\$69,950	\$101,913	0.686	1,014	\$68.98	450	12.8043	TWO-STORY	\$5,050		SOUTH SIDE OF CITY	401
050-490-000-064-00	125 HOYT ST	08/25/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,800	49.26	\$116,586	\$9,178	\$85,822	\$118,552	0.724	1,676	\$51.21	450	33.3302	TWO-STORY	\$8,484		SOUTH SIDE OF CITY	401
050-652-004-008-00	701 S PARK ST	01/22/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$183,883	\$9,999	\$140,001	\$191,925	0.729	1,232	\$113.64	450	15.2105	ONE-STORY	\$9,999		SOUTH SIDE OF CITY	401
050-180-002-020-00	218 S OAK ST	06/22/22	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$35,500	44.43	\$94,330	\$7,963	\$71,937	\$95,328	0.755	1,488	\$48.34	450	61.1044	DUPLEX	\$4,949		SOUTH SIDE OF CITY	401
050-490-000-055-00	1620 W MAIN ST	08/20/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,800	46.82	\$99,465	\$4,444	\$80,556	\$104,880	0.768	1,014	\$79.44	450	30.2920	BUNGALOW	\$4,444		SOUTH SIDE OF CITY	401
050-602-016-010-00	1304 FREEMAN ST	05/23/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$52,400	45.96	\$130,642	\$10,717	\$103,283	\$132,368	0.780	1,032	\$100.08	450	15.9566	ONE-STORY	\$6,666		SOUTH SIDE OF CITY	401
050-114-002-005-00	905 STATE ST	04/18/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,200	44.95	\$119,361	\$9,595	\$95,405	\$121,155	0.787	1,524	\$62.60	450	#REF!	ONE-STORY	\$9,595		SOUTH SIDE OF CITY	401
050-490-000-030-00	301 LAFAYETTE BLVD	05/17/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,300	45.20	\$136,072	\$8,943	\$111,057	\$140,319	0.791	1,280	\$86.76	450	31.6645	RANCH	\$8,080		SOUTH SIDE OF CITY	401
050-420-002-005-00	615 DIVISION ST	11/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,900	44.26	\$129,284	\$6,060	\$108,940	\$136,009	0.801	1,574	\$69.21	450	43.7024	TWO-STORY	\$6,060		SOUTH SIDE OF CITY	401
050-113-017-001-00	300 ROBBINS ST	12/05/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,600	45.60	\$110,496	\$6,666	\$93,334	\$114,603	0.814	1,314	\$71.03	450	#REF!	1.5 STORY	\$6,666		SOUTH SIDE OF CITY	401
050-090-002-012-00	1429 CLEVELAND ST	08/29/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$68,900	48.87	\$154,648	\$4,372	\$136,628	\$165,868	0.824	1,932	\$70.72	450	82.3717	BUNGALOW	\$3,333		SOUTH SIDE OF CITY	401
050-270-000-110-00	1236 WALNUT ST	01/25/24	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$28,800	48.81	\$63,980	\$6,994	\$52,006	\$62,898	0.827	624	\$83.34	450	51.9644	BUNGALOW	\$4,040		SOUTH SIDE OF CITY	401
050-113-003-018-00	520 S CEDAR ST	02/23/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,000	48.70	\$124,878	\$6,666	\$108,334	\$130,477	0.830	1,270	\$85.30	450	83.0293	TWO-STORY	\$6,666		SOUTH SIDE OF CITY	401
050-490-000-090-00	323 N BROOKS ST	01/12/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,200	47.36	\$133,833	\$17,871	\$107,129	\$127,993	0.837	1,107	\$96.77	450	25.4399	TWO-STORY	\$12,726		SOUTH SIDE OF CITY	401
050-570-000-008-00	704 ISHAM ST	07/12/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,000	48.18	\$118,164	\$6,998	\$103,002	\$122,700	0.839	1,220	\$84.43	450	21.6097	BUNGALOW	\$6,060		SOUTH SIDE OF CITY	401
050-420-005-015-00	716 GRAND AVE	09/27/23	\$85,000	CD	03-ARM'S LENGTH	\$85,000	\$41,000	48.24	\$91,371	\$4,040	\$80,960	\$96,392	0.840	1,020	\$79.37	450	39.8096	BUNGALOW	\$4,040		SOUTH SIDE OF CITY	401
050-113-012-002-00	515 S CHIPMAN ST	03/29/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$42,100	40.87	\$110,269	\$8,585	\$94,415	\$112,234	0.841	912	\$103.53	450	84.1234	BUNGALOW	\$8,585		SOUTH SIDE OF CITY	401
050-270-000-123-00	1012 WALNUT ST	03/25/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,700	47.70	\$106,115	\$9,471	\$90,529	\$106,671	0.849	944	\$95.90	450	50.3518	BUNGALOW	\$8,080		SOUTH SIDE OF CITY	401
050-602-005-006-00	815 NAFUS ST	09/30/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$47,600	42.50	\$118,559	\$8,332	\$103,668	\$121,663	0.852	1,368	\$75.78	450	18.4159	ONE-STORY	\$6,666		SOUTH SIDE OF CITY	401
050-114-003-002-00	1105 CLYDE ST	06/14/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,800	46.76	\$151,023	\$9,393	\$136,607	\$156,325	0.867	1,176	\$115.31	450	#REF!	RANCH	\$9,393		SOUTH SIDE OF CITY	401
050-270-000-147-00	508 HAMPTON AVE	12/12/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$26,700	41.72	\$66,516	\$5,022	\$58,978	\$67,874	0.869	652	\$90.46	450	48.3261	BUNGALOW	\$4,242		SOUTH SIDE OF CITY	401
050-490-000-037-00	337 LAFAYETTE BLVD	10/19/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,900	46.57	\$108,947	\$6,060	\$98,940	\$113,562	0.871	864	\$114.51	450	27.9717	BUNGALOW	\$6,060		SOUTH SIDE OF CITY	401
050-652-008-003-00	806 DIVISION ST	07/12/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,300	47.07	\$77,083	\$4,040	\$70,960	\$80,621	0.880	1,332	\$53.27	450	4.0895	TWO-STORY	\$4,040		SOUTH SIDE OF CITY	401
050-010-033-027-00	707 WRIGHT AVE	05/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$61,512	\$5,456	\$54,544	\$61,872	0.882	572	\$95.36	450	88.1562	BUNGALOW	\$5,050		SOUTH SIDE OF CITY	401
050-270-000-146-00	515 CLYDE ST	09/06/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$61,504	\$4,242	\$55,758	\$63,203	0.882	720	\$77.44	450	#REF!	BUNGALOW</				

050-114-001-017-00	925 S CHIPMAN ST	05/26/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,300	35.91	\$91,783	\$8,698	\$106,302	\$91,705	1.159	1,076	\$98.79	450	115.9170	1.75 STORY	\$6,666	SOUTH SIDE OF CITY	401
050-602-014-012-00	1020 TRACY ST	04/29/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,000	32.17	\$91,840	\$9,678	\$105,322	\$90,687	1.161	864	\$121.90	450	#REF!	BUNGALOW	\$6,666	SOUTH SIDE OF CITY	401
050-420-011-021-00	833 BROADWAY AVE	10/17/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$38,300	31.65	\$95,567	\$6,060	\$114,940	\$98,794	1.163	1,080	\$106.43	450	116.3436	RANCH	\$6,060	SOUTH SIDE OF CITY	401
050-500-002-007-00	246 GUTE ST	11/18/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,300	31.92	\$95,126	\$10,585	\$109,415	\$93,312	1.173	838	\$130.57	450	117.2567	BUNGALOW	\$7,676	SOUTH SIDE OF CITY	401
050-340-005-012-00	622 KEYTE ST	08/31/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$55,600	34.53	\$124,092	\$5,555	\$155,445	\$130,836	1.188	1,633	\$95.19	450	118.8095	TWO-STORY	\$5,555	SOUTH SIDE OF CITY	401
050-602-004-014-00	820 HAMMONT ST	05/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$34,900	25.85	\$104,623	\$7,386	\$127,614	\$107,326	1.189	960	\$132.93	450	118.9036	ONE-STORY	\$6,666	SOUTH SIDE OF CITY	401
050-673-005-016-00	722 RYAN ST	07/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$34,500	30.80	\$86,210	\$4,545	\$107,455	\$90,138	1.192	724	\$148.42	450	4.5398	BUNGALOW	\$4,545	SOUTH SIDE OF CITY	401
050-602-031-007-00	1329 CARR ST	04/12/23	\$138,900	WD	03-ARM'S LENGTH	\$138,900	\$48,500	34.92	\$107,400	\$12,978	\$125,922	\$104,219	1.208	1,024	\$122.97	450	#REF!	ONE-STORY	\$9,262	SOUTH SIDE OF CITY	401
050-490-000-006-00	314 N CHESTNUT ST	07/11/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$42,400	29.04	\$110,683	\$7,070	\$138,930	\$114,363	1.215	960	\$144.72	450	121.4815	ONE-STORY	\$7,070	SOUTH SIDE OF CITY	401
050-113-014-010-00	211 ROBBINS ST	01/24/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$52,800	34.74	\$116,968	\$14,847	\$137,153	\$112,716	1.217	1,092	\$125.60	450	121.6798	1.75 STORY	\$14,847	SOUTH SIDE OF CITY	401
050-010-018-003-00	754 WOODLAWN AVE	06/24/22	\$130,200	WD	03-ARM'S LENGTH	\$130,200	\$37,000	28.42	\$98,154	\$6,060	\$124,140	\$101,649	1.221	1,225	\$101.34	450	122.1261	BUNGALOW	\$6,060	SOUTH SIDE OF CITY	401
050-601-000-003-00	421 GRACE ST	08/01/23	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$45,800	33.68	\$102,458	\$8,177	\$127,823	\$104,063	1.228	1,113	\$114.85	450	122.8324	TWO-STORY	\$5,050	SOUTH SIDE OF CITY	401
050-622-001-009-00	911 W STEWART ST	11/06/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,100	31.10	\$74,997	\$6,666	\$93,334	\$75,421	1.238	924	\$101.01	450	#REF!	1.5 STORY	\$6,666	SOUTH SIDE OF CITY	401
050-340-005-014-00	702 KEYTE ST	10/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,500	30.00	\$85,785	\$6,060	\$108,940	\$87,997	1.238	884	\$123.24	450	123.8001	BUNGALOW	\$6,060	SOUTH SIDE OF CITY	401
050-602-016-009-00	1300 FREEMAN ST	04/08/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,000	30.13	\$116,815	\$10,479	\$145,521	\$117,369	1.240	1,244	\$116.98	450	#REF!	1.75 STORY	\$8,383	SOUTH SIDE OF CITY	401
050-602-018-010-00	1518 FREEMAN ST	03/15/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$23,600	30.26	\$58,370	\$7,297	\$70,703	\$56,372	1.254	636	\$111.17	450	#REF!	BUNGALOW	\$6,666	SOUTH SIDE OF CITY	401
050-621-001-004-00	1014 LYNN ST	10/10/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$32,400	23.14	\$103,056	\$7,739	\$132,261	\$105,206	1.257	1,382	\$95.70	450	#REF!	1.75 STORY	\$5,656	SOUTH SIDE OF CITY	401
050-546-000-043-00	1634 LYNN ST	03/27/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$76,400	32.79	\$170,204	\$9,741	\$223,259	\$177,111	1.261	1,848	\$120.81	450	126.0556	1.5 STORY	\$7,715	SOUTH SIDE OF CITY	401
050-602-032-009-00	1320 CARR ST	03/28/23	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$28,000	28.03	\$73,527	\$7,070	\$92,830	\$73,352	1.266	1,022	\$90.83	450	#REF!	BUNGALOW	\$7,070	SOUTH SIDE OF CITY	401
050-430-000-004-00	423 HAMBLIN ST	09/30/22	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$25,800	29.32	\$64,799	\$6,780	\$81,220	\$64,039	1.268	912	\$89.06	450	126.8297	BUNGALOW	\$4,646	SOUTH SIDE OF CITY	401
050-114-001-014-00	914 STATE ST	02/29/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,400	32.62	\$94,393	\$6,666	\$123,334	\$96,829	1.274	938	\$131.49	450	127.3731	ONE-STORY	\$6,666	SOUTH SIDE OF CITY	401
050-113-016-011-00	1410 LYNN ST	12/15/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$34,300	32.67	\$76,391	\$6,666	\$98,334	\$76,959	1.278	740	\$132.88	450	127.7743	BUNGALOW	\$6,666	SOUTH SIDE OF CITY	401
050-420-006-015-00	728 LINGLE AVE	04/03/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$33,100	30.12	\$79,645	\$8,166	\$101,734	\$78,895	1.289	784	\$129.76	450	128.9484	1.5 STORY	\$6,060	SOUTH SIDE OF CITY	401
050-270-000-043-00	1300 PEARCE ST	12/12/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$21,800	31.14	\$51,670	\$9,589	\$60,411	\$46,447	1.301	529	\$114.20	450	130.0643	BUNGALOW	\$7,878	SOUTH SIDE OF CITY	401
050-680-002-002-00	429 E HOWARD ST	06/28/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$26,100	29.03	\$64,539	\$7,113	\$82,787	\$63,384	1.306	923	\$89.69	450	0.4485	BUNGALOW	\$6,666	SOUTH SIDE OF CITY	401
050-420-007-016-00	742 BROADWAY AVE	06/26/23	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$37,600	31.89	\$83,635	\$6,060	\$111,840	\$85,624	1.306	1,006	\$111.17	450	130.6182	TWO-STORY	\$6,060	SOUTH SIDE OF CITY	401
050-570-000-004-00	713 ISHAM ST	08/22/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$99,596	\$8,928	\$131,072	\$100,075	1.310	840	\$156.04	450	130.9737	BUNGALOW	\$6,060	SOUTH SIDE OF CITY	401
050-113-018-004-00	409 ROBBINS ST	08/05/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$29,800	28.38	\$74,144	\$5,050	\$99,950	\$76,263	1.311	988	\$101.16	450	131.0601	1.5 STORY	\$5,050	SOUTH SIDE OF CITY	401
050-602-016-009-00	1300 FREEMAN ST	10/20/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,500	31.82	\$116,815	\$10,479	\$154,521	\$117,369	1.317	1,244	\$124.21	450	131.6544	1.75 STORY	\$8,383	SOUTH SIDE OF CITY	401
050-340-003-019-00	1302 BROADWAY AVE	09/29/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$37,100	31.18	\$84,705	\$9,288	\$109,712	\$83,242	1.318	924	\$118.74	450	131.7993	TWO-STORY	\$5,050	SOUTH SIDE OF CITY	401
050-010-016-018-00	608 GLENWOOD AVE	09/08/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,200	28.00	\$81,202	\$8,060	\$106,940	\$80,731	1.325	1,197	\$89.34	450	132.4651	TWO-STORY	\$6,060	SOUTH SIDE OF CITY	401
050-220-000-023-00	1631 W MAIN ST	07/19/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$34,400	27.74	\$86,007	\$6,565	\$117,435	\$87,684	1.339	1,004	\$116.97	450	133.9293	RANCH	\$6,565	SOUTH SIDE OF CITY	401
050-602-009-008-00	917 GEORGE ST	07/24/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,300	30.55	\$100,230	\$6,666	\$138,334	\$103,272	1.340	1,026	\$134.83	450	133.9517	ONE-STORY	\$6,666	SOUTH SIDE OF CITY	401
050-420-002-017-00	616 GRAND AVE	09/27/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$39,300	25.35	\$106,793	\$7,636	\$147,364	\$109,445	1.346	1,216	\$121.19	450	134.6469	TWO-STORY	\$6,060	SOUTH SIDE OF CITY	401
050-070-003-005-00	717 AMENT ST	03/25/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,800	30.96	\$92,943	\$6,666	\$128,334	\$95,228	1.348	954	\$134.52	450	134.7643	ONE-STORY	\$6,666	SOUTH SIDE OF CITY	401
050-602-008-003-00	1012 S CHIPMAN ST	01/30/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,800	28.91	\$76,510	\$8,080	\$101,920	\$75,530	1.349	1,044	\$97.62	450	134.9401	RANCH	\$8,080	SOUTH SIDE OF CITY	401
050-652-010-008-00	926 S SAGINAW ST	11/04/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$35,800	25.94	\$94,762	\$6,666	\$131,334	\$97,236	1.351	960	\$136.81	450	#REF!	RANCH	\$6,666	SOUTH SIDE OF CITY	401
050-490-000-073-00	219 HOYT ST	08/10/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,600	28.00	\$48,633	\$5,247	\$64,753	\$47,887	1.352	664	\$97.52	450	135.2192	BUNGALOW	\$4,040	SOUTH SIDE OF CITY	401
050-115-001-011-00	901 S SHIAWASSEE ST	05/30/23	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$40,200	30.23	\$89,732	\$4,452	\$128,548	\$94,128	1.366	1,065	\$120.70	450	136.5672	TWO-STORY	\$3,333	SOUTH SIDE OF CITY	401
Totals:			\$19,467,705			\$19,467,705	\$7,463,300		\$18,208,234		\$18,026,229	\$18,520,973			\$92.68				0.4279		
						Sale. Ratio =>	38.34				E.C.F. =>	0.973			Std. Deviation=>	0.232273061					
						Std. Dev. =>	14.82				Ave. E.C.F. =>	0.978			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Final conclusion of rate to be used: .973
450 South Side of City

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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
050-470-009-010-00	314 N SAGINAW ST	06/24/22	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$48,100	96.20	\$119,642	\$7,012	\$42,988	\$124,591	0.345	1,757	\$24.47	460	72.5199	TWO-STORY		\$6,732		CENTRAL CITY	401
050-470-013-016-00	210 W MASON ST	03/24/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$37,400	93.50	\$93,466	\$3,468	\$36,532	\$99,555	0.367	1,229	\$29.72	460	66.3828	DUPLEX		\$3,468		CENTRAL CITY	401
050-660-007-019-00	1120 BEEHLER ST	10/25/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$39,600	79.20	\$98,665	\$4,998	\$45,002	\$103,614	0.434	1,376	\$32.70	460	29.4023	ONE-STORY		\$4,998		CENTRAL CITY	401
050-580-000-016-00	120 OAKWOOD AVE	08/03/23	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$36,600	81.33	\$81,536	\$4,794	\$40,206	\$84,892	0.474	912	\$44.09	460	51.2897	BUNGALOW		\$4,794		CENTRAL CITY	401
050-470-009-017-00	317 E MASON ST	09/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$39,000	78.00	\$86,900	\$3,876	\$46,124	\$91,841	0.502	1,210	\$38.12	460	58.1034	TWO-STORY		\$3,876		CENTRAL CITY	401
050-666-000-026-00	113 N OAK ST	01/09/24	\$57,900	CD	03-ARM'S LENGTH	\$57,900	\$44,000	75.99	\$98,135	\$5,610	\$52,290	\$102,351	0.511	1,200	\$43.58	460	3.8167	TWO-STORY		\$5,610		CENTRAL CITY	401
050-410-003-004-00	617 E MASON ST	05/10/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$43,900	62.71	\$115,404	\$6,732	\$63,268	\$120,212	0.526	1,317	\$48.04	460	74.2698	TWO-STORY		\$6,732		CENTRAL CITY	401
050-410-003-009-00	320 N DEWEY ST	10/07/22	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$32,500	65.00	\$80,886	\$5,304	\$44,696	\$83,608	0.535	1,162	\$38.46	460	68.5910	TWO-STORY	RENTAL	\$5,304		CENTRAL CITY	401
050-651-004-009-00	306 GENESEE ST	10/10/23	\$62,500	MLC	03-ARM'S LENGTH	\$62,500	\$45,100	72.16	\$100,507	\$6,023	\$56,477	\$104,518	0.540	1,324	\$42.66	460	37.6141	TWO-STORY		\$3,570		CENTRAL CITY	401
050-660-012-019-00	732 BRADLEY ST	09/20/23	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$52,400	68.05	\$121,541	\$8,100	\$68,900	\$125,488	0.549	1,502	\$45.87	460	25.7738	DUPLEX		\$6,732		CENTRAL CITY	401
050-111-007-009-00	712 E OLIVER ST	12/09/22	\$108,150	WD	03-ARM'S LENGTH	\$108,150	\$66,200	61.21	\$165,379	\$6,120	\$102,030	\$176,171	0.579	1,658	\$61.54	460	57.9152	TWO-STORY		\$6,120		CENTRAL CITY	401
050-100-001-016-00	1114 LYNN ST	04/04/23	\$55,000	CD	03-ARM'S LENGTH	\$55,000	\$41,400	75.27	\$76,844	\$6,732	\$48,268	\$77,558	0.622	1,160	\$41.61	460	62.2351	1.75 STORY		\$6,732		CENTRAL CITY	401
050-651-010-003-00	315 CASS ST	01/26/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$56,000	62.22	\$124,423	\$11,756	\$78,244	\$124,632	0.628	2,442	\$32.04	460	29.7772	TWO-STORY		\$9,282		CENTRAL CITY	401
050-580-000-114-00	321 OAKWOOD AVE	10/24/22	\$105,000	MLC	03-ARM'S LENGTH	\$105,000	\$55,600	52.95	\$138,474	\$6,732	\$98,268	\$145,732	0.674	1,768	\$55.58	460	29.6372	TWO-STORY		\$6,732		CENTRAL CITY	401
050-666-000-024-00	439 E MAIN ST	01/27/23	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$41,900	49.29	\$108,719	\$6,732	\$78,268	\$112,817	0.694	1,664	\$47.04	460	10.6616	BUNGALOW		\$6,732		CENTRAL CITY	401
050-112-000-004-00	607 E EXCHANGE ST	11/22/23	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$49,900	55.51	\$111,229	\$6,732	\$83,168	\$115,594	0.719	1,179	\$70.54	460	71.9484	TWO-STORY		\$6,732		CENTRAL CITY	401
050-470-018-004-00	302 E MASON ST	06/09/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,100	53.06	\$104,751	\$6,222	\$78,778	\$108,992	0.723	1,183	\$66.59	460	45.1379	TWO-STORY		\$6,222		CENTRAL CITY	401
050-100-001-015-00	221 S CHIPMAN ST	03/21/23	\$63,800	QC	03-ARM'S LENGTH	\$63,800	\$31,300	49.06	\$77,649	\$6,275	\$57,425	\$78,843	0.728	906	\$63.38	460	72.8347	1.5 STORY		\$6,375		CENTRAL CITY	401
050-112-000-005-00	624 E EXCHANGE ST	05/18/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,900	50.69	\$147,003	\$6,426	\$123,574	\$155,506	0.795	1,058	\$116.80	460	79.4660	BUNGALOW		\$6,426		CENTRAL CITY	401
050-380-003-015-00	805 E EXCHANGE ST	09/20/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$62,900	50.36	\$140,490	\$4,488	\$120,412	\$150,445	0.800	1,412	\$85.28	460	80.0374	TWO-STORY		\$4,488		CENTRAL CITY	401
050-660-007-010-00	1012 BEEHLER ST	01/16/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,500	50.00	\$106,001	\$3,692	\$91,308	\$113,174	0.807	1,312	\$69.59	460	15.3217	TWO-STORY		\$3,366		CENTRAL CITY	401
050-580-000-111-00	301 OAKWOOD AVE	11/08/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,800	49.82	\$122,112	\$9,098	\$100,902	\$125,015	0.807	1,326	\$76.10	460	23.0432	TWO-STORY		\$6,732		CENTRAL CITY	401
050-668-000-024-00	508 E WILLIAMS ST	08/16/23	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$57,400	49.96	\$127,832	\$6,732	\$108,168	\$133,960	0.807	1,435	\$75.38	460	4.9478	TWO-STORY		\$6,732		CENTRAL CITY	401
050-120-003-006-00	618 BRADLEY ST	12/22/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$55,900	44.02	\$139,229	\$7,344	\$127,000	\$145,890	0.820	1,598	\$74.88	460	82.0177	1.5 STORY		\$7,344		CENTRAL CITY	401
050-660-007-003-00	401 N LANSING ST	06/24/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,700	41.86	\$153,203	\$18,564	\$126,436	\$148,937	0.849	1,437	\$87.99	460	13.4806	1.5 STORY		\$18,564		CENTRAL CITY	401
050-660-009-016-00	919 BEEHLER ST	08/29/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,200	42.32	\$99,864	\$6,426	\$88,574	\$103,361	0.857	988	\$89.65	460	11.3710	ONE-STORY		\$6,426		CENTRAL CITY	401
050-120-001-002-00	604 RIVER ST	10/16/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,200	44.28	\$149,061	\$9,078	\$135,922	\$154,848	0.878	1,812	\$75.01	460	87.7774	TWO-STORY		\$9,078		CENTRAL CITY	401
050-580-000-046-00	627 GROVER ST	06/28/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,400	46.00	\$143,355	\$8,976	\$131,024	\$148,649	0.881	1,248	\$104.99	460	31.2439	RANCH		\$8,976		CENTRAL CITY	401
050-100-001-016-00	1114 LYNN ST	07/07/23	\$76,000	MLC	03-ARM'S LENGTH	\$76,000	\$41,400	54.47	\$76,844	\$6,732	\$69,268	\$77,558	0.893	1,160	\$59.71	460	89.3118	1.75 STORY		\$6,732		CENTRAL CITY	401
050-580-000-033-00	618 E COMSTOCK ST	06/14/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,700	44.35	\$83,902	\$4,488	\$80,512	\$87,847	0.916	1,336	\$60.26	460	39.5475	TWO-STORY		\$4,488		CENTRAL CITY	401
050-260-000-027-00	432 E WILLIAMS ST	10/27/23	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$58,500	43.98	\$130,140	\$10,302	\$122,698	\$132,564	0.926	1,394	\$88.02	460	92.5574	TWO-STORY		\$10,302	050-391-000-032-00	CENTRAL CITY	401
050-391-000-032-00	E WILLIAMS ST / LAVEROCK	10/27/23	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$58,500	43.98	\$130,140	\$10,302	\$122,698	\$132,564	0.926	1,394	\$88.02	460	92.5574	TWO-STORY		\$10,302	050-260-000-027-00	CENTRAL CITY	401
050-470-010-001-00	333 N SAGINAW ST	02/03/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$44,000	35.23	\$120,596	\$5,159	\$119,741	\$127,696	0.938	1,772	\$67.57	460	3.2796	TWO-STORY		\$3,264		CENTRAL CITY	401
050-660-011-007-00	820 BRADLEY ST	05/11/23	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$41,700	40.88	\$98,047	\$6,732	\$95,268	\$101,012	0.943	1,230	\$77.45	460	8.6164	TWO-STORY		\$6,732		CENTRAL CITY	401
050-580-000-066-00	816 E MAIN ST	04/18/23	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$48,200	42.28	\$109,298	\$4,488	\$109,512	\$115,940	0.945	1,414	\$77.45	460	36.7419	TWO-STORY		\$4,488		CENTRAL CITY	401
050-470-009-010-00	314 N SAGINAW ST	04/11/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$53,700	42.99	\$119,642	\$7,012	\$117,888	\$124,591	0.946	1,757	\$67.10	460	94.6202	TWO-STORY		\$6,732		CENTRAL CITY	401
050-660-014-015-00	118 N LANSING ST	01/11/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,800	40.70	\$108,683	\$6,732	\$108,268	\$112,778	0.960	1,277	\$84.78	460	7.0767	DUPLEX		\$6,732		CENTRAL CITY	401
050-380-003-009-00	834 E MASON ST	03/22/23	\$137,218	WD	03-ARM'S LENGTH	\$137,218	\$47,800	34.84	\$129,500	\$6,732	\$130,486	\$135,805	0.961	1,080	\$120.82	460	96.0831	RANCH		\$6,732		CENTRAL CITY	401
050-580-000-091-00	205 OAKWOOD AVE	10/28/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$40,600	37.77	\$101,288	\$8,976	\$98,524	\$102,115	0.965	1,220	\$80.76	460	35.7618	TWO-STORY		\$8,976		CENTRAL CITY	401
050-470-010-013-00	311 N SAGINAW ST	11/08/22	\$134,800	WD	03-ARM'S LENGTH	\$134,800	\$50,600	37.54	\$126,027	\$6,732	\$127,762	\$131,625	0.971	1,704	\$74.98	460	97.0651	TWO-STORY		\$7,038		CENTRAL CITY	401
050-580-000-137-00	706 JEROME AVE	10/27/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,800	42.71	\$131,990	\$32,433	\$107,567	\$110,129	0.977	864	\$124.50	460	29.2267	BUNGALOW		\$14,994		CENTRAL CITY	401
050-050-000-039-00	118 S CEDAR ST	05/30/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$65,800	41.38	\$146,659	\$6,732	\$152,268	\$154,787	0.984	2,541	\$59.92	460	98.3729	TWO-STORY		\$6,732		CENTRAL CITY	401
050-410-002-013-00	330 GILBERT ST	03/31/23	\$113,850	WD	03-ARM'S LENGTH	\$113,850	\$32,100	28.19	\$104,609	\$3,366	\$110,484	\$111,994	0.987	1,018	\$108.53	460	98.6513	TWO-STORY		\$3,366		CENTRAL CITY	401
050-380-003-008-00	829 E EXCHANGE ST	05/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,400	41.00	\$127,885	\$8,355	\$131,645	\$132,223	0.996	1,104	\$119.24	460	99.5625	RANCH		\$6,732		CENTRAL CITY	401
050-542-000-004-00	705 S HICKORY ST	06/20/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,200	40.18	\$98,440	\$5,631	\$104,369	\$102,665	1.017	1,582	\$65.97	460	101.6599	TWO-STORY		\$5,100		CENTRAL CITY	401
050-660-006-005-00	718 RIVER ST	05/03/22	\$148,340	WD	03-ARM'S LENGTH	\$148,340	\$52,500	35.39	\$130,928	\$5,304	\$143,036	\$138,965	1.029	1,432	\$99.89	460	23.9702	1.75 STORY		\$5,304		CENTRAL CITY	401
050-380-002-002-00	322 RANDOLPH ST	02/08/24	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$55,500	39.50	\$123,809	\$4,794	\$135,706	\$131,654	1.031	984	\$137.91	460	103.0779	RANCH		\$4,794		CENTRAL CITY	401
050-410-003-021-00	418 N DEWEY ST	05/24/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,400																

050-580-000-045-00	631 GROVER ST	06/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,600	29.60	\$74,429	\$11,097	\$88,903	\$70,058	1.269	1,108	\$80.24	460	126.9000	BUNGALOW	\$8,976	CENTRAL CITY	401	
050-580-000-030-00	215 S DEWEY ST	05/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,700	29.77	\$95,860	\$13,727	\$116,273	\$90,855	1.280	1,092	\$106.48	460	127.9763	TWO-STORY	\$6,732	CENTRAL CITY	401	
050-660-011-004-00	207 N CEDAR ST	06/15/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$59,200	31.57	\$131,932	\$8,803	\$178,697	\$136,205	1.312	2,104	\$84.93	460	131.1974	TWO-STORY	\$6,732	CENTRAL CITY	401	
050-580-000-131-00	705 JEROME AVE	06/21/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$38,500	31.30	\$85,721	\$4,488	\$118,512	\$89,860	1.319	766	\$154.72	460	131.8859	BUNGALOW	\$4,488	CENTRAL CITY	401	
050-470-018-002-00	320 E MASON ST	05/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$53,200	23.13	\$159,192	\$6,222	\$223,778	\$169,215	1.322	2,060	\$108.63	460	132.2451	TWO-STORY	\$6,222	CENTRAL CITY	401	
050-580-000-119-00	822 GROVER ST	02/01/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$45,300	31.24	\$100,564	\$8,976	\$136,024	\$101,314	1.343	1,008	\$134.94	460	134.2596	TWO-STORY	\$8,976	CENTRAL CITY	401	
050-580-000-016-00	120 OAKWOOD AVE	09/29/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$36,600	30.50	\$81,536	\$4,794	\$115,206	\$84,892	1.357	912	\$126.32	460	135.7096	BUNGALOW	\$4,794	CENTRAL CITY	401	
050-120-007-001-00	120 N HOWELL ST	05/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,300	29.59	\$111,962	\$6,873	\$163,127	\$116,249	1.403	1,252	\$130.29	460	140.3256	TWO-STORY	\$6,222	CENTRAL CITY	401	
050-410-001-001-00	616 E MASON ST	04/19/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,200	29.53	\$111,593	\$7,732	\$162,268	\$114,890	1.412	1,519	\$106.83	460	141.2371	TWO-STORY	\$6,732	CENTRAL CITY	401	
050-120-001-007-00	512 RIVER ST	08/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,500	25.69	\$47,141	\$3,366	\$68,634	\$48,424	1.417	696	\$98.61	460	141.7365	BUNGALOW	\$3,366	CENTRAL CITY	401	
050-410-003-017-00	338 N DEWEY ST	07/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,400	28.47	\$109,225	\$7,891	\$162,109	\$112,095	1.446	1,282	\$126.45	460	144.6173	TWO-STORY	\$6,732	CENTRAL CITY	401	
050-651-000-011-00	418 CASS ST	03/24/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$32,400	22.50	\$81,557	\$3,672	\$140,328	\$86,156	1.629	1,152	\$121.81	460	162.8767	TWO-STORY	\$3,672	CENTRAL CITY	401	
050-410-003-004-00	617 E MASON ST	04/25/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$51,800	24.09	\$115,404	\$6,732	\$208,268	\$120,212	1.733	1,317	\$158.14	460	173.2500	TWO-STORY	\$6,732	CENTRAL CITY	401	
050-120-004-005-00	208 N ELM ST	02/28/24	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$44,400	22.20	\$102,515	\$6,025	\$193,975	\$106,737	1.817	1,560	\$124.34	460	181.7322	1.75 STORY	\$3,162	CENTRAL CITY	401	
050-470-009-002-00	316 E WILLIAMS ST	06/29/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36	\$84,017	\$6,732	\$158,268	\$85,492	1.851	1,576	\$100.42	460	185.1255	TWO-STORY	\$6,732	CENTRAL CITY	401	
Totals:			\$9,189,858			\$9,189,858	\$3,631,400		\$8,597,632		\$8,642,794	\$8,905,496			\$84.57		1.2010					
								Sale. Ratio =>	39.52			E.C.F. =>	0.971	Std. Deviation=>		0.32252048						
								Std. Dev. =>	16.63			Ave. E.C.F. =>	0.983	Ave. Variance=>		78.5802	Coefficient of Var=>		79.97891163			

Final conclusion of rate to be used: .983
460 Central City

499N Res 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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
050-060-007-002-00	812 ADAMS ST	12/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$51,600	54.32	\$127,737	\$11,022	\$83,978	\$134,619	0.624	1,703	\$49.31	499N	62.3818	MULTI-UNIT	RENTAL	\$11,022		NORTH CENTRAL	401	
050-100-001-004-00	112 STATE ST	11/27/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,600	61.00	\$78,332	\$8,910	\$51,090	\$80,072	0.638	936	\$54.58	499N	63.8055	BUNGALOW	RENTAL	\$4,080		CENTRAL CITY	401	
050-470-008-014-00	410 N SAGINAW ST	12/30/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,500	50.00	\$82,990	\$11,423	\$53,577	\$82,546	0.649	768	\$69.76	499N	42.5315	BUNGALOW	RENTAL	\$9,352		NORTH CENTRAL	401	
050-260-000-013-00	419 N OAK ST	11/15/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,400	62.15	\$84,008	\$8,016	\$56,984	\$87,649	0.650	930	\$61.27	499N	29.0311	BUNGALOW	RENTAL	\$8,016		NORTH CENTRAL	401	
050-310-002-002-00	901 N SHIAWASSEE ST	03/07/24	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$43,000	55.48	\$97,204	\$11,857	\$65,643	\$98,439	0.667	960	\$68.38	499N	25.1529	BUNGALOW	RENTAL	\$11,857		NORTH CENTRAL	401	
050-120-001-004-00	522 RIVER ST	06/07/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$31,500	49.22	\$77,098	\$6,732	\$57,268	\$81,160	0.706	1,528	\$37.48	499N	70.5616	1.5 STORY	RENTAL	\$6,732		CENTRAL CITY	401	
050-111-002-010-00	609 E OLIVER ST	05/06/22	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$47,200	47.92	\$116,669	\$11,022	\$87,478	\$121,854	0.718	1,934	\$45.23	499N	71.7895	DUPLEX	RENTAL	\$11,022		NORTH CENTRAL	401	
050-060-010-003-00	418 W KING ST	10/09/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,100	50.32	\$210,023	\$19,372	\$165,628	\$219,897	0.753	2,984	\$55.51	499N	75.3206	MULTI-UNIT	RENTAL	\$19,372		NORTH CENTRAL	401	
050-470-008-002-00	314 E OLIVER ST	01/18/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$54,600	68.25	\$87,962	\$10,187	\$69,813	\$89,706	0.778	1,948	\$35.84	499N	#REF!	DUPLEX	RENTAL	\$10,187		NORTH CENTRAL	401	
050-250-035-009-00	612 ADAMS ST	06/07/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$35,600	43.95	\$88,052	\$11,022	\$69,978	\$88,847	0.788	2,590	\$27.02	499N	78.7627	TWO-STORY	RENTAL	\$11,022		NORTH CENTRAL	401	
050-470-018-010-00	307 E EXCHANGE ST	07/26/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$76,400	46.87	\$172,515	\$6,732	\$156,268	\$191,215	0.817	2,660	\$58.75	499N	72.1618	TWO-STORY	RENTAL	\$6,732		CENTRAL CITY	401	
050-640-033-013-00	530 N BALL ST	04/20/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$72,100	42.66	\$178,539	\$11,022	\$157,978	\$193,215	0.818	3,193	\$49.48	499N	36.7506	MULTI-UNIT	RENTAL	\$11,022		NORTH CENTRAL	401	
050-666-000-048-00	515 E MAIN ST	03/14/23	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$103,600	42.63	\$243,355	\$19,404	\$223,596	\$269,496	0.830	4,240	\$52.73	499N	10.5681	TWO-STORY	RENTAL	\$19,404	050-666-000-049-00, 050-666-000-050-00	CENTRAL CITY	401	
050-666-000-049-00	521 E MAIN ST	03/14/23	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$103,600	42.63	\$243,355	\$19,404	\$223,596	\$269,496	0.830	4,240	\$52.73	499N	10.5681	TWO-STORY	RENTAL	\$19,404	050-666-000-048-00, 050-666-000-050-00	CENTRAL CITY	401	
050-666-000-050-00	525 E MAIN ST	03/14/23	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$103,600	42.63	\$243,355	\$19,404	\$223,596	\$269,496	0.830	4,240	\$52.73	499N	10.5681	DUPLEX	RENTAL	\$19,404	050-666-000-049-00, 050-666-000-048-00	CENTRAL CITY	401	
050-660-007-018-00	1114 BEEHLER ST	12/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$80,737	\$4,284	\$75,716	\$88,181	0.859	1,018	\$74.38	499N	68.0215	1.5 STORY	RENTAL	\$4,284		CENTRAL CITY	401	
050-380-003-001-00	918 E MASON ST	06/30/23	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$37,300	43.12	\$83,088	\$6,630	\$79,870	\$88,187	0.906	1,142	\$69.94	499N	90.5691	BUNGALOW	RENTAL	\$6,630		CENTRAL CITY	401	
050-490-000-054-00	1624 W MAIN ST	02/08/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,300	41.73	\$69,994	\$4,444	\$70,556	\$75,606	0.933	792	\$89.09	499N	93.3212	BUNGALOW	RENTAL	\$4,444		SOUTH SIDE OF CITY	401	
050-260-000-013-00	419 N OAK ST	03/04/24	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$40,400	44.89	\$84,008	\$8,016	\$81,984	\$87,649	0.935	930	\$88.15	499N	93.5363	BUNGALOW	RENTAL	\$8,016		NORTH CENTRAL	401	
050-470-018-007-00	321 E EXCHANGE ST	10/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,500	35.14	\$151,883	\$4,182	\$170,818	\$170,359	1.003	2,454	\$69.61	499N	100.2696	MULTI-UNIT	RENTAL	\$4,182		CENTRAL CITY	401	
050-660-017-003-00	1108 W MAIN ST	06/23/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,400	34.91	\$94,200	\$7,771	\$102,229	\$99,687	1.025	1,841	\$55.53	499N	102.5495	MULTI-UNIT	RENTAL	\$6,732		CENTRAL CITY	401	
050-470-004-003-00	207 W OLIVER ST	06/01/23	\$195,000	MLC	03-ARM'S LENGTH	\$195,000	\$70,700	36.26	\$159,102	\$9,018	\$185,982	\$173,107	1.074	3,800	\$48.94	499N	107.4374	TWO-STORY	RENTAL	\$9,018		NORTH CENTRAL	401	
050-410-001-006-00	618 E MASON ST	02/16/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,800	33.74	\$91,562	\$3,366	\$111,634	\$101,725	1.097	1,254	\$89.02	499N	109.7404	TWO-STORY	RENTAL	\$3,366		CENTRAL CITY	401	
050-670-006-005-00	1202 W OLIVER ST	08/01/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,200	34.73	\$158,091	\$18,382	\$186,618	\$161,141	1.158	1,228	\$151.97	499N	35.3695	RANCH	RENTAL	\$18,382		RIVER HOSPITAL	401	
050-450-000-004-00	1230 CENTER ST	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600	33.73	\$112,992	\$12,136	\$137,864	\$116,328	1.185	990	\$139.26	499N	118.5136	RANCH	RENTAL	\$12,136		NORTHWEST CORNER OF	401	
050-603-001-009-00	1339 STINSON ST	12/29/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$31,000	29.25	\$75,242	\$9,768	\$96,232	\$75,518	1.274	769	\$125.14	499N	127.4294	BUNGALOW	RENTAL	\$9,768		NORTHWEST CORNER OF	401	
050-111-008-007-00	407 DIMMICK ST	01/26/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$30,100	25.08	\$73,082	\$9,996	\$110,004	\$72,764	1.512	832	\$132.22	499N	151.1801	BUNGALOW	RENTAL	\$9,996		CENTRAL CITY	401	
050-666-000-023-00	433 E MAIN ST	04/05/23	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$41,700	26.06	\$93,084	\$6,732	\$153,268	\$99,599	1.539	1,893	\$80.97	499N	153.8857	MULTI-UNIT	RENTAL	\$6,732		CENTRAL CITY	401	
050-666-000-006-00	427 E EXCHANGE ST	03/25/24	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$42,600	24.00	\$94,993	\$6,732	\$170,768	\$101,800	1.677	1,796	\$95.08	499N	167.7478	TWO-STORY	RENTAL	\$6,732		CENTRAL CITY	401	
Totals:			\$3,777,000			\$3,777,000	\$1,543,800				\$3,553,252	\$3,480,014	\$3,789,356		\$71.73		2.2081							
									Sale. Ratio =>	40.87				E.C.F. =>	0.918				Std. Deviation=>	0.280326839				
									Std. Dev. =>	10.98				Ave. E.C.F. =>	0.940				Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

Final conclusion of rate to be used: .940
499N Res Rental Northside

499S Res 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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class							
050-651-003-010-00	419 CLINTON ST	05/31/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$50,900	78.31	\$124,488	\$6,666	\$58,334	\$142,125	0.410	2,928	\$19.92	499S	18.5092	TWO-STORY	RENTAL	\$6,666		SOUTH SIDE OF CITY	401							
050-010-017-007-00	745 WOODLAWN AVE	10/18/23	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$39,000	82.11	\$80,015	\$7,129	\$40,371	\$87,920	0.459	864	\$46.73	499S	45.9177	BUNGALOW	RENTAL	\$6,060		SOUTH SIDE OF CITY	401							
050-050-000-032-00	213 S LANSING ST	10/19/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$27,000	72.97	\$59,895	\$7,594	\$29,406	\$63,089	0.466	864	\$34.03	499S	46.6101	1.5 STORY	RENTAL	\$5,656		SOUTH SIDE OF CITY	401							
050-601-000-016-00	906 MICHIGAN AVE	05/31/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$34,000	68.00	\$83,185	\$4,848	\$45,152	\$94,496	0.478	994	\$45.42	499S	32.1010	BUNGALOW	RENTAL	\$4,848		SOUTH SIDE OF CITY	401							
050-547-000-005-00	1190 S SHIAWASSEE ST	07/22/22	\$52,000	CD	03-ARM'S LENGTH	\$52,000	\$47,500	91.35	\$82,728	\$9,696	\$42,304	\$88,097	0.480	1,603	\$26.39	499S	35.6406	ONE-STORY	RENTAL	\$9,696		SOUTH SIDE OF CITY	401							
050-340-004-004-00	1213 BROADWAY AVE	08/22/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$23,200	66.29	\$56,499	\$5,050	\$29,950	\$62,062	0.483	729	\$41.08	499S	71.6995	BUNGALOW	RENTAL	\$5,050		SOUTH SIDE OF CITY	401							
050-010-032-022-00	619 FRAZER AVE	02/27/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,100	64.20	\$77,825	\$9,191	\$40,809	\$82,791	0.493	1,157	\$35.27	499S	49.2914	TWO-STORY	RENTAL	\$9,191		SOUTH SIDE OF CITY	401							
050-010-002-015-00	802 ALGER AVE	09/02/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$28,900	60.21	\$70,402	\$5,757	\$42,243	\$77,979	0.542	929	\$45.47	499S	54.1719	BUNGALOW	RENTAL	\$5,757		SOUTH SIDE OF CITY	401							
050-542-000-040-00	806 CORUNNA AVE	06/07/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$31,700	59.81	\$77,392	\$5,050	\$47,950	\$87,264	0.549	1,516	\$31.63	499S	38.4122	TWO-STORY	RENTAL	\$5,050		SOUTH SIDE OF CITY	401							
050-700-001-011-00	422 CLINTON ST	03/03/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,400	55.27	\$74,582	\$5,050	\$49,950	\$83,875	0.596	1,395	\$58.01	499S	8.5508	TWO-STORY	RENTAL	\$5,050		SOUTH SIDE OF CITY	401							
050-430-000-029-00	613 CORUNNA AVE	06/24/22	\$70,000	MLC	03-ARM'S LENGTH	\$70,000	\$37,300	53.29	\$91,232	\$5,050	\$64,950	\$103,959	0.625	1,459	\$44.52	499S	57.4815	DUPLEX	RENTAL	\$5,050		SOUTH SIDE OF CITY	401							
050-420-009-011-00	855 GRAND AVE	01/12/23	\$94,680	WD	03-ARM'S LENGTH	\$94,680	\$50,500	53.34	\$115,951	\$7,831	\$86,849	\$130,422	0.666	1,464	\$59.32	499S	58.4737	RANCH	RENTAL	\$6,060		SOUTH SIDE OF CITY	401							
050-010-024-009-00	526 HARRISON AVE	08/03/22	\$67,700	WD	03-ARM'S LENGTH	\$67,700	\$33,300	49.19	\$81,311	\$5,050	\$62,650	\$91,992	0.681	922	\$67.95	499S	68.1041	TWO-STORY	RENTAL	\$5,050		SOUTH SIDE OF CITY	401							
050-602-002-003-00	830 KENWOOD DR	04/08/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,200	46.46	\$73,198	\$10,264	\$54,736	\$75,916	0.721	980	\$55.85	499S	21.2591	1.5 STORY	RENTAL	\$8,181		SOUTH SIDE OF CITY	401							
050-011-020-006-00	914 CORUNNA AVE	12/06/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$40,500	50.00	\$90,266	\$9,898	\$71,102	\$96,656	0.736	1,326	\$53.62	499S	73.5617	TWO-STORY	RENTAL	\$9,898		SOUTH SIDE OF CITY	401							
050-011-019-003-00	808 CORUNNA AVE	06/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,000	44.38	\$173,498	\$11,312	\$148,688	\$195,641	0.760	4,704	\$31.61	499S	76.0006	TWO-STORY	RENTAL	\$11,312		SOUTH SIDE OF CITY	401							
050-660-018-008-00	716 CLINTON ST	01/24/23	\$68,900	MLC	03-ARM'S LENGTH	\$68,900	\$30,400	44.12	\$74,829	\$3,333	\$65,567	\$86,244	0.760	1,632	\$40.18	499S	7.6354	DUPLEX	RENTAL	\$3,333		SOUTH SIDE OF CITY	401							
050-651-006-009-00	309 GENESEE ST	11/23/22	\$112,900	PTA	03-ARM'S LENGTH	\$112,900	\$48,600	43.05	\$120,363	\$6,732	\$106,168	\$137,070	0.775	1,416	\$74.98	499S	7.5575	TWO-STORY	RENTAL	\$6,732		CENTRAL CITY	401							
050-270-000-057-00	1044 PEARCE ST	05/06/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$22,500	43.27	\$54,868	\$5,511	\$46,489	\$59,538	0.781	828	\$56.15	499S	78.0829	BUNGALOW	RENTAL	\$3,636		SOUTH SIDE OF CITY	401							
050-651-006-003-00	307 MICHIGAN AVE	03/10/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$67,329	\$3,333	\$61,667	\$77,197	0.799	1,326	\$46.51	499S	13.4772	DUPLEX	RENTAL	\$3,333		SOUTH SIDE OF CITY	401							
050-114-001-024-00	1012 STATE ST	06/23/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,300	40.75	\$40,766	\$7,676	\$32,324	\$39,916	0.810	480	\$67.34	499S	80.9809	BUNGALOW	RENTAL	\$7,676		SOUTH SIDE OF CITY	401							
050-010-022-003-00	980 CORUNNA AVE	08/03/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,900	41.50	\$60,684	\$4,949	\$55,051	\$67,232	0.819	1,125	\$48.93	499S	81.8826	BUNGALOW	RENTAL	\$4,949		SOUTH SIDE OF CITY	401							
050-602-004-004-00	1523 W STEWART ST	06/01/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$22,400	44.80	\$49,606	\$6,666	\$43,334	\$51,797	0.837	696	\$62.26	499S	39.2100	BUNGALOW	RENTAL	\$6,666		SOUTH SIDE OF CITY	401							
050-010-015-028-00	640 LINCOLN AVE	04/29/22	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$38,100	42.33	\$89,159	\$10,573	\$79,427	\$94,796	0.838	1,779	\$44.65	499S	83.7872	TWO-STORY	RENTAL	\$6,060		SOUTH SIDE OF CITY	401							
050-660-023-003-00	709 CLINTON ST	05/31/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,700	39.87	\$75,252	\$6,666	\$70,334	\$82,733	0.850	1,368	\$51.41	499S	33.2179	DUPLEX	RENTAL	\$6,666		SOUTH SIDE OF CITY	401							
050-340-003-025-00	1328 BROADWAY AVE	10/25/22	\$72,345	WD	03-ARM'S LENGTH	\$72,345	\$28,500	39.39	\$69,651	\$4,343	\$68,002	\$78,779	0.863	918	\$74.08	499S	86.3197	BUNGALOW	RENTAL	\$4,343		SOUTH SIDE OF CITY	401							
050-420-007-023-00	710 BROADWAY AVE	07/27/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$36,500	46.79	\$74,796	\$6,060	\$71,940	\$82,914	0.868	1,228	\$58.58	499S	86.7642	TWO-STORY	RENTAL	\$6,060		SOUTH SIDE OF CITY	401							
050-420-009-003-00	805 GRAND AVE	04/11/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$27,000	40.30	\$60,059	\$5,050	\$61,950	\$66,356	0.934	874	\$70.88	499S	93.3603	DUPLEX	RENTAL	\$5,050		SOUTH SIDE OF CITY	401							
050-602-002-010-00	1325 W STEWART ST	07/20/22	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$34,400	31.27	\$83,741	\$8,874	\$101,126	\$90,310	1.120	1,278	\$79.13	499S	24.5804	TWO-STORY	RENTAL	\$7,929		SOUTH SIDE OF CITY	401							
050-580-000-087-00	115 OAKWOOD AVE	04/08/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,400	29.12	\$89,079	\$4,794	\$120,206	\$101,671	1.182	1,320	\$91.07	499S	118.2307	TWO-STORY	RENTAL	\$4,794		CENTRAL CITY	401							
050-490-000-103-00	1428 CLEVELAND ST	10/18/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$40,800	30.68	\$94,205	\$4,040	\$128,960	\$108,764	1.186	1,122	\$114.94	499S	118.5691	1.25 STORY	RENTAL	\$4,040		SOUTH SIDE OF CITY	401							
050-010-017-012-00	653 WOODLAWN AVE	05/08/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,700	32.83	\$92,582	\$13,960	\$113,040	\$94,840	1.192	990	\$114.18	499S	119.1908	BUNGALOW	RENTAL	\$9,090		SOUTH SIDE OF CITY	401							
050-130-000-002-00	770 COVENTRY AVE	06/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,200	32.00	\$127,431	\$14,308	\$170,692	\$142,293	1.200	1,040	\$164.13	499S	119.9580	ONE-STORY		\$14,308	050-130-000-003-00	SOUTH SIDE OF CITY	401							
050-130-000-003-00	COVENTRY AVE	06/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,200	32.00	\$127,431	\$14,308	\$170,692	\$142,293	1.200	1,040	\$164.13	499S	119.9580	ONE-STORY		\$14,308	050-130-000-002-00	SOUTH SIDE OF CITY	401							
050-100-002-009-00	322 STATE ST	01/30/24	\$101,065	WD	03-ARM'S LENGTH	\$101,065	\$31,800	31.46	\$70,762	\$7,913	\$93,152	\$75,813	1.229	1,284	\$72.55	499S	122.8707	1.75 STORY	RENTAL	\$6,666		SOUTH SIDE OF CITY	401							
050-420-002-012-00	632 GRAND AVE	09/12/23	\$119,250	WD	03-ARM'S LENGTH	\$119,250	\$36,400	30.52	\$81,089	\$6,060	\$113,190	\$90,505	1.251	1,458	\$77.63	499S	125.0643	TWO-STORY	RENTAL	\$6,060		SOUTH SIDE OF CITY	401							
050-673-003-002-00	509 MILWAUKEE ST	08/01/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,400	28.55	\$69,831	\$6,666	\$103,334	\$76,194	1.356	896	\$115.33	499S	135.6192	BUNGALOW	RENTAL	\$6,666		SOUTH SIDE OF CITY	401							
050-010-002-015-00	802 ALGER AVE	05/17/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$31,600	24.33	\$70,402	\$5,757	\$124,143	\$77,979	1.592	929	\$133.63	499S	159.1995	BUNGALOW	RENTAL	\$5,757		SOUTH SIDE OF CITY	401							
050-010-017-007-00	745 WOODLAWN AVE	03/15/24	\$165,000	MLC	03-ARM'S LENGTH	\$165,000	\$39,000	23.64	\$80,015	\$7,129	\$157,871	\$87,920	1.796	864	\$182.72	499S	179.5613	BUNGALOW	RENTAL	\$6,060		SOUTH SIDE OF CITY	401							
050-114-001-024-00	1012 STATE ST	09/07/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$18,500	19.47	\$40,766	\$7,676	\$87,324	\$39,916	2.188	480	\$181.93	499S	218.7718	BUNGALOW	RENTAL	\$7,676		SOUTH SIDE OF CITY	401							
Totals:			\$3,449,240			\$3,449,240	\$1,421,300		\$3,276,923		\$3,161,427	\$3,617,353			\$71.55		1.5193													
									Sale. Ratio =>	41.21										E.C.F. =>	0.874						Std. Deviation=>	0.38743115		
									Std. Dev. =>	16.73										Ave. E.C.F. =>	0.889						Ave. Variance=>	75.2409	Coefficient of Var=>	84.62072152

Final Conclusion of rate to be used: .889
499S Res Rental Southside

2025 ECF Analysis

4-1-2022 through 3-31-2024

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table	
050-470-012-011-00	301 N WASHINGTON ST	02/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$147,500	89.39	\$304,421	\$25,740	\$139,260	\$281,212	0.495	27,974	\$4.98	2DOWN	\$25,740	DOWNTOWN	
050-113-008-001-00	720 S CHIPMAN ST	06/09/23	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$37,900	68.91	\$77,351	\$30,955	\$24,045	\$46,817	0.514	1,560	\$15.41	2CHIP	\$25,740	CHIPMAN & STEWART	
050-470-029-004-00	210 S WASHINGTON ST	04/22/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,700	58.38	\$106,602	\$34,243	\$45,757	\$73,016	0.627	1,726	\$26.51	2DOWN	\$28,685	DOWNTOWN	
050-470-013-002-00	329 N BALL ST	03/07/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$74,300	70.76	\$151,382	\$17,940	\$87,060	\$134,654	0.647	1,408	\$61.83	2DOWN	\$17,940	DOWNTOWN	
050-010-032-003-00	1215 CORUNNA AVE	04/24/23	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$88,500	90.77	\$124,302	\$43,640	\$53,860	\$81,395	0.662	4,872	\$11.06	2CORA	\$37,050	CORUNNA AVE	
050-651-000-033-00	503 S SHIAWASSEE ST	01/12/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$429,711	\$38,918	\$311,082	\$394,342	0.789	13,640	\$22.81	2SHIA	\$24,990	SHIAWASSEE ST	
050-660-021-008-00	211 S ELM ST	01/16/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$369,300	92.33	\$442,550	\$90,028	\$309,972	\$355,724	0.871	59,054	\$5.25	2SHIA	\$77,220	SHIAWASSEE ST	
050-120-007-006-00	612 W MAIN ST	01/31/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$82,500	50.61	\$169,938	\$99,903	\$63,097	\$70,671	0.893	816	\$77.32	2WEST	\$25,740	WESTOWN	
050-651-006-001-00	301 MICHIGAN AVE	09/06/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$91,600	46.26	\$212,326	\$25,740	\$172,260	\$188,281	0.915	5,040	\$34.18	2MR12	\$25,740	MULT RES - UNDER 12 L	
050-470-022-012-00	113 N WASHINGTON ST	12/01/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$98,400	49.45	\$200,485	\$9,360	\$189,640	\$192,861	0.983	7,200	\$26.34	2DOWN	\$9,360	DOWNTOWN	
050-470-023-002-00	200 W MAIN ST	03/13/24	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$113,300	46.53	\$230,995	\$17,160	\$226,340	\$215,777	1.049	10,824	\$20.91	2DOWN	\$17,160	DOWNTOWN	
050-120-005-004-00	217 CURWOOD CASTLE DR	08/01/23	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$204,000	45.33	\$416,304	\$67,357	\$382,643	\$352,116	1.087	6,612	\$57.87	2MR12	\$51,480	MULT RES - UNDER 12 L	
050-470-021-008-00	114 N WASHINGTON ST	12/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,300	38.88	\$218,051	\$8,580	\$231,420	\$211,373	1.095	4,400	\$52.60	2DOWN	\$8,580	DOWNTOWN	
050-120-007-006-00	612 W MAIN ST	01/31/24	\$179,300	PTA	03-ARM'S LENGTH	\$179,300	\$82,500	46.01	\$169,938	\$99,903	\$79,397	\$70,671	1.123	816	\$97.30	2WEST	\$25,740	WESTOWN	
050-470-017-002-00	222 E MASON ST	08/21/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$101,000	43.53	\$205,836	\$23,790	\$208,210	\$183,699	1.133	2,976	\$69.96	2DOWN	\$23,790	DOWNTOWN	
050-112-000-030-00	827 E MAIN ST	01/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$133,409	\$59,685	\$85,315	\$74,394	1.147	2,268	\$37.62	2DOWN	\$51,480	DOWNTOWN	
050-470-027-003-00	200 E MAIN ST	06/14/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$189,300	34.42	\$446,487	\$51,480	\$498,520	\$398,594	1.251	6,872	\$72.54	2DOWN	\$51,480	DOWNTOWN	
050-250-036-003-00	521 ADAMS ST	05/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,600	40.30	\$165,801	\$43,619	\$156,381	\$123,292	1.268	3,136	\$49.87	2MR12	\$39,000	MULT RES - UNDER 12 L	
050-537-000-063-00	1405 W NORTH ST	02/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,600	40.71	\$187,871	\$99,060	\$125,940	\$89,618	1.405	2,691	\$46.80	2SHIA	\$99,060	SHIAWASSEE ST	
050-470-021-003-00	120 N WASHINGTON ST	01/18/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,900	30.80	\$116,246	\$8,190	\$153,810	\$109,037	1.411	2,800	\$54.93	2DOWN	\$8,190	DOWNTOWN	
050-470-015-014-00	116 W EXCHANGE ST	07/27/23	\$159,000	MLC	03-ARM'S LENGTH	\$159,000	\$59,200	37.23	\$111,599	\$8,580	\$150,420	\$103,955	1.447	3,497	\$43.01	2DOWN	\$8,580	DOWNTOWN	
050-050-000-036-00	115 S LANSING	05/30/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,400	35.10	\$110,823	\$25,740	\$129,260	\$85,856	1.506	2,400	\$53.86	2MR12	\$25,740	MULT RES - UNDER 12 L	
050-470-021-013-00	100 N WASHINGTON ST	06/24/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$114,900	24.71	\$267,804	\$17,160	\$447,840	\$252,920	1.771	13,500	\$33.17	2DOWN	\$17,160	DOWNTOWN	
Totals:			\$5,218,300			\$5,218,300	\$2,492,900		\$5,000,232		\$4,271,529	\$4,090,273			\$42.44				
								Sale. Ratio =>	47.77					E.C.F. =>	1.044				
								Std. Dev. =>	19.06					Ave. E.C.F. =>	1.047				
														Std. Deviation=>	0.336386766				
														Ave. Variance=>	#REF!				

Final Conclusion of Rate that will be used: **1.045**
 2CHIP,2CORA,2DOWN,2M12,2MRES,2SHIA,2WEST

300 Ind

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	
050-010-007-002-00	780 MCMILLAN AVE	02/29/24	\$275,000	WD	03-ARM'S L	\$275,000	\$147,500	53.64	\$358,784	\$118,107	\$156,893	\$335,205	0.468	12,000	\$13.07	300	19.2696	\$109,350	INDUSTRIAL	
050-420-001-001-00	500 SMITH ST	04/27/22	\$80,000	WD	03-ARM'S L	\$80,000	\$36,400	45.50	\$97,170	\$28,188	\$51,812	\$96,075	0.539	6,852	\$7.56	300	12.1461	\$28,188	INDUSTRIAL	
050-553-000-003-00	1470 MCMILLAN AVE	08/09/22	\$1,250,000	WD	03-ARM'S L	\$1,250,000	\$441,600	35.33	\$1,113,377	\$311,668	\$938,332	\$1,116,586	0.840	41,880	\$22.41	300	17.9611	\$270,000	INDUSTRIAL	
050-651-026-001-00	200 UNIVERSAL DR	01/05/23	\$3,370,646	CD	03-ARM'S L	\$3,370,646	\$1,238,600	36.75	\$3,094,181	\$526,006	\$2,844,640	\$3,576,845	0.795	200,676	\$14.18	300	13.4546	\$459,000	INDUSTRIAL	
Totals:			\$4,975,646			\$4,975,646	\$1,864,100		\$4,663,512		\$3,991,677	\$5,124,712			\$14.30		11.8161			
								Sale. Ratio =>	37.46			E.C.F. =>	0.779	Std. Deviation=>		0.184614103				
								Std. Dev. =>	8.51			Ave. E.C.F. =>	0.661	Ave. Variance=>		15.7078	Coefficient of Var=>	23.77285324		

Final Conclusion of Rate that will be used: .769

300 Ind