

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	Other Parcels in Sale	Land Table	Use Code												
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	\$251,873	\$9,139	\$17,512	44.0	122.0	0.12	0.12	\$208	\$74,301	\$1.71	44.00	2DOWN	1315/0129		DOWNTOWN	MAIN ST												
050-080-000-001-00	110 S BALL ST	04/10/24	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$91,200	49.30	\$197,713	\$17,137	\$29,850	75.0	127.0	0.22	0.22	\$228	\$78,251	\$1.80	75.00	2DOWN	1316/0385		DOWNTOWN	MAIN ST												
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	\$188,652	\$16,916	\$26,268	66.0	132.0	0.20	0.20	\$256	\$84,580	\$1.94	66.00	2WEST			WESTTOWN	WESTTOWN CORRIDOR												
050-651-018-005-00	311 CORUNNA AVE	06/28/24	\$205,843	WD	03-ARM'S LENGTH	\$205,843	\$102,500	49.80	\$217,875	\$33,340	\$45,372	114.0	129.0	0.34	0.34	\$292	\$98,639	\$2.26	114.00	2CORA	1318/0557		CORUNNA AVE													
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	\$459,325	\$43,211	\$52,536	132.0	174.0	0.53	0.53	\$327	\$81,994	\$1.88	132.00	2MR12	1309/0445		MULT RES - UNDER 12 UNITS													
050-113-008-005-00	706 S CHIPMAN ST	01/13/25	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$39,000	48.75	\$82,733	\$29,107	\$31,840	80.0	90.0	0.31	0.31	\$364	\$92,994	\$2.13	80.00	2CHIP	1323/0699		CHIPMAN & STEWART													
050-470-000-011-00	300 S WASHINGTON ST	12/11/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$9,600	48.00	\$19,500	\$20,000	\$19,500	50.0	134.0	0.25	0.25	\$400	\$80,321	\$1.84	50.00	2DOWN	1313/00155	050-470-000-010-00	DOWNTOWN	MAIN ST												
050-660-015-007-00	910 W MAIN ST	06/21/24	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$36,600	45.19	\$80,421	\$9,335	\$8,756	22.0	120.0	0.06	0.06	\$424	\$153,033	\$3.51	22.00	2WEST	1318/0318		WESTTOWN	WESTTOWN CORRIDOR												
050-660-020-001-00	501 W MAIN ST	12/20/24	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$377,200	47.15	\$788,391	\$111,109	\$99,500	250.0	169.0	0.46	0.37	\$444	\$241,541	\$5.55	250.00	2DOWN	1323/0420	050-660-020-003-00	DOWNTOWN	WESTTOWN CORRIDOR												
050-660-020-003-00	511 W MAIN ST	12/20/24	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$377,200	47.15	\$788,391	\$111,109	\$99,500	250.0	169.0	0.46	0.09	\$444	\$241,541	\$5.55	250.00	2DOWN	1323/0420	050-660-020-001-00	DOWNTOWN	WESTTOWN CORRIDOR												
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	\$208,631	\$117,461	\$101,092	254.0	334.0	1.89	1.89	\$462	\$62,149	\$1.43	254.00	2SHIA	1314/0602		SHIAWASSEE ST													
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	\$224,099	\$32,179	\$24,278	61.0	89.0	0.13	0.13	\$528	\$257,432	\$5.91	61.00	2DOWN	1310/0039		DOWNTOWN	RENTAL												
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	\$8,756	\$15,000	\$8,756	22.0	132.0	0.07	0.07	\$682	\$223,881	\$5.14	22.00	2DOWN	1308/0525		DOWNTOWN	MAIN ST												
050-652-011-012-00	1015 S WASHINGTON ST	04/24/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$41,300	82.60	\$21,890	\$50,000	\$21,890	55.0	132.0	0.27	0.27	\$909	\$187,266	\$4.30	55.00	2DOWN	1306/0764		DOWNTOWN													
Totals:			\$3,566,643			\$3,566,643	\$1,671,200		\$3,538,250	\$615,043	\$586,650	1,475.0		5.30	4.84																					
								Sale. Ratio =>	46.86									Average																		
								Std. Dev. =>	11.43									per FF=>	\$417									Average								
																		per Net Acre=>	116,068									Average								
																		per SqFt=>	\$1.75																	

Final conclusion of rate to be used: \$417 per front ft and \$1.75 per sq ft
 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			
050-010-007-002-00	780 MCMILLAN AVE	02/29/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$147,500	53.64	\$366,548	\$17,802	\$109,350	200.0	296.0	2.03	2.03	\$89	\$8,791	\$0.20	200.00	300	1314/0855			
050-480-000-010-00	1455 INDUSTRIAL DR	09/06/24	\$750,000	MLC	03-ARM'S LENGTH	\$750,000	\$338,300	45.11	\$788,042	\$53,758	\$91,800	165.7	245.0	0.93	0.93	\$324	\$57,680	\$1.32	165.68	300	1320/0769			
050-537-000-052-00	1500 W OLIVER ST	10/06/23	\$105,000	MLC	03-ARM'S LENGTH	\$105,000	\$0	0.00	\$59,317	\$66,743	\$21,060	0.0	0.0	0.39	0.39	#DIV/0!	\$171,136	\$3.93	0.00	300	1311/0316			
050-651-000-034-00	E HOWARD ST	07/11/24	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$0	0.00	\$29,160	\$10,000	\$29,160	0.0	0.0	0.54	0.54	#DIV/0!	\$18,519	\$0.43	0.00	300	1319/0063			
Totals:			\$1,140,000			\$1,140,000	\$485,800		\$1,243,067	\$148,303	\$251,370	365.7		3.89	3.89									
								Sale. Ratio =>	42.61					Average			Average							
								Std. Dev. =>	28.72					Average	per FF=>	\$406	Average	per Net Acre=>	38,153.59	Average	per SqFt=>	\$0.88		

Final conclusion of rate to be used: \$38,000 per acre
 300 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table		
050-030-000-005-00	1179 MARION ST	12/16/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$83,000	35.62	\$187,729	\$56,951	\$11,680	73.0	130.0	0.22	0.22	\$780	\$261,243	\$6.00	73.00	402	1323/0277	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	\$220,394	(\$8,074)	\$16,320	102.0	130.0	0.30	0.30	(\$79)	(\$26,559)	(\$0.61)	102.00	402	1312/00609	NORTHWEST CORNER OF CITY		
050-030-000-013-00	1121 HANOVER ST	12/15/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,600	34.89	\$206,054	\$35,826	\$10,880	68.0	130.0	0.20	0.20	\$527	\$176,483	\$4.05	68.00	402	1313/00199	NORTHWEST CORNER OF CITY		
050-230-000-009-00	1228 ORCHARD ST	09/22/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$115,857	\$30,343	\$11,200	70.0	113.0	0.18	0.18	\$433	\$166,720	\$3.83	70.00	402	1310/0914	NORTHWEST CORNER OF CITY		
050-290-000-013-00	1521 ALTURAS DR	11/10/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,800	38.84	\$270,375	\$18,865	\$14,240	89.0	99.0	0.20	0.20	\$212	\$93,391	\$2.14	89.00	402	1312/0296	NORTHWEST CORNER OF CITY		
050-425-000-005-00	1517 HIAWATHA DR	05/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,000	38.50	\$198,248	\$14,836	\$13,084	154.0	0.0	0.28	0.28	\$96	\$52,797	\$1.21	154.00	402	1307/0394	NORTHWEST CORNER OF CITY		
050-450-000-036-00	723 CENTER ST	02/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,400	41.33	\$188,261	\$2,939	\$11,200	70.0	217.0	0.35	0.35	\$42	\$8,421	\$0.19	70.00	402	1314/0853	NORTHWEST CORNER OF CITY		
050-465-000-003-00	1104 CORLETT DR	08/10/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,500	43.04	\$303,681	(\$2,081)	\$21,600	135.0	130.0	0.40	0.40	(\$15)	(\$5,164)	(\$0.12)	135.00	402	1309/0731	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	\$256,463	(\$4,943)	\$15,520	97.0	130.0	0.29	0.29	(\$51)	(\$17,104)	(\$0.39)	97.00	402	1309/0725	NORTHWEST CORNER OF CITY		
050-560-000-002-00	1000 BUCKLEY DR	11/15/24	\$197,650	WD	03-ARM'S LENGTH	\$197,650	\$81,100	41.03	\$194,095	\$19,555	\$16,000	100.0	132.0	0.30	0.30	\$196	\$64,538	\$1.48	100.00	402	1322/0484	NORTHWEST CORNER OF CITY		
050-560-000-005-00	1310 SHADY LANE	06/13/24	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$122,200	43.49	\$276,190	\$20,810	\$16,000	100.0	139.0	0.32	0.32	\$208	\$65,235	\$1.50	100.00	402	1318/0199	NORTHWEST CORNER OF CITY		
050-560-000-015-00	1406 BUCKLEY DR	07/10/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$115,500	39.69	\$262,864	\$48,776	\$20,640	129.0	134.0	0.40	0.40	\$378	\$122,861	\$2.82	129.00	402	1318/0891	NORTHWEST CORNER OF CITY		
050-560-000-024-00	1005 MEADOW DR	04/29/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,100	33.61	\$212,900	\$81,500	\$14,400	90.0	132.0	0.27	0.27	\$906	\$298,535	\$6.85	90.00	402	1317/0183	NORTHWEST CORNER OF CITY		
050-560-000-030-00	1015 WARD ST	09/18/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,300	49.11	\$213,442	(\$6,802)	\$16,640	104.0	132.0	0.32	0.32	(\$65)	(\$21,594)	(\$0.50)	104.00	402	1320/0743	NORTHWEST CORNER OF CITY		
050-560-000-056-00	1108 MEADOW DR	06/28/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$95,300	34.05	\$220,356	\$76,024	\$16,480	103.0	132.0	0.31	0.31	\$738	\$243,667	\$5.59	103.00	402	1318/0875	NORTHWEST CORNER OF CITY		
050-590-000-013-00	1006 N CHIPMAN ST	07/19/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$82,800	43.81	\$184,395	\$16,445	\$11,840	74.0	132.0	0.22	0.22	\$222	\$73,415	\$1.69	74.00	402	1319/0136	NORTHWEST CORNER OF CITY		
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	\$135,998	\$19,562	\$10,560	66.0	132.0	0.20	0.20	\$296	\$97,810	\$2.25	66.00	402	1312/0089	NORTHWEST CORNER OF CITY		
050-603-002-001-00	1403 STINSON ST	04/19/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$92,300	50.58	\$239,416	(\$35,796)	\$21,120	132.0	132.0	0.40	0.40	(\$271)	(\$89,490)	(\$2.05)	132.00	402	1306/0571	NORTHWEST CORNER OF CITY		
050-603-006-003-00	1410 OLMSTEAD ST	11/07/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$91,500	46.45	\$207,051	\$509	\$10,560	66.0	157.0	0.24	0.24	\$8	\$2,139	\$0.05	66.00	402	1322/0120	NORTHWEST CORNER OF CITY		
050-690-000-018-00	1109 HARDING AVE	03/03/25	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$68,700	42.28	\$154,751	\$29,189	\$21,440	134.0	198.0	0.61	0.61	\$218	\$47,929	\$1.10	134.00	402	1325/0162	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	\$229,248	(\$12,308)	\$15,840	99.0	140.0	0.32	0.32	(\$124)	(\$38,704)	(\$0.89)	99.00	402	1309/0326	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	\$163,682	(\$8,122)	\$10,560	66.0	159.0	0.24	0.24	(\$123)	(\$33,701)	(\$0.77)	66.00	402	1312/00618	NORTHWEST CORNER OF CITY		
050-720-000-008-00	1407 W KING ST	04/19/23	\$118,500	SD	10-FORECLOSURE	\$118,500	\$53,500	45.15	\$135,582	(\$6,522)	\$10,560	66.0	159.0	0.24	0.24	(\$99)	(\$27,062)	(\$0.62)	66.00	402	1306/0684	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	\$135,582	(\$2,763)	\$10,560	66.0	159.0	0.24	0.24	(\$42)	(\$11,465)	(\$0.26)	66.00	402	1316/0353	NORTHWEST CORNER OF CITY		
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	\$151,314	\$12,146	\$10,560	66.0	159.0	0.24	0.24	\$184	\$50,398	\$1.16	66.00	402	1309/0433	NORTHWEST CORNER OF CITY		
Totals:			\$5,099,050			\$5,101,309	\$2,079,500		\$5,063,928	\$396,865	\$359,484	2,319.0		7.30	7.30									
							Sale. Ratio =>	40.76				Average		Average		Average								
							Std. Dev. =>	4.74				per FF=>	\$171	per Net Acre=>	54,342.74	per SqFt=>	\$1.25							

Final conclusion of rate to be used: \$171 per front ft and \$1.25 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	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
050-020-000-005-00	916 E KING ST	08/08/24	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$45,700	24.97	\$125,952	\$66,217	\$9,169	53.0	208.0	0.25	0.25	\$1,249	\$261,727	\$6.01	53.00	410	1319/0869		NORTH CENTRAL
050-060-001-002-00	520 JENNETT ST	07/05/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,700	24.53	\$130,977	\$51,133	\$12,110	70.0	132.0	0.21	0.21	\$730	\$241,193	\$5.54	70.00	410	1308/0698		NORTH CENTRAL
050-060-004-003-00	908 N WATER ST	02/05/25	\$119,350	SD	10-FORECLOSURE	\$119,350	\$85,200	71.39	\$190,464	(\$59,696)	\$11,418	66.0	132.0	0.20	0.20	(\$904)	(\$298,480)	(\$6.85)	66.00	410	1324/0621		NORTH CENTRAL
050-060-009-006-00	717 PINE ST	04/04/24	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$81,600	54.77	\$186,196	(\$25,778)	\$11,418	66.0	82.0	0.12	0.12	(\$391)	(\$207,887)	(\$4.77)	66.00	410	1316/0177		NORTH CENTRAL
050-060-009-010-00	711 PINE ST	04/30/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,400	40.31	\$125,980	\$13,016	\$8,996	52.0	66.0	0.08	0.08	\$250	\$164,759	\$3.78	52.00	410	1316/0953		NORTH CENTRAL
050-060-009-011-00	701 PINE ST	11/01/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,200	45.33	\$140,331	\$6,087	\$11,418	66.0	83.0	0.13	0.13	\$92	\$48,310	\$1.11	66.00	410	1322/0049		NORTH CENTRAL
050-060-011-003-00	710 ADAMS ST	11/22/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$60,400	46.50	\$138,144	(\$632)	\$7,612	44.0	66.0	0.07	0.07	(\$14)	(\$9,433)	(\$0.22)	44.00	410	1322/0568		NORTH CENTRAL
050-111-001-001-00	620 N DEWEY ST	10/13/23	\$49,700	MLC	03-ARM'S LENGTH	\$49,700	\$37,100	74.65	\$95,775	(\$34,484)	\$11,591	67.0	132.0	0.20	0.20	(\$515)	(\$169,872)	(\$3.90)	67.00	410	1311/0527		NORTH CENTRAL
050-111-001-020-00	814 E KING ST	01/29/25	\$95,503	WD	03-ARM'S LENGTH	\$95,503	\$65,700	68.79	\$150,225	(\$42,958)	\$11,764	68.0	198.0	0.31	0.31	(\$632)	(\$139,023)	(\$3.19)	68.00	410	1324/0459		NORTH CENTRAL
050-111-003-003-00	540 GILBERT ST	08/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,200	30.63	\$147,918	\$53,500	\$11,418	66.0	132.0	0.20	0.20	\$811	\$267,500	\$6.14	66.00	410	1310/0322		NORTH CENTRAL
050-140-000-021-00	1412 N HICKORY ST	04/26/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$62,100	38.57	\$144,816	\$30,543	\$14,359	83.0	120.0	0.23	0.23	\$368	\$133,376	\$3.06	83.00	410	1316/0818		NORTH CENTRAL
050-140-002-003-00	526 ABBOTT ST	02/14/25	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,900	40.46	\$180,538	\$25,880	\$11,418	66.0	132.0	0.20	0.20	\$392	\$129,400	\$2.97	66.00	410	1324/0869		NORTH CENTRAL
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	\$87,564	(\$16,146)	\$11,418	66.0	132.0	0.20	0.20	(\$245)	(\$80,730)	(\$1.85)	66.00	410	1308/0176		NORTH CENTRAL
050-160-000-005-00	1212 DEVONSHIRE CT	07/07/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,300	37.09	\$235,288	\$12,185	\$11,418	101.0	110.0	0.26	0.26	\$121	\$47,412	\$1.09	101.00	410	1308/0695		NORTH CENTRAL
050-160-000-005-00	1212 DEVONSHIRE CT	12/23/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,900	42.00	\$235,288	\$27,185	\$17,473	101.0	111.0	0.26	0.26	\$269	\$105,778	\$2.43	101.00	410	1323/0318		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	\$153,679	(\$2,261)	\$11,418	66.0	330.0	0.50	0.50	(\$34)	(\$4,522)	(\$0.10)	66.00	410	1306/0966		NORTH CENTRAL
050-240-001-009-00	602 N HICKORY ST	01/03/25	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,800	37.74	\$153,679	\$34,739	\$11,418	66.0	330.0	0.50	0.50	\$526	\$69,478	\$1.59	66.00	410	1323/0485		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	\$114,504	(\$10,854)	\$8,650	50.0	247.0	0.28	0.28	(\$217)	(\$38,218)	(\$0.88)	50.00	410	1314/0788		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	\$170,681	\$737	\$11,418	66.0	82.0	0.12	0.12	\$11	\$5,944	\$0.14	66.00	410	1311/0300		NORTH CENTRAL
050-240-002-007-00	614 N SAGINAW ST	05/17/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,000	32.00	\$137,197	\$49,221	\$11,418	66.0	132.0	0.20	0.20	\$746	\$246,105	\$5.65	66.00	410	1317/0439		NORTH CENTRAL
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	\$117,292	(\$29,874)	\$11,418	66.0	132.0	0.20	0.20	(\$453)	(\$149,370)	(\$3.43)	66.00	410	1311/0483		NORTH CENTRAL
050-240-002-022-00	650 N SAGINAW ST	05/29/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,000	34.44	\$142,823	(\$46,692)	\$9,515	55.0	132.0	0.17	0.17	\$849	\$279,593	\$6.42	55.00	410	1317/0814		NORTH CENTRAL
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	\$130,261	\$33,157	\$11,418	66.0	132.0	0.20	0.20	\$502	\$165,785	\$3.81	66.00	410	1312/0204		NORTH CENTRAL
050-250-000-016-00	514 W OLIVER ST	08/23/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,900	48.67	\$47,462	\$9,129	\$11,591	67.0	216.0	0.20	0.18	\$136	\$45,193	\$1.04	67.00	410	1320/0198	050-250-000-021-00	NORTH CENTRAL
050-250-000-026-00	609 PINE ST	06/16/23	\$125,500	PTA	03-ARM'S LENGTH	\$125,500	\$40,300	32.11	\$104,447	\$30,568	\$9,515	55.0	133.0	0.17	0.17	\$556	\$181,952	\$4.18	55.00	410	1308/0186		NORTH CENTRAL
050-250-000-046-00	526 PINE ST	10/27/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$43,500	32.83	\$112,407	\$26,667	\$6,574	38.0	132.0	0.12	0.12	\$702	\$231,887	\$5.32	38.00	410	1311/0870		NORTH CENTRAL
050-250-000-049-00	518 PINE ST	06/14/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$41,500	51.23	\$101,939	(\$15,230)	\$5,709	33.0	117.0	0.09	0.09	(\$462)	(\$171,124)	(\$3.93)	33.00	410	1308/0196		NORTH CENTRAL
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	\$131,815	\$34,067	\$5,882	34.0	132.0	0.10	0.10	\$1,002	\$330,748	\$7.59	34.00	410	1310/0790		NORTH CENTRAL
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	\$109,869	\$20,840	\$5,709	33.0	132.0	0.10	0.10	\$632	\$208,400	\$4.78	33.00	410	1308/0020		NORTH CENTRAL
050-320-000-006-00	109 W NORTH ST	04/17/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$44,400	22.21	\$141,233	\$71,296	\$12,629	73.0	150.0	0.25	0.25	\$977	\$284,048	\$6.52	73.00	410	1316/0567		NORTH CENTRAL
050-320-000-024-00	1209 N WASHINGTON ST	04/26/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$73,400	41.94	\$173,451	\$12,621	\$11,072	64.0	148.0	0.22	0.22	\$197	\$58,161	\$1.34	64.00	410	1316/0920		NORTH CENTRAL
050-320-000-027-00	1106 N BALL ST	12/05/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,300	40.68	\$166,618	\$34,800	\$11,418	66.0	143.0	0.22	0.22	\$527	\$160,369	\$3.68	66.00	410	1322/0829		NORTH CENTRAL
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	\$150,208	\$21,210	\$11,418	66.0	132.0	0.20	0.20	\$321	\$106,050	\$2.43	66.00	410	1309/0017		NORTH CENTRAL
050-320-000-097-00	205 STRATFORD DR	10/11/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,200	43.27	\$221,490	\$9,928	\$11,418	66.0	222.0	0.34	0.34	\$150	\$29,548	\$0.68	66.00	410	1321/0445		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	\$93,167	(\$6,749)	\$11,418	66.0	132.0	0.20	0.20	(\$102)	(\$33,745)	(\$0.77)	66.00	410	1308/0526		NORTH CENTRAL
050-320-000-111-00	1309 N HICKORY ST	03/15/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$43,300	29.66	\$93,167	\$64,251	\$11,418	66.0	132.0	0.20	0.20	\$974	\$321,255	\$7.38	66.00	410	1315/0235		NORTH CENTRAL
050-320-010-004-00	815 N WASHINGTON ST	07/25/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,700	37.46	\$120,396	\$21,022	\$11,418	66.0	132.0	0.20	0.20	\$319	\$105,110	\$2.41	66.00	410	1319/0214		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	\$198,392	(\$6,974)	\$11,418	66.0	159.0	0.24	0.24	(\$106)	(\$28,938)	(\$0.66)	66.00	410	1307/0767		NORTH CENTRAL
050-320-011-011-00	712 N BALL ST	09/03/24	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$65,500	68.23	\$150,001	(\$45,351)	\$8,650	50.0	66.0	0.08	0.08	(\$907)	(\$596,724)	(\$13.70)	50.00	410	1320/0976		NORTH CENTRAL
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	\$179,399	\$17,019	\$11,418	66.0	132.0	0.20	0.20	\$258	\$85,095	\$1.95	66.00	410	1307/0437		NORTH CENTRAL
050-390-001-017-00	921 N BALL ST	07/17/24	\$65,600	MLC	03-ARM'S LENGTH	\$65,600	\$49,200	75.00	\$110,877	(\$32,129)	\$13,148	76.0	132.0	0.23	0.23	(\$423)	(\$139,691)	(\$3.21)	76.00	410	1319/0052		NORTH CENTRAL
050-390-002-009-00	1110 ADAMS ST	12/11/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,300	30.20	\$119,229	\$49,801	\$19,030	110.0	132.0	0.33	0.33	\$453	\$149,553	\$3.43	110.00	410	13		

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	\$146,348	\$32,302	\$8,650	50.0	66.0	0.08	0.08	\$646	\$425,026	\$9.76	50.00	410 1311/0088	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	\$166,766	(\$18,232)	\$10,034	58.0	132.0	0.18	0.18	(\$314)	(\$103,591)	(\$2.38)	58.00	410 1313/0910	NORTH CENTRAL		
050-510-000-012-00	706 CAMPBELL DR	11/15/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$81,400	33.92	\$190,127	\$61,983	\$12,110	70.0	132.0	0.21	0.21	\$885	\$292,373	\$6.71	70.00	410 1322/0417	NORTH CENTRAL		
050-510-000-020-00	920 ADA ST	02/26/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$69,800	36.26	\$178,966	\$24,952	\$11,418	66.0	132.0	0.20	0.20	\$378	\$124,760	\$2.86	66.00	410 1314/0657	NORTH CENTRAL		
050-536-000-002-00	909 N BALL ST	11/29/23	\$73,100	SD	10-FORECLOSURE	\$73,100	\$48,200	65.94	\$122,345	(\$42,152)	\$7,093	41.0	128.0	0.12	0.12	(\$1,028)	(\$351,267)	(\$8.06)	41.00	410 1312/00747	NORTH CENTRAL		
050-536-000-010-00	909 ADAMS ST	10/11/23	\$80,688	SD	10-FORECLOSURE	\$80,688	\$24,800	30.74	\$64,396	\$25,634	\$9,342	54.0	132.0	0.16	0.16	\$475	\$156,305	\$3.59	54.00	410 1311/0742	NORTH CENTRAL		
050-536-000-010-00	909 ADAMS ST	06/18/24	\$75,000	CD	03-ARM'S LENGTH	\$75,000	\$28,200	37.60	\$64,396	\$19,946	\$9,342	54.0	132.0	0.16	0.16	\$369	\$121,622	\$2.79	54.00	410 1321/0251	NORTH CENTRAL		
050-536-000-043-00	1265 N SHIAWASSEE ST	06/21/23	\$125,000	SD	10-FORECLOSURE	\$125,000	\$82,900	66.32	\$203,257	(\$60,092)	\$18,165	105.0	132.0	0.32	0.32	(\$572)	(\$188,969)	(\$4.34)	105.00	410 1307/0664	NORTH CENTRAL		
050-536-000-043-00	1265 N SHIAWASSEE ST	03/22/24	\$120,000	CD	03-ARM'S LENGTH	\$120,000	\$82,900	69.08	\$203,257	(\$65,092)	\$18,165	105.0	132.0	0.32	0.32	(\$620)	(\$204,692)	(\$4.70)	105.00	410 1315/0393	NORTH CENTRAL		
050-536-000-043-00	1265 N SHIAWASSEE ST	09/26/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,600	48.00	\$203,257	\$9,908	\$18,165	105.0	132.0	0.32	0.32	\$94	\$31,157	\$0.72	105.00	410 1320/0924	NORTH CENTRAL		
050-536-000-069-00	1125 N SHIAWASSEE ST	10/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,700	42.47	\$150,473	\$10,945	\$11,418	66.0	132.0	0.20	0.20	\$166	\$54,725	\$1.26	66.00	410 1321/0651	NORTH CENTRAL		
050-536-000-082-00	1113 ADA ST	09/04/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$104,400	36.50	\$241,044	\$59,229	\$14,273	82.5	157.0	0.30	0.30	\$718	\$199,424	\$4.58	82.50	410 1320/0378	NORTH CENTRAL		
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	\$285,510	\$32,617	\$17,127	99.0	127.0	0.29	0.29	\$329	\$112,862	\$2.59	99.00	410 1307/0610	NORTH CENTRAL		
050-541-000-022-00	718 ELMWOOD ST	05/02/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$67,200	39.55	\$172,706	\$8,612	\$11,418	66.0	132.0	0.20	0.20	\$130	\$43,060	\$0.99	66.00	410 1306/0931	NORTH CENTRAL		
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	\$144,328	\$27,687	\$9,515	55.0	132.0	0.17	0.17	\$503	\$165,790	\$3.81	55.00	410 1307/0393	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	\$151,342	\$11,980	\$19,722	114.0	80.0	0.21	0.21	\$105	\$57,321	\$1.32	114.00	410 1309/0440	NORTH CENTRAL		
050-610-001-014-00	801 N HICKORY ST	04/26/24	\$182,100	WD	03-ARM'S LENGTH	\$182,100	\$58,300	32.02	\$134,883	\$58,635	\$11,418	66.0	80.0	0.12	0.12	\$888	\$484,587	\$11.12	66.00	410 1317/0399	NORTH CENTRAL		
050-610-001-015-00	742 N SAGINAW ST	08/06/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,500	34.33	\$126,971	\$34,447	\$11,418	66.0	80.0	0.12	0.12	\$522	\$284,686	\$6.54	66.00	410 1319/0657	NORTH CENTRAL		
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	\$122,234	\$49,184	\$11,418	66.0	140.0	0.21	0.21	\$745	\$232,000	\$5.33	66.00	410 1310/0961	NORTH CENTRAL		
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	\$123,411	\$15,907	\$11,418	66.0	140.0	0.21	0.21	\$241	\$75,033	\$1.72	66.00	410 1315/0541	NORTH CENTRAL		
050-610-003-006-00	741 N PARK ST	10/17/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$57,800	40.70	\$150,418	(\$1,671)	\$6,747	39.0	140.0	0.13	0.13	(\$43)	(\$13,368)	(\$0.31)	39.00	410 1311/0594	NORTH CENTRAL		
050-610-003-011-00	816 N WASHINGTON ST	10/16/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,900	39.29	\$141,345	\$25,073	\$11,418	66.0	140.0	0.21	0.21	\$380	\$118,269	\$2.72	66.00	410 1321/0546	NORTH CENTRAL		
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	\$160,554	\$7,058	\$7,612	44.0	140.0	0.14	0.14	\$160	\$50,057	\$1.15	44.00	410 1307/0847	NORTH CENTRAL		
050-640-033-011-00	604 N BALL ST	10/18/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$80,000	40.02	\$181,639	\$26,565	\$8,304	48.0	132.0	0.15	0.15	\$553	\$183,207	\$4.21	48.00	410 1321/0811	NORTH CENTRAL		
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	\$250,394	(\$38,436)	\$7,958	46.0	165.0	0.17	0.17	(\$836)	(\$220,897)	(\$5.07)	46.00	410 1306/0710	NORTH CENTRAL		
050-668-000-008-00	501 E WILLIAMS ST	08/28/24	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$47,900	50.96	\$110,331	(\$8,200)	\$8,131	47.0	165.0	0.18	0.18	(\$174)	(\$46,067)	(\$1.06)	47.00	410 1320/0368	NORTH CENTRAL		
050-668-000-008-00	501 E WILLIAMS ST	11/21/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$47,900	33.26	\$110,331	\$41,800	\$8,131	47.0	165.0	0.18	0.18	\$889	\$234,831	\$5.39	47.00	410 1322/0504	NORTH CENTRAL		
Totals:			\$13,574,765			\$13,574,765	\$5,486,100		\$13,485,269	\$1,073,953	\$984,457	5,690.5		17.27	17.25								
								Sale. Ratio =>	40.41			Average		Average		Average							
								Std. Dev. =>	12.72			per FF=>	\$189	per Net Acre=>	62,182.44	per SqFt=>	\$1.43						

Final conclusion of rate to be used: \$189 per front ft and \$1.43 per sq ft
410 North Central

412 Northeast Corner

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table					
050-140-000-002-00	1004 SUMMIT ST	07/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,900	34.93	\$122,543	\$27,951	\$10,494	66.0	132.0	0.20	0.20	\$424	\$139,755	\$3.21	66.00	412	1309/0516	NORTHEAST CORNER OF CITY					
050-140-000-004-00	1011 N DEWEY ST	04/09/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,900	56.13	\$99,961	(\$9,467)	\$10,494	66.0	207.0	0.31	0.31	(\$143)	(\$30,150)	(\$0.69)	66.00	412	1316/0422	NORTHEAST CORNER OF CITY					
050-140-000-005-00	1017 N DEWEY ST	03/18/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$61,200	64.42	\$160,458	(\$54,964)	\$10,494	66.0	132.0	0.20	0.20	(\$833)	(\$274,820)	(\$6.31)	66.00	412	1315/0186	NORTHEAST CORNER OF CITY					
050-140-000-005-00	1017 N DEWEY ST	05/10/24	\$180,100	WD	03-ARM'S LENGTH	\$180,100	\$68,400	37.98	\$160,458	\$30,136	\$10,494	66.0	132.0	0.20	0.20	\$457	\$150,680	\$3.46	66.00	412	1317/0485	NORTHEAST CORNER OF CITY					
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	\$158,867	(\$38,511)	\$13,356	84.0	132.0	0.26	0.26	(\$458)	(\$151,024)	(\$3.47)	84.00	412	1309/0222	NORTHEAST CORNER OF CITY					
050-140-003-008-00	816 N DEWEY ST	08/27/24	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$40,700	33.12	\$90,570	\$42,824	\$10,494	66.0	132.0	0.20	0.20	\$649	\$214,120	\$4.92	66.00	412	1320/0137	NORTHEAST CORNER OF CITY					
050-140-004-005-00	561 ABBOTT ST	01/17/25	\$99,711	WD	03-ARM'S LENGTH	\$99,711	\$35,300	35.40	\$84,697	\$25,508	\$10,494	66.0	132.0	0.20	0.20	\$386	\$127,540	\$2.93	66.00	412	1323/0942	NORTHEAST CORNER OF CITY					
050-140-004-007-00	565 ABBOTT ST	08/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,400	40.93	\$154,458	\$6,036	\$10,494	66.0	132.0	0.20	0.20	\$91	\$30,180	\$0.69	66.00	412	1310/0056	NORTHEAST CORNER OF CITY					
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	\$188,636	\$858	\$10,494	66.0	132.0	0.20	0.20	\$13	\$4,290	\$0.10	66.00	412	1309/0111	NORTHEAST CORNER OF CITY					
050-191-000-011-00	516 BRANDON ST	07/12/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,800	35.67	\$101,296	\$29,198	\$10,494	66.0	132.0	0.20	0.20	\$442	\$145,990	\$3.35	66.00	412	1318/0886	NORTHEAST CORNER OF CITY					
050-140-005-001-00	914 SUMMIT ST	04/12/23	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$69,600	58.00	\$172,559	(\$26,801)	\$25,758	162.0	150.0	0.56	0.56	(\$165)	(\$48,030)	(\$1.10)	162.00	412	1306/0308	NORTHEAST CORNER OF CITY					
050-140-005-002-00	501 BRANDON ST	08/27/24	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$52,500	34.20	\$120,008	\$43,668	\$10,176	64.0	99.0	0.15	0.15	\$682	\$301,159	\$6.91	64.00	412	1320/0988	NORTHEAST CORNER OF CITY					
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	\$178,248	\$2,928	\$10,176	64.0	141.0	0.21	0.21	\$46	\$14,145	\$0.32	64.00	412	1314/0306	NORTHEAST CORNER OF CITY					
050-191-000-021-00	706 WILTSHIRE DR	08/29/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$60,700	34.49	\$136,994	\$49,500	\$10,494	66.0	134.0	0.20	0.20	\$750	\$243,842	\$5.60	66.00	412	1320/0248	NORTHEAST CORNER OF CITY					
050-192-000-002-00	813 HUNTINGTON DR	06/07/23	\$109,622	SD	10-FORECLOSURE	\$109,622	\$70,500	64.31	\$180,169	(\$58,304)	\$12,243	77.0	193.0	0.34	0.34	(\$757)	(\$170,979)	(\$3.93)	77.00	412	1307/0987	NORTHEAST CORNER OF CITY					
050-192-000-002-00	813 HUNTINGTON DR	11/14/23	\$110,000	CD	03-ARM'S LENGTH	\$110,000	\$70,500	64.09	\$180,169	(\$57,926)	\$12,243	77.0	193.0	0.34	0.34	(\$752)	(\$169,871)	(\$3.90)	77.00	412	1314/0215	NORTHEAST CORNER OF CITY					
050-192-000-002-00	813 HUNTINGTON DR	04/15/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,700	41.42	\$180,169	\$22,074	\$12,243	77.0	193.0	0.34	0.34	\$287	\$64,733	\$1.49	77.00	412	1316/0616	NORTHEAST CORNER OF CITY					
050-192-000-026-00	1016 HUNTINGTON DR	05/10/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$79,800	34.70	\$191,953	\$50,290	\$12,243	77.0	132.0	0.23	0.23	\$653	\$215,837	\$4.95	77.00	412	1317/0314	NORTHEAST CORNER OF CITY					
050-192-000-030-00	904 HUNTINGTON DR	06/26/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,100	36.96	\$215,743	\$54,751	\$10,494	66.0	151.0	0.23	0.23	\$830	\$239,087	\$5.49	66.00	412	1318/0466	NORTHEAST CORNER OF CITY					
050-193-000-005-00	710 STEVENS DR	03/27/24	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$89,500	36.83	\$230,994	\$23,295	\$11,289	71.0	116.0	0.19	0.19	\$328	\$123,254	\$2.83	71.00	412	1315/0532	NORTHEAST CORNER OF CITY					
050-193-000-011-00	1304 WHITEHAVEN CT	05/17/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,000	38.67	\$195,815	\$41,110	\$11,925	75.0	150.0	0.26	0.26	\$548	\$159,341	\$3.66	75.00	412	1317/0482	NORTHEAST CORNER OF CITY					
050-194-000-027-00	900 WILTSHIRE DR	04/19/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$64,400	37.44	\$145,497	\$37,315	\$10,812	68.0	151.0	0.24	0.24	\$549	\$158,114	\$3.63	68.00	412	1316/0740	NORTHEAST CORNER OF CITY					
050-195-000-002-00	1217 HUNTINGTON DR	03/31/25	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,200	43.06	\$165,018	\$15,476	\$10,494	66.0	150.0	0.23	0.23	\$234	\$68,176	\$1.57	66.00	412	1325/0817	NORTHEAST CORNER OF CITY					
050-195-000-004-00	1301 HUNTINGTON DR	10/16/23	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$68,600	35.09	\$173,045	\$32,949	\$10,494	66.0	151.0	0.23	0.23	\$499	\$143,882	\$3.30	66.00	412	1311/0533	NORTHEAST CORNER OF CITY					
050-195-000-015-00	1308 HUNTINGTON DR	07/29/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$62,200	38.16	\$139,571	\$33,923	\$10,494	66.0	151.0	0.23	0.23	\$514	\$148,135	\$3.40	66.00	412	1319/0436	NORTHEAST CORNER OF CITY					
050-196-000-002-00	809 N GOULD ST	08/30/24	\$177,300	WD	03-ARM'S LENGTH	\$177,300	\$61,700	34.80	\$142,670	\$45,124	\$10,494	66.0	144.0	0.22	0.22	\$684	\$206,991	\$4.75	66.00	412	1320/0373	NORTHEAST CORNER OF CITY					
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	\$173,323	\$3,171	\$10,494	66.0	144.0	0.22	0.22	\$48	\$14,546	\$0.33	66.00	412	1313/0952	NORTHEAST CORNER OF CITY					
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	\$153,464	(\$15,970)	\$10,494	66.0	144.0	0.22	0.22	(\$242)	(\$73,257)	(\$1.68)	66.00	412	1309/0421	NORTHEAST CORNER OF CITY					
050-197-000-007-00	1301 N GOULD ST	07/12/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,500	48.60	\$235,117	(\$9,464)	\$10,653	67.0	144.0	0.22	0.22	(\$141)	(\$42,824)	(\$0.98)	67.00	412	1318/0827	NORTHEAST CORNER OF CITY					
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	\$183,672	\$11,981	\$10,653	67.0	144.0	0.22	0.22	\$179	\$54,213	\$1.24	67.00	412	1307/0566	NORTHEAST CORNER OF CITY					
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	\$194,674	(\$15,703)	\$10,971	69.0	146.0	0.23	0.23	(\$228)	(\$67,978)	(\$1.56)	69.00	412	1307/0846	NORTHEAST CORNER OF CITY					
050-210-000-003-00	1105 N DEWEY ST	12/10/24	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$51,200	49.23	\$123,968	(\$8,838)	\$11,130	70.0	132.0	0.21	0.21	(\$126)	(\$41,689)	(\$0.96)	70.00	412	1323/0030	NORTHEAST CORNER OF CITY					
050-210-000-008-00	505 MOORE ST	12/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,000	56.15	\$150,794	(\$8,869)	\$11,925	75.0	132.0	0.23	0.23	(\$118)	(\$39,070)	(\$0.90)	75.00	412	1313/00276	NORTHEAST CORNER OF CITY					
050-210-000-011-00	1026 SUMMIT ST	10/20/23	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$147,200	33.23	\$389,804	\$77,841	\$24,645	155.0	363.0	1.29	1.29	\$502	\$60,248	\$1.38	155.00	412	1311/0747	NORTHEAST CORNER OF CITY					
050-211-000-003-00	1007 GELLATLY CT	09/13/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,400	49.33	\$185,879	(\$8,159)	\$12,720	80.0	100.0	0.18	0.18	(\$102)	(\$44,342)	(\$1.02)	80.00	412	1320/0796	NORTHEAST CORNER OF CITY					
050-280-000-011-00	1104 DINGWALL DR	01/04/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$53,200	32.84	\$132,217	\$38,528	\$8,745	55.0	108.0	0.14	0.14	\$701	\$283,294	\$6.50	55.00	412	1313/0428	NORTHEAST CORNER OF CITY					
050-360-000-012-00	519 RUBELMAN DR	07/18/23	\$264,400	WD	03-ARM'S LENGTH	\$264,400	\$98,100	37.10	\$246,424	\$32,604	\$14,628	92.0	132.0	0.28	0.28	\$354	\$116,860	\$2.68	92.00	412	1309/0009	NORTHEAST CORNER OF CITY					
050-360-000-031-00	1205 KRUST DR	11/30/23	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$95,100	33.38	\$246,425	\$54,375	\$15,900	100.0	107.0	0.25	0.25	\$544	\$221,037	\$5.07	100.00	412	1312/00611	NORTHEAST CORNER OF CITY					
050-440-000-012-00	921 DINGWALL DR	01/10/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,300	43.31	\$146,050	(\$7,305)	\$8,745	55.0	100.0	0.13	0.13	(\$133)	(\$57,976)	(\$1.33)	55.00	412	1313/0501	NORTHEAST CORNER OF CITY					
Totals:			\$6,683,933			\$6,683,933	\$2,737,300		\$6,632,377	\$513,133	\$461,577	2,903.0		10.16	10.16												
								Sale. Ratio =>	40.95									Average									
								Std. Dev. =>	9.68									per FF=>	\$177								
																		Average									
																		per Net Acre=>	50,485.34								
																		Average									
																		per SqFt=>	\$1.16								

Final conclusion of rate to be used: \$177 per Front Foot and \$1.16 per Sq Foot.
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 Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	
050-730-000-024-00	1003 CHIPMAN LANE	07/17/24	\$250,000	OTH	03-ARM'S LENGTH	\$250,000	\$129,300	51.72	\$290,256	(\$21,256)	\$19,000	415	1319/0205	AUSTIN RIVERFRONT CONDOS	
050-730-000-040-00	914 CHIPMAN LANE	08/08/25	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,000	44.71	\$226,284	\$47,716	\$19,000	415	1330/0087	AUSTIN RIVERFRONT CONDOS	
050-730-000-041-00	918 CHIPMAN LANE	10/21/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$243,619	\$25,381	\$19,000	415	1321/0773	AUSTIN RIVERFRONT CONDOS	
050-730-000-045-00	980 CHIPMAN LANE	04/24/25	\$315,500	WD	03-ARM'S LENGTH	\$315,500	\$145,300	46.05	\$289,066	\$45,434	\$19,000	415	1326/0960	AUSTIN RIVERFRONT CONDOS	
Totals:			\$1,070,500			\$1,070,500	\$496,400		\$1,049,225	\$97,275	\$76,000				
								Sale. Ratio =>	46.37						
								Std. Dev. =>	3.74						

\$97,275 / 4 sales = \$24,319

Final conclusion of rate to be used: \$24,000 per Imp Site and \$5,000 per Vac Site
 Used expanded date range of 4/1/2023 - 8/8/2025
 415 Austin Riverfront Condos

416 Meadows Multi-family & 417 Woodland Trails

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table		
050-425-000-025-00	1512 HIAWATHA DR	09/12/22	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$52,700	40.38	\$146,833	\$9,667	\$26,000	0.17	0.17	\$55,879	\$1.28	416	1301/0128	MEADOWS MULTI-FAMILY		
050-425-000-025-00	1512 HIAWATHA DR	09/08/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$62,500	34.74	\$151,301	\$54,599	\$26,000	0.17	0.17	\$315,601	\$7.25	416	1310/0597	MEADOWS MULTI-FAMILY		
050-425-000-027-00	1514 HIAWATHA DR	07/11/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$68,400	42.22	\$164,690	\$23,310	\$26,000	0.18	0.18	\$126,685	\$2.91	416	1308/0941	MEADOWS MULTI-FAMILY		
050-425-000-029-00	1518 HIAWATHA DR	06/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,400	32.69	\$167,789	\$3,211	\$26,000	0.07	0.07	\$43,392	\$1.00	416	1298/0262	MEADOWS MULTI-FAMILY		
050-425-000-031-00	1500 HIAWATHA DR	06/23/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$80,400	40.22	\$218,613	\$7,287	\$26,000	0.27	0.27	\$27,498	\$0.63	416	1297/0978	MEADOWS MULTI-FAMILY		
050-750-000-008-00	1471 N MALLARD CIRCLE	02/23/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$73,100	31.80	\$212,195	\$38,705	\$21,000	0.00	0.00	#DIV/0!	#DIV/0!	417	1293/0464	WOODLAND TRAILS CONDOS		
050-750-000-011-00	1463 N MALLARD CIRCLE	09/05/24	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$128,300	38.07	\$292,937	\$70,063	\$26,000	0.00	0.00	#DIV/0!	#DIV/0!	417	1320/0595	WOODLAND TRAILS CONDOS		
050-750-000-012-00	1461 N MALLARD CIRCLE	09/19/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,600	43.02	\$281,720	\$29,280	\$26,000	0.00	0.00	#DIV/0!	#DIV/0!	417	1320/0793	WOODLAND TRAILS CONDOS		
050-750-000-013-00	1457 N MALLARD CIRCLE	08/11/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$79,300	33.06	\$225,752	\$35,148	\$21,000	0.00	0.00	#DIV/0!	#DIV/0!	417	1286/0244	WOODLAND TRAILS CONDOS		
050-750-000-025-00	1423 N MALLARD CIRCLE	04/30/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$6,300	33.16	\$21,000	\$19,000	\$21,000	0.00	0.00	#DIV/0!	#DIV/0!	417	1282/0390	WOODLAND TRAILS CONDOS		
050-750-000-025-00	1423 N MALLARD CIRCLE	02/24/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$6,300	27.39	\$21,000	\$23,000	\$21,000	0.00	0.00	#DIV/0!	#DIV/0!	417	1293/0416	WOODLAND TRAILS CONDOS		
Totals:			\$1,951,100			\$1,951,100	\$727,300		\$1,903,830	\$313,270	\$266,000	0.87	0.87							
								Sale. Ratio =>	37.28					Average						
								Std. Dev. =>	5.00					per Net Acre=>	360,494.82	Average				
												per SqFt=>					\$8.28			

\$313,270 / 11 sales = \$28,479

Final conclusion of rate to be used: \$28,000 per Imp Site
 Used expanded date range of 4/1/2021 - 3/31/2025
 416 Meadows Multi-family & 417 Woodland Trails

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table				
050-751-000-021-00	1301 JACKSON DR	02/19/25	\$281,050	WD	03-ARM'S LENGTH	\$281,050	\$121,900	43.37	\$267,648	\$44,902	\$31,500	70.4	140.4	0.23	0.23	\$638	\$197,806	\$4.54	70.37	419	1324/0646	OSBURN SITE CONDOS				
050-751-000-025-00	1341 JACKSON DR	04/25/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$126,800	40.64	\$275,247	\$68,253	\$31,500	79.3	160.0	0.29	0.29	\$860	\$234,546	\$5.38	79.32	419	1316/0918	OSBURN SITE CONDOS				
050-751-000-074-00	1161 BEECH ST	05/05/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$100,100	45.92	\$244,086	\$5,414	\$31,500	60.0	120.0	0.17	0.17	\$90	\$32,812	\$0.75	60.00	419	1307/0347	OSBURN SITE CONDOS				
050-751-000-077-00	1150 JACKSON DR	12/19/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$142,400	49.62	\$309,979	\$8,521	\$31,500	60.0	120.0	0.17	0.17	\$142	\$51,642	\$1.19	60.00	419	1323/0207	OSBURN SITE CONDOS				
Totals:			\$1,098,050			\$1,098,050	\$491,200		\$1,096,960	\$127,090	\$126,000	269.7		0.85	0.85											
								Sale. Ratio =>	44.73	Average			Average			Average										
								Std. Dev. =>	3.82	per FF=>			\$471	per Net Acre=>			149,870.28	per SqFt=>			\$3.44					

\$127,080/4 = \$31,773

Final conclusion of rate to be used: \$32,000 per Site
 419 Osburn Site Condos

\$32,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table		
050-170-004-005-00	429 CURWOOD DR	07/09/24	\$519,750	WD	03-ARM'S LENGTH	\$519,750	\$211,100	40.62	\$480,817	\$28,869	\$12,936	66.0	265.0	0.40	0.40	\$437	\$71,813	\$1.65	66.00	420	1318/0803	RIVER HOSPITAL		
050-520-000-006-00	1120 RIVERSIDE DR	06/02/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$158,500	40.75	\$405,810	\$9,650	\$26,460	135.0	150.0	0.47	0.47	\$71	\$20,753	\$0.48	135.00	420	1308/0803	RIVER HOSPITAL		
050-536-000-051-00	1244 ADA ST	11/25/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,700	39.25	\$283,381	\$33,667	\$22,148	113.0	132.0	0.34	0.34	\$298	\$98,442	\$2.26	113.00	420	1322/0628	RIVER HOSPITAL		
050-670-001-010-00	626 CLARK ST	11/20/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$97,700	37.72	\$259,210	\$12,726	\$12,936	66.0	165.0	0.25	0.25	\$193	\$50,904	\$1.17	66.00	420	1312/0437	RIVER HOSPITAL		
050-670-004-001-00	645 THIRD ST	08/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$261,898	\$32,010	\$33,908	173.0	132.0	0.52	0.52	\$185	\$61,088	\$1.40	173.00	420	1309/0858	RIVER HOSPITAL		
Totals:			\$1,727,650			\$1,727,650	\$690,200		\$1,691,116	\$116,922	\$108,388	553.0		1.98	1.98									
								Sale. Ratio =>	39.95					Average			Average							
								Std. Dev. =>	1.29					Average	per FF=>	\$211	Average	per Net Acre=>	58,962.18	Average	per SqFt=>	\$1.35		

Final conclusion of rate to be used: \$211 per front ft and \$1.35 per sq ft
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	Other Parcels in Sale	Land Table
050-602-011-008-00	1025 ISHAM ST	04/07/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,400	37.40	\$93,284	\$15,164	\$8,448	66.0	132.0	0.20	0.20	\$230	\$75,820	\$1.74	66.00	450	1306/0296		SOUTH SIDE OF CITY
050-542-000-025-00	634 CORUNNA AVE	04/17/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,200	38.00	\$85,973	\$11,579	\$7,552	59.0	132.0	0.18	0.18	\$196	\$64,687	\$1.49	59.00	450	1306/0793		SOUTH SIDE OF CITY
050-602-007-005-00	1803 W STEWART ST	04/24/23	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$54,500	40.40	\$136,658	\$12,834	\$14,592	114.0	198.0	0.52	0.52	\$113	\$24,776	\$0.57	114.00	450	1306/0923		SOUTH SIDE OF CITY
050-113-017-003-00	207 LYNN ST	05/02/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,800	38.31	\$124,636	\$13,812	\$8,448	66.0	132.0	0.20	0.20	\$209	\$69,600	\$1.59	66.00	450	1307/0006		SOUTH SIDE OF CITY
050-546-000-034-00	1233 S CHESTNUT ST	05/25/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,500	41.10	\$122,280	\$8,392	\$12,672	99.0	166.0	0.38	0.38	\$85	\$22,260	\$0.51	99.00	450	1307/0689		SOUTH SIDE OF CITY
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	\$104,096	\$19,352	\$8,448	66.0	132.0	0.20	0.20	\$293	\$96,760	\$2.22	66.00	450	1308/0080		SOUTH SIDE OF CITY
050-660-018-011-00	726 CLINTON ST	05/31/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$41,100	46.18	\$92,950	\$3,858	\$7,808	61.0	126.0	0.18	0.18	\$63	\$21,920	\$0.50	61.00	450	1307/0618		SOUTH SIDE OF CITY
050-114-001-021-00	1005 S CHIPMAN ST	06/07/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,200	36.13	\$136,176	\$24,960	\$11,136	87.0	132.0	0.26	0.26	\$287	\$94,545	\$2.17	87.00	450	1308/0034		SOUTH SIDE OF CITY
050-673-002-007-00	702 FLETCHER ST	06/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,000	39.39	\$162,991	\$18,265	\$16,256	127.0	132.0	0.39	0.39	\$144	\$47,442	\$1.09	127.00	450	1308/0199		SOUTH SIDE OF CITY
050-070-001-011-00	534 AMENT ST	06/21/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,900	39.21	\$140,151	\$9,297	\$8,448	66.0	132.0	0.20	0.20	\$141	\$46,485	\$1.07	66.00	450	1308/0456		SOUTH SIDE OF CITY
050-010-033-024-00	621 WRIGHT AVE	06/23/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,300	36.24	\$113,241	\$24,431	\$12,672	99.0	133.0	0.30	0.30	\$247	\$80,897	\$1.86	99.00	450	1308/0365		SOUTH SIDE OF CITY
050-070-004-009-00	903 WALNUT ST	06/29/23	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$51,600	35.96	\$136,243	\$15,705	\$8,448	66.0	132.0	0.20	0.20	\$238	\$78,525	\$1.80	66.00	450	1308/0766		SOUTH SIDE OF CITY
050-420-001-008-00	536 CORUNNA AVE	07/10/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,500	36.32	\$85,618	\$19,750	\$10,368	81.0	121.0	0.23	0.23	\$244	\$87,778	\$2.02	81.00	450	1308/0890		SOUTH SIDE OF CITY
050-114-001-014-00	914 STATE ST	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$105,868	\$12,580	\$8,448	66.0	132.0	0.20	0.20	\$191	\$62,900	\$1.44	66.00	450	1308/0872		SOUTH SIDE OF CITY
050-602-006-016-00	824 NAFUS ST	07/28/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$44,400	42.29	\$112,791	\$9,105	\$16,896	132.0	140.0	0.42	0.42	\$69	\$21,474	\$0.49	132.00	450	1309/0436		SOUTH SIDE OF CITY
050-010-026-007-00	827 ABREY AVE	07/28/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,000	38.00	\$103,263	\$9,409	\$12,672	99.0	114.0	0.26	0.26	\$95	\$36,328	\$0.83	99.00	450	1309/0301		SOUTH SIDE OF CITY
050-113-003-005-00	827 MILWAUKEE ST	08/28/23	\$1,986	QC	10-FORECLOSURE	\$1,986	\$3,600	181.27	\$9,344	\$1,986	\$9,344	73.0	195.0	0.33	0.33	\$27	\$6,073	\$0.14	73.00	450	1310/0161		SOUTH SIDE OF CITY
050-500-001-005-00	1104 PALMER AVE	08/28/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,700	38.23	\$130,346	\$16,102	\$8,448	66.0	132.0	0.20	0.20	\$244	\$80,510	\$1.85	66.00	450	1310/0319		SOUTH SIDE OF CITY
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	\$138,799	\$8,545	\$25,344	198.0	115.0	0.52	0.52	\$43	\$16,338	\$0.38	198.00	450	1310/0655		SOUTH SIDE OF CITY
050-010-024-014-00	554 HARRISON AVE	09/20/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$41,500	41.92	\$103,996	\$4,220	\$9,216	72.0	100.0	0.17	0.17	\$59	\$25,576	\$0.59	72.00	450	1310/0910		SOUTH SIDE OF CITY
050-420-007-020-00	716 BROADWAY AVE	09/28/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,700	36.93	\$74,940	\$7,740	\$7,680	60.0	130.0	0.18	0.18	\$129	\$43,240	\$0.99	60.00	450	1311/0085		SOUTH SIDE OF CITY
050-350-000-009-00	1405 W SOUTH ST	10/02/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$50,200	37.46	\$143,258	\$982	\$10,240	80.0	122.0	0.22	0.22	\$12	\$4,384	\$0.10	80.00	450	1311/0173		SOUTH SIDE OF CITY
050-601-000-073-00	225 W RIDGE ST	11/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,300	40.93	\$144,653	\$557	\$5,120	40.0	246.0	0.23	0.23	\$14	\$2,465	\$0.06	40.00	450	1312/0338		SOUTH SIDE OF CITY
050-651-025-002-00	604 S WASHINGTON ST	11/17/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$30,400	37.07	\$77,089	\$10,031	\$5,120	40.0	124.0	0.11	0.11	\$251	\$87,991	\$2.02	40.00	450	1312/0689		SOUTH SIDE OF CITY
050-652-007-003-00	822 S SAGINAW ST	12/04/23	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$51,900	38.44	\$133,143	\$13,377	\$11,520	90.0	132.0	0.27	0.27	\$149	\$49,000	\$1.12	90.00	450	1312/00793		SOUTH SIDE OF CITY
050-270-000-043-00	1300 PEARCE ST	12/12/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$21,800	31.14	\$58,805	\$21,179	\$9,984	78.0	131.0	0.24	0.24	\$272	\$90,123	\$2.07	78.00	450	1313/00203		SOUTH SIDE OF CITY
050-652-009-010-00	938 DIVISION ST	12/27/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$51,900	39.32	\$129,604	\$17,756	\$15,360	120.0	116.0	0.32	0.32	\$148	\$55,488	\$1.27	120.00	450	1313/00269		SOUTH SIDE OF CITY
050-602-013-004-00	1051 TRACY ST	01/17/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,900	44.45	\$123,800	\$3,096	\$16,896	132.0	140.0	0.42	0.42	\$23	\$7,302	\$0.17	132.00	450	1313/0670		SOUTH SIDE OF CITY
050-113-014-010-00	211 ROBBINS ST	01/24/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$52,800	34.74	\$135,201	\$35,615	\$18,816	147.0	165.0	0.56	0.56	\$242	\$63,941	\$1.47	147.00	450	1313/0794		SOUTH SIDE OF CITY
050-113-003-018-00	520 S CEDAR ST	02/23/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$66,000	48.70	\$121,038	\$2,410	\$8,448	66.0	132.0	0.20	0.20	\$37	\$12,050	\$0.28	66.00	450	1314/0650		SOUTH SIDE OF CITY
050-115-003-001-00	200 PRINDLE ST	02/23/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,000	38.82	\$166,969	\$11,479	\$8,448	66.0	149.0	0.23	0.23	\$174	\$50,792	\$1.17	66.00	450	1314/0634Q		SOUTH SIDE OF CITY
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	\$92,900	\$2,496	\$10,496	82.0	132.0	0.25	0.25	\$30	\$10,065	\$0.23	82.00	450	1315/0443		SOUTH SIDE OF CITY
050-490-000-037-00	337 LAFAYETTE BLVD	03/19/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,900	37.62	\$122,582	\$15,098	\$7,680	60.0	132.0	0.18	0.18	\$252	\$82,956	\$1.90	60.00	450	1315/0372		SOUTH SIDE OF CITY
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	\$122,016	\$2,704	\$14,720	115.0	165.0	0.44	0.44	\$24	\$6,202	\$0.14	115.00	450	1315/0363		SOUTH SIDE OF CITY
050-010-033-015-00	612 FRAZER AVE	04/15/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$52,200	45.39	\$117,179	\$6,269	\$8,448	66.0	133.0	0.20	0.20	\$95	\$31,035	\$0.71	66.00	450	1316/0962		SOUTH SIDE OF CITY
050-113-016-016-00	218 ROBBINS ST	04/15/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,400	42.43	\$134,846	\$13,602	\$8,448	66.0	132.0	0.20	0.20	\$206	\$68,010	\$1.56	66.00	450	1316/0614		SOUTH SIDE OF CITY
050-010-031-002-00	1405 CORUNNA AVE	04/18/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,800	69.00	\$27,647	\$17,906	\$25,553	253.0	574.0	0.82	0.11	\$71	\$21,837	\$0.50	253.00	450	1316/0657	050-010-031-001-00, 050-010-031-004-00, 050-010-031-005-00	SOUTH SIDE OF CITY
050-010-031-004-00	ABREY AVE	04/18/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,800	69.00	\$27,647	\$17,906	\$25,553	253.0	574.0	0.82	0.21	\$71	\$21,837	\$0.50	253.00	450	1316/0657	050-010-031-002-00, 050-010-031-001-00, 050-010-031-005-00	SOUTH SIDE OF CITY
050-010-031-005-00	721 ABREY AVE	04/18/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,800	69.00	\$27,647	\$17,906	\$25,553	253.0	574.0	0.82	0.22	\$71	\$21,837	\$0.50	253.00	450	1316/0657	050-010-031-002-00, 050-010-031-004-00, 050-010-031-001-00	SOUTH SIDE OF CITY
050-010-031-001-00	1401 CORUNNA AVE	04/18/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$5,700	28.50	\$27,795	\$17,758	\$25,553	93.0	140.0	0.82	0.30	\$191	\$21,656	\$0.50	93.00	450	1316/0657	050-010-031-002-00, 050-010-031-004-00, 050-010-031-005-00	SOUTH SIDE OF CITY
050-602-009-009-00	GEORGE ST	05/10/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$61,400	41.77	\$122,938	\$37,394	\$13,332	132.0	314.0	0.48	0.28	\$283	\$78,559	\$1.80	132.00	450	1317/0658	050-602-009-011-00	SOUTH SIDE OF CITY
050-602-009-011-00	1310 FREDERICK ST	05/10/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$61,400	41.77	\$122,938	\$37,394	\$13,332	132.0	314.0	0.48	0.20	\$283	\$78,559	\$1.80	132.00	450	1317/0658	050-602-009-009-00	SOUTH SIDE OF CITY
050-652-010-017-00	955 S PARK ST	05/13/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,600	36.67	\$13,332	\$18,000	\$13,332	132.0	396.0	0.40	0.13	\$136	\$45,113	\$1.04	132.00	450	1317/0503	050-652-010-018-00, 050-652-010-019-00	SOUTH SIDE OF CITY
050-652-010-018-00	951 S PARK ST	05/13/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,600	36.67	\$13,332	\$18,000	\$13,332	132.0	396.0	0.40	0.13	\$136	\$45,113	\$1.04	132.00	450	1317/0503	050-652-010-017-00, 050-652-010-019-00	SOUTH SIDE OF CITY
050-652-010-019-00	947 S PARK ST	05/13/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$6,600	36.67	\$13,332	\$18,000	\$13,332	132.0	396.0	0.40	0.13	\$136	\$45,113	\$1.04	132.00	450	1317/0503	050-652-010-018-00, 050-652-010-017-00	SOUTH SIDE OF CITY
050-270-000-024-00																							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land 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	
050-666-000-003-00	411 E EXCHANGE ST	04/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,000	36.67	\$144,638	\$12,952	\$7,590	66.0	132.0	0.20	0.20	\$196	\$64,760	\$1.49	66.00	460	1306/0569		CENTRAL CITY	
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	\$145,104	\$2,486	\$7,590	66.0	119.0	0.18	0.18	\$38	\$13,811	\$0.32	66.00	460	1307/0135		CENTRAL CITY	
050-542-000-004-00	105 S HICKORY ST	06/20/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,200	40.18	\$112,776	\$2,974	\$5,750	50.0	66.0	0.08	0.08	\$59	\$39,132	\$0.90	50.00	460	1308/0348		CENTRAL CITY	
050-580-000-099-00	834 E COMSTOCK ST	07/26/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$33,400	34.79	\$91,719	\$9,341	\$5,060	44.0	132.0	0.13	0.13	\$212	\$70,233	\$1.61	44.00	460	1309/0645		CENTRAL CITY	
050-580-000-137-00	706 JEROME AVE	10/27/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,800	42.71	\$147,354	\$9,551	\$16,905	147.0	163.9	0.55	0.55	\$65	\$17,271	\$0.40	147.00	460	1311/0891		CENTRAL CITY	
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	
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	
050-470-009-010-00	314 N SAGINAW ST	12/18/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,700	38.36	\$136,383	\$11,207	\$7,590	66.0	122.0	0.19	0.19	\$170	\$60,578	\$1.39	66.00	460	1313/00123		CENTRAL CITY	
050-380-002-002-00	322 RANDOLPH ST	02/08/24	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$55,500	39.50	\$145,039	\$866	\$5,405	47.0	132.3	0.14	0.14	\$18	\$6,056	\$0.14	47.00	460	1314/0209		CENTRAL CITY	
050-100-002-008-00	323 S CHIPMAN ST	04/05/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,400	44.00	\$83,071	\$6,874	\$4,945	43.0	132.0	0.13	0.13	\$160	\$52,877	\$1.21	43.00	460	1316/0659		CENTRAL CITY	
050-260-000-024-00	414 E WILLIAMS ST	07/16/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,200	42.90	\$140,558	\$8,467	\$4,025	35.0	99.0	0.08	0.08	\$242	\$105,838	\$2.43	35.00	460	1319/0070		CENTRAL CITY	
050-660-009-016-00	919 BEEHLER ST	08/15/24	\$123,900	WD	03-ARM'S LENGTH	\$123,900	\$49,900	40.27	\$116,515	\$14,630	\$7,245	63.0	86.0	0.12	0.12	\$232	\$117,984	\$2.71	63.00	460	1319/0758		CENTRAL CITY	
050-660-011-001-00	219 N CEDAR ST	11/11/24	\$5,900	WD	03-ARM'S LENGTH	\$5,900	\$3,400	57.63	\$7,590	\$5,900	\$7,590	66.0	103.0	0.16	0.16	\$89	\$37,821	\$0.87	66.00	460	1322/0356		CENTRAL CITY	
050-651-000-015-00	424 CASS ST	01/03/25	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$34,400	1720.00	\$4,140	\$2,000	\$4,140	36.0	132.0	0.11	0.11	\$56	\$18,349	\$0.42	36.00	460	1323/0425		CENTRAL CITY	
Totals:			\$1,544,300			\$1,544,300	\$663,300		\$1,535,167	\$113,572	\$104,439	931.0		2.69	2.38									
							Sale. Ratio =>	42.95			Average			Average			Average							
							Std. Dev. =>	448.50			per FF=>	\$122		per Net Acre=>	42,235.78		per SqFt=>	\$0.97						

Final conclusion of rate to be used: \$122 per front ft and \$.97 per sq ft
460 Central City

2CHIP, 2CORA, 2DOWN, 2M12, 2MRES, 2SHI, 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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
050-180-001-001-00	534 E MAIN ST	04/17/24	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$273,000	23.23	\$577,016	\$139,371	\$1,035,629	\$418,799	2.473	3,656	\$283.27	2DOWN	#REF!			\$111,360		DOWNTOWN	201
050-660-014-010-00	820 W MAIN ST	05/16/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$41,800	25.33	\$91,961	\$8,756	\$156,244	\$79,622	1.962	2,613	\$59.79	2WEST	42.0547	WESTOWN CORRIDOR		\$8,756		WESTOWN	201
050-660-014-010-00	820 W MAIN ST	05/16/24	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$41,800	25.33	\$91,961	\$8,756	\$156,244	\$79,622	1.962	2,613	\$59.79	2WEST	42.0547	WESTOWN CORRIDOR		\$8,756		WESTOWN	201
050-602-014-006-00	1029 S CHESTNUT ST	10/31/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$42,700	30.72	\$93,433	\$26,898	\$112,102	\$63,670	1.761	1,800	\$62.28	2CHIP	82.1502			\$23,880		CHIPMAN & STEWART	201
050-780-000-002-00	109 N WASHINGTON ST	11/13/24	\$338,631	WD	03-ARM'S LENGTH	\$338,631	\$114,400	33.78	\$248,752	\$29,850	\$308,781	\$209,476	1.474	10,062	\$30.69	2DOWN	17.8380	MAIN ST		\$29,850		DOWNTOWN	201
050-050-000-036-00	115 S LANSING	05/30/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,400	35.10	\$122,168	\$26,268	\$128,732	\$91,770	1.403	2,400	\$53.64	2MR12	140.2763			\$26,268		MULT RES - UNDER 12 UNITS	201
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	\$121,848	\$8,756	\$150,244	\$108,222	1.388	3,497	\$42.96	2DOWN	#REF!	MAIN ST		\$8,756		DOWNTOWN	201
050-250-036-003-00	521 ADAMS ST	05/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,600	40.30	\$169,191	\$40,762	\$159,238	\$122,899	1.296	3,136	\$50.78	2MR12	20.9960			\$39,800		MULT RES - UNDER 12 UNITS	201
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	\$208,631	\$101,092	\$123,908	\$102,908	1.204	2,691	\$46.05	2SHIA	51.0152			\$101,092		SHIAWASSEE ST	201
050-651-022-001-00	320 CORUNNA AVE	12/27/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,000	41.33	\$129,742	\$25,870	\$124,130	\$100,263	1.238	4,690	\$26.47	2CORA	54.1813			\$25,870	050-651-022-002-00	CORUNNA AVE	201
050-651-022-002-00	316 CORUNNA AVE	12/27/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,000	41.33	\$129,742	\$25,870	\$124,130	\$100,263	1.238	4,690	\$26.47	2CORA	54.1813			\$25,870	050-651-022-001-00	CORUNNA AVE	201
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	\$224,099	\$24,278	\$207,722	\$191,216	1.086	2,976	\$69.80	2DOWN	26.1154	RENTAL		\$24,278		DOWNTOWN	201
050-470-000-010-00	210 S WATER ST	12/11/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$218,900	43.78	\$373,264	\$106,666	\$393,334	\$255,118	1.542	12,432	\$31.64	2DOWN	154.1775	MAIN ST		\$66,850	050-470-000-011-00	DOWNTOWN	201
050-660-015-007-00	910 W MAIN ST	06/21/24	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$36,600	45.19	\$80,421	\$8,756	\$72,244	\$68,579	1.053	3,256	\$22.19	2WEST	11.4269	WESTOWN CORRIDOR		\$8,756		WESTOWN	201
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	\$459,325	\$68,228	\$381,772	\$374,256	1.020	6,612	\$57.74	2MR12	102.0084			\$52,536		MULT RES - UNDER 12 UNITS	201
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	\$188,652	\$111,791	\$67,509	\$73,551	0.918	816	\$82.73	2WEST	91.7850	1.5 STORY	WESTOWN CORRIDOR	\$26,268		WESTOWN	201
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	\$251,873	\$17,512	\$225,988	\$224,269	1.008	10,824	\$20.88	2DOWN	#REF!	MAIN ST		\$17,512		DOWNTOWN	201
050-660-020-001-00	501 W MAIN ST	12/20/24	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$377,200	47.15	\$788,391	\$155,000	\$645,000	\$611,381	1.055	3,808	\$169.38	2DOWN	29.6996	WESTOWN CORRIDOR		\$99,500	050-660-020-003-00	DOWNTOWN	201
050-660-020-003-00	511 W MAIN ST	12/20/24	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$377,200	47.15	\$788,391	\$155,000	\$645,000	\$611,381	1.055	3,808	\$169.38	2DOWN	29.6996	WESTOWN CORRIDOR		\$99,500	050-660-020-001-00	DOWNTOWN	201
050-113-008-005-00	706 S CHIPMAN ST	01/13/25	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$39,000	48.75	\$82,733	\$35,140	\$44,860	\$45,544	0.985	1,500	\$29.91	2CHIP	98.4991			\$31,840		CHIPMAN & STEWART	201
050-080-000-001-00	110 S BALL ST	04/10/24	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$91,200	49.30	\$197,713	\$29,850	\$155,150	\$160,634	0.966	1,430	\$108.50	2DOWN	96.5858	MAIN ST		\$29,850		DOWNTOWN	201
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	\$220,347	\$9,552	\$189,448	\$201,718	0.939	7,200	\$26.31	2DOWN	93.9174	MAIN ST		\$9,552		DOWNTOWN	201
050-651-018-005-00	311 CORUNNA AVE	06/28/24	\$205,843	WD	03-ARM'S LENGTH	\$205,843	\$102,500	49.80	\$217,875	\$45,372	\$160,471	\$165,075	0.972	3,971	\$40.41	2CORA	#REF!			\$45,372		CORUNNA AVE	201
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	\$188,652	\$111,791	\$51,209	\$73,551	0.696	816	\$62.76	2WEST	69.6236	1.5 STORY	WESTOWN CORRIDOR	\$26,268		WESTOWN	201
050-470-014-011-00	208 W EXCHANGE ST	11/15/23	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$234,400	62.51	\$480,085	\$33,150	\$341,850	\$450,994	0.758	9,550	\$35.80	2DOWN	75.7992	MAIN ST		\$33,150	050-470-014-012-00	DOWNTOWN	201
050-470-014-012-00	214 W EXCHANGE ST	11/15/23	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$234,400	62.51	\$480,085	\$33,150	\$341,850	\$450,994	0.758	9,550	\$35.80	2DOWN	75.7992	MAIN ST		\$33,150	050-470-014-011-00	DOWNTOWN	201
050-470-015-016-00	120 W EXCHANGE ST	08/27/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$267,300	62.89	\$498,830	\$26,268	\$398,732	\$452,212	0.882	23,676	\$16.84	2DOWN	88.1736	MAIN ST		\$26,268		DOWNTOWN	201
050-470-031-002-00	516 N PARK ST	04/22/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$83,300	64.08	\$182,131	\$26,965	\$103,035	\$148,484	0.694	1,848	\$55.75	2MR12	69.3912			\$26,965		MULT RES - UNDER 12 UNITS	201
050-660-015-006-00	908 W MAIN ST	01/16/25	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,400	66.77	\$95,090	\$8,756	\$56,244	\$82,616	0.681	3,512	\$16.01	2WEST	#REF!	WESTOWN CORRIDOR		\$8,756		WESTOWN	201
050-470-026-004-00	114 S WASHINGTON ST	09/23/24	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$186,500	67.82	\$389,661	\$17,512	\$257,488	\$359,217	0.717	9,700	\$26.55	2DOWN	71.6803	MAIN ST		\$17,512	050-470-026-005-00	DOWNTOWN	201
050-470-026-005-00	112 S WASHINGTON ST	09/23/24	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$186,500	67.82	\$389,661	\$17,512	\$257,488	\$359,217	0.717	9,700	\$26.55	2DOWN	71.6803	MAIN ST		\$17,512	050-470-026-004-00	DOWNTOWN	201
050-391-000-023-00	401 E MASON ST	05/31/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$68,500	68.50	\$149,596	\$19,502	\$80,498	\$124,492	0.647	2,036	\$39.54	2MR12	64.6613			\$19,502		MULT RES - UNDER 12 UNITS	201
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	\$482,206	\$91,433	\$308,567	\$373,945	0.825	59,054	\$5.23	2SHIA	82.5166	WESTOWN CORRIDOR		\$78,804		SHIAWASSEE ST	201
Totals:			\$9,560,274			\$9,560,274	\$4,521,400		\$9,193,526		\$7,964,841	\$7,335,958			\$57.33		4.6772						
								Sale. Ratio =>	47.29			E.C.F. =>	1.086	Std. Deviation=>		0.427881							
								Std. Dev. =>	14.91			Ave. E.C.F. =>	1.132	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!					

Final conclusion of rate to be used: 1.086
 2CHIP, 2CORA, 2DOWN, 2M12, 2MRES, 2SHI, 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 LENGTH	\$275,000	\$147,500	53.64	\$366,548	\$117,536	\$157,464	\$323,813	0.486	12,000	\$13.12	300	36.5114	\$109,350	INDUSTRIAL	
050-480-000-010-00	1455 INDUSTRIAL DR	09/06/24	\$750,000	MLC	03-ARM'S LENGTH	\$750,000	\$338,300	45.11	\$788,042	\$91,800	\$658,200	\$905,386	0.727	8,400	\$78.36	300	12.4413	\$91,800	INDUSTRIAL	
050-537-000-036-00	123 N CHIPMAN ST	04/01/24	\$2,331,400	CD	03-ARM'S LENGTH	\$2,331,400	\$1,233,100	52.89	\$3,026,305	\$1,001,760	\$1,329,640	\$2,632,698	0.505	177,604	\$7.49	300	34.6347	\$864,000	INDUSTRIAL	
050-537-000-052-00	1500 W OLIVER ST	10/06/23	\$105,000	MLC	03-ARM'S LENGTH	\$105,000	\$22,700	21.62	\$59,317	\$21,060	\$83,940	\$49,749	1.687	4,000	\$20.99	300	83.5874	\$21,060	INDUSTRIAL	
Totals:			\$3,461,400			\$3,461,400	\$1,741,600		\$4,240,212		\$2,229,244	\$3,911,646			\$29.99		28.1496			
								Sale. Ratio =>	50.31					E.C.F. =>	0.570	Std. Deviation=>		0.567869824		
								Std. Dev. =>	14.97					Ave. E.C.F. =>	0.851	Ave. Variance=>		41.7937	Coefficient of Var=>	49.0884747

0.771

Final conclusion of rate to be used: .771
300 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	
050-030-000-005-00	1179 MARION ST	12/16/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$83,000	35.62	\$187,729	\$12,027	\$220,973	\$165,289	1.337	1,332	\$165.90	402	23.4702	RANCH	\$11,680	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	\$220,394	\$19,371	\$176,629	\$189,109	0.934	1,592	\$110.95	402	16.8183	TWO-STORY	\$16,320	NORTHWEST CORNER OF CITY	
050-030-000-013-00	1121 HANOVER ST	12/15/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$80,600	34.89	\$206,054	\$10,880	\$220,120	\$183,607	1.199	1,547	\$142.29	402	9.6678	TWO-STORY	\$10,880	NORTHWEST CORNER OF CITY	
050-230-000-009-00	1228 ORCHARD ST	09/22/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$115,857	\$11,200	\$123,800	\$98,454	1.257	900	\$137.56	402	15.5247	RANCH	\$11,200	NORTHWEST CORNER OF CITY	
050-290-000-013-00	1521 ALTURAS DR	11/10/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,800	38.84	\$270,375	\$14,240	\$260,760	\$240,955	1.082	1,944	\$134.14	402	1.9994	TWO-STORY	\$14,240	NORTHWEST CORNER OF CITY	
050-425-000-005-00	1517 HIAWATHA DR	05/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,000	38.50	\$198,248	\$13,084	\$186,916	\$174,190	1.073	1,178	\$158.67	402	2.9131	RANCH	\$13,084	NORTHWEST CORNER OF CITY	
050-450-000-036-00	723 CENTER ST	02/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,400	41.33	\$188,261	\$11,200	\$168,800	\$166,567	1.013	1,560	\$108.21	402	8.8784	TWO-STORY	\$11,200	NORTHWEST CORNER OF CITY	
050-465-000-003-00	1104 CORLETT DR	08/10/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,500	43.04	\$303,681	\$33,223	\$246,777	\$254,429	0.970	1,656	\$149.02	402	13.2264	RANCH	\$21,600	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	\$256,463	\$17,024	\$218,976	\$225,248	0.972	1,404	\$155.97	402	13.0035	RANCH	\$15,520	NORTHWEST CORNER OF CITY	
050-560-000-002-00	1000 BUCKLEY DR	11/15/24	\$197,650	WD	03-ARM'S LENGTH	\$197,650	\$81,100	41.03	\$194,095	\$16,000	\$181,650	\$167,540	1.084	1,194	\$152.14	402	1.7970	RANCH	\$16,000	NORTHWEST CORNER OF CITY	
050-560-000-005-00	1310 SHADY LANE	06/13/24	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$122,200	43.49	\$276,190	\$19,343	\$261,657	\$241,625	1.083	2,236	\$117.02	402	1.9282	TWO-STORY	\$16,000	NORTHWEST CORNER OF CITY	
050-560-000-015-00	1406 BUCKLEY DR	07/10/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$115,500	39.69	\$262,864	\$21,265	\$269,735	\$227,280	1.187	2,450	\$110.10	402	8.4606	TWO-STORY	\$20,640	NORTHWEST CORNER OF CITY	
050-560-000-024-00	1005 MEADOW DR	04/29/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,100	33.61	\$212,900	\$14,400	\$265,600	\$186,736	1.422	1,900	\$139.79	402	32.0143	RANCH	\$14,400	NORTHWEST CORNER OF CITY	
050-560-000-030-00	1015 WARD ST	09/18/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,300	49.11	\$213,442	\$16,640	\$173,360	\$185,138	0.936	1,472	\$117.77	402	16.5807	RANCH	\$16,640	NORTHWEST CORNER OF CITY	
050-560-000-056-00	1108 MEADOW DR	06/28/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$95,300	34.05	\$220,356	\$17,759	\$262,141	\$190,590	1.375	1,720	\$152.41	402	27.3231	RANCH	\$16,480	NORTHWEST CORNER OF CITY	
050-590-000-013-00	1006 N CHIPMAN ST	07/19/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$82,800	43.81	\$184,395	\$11,840	\$177,160	\$162,328	1.091	1,776	\$99.75	402	1.0820	TRI-LEVEL	\$11,840	NORTHWEST CORNER OF CITY	
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	\$135,998	\$10,560	\$134,440	\$118,004	1.139	1,304	\$103.10	402	3.7097	TWO-STORY	\$10,560	NORTHWEST CORNER OF CITY	
050-603-006-003-00	1410 OLMSTEAD ST	11/07/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$91,500	46.45	\$207,051	\$10,560	\$186,440	\$184,846	1.009	1,704	\$109.41	402	9.3564	RANCH	\$10,560	NORTHWEST CORNER OF CITY	
050-690-000-018-00	1109 HARDING AVE	03/03/25	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$68,700	42.28	\$154,751	\$21,440	\$141,060	\$125,410	1.125	1,120	\$125.95	402	2.2601	RANCH	\$21,440	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	\$163,682	\$10,560	\$134,440	\$144,047	0.933	886	\$151.74	402	16.8882	BUNGALOW	\$10,560	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	\$135,582	\$10,560	\$111,699	\$117,612	0.950	898	\$124.39	402	15.2467	BUNGALOW	\$10,560	NORTHWEST CORNER OF CITY	
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	\$151,314	\$11,603	\$141,297	\$131,431	1.075	885	\$159.66	402	2.7121	BUNGALOW	\$10,560	NORTHWEST CORNER OF CITY	
Totals:			\$4,596,950			\$4,599,209	\$1,843,500		\$4,459,682		\$4,264,430	\$3,880,436			\$133.00		0.3232				
								Sale. Ratio =>	40.08					E.C.F. =>	1.099	Std. Deviation=>		0.14410729			
								Std. Dev. =>	4.38					Ave. E.C.F. =>	1.102	Ave. Variance=>		11.1300	Coefficient of Var=>		10.09812187

Final conclusion of rate to be used: 1.100
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
050-020-000-005-00	916 E KING ST	07/14/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$40,400	115.43	\$125,952	\$9,169	\$25,831	\$111,541	0.232	1,092	\$23.65	410	89.0967	BUNGALOW		\$9,169		NORTH CENTRAL
050-020-000-005-00	916 E KING ST	08/08/24	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$45,700	24.97	\$125,952	\$9,169	\$173,831	\$111,541	1.558	1,092	\$159.19	410	43.5904	BUNGALOW		\$9,169		NORTH CENTRAL
050-060-001-002-00	520 JENNETT ST	07/05/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,700	24.53	\$130,977	\$12,110	\$157,890	\$113,531	1.391	1,110	\$142.24	410	26.8170	TWO-STORY		\$12,110		NORTH CENTRAL
050-060-004-003-00	908 N WATER ST	02/05/25	\$119,350	SD	10-FORECLOSURE	\$119,350	\$85,200	71.39	\$190,464	\$33,478	\$85,872	\$149,939	0.573	1,144	\$75.06	410	54.9837	TWO-STORY		\$11,418		NORTH CENTRAL
050-060-009-006-00	717 PINE ST	04/04/24	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$81,600	54.77	\$186,196	\$11,418	\$137,582	\$166,932	0.824	1,820	\$75.59	410	29.8372	TWO-STORY		\$11,418		NORTH CENTRAL
050-060-009-010-00	711 PINE ST	04/30/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,400	40.31	\$125,980	\$8,996	\$121,004	\$111,733	1.083	936	\$129.28	410	3.9572	TWO-STORY		\$8,996		NORTH CENTRAL
050-060-009-011-00	701 PINE ST	11/01/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,200	45.33	\$140,331	\$11,418	\$123,582	\$123,126	1.004	1,288	\$95.95	410	11.8848	TWO-STORY		\$11,418		NORTH CENTRAL
050-060-011-003-00	710 ADAMS ST	11/22/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$60,400	46.50	\$138,144	\$7,612	\$122,288	\$124,672	0.981	1,564	\$78.19	410	14.1676	TWO-STORY		\$7,612		NORTH CENTRAL
050-111-001-001-00	620 N DEWEY ST	10/13/23	\$49,700	MLC	03-ARM'S LENGTH	\$49,700	\$37,100	74.65	\$95,775	\$11,591	\$38,109	\$80,405	0.474	1,041	\$36.61	410	64.8587	TWO-STORY		\$11,591		NORTH CENTRAL
050-111-001-020-00	814 E KING ST	01/29/25	\$95,503	WD	03-ARM'S LENGTH	\$95,503	\$65,700	68.79	\$150,225	\$11,764	\$83,739	\$132,245	0.633	1,096	\$76.40	410	48.9342	BUNGALOW		\$11,764		NORTH CENTRAL
050-111-003-003-00	540 GILBERT ST	08/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,200	30.63	\$147,918	\$15,504	\$174,496	\$126,470	1.380	1,382	\$126.26	410	25.7193	BUNGALOW		\$11,418		NORTH CENTRAL
050-140-000-021-00	1412 N HICKORY ST	04/26/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$62,100	38.57	\$144,816	\$14,359	\$146,641	\$124,601	1.177	1,261	\$116.29	410	5.4336	TWO-STORY		\$14,359		NORTH CENTRAL
050-140-002-003-00	526 ABBOTT ST	02/14/25	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,900	40.46	\$180,538	\$11,418	\$183,582	\$161,528	1.137	1,144	\$160.47	410	1.3982	RANCH		\$11,418		NORTH CENTRAL
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	\$87,564	\$11,698	\$48,302	\$72,460	0.667	808	\$59.78	410	45.5952	BUNGALOW		\$11,418		NORTH CENTRAL
050-160-000-005-00	1212 DEVONSHIRE CT	07/07/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,300	37.09	\$235,288	\$20,259	\$209,741	\$205,376	1.021	1,910	\$109.81	410	10.1298	TRI-LEVEL		\$17,473		NORTH CENTRAL
050-160-000-005-00	1212 DEVONSHIRE CT	12/23/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,900	42.00	\$235,288	\$20,259	\$224,741	\$205,376	1.094	1,910	\$117.67	410	2.8262	TRI-LEVEL		\$17,473		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	\$153,679	\$13,180	\$126,820	\$134,192	0.945	1,468	\$86.39	410	17.7487	TWO-STORY		\$11,418		NORTH CENTRAL
050-240-001-009-00	602 N HICKORY ST	01/03/25	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,800	37.74	\$153,679	\$13,180	\$163,820	\$134,192	1.221	1,468	\$111.59	410	9.8238	TWO-STORY		\$11,418		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	\$114,504	\$8,650	\$86,350	\$101,102	0.854	864	\$99.94	410	26.8464	BUNGALOW		\$8,650		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	\$170,681	\$11,418	\$148,582	\$152,114	0.977	1,420	\$104.64	410	14.5768	RANCH		\$11,418		NORTH CENTRAL
050-240-002-007-00	614 N SAGINAW ST	05/17/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,000	32.00	\$137,197	\$12,509	\$162,491	\$119,091	1.364	1,296	\$125.38	410	24.1880	TWO-STORY		\$11,418		NORTH CENTRAL
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	\$117,292	\$11,418	\$64,582	\$101,121	0.639	1,509	\$42.80	410	48.3892	DUPLEX		\$11,418		NORTH CENTRAL
050-240-002-022-00	650 N SAGINAW ST	05/29/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,000	34.44	\$142,823	\$9,515	\$170,485	\$127,324	1.339	1,325	\$128.67	410	21.6437	TWO-STORY		\$9,515		NORTH CENTRAL
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	\$130,261	\$11,418	\$140,582	\$113,508	1.239	1,144	\$122.89	410	11.5969	TWO-STORY		\$11,418		NORTH CENTRAL
050-250-000-016-00	514 W OLIVER ST	08/23/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,900	48.67	\$47,462	\$11,591	\$33,409	\$34,261	0.975	2,832	\$11.80	410	14.7411	TWO-STORY		\$11,591	050-250-000-021-00	NORTH CENTRAL
050-250-000-021-00	514 W OLIVER ST	08/23/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$3,100	6.89	\$15,535	\$11,591	\$33,409	\$3,767	8.869	0	#DIV/0!	410	774.6421	0		\$11,591	050-250-000-016-00	NORTH CENTRAL
050-250-000-026-00	609 PINE ST	06/16/23	\$125,500	PTA	03-ARM'S LENGTH	\$125,500	\$40,300	32.11	\$104,447	\$9,515	\$115,985	\$90,670	1.279	1,195	\$97.06	410	15.6642	TWO-STORY		\$9,515		NORTH CENTRAL
050-250-000-046-00	526 PINE ST	10/27/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$43,500	32.83	\$112,407	\$6,574	\$125,926	\$101,082	1.246	1,228	\$102.55	410	12.3228	TWO-STORY		\$6,574		NORTH CENTRAL
050-250-000-049-00	518 PINE ST	06/14/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$41,500	51.23	\$101,939	\$5,709	\$81,000	\$91,910	0.819	1,218	\$61.82	410	30.3371	TWO-STORY		\$5,709		NORTH CENTRAL
050-260-000-004-00	411 E HICKORY ST	09/18/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,400	32.13	\$131,815	\$8,250	\$151,750	\$118,018	1.286	1,606	\$94.49	410	16.3269	TWO-STORY		\$5,882		NORTH CENTRAL
050-260-000-014-00	412 E WILLIAMS ST	06/07/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,200	30.56	\$109,869	\$5,709	\$119,291	\$99,484	1.199	1,281	\$93.12	410	7.6544	TWO-STORY		\$5,709		NORTH CENTRAL
050-320-000-006-00	109 W NORTH ST	04/17/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$44,400	22.21	\$141,233	\$12,629	\$187,271	\$122,831	1.525	1,764	\$106.16	410	40.2073	TWO-STORY		\$12,629		NORTH CENTRAL
050-320-000-006-00	109 W NORTH ST	01/29/25	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$44,400	21.45	\$141,233	\$12,629	\$194,371	\$122,831	1.582	1,764	\$110.19	410	45.9876	TWO-STORY		\$12,629		NORTH CENTRAL
050-320-000-024-00	1209 N WASHINGTON ST	04/26/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$73,400	41.94	\$173,451	\$12,619	\$162,381	\$153,612	1.057	1,872	\$86.74	410	6.5467	TWO-STORY		\$11,072		NORTH CENTRAL
050-320-000-027-00	1106 N BALL ST	12/05/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,300	40.68	\$166,618	\$13,397	\$176,603	\$146,343	1.207	1,220	\$144.76	410	8.4225	RANCH		\$11,418		NORTH CENTRAL
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	\$150,208	\$11,856	\$148,144	\$132,141	1.121	1,170	\$126.62	410	0.1448	BUNGALOW		\$11,418		NORTH CENTRAL
050-320-000-097-00	205 STRATFORD DR	10/11/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,200	43.27	\$221,490	\$11,581	\$208,419	\$200,486	1.040	1,488	\$140.07	410	8.2983	TWO-STORY		\$11,418		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	\$93,167	\$11,418	\$63,582	\$78,079	0.814	852	\$74.63	410	30.8224	BUNGALOW		\$11,418		NORTH CENTRAL
050-320-000-111-00	1309 N HICKORY ST	03/15/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$43,300	29.66	\$93,167	\$11,418	\$134,582	\$78,079	1.724	852	\$157.96	410	60.1108	BUNGALOW		\$11,418		NORTH CENTRAL
050-320-010-004-00	815 N WASHINGTON ST	07/25/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,700	37.46	\$120,396	\$11,418	\$118,582	\$104,086	1.139	1,355	\$87.51	410	1.6719	TWO-STORY		\$11,418		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	\$198,392	\$11,418	\$168,582	\$178,581	0.944	2,520	\$66.90	410	17.8540	TRI-LEVEL		\$11,418		NORTH CENTRAL
050-320-011-011-00	712 N BALL ST	09/03/24	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$65,500	68.23	\$150,001	\$8,650	\$87,350	\$135,006	0.647	1,587	\$55.04	410	47.5541	TWO-STORY		\$8,650		NORTH CENTRAL
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	\$179,399	\$13,226	\$171,774	\$158,713	1.082	1,058	\$162.36	410	4.0261	BUNGALOW		\$11,418		NORTH CENTRAL
050-390-001-017-00	921 N BALL ST	07/17/24	\$65,600	MLC	03-ARM'S LENGTH	\$65,600	\$49,200	75.00	\$110,877	\$13,148	\$52,452	\$93,342	0.562	943	\$55.62	410	56.0617	BUNGALOW		\$13,148		NORTH CENTRAL
050-390-002-009-00	1110 ADAMS ST	12/11/23																				

050-470-031-006-00	521 N SAGINAW ST	02/19/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,600	39.75	\$143,368	\$10,207	\$149,793	\$127,183	1.178	1,708	\$87.70	410	5.5221	TWO-STORY	\$10,207	NORTH CENTRAL		
050-470-032-013-00	636 N WASHINGTON ST	08/22/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,900	40.42	\$198,849	\$11,418	\$203,582	\$179,017	1.137	1,758	\$115.80	410	1.4670	TWO-STORY	\$11,418	NORTH CENTRAL		
050-470-033-001-00	515 N WASHINGTON ST	07/24/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0	0.00	\$252,945	\$24,964	\$225,036	\$217,747	1.033	4,272	\$52.68	410	8.9075	TWO-STORY	\$22,836	NORTH CENTRAL		
050-470-033-007-00	627 N WASHINGTON ST	08/07/24	\$186,850	WD	03-ARM'S LENGTH	\$186,850	\$72,000	38.53	\$167,110	\$11,418	\$175,432	\$148,703	1.180	1,726	\$101.64	410	5.7197	TWO-STORY	\$11,418	NORTH CENTRAL		
050-470-034-012-00	656 N WATER ST	07/11/24	\$166,250	WD	03-ARM'S LENGTH	\$166,250	\$78,900	47.46	\$180,220	\$10,380	\$155,870	\$162,216	0.961	1,680	\$92.78	410	16.1670	TWO-STORY	\$10,380	NORTH CENTRAL		
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	\$146,348	\$8,650	\$161,350	\$131,517	1.227	1,248	\$129.29	410	10.4290	TWO-STORY	\$8,650	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	\$166,766	\$10,034	\$128,466	\$149,696	0.858	1,728	\$74.34	410	26.4373	TWO-STORY	\$10,034	NORTH CENTRAL		
050-510-000-012-00	706 CAMPBELL DR	11/15/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$81,400	33.92	\$190,127	\$12,872	\$227,128	\$169,298	1.342	1,440	\$157.73	410	21.9036	RANCH	\$12,110	NORTH CENTRAL		
050-510-000-020-00	920 ADA ST	02/26/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$69,800	36.26	\$178,966	\$11,418	\$181,082	\$160,027	1.132	1,026	\$176.49	410	0.9023	RANCH	\$11,418	NORTH CENTRAL		
050-536-000-002-00	909 N BALL ST	11/29/23	\$73,100	SD	10-FORECLOSURE	\$73,100	\$48,200	65.94	\$122,345	\$7,593	\$65,507	\$109,601	0.598	996	\$65.77	410	52.4863	RANCH	\$7,093	NORTH CENTRAL		
050-536-000-010-00	909 ADAMS ST	10/11/23	\$80,688	SD	10-FORECLOSURE	\$80,688	\$24,800	30.74	\$64,396	\$9,342	\$71,346	\$52,583	1.357	682	\$104.61	410	23.4286	BUNGALOW	\$9,342	NORTH CENTRAL		
050-536-000-010-00	909 ADAMS ST	06/18/24	\$75,000	CD	03-ARM'S LENGTH	\$75,000	\$28,200	37.60	\$64,396	\$9,342	\$65,658	\$52,583	1.249	682	\$96.27	410	12.6113	BUNGALOW	\$9,342	NORTH CENTRAL		
050-536-000-043-00	1265 N SHIAWASSEE ST	06/21/23	\$125,000	SD	10-FORECLOSURE	\$125,000	\$82,900	66.32	\$203,257	\$18,165	\$106,835	\$176,783	0.604	2,107	\$50.70	410	51.8223	TWO-STORY	\$18,165	NORTH CENTRAL		
050-536-000-043-00	1265 N SHIAWASSEE ST	03/22/24	\$120,000	CD	03-ARM'S LENGTH	\$120,000	\$82,900	69.08	\$203,257	\$18,165	\$101,835	\$176,783	0.576	2,107	\$48.33	410	54.6506	TWO-STORY	\$18,165	NORTH CENTRAL		
050-536-000-043-00	1265 N SHIAWASSEE ST	09/26/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,600	48.00	\$203,257	\$18,165	\$176,835	\$176,783	1.000	2,107	\$83.93	410	12.2257	TWO-STORY	\$18,165	NORTH CENTRAL		
050-536-000-069-00	1125 N SHIAWASSEE ST	10/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,700	42.47	\$150,473	\$11,418	\$138,582	\$132,813	1.043	1,404	\$98.71	410	7.9112	TWO-STORY	\$11,418	NORTH CENTRAL		
050-536-000-082-00	1113 ADA ST	09/04/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$104,400	36.50	\$241,044	\$14,273	\$271,727	\$216,591	1.255	1,716	\$158.35	410	13.2011	RANCH	\$14,273	NORTH CENTRAL		
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	\$285,510	\$17,127	\$283,873	\$256,335	1.107	2,779	\$102.15	410	1.5122	TWO-STORY	\$17,127	NORTH CENTRAL		
050-541-000-022-00	718 ELMWOOD ST	05/02/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$67,200	39.55	\$172,706	\$11,418	\$158,482	\$154,048	1.029	1,280	\$123.81	410	9.3766	TWO-STORY	\$11,418	NORTH CENTRAL		
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	\$144,328	\$9,515	\$152,985	\$128,761	1.188	1,192	\$128.34	410	6.5579	RANCH	\$9,515	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	\$151,342	\$19,722	\$123,878	\$125,712	0.985	924	\$134.07	410	13.7136	TWO-STORY	\$19,722	NORTH CENTRAL		
050-610-001-014-00	801 N HICKORY ST	04/26/24	\$182,100	WD	03-ARM'S LENGTH	\$182,100	\$58,300	32.02	\$134,883	\$11,418	\$170,682	\$117,923	1.447	1,344	\$127.00	410	32.4856	TWO-STORY	\$11,418	NORTH CENTRAL		
050-610-001-015-00	742 N SAGINAW ST	08/06/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,500	34.33	\$126,971	\$11,418	\$138,582	\$110,366	1.256	1,152	\$120.30	410	13.3110	TWO-STORY	\$11,418	NORTH CENTRAL		
050-610-002-007-00	733 N SAGINAW ST	09/13/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$54,700	78.14	\$123,610	\$9,688	\$60,312	\$108,808	0.554	891	\$67.69	410	56.8253	BUNGALOW	\$9,688	NORTH CENTRAL		
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	\$122,234	\$11,418	\$148,582	\$105,841	1.404	875	\$169.81	410	28.1266	TWO-STORY	\$11,418	NORTH CENTRAL		
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	\$123,411	\$11,418	\$116,482	\$106,966	1.089	816	\$142.75	410	3.3584	BUNGALOW	\$11,418	NORTH CENTRAL		
050-610-003-006-00	741 N PARK ST	10/17/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$57,800	40.70	\$150,418	\$8,347	\$133,653	\$135,693	0.985	1,194	\$111.94	410	13.7587	TWO-STORY	\$6,747	NORTH CENTRAL		
050-610-003-011-00	816 N WASHINGTON ST	10/16/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,900	39.29	\$141,345	\$11,418	\$143,582	\$124,095	1.157	985	\$145.77	410	3.4487	TWO-STORY	\$11,418	NORTH CENTRAL		
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	\$160,554	\$7,612	\$152,388	\$146,076	1.043	1,324	\$115.10	410	7.9343	BUNGALOW	\$7,612	NORTH CENTRAL		
050-640-033-011-00	604 N BALL ST	10/18/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$80,000	40.02	\$181,639	\$8,304	\$191,596	\$165,554	1.157	1,933	\$99.12	410	3.4752	TWO-STORY	\$8,304	NORTH CENTRAL		
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	\$250,394	\$11,086	\$192,914	\$228,565	0.844	2,019	\$95.55	410	27.8530	TWO-STORY	\$7,958	NORTH CENTRAL		
050-668-000-008-00	501 E WILLIAMS ST	08/28/24	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$47,900	50.96	\$110,331	\$11,617	\$82,383	\$94,283	0.874	1,008	\$81.73	410	24.8764	BUNGALOW	\$8,131	NORTH CENTRAL		
050-668-000-008-00	501 E WILLIAMS ST	11/21/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$47,900	33.26	\$110,331	\$11,617	\$132,383	\$94,283	1.404	1,008	\$131.33	410	28.1556	BUNGALOW	\$8,131	NORTH CENTRAL		
050-770-000-001-00	303 W WILLIAMS ST	04/20/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,400	40.22	\$188,983	\$3,806	\$176,194	\$176,864	0.996	1,790	\$98.43	410	12.6341	TWO-STORY	\$3,806	NORTH CENTRAL		
050-770-000-004-00	309 W WILLIAMS ST	04/12/23	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$56,100	43.15	\$146,481	\$3,633	\$126,367	\$136,436	0.926	1,372	\$92.10	410	19.6348	TWO-STORY	\$3,633	NORTH CENTRAL		
Totals:			\$14,506,765			\$14,506,765	\$5,788,400		\$14,553,474		\$13,370,651	\$12,815,053			#DIV/0!		7.9195					
								Sale. Ratio =>	39.90			E.C.F. =>	1.043	Std. Deviation=>		0.846047969						
								Std. Dev. =>	23.03			Ave. E.C.F. =>	1.123	Ave. Variance=>		31.3087	Coefficient of Var=>		27.89066352			

Final conclusion of rate to be used: 1.090
410 North Central

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	
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	\$158,867	\$18,372	\$88,628	\$137,605	0.644	1,156	\$76.67	412	64.4074	RANCH	\$13,356	NORTHEAST CORNER OF CITY	
050-140-005-001-00	914 SUMMIT ST	04/12/23	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$69,600	58.00	\$172,559	\$25,758	\$94,242	\$143,782	0.655	1,804	\$52.24	412	73.9195	TWO-STORY	\$25,758	NORTHEAST CORNER OF CITY	
050-140-000-004-00	1011 N DEWEY ST	04/09/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,900	56.13	\$99,961	\$10,494	\$69,506	\$87,627	0.793	720	\$96.54	412	79.3204	BUNGALOW	\$10,494	NORTHEAST CORNER OF CITY	
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	\$153,464	\$10,494	\$116,506	\$140,029	0.832	1,082	\$107.68	412	33.7727	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-210-000-003-00	1105 N DEWEY ST	12/10/24	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$51,200	49.23	\$123,968	\$11,130	\$92,870	\$110,517	0.840	884	\$105.06	412	26.0257	BUNGALOW	\$11,130	NORTHEAST CORNER OF CITY	
050-210-000-008-00	505 MOORE ST	12/22/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,000	56.15	\$150,794	\$16,063	\$113,937	\$131,960	0.863	1,462	\$77.93	412	23.7157	RANCH	\$11,925	NORTHEAST CORNER OF CITY	
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	\$194,674	\$10,971	\$157,029	\$179,925	0.873	1,040	\$150.99	412	29.6989	RANCH	\$10,971	NORTHEAST CORNER OF CITY	
050-211-000-003-00	1007 GELLATLY CT	09/13/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,400	49.33	\$185,879	\$12,720	\$152,280	\$169,597	0.898	1,180	\$129.05	412	18.3485	RANCH	\$12,720	NORTHEAST CORNER OF CITY	
050-440-000-012-00	921 DINGWALL DR	01/10/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,300	43.31	\$146,050	\$9,627	\$120,373	\$133,617	0.901	1,250	\$96.30	412	7.6089	RANCH	\$8,745	NORTHEAST CORNER OF CITY	
050-197-000-007-00	1301 N GOULD ST	07/12/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,500	48.60	\$235,117	\$10,653	\$204,347	\$219,847	0.929	1,300	\$157.19	412	28.1512	RANCH	\$10,653	NORTHEAST CORNER OF CITY	
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	\$183,636	\$14,961	\$164,039	\$170,103	0.964	1,176	\$139.49	412	96.4352	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
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	\$173,323	\$10,494	\$155,506	\$159,480	0.975	1,053	\$147.68	412	26.2077	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
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	\$178,248	\$10,176	\$160,824	\$164,615	0.977	1,032	\$155.84	412	97.6970	RANCH	\$10,176	NORTHEAST CORNER OF CITY	
050-140-004-007-00	565 ABBOTT ST	08/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,400	40.93	\$154,458	\$10,494	\$139,506	\$141,003	0.989	1,704	\$81.87	412	98.9384	TWO-STORY	\$10,494	NORTHEAST CORNER OF CITY	
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	\$183,672	\$20,609	\$164,391	\$159,709	1.029	1,040	\$158.07	412	20.7844	RANCH	\$10,653	NORTHEAST CORNER OF CITY	
050-195-000-002-00	1217 HUNTINGTON DR	03/31/25	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,200	43.06	\$165,018	\$10,494	\$159,506	\$151,346	1.054	1,002	\$159.19	412	37.9302	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-193-000-005-00	710 STEVENS DR	03/27/24	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$89,500	36.83	\$230,994	\$12,937	\$230,063	\$213,572	1.077	2,076	\$110.82	412	#REF!	TWO-STORY	\$11,289	NORTHEAST CORNER OF CITY	
050-192-000-002-00	813 HUNTINGTON DR	04/15/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,700	41.42	\$180,169	\$13,919	\$176,081	\$162,831	1.081	1,087	\$161.99	412	108.1376	RANCH	\$12,243	NORTHEAST CORNER OF CITY	
050-360-000-012-00	519 RUBELMAN DR	07/18/23	\$264,400	WD	03-ARM'S LENGTH	\$264,400	\$98,100	37.10	\$246,424	\$15,792	\$248,608	\$225,888	1.101	1,935	\$128.48	412	9.0827	RANCH	\$14,628	NORTHEAST CORNER OF CITY	
050-140-000-005-00	1017 N DEWEY ST	05/10/24	\$180,100	WD	03-ARM'S LENGTH	\$180,100	\$68,400	37.98	\$160,458	\$10,494	\$169,606	\$146,880	1.155	1,026	\$165.31	412	115.4729	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-195-000-004-00	1301 HUNTINGTON DR	10/16/23	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$68,600	35.09	\$173,045	\$10,494	\$185,006	\$159,208	1.162	1,212	\$152.65	412	#REF!	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-210-000-011-00	1026 SUMMIT ST	10/20/23	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$147,200	33.23	\$389,804	\$24,645	\$418,355	\$357,648	1.170	4,136	\$101.15	412	10.0773	TWO-STORY	\$24,645	NORTHEAST CORNER OF CITY	
050-140-000-002-00	1004 SUMMIT ST	07/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,900	34.93	\$122,543	\$10,494	\$129,506	\$109,744	1.180	1,162	\$111.45	412	118.0070	TWO-STORY	\$10,494	NORTHEAST CORNER OF CITY	
050-193-000-011-00	1304 WHITEHAVEN CT	05/17/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,000	38.67	\$195,815	\$11,925	\$213,075	\$180,108	1.183	1,560	\$136.59	412	118.3042	TWO-STORY	\$11,925	NORTHEAST CORNER OF CITY	
050-360-000-031-00	1205 KRUST DR	11/30/23	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$95,100	33.38	\$246,425	\$15,900	\$269,000	\$225,784	1.191	2,013	\$133.63	412	4.4987	RANCH	\$15,900	NORTHEAST CORNER OF CITY	
050-192-000-025-00	1020 HUNTINGTON DR	11/03/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,600	27.06	\$201,795	\$15,741	\$219,259	\$182,227	1.203	1,350	\$162.41	412	120.3218	RANCH	\$15,741	NORTHEAST CORNER OF CITY	
050-195-000-015-00	1308 HUNTINGTON DR	07/29/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$62,200	38.16	\$139,571	\$13,676	\$149,324	\$123,306	1.211	1,008	\$148.14	412	121.1008	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-194-000-027-00	900 WILTSHIRE DR	04/19/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$64,400	37.44	\$145,497	\$10,812	\$161,188	\$131,915	1.222	960	\$167.90	412	122.1910	RANCH	\$10,812	NORTHEAST CORNER OF CITY	
050-140-004-005-00	561 ABBOTT ST	01/17/25	\$99,711	WD	03-ARM'S LENGTH	\$99,711	\$35,300	35.40	\$84,697	\$10,977	\$88,734	\$72,204	1.229	672	\$132.04	412	122.8939	BUNGALOW	\$10,494	NORTHEAST CORNER OF CITY	
050-140-004-011-00	516 BRANDON ST	07/12/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,800	35.67	\$101,296	\$12,636	\$107,364	\$86,836	1.236	664	\$161.69	412	123.6393	BUNGALOW	\$10,494	NORTHEAST CORNER OF CITY	
050-192-000-026-00	1016 HUNTINGTON DR	05/10/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$79,800	34.70	\$191,953	\$12,243	\$217,757	\$176,014	1.237	1,176	\$185.17	412	123.7159	RANCH	\$12,243	NORTHEAST CORNER OF CITY	
050-192-000-030-00	904 HUNTINGTON DR	06/26/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,100	36.96	\$215,743	\$15,959	\$244,041	\$195,675	1.247	1,374	\$177.61	412	124.7176	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-280-000-011-00	1104 DINGWALL DR	01/04/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$53,200	32.84	\$132,217	\$10,345	\$151,655	\$119,365	1.271	1,344	\$112.84	412	#REF!	TRI-LEVEL	\$8,745	NORTHEAST CORNER OF CITY	
050-196-000-002-00	809 N GOULD ST	08/30/24	\$177,300	WD	03-ARM'S LENGTH	\$177,300	\$61,700	34.80	\$142,670	\$10,494	\$166,806	\$129,457	1.289	1,022	\$163.22	412	128.8501	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-280-000-003-00	1021 DINGWALL DR	11/21/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$62,300	31.62	\$156,243	\$8,586	\$188,414	\$144,620	1.303	1,123	\$167.78	412	130.2821	TRI-LEVEL	\$8,586	NORTHEAST CORNER OF CITY	
050-140-005-002-00	501 BRANDON ST	08/27/24	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$52,500	34.20	\$120,008	\$11,115	\$142,385	\$106,653	1.335	1,092	\$130.39	412	133.5027	RANCH	\$10,176	NORTHEAST CORNER OF CITY	
050-191-000-021-00	706 WILTSHIRE DR	08/29/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$60,700	34.49	\$136,994	\$10,494	\$165,506	\$123,898	1.336	1,036	\$159.75	412	133.5823	RANCH	\$10,494	NORTHEAST CORNER OF CITY	
050-210-000-010-00	1040 SUMMIT ST	09/08/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$49,300	29.52	\$125,453	\$11,925	\$155,075	\$111,193	1.395	1,220	\$127.11	412	139.4648	RANCH	\$11,925	NORTHEAST CORNER OF CITY	
050-140-003-008-00	816 N DEWEY ST	08/27/24	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$40,700	33.12	\$90,570	\$10,494	\$112,406	\$78,429	1.433	672	\$167.27	412	143.3220	BUNGALOW	\$10,494	NORTHEAST CORNER OF CITY	
050-140-000-023-00	414 E NORTH ST	01/13/25	\$189,750	WD	03-ARM'S LENGTH	\$189,750	\$56,700	29.88	\$137,484	\$11,448	\$178,302	\$123,444	1.444	864	\$206.37	412	144.4400	BUNGALOW	\$11,448	NORTHEAST CORNER OF CITY	
Totals:			\$7,158,061			\$7,158,061	\$2,767,000		\$6,732,556		\$6,641,006	\$6,087,660			\$136.59		0.6841				
								Sale. Ratio =>	38.66			E.C.F. =>	1.091	Std. Deviation=>		0.20287502					
								Std. Dev. =>	8.11			Ave. E.C.F. =>	1.098	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			

Final conclusion of rate to be used: 1.09
412 Northeast Corner of City

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	Use Code	Land Value	Land Table		
050-425-000-025-00	1512 HIAWATHA DR	09/08/23	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$62,500	34.74	\$151,301	\$26,000	\$153,900	\$118,769	1.296	1,006	\$152.98	416	15.6676	CONDO		\$26,000	MEADOWS MULTI-FAMILY		
050-425-000-027-00	1514 HIAWATHA DR	07/11/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$68,400	42.22	\$164,690	\$26,000	\$136,000	\$131,460	1.035	1,115	\$121.97	416	10.4583	CONDO		\$26,000	MEADOWS MULTI-FAMILY		
050-730-000-041-00	918 CHIPMAN LANE	10/21/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,800	43.12	\$243,619	\$19,000	\$231,000	\$212,506	1.087	1,396	\$165.47	415	5.2093	CONDO	425 AGREEMENT	\$19,000	AUSTIN RIVERFRONT CONDOS		
Totals:			\$591,900			\$591,900	\$238,700		\$559,610		\$520,900	\$462,735			\$146.81		1.3421						
								Sale. Ratio =>	40.33					E.C.F. =>	1.126	Std. Deviation=>		0.13819994					
								Std. Dev. =>	4.60					Ave. E.C.F. =>	1.139	Ave. Variance=>		10.4450	Coefficient of Var=>		9.169390968		

Final conclusion of rate to be used: 1.120
 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	
050-750-000-011-00	1463 N MALLARD CIRCLE	09/05/24	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$128,300	38.07	\$292,937	\$26,000	\$311,000	\$196,133	1.586	1,458	\$213.31	417	10.3601	CONDO	\$26,000	WOODLAND TRAILS CONDOS	
050-750-000-012-00	1461 N MALLARD CIRCLE	09/19/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,600	43.02	\$281,720	\$26,000	\$259,000	\$187,891	1.378	1,380	\$187.68	417	10.3601	CONDO	\$26,000	WOODLAND TRAILS CONDOS	
Totals:			\$622,000			\$622,000	\$250,900		\$574,657		\$570,000	\$384,024			\$200.49		0.2223				
								Sale. Ratio =>	40.34				E.C.F. =>	1.484	Std. Deviation=>		0.14651386				
								Std. Dev. =>	3.50				Ave. E.C.F. =>	1.482	Ave. Variance=>		10.3601	Coefficient of Var=>	6.990343798		

Final conclusion of rate to be used: 1.450
 417 Woodland Trails Condos

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	
050-751-000-021-00	1301 JACKSON DR	02/19/25	\$281,050	WD	03-ARM'S LENGTH	\$281,050	\$121,900	43.37	\$267,648	\$31,500	\$249,550	\$206,423	1.209	1,231	\$202.72	419	0.0766	ONE-STORY	\$31,500	OSBURN SITE CONDOS	
050-751-000-025-00	1341 JACKSON DR	04/25/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$126,800	40.64	\$275,247	\$36,555	\$275,445	\$208,647	1.320	1,500	\$183.63	419	11.0458	TWO-STORY	\$31,500	OSBURN SITE CONDOS	
050-751-000-077-00	1150 JACKSON DR	12/19/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$142,400	49.62	\$309,979	\$31,500	\$255,500	\$243,426	1.100	2,003	\$127.56	419	10.9691	TWO-STORY	\$31,500	OSBURN SITE CONDOS	
Totals:			\$880,050			\$880,050	\$391,100		\$852,874		\$780,495	\$658,496			\$171.30		2.4422				
								Sale. Ratio =>	44.44				E.C.F. =>	1.185	Std. Deviation=>		0.11007664				
								Std. Dev. =>	4.60				Ave. E.C.F. =>	1.210	Ave. Variance=>		7.3639	Coefficient of Var=>	6.087386257		

Final conclusion of rate to be used: 1.210
 419 Osburn Site 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table		
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	\$374,030	\$14,700	\$279,300	\$345,178	0.809	2,871	\$97.28	420	7.0950	TWO-STORY	\$14,700	RIVER HOSPITAL		
050-522-000-004-00	1208 RIVERSIDE DR	08/30/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,900	47.86	\$606,019	\$33,846	\$461,154	\$549,638	0.839	3,634	\$126.90	420	83.9014	TWO-STORY	\$23,520	RIVER HOSPITAL		
050-670-004-008-00	614 FIFTH ST	05/26/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$126,200	47.09	\$323,333	\$20,580	\$247,420	\$290,829	0.851	2,222	\$111.35	420	27.6883	TWO-STORY	\$20,580	RIVER HOSPITAL		
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	\$208,213	\$9,506	\$167,994	\$190,881	0.880	1,895	\$88.65	420	39.2788	TWO-STORY	\$9,506	RIVER HOSPITAL		
050-520-000-006-00	1120 RIVERSIDE DR	06/02/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$158,500	40.75	\$405,810	\$26,460	\$362,540	\$364,409	0.995	2,520	\$143.87	420	99.4871	RANCH	\$26,460	RIVER HOSPITAL		
050-670-004-001-00	645 THIRD ST	08/14/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$261,898	\$33,908	\$226,092	\$219,011	1.032	1,831	\$123.48	420	20.3651	CUSTOM	\$33,908	RIVER HOSPITAL		
050-670-001-010-00	626 CLARK ST	11/20/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$97,700	37.72	\$259,210	\$17,555	\$241,445	\$232,137	1.040	1,792	\$134.73	420	104.0095	TWO-STORY	\$12,936	RIVER HOSPITAL		
050-536-000-051-00	1244 ADA ST	11/25/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,700	39.25	\$283,381	\$22,148	\$277,752	\$250,944	1.107	1,816	\$152.95	420	110.6827	RANCH	\$22,148	RIVER HOSPITAL		
050-522-000-003-00	1132 RIVERSIDE DR	11/30/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$127,200	35.33	\$340,786	\$37,740	\$322,260	\$291,110	1.107	2,091	\$154.12	420	110.7002	TWO-STORY	\$25,088	RIVER HOSPITAL		
050-670-001-011-00	622 CLARK ST	11/08/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$142,700	62.07	\$215,565	\$12,936	\$216,964	\$194,648	1.115	2,412	\$89.95	420	1.0322	TWO-STORY	\$12,936	RIVER HOSPITAL		
050-170-004-005-00	429 CURWOOD DR	07/09/24	\$519,750	WD	03-ARM'S LENGTH	\$519,750	\$211,100	40.62	\$480,817	\$12,936	\$506,814	\$449,453	1.128	2,894	\$175.13	420	112.7623	CUSTOM	\$12,936	RIVER HOSPITAL		
050-510-000-003-00	808 CAMPBELL DR	04/12/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,400	36.90	\$221,275	\$15,680	\$229,320	\$197,498	1.161	1,430	\$160.36	420	116.1128	RANCH	\$15,680	RIVER HOSPITAL		
050-170-003-004-00	440 CURWOOD DR	05/25/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$92,300	35.23	\$234,479	\$13,513	\$248,487	\$212,263	1.171	1,433	\$173.40	420	117.0655	TWO-STORY	\$12,936	RIVER HOSPITAL		
050-670-007-002-00	1211 W OLIVER ST	09/06/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,800	38.38	\$228,091	\$20,776	\$239,224	\$199,150	1.201	1,600	\$149.52	420	120.1226	TWO-STORY	\$20,776	RIVER HOSPITAL		
050-522-000-006-00	1201 RIVERSIDE DR	12/01/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$119,900	33.77	\$309,472	\$25,088	\$329,912	\$273,183	1.208	2,168	\$152.17	420	120.7657	TWO-STORY	\$25,088	RIVER HOSPITAL		
050-690-000-014-00	1105 HARDING AVE	07/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,700	38.13	\$198,385	\$29,596	\$200,404	\$162,141	1.236	1,450	\$138.21	420	17.3792	RANCH	\$29,596	RIVER HOSPITAL		
050-670-006-001-00	625 SEVENTH ST	11/10/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$113,900	32.92	\$287,681	\$25,872	\$320,128	\$251,498	1.273	2,193	\$145.98	420	127.2887	TWO-STORY	\$25,872	RIVER HOSPITAL		
050-660-003-009-00	516 CLARK ST	02/27/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,600	27.33	\$149,760	\$12,600	\$227,400	\$131,758	1.726	2,081	\$109.27	420	172.5892	TRI-LEVEL	\$11,368	RIVER HOSPITAL		
Totals:			\$5,490,050			\$5,490,050	\$2,225,700		\$5,388,205		\$5,104,610	\$4,805,730			\$134.85		4.2131					
								Sale. Ratio =>	40.54					E.C.F. =>	1.062	Std. Deviation=>		0.21057902				
								Std. Dev. =>	7.95					Ave. E.C.F. =>	1.104	Ave. Variance=>		83.7959	Coefficient of Var=>	75.87983286		

Final conclusion of rate to be used: 1.095
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 + 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
050-420-009-010-00	853 GRAND AVE	08/02/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$21,400	14.27	\$55,566	\$8,185	\$141,815	\$48,696	2.912	840	\$168.83	450	185.4299	BUNGALOW	\$5,760		SOUTH SIDE OF CITY
050-010-015-017-00	601 GLENWOOD AVE	12/18/24	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$34,900	17.45	\$79,906	\$5,760	\$194,240	\$76,203	2.549	1,376	\$141.16	450	#REF!	TWO-STORY	\$5,760		SOUTH SIDE OF CITY
050-010-026-002-00	1406 CORUNNA AVE	07/26/24	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$42,300	21.15	\$93,469	\$15,360	\$184,640	\$80,276	2.300	1,155	\$159.86	450	192.4830	1.75 STORY	\$15,360		SOUTH SIDE OF CITY
050-420-005-003-00	713 DIVISION ST	12/02/24	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$28,300	20.96	\$63,575	\$5,760	\$129,240	\$59,419	2.175	648	\$199.44	450	118.7292	BUNGALOW	\$5,760		SOUTH SIDE OF CITY
050-113-009-007-00	706 MARTIN ST	02/25/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$57,900	25.17	\$125,258	\$19,038	\$210,962	\$109,168	1.932	1,397	\$151.01	450	116.5863	1.5 STORY	\$16,896		SOUTH SIDE OF CITY
050-115-002-010-00	406 GUTE ST	11/26/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$30,300	21.64	\$76,563	\$6,864	\$133,136	\$71,633	1.859	1,323	\$100.63	450	101.4114	TWO-STORY	\$5,632		SOUTH SIDE OF CITY
050-270-000-047-00	1236 PEARCE ST	12/04/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$26,200	24.95	\$60,384	\$11,327	\$93,673	\$50,418	1.858	820	\$114.24	450	96.9473	BUNGALOW	\$10,240		SOUTH SIDE OF CITY
050-340-002-005-00	915 GRAND AVE	01/09/24	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$24,000	19.75	\$67,030	\$6,400	\$115,100	\$62,312	1.847	676	\$170.27	450	93.5149	BUNGALOW	\$6,400		SOUTH SIDE OF CITY
050-420-004-005-00	612 BROADWAY ST	05/31/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$29,100	20.49	\$80,080	\$7,680	\$134,320	\$74,409	1.805	1,255	\$107.03	450	84.6244	TWO-STORY	\$7,680		SOUTH SIDE OF CITY
050-673-005-005-00	607 FLETCHER ST	10/18/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$29,100	20.79	\$79,831	\$7,353	\$132,647	\$74,489	1.781	720	\$184.23	450	29.1522	TWO-STORY	\$6,016		SOUTH SIDE OF CITY
050-011-020-005-00	910 CORUNNA AVE	06/07/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$28,500	22.80	\$70,498	\$3,840	\$121,160	\$68,508	1.769	1,086	\$111.57	450	135.4003	TWO-STORY	\$3,840		SOUTH SIDE OF CITY
050-270-000-160-00	1130 S SHIAWASSEE ST	08/23/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,400	23.26	\$79,490	\$8,767	\$126,233	\$72,686	1.737	931	\$135.59	450	84.3398	BUNGALOW	\$7,680		SOUTH SIDE OF CITY
050-010-017-007-00	745 WOODLAWN AVE	03/15/24	\$165,000	MLC	03-ARM'S LENGTH	\$165,000	\$39,000	23.64	\$98,117	\$8,755	\$156,245	\$91,842	1.701	864	\$180.84	450	67.3610	BUNGALOW	\$7,680		SOUTH SIDE OF CITY
050-420-003-001-00	400 MONROE ST	08/23/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$27,700	24.09	\$69,268	\$7,680	\$107,320	\$63,297	1.695	1,012	\$106.05	450	76.7639	RANCH	\$7,680		SOUTH SIDE OF CITY
050-420-007-024-00	700 BROADWAY AVE	01/30/24	\$165,000	CD	03-ARM'S LENGTH	\$165,000	\$38,300	23.21	\$98,243	\$7,808	\$157,192	\$92,945	1.691	1,312	\$119.81	450	69.1299	TWO-STORY	\$7,808		SOUTH SIDE OF CITY
050-340-005-003-00	502 KEYTE ST	10/11/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$37,400	27.30	\$84,668	\$8,283	\$128,717	\$78,505	1.640	1,360	\$94.64	450	74.6308	RANCH	\$6,400		SOUTH SIDE OF CITY
050-622-002-009-00	835 AMENT ST	12/15/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$27,700	24.09	\$74,405	\$12,672	\$102,328	\$63,446	1.613	748	\$136.80	450	40.5028	BUNGALOW	\$12,672		SOUTH SIDE OF CITY
050-420-002-018-00	612 GRAND AVE	03/07/25	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$41,200	28.51	\$93,844	\$9,600	\$134,900	\$86,582	1.558	1,399	\$96.43	450	65.6211	TWO-STORY	\$9,600		SOUTH SIDE OF CITY
050-010-015-028-00	640 LINCOLN AVE	05/21/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$44,600	26.71	\$109,048	\$12,214	\$154,786	\$99,521	1.555	1,779	\$87.01	450	155.5309	TWO-STORY	\$7,680		SOUTH SIDE OF CITY
050-180-003-015-00	531 GROVER ST	11/14/23	\$123,200	PTA	03-ARM'S LENGTH	\$123,200	\$29,300	23.78	\$80,558	\$8,448	\$114,752	\$74,111	1.548	1,296	\$88.54	450	73.0747	TWO-STORY	\$8,448		SOUTH SIDE OF CITY
050-010-018-005-00	748 WOODLAWN AVE	01/22/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$41,700	28.76	\$94,691	\$5,120	\$139,880	\$92,057	1.520	1,132	\$123.57	450	151.9501	TWO-STORY	\$5,120		SOUTH SIDE OF CITY
050-010-002-015-00	802 ALGER AVE	05/17/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$31,600	24.33	\$86,046	\$7,296	\$122,604	\$80,935	1.515	929	\$131.97	450	151.4841	BUNGALOW	\$7,296		SOUTH SIDE OF CITY
050-660-029-004-00	516 MILWAUKEE ST	01/13/25	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$34,400	27.30	\$84,867	\$8,448	\$117,552	\$78,540	1.497	1,004	\$117.08	450	21.3077	TWO-STORY	\$8,448		SOUTH SIDE OF CITY
050-430-000-007-00	426 HAMBLIN ST	12/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,800	29.08	\$83,597	\$11,514	\$118,486	\$79,562	1.489	900	\$131.65	450	50.9912	TWO-STORY	\$11,514	050-430-000-008-00	SOUTH SIDE OF CITY
050-070-005-007-00	1016 S SHIAWASSEE ST	09/22/23	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$36,100	27.88	\$89,544	\$8,448	\$121,052	\$83,346	1.452	864	\$140.11	450	107.7176	BUNGALOW	\$8,448		SOUTH SIDE OF CITY
050-622-003-002-00	1008 S CEDAR ST	08/22/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$31,000	20.67	\$104,242	\$8,448	\$141,552	\$98,452	1.438	1,032	\$137.16	450	27.1247	ONE-STORY	\$8,448		SOUTH SIDE OF CITY
050-420-006-013-00	734 LINGLE AVE	10/27/23	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$28,700	27.60	\$72,796	\$5,760	\$98,240	\$68,896	1.426	704	\$139.55	450	50.5094	BUNGALOW	\$5,760		SOUTH SIDE OF CITY
050-490-000-086-00	301 N BROOKS ST	09/26/24	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$33,500	31.60	\$75,878	\$10,496	\$95,504	\$67,196	1.421	592	\$161.32	450	42.1322	BUNGALOW	\$10,496		SOUTH SIDE OF CITY
050-430-000-008-00	506 E HOWARD ST	12/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,800	29.08	\$94,853	\$14,592	\$115,408	\$82,488	1.399	900	\$128.23	450	43.5917		\$14,592	050-430-000-007-00	SOUTH SIDE OF CITY
050-420-002-014-00	626 GRAND AVE	12/18/24	\$175,000	LC	03-ARM'S LENGTH	\$175,000	\$55,100	31.49	\$124,564	\$5,760	\$169,240	\$122,101	1.386	1,230	\$137.59	450	52.1177	TWO-STORY	\$5,760		SOUTH SIDE OF CITY
050-652-006-011-00	824 S PARK ST	01/14/25	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$42,800	29.12	\$106,080	\$8,516	\$138,484	\$100,271	1.381	1,324	\$104.60	450	17.8349	TWO-STORY	\$6,400		SOUTH SIDE OF CITY
050-652-008-015-00	823 S SAGINAW ST	11/12/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$43,300	22.79	\$138,665	\$15,248	\$174,752	\$126,842	1.378	1,356	\$128.87	450	16.8035	1.25 STORY	\$13,440		SOUTH SIDE OF CITY
050-622-004-005-00	825 CLYDE ST	02/26/24	\$112,600	WD	03-ARM'S LENGTH	\$112,600	\$33,200	29.48	\$83,057	\$10,852	\$101,748	\$74,209	1.371	832	\$122.29	450	22.3886	BUNGALOW	\$8,448		SOUTH SIDE OF CITY
050-180-003-015-00	531 GROVER ST	11/10/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$29,300	26.64	\$80,558	\$8,448	\$101,552	\$74,111	1.370	1,296	\$78.36	450	61.4400	TWO-STORY	\$8,448		SOUTH SIDE OF CITY
050-420-007-022-00	712 BROADWAY AVE	03/08/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,100	29.10	\$72,920	\$5,760	\$94,240	\$69,024	1.365	744	\$126.67	450	45.3335	BUNGALOW	\$5,760		SOUTH SIDE OF CITY
050-673-005-025-00	602 RYAN ST	01/29/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$37,800	28.21	\$98,973	\$9,908	\$124,092	\$91,536	1.356	1,372	\$90.45	450	8.0682	TWO-STORY	\$8,448		SOUTH SIDE OF CITY
050-113-001-011-00	1011 RYAN ST	10/03/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,700	32.83	\$94,339	\$6,400	\$120,600	\$90,379	1.334	984	\$122.56	450	99.2935	BUNGALOW	\$6,400		SOUTH SIDE OF CITY
050-010-015-004-00	653 GLENWOOD AVE	02/23/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$37,300	30.08	\$92,850	\$7,680	\$116,320	\$87,533	1.329	978	\$118.94	450	132.8864	TWO-STORY	\$7,680		SOUTH SIDE OF CITY
050-130-000-021-00	795 COVENTRY AVE	09/30/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,700	32.59	\$164,637	\$10,501	\$209,499	\$158,413	1.322	1,690	\$123.96	450	62.1989	RANCH	\$8,832		SOUTH SIDE OF CITY
050-113-009-001-00	1310 W STEWART ST	03/12/25	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$42,600	33.81	\$95,668	\$8,579	\$117,421	\$89,506	1.312	720	\$163.08	450	89.1606	BUNGALOW	\$8,448		SOUTH SIDE OF CITY
050-490-000-031-00	309 LAFAYETTE BLVD	08/31/23	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$22,700	31.97	\$56,859	\$15,469	\$55,531	\$42,539	1.305	558	\$99.52	450	37.7568	BUNGALOW	\$10,240		SOUTH SIDE OF CITY
050-602-008-002-00	1008 S CHIPMAN ST	04/19/24	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$42,600	33.81	\$96,716	\$10,240	\$115,760	\$88,876	1.302	896	\$129.20	450	26.3099	BUNGALOW	\$10,240		SOUTH SIDE OF CITY
050-602-011-008-00	1025 ISHAM ST	12/12/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$37,400	31.17	\$93,284	\$14,256	\$105,744	\$81,221	1.302	968	\$109.24	450	22.1358	BUNGALOW	\$8,448		SOUTH SIDE OF CITY
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	\$101,629	\$5,347	\$127,653	\$98,954	1.290	1,065	\$119.86	450	71.4190	TWO-STORY	\$4,224		SOUTH SIDE OF CITY
050-070-003-005-00	717 AMENT ST	03/25/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,800	30.96	\$104,374	\$8,448	\$126,552	\$98,588	1.284	954	\$132.65	450	128.3647	ONE-STORY	\$8,448		SOUTH SIDE OF CITY
050-673-002-005																					

050-340-005-012-00	622 KEYTE ST	08/31/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$55,600	34.53	\$138,903	\$7,040	\$153,960	\$135,522	1.136	1,633	\$94.28	450	63.6640	TWO-STORY	\$7,040	SOUTH SIDE OF CITY
050-490-000-036-00	333 LAFAYETTE BLVD	05/13/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,700	38.00	\$99,747	\$7,680	\$107,320	\$94,622	1.134	864	\$124.21	450	35.5663	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-652-008-014-00	825 S SAGINAW ST	09/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,200	38.56	\$109,205	\$11,264	\$113,736	\$100,659	1.130	841	\$135.24	450	9.2021	BUNGALOW	\$11,264	SOUTH SIDE OF CITY
050-710-002-009-00	401 MAPLE AVE	07/15/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,300	39.42	\$105,640	\$10,039	\$109,961	\$98,254	1.119	1,052	\$104.53	450	1.4256	TWO-STORY	\$9,216	SOUTH SIDE OF CITY
050-673-004-021-00	508 RYAN ST	03/14/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,300	38.87	\$131,575	\$6,400	\$143,600	\$128,649	1.116	1,206	\$119.07	450	3.2003	TWO-STORY	\$6,400	SOUTH SIDE OF CITY
050-113-014-010-00	211 ROBBINS ST	01/24/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$52,800	34.74	\$135,201	\$18,816	\$133,184	\$119,615	1.113	1,092	\$121.96	450	111.3443	1.75 STORY	\$18,816	SOUTH SIDE OF CITY
050-010-018-023-00	620 WOODLAWN AVE	12/17/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$52,000	39.25	\$117,244	\$7,040	\$125,460	\$113,262	1.108	1,456	\$86.17	450	110.7696	TWO-STORY	\$7,040	SOUTH SIDE OF CITY
050-602-009-009-00	GEORGE ST	05/10/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$61,400	41.77	\$122,938	\$13,332	\$133,668	\$120,978	1.105	1,125	\$118.82	450	20.7516	1.25 STORY	\$13,332	050-602-009-011-00
050-602-009-011-00	1310 FREDERICK ST	05/10/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$61,400	41.77	\$122,938	\$13,332	\$133,668	\$120,978	1.105	1,125	\$118.82	450	20.7516	1.25 STORY	\$13,332	050-602-009-009-00
050-040-000-012-00	1110 HIRAM ST	06/12/24	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$45,300	36.83	\$109,844	\$9,501	\$113,499	\$103,127	1.101	864	\$131.36	450	110.0570	BUNGALOW	\$8,448	SOUTH SIDE OF CITY
050-602-001-014-00	823 KENWOOD DR	01/03/25	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,600	35.68	\$111,673	\$9,957	\$115,043	\$104,539	1.100	1,420	\$81.02	450	26.4530	1.25 STORY	\$8,448	SOUTH SIDE OF CITY
050-673-005-014-00	607 S CEDAR ST	08/22/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,400	39.37	\$85,198	\$10,355	\$84,645	\$76,920	1.100	636	\$133.09	450	2.5145	BUNGALOW	\$7,424	SOUTH SIDE OF CITY
050-115-002-020-00	1153 S SHIAWASSEE ST	06/21/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,000	35.86	\$129,623	\$8,448	\$136,552	\$124,538	1.096	1,168	\$116.91	450	6.8841	RANCH	\$8,448	SOUTH SIDE OF CITY
050-420-001-008-00	536 CORUNNA AVE	07/10/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,500	36.32	\$85,618	\$10,368	\$84,632	\$77,338	1.094	980	\$86.36	450	70.0447	BUNGALOW	\$10,368	SOUTH SIDE OF CITY
050-113-016-015-00	212 ROBBINS ST	04/10/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,600	34.75	\$143,733	\$11,546	\$148,454	\$135,855	1.093	1,112	\$133.50	450	109.2738	RANCH	\$8,448	SOUTH SIDE OF CITY
050-673-004-005-00	519 FLETCHER ST	10/22/24	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$68,400	39.31	\$156,534	\$11,796	\$162,204	\$148,754	1.090	1,453	\$111.63	450	5.4599	RANCH	\$10,496	SOUTH SIDE OF CITY
050-010-013-024-00	621 WRIGHT AVE	06/23/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,300	36.24	\$113,241	\$12,672	\$112,328	\$103,360	1.087	1,100	\$102.12	450	108.6768	RANCH	\$12,672	SOUTH SIDE OF CITY
050-113-003-003-00	512 S CEDAR ST	02/12/25	\$133,390	OTH	10-FORECLOSURE	\$133,390	\$63,100	47.30	\$120,254	\$7,680	\$125,710	\$115,698	1.087	1,471	\$85.46	450	108.6537	TWO-STORY	\$7,680	SOUTH SIDE OF CITY
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	\$104,096	\$10,488	\$104,512	\$96,206	1.086	1,076	\$97.13	450	108.6341	1.75 STORY	\$8,448	SOUTH SIDE OF CITY
050-490-000-024-00	127 LAFAYETTE BLVD	05/17/24	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$53,500	39.93	\$121,305	\$10,240	\$123,760	\$114,147	1.084	919	\$134.67	450	46.6920	BUNGALOW	\$10,240	SOUTH SIDE OF CITY
050-114-001-021-00	1005 S CHIPMAN ST	06/07/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,200	36.13	\$136,176	\$11,136	\$138,864	\$128,510	1.081	1,208	\$114.95	450	108.0572	BUNGALOW	\$11,136	SOUTH SIDE OF CITY
050-070-002-016-00	706 AMENT ST	01/10/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,100	36.23	\$118,154	\$8,448	\$121,552	\$112,750	1.078	1,398	\$86.95	450	107.8064	ONE-STORY	\$8,448	SOUTH SIDE OF CITY
050-010-017-026-00	607 WOODLAWN AVE	08/30/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,600	40.48	\$113,840	\$7,680	\$117,320	\$109,106	1.075	1,300	\$90.25	450	107.5286	TWO-STORY	\$7,680	SOUTH SIDE OF CITY
050-130-000-013-00	755 COVENTRY AVE	09/27/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,300	39.61	\$163,789	\$7,936	\$172,064	\$160,178	1.074	960	\$179.23	450	107.4206	RANCH	\$7,936	SOUTH SIDE OF CITY
050-113-001-012-00	1013 RYAN ST	08/23/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,900	35.24	\$155,148	\$10,194	\$159,806	\$148,976	1.073	1,144	\$139.69	450	107.2694	TWO-STORY	\$8,448	SOUTH SIDE OF CITY
050-546-000-041-00	1624 LYNN ST	07/08/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,300	41.00	\$212,351	\$12,443	\$217,557	\$205,455	1.059	1,360	\$159.97	450	36.6318	ONE-STORY	\$9,856	SOUTH SIDE OF CITY
050-070-004-010-00	548 GRACE ST	08/13/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,700	41.17	\$133,869	\$6,400	\$138,600	\$131,006	1.058	1,264	\$109.65	450	105.7965	TWO-STORY	\$6,400	SOUTH SIDE OF CITY
050-602-011-008-00	1025 ISHAM ST	04/07/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,400	37.40	\$93,284	\$14,256	\$84,744	\$81,221	1.056	968	\$88.58	450	21.9734	BUNGALOW	\$8,448	SOUTH SIDE OF CITY
050-651-025-002-00	604 S WASHINGTON ST	11/17/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$30,400	37.07	\$77,089	\$5,120	\$76,880	\$73,966	1.039	858	\$89.60	450	14.7306	1.5 STORY	\$5,120	SOUTH SIDE OF CITY
050-113-006-004-00	702 STATE ST	10/26/24	\$96,000	MLC	03-ARM'S LENGTH	\$96,000	\$40,100	41.77	\$91,343	\$22,899	\$73,101	\$70,343	1.039	1,166	\$62.69	450	103.9204	TWO-STORY	\$20,608	SOUTH SIDE OF CITY
050-500-001-005-00	1104 PALMER AVE	08/28/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,700	38.23	\$122,346	\$8,448	\$121,552	\$117,059	1.038	984	\$123.53	450	45.8376	TWO-STORY	\$8,448	SOUTH SIDE OF CITY
050-602-008-017-00	1018 S CHIPMAN ST	07/19/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,200	41.52	\$136,462	\$8,448	\$136,552	\$131,566	1.038	1,390	\$98.24	450	25.0681	ONE-STORY	\$8,448	SOUTH SIDE OF CITY
050-490-000-037-00	337 LAFAYETTE BLVD	03/19/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,900	37.62	\$122,582	\$7,680	\$122,320	\$118,090	1.036	864	\$141.57	450	49.5832	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-652-003-004-00	304 MONROE ST	07/12/24	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$36,600	41.59	\$83,451	\$7,040	\$80,960	\$78,531	1.031	1,170	\$69.20	450	14.3330	TWO-STORY	\$7,040	SOUTH SIDE OF CITY
050-070-004-009-00	903 WALNUT ST	06/29/23	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$51,600	35.96	\$136,243	\$8,448	\$135,052	\$131,341	1.028	1,404	\$96.19	450	102.8253	ONE-STORY	\$8,448	SOUTH SIDE OF CITY
050-542-000-025-00	634 CORUNNA AVE	04/17/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,200	38.00	\$85,973	\$10,069	\$79,931	\$78,010	1.025	1,193	\$67.00	450	46.0158	TWO-STORY	\$7,552	SOUTH SIDE OF CITY
050-113-007-009-00	1103 RYAN ST	06/14/24	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$50,300	42.27	\$113,690	\$9,058	\$109,942	\$107,535	1.022	1,435	\$76.61	450	102.2379	TWO-STORY	\$7,296	SOUTH SIDE OF CITY
050-113-017-003-00	1307 LYNN ST	05/02/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,800	38.31	\$124,636	\$8,448	\$121,552	\$119,412	1.018	1,216	\$99.96	450	101.7920	RANCH	\$8,448	SOUTH SIDE OF CITY
050-114-001-014-00	914 STATE ST	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,400	38.55	\$105,868	\$8,448	\$101,552	\$100,123	1.014	938	\$108.26	450	101.4269	ONE-STORY	\$8,448	SOUTH SIDE OF CITY
050-113-016-016-00	218 ROBBINS ST	04/15/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,400	42.43	\$134,846	\$8,448	\$131,552	\$129,905	1.013	1,071	\$122.83	450	101.2675	1.5 STORY	\$8,448	SOUTH SIDE OF CITY
050-113-001-005-00	821 RYAN ST	10/04/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,100	42.70	\$111,403	\$8,407	\$106,593	\$105,854	1.007	924	\$115.36	450	100.6981	BUNGALOW	\$7,808	SOUTH SIDE OF CITY
050-010-018-008-00	738 WOODLAWN AVE	10/08/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,300	43.42	\$151,030	\$7,680	\$147,320	\$147,328	1.000	1,584	\$93.01	450	99.9947	TWO-STORY	\$7,680	SOUTH SIDE OF CITY
050-652-009-010-00	938 DIVISION ST	12/27/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$51,900	39.32	\$129,604	\$15,360	\$116,640	\$117,414	0.993	1,352	\$86.27	450	10.1318	RANCH	\$15,360	SOUTH SIDE OF CITY
050-115-003-001-00	200 PRINDLE ST	02/23/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,000	38.82	\$166,969	\$8,448	\$161,552	\$162,920	0.992	2,080	\$77.67	450	99.1604	TWO-STORY	\$8,448	SOUTH SIDE OF CITY
050-652-007-003-00	822 S SAGINAW ST	12/04/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,900	38.44	\$133,143	\$15,050	\$119,950	\$121,370	0.988	1,192	\$100.63	450	11.5975	RANCH	\$11,520	SOUTH SIDE OF CITY
050-270-000-067-00	609 GRACE ST	09/10/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,800	43.45	\$108,542	\$12,416	\$97,584	\$98,793	0.988	928	\$105.16	450	98.7758	ONE-STORY	\$12,416	SOUTH SIDE OF CITY
050-673-002-007-00	702 FLETCHER ST	06/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,000	39.39	\$162,991	\$19,030	\$145,970	\$147,956	0.987	1,689	\$86.42	450	8.9199	RANCH	\$16,256	SOUTH SIDE OF CITY
050-070-001-011-00	534 AMENT ST	06/21/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,900	39.21	\$139,151	\$8,448	\$131,552	\$134,330	0.979	1,096	\$120.03	450	97.9320	ONE-STORY	\$8,448	SOUTH SIDE OF CITY
050-115-002-019-00	1149 S SHIAWASSEE ST	05/24/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,300	44.24	\$124,289	\$8,960	\$116,040	\$118,529	0.979	1,200	\$96.70	450	97.8999	TWO-STORY	\$8,960	SOUTH SIDE OF CITY
050-113-002-020-00	1002 RYAN ST	08/23/24	\$138,100	WD	03-ARM'S LENGTH	\$138,100	\$60,700	43.95	\$137,572	\$13,312	\$124,788	\$127,708	0.977	1,278	\$97.64	450	97.7134	TWO-STORY	\$13,312	SOUTH SIDE OF CITY
050-420-007-020-00	716 BROADWAY AVE	09/28/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$27,700	36.93	\$74,940	\$9,659	\$65,341	\$67,093	0.974	564	\$115.85	450	#REF!	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-090-002-019-00	1435 CLEVELAND ST	03/31/25	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$72,300	45.22	\$161,446	\$8,448	\$151,452	\$157,244	0							

050-602-005-006-00	815 NAFUS ST	11/27/24	\$117,750	SD	10-FORECLOSURE	\$117,750	\$59,300	50.36	\$132,504	\$10,121	\$107,629	\$125,779	0.856	1,368	\$78.68	450	#REF!	ONE-STORY	\$8,448	SOUTH SIDE OF CITY
050-602-013-004-00	1051 TRACY ST	01/17/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,900	44.45	\$123,800	\$19,332	\$90,668	\$107,367	0.844	984	\$92.14	450	41.9356	ONE-STORY	\$16,896	SOUTH SIDE OF CITY
050-602-006-009-00	823 TRACY ST	04/21/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,400	45.48	\$153,994	\$19,092	\$115,908	\$138,645	0.836	1,120	\$103.49	450	#REF!	ONE-STORY	\$16,896	SOUTH SIDE OF CITY
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	\$131,428	\$14,792	\$100,208	\$119,873	0.836	1,296	\$77.32	450	66.1686	ONE-STORY	\$13,696	SOUTH SIDE OF CITY
050-652-008-003-00	806 DIVISION ST	07/12/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,300	47.07	\$87,395	\$5,120	\$69,880	\$84,558	0.826	1,332	\$52.46	450	20.0999	TWO-STORY	\$5,120	SOUTH SIDE OF CITY
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	\$138,799	\$27,407	\$94,593	\$114,483	0.826	1,152	\$82.11	450	11.8241	TWO-STORY	\$25,344	SOUTH SIDE OF CITY
050-490-000-037-00	337 LAFAYETTE BLVD	10/19/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,900	46.57	\$122,582	\$7,680	\$97,320	\$118,090	0.824	864	\$112.64	450	82.4114	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-114-003-002-00	1105 CLYDE ST	06/14/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,800	46.76	\$170,291	\$11,904	\$133,096	\$162,782	0.818	1,176	\$113.18	450	81.7633	RANCH	\$11,904	SOUTH SIDE OF CITY
050-652-009-010-00	938 DIVISION ST	07/12/23	\$110,080	SD	10-FORECLOSURE	\$110,080	\$51,900	47.15	\$129,604	\$15,360	\$94,720	\$117,414	0.807	1,352	\$70.06	450	18.4667	RANCH	\$15,360	SOUTH SIDE OF CITY
050-113-001-029-00	801 RYAN ST	12/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,600	53.73	\$179,929	\$9,845	\$140,155	\$174,804	0.802	1,404	\$99.83	450	80.1785	RANCH	\$8,448	SOUTH SIDE OF CITY
050-570-000-008-00	704 ISHAM ST	07/12/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,000	48.18	\$131,813	\$8,620	\$101,380	\$126,612	0.801	1,220	\$83.10	450	80.0717	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-090-002-012-00	1429 CLEVELAND ST	08/29/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$68,900	48.87	\$172,762	\$4,224	\$136,776	\$173,215	0.790	1,932	\$70.80	450	78.9632	BUNGALOW	\$4,224	SOUTH SIDE OF CITY
050-270-000-001-00	735 GRACE ST	09/18/24	\$45,000	SD	03-ARM'S LENGTH	\$45,000	\$23,900	53.11	\$53,965	\$6,619	\$38,381	\$48,660	0.789	512	\$74.96	450	78.8762	BUNGALOW	\$4,992	SOUTH SIDE OF CITY
050-420-005-015-00	716 GRAND AVE	09/27/23	\$85,000	CD	03-ARM'S LENGTH	\$85,000	\$41,000	48.24	\$103,852	\$5,120	\$79,880	\$101,472	0.787	1,020	\$78.31	450	78.7214	BUNGALOW	\$5,120	SOUTH SIDE OF CITY
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	\$150,405	\$21,294	\$103,706	\$132,694	0.782	1,107	\$93.68	450	78.1544	TWO-STORY	\$16,128	SOUTH SIDE OF CITY
050-270-000-110-00	1236 WALNUT ST	01/25/24	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$28,800	48.81	\$71,616	\$8,086	\$50,914	\$65,293	0.780	624	\$81.59	450	77.9778	BUNGALOW	\$5,120	SOUTH SIDE OF CITY
050-180-002-017-00	429 GROVER ST	04/16/24	\$92,550	WD	03-ARM'S LENGTH	\$92,550	\$47,100	50.89	\$113,557	\$8,448	\$84,102	\$108,026	0.779	1,424	\$59.06	450	77.8537	TWO-STORY	\$8,448	SOUTH SIDE OF CITY
050-010-032-006-00	714 ABREY AVE	06/07/24	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$39,900	54.66	\$89,669	\$7,620	\$65,380	\$84,326	0.775	1,026	\$66.72	450	77.5326	RANCH	\$6,400	SOUTH SIDE OF CITY
050-113-017-001-00	300 ROBBINS ST	12/05/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,600	45.60	\$123,718	\$8,448	\$91,552	\$118,699	0.773	1,314	\$69.67	450	77.2795	1.5 STORY	\$8,448	SOUTH SIDE OF CITY
050-010-015-014-00	615 GLENWOOD AVE	03/04/25	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,600	54.77	\$80,181	\$8,616	\$66,384	\$73,551	0.767	790	\$71.37	450	76.6599	BUNGALOW	\$3,840	050-010-016-020-00
050-113-018-003-00	1307 MACK ST	11/15/24	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$49,100	53.37	\$114,296	\$10,887	\$81,113	\$106,279	0.763	1,260	\$64.38	450	76.3212	TWO-STORY	\$9,950	050-651-018-006-00
050-651-038-015-00	802 S WASHINGTON ST	04/02/24	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$101,300	55.36	\$228,261	\$20,298	\$162,702	\$213,734	0.761	1,196	\$136.04	450	38.6015	RANCH	\$15,616	SOUTH SIDE OF CITY
050-490-000-018-00	1636 W MAIN ST	08/30/24	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$51,000	54.84	\$116,075	\$12,672	\$80,328	\$106,272	0.756	1,190	\$67.50	450	75.5869	TWO-STORY	\$12,672	SOUTH SIDE OF CITY
050-652-003-005-00	302 MONROE ST	08/27/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,100	58.00	\$124,316	\$7,040	\$87,960	\$120,530	0.730	1,596	\$55.11	450	35.4553	TWO-STORY	\$7,040	SOUTH SIDE OF CITY
050-270-000-033-00	1440 PEARCE ST	11/14/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$89,800	57.94	\$204,016	\$10,897	\$144,103	\$198,478	0.726	2,304	\$62.54	450	72.6041	ONE-STORY	\$9,984	SOUTH SIDE OF CITY
050-010-017-022-00	625 WOODLAWN AVE	02/05/24	\$69,000	CD	03-ARM'S LENGTH	\$69,000	\$35,800	51.88	\$90,343	\$9,425	\$59,575	\$83,163	0.716	819	\$72.74	450	71.6361	BUNGALOW	\$7,040	SOUTH SIDE OF CITY
050-090-001-011-00	1436 W MAIN ST	07/15/24	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$45,800	55.85	\$109,527	\$8,448	\$73,552	\$103,884	0.708	1,491	\$49.33	450	70.8021	MULTI-UNIT	\$8,448	SOUTH SIDE OF CITY
050-420-005-007-00	725 DIVISION ST	09/13/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,700	56.46	\$87,408	\$5,760	\$59,240	\$83,914	0.706	1,176	\$50.37	450	70.5964	TWO-STORY	\$5,760	SOUTH SIDE OF CITY
050-602-005-016-00	814 ISHAM ST	04/17/24	\$76,048	SD	10-FORECLOSURE	\$76,048	\$44,900	59.04	\$101,232	\$10,295	\$65,753	\$93,460	0.704	864	\$76.10	450	70.3538	BUNGALOW	\$8,448	SOUTH SIDE OF CITY
050-601-000-067-00	919 MICHIGAN AVE	07/22/24	\$75,900	MLC	03-ARM'S LENGTH	\$75,900	\$42,400	55.86	\$103,335	\$5,376	\$70,524	\$100,677	0.700	1,186	\$59.46	450	70.0496	TWO-STORY	\$5,376	SOUTH SIDE OF CITY
050-652-004-008-00	701 S PARK ST	01/22/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$205,602	\$12,672	\$137,328	\$198,284	0.693	1,232	\$111.47	450	36.8783	ONE-STORY	\$12,672	SOUTH SIDE OF CITY
050-420-006-009-00	731 GRAND AVE	12/30/24	\$67,800	WD	03-ARM'S LENGTH	\$67,800	\$40,300	59.44	\$90,946	\$11,520	\$56,280	\$81,630	0.689	920	\$61.17	450	68.9452	BUNGALOW	\$11,520	SOUTH SIDE OF CITY
050-673-004-008-00	527 FLETCHER ST	11/26/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$42,700	61.00	\$96,872	\$5,120	\$64,880	\$94,298	0.688	875	\$74.15	450	18.8621	TWO-STORY	\$5,120	SOUTH SIDE OF CITY
050-270-000-133-00	510 CLYDE ST	07/19/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,600	61.33	\$61,961	\$6,784	\$38,216	\$56,708	0.674	604	\$63.27	450	67.3907	BUNGALOW	\$6,784	SOUTH SIDE OF CITY
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	\$204,516	\$23,915	\$116,085	\$185,613	0.625	1,529	\$75.92	450	62.5416	RANCH	\$16,896	SOUTH SIDE OF CITY
050-010-003-002-00	839 ALGER AVE	09/15/23	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$57,200	96.95	\$81,925	\$18,366	\$40,634	\$65,323	0.622	1,152	\$35.27	450	62.2050	RANCH	\$16,128	SOUTH SIDE OF CITY
050-680-005-006-00	419 CORUNNA AVE	05/31/23	\$45,260	SD	10-FORECLOSURE	\$45,260	\$26,700	58.99	\$68,021	\$5,760	\$39,500	\$63,989	0.617	800	\$49.38	450	5.2834	BUNGALOW	\$5,760	SOUTH SIDE OF CITY
050-570-000-010-00	712 ISHAM ST	08/14/23	\$61,300	MLC	03-ARM'S LENGTH	\$61,300	\$34,400	56.12	\$92,853	\$5,000	\$50,017	\$83,834	0.597	896	\$55.82	450	59.6623	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-010-015-017-00	601 GLENWOOD AVE	11/20/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$34,900	69.80	\$79,906	\$5,760	\$44,240	\$76,203	0.581	1,376	\$32.15	450	58.0551	TWO-STORY	\$5,760	SOUTH SIDE OF CITY
050-602-005-003-00	1623 W STEWART ST	03/04/25	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$26,200	65.50	\$60,011	\$10,466	\$29,534	\$50,920	0.580	960	\$30.76	450	58.0010	BUNGALOW	\$8,960	SOUTH SIDE OF CITY
050-601-000-027-00	807 MICHIGAN AVE	09/06/23	\$74,250	SD	10-FORECLOSURE	\$74,250	\$47,000	63.30	\$119,338	\$8,878	\$65,372	\$113,525	0.576	1,232	\$53.06	450	57.5837	TWO-STORY	\$7,168	SOUTH SIDE OF CITY
050-601-000-027-00	807 MICHIGAN AVE	03/06/24	\$74,250	PTA	10-FORECLOSURE	\$74,250	\$47,000	63.30	\$119,338	\$8,878	\$65,372	\$113,525	0.576	1,232	\$53.06	450	57.5837	TWO-STORY	\$7,168	SOUTH SIDE OF CITY
050-420-003-012-00	620 LINGLE AVE	06/15/23	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$42,200	69.18	\$99,591	\$7,680	\$53,320	\$94,461	0.564	1,322	\$40.33	450	56.4463	TWO-STORY	\$7,680	SOUTH SIDE OF CITY
050-270-000-063-00	1010 PEARCE ST	03/12/25	\$80,779	SD	10-FORECLOSURE	\$80,779	\$59,600	73.78	\$134,338	\$10,240	\$70,539	\$127,542	0.553	1,516	\$46.53	450	55.3066	RANCH	\$10,240	SOUTH SIDE OF CITY
050-113-014-012-00	303 ROBBINS ST	02/14/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$73,300	63.74	\$183,419	\$27,761	\$87,239	\$159,977	0.545	1,456	\$59.92	450	54.5321	1.75 STORY	\$24,448	SOUTH SIDE OF CITY
050-010-017-030-00	614 ALGER AVE	07/23/24	\$25,000	MLC	03-ARM'S LENGTH	\$25,000	\$38,200	152.80	\$38,889	\$7,680	\$17,320	\$32,075	0.540	1,168	\$14.83	450	53.9984	TWO-STORY	\$7,680	SOUTH SIDE OF CITY
050-010-017-035-00	626 ALGER AVE	01/31/25	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$23,400	70.91	\$53,508	\$9,053	\$23,947	\$45,689	0.524	755	\$31.72	450	52.4135	BUNGALOW	\$7,680	SOUTH SIDE OF CITY
050-680-005-006-00	419 CORUNNA AVE	09/12/23	\$39,075	CD	03-ARM'S LENGTH	\$39,075	\$26,700	68.33	\$68,021	\$5,760	\$33,315	\$63,989	0.521	800	\$41.64	450	5.3588	BUNGALOW	\$5,760	SOUTH SIDE OF CITY
050-010-002-024-00	840 ALGER AVE	09/05/24	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$44,000	70.97	\$104,772	\$16,896	\$45,104	\$90,314	0.499	1,492	\$30.23	450	49.9410	RANCH	\$16,896	050-010-002-025-00
050-010-017-005-00	751 WOODLAWN AVE	08/14/23	\$60,000	CD	03-ARM'S LENGTH	\$60,000	\$39,000	65.00	\$108,884	\$9,111	\$50,889	\$102,542	0.496	1,202	\$42.34	450	49.6277	TWO-STORY	\$7,680	SOUTH SIDE OF CITY
050-622-003-007-00	811 GRACE ST	08/28/23	\$26,000	QC	03-ARM'S LENGTH	\$26,000	\$16,700	64.23	\$43,044	\$8,448	\$17,552	\$35,556	0.494	475	\$36.95	450	49.3644	BUNGALOW	\$8,448	SOUTH SIDE OF CITY
050-430-000-024-00	414 HUGGINS ST	10/26/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$34,000	68.00	\$93,191	\$6,400	\$43,600	\$89,199	0.489	1,192	\$36.58	450	48.8793	TWO-STORY	\$6,400	SOUTH SIDE OF CITY
050-601-000-027-00	807 MICHIGAN AVE	10/16/24	\$61,900	CD	03															

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	Land Value	Other Parcels in Sale	Land Table
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	\$97,021	\$7,590	\$157,410	\$90,978	1.730	1,576	\$99.88	460	88.6369	TWO-STORY	\$7,590		CENTRAL CITY
050-580-000-049-00	621 GROVER ST	07/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$36,000	25.71	\$83,285	\$6,348	\$133,652	\$78,268	1.708	1,044	\$128.02	460	70.0359	BUNGALOW	\$5,060		CENTRAL CITY
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	\$117,792	\$6,127	\$193,873	\$113,596	1.707	1,560	\$124.28	460	#REF!	1.75 STORY	\$3,565		CENTRAL CITY
050-120-004-005-00	208 N ELM ST	09/10/24	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$51,300	25.65	\$117,792	\$6,127	\$193,873	\$113,596	1.707	1,560	\$124.28	460	#REF!	1.75 STORY	\$3,565		CENTRAL CITY
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	\$132,724	\$9,021	\$205,979	\$125,842	1.637	1,317	\$156.40	460	92.5678	TWO-STORY	\$7,590		CENTRAL CITY
050-580-000-127-00	735 JEROME AVE	07/24/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$43,500	28.06	\$100,115	\$10,801	\$144,199	\$90,859	1.587	1,000	\$144.20	460	56.5611	BUNGALOW	\$5,865		CENTRAL CITY
050-050-000-023-00	117 STATE ST	04/05/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$58,200	29.11	\$132,087	\$13,214	\$186,686	\$120,929	1.544	1,300	\$143.60	460	154.3768	1.25 STORY	\$7,590		CENTRAL CITY
050-120-003-007-00	223 N ELM ST	11/12/24	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$58,700	31.31	\$132,812	\$7,590	\$179,910	\$127,388	1.412	2,088	\$86.16	460	141.2304	1.5 STORY	\$7,590		CENTRAL CITY
050-668-000-044-00	214 N OAK ST	02/12/25	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$40,700	29.39	\$100,272	\$8,175	\$130,325	\$93,690	1.391	1,120	\$116.36	460	2.7708	TWO-STORY	\$5,750		CENTRAL CITY
050-580-000-131-00	705 JEROME AVE	04/22/24	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$42,900	32.26	\$96,177	\$5,060	\$127,940	\$92,693	1.380	766	\$167.02	460	36.9592	BUNGALOW	\$5,060		CENTRAL CITY
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	\$124,961	\$8,754	\$161,246	\$118,217	1.364	1,282	\$125.78	460	68.7662	TWO-STORY	\$7,590		CENTRAL CITY
050-260-000-021-00	334 N HICKORY ST	12/06/24	\$102,000	MLC	03-ARM'S LENGTH	\$102,000	\$33,200	32.55	\$75,727	\$7,820	\$94,180	\$69,081	1.363	1,318	\$71.46	460	#REF!	TWO-STORY	\$5,635		CENTRAL CITY
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	\$126,505	\$7,441	\$162,559	\$121,123	1.342	1,240	\$131.10	460	28.3217	TWO-STORY	\$7,015		CENTRAL CITY
050-580-000-016-00	120 OAKWOOD AVE	09/29/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$36,600	30.50	\$90,419	\$5,405	\$144,595	\$86,484	1.325	912	\$125.65	460	48.1203	BUNGALOW	\$5,405		CENTRAL CITY
050-580-000-113-00	319 OAKWOOD AVE	05/10/24	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,200	34.10	\$120,312	\$15,900	\$140,100	\$106,218	1.319	1,085	\$129.12	460	40.0000	BUNGALOW	\$7,590		CENTRAL CITY
050-660-009-004-00	223 N LANSING ST	06/30/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$26,700	25.19	\$80,165	\$3,795	\$102,205	\$77,691	1.316	768	\$133.08	460	28.3976	BUNGALOW	\$3,795		CENTRAL CITY
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	\$129,246	\$8,590	\$161,410	\$122,743	1.315	1,519	\$106.26	460	#REF!	TWO-STORY	\$7,590		CENTRAL CITY
050-180-005-001-00	308 S OAK ST	07/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,100	33.64	\$106,787	\$7,590	\$132,410	\$100,913	1.312	1,311	\$101.00	460	131.2127	TWO-STORY	\$7,590		CENTRAL CITY
050-580-000-087-00	115 OAKWOOD AVE	04/22/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,500	30.69	\$110,069	\$5,405	\$139,595	\$106,474	1.311	1,320	\$105.75	460	46.2892	TWO-STORY	\$5,405		CENTRAL CITY
050-580-000-131-00	705 JEROME AVE	06/21/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$38,500	31.30	\$96,177	\$5,060	\$117,940	\$92,693	1.272	766	\$153.97	460	37.0480	BUNGALOW	\$5,060		CENTRAL CITY
050-666-000-026-00	113 N OAK ST	05/02/24	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$49,100	33.52	\$115,557	\$6,325	\$140,175	\$111,121	1.261	1,200	\$116.81	460	8.4036	TWO-STORY	\$6,325		CENTRAL CITY
050-470-018-002-00	320 S MASON ST	05/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$53,200	23.13	\$181,082	\$7,015	\$222,985	\$177,077	1.259	2,060	\$108.25	460	58.2928	TWO-STORY	\$7,015		CENTRAL CITY
050-470-009-012-00	309 N HICKORY ST	04/17/24	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$37,300	32.43	\$91,154	\$5,290	\$109,710	\$87,349	1.256	1,467	\$74.79	460	61.3443	TWO-STORY	\$5,290		CENTRAL CITY
050-580-000-119-00	822 GROVER ST	02/01/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$45,300	31.24	\$116,042	\$10,120	\$134,880	\$107,754	1.252	1,008	\$133.81	460	40.7906	TWO-STORY	\$10,120		CENTRAL CITY
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	\$94,424	\$3,795	\$111,205	\$92,196	1.206	1,054	\$105.51	460	120.6176	TWO-STORY	\$3,795		CENTRAL CITY
050-660-011-010-00	214 N LANSING ST	09/26/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$35,300	35.30	\$83,216	\$9,173	\$90,827	\$75,324	1.206	1,044	\$87.00	460	24.8450	1.5 STORY	\$3,795		CENTRAL CITY
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	\$156,064	\$9,238	\$178,262	\$151,400	1.177	2,104	\$84.73	460	24.9903	TWO-STORY	\$7,590		CENTRAL CITY
050-180-002-005-00	430 E COMSTOCK ST	02/26/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,900	37.27	\$127,490	\$10,873	\$139,127	\$118,634	1.173	1,461	\$95.23	460	117.2744	TWO-STORY	\$7,590		CENTRAL CITY
050-470-013-016-00	210 W MASON ST	10/20/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$41,900	33.79	\$107,096	\$3,910	\$120,090	\$104,971	1.144	1,229	\$97.71	460	#REF!	DUPLEX	\$3,910		CENTRAL CITY
050-410-003-005-00	623 S MASON ST	06/18/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$57,300	35.26	\$141,091	\$10,226	\$152,274	\$133,128	1.144	1,017	\$149.73	460	8.4934	TWO-STORY	\$7,590		CENTRAL CITY
050-666-000-018-00	440 E EXCHANGE ST	10/13/23	\$160,900	WD	03-ARM'S LENGTH	\$160,900	\$55,000	34.18	\$142,970	\$5,750	\$155,150	\$139,593	1.111	1,814	\$85.53	460	15.4069	TWO-STORY	\$5,750		CENTRAL CITY
050-542-000-010-00	433 E COMSTOCK ST	12/13/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,500	38.85	\$116,250	\$7,590	\$122,410	\$110,539	1.107	1,262	\$97.00	460	49.6147	DUPLEX	\$7,590		CENTRAL CITY
050-660-009-016-00	919 BEEHLER ST	08/15/24	\$123,900	WD	03-ARM'S LENGTH	\$123,900	\$49,900	40.27	\$116,515	\$9,526	\$114,374	\$108,839	1.051	988	\$115.76	460	16.3980	ONE-STORY	\$7,245		CENTRAL CITY
050-580-000-099-00	834 E COMSTOCK ST	07/26/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$33,400	34.79	\$91,719	\$5,060	\$90,940	\$88,158	1.032	1,176	\$77.33	460	35.3154	TWO-STORY	\$5,060		CENTRAL CITY
050-666-000-003-00	411 E EXCHANGE ST	04/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,000	36.67	\$144,638	\$7,590	\$142,410	\$139,418	1.021	2,120	\$67.17	460	9.5885	DUPLEX	\$7,590		CENTRAL CITY
050-260-000-024-00	414 E WILLIAMS ST	07/16/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,200	42.90	\$140,558	\$8,050	\$136,950	\$134,800	1.016	1,252	\$109.38	460	101.5953	TWO-STORY	\$4,025		CENTRAL CITY
050-470-009-010-00	314 N SAGINAW ST	12/18/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,700	38.36	\$136,383	\$7,870	\$132,130	\$130,736	1.011	1,757	\$75.20	460	2.7697	TWO-STORY	\$7,590		CENTRAL CITY
050-100-002-008-00	323 S CHIPMAN ST	04/05/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,400	44.00	\$83,071	\$4,945	\$80,055	\$79,477	1.007	1,170	\$68.42	460	100.7271	1.5 STORY	\$4,945		CENTRAL CITY
050-542-000-004-00	105 S HICKORY ST	06/20/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,200	40.18	\$112,776	\$6,283	\$103,717	\$108,335	0.957	1,582	\$65.56	460	#REF!	TWO-STORY	\$5,750		CENTRAL CITY
050-380-002-002-00	822 RANDOLPH ST	02/08/24	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$55,500	39.50	\$145,039	\$7,725	\$132,775	\$139,689	0.951	984	\$134.93	460	95.0506	RANCH	\$5,405		CENTRAL CITY
050-380-003-008-00	329 E EXCHANGE ST	05/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,400	41.00	\$145,104	\$9,220	\$130,780	\$138,234	0.946	1,104	\$118.46	460	94.6077	RANCH	\$7,590		CENTRAL CITY
050-111-007-009-00	712 E OLIVER ST	09/05/24	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$82,700	46.72	\$187,174	\$6,900	\$170,100	\$183,392	0.928	1,658	\$102.59	460	92.7523	TWO-STORY	\$6,900		CENTRAL CITY
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	\$168,068	\$7,590	\$151,410	\$163,253	0.927	2,541	\$59.59	460	92.7454	TWO-STORY	\$7,590		CENTRAL CITY
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
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
050-580-000-137-00	706 JEROME AVE	10/27																			

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
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	\$236,751	\$20,068	\$164,932	\$230,514	0.715	2,984	\$55.27	499N	34.6862	MULTI-UNIT	RENTAL	\$20,068		NORTH CENTRAL
050-090-001-008-00	1428 W MAIN ST	10/10/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,600	38.73	\$98,016	\$6,144	\$103,856	\$97,736	1.063	1,426	\$72.83	499N	0.0257	MULTI-UNIT	RENTAL	\$6,144		SOUTH SIDE OF CITY
050-100-001-004-00	112 STATE ST	11/27/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,600	61.00	\$88,594	\$9,451	\$50,549	\$84,195	0.600	936	\$54.01	499N	46.1977	BUNGALOW	RENTAL	\$4,600		CENTRAL CITY
050-111-007-010-00	720 E OLIVER ST	08/30/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$43,500	31.29	\$100,347	\$8,280	\$130,720	\$97,944	1.335	1,478	\$88.44	499N	27.2287	DUPLEX	RENTAL	\$8,280		CENTRAL CITY
050-120-004-004-00	210 N ELM ST	01/09/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,500	59.33	\$104,312	\$5,760	\$69,240	\$104,843	0.660	1,132	\$61.17	499N	40.1940	TWO-STORY	RENTAL	\$5,760	050-602-011-004-00, 050-040-000-007-00, 050-602-011-004-00, 050-	CENTRAL CITY
050-120-008-002-00	112 N ELM ST	04/18/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,700	48.08	\$127,572	\$7,590	\$112,410	\$127,640	0.881	3,032	\$37.07	499N	18.1682	TWO-STORY	RENTAL	\$7,590	410-002-006-00, 050-680-005-003-00	CENTRAL CITY
050-250-000-008-00	602 N SHIawassee ST	03/19/25	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$58,600	167.43	\$131,926	\$11,418	\$23,582	\$128,200	0.184	1,501	\$15.71	499N	87.8412	TWO-STORY	RENTAL	\$11,418		NORTH CENTRAL
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	\$95,751	\$8,304	\$56,696	\$93,029	0.609	930	\$60.96	499N	45.2913	BUNGALOW	RENTAL	\$8,304		NORTH CENTRAL
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	\$95,751	\$8,304	\$81,696	\$93,029	0.878	930	\$87.85	499N	18.4179	BUNGALOW	RENTAL	\$8,304		NORTH CENTRAL
050-310-002-004-00	910 ADA ST	04/04/24	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$64,100	512.80	\$29,225	\$11,418	\$1,082	\$18,944	0.057	0	#DIV/0!	499N	100.5242	TWO-STORY	RENTAL	\$11,418		NORTH CENTRAL
050-310-002-004-00	910 ADA ST	10/10/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$64,100	47.48	\$29,225	\$11,418	\$123,582	\$18,944	6.524	0	#DIV/0!	499N	546.1316	TWO-STORY	RENTAL	\$11,418		NORTH CENTRAL
050-391-000-001-00	220 N HICKORY ST	06/13/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,600	41.19	\$118,502	\$7,590	\$110,410	\$117,991	0.936	1,622	\$68.07	499N	12.6613	TWO-STORY	RENTAL	\$7,590		CENTRAL CITY
050-410-002-006-00	727 E MASON ST	01/09/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$35,800	47.73	\$81,562	\$7,515	\$67,485	\$78,773	0.857	994	\$67.89	499N	20.5661	TWO-STORY	RENTAL	\$5,760	050-602-011-004-00, 050-040-000-007-00, 050-602-011-004-00, 050-	CENTRAL CITY
050-450-000-004-00	1230 CENTER ST	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600	33.73	\$126,335	\$13,120	\$136,880	\$120,441	1.136	990	\$138.26	499N	7.4127	RANCH	RENTAL	\$13,120		NORTHWEST CORNER OF CITY
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	\$180,641	\$9,342	\$185,658	\$182,233	1.019	3,800	\$48.86	499N	4.3564	TWO-STORY	RENTAL	\$9,342		NORTH CENTRAL
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	\$99,656	\$10,553	\$69,447	\$94,790	0.733	1,948	\$35.65	499N	32.9722	DUPLEX	RENTAL	\$10,553		NORTH CENTRAL
050-470-008-011-00	309 E WILLIAMS ST	11/08/24	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$43,200	35.56	\$98,383	\$9,968	\$111,532	\$94,059	1.186	1,102	\$101.21	499N	12.3414	TWO-STORY	RENTAL	\$7,785		NORTH CENTRAL
050-470-008-013-00	404 N SAGINAW ST	01/09/25	\$95,000	MLC	03-ARM'S LENGTH	\$95,000	\$46,800	49.26	\$103,960	\$11,500	\$83,500	\$98,362	0.849	1,390	\$60.07	499N	21.3451	TWO-STORY	RENTAL	\$10,553		NORTH CENTRAL
050-470-009-018-00	321 E MASON ST	11/05/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$29,900	39.87	\$68,661	\$5,060	\$69,940	\$67,661	1.034	1,100	\$63.58	499N	2.8671	DUPLEX	RENTAL	\$5,060		CENTRAL CITY
050-470-010-006-00	210 E WILLIAMS ST	03/07/25	\$96,070	WD	03-ARM'S LENGTH	\$96,070	\$55,000	57.25	\$124,668	\$3,910	\$92,160	\$128,466	0.717	1,636	\$56.33	499N	34.4970	TWO-STORY	RENTAL	\$3,910		CENTRAL CITY
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	\$200,656	\$7,590	\$155,410	\$205,389	0.757	2,660	\$58.42	499N	30.5698	TWO-STORY	RENTAL	\$7,590		CENTRAL CITY
050-470-030-001-00	512 N SAGINAW ST	05/20/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,500	55.26	\$106,614	\$12,283	\$82,717	\$100,352	0.824	2,184	\$37.87	499N	23.8091	TWO-STORY	RENTAL	\$12,283		NORTH CENTRAL
050-470-030-002-00	309 E OLIVER ST	05/21/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,300	43.67	\$88,004	\$11,418	\$78,582	\$81,474	0.964	1,092	\$71.96	499N	9.7860	BUNGALOW	RENTAL	\$11,418		NORTH CENTRAL
050-490-000-102-00	1430 CLEVELAND ST	04/17/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$59,500	99.17	\$79,422	\$10,240	\$49,760	\$73,598	0.676	1,293	\$38.48	499N	38.6252	ONE-STORY	RENTAL	\$10,240		SOUTH SIDE OF CITY
050-537-000-056-00	1546 W MAIN ST	08/23/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,300	29.17	\$84,652	\$13,332	\$131,668	\$82,261	1.601	1,718	\$76.64	499N	53.8260	TWO-STORY	RENTAL	\$13,332	050-537-000-057-00	SOUTH SIDE OF CITY
050-537-000-057-00	W MAIN ST	08/23/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,300	29.17	\$84,652	\$13,332	\$131,668	\$82,261	1.601	1,718	\$76.64	499N	53.8260	TWO-STORY	RENTAL	\$13,332	050-537-000-056-00	SOUTH SIDE OF CITY
050-660-001-005-00	623 N SHIawassee ST	09/13/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$57,600	36.02	\$129,485	\$11,418	\$148,482	\$125,603	1.182	1,950	\$76.14	499N	11.9793	DUPLEX	RENTAL	\$11,418		NORTH CENTRAL
050-666-000-006-00	427 E EXCHANGE ST	05/15/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$42,600	77.45	\$111,443	\$9,238	\$45,762	\$108,729	0.421	1,796	\$25.48	499N	64.1477	TWO-STORY	RENTAL	\$7,590		CENTRAL CITY
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	\$111,443	\$9,238	\$168,262	\$108,729	1.548	1,796	\$93.69	499N	48.5181	TWO-STORY	RENTAL	\$7,590		CENTRAL CITY
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	\$106,048	\$7,590	\$152,410	\$104,743	1.455	1,893	\$80.51	499N	39.2733	MULTI-UNIT	RENTAL	\$7,590		CENTRAL CITY
050-666-000-023-00	433 E MAIN ST	04/19/24	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$46,500	26.57	\$106,048	\$7,590	\$167,410	\$104,743	1.598	1,893	\$88.44	499N	53.5941	MULTI-UNIT	RENTAL	\$7,590		CENTRAL CITY
050-666-000-043-00	540 E EXCHANGE ST	09/20/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$109,500	65.18	\$209,227	\$9,315	\$158,685	\$212,672	0.746	3,359	\$47.24	499N	31.6211	MULTI-UNIT	RENTAL	\$9,315		CENTRAL CITY
050-668-000-032-00	519 E MASON ST	08/09/24	\$64,950	WD	03-ARM'S LENGTH	\$64,950	\$39,100	60.20	\$85,446	\$5,750	\$59,200	\$84,783	0.698	1,121	\$52.81	499N	36.4106	DUPLEX	RENTAL	\$5,750		CENTRAL CITY
050-668-000-032-00	519 E MASON ST	09/20/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,100	48.88	\$85,446	\$5,750	\$74,250	\$84,783	0.876	1,121	\$66.24	499N	18.6593	DUPLEX	RENTAL	\$5,750		CENTRAL CITY
050-668-000-040-00	526 E MASON ST	09/13/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$49,800	142.29	\$127,241	\$7,590	\$27,410	\$127,288	0.215	1,447	\$18.94	499N	84.7021	TWO-STORY	RENTAL	\$7,590		CENTRAL CITY
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	\$176,641	\$19,796	\$185,204	\$166,856	1.110	1,228	\$150.82	499N	4.7602	RANCH	RENTAL	\$19,796		RIVER HOSPITAL
Totals:			\$4,010,420			\$4,010,420	\$1,872,800		\$4,032,306		\$3,662,237	\$3,932,056			#DIV/0!					13.0979		
							Sale. Ratio =>	46.70				E.C.F. =>	0.931			Std. Deviation=>	1.01112097					
							Std. Dev. =>	82.12				Ave. E.C.F. =>	1.062			Ave. Variance=>	47.7176	Coefficient of Var=>	44.91664912			

0.970

Final conclusion of rate to be used: .970
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
050-010-016-006-00	629 ALGER AVE	04/04/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$26,300	146.11	\$33,607	\$12,502	\$5,498	\$23,740	0.232	520	\$10.57	499S	70.2883	BUNGALOW	RENTAL	\$7,680		SOUTH SIDE OF CITY
050-010-017-012-00	653 WOODLAWN AVE	05/08/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$41,700	32.83	\$105,076	\$16,412	\$110,588	\$99,735	1.109	990	\$111.71	499S	17.4350	BUNGALOW	RENTAL	\$11,520		SOUTH SIDE OF CITY
050-010-033-029-00	713 WRIGHT AVE	10/23/24	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$26,300	36.03	\$59,337	\$8,448	\$64,552	\$57,243	1.128	594	\$108.67	499S	19.3211	BUNGALOW	RENTAL	\$8,448		SOUTH SIDE OF CITY
050-011-020-006-00	914 CORUNNA AVE	12/06/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$40,500	50.00	\$102,676	\$12,544	\$68,456	\$101,386	0.675	1,326	\$51.63	499S	25.9270	TWO-STORY	RENTAL	\$12,544		SOUTH SIDE OF CITY
050-040-000-007-00	1111 HIRAM ST	01/09/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$24,900	33.20	\$53,762	\$5,760	\$69,240	\$53,996	1.282	440	\$157.36	499S	34.7856	BUNGALOW	RENTAL	\$5,760	050-602-011-004-00, 050-680-005-003-00, 050-602-011-004-00, 050-	SOUTH SIDE OF CITY
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	\$67,444	\$9,292	\$27,708	\$65,413	0.424	864	\$32.07	499S	51.0887	1.5 STORY	RENTAL	\$7,168	410-002-006-00, 050-120-004-004-00	SOUTH SIDE OF CITY
050-050-000-033-00	209 S LANSING ST	02/05/25	\$105,000	MLC	03-ARM'S LENGTH	\$105,000	\$45,300	43.14	\$103,022	\$8,448	\$96,552	\$106,382	0.908	2,048	\$47.14	499S	2.6880	MULTI-UNIT	RENTAL	\$8,448		SOUTH SIDE OF CITY
050-113-004-003-00	918 MILWAUKEE ST	11/04/24	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$43,900	172.16	\$101,203	\$9,600	\$15,900	\$103,040	0.154	1,484	\$10.71	499S	78.0165	TWO-STORY	RENTAL	\$9,600		SOUTH SIDE OF CITY
050-113-016-008-00	1415 YOUNG ST	01/06/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,500	31.74	\$80,934	\$9,860	\$105,140	\$79,948	1.315	1,426	\$73.73	499S	38.0627	1.5 STORY	RENTAL	\$8,448		SOUTH SIDE OF CITY
050-114-001-024-00	1012 STATE ST	09/07/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$18,500	19.47	\$46,694	\$9,728	\$85,272	\$41,582	2.051	480	\$177.65	499S	111.6244	BUNGALOW	RENTAL	\$9,728		SOUTH SIDE OF CITY
050-115-001-010-00	821 S SHIAWASSEE ST	08/05/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,700	37.13	\$68,887	\$8,448	\$71,552	\$67,985	1.052	1,439	\$49.72	499S	11.7988	TWO-STORY	RENTAL	\$8,448		SOUTH SIDE OF CITY
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	26.5107	ONE-STORY	RENTAL	\$14,308	050-130-000-003-00	SOUTH SIDE OF CITY
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	26.5107	ONE-STORY	RENTAL	\$14,308	050-130-000-002-00	SOUTH SIDE OF CITY
050-180-002-004-00	434 E COMSTOCK ST	03/06/25	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$36,900	47.61	\$87,081	\$8,194	\$69,306	\$88,737	0.781	1,310	\$52.91	499S	15.3444	MULTI-UNIT	RENTAL	\$5,632		SOUTH SIDE OF CITY
050-180-004-004-00	532 GROVER ST	02/25/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$36,800	66.91	\$82,926	\$6,878	\$48,122	\$85,543	0.563	1,210	\$39.77	499S	37.1928	TWO-STORY	RENTAL	\$4,096		SOUTH SIDE OF CITY
050-270-000-123-00	1012 WALNUT ST	03/25/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,700	47.70	\$110,143	\$11,637	\$88,363	\$110,805	0.797	944	\$93.60	499S	13.7012	BUNGALOW	RENTAL	\$10,240		SOUTH SIDE OF CITY
050-420-002-012-00	632 GRAND AVE	09/12/23	\$119,250	WD	03-ARM'S LENGTH	\$119,250	\$36,400	30.52	\$92,696	\$7,680	\$111,570	\$95,631	1.167	1,458	\$76.52	499S	23.2198	TWO-STORY	RENTAL	\$7,680		SOUTH SIDE OF CITY
050-420-007-023-00	710 BROADWAY AVE	07/27/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$36,500	46.79	\$84,262	\$7,680	\$70,320	\$86,144	0.816	1,228	\$57.26	499S	11.8166	TWO-STORY	RENTAL	\$7,680		SOUTH SIDE OF CITY
050-420-009-003-00	805 GRAND AVE	04/11/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$27,000	40.30	\$68,499	\$6,400	\$60,600	\$69,853	0.868	874	\$69.34	499S	6.6933	DUPLEX	RENTAL	\$6,400		SOUTH SIDE OF CITY
050-430-000-027-00	603 CORUNNA AVE	05/10/24	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$34,900	47.81	\$79,454	\$6,656	\$66,344	\$81,888	0.810	1,852	\$35.82	499S	12.4289	TWO-STORY	RENTAL	\$6,656		SOUTH SIDE OF CITY
050-580-000-054-00	316 OAKWOOD AVE	07/18/24	\$26,111	CD	03-ARM'S LENGTH	\$26,111	\$53,700	205.66	\$120,929	\$10,120	\$15,991	\$124,645	0.128	1,476	\$10.83	499S	80.6180	TWO-STORY	RENTAL	\$10,120		CENTRAL CITY
050-601-000-041-00	802 S BALL ST	10/21/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,400	45.79	\$149,387	\$9,216	\$135,784	\$157,673	0.861	1,410	\$96.30	499S	7.3297	TWO-STORY	RENTAL	\$9,216		SOUTH SIDE OF CITY
050-602-001-015-00	821 KENWOOD DR	09/30/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,900	44.88	\$81,342	\$8,448	\$71,552	\$81,996	0.873	1,056	\$67.76	499S	6.1840	1.5 STORY	RENTAL	\$8,448		SOUTH SIDE OF CITY
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	\$56,172	\$8,448	\$41,552	\$53,683	0.774	696	\$59.70	499S	16.0445	BUNGALOW	RENTAL	\$8,448		SOUTH SIDE OF CITY
050-602-006-002-00	1705 W STEWART ST	06/16/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$36,100	120.33	\$103,806	\$9,504	\$20,496	\$106,076	0.193	1,060	\$19.34	499S	74.1254	ONE-STORY	RENTAL	\$9,504		SOUTH SIDE OF CITY
050-602-006-002-00	1705 W STEWART ST	10/11/24	\$174,100	WD	03-ARM'S LENGTH	\$174,100	\$40,100	23.03	\$103,806	\$9,504	\$164,596	\$106,076	1.552	1,060	\$155.28	499S	61.7199	ONE-STORY	RENTAL	\$9,504		SOUTH SIDE OF CITY
050-602-011-004-00	1521 HENRY ST	01/09/25	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$37,700	50.27	\$82,773	\$5,760	\$69,240	\$86,629	0.799	1,016	\$68.15	499S	13.5201	1.5 STORY	RENTAL	\$5,760	050-680-005-003-00, 050-040-000-007-00, 050-602-011-004-00, 050-	SOUTH SIDE OF CITY
050-602-011-004-00	1521 HENRY ST	01/09/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,700	50.27	\$82,773	\$5,760	\$69,240	\$86,629	0.799	1,016	\$68.15	499S	13.5201	1.5 STORY	RENTAL	\$5,760	050-680-005-003-00, 050-040-000-007-00, 050-602-011-004-00, 050-	SOUTH SIDE OF CITY
050-651-003-004-00	205 S SHIAWASSEE ST	02/10/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$28,800	21.33	\$63,189	\$7,701	\$127,299	\$62,416	2.040	1,092	\$116.57	499S	110.5045	TWO-STORY	RENTAL	\$6,785	050-651-003-001-00	CENTRAL CITY
050-651-003-018-00	218 MICHIGAN AVE	08/01/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$46,200	35.57	\$102,160	\$5,632	\$124,268	\$108,580	1.144	2,034	\$61.10	499S	21.0006	DUPLEX	RENTAL	\$5,632		SOUTH SIDE OF CITY
050-651-011-005-00	402 S BALL ST	09/20/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,000	55.56	\$113,464	\$7,296	\$82,704	\$119,424	0.693	2,176	\$38.01	499S	24.1950	TWO-STORY	RENTAL	\$7,296		SOUTH SIDE OF CITY
050-652-008-010-00	832 DIVISION ST	11/11/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$22,100	29.47	\$49,709	\$5,376	\$69,624	\$49,868	1.396	601	\$115.85	499S	46.1682	BUNGALOW	RENTAL	\$5,376		SOUTH SIDE OF CITY
050-660-018-015-00	119 S CEDAR ST	11/27/24	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$53,000	71.62	\$117,880	\$8,448	\$65,552	\$123,096	0.533	1,776	\$36.91	499S	40.1944	TWO-STORY	RENTAL	\$8,448		SOUTH SIDE OF CITY
050-660-019-005-00	618 CLINTON ST	01/09/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,100	49.47	\$84,393	\$4,608	\$70,392	\$89,747	0.784	836	\$84.20	499S	15.0134	BUNGALOW	RENTAL	\$4,608	050-680-005-003-00	SOUTH SIDE OF CITY
050-660-023-020-00	713 LYNN ST	06/24/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,400	40.38	\$96,369	\$6,656	\$98,344	\$100,915	0.975	1,092	\$90.06	499S	4.0055	DUPLEX	RENTAL	\$6,656		SOUTH SIDE OF CITY
050-660-029-001-00	526 S SHIAWASSEE ST	10/24/24	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$42,600	32.27	\$95,824	\$9,748	\$122,252	\$96,823	1.263	1,158	\$105.57	499S	32.8155	RANCH	RENTAL	\$8,448		SOUTH SIDE OF CITY
050-673-004-022-00	620 S SHIAWASSEE ST	10/02/24	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$42,700	100.47	\$96,820	\$8,192	\$34,308	\$99,694	0.344	1,014	\$33.83	499S	59.0340	TWO-STORY	RENTAL	\$8,192		SOUTH SIDE OF CITY
050-673-005-022-00	608 RYAN ST	05/14/24	\$117,200	WD	03-ARM'S LENGTH	\$117,200	\$36,800	31.40	\$83,272	\$5,760	\$111,440	\$87,190	1.278	910	\$122.46	499S	34.3653	TWO-STORY	RENTAL	\$5,760		SOUTH SIDE OF CITY
050-673-005-026-00	620 WALNUT ST	03/17/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$33,600	29.22	\$75,908	\$9,373	\$105,627	\$74,843	1.411	768	\$137.54	499S	47.6850	TWO-STORY	RENTAL	\$7,424		SOUTH SIDE OF CITY
050-680-005-003-00	409 CORUNNA AVE	01/09/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$29,400	39.20	\$66,864	\$6,479	\$68,521	\$67,925	1.009	864	\$79.31	499S	7.4307	BUNGALOW	RENTAL	\$5,760	410-002-006-00, 050-120-004-004-00	SOUTH SIDE OF CITY
Totals:			\$3,592,061			\$3,592,061	\$1,529,900		\$3,509,405		\$3,245,249	\$3,587,564			\$78.78		2.9890					
									Sale. Ratio =>	42.59	E.C.F. =>		0.905	Std. Deviation=>		0.441902376						
									Std. Dev. =>	40.28	Ave. E.C.F. =>		0.934	Ave. Variance=>		33.7482	Coefficient of Var=>		36.11468708			

0.930

Final conclusion of rate to be used: .930
499S Res Rental Southside