

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		
050-690-002-004-00	1260 N CHIPMAN ST	09/13/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$46,200	35.27	\$119,949	\$22,283	\$11,232	78.0	198.0	0.36	0.36	\$286	\$62,769	\$1.44	78.00	402	1288/0060	NORTHWEST CORNER OF CITY		
050-537-000-006-00	1221 N CHIPMAN ST	02/08/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,100	35.44	\$177,345	\$41,415	\$23,760	165.0	297.0	1.13	1.13	\$251	\$36,813	\$0.85	165.00	402	1293/0518	NORTHWEST CORNER OF CITY		
050-560-000-042-00	1412 SHADY LANE	03/11/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$66,600	36.49	\$178,316	\$16,424	\$12,240	85.0	139.0	0.27	0.27	\$193	\$60,605	\$1.39	85.00	402	1293/0932	NORTHWEST CORNER OF CITY		
050-590-000-002-00	1108 HARDING AVE	10/08/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,300	37.06	\$155,029	\$24,699	\$19,728	137.0	183.1	0.58	0.58	\$180	\$42,880	\$0.98	137.00	402	1288/0437	NORTHWEST CORNER OF CITY		
050-425-000-006-00	1513 HIAWATHA DR	07/29/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$74,300	37.53	\$166,036	\$42,041	\$10,077	144.0	0.0	0.32	0.32	\$292	\$132,621	\$3.04	144.00	402	1299/0173	NORTHWEST CORNER OF CITY		
050-537-000-008-00	1245 N CHIPMAN ST	08/23/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$58,300	38.61	\$160,043	\$2,765	\$11,808	82.0	150.0	0.28	0.28	\$34	\$9,805	\$0.23	82.00	402	1287/0440	NORTHWEST CORNER OF CITY		
050-690-003-001-00	1120 N CHIPMAN ST	07/12/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$41,900	38.80	\$105,365	\$20,203	\$17,568	122.0	125.0	0.35	0.35	\$166	\$57,723	\$1.33	122.00	402	1285/0291	NORTHWEST CORNER OF CITY		
050-537-000-021-00	503 N CHIPMAN ST	05/06/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$118,101	\$42,283	\$30,384	211.0	173.0	0.84	0.84	\$200	\$50,457	\$1.16	211.00	402	1296/0542	NORTHWEST CORNER OF CITY		
050-030-000-010-00	1165 HANOVER ST	08/09/21	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$73,100	39.41	\$186,680	\$13,508	\$14,688	102.0	130.0	0.30	0.30	\$132	\$44,434	\$1.02	102.00	402	1286/0303	NORTHWEST CORNER OF CITY		
050-603-003-004-00	1309 OLMSTEAD ST	10/26/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,500	42.50	\$108,071	\$1,433	\$9,504	66.0	132.0	0.20	0.20	\$22	\$7,165	\$0.16	66.00	402	1288/0978	NORTHWEST CORNER OF CITY		
050-537-000-027-00	429 N CHIPMAN ST	06/06/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,300	42.71	\$86,297	\$8,207	\$9,504	66.0	132.0	0.20	0.20	\$124	\$41,035	\$0.94	66.00	402	1297/0804	NORTHWEST CORNER OF CITY		
050-030-000-011-00	1151 HANOVER ST	09/27/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$75,300	43.05	\$180,841	\$3,851	\$9,792	68.0	130.0	0.20	0.20	\$57	\$18,970	\$0.44	68.00	402	1300-0999	NORTHWEST CORNER OF CITY		
050-465-000-029-00	1016 WOOD CT	03/24/23	\$213,400	WD	03-ARM'S LENGTH	\$213,400	\$93,300	43.72	\$223,338	\$6,190	\$16,128	112.0	128.0	0.33	0.33	\$55	\$18,815	\$0.43	112.00	402	1305/0593	NORTHWEST CORNER OF CITY		
050-450-000-025-00	1029 CENTER ST	11/30/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$78,500	45.64	\$188,807	\$2,201	\$19,008	132.0	542.0	1.64	1.64	\$17	\$1,340	\$0.03	132.00	402	1302/0734	NORTHWEST CORNER OF CITY		
050-450-000-052-00	1435 W NORTH ST	01/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,100	46.89	\$205,037	\$3,971	\$19,008	132.0	275.0	0.83	0.91	\$30	\$4,767	\$0.11	132.00	402	1292/0797	NORTHWEST CORNER OF CITY		
<b>Totals:</b>			<b>\$2,376,300</b>			<b>\$2,376,300</b>	<b>\$954,900</b>		<b>\$2,359,255</b>	<b>\$251,474</b>	<b>\$234,429</b>	<b>1,702.0</b>		<b>7.83</b>	<b>7.90</b>									
								<b>Sale. Ratio =&gt;</b>	<b>40.18</b>					<b>Average</b>		<b>Average</b>		<b>Average</b>						
								<b>Std. Dev. =&gt;</b>	<b>3.69</b>					<b>per FF=&gt;</b>	<b>\$148</b>	<b>per Net Acre=&gt;</b>	<b>32,137.25</b>	<b>per SqFt=&gt;</b>	<b>\$0.74</b>					

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

410 North Central

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
050-536-000-024-00	1114 N SHIAWASSEE ST	08/17/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,700	40.82	\$339,251	\$34,117	\$43,368	312.0	293.0	2.07	2.07	\$109	\$16,482	\$0.38	312.00	410	
050-320-000-127-00	1104 N BALL ST	08/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$208,820	\$18,694	\$17,514	126.0	137.0	0.40	0.40	\$148	\$47,207	\$1.08	126.00	410	
050-111-001-009-00	703 QUEEN ST	10/20/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,600	36.42	\$94,133	\$12,057	\$11,190	80.5	163.0	0.30	0.30	\$150	\$40,056	\$0.92	80.50	410	
050-470-033-010-00	647 N WASHINGTON ST	01/06/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,100	41.62	\$141,446	\$5,419	\$4,865	35.0	132.0	0.11	0.11	\$155	\$51,123	\$1.17	35.00	410	
050-320-000-029-00	1111 N WASHINGTON ST	11/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$181,865	\$22,456	\$19,321	139.0	154.0	0.49	0.49	\$162	\$45,735	\$1.05	139.00	410	
050-390-001-001-00	922 N WATER ST	06/15/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$42,200	35.91	\$115,901	\$10,773	\$9,174	66.0	132.0	0.20	0.20	\$163	\$53,865	\$1.24	66.00	410	
050-111-002-015-00	521 GILBERT ST	12/10/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$42,900	36.05	\$116,289	\$11,885	\$9,174	66.0	132.0	0.20	0.20	\$180	\$59,425	\$1.36	66.00	410	
050-160-000-008-00	301 STRATFORD DR	10/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$220,392	\$16,562	\$11,954	86.0	112.0	0.22	0.22	\$193	\$74,941	\$1.72	86.00	410	
050-111-002-016-00	525 GILBERT ST	05/07/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$40,100	33.14	\$116,853	\$13,321	\$9,174	66.0	132.0	0.20	0.20	\$202	\$66,605	\$1.53	66.00	410	
050-160-000-008-00	301 STRATFORD DR	07/26/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$91,000	40.27	\$220,392	\$17,562	\$11,954	86.0	112.0	0.22	0.22	\$204	\$79,466	\$1.82	86.00	410	
050-320-000-091-00	112 STRATFORD DR	09/10/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$46,800	37.74	\$118,437	\$15,293	\$9,730	70.0	120.0	0.19	0.19	\$218	\$79,238	\$1.82	70.00	410	
050-470-035-013-00	601 N WATER ST	05/12/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,000	37.29	\$172,153	\$13,187	\$8,340	60.0	132.0	0.18	0.18	\$220	\$72,456	\$1.66	60.00	410	
050-320-000-084-00	210 STRATFORD DR	04/08/22	\$130,009	WD	03-ARM'S LENGTH	\$130,009	\$46,200	35.54	\$124,291	\$14,892	\$9,174	66.0	120.0	0.18	0.18	\$226	\$81,824	\$1.88	66.00	410	
050-250-000-013-00	518 N SHIAWASSEE ST	07/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$134,019	\$15,155	\$9,174	66.0	132.0	0.20	0.20	\$230	\$75,775	\$1.74	66.00	410	
<b>Totals:</b>			<b>\$2,341,509</b>			<b>\$2,341,509</b>	<b>\$911,800</b>		<b>\$2,304,242</b>	<b>\$221,373</b>	<b>\$184,106</b>	<b>1,324.5</b>		<b>5.16</b>	<b>5.16</b>						
								<b>Sale. Ratio =&gt;</b>	<b>38.94</b>					<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>2.69</b>					<b>per FF=&gt;</b>	<b>\$167</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>42,876.82</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.98</b>

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

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

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

2024 Land Value Analysis

4-1-2020 through 3-31-2023

415 Austin Riverfront Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area
050-730-000-015-00	1107 CHIPMAN LANE	12/06/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,600	42.38	\$258,229	(\$5,229)	\$18,000	415
050-730-000-016-00	1103 CHIPMAN LANE	07/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,500	52.75	\$210,298	\$4,481	\$14,779	415
050-730-000-021-00	1015 CHIPMAN LANE	12/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$236,555	\$16,445	\$18,000	415
050-730-000-026-00	963 CHIPMAN LANE	09/25/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,900	42.57	\$199,422	\$45,357	\$14,779	415
050-730-000-042-00	968 CHIPMAN LANE	09/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,200	48.09	\$220,606	\$19,173	\$14,779	415
050-730-000-043-00	972 CHIPMAN LANE	07/31/20	\$210,300	WD	03-ARM'S LENGTH	\$210,300	\$95,500	45.41	\$194,334	\$30,745	\$14,779	415
<b>Totals:</b>			<b>\$1,335,300</b>			<b>\$1,335,300</b>	<b>\$605,000</b>		<b>\$1,319,444</b>	<b>\$110,972</b>	<b>\$95,116</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.31</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.27</b>	<b>per FF=&gt;</b>		

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

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

\* Used one additional year of sales for analysis.

415 Austin Riverfront Condos

2024 Land Value Analysis  
 416,417 Meadows Woodland

4-1-2021 through 3-31-2023

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

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

418 Woodard Station

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/Acre	Actual Front	ECF Area	
050-760-000-023-00	317 S ELM ST	12/30/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$33,200	34.95	\$73,554	\$22,989	\$1,543	0.0	0.00	0.00		0.00	418	
<b>Totals:</b>			<b>\$95,000</b>			<b>\$95,000</b>	<b>\$33,200</b>		<b>\$73,554</b>	<b>\$22,989</b>	<b>\$1,543</b>	<b>0.0</b>	<b>0.00</b>	<b>0.00</b>				
							<b>Sale. Ratio =&gt;</b>	<b>34.95</b>				<b>Average</b>			<b>Average</b>			<b>Average</b>
							<b>Std. Dev. =&gt;</b>					<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>

Final Conclusion of Rate that will be used: \$20,000 per Site  
 \* Used one additional year of sales for analysis  
 418 Woodard Station

2024 Land Value Analysis  
419 Osburn Site Condo

4-1-2021 through 3-31-2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
050-751-000-016-00	1251 JACKSON DR	06/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,400	40.56	\$246,249	\$28,751	\$25,000	75.0	139.9	0.24	0.24	\$383	\$119,299	\$2.74	75.00	419	
050-751-000-083-00	1080 JACKSON DR	11/30/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$90,600	42.74	\$220,759	\$16,241	\$25,000	60.0	120.0	0.17	0.17	\$271	\$98,430	\$2.26	60.00	419	
<b>Totals:</b>			<b>\$462,000</b>			<b>\$462,000</b>	<b>\$192,000</b>		<b>\$467,008</b>	<b>\$44,992</b>	<b>\$50,000</b>	<b>135.0</b>		<b>0.41</b>	<b>0.41</b>						
								<b>Sale. Ratio =&gt;</b>	<b>41.56</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>1.54</b>	<b>per FF=&gt;</b>		<b>\$333</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>	<b>110,817.73</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$2.54</b>	
										$\$44,992 / 2 =$	$\$22,496$										

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

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

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



450 South Side of City

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
050-602-001-013-00	825 KENWOOD DR	11/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,100	41.57	\$74,709	\$1,759	\$6,468	66.0	157.0	0.24	0.24	\$27	\$7,391	\$0.17	66.00	450	
050-010-024-022-00	533 GARFIELD AVE	10/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,100	42.47	\$93,555	\$4,381	\$12,936	132.0	108.0	0.33	0.33	\$33	\$13,398	\$0.31	132.00	450	
050-546-000-013-00	1439 LYNN ST	03/25/22	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$31,000	36.69	\$86,754	\$1,666	\$3,920	40.0	189.0	0.17	0.17	\$42	\$9,575	\$0.22	40.00	450	
050-113-012-002-00	515 S CHIPMAN ST	03/29/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$42,100	40.87	\$105,974	\$5,356	\$8,330	85.0	124.0	0.24	0.24	\$63	\$22,132	\$0.51	85.00	450	
050-547-000-005-00	1190 S SHIAWASSEE ST	07/22/22	\$52,000	CD	03-ARM'S LENGTH	\$52,000	\$47,500	91.35	\$56,317	\$8,031	\$12,348	126.0	295.0	0.85	0.85	\$64	\$9,415	\$0.22	126.00	450	
050-010-002-019-00	816 ALGER AVE	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,900	41.20	\$77,167	\$4,301	\$6,468	66.0	133.0	0.20	0.20	\$65	\$21,292	\$0.49	66.00	450	
050-602-005-006-00	815 NAFUS ST	09/30/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$47,600	42.50	\$113,981	\$4,487	\$6,468	66.0	140.0	0.21	0.21	\$68	\$21,165	\$0.49	66.00	450	
050-430-000-005-00	419 HAMBLIN ST	12/02/21	\$11,000	QC	03-ARM'S LENGTH	\$11,000	\$5,000	45.45	\$12,317	\$3,093	\$4,410	45.0	216.0	0.22	0.22	\$69	\$13,870	\$0.32	45.00	450	
050-490-000-047-00	302 LAFAYETTE BLVD	12/13/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,400	40.38	\$109,175	\$11,505	\$15,680	160.0	129.5	0.48	0.48	\$72	\$24,170	\$0.55	160.00	450	
050-270-000-134-00	512 CLYDE ST	10/15/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$14,800	40.00	\$37,950	\$3,362	\$4,312	44.0	132.0	0.13	0.13	\$76	\$25,278	\$0.58	44.00	450	
050-602-023-001-00	1301 FREEMAN ST	05/20/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$34,100	38.31	\$91,107	\$7,595	\$9,702	99.0	124.0	0.28	0.28	\$77	\$26,933	\$0.62	99.00	450	
050-546-000-033-00	1620 GREGORY ST	06/24/22	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$4,400	19.56	\$25,676	\$22,500	\$25,676	262.0	340.0	2.81	2.81	\$86	\$8,007	\$0.18	262.00	450	
050-113-008-032-00	517 MARTIN ST	12/13/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,200	38.20	\$100,682	\$6,766	\$7,448	76.0	107.0	0.19	0.19	\$89	\$36,182	\$0.83	76.00	450	
050-500-002-009-00	242 GUTE ST	11/09/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$132,605	\$10,991	\$11,596	118.3	146.0	0.40	0.40	\$93	\$27,685	\$0.64	118.33	450	
050-601-000-045-00	826 S BALL ST	07/22/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,100	40.13	\$75,136	\$5,940	\$6,076	62.0	97.0	0.14	0.14	\$96	\$43,043	\$0.99	62.00	450	
050-040-000-014-00	MARY ST	11/15/22	\$7,900	WD	03-ARM'S LENGTH	\$7,900	\$3,900	49.37	\$8,036	\$7,900	\$8,036	82.0	132.0	0.25	0.25	\$96	\$31,855	\$0.73	82.00	450	
050-270-000-147-00	508 HAMPTON AVE	12/12/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$26,700	41.72	\$63,946	\$4,170	\$4,116	42.0	132.0	0.13	0.13	\$99	\$32,835	\$0.75	42.00	450	
050-010-033-027-00	707 WRIGHT AVE	05/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$59,135	\$5,765	\$4,900	50.0	133.0	0.15	0.15	\$115	\$37,680	\$0.87	50.00	450	
050-602-018-008-00	1602 FREEMAN ST	04/09/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$26,400	38.26	\$67,223	\$11,479	\$9,702	99.0	132.0	0.30	0.30	\$116	\$38,263	\$0.88	99.00	450	
050-270-000-146-00	515 CLYDE ST	09/06/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$59,103	\$5,013	\$4,116	42.0	132.0	0.13	0.13	\$119	\$39,472	\$0.91	42.00	450	
050-270-000-147-00	508 HAMPTON AVE	06/25/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$24,700	38.00	\$63,946	\$5,170	\$4,116	42.0	132.0	0.13	0.13	\$123	\$40,709	\$0.93	42.00	450	
050-010-004-011-00	920 FARR AVE	12/15/21	\$58,600	WD	03-ARM'S LENGTH	\$58,600	\$21,400	36.52	\$56,024	\$11,396	\$8,820	90.0	128.0	0.26	0.26	\$127	\$43,167	\$0.99	90.00	450	
050-430-000-026-00	419 HUGGINS ST	10/18/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,600	40.98	\$80,496	\$6,208	\$4,704	48.0	49.5	0.06	0.06	\$129	\$112,873	\$2.59	48.00	450	
050-420-001-010-00	540 CORUNNA AVE	12/21/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,000	38.46	\$63,779	\$4,749	\$3,528	36.0	178.0	0.15	0.15	\$132	\$32,306	\$0.74	36.00	450	
050-090-001-019-00	1421 DONALD ST	12/17/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$37,300	38.06	\$95,725	\$8,743	\$6,468	66.0	132.0	0.20	0.20	\$132	\$43,715	\$1.00	66.00	450	
050-537-000-043-00	1314 W MAIN ST	08/02/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,000	37.27	\$106,855	\$11,965	\$8,820	90.0	132.0	0.27	0.27	\$133	\$43,828	\$1.01	90.00	450	
050-010-025-009-00	828 ABREY AVE	03/21/22	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$31,300	36.87	\$82,600	\$7,200	\$4,900	50.0	108.0	0.12	0.12	\$144	\$58,065	\$1.33	50.00	450	
050-115-001-011-00	901 S SHIAWASSEE ST	12/16/22	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$35,900	40.84	\$86,244	\$4,890	\$3,234	33.0	293.0	0.22	0.22	\$148	\$22,027	\$0.51	33.00	450	
050-602-025-002-00	1515 FREEMAN ST	10/13/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$35,900	35.90	\$93,240	\$19,696	\$12,936	132.0	132.0	0.40	0.40	\$149	\$49,240	\$1.13	132.00	450	
050-660-023-027-00	218 S HOWELL ST	07/22/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$25,100	34.86	\$68,516	\$10,148	\$6,664	68.0	60.0	0.09	0.09	\$149	\$107,957	\$2.48	68.00	450	
050-270-000-143-00	527 CLYDE ST	10/14/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$55,900	35.83	\$148,937	\$20,538	\$13,475	137.5	132.0	0.42	0.42	\$149	\$49,252	\$1.13	137.50	450	
050-602-025-008-00	1501 FREEMAN ST	10/28/22	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$38,300	37.92	\$97,548	\$9,920	\$6,468	66.0	132.0	0.20	0.20	\$150	\$49,600	\$1.14	66.00	450	
050-490-000-024-00	127 LAFAYETTE BLVD	08/08/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$43,000	40.19	\$102,738	\$12,102	\$7,840	80.0	132.0	0.24	0.24	\$151	\$50,008	\$1.15	80.00	450	
050-420-011-019-00	827 BROADWAY AVE	07/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,000	40.00	\$85,848	\$11,306	\$7,154	73.0	133.0	0.22	0.22	\$155	\$50,700	\$1.16	73.00	450	
<b>Totals:</b>			<b>\$2,691,300</b>			<b>\$2,691,300</b>	<b>\$1,069,600</b>		<b>\$2,683,044</b>	<b>\$280,091</b>	<b>\$271,835</b>	<b>2,773.8</b>		<b>10.84</b>	<b>10.84</b>						
								<b>Sale. Ratio =&gt;</b>	<b>39.74</b>				<b>Average</b>			<b>Average</b>			<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.05</b>				<b>per FF=&gt;</b>	<b>\$101</b>	<b>per Net Acre=&gt;</b>	<b>25,845.81</b>	<b>per SqFt=&gt;</b>	<b>\$0.59</b>			

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

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

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

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					
050-113-004-007-00	420 S CEDAR ST	08/05/21	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$38,500	59.23	\$72,587	\$11,033	\$18,620	190.0	199.9	0.87	0.87	\$58	\$12,653	\$0.29	190.00	2WEST	1286/0162		SOUTH SIDE OF CITY					
050-651-006-001-00	301 MICHIGAN AVE	09/06/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$91,600	46.26	\$217,513	\$5,765	\$25,278	66.0	61.0	0.09	0.09	\$87	\$62,663	\$1.44	66.00	2MR12	1300/0343		MULT RES - UNDER 12 UNITS					
050-470-015-014-00	116 W EXCHANGE ST	11/30/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,800	39.00	\$123,917	\$4,509	\$8,426	22.0	120.0	0.06	0.06	\$205	\$73,918	\$1.70	22.00	2DOWN	1290/0414		DOWNTOWN					
050-470-015-014-00	116 W EXCHANGE ST	11/30/21	\$120,285	MLC	03-ARM'S LENGTH	\$120,285	\$46,800	38.91	\$123,917	\$4,794	\$8,426	22.0	120.0	0.06	0.06	\$218	\$78,590	\$1.80	22.00	2DOWN	1290/0415		DOWNTOWN					
050-651-000-022-00	501 S SHIAWASSEE ST	06/03/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,500	46.00	\$88,716	\$18,839	\$32,555	85.0	265.0	0.81	0.81	\$222	\$23,201	\$0.53	85.00	2SHIA	1283/0977		SHIAWASSEE ST					
050-542-000-016-00	428 CORUNNA AVE	04/27/22	\$52,000	MLC	03-ARM'S LENGTH	\$52,000	\$94,900	182.50	\$69,687	\$41,678	\$59,365	155.0	122.0	0.43	0.43	\$269	\$96,032	\$2.20	155.00	2CORA	1296/0277		CORUNNA AVE					
050-470-011-006-00	320 N WASHINGTON ST	02/10/22	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$88,700	49.28	\$190,294	\$27,623	\$37,917	99.0	132.0	0.30	0.30	\$279	\$92,077	\$2.11	99.00	2DOWN	1293/0314		DOWNTOWN					
050-470-014-013-00	216 W EXCHANGE ST	05/26/21	\$169,847	WD	03-ARM'S LENGTH	\$169,847	\$53,600	31.56	\$171,418	\$8,004	\$9,575	25.0	127.0	0.07	0.07	\$320	\$109,644	\$2.52	25.00	2DOWN	1283/0510		DOWNTOWN					
050-602-001-016-00	1225 W STEWART ST	07/23/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$65,300	38.64	\$174,771	\$50,946	\$50,196	131.1	279.0	0.41	0.27	\$389	\$123,655	\$2.84	131.06	2CHIP	1285/0507	050-602-002-002-00	CHIPMAN & STEWART					
050-120-001-001-00	612 RIVER ST	08/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,300	41.25	\$259,593	\$34,515	\$29,108	76.0	263.0	0.46	0.46	\$454	\$75,196	\$1.73	76.00	2MR12	1299/0885		MULT RES - UNDER 12 UNITS					
050-112-000-030-00	827 E MAIN ST	01/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$134,717	\$60,839	\$50,556	132.0	195.5	0.59	0.59	\$461	\$102,769	\$2.36	132.00	2DOWN	1304/0044		DOWNTOWN					
050-111-006-002-00	620 E OLIVER ST	10/14/21	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$91,043	\$49,235	\$25,278	66.0	132.0	0.20	0.20	\$746	\$246,175	\$5.65	66.00	2DOWN	1288/0909		DOWNTOWN					
050-470-021-015-00	113 E MAIN ST	12/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$286,213	\$33,405	\$16,852	44.0	242.0	0.12	0.06	\$759	\$271,585	\$6.23	44.00	2DOWN	1291/0374	050-470-021-016-00	DOWNTOWN					
050-470-021-016-00	115 E MAIN ST	12/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$286,213	\$33,405	\$16,852	44.0	242.0	0.12	0.06	\$759	\$271,585	\$6.23	44.00	2DOWN	1291/0374	050-470-021-015-00	DOWNTOWN					
050-050-000-002-00	807 W MAIN ST	04/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$225,288	\$68,668	\$34,470	90.0	298.0	0.21	0.06	\$763	\$326,990	\$7.51	90.00	2WEST	1281/0944	050-050-000-003-00, 050-050-000-047-00	WESTTOWN					
050-050-000-003-00	809 W MAIN ST	04/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$225,288	\$68,668	\$34,470	90.0	298.0	0.21	0.06	\$763	\$326,990	\$7.51	90.00	2WEST	1281/0944	050-050-000-002-00, 050-050-000-047-00	WESTTOWN					
<b>Totals:</b>			<b>\$2,744,132</b>			<b>\$2,744,132</b>	<b>\$1,129,100</b>		<b>\$2,741,175</b>	<b>\$521,926</b>	<b>\$457,944</b>	<b>1,337.1</b>		<b>5.03</b>	<b>4.46</b>													
									<b>Sale. Ratio =&gt;</b>	<b>41.15</b>				<b>Average</b>				<b>Average</b>				<b>Average</b>						
									<b>Std. Dev. =&gt;</b>	<b>36.47</b>				<b>per FF=&gt;</b>	<b>\$390</b>				<b>per Net Acre=&gt;</b>	<b>103,680.17</b>				<b>per SqFt=&gt;</b>	<b>\$2.38</b>			

390.0

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	
050-010-035-001-00	OAKWOOD AVE	03/08/21	\$199,100	WD	03-ARM'S LENGTH	\$199,100	\$20,400	10.25	\$118,551	\$111,769	\$81,220	448.0	320.0	2.62	1.22	\$249	\$42,660	\$0.98	448.00	300	1279/0524	INDUSTRIAL	
050-420-001-001-00	500 SMITH ST	04/27/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,400	45.50	\$83,463	\$12,719	\$16,182	0.0	0.0	1.52	0.52	#DIV/0!	\$8,368	\$0.19	0.00	300	1296/0054	INDUSTRIAL	
050-480-000-007-00	1655 INDUSTRIAL DR	12/30/19	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$233,400	31.12	\$790,381	\$44,834	\$85,215	482.0	270.0	2.99	2.99	\$93	\$14,995	\$0.34	482.00	300	1264/0668	INDUSTRIAL	
050-651-026-001-00	200 UNIVERSAL DR	01/05/23	\$3,370,646	CD	03-ARM'S LENGTH	\$3,370,646	\$1,238,600	36.75	\$2,835,499	\$548,647	\$263,500	0.0	0.0	15.80	15.80	#DIV/0!	\$34,724	\$0.80	0.00	300	1303/0696	INDUSTRIAL	
<b>Totals:</b>			<b>\$4,399,746</b>			<b>\$4,399,746</b>	<b>\$1,528,800</b>		<b>\$3,827,894</b>	<b>\$717,969</b>	<b>\$446,117</b>	<b>930.0</b>		<b>22.93</b>	<b>20.53</b>								
						<b>Sale. Ratio =&gt;</b>		<b>34.75</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>							
						<b>Std. Dev. =&gt;</b>		<b>14.99</b>		<b>per FF=&gt;</b>		<b>\$772</b>		<b>per Net Acre=&gt;</b>	<b>31,311.34</b>		<b>per SqFt=&gt;</b>	<b>\$0.72</b>					

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

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	Land Value	Land Table	
050-590-000-004-00	1114 HARDING AVE	09/24/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$59,400	33.37	\$151,481	\$17,469	\$160,531	\$143,636	1.118	936	\$171.51	402	25.9812	RANCH	\$15,120	NORTHWEST CORNER OF CITY	
050-560-000-036-00	1404 IRENE DR	05/13/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$70,900	33.76	\$172,332	\$16,272	\$193,728	\$167,267	1.158	1,248	\$155.23	402	30.4206	RANCH	\$16,272	NORTHWEST CORNER OF CITY	
050-690-002-006-00	1220 N CHIPMAN ST	02/17/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$73,000	33.80	\$177,363	\$22,464	\$193,536	\$166,023	1.166	1,034	\$187.17	402	12.4949	BUNGALOW	\$22,464	NORTHWEST CORNER OF CITY	
050-465-000-021-00	1217 APPLEWOOD DR	08/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$89,600	33.81	\$215,234	\$13,261	\$251,739	\$216,477	1.163	1,525	\$165.07	402	#REF!	TRI-LEVEL	\$12,384	NORTHWEST CORNER OF CITY	
050-450-000-042-00	1445 W NORTH ST	10/17/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$114,000	34.03	\$271,834	\$33,408	\$301,592	\$255,548	1.180	1,626	\$185.48	402	118.0179	TWO-STORY	\$33,408	NORTHWEST CORNER OF CITY	
050-290-000-024-00	1525 ALTA VISTA DR	02/17/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$85,400	34.17	\$218,257	\$12,960	\$236,940	\$220,040	1.077	2,036	\$116.38	402	107.6806	TWO-STORY	\$12,960	NORTHWEST CORNER OF CITY	
050-590-000-009-00	1126 HARDING AVE	10/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,500	34.52	\$177,033	\$20,727	\$189,273	\$167,531	1.130	2,098	\$90.22	402	24.1739	TWO-STORY	\$15,120	NORTHWEST CORNER OF CITY	
050-720-000-006-00	1349 W KING ST	07/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$154,539	\$9,504	\$160,496	\$155,450	1.032	960	\$167.18	402	1.3109	RANCH	\$9,504	NORTHWEST CORNER OF CITY	
050-230-000-015-00	1204 ORCHARD ST	09/07/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$48,500	34.67	\$123,225	\$13,987	\$125,913	\$117,083	1.075	873	\$144.23	402	107.5421	BUNGALOW	\$11,808	NORTHWEST CORNER OF CITY	
050-720-000-008-00	1407 W KING ST	06/23/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$44,900	34.81	\$114,410	\$9,504	\$119,496	\$112,439	1.063	898	\$133.07	402	10.6002	BUNGALOW	\$9,504	NORTHWEST CORNER OF CITY	
050-690-002-004-00	1260 N CHIPMAN ST	09/13/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$46,200	35.27	\$119,949	\$11,232	\$119,768	\$116,524	1.028	864	\$138.62	402	10.1355	BUNGALOW	\$11,232	NORTHWEST CORNER OF CITY	
050-465-000-018-00	1020 WOOD CT	10/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,200	35.33	\$193,639	\$12,127	\$197,873	\$194,547	1.017	1,470	\$134.61	402	101.7098	RANCH	\$10,080	NORTHWEST CORNER OF CITY	
050-537-000-006-00	1221 N CHIPMAN ST	02/08/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,100	35.44	\$177,345	\$24,503	\$170,497	\$163,818	1.041	1,776	\$96.00	402	104.0772	TWO-STORY	\$23,760	NORTHWEST CORNER OF CITY	
050-425-000-007-00	1509 HIAWATHA DR	07/15/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$68,200	35.52	\$172,474	\$10,637	\$181,363	\$173,459	1.046	1,312	\$138.23	402	104.5569	RANCH	\$9,043	NORTHWEST CORNER OF CITY	
050-560-000-042-00	1412 SHADY LANE	03/11/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$66,600	36.49	\$178,316	\$13,994	\$168,506	\$176,122	0.957	1,232	\$136.77	402	2.2367	RANCH	\$12,240	NORTHWEST CORNER OF CITY	
050-590-000-002-00	1108 HARDING AVE	10/08/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,300	37.06	\$155,029	\$19,728	\$140,272	\$145,017	0.967	1,232	\$113.86	402	#REF!	RANCH	\$19,728	NORTHWEST CORNER OF CITY	
050-560-000-052-00	1105 WARD ST	06/24/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$88,600	37.23	\$213,070	\$14,832	\$223,168	\$212,474	1.050	1,852	\$120.50	402	7.1208	RANCH	\$14,832	NORTHWEST CORNER OF CITY	
050-425-000-006-00	1513 HIAWATHA DR	07/29/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$74,300	37.53	\$166,036	\$10,077	\$187,923	\$167,159	1.124	1,104	\$170.22	402	112.4220	RANCH	\$10,077	NORTHWEST CORNER OF CITY	
050-537-000-008-00	1245 N CHIPMAN ST	08/23/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$58,300	38.61	\$160,043	\$11,808	\$139,192	\$158,880	0.876	1,358	\$102.50	402	87.6083	RANCH	\$11,808	NORTHWEST CORNER OF CITY	
050-690-003-001-00	1120 N CHIPMAN ST	07/12/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$41,900	38.80	\$105,365	\$17,568	\$90,432	\$94,102	0.961	1,014	\$89.18	402	9.3362	RANCH	\$17,568	NORTHWEST CORNER OF CITY	
050-537-000-021-00	503 N CHIPMAN ST	05/06/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$118,101	\$31,634	\$98,366	\$92,676	1.061	1,310	\$75.09	402	106.1393	TWO-STORY	\$30,384	NORTHWEST CORNER OF CITY	
050-030-000-010-00	1165 HANOVER ST	08/09/21	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$73,100	39.41	\$186,680	\$17,726	\$167,774	\$181,087	0.926	1,592	\$105.39	402	92.6484	TWO-STORY	\$14,688	NORTHWEST CORNER OF CITY	
050-290-000-021-00	1516 ALTURAS DR	11/10/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,200	42.31	\$243,572	\$13,104	\$211,896	\$247,018	0.858	1,827	\$115.98	402	85.7815	RANCH	\$13,104	NORTHWEST CORNER OF CITY	
050-603-003-004-00	1309 OLMSTEAD ST	10/26/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,500	42.50	\$108,071	\$9,504	\$90,496	\$105,645	0.857	840	\$107.73	402	12.2521	BUNGALOW	\$9,504	NORTHWEST CORNER OF CITY	
050-537-000-027-00	429 N CHIPMAN ST	06/06/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,300	42.71	\$86,297	\$9,504	\$75,496	\$82,308	0.917	960	\$78.64	402	91.7242	BUNGALOW	\$9,504	NORTHWEST CORNER OF CITY	
050-030-000-011-00	1151 HANOVER ST	09/27/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$75,300	43.05	\$180,841	\$9,792	\$165,108	\$183,332	0.901	1,288	\$128.19	402	90.0594	RANCH	\$9,792	NORTHWEST CORNER OF CITY	
050-465-000-029-00	1016 WOOD CT	03/24/23	\$213,400	WD	03-ARM'S LENGTH	\$213,400	\$93,300	43.72	\$223,338	\$17,092	\$196,308	\$221,057	0.888	2,305	\$85.17	402	88.8043	RANCH	\$16,128	NORTHWEST CORNER OF CITY	
050-603-002-012-00	1442 W KING ST	10/25/21	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$63,900	44.10	\$167,727	\$12,755	\$132,145	\$166,101	0.796	1,498	\$88.21	402	79.5571	TWO-STORY	\$9,504	NORTHWEST CORNER OF CITY	
050-603-006-003-00	1410 OLMSTEAD ST	10/04/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$72,700	44.60	\$174,563	\$9,504	\$153,496	\$176,912	0.868	1,704	\$90.08	402	10.7789	RANCH	\$9,504	NORTHWEST CORNER OF CITY	
050-720-000-017-00	1455 W KING ST	09/30/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,000	45.60	\$135,672	\$9,648	\$115,352	\$135,074	0.854	1,406	\$82.04	402	6.5791	RANCH	\$9,648	NORTHWEST CORNER OF CITY	
050-450-000-025-00	1029 CENTER ST	11/30/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$78,500	45.64	\$188,807	\$19,008	\$152,992	\$181,993	0.841	1,372	\$111.51	402	84.0650	RANCH	\$19,008	NORTHWEST CORNER OF CITY	
050-450-000-052-00	1435 W NORTH ST	01/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,100	46.89	\$205,037	\$31,204	\$158,796	\$186,316	0.852	1,830	\$86.77	402	85.2293	TWO-STORY	\$19,008	NORTHWEST CORNER OF CITY	
050-603-001-001-00	721 N CHIPMAN ST	10/31/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$61,500	47.67	\$150,886	\$9,504	\$119,496	\$151,535	0.789	1,220	\$97.95	402	78.8571	RANCH	\$9,504	NORTHWEST CORNER OF CITY	
050-590-000-005-00	1116 HARDING AVE	03/20/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$62,500	48.83	\$149,663	\$10,080	\$117,920	\$149,607	0.788	936	\$125.98	402	78.8200	RANCH	\$10,080	NORTHWEST CORNER OF CITY	
050-450-000-013-00	1460 W KING ST	12/21/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$59,600	50.08	\$152,154	\$9,533	\$109,467	\$152,863	0.716	1,204	\$90.92	402	71.6113	BUNGALOW	\$9,533	NORTHWEST CORNER OF CITY	
<b>Totals:</b>			<b>\$6,153,000</b>			<b>\$6,153,000</b>	<b>\$2,375,300</b>		<b>\$5,888,383</b>		<b>\$5,617,346</b>	<b>\$5,737,116</b>			<b>\$120.73</b>		<b>0.3695</b>				
								<b>Sale. Ratio =&gt;</b>	<b>38.60</b>			<b>E.C.F. =&gt;</b>	<b>0.979</b>	<b>Std. Deviation=&gt;</b>		<b>0.12804086</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.09</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.975</b>	<b>Ave. Variance=&gt;</b>		<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>			

Final Conclusion of Rate that will be used: .979  
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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
050-460-003-005-00	908 N SAGINAW ST	08/25/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$34,700	26.71	\$94,131	\$6,950	\$122,950	\$95,909	1.282	1,216	\$101.11	410	26.3537	RANCH	\$6,950	NORTH CENTRAL
050-610-001-012-00	737 N HICKORY ST	04/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,100	27.58	\$106,747	\$9,174	\$110,826	\$107,341	1.032	1,103	\$100.48	410	24.4973	BUNGALOW	\$9,174	NORTH CENTRAL
050-250-000-036-00	648 PINE ST	12/14/22	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$35,900	27.72	\$87,335	\$9,174	\$120,326	\$85,986	1.399	1,068	\$112.66	410	55.0644	TWO-STORY	\$9,174	NORTH CENTRAL
050-240-002-015-00	631 N HICKORY ST	12/14/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,000	28.15	\$106,981	\$9,174	\$125,826	\$107,598	1.169	1,092	\$115.23	410	51.0946	TWO-STORY	\$9,174	NORTH CENTRAL
050-390-003-007-00	1027 ADAMS ST	03/07/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$37,800	29.10	\$103,520	\$8,618	\$121,282	\$104,403	1.162	1,566	\$77.45	410	20.6158	TWO-STORY	\$8,618	NORTH CENTRAL
050-390-004-022-00	1235 N WATER ST	09/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,900	29.15	\$89,414	\$9,174	\$120,826	\$88,273	1.369	1,144	\$105.62	410	39.6385	RANCH	\$9,174	NORTH CENTRAL
050-320-000-125-00	1401 N HICKORY ST	12/15/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$55,800	29.37	\$153,054	\$22,657	\$167,343	\$143,451	1.167	1,906	\$87.80	410	19.1395	TWO-STORY	\$22,657	NORTH CENTRAL
050-541-000-031-00	617 E KING ST	08/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,900	29.59	\$101,779	\$7,645	\$137,355	\$103,558	1.326	1,290	\$106.48	410	30.2474	TWO-STORY	\$7,645	NORTH CENTRAL
050-470-003-007-00	318 W WILLIAMS ST	10/06/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$86,300	29.77	\$309,572	\$16,958	\$272,942	\$321,908	0.848	3,384	\$80.66	410	25.9318	TWO-STORY	\$16,958	NORTH CENTRAL
050-250-000-031-00	645 PINE ST	10/10/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,700	29.85	\$144,355	\$13,592	\$186,408	\$143,854	1.296	2,200	\$84.73	410	63.7359	TWO-STORY	\$9,174	NORTH CENTRAL
050-510-000-013-00	706 CAMPBELL DR	01/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$64,900	30.19	\$154,326	\$11,039	\$203,961	\$157,631	1.294	1,440	\$141.64	410	26.8460	RANCH	\$9,730	NORTH CENTRAL
050-470-002-001-00	421 W OLIVER ST	08/11/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$91,400	30.37	\$218,196	\$13,905	\$287,095	\$224,743	1.277	2,490	\$115.30	410	27.5894	TWO-STORY	\$8,896	NORTH CENTRAL
050-510-000-010-00	815 CAMPBELL DR	08/25/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$69,300	30.39	\$165,728	\$6,255	\$221,745	\$175,438	1.264	1,376	\$161.15	410	16.0456	RANCH	\$6,255	NORTH CENTRAL
050-250-000-050-00	514 PINE ST	03/30/23	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$37,800	31.11	\$98,838	\$5,143	\$116,357	\$103,075	1.129	1,260	\$92.35	410	42.4253	TWO-STORY	\$5,143	NORTH CENTRAL
050-670-001-013-00	601 ADA ST	08/29/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$117,000	31.28	\$278,399	\$22,935	\$351,065	\$281,039	1.249	4,159	\$84.41	410	7.7966	TWO-STORY	\$22,935	NORTH CENTRAL
050-240-002-022-00	650 N SAGINAW ST	03/28/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$45,700	31.30	\$117,529	\$7,645	\$138,355	\$120,884	1.145	1,325	\$104.42	410	62.9095	TWO-STORY	\$7,645	NORTH CENTRAL
050-240-001-011-00	608 N HICKORY ST	05/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$45,500	31.38	\$118,903	\$9,629	\$135,371	\$120,213	1.126	1,461	\$92.66	410	112.6089	TWO-STORY	\$6,255	NORTH CENTRAL
050-060-007-003-00	314 ELIZABETH ST	05/21/21	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$45,800	31.61	\$115,356	\$12,934	\$131,966	\$112,675	1.171	1,313	\$100.51	410	117.1204	TWO-STORY	\$9,174	NORTH CENTRAL
050-470-035-013-00	601 N WATER ST	04/16/21	\$167,425	WD	03-ARM'S LENGTH	\$167,425	\$53,100	31.72	\$172,153	\$12,016	\$155,409	\$176,168	0.882	2,300	\$67.57	410	14.1070	TWO-STORY	\$8,340	NORTH CENTRAL
050-320-000-057-00	705 N PARK ST	07/20/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$40,600	31.72	\$103,787	\$5,560	\$122,440	\$108,061	1.133	1,292	\$94.77	410	28.4341	TWO-STORY	\$5,560	NORTH CENTRAL
050-060-007-001-00	820 ADAMS ST	08/22/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$63,900	32.11	\$152,894	\$15,423	\$183,577	\$151,233	1.214	1,974	\$93.00	410	121.3867	TWO-STORY	\$13,761	NORTH CENTRAL
050-390-002-009-00	1110 ADAMS ST	04/13/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$38,800	32.36	\$96,293	\$17,028	\$102,872	\$87,200	1.180	1,088	\$94.55	410	24.1392	TWO-STORY	\$15,290	NORTH CENTRAL
050-536-000-039-00	503 W NORTH ST	07/07/21	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$38,400	32.41	\$95,942	\$11,120	\$107,380	\$93,314	1.151	952	\$112.79	410	25.8785	TWO-STORY	\$11,120	NORTH CENTRAL
050-250-036-002-00	529 ADAMS ST	08/24/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$53,400	32.56	\$146,866	\$11,300	\$152,700	\$149,138	1.024	1,840	\$82.99	410	45.6868	TWO-STORY	\$10,008	NORTH CENTRAL
050-610-003-013-00	808 N WASHINGTON ST	09/14/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,100	32.56	\$144,543	\$6,116	\$153,884	\$152,285	1.011	1,074	\$143.28	410	17.2350	BUNGALOW	\$6,116	NORTH CENTRAL
050-060-005-008-00	502 ELIZABETH ST	06/08/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$48,600	32.62	\$115,939	\$11,868	\$137,132	\$114,490	1.198	1,348	\$101.73	410	119.7769	TWO-STORY	\$11,468	NORTH CENTRAL
050-390-005-003-00	1210 N WATER ST	12/01/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,600	32.70	\$101,879	\$10,774	\$104,226	\$100,226	1.040	1,014	\$102.79	410	11.0699	TWO-STORY	\$9,174	NORTH CENTRAL
050-260-000-004-00	412 N HICKORY ST	07/26/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,700	32.85	\$110,234	\$6,976	\$123,024	\$113,595	1.083	1,606	\$76.60	410	39.9683	TWO-STORY	\$4,726	NORTH CENTRAL
050-060-002-005-00	905 ADAMS ST	01/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,200	32.91	\$90,661	\$9,174	\$100,826	\$89,645	1.125	916	\$110.07	410	112.4730	BUNGALOW	\$9,174	NORTH CENTRAL
050-111-002-016-00	525 GILBERT ST	05/07/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$40,100	33.14	\$116,853	\$9,174	\$111,826	\$118,459	0.944	1,172	\$95.41	410	94.4008	BUNGALOW	\$9,174	NORTH CENTRAL
050-470-030-007-00	516 N SAGINAW ST	09/29/22	\$185,777	WD	03-ARM'S LENGTH	\$185,777	\$61,600	33.16	\$151,374	\$9,174	\$176,603	\$156,436	1.129	1,776	\$99.44	410	10.4158	TWO-STORY	\$9,174	NORTH CENTRAL
050-320-000-107-00	1301 N HICKORY ST	09/26/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$39,900	33.28	\$94,265	\$9,174	\$110,726	\$93,609	1.183	908	\$121.94	410	33.4122	BUNGALOW	\$9,174	NORTH CENTRAL
050-390-001-005-00	1016 N WATER ST	06/01/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$46,600	33.31	\$113,417	\$7,916	\$131,984	\$116,063	1.137	1,020	\$129.40	410	28.7962	BUNGALOW	\$6,116	NORTH CENTRAL
050-250-000-025-00	605 PINE ST	12/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$48,300	33.31	\$121,649	\$9,174	\$135,826	\$123,735	1.098	1,450	\$93.67	410	109.7718	TWO-STORY	\$9,174	NORTH CENTRAL
050-320-000-088-00	1005 N SAGINAW ST	05/31/22	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$47,200	33.36	\$120,128	\$9,609	\$131,891	\$121,583	1.085	1,170	\$112.73	410	30.6226	BUNGALOW	\$9,174	NORTH CENTRAL
050-320-000-058-00	713 N PARK ST	09/09/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$147,429	\$10,575	\$169,425	\$150,554	1.125	1,351	\$125.41	410	50.5788	TWO-STORY	\$9,174	NORTH CENTRAL
050-250-036-001-00	533 ADAMS ST	01/13/23	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$44,600	33.92	\$105,939	\$8,340	\$123,160	\$107,370	1.147	1,771	\$69.54	410	114.7065	TWO-STORY	\$8,340	NORTH CENTRAL
050-460-001-002-00	926 N WASHINGTON ST	07/29/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$80,500	33.97	\$194,653	\$20,989	\$216,011	\$191,050	1.136	1,502	\$143.82	410	30.0673	TWO-STORY	\$20,989	NORTH CENTRAL
050-610-001-008-00	722 N SAGINAW ST	03/07/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,600	34.00	\$122,542	\$12,737	\$127,263	\$120,798	1.054	902	\$141.09	410	9.8291	TWO-STORY	\$9,174	NORTH CENTRAL
050-536-000-037-00	1254 N SHIawassee ST	05/24/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$77,400	34.02	\$203,426	\$15,507	\$211,993	\$206,732	1.025	2,116	\$100.19	410	2.3906	TWO-STORY	\$11,398	NORTH CENTRAL
050-320-000-054-00	111 E KING ST	04/06/21	\$95,700	WD	03-ARM'S LENGTH	\$95,700	\$32,700	34.17	\$91,987	\$5,560	\$90,140	\$95,079	0.948	805	\$111.98	410	54.1686	BUNGALOW	\$5,560	NORTH CENTRAL
050-320-000-075-00	953 N SAGINAW ST	06/14/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,100	34.64	\$89,988	\$9,174	\$100,826	\$88,904	1.134	816	\$123.56	410	55.7475	BUNGALOW	\$9,174	NORTH CENTRAL
050-670-001-012-00	607 ADA ST	11/16/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,600	34.85	\$200,303	\$15,242	\$224,658	\$203,587	1.103	1,982	\$113.35	410	1.9690	TWO-STORY	\$13,761	NORTH CENTRAL
050-390-003-008-00	1111 ADAMS ST	12/16/21	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$61,300	34.93	\$178,628	\$11,770	\$163,730	\$183,562	0.892	1,792	\$91.37	410	15.6692	TWO-STORY	\$9,730	NORTH CENTRAL
050-320-000-060-00	211 E KING ST	06/18/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$165,856	\$9,174	\$175,826	\$172,367	1.020	2,087	\$84.25	410		TWO-STORY	\$9,174	NORTH CENTRAL
050-250-000-039-00	626 PINE ST	06/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,900	35.31	\$110,867	\$7,594	\$122,406	\$113,612	1.077	1,436	\$85.24	410	107.7407	TWO-STORY	\$6,950	NORTH CENTRAL
050-640-033-011-00	604 N BALL ST	10/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,700	35.39	\$152,044	\$6,672	\$173,328	\$159,925	1.084	1,933	\$89.67	410	2.3400	TWO-STORY	\$6,672	NORTH CENTRAL
050-260-000-007-00	409 E WILLIAMS ST	09/22/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,100	35.41	\$76,802	\$7,511	\$77,489	\$76,228	1.017	982	\$78.91	410	101.6546	TWO-STORY	\$5,560	NORTH CENTRAL
050-470-032-019-00	124 E KING ST	09/12/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$47,800	35.43	\$112,809	\$12,604	\$122,296	\$110,237	1.109	1,493	\$81.91	410	17.5794	1.75 STORY	\$10,286	NORTH CENTRAL
050-320-000-084-00	210 STRATFORD DR	04/08/22	\$130,009	WD	03-ARM'S LENGTH	\$130,009	\$46,200	35.54	\$124,291	\$11,866	\$118,143	\$123,680	0.955	896	\$131.86	410		RANCH	\$9,174	NORTH CENTRAL
050-320-000-067-00	949 N PARK ST	02/23/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$44,200	35.65	\$111,181	\$9,174	\$114,826									

050-510-000-017-00	920 CAMPBELL DR	04/14/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$42,500	35.86	\$99,775	\$13,900	\$104,600	\$94,472	1.107	972	\$107.61	410	17.9841	BUNGALOW	\$13,900	NORTH CENTRAL
050-460-001-011-00	900 N WASHINGTON ST	12/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,800	35.89	\$158,908	\$8,827	\$166,173	\$165,106	1.006	1,572	\$105.71	410	15.7249	TWO-STORY	\$8,827	NORTH CENTRAL
050-390-001-001-00	922 N WATER ST	06/15/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$42,200	35.91	\$115,901	\$9,174	\$108,326	\$117,411	0.923	958	\$113.08	410	34.5997	TWO-STORY	\$9,174	NORTH CENTRAL
050-111-002-015-00	521 GILBERT ST	12/10/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$42,900	36.05	\$116,289	\$9,174	\$109,826	\$117,838	0.932	1,250	\$87.86	410	93.2006	RANCH	\$9,174	NORTH CENTRAL
050-390-003-005-00	1021 ADAMS ST	08/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,300	36.08	\$108,856	\$9,174	\$110,826	\$109,661	1.011	1,044	\$106.16	410	39.1070	TWO-STORY	\$9,174	NORTH CENTRAL
050-470-003-003-00	425 N WATER ST	04/26/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,200	36.10	\$209,149	\$12,510	\$187,490	\$216,325	0.867	2,396	\$87.25	410	4.7900	TWO-STORY	\$12,510	NORTH CENTRAL
050-250-000-057-00	627 ADAMS ST	06/17/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$58,300	36.21	\$145,082	\$9,174	\$151,826	\$149,514	1.015	2,033	\$74.68	410	101.5465	TWO-STORY	\$9,174	NORTH CENTRAL
050-240-002-009-00	619 N HICKORY ST	03/15/22	\$106,700	WD	03-ARM'S LENGTH	\$106,700	\$38,800	36.36	\$99,448	\$4,448	\$102,252	\$104,510	0.978	820	\$124.70	410	97.8390	BUNGALOW	\$4,448	NORTH CENTRAL
050-111-001-009-00	703 QUEEN ST	10/20/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,600	36.42	\$94,133	\$11,190	\$83,810	\$91,246	0.919	986	\$85.00	410	91.8502	TWO-STORY	\$11,190	NORTH CENTRAL
050-060-012-008-00	713 N BALL ST	04/08/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$60,600	36.51	\$151,175	\$5,560	\$160,440	\$160,193	1.002	2,013	\$79.70	410	100.1545	TWO-STORY	\$5,560	NORTH CENTRAL
050-111-002-021-00	622 QUEEN ST	10/22/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$53,900	36.54	\$138,015	\$9,174	\$138,326	\$141,739	0.976	1,400	\$98.80	410	97.5919	TWO-STORY	\$9,174	NORTH CENTRAL
050-160-000-007-00	1204 DEVONSHIRE CT	09/02/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$80,500	36.59	\$191,420	\$14,550	\$205,450	\$194,576	1.056	1,688	\$121.71	410	105.5883	RANCH	\$11,954	NORTH CENTRAL
050-610-001-007-00	723 N HICKORY ST	06/17/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,700	36.70	\$92,030	\$9,174	\$90,826	\$91,151	0.996	990	\$91.74	410	0.3551	TWO-STORY	\$9,174	NORTH CENTRAL
050-240-001-020-00	654 N HICKORY ST	10/29/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,500	36.79	\$130,940	\$10,095	\$129,905	\$132,943	0.977	1,648	\$78.83	410	97.7150	TWO-STORY	\$9,174	NORTH CENTRAL
050-320-000-115-00	1300 N WASHINGTON ST	04/21/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$65,600	37.06	\$167,744	\$9,674	\$167,326	\$173,894	0.962	1,341	\$124.78	410	96.2228	RANCH	\$9,174	NORTH CENTRAL
050-470-002-007-00	402 W WILLIAMS ST	05/06/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$75,300	37.09	\$213,667	\$10,526	\$192,474	\$223,477	0.861	4,392	\$43.82	410	3.7443	TWO-STORY	\$9,174	NORTH CENTRAL
050-470-035-013-00	601 N WATER ST	05/12/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$66,000	37.29	\$172,153	\$12,016	\$164,984	\$176,168	0.937	2,300	\$71.73	410	8.7627	TWO-STORY	\$8,340	NORTH CENTRAL
050-250-000-027-00	617 PINE ST	12/10/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,000	37.30	\$173,800	\$13,205	\$171,795	\$176,672	0.972	1,942	\$88.46	410	97.2394	TWO-STORY	\$13,205	NORTH CENTRAL
050-390-004-017-00	305 W NORTH ST	10/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,100	37.68	\$111,806	\$8,201	\$116,799	\$113,977	1.025	768	\$152.08	410		BUNGALOW	\$8,201	NORTH CENTRAL
050-320-000-091-00	112 STRATFORD DR	09/10/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$46,800	37.74	\$118,437	\$9,730	\$114,270	\$119,590	0.956	1,188	\$96.19	410	95.5517	TWO-STORY	\$9,730	NORTH CENTRAL
050-111-003-013-00	515 RANDOLPH ST	09/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,300	38.20	\$139,716	\$9,174	\$140,826	\$143,611	0.981	1,283	\$109.76	410	98.0610	BUNGALOW	\$9,174	NORTH CENTRAL
050-320-000-086-00	960 N PARK ST	11/22/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$70,600	38.58	\$172,766	\$9,174	\$173,826	\$179,969	0.966	1,435	\$121.13	410	96.5865	RANCH	\$9,174	NORTH CENTRAL
050-610-001-001-00	309 E KING ST	06/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,900	38.60	\$137,824	\$7,923	\$142,077	\$142,905	0.994	1,548	\$91.78	410	17.0472	TWO-STORY	\$7,923	NORTH CENTRAL
050-390-005-031-00	1329 N BALL ST	05/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,000	38.71	\$145,817	\$8,340	\$146,660	\$151,240	0.970	1,024	\$143.22	410	45.4291	RANCH	\$8,340	NORTH CENTRAL
050-536-000-073-00	1116 ADA ST	10/27/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,100	38.76	\$290,490	\$24,897	\$290,103	\$292,182	0.993	2,442	\$118.80	410	11.8008	TRI-LEVEL	\$18,348	NORTH CENTRAL
050-390-002-015-00	1025 N WATER ST	12/03/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$63,200	38.89	\$176,574	\$12,993	\$149,507	\$179,957	0.831	1,960	\$76.28	410	83.0792	TWO-STORY	\$9,174	NORTH CENTRAL
050-260-000-006-00	402 N HICKORY ST	01/23/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$118,410	\$10,813	\$114,187	\$118,369	0.965	2,303	\$49.58	410	96.4674	TWO-STORY	\$9,174	NORTH CENTRAL
050-250-000-061-00	605 ADAMS ST	09/10/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,300	38.97	\$172,075	\$10,654	\$154,346	\$177,581	0.869	1,980	\$77.95	410	86.9159	TWO-STORY	\$9,174	NORTH CENTRAL
050-320-000-029-00	1111 N WASHINGTON ST	11/17/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$181,865	\$26,701	\$158,299	\$170,697	0.927	2,050	\$77.22	410	92.7366	TWO-STORY	\$19,321	NORTH CENTRAL
050-111-001-017-00	815 QUEEN ST	08/29/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,900	39.35	\$159,122	\$10,842	\$159,158	\$163,124	0.976	1,544	\$103.08	410	97.5685	BUNGALOW	\$10,842	NORTH CENTRAL
050-060-006-006-00	823 ADAMS ST	01/30/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$57,900	39.39	\$137,534	\$13,006	\$133,994	\$136,995	0.978	1,740	\$77.01	410	97.8098	TWO-STORY	\$9,174	NORTH CENTRAL
050-536-000-033-00	1228 N SHIAWASSEE ST	05/26/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,000	39.42	\$128,328	\$9,174	\$127,826	\$131,083	0.975	1,240	\$103.09	410	10.6221	RANCH	\$9,174	NORTH CENTRAL
050-536-000-064-00	1213 N SHIAWASSEE ST	04/02/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,600	39.70	\$150,446	\$18,348	\$116,652	\$145,322	0.803	1,798	\$64.88	410	7.6124	TWO-STORY	\$18,348	NORTH CENTRAL
050-160-000-008-00	301 STRATFORD DR	07/26/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$91,000	40.27	\$220,392	\$13,190	\$212,810	\$227,945	0.934	1,894	\$112.36	410	93.3602	RANCH	\$11,954	NORTH CENTRAL
050-250-000-013-00	518 N SHIAWASSEE ST	07/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29	\$134,019	\$9,174	\$130,826	\$137,343	0.953	1,584	\$82.59	410	95.2548	TWO-STORY	\$9,174	NORTH CENTRAL
050-610-003-006-00	741 N PARK ST	06/30/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$45,600	40.35	\$123,971	\$7,015	\$105,985	\$128,664	0.824	1,194	\$88.76	410	5.1146	TWO-STORY	\$5,421	NORTH CENTRAL
050-160-000-008-00	301 STRATFORD DR	10/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$220,392	\$13,190	\$211,810	\$227,945	0.929	1,894	\$111.83	410	92.9215	RANCH	\$11,954	NORTH CENTRAL
050-660-001-009-00	616 LEE ST	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,600	40.48	\$136,727	\$11,960	\$113,040	\$137,257	0.824	1,552	\$72.84	410	5.6563	TWO-STORY	\$10,564	NORTH CENTRAL
050-320-000-117-00	1310 N WASHINGTON ST	07/23/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,800	40.52	\$162,370	\$13,900	\$141,100	\$163,333	0.864	1,403	\$100.57	410	86.3878	TWO-STORY	\$13,900	NORTH CENTRAL
050-390-003-006-00	1025 ADAMS ST	08/27/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$60,600	40.54	\$162,741	\$10,421	\$139,079	\$167,569	0.830	1,379	\$100.85	410	82.9982	TWO-STORY	\$9,174	NORTH CENTRAL
050-390-005-028-00	1119 N BALL ST	05/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,000	40.56	\$174,325	\$6,950	\$173,050	\$184,131	0.940	1,688	\$102.52	410	93.9820	TWO-STORY	\$6,950	NORTH CENTRAL
050-320-000-008-00	1309 N WASHINGTON ST	09/09/22	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$104,300	40.66	\$248,888	\$12,974	\$243,526	\$259,531	0.938	2,566	\$94.90	410	93.8330	TWO-STORY	\$11,537	NORTH CENTRAL
050-536-000-024-00	1114 N SHIAWASSEE ST	08/17/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,700	40.82	\$339,251	\$48,026	\$281,974	\$320,380	0.880	4,507	\$62.56	410	17.5518	TWO-STORY	\$43,368	NORTH CENTRAL
050-060-002-001-00	416 JENNETT ST	07/02/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,300	41.04	\$129,408	\$11,981	\$113,019	\$129,183	0.875	1,064	\$106.22	410	87.4878	RANCH	\$9,174	NORTH CENTRAL
050-470-032-020-00	116 E KING ST	03/10/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$44,900	41.57	\$117,511	\$9,174	\$98,826	\$119,183	0.829	1,176	\$84.04	410	32.6774	TWO-STORY	\$9,174	NORTH CENTRAL
050-470-033-010-00	647 N WASHINGTON ST	01/06/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,100	41.62	\$141,446	\$4,865	\$137,135	\$150,254	0.913	1,857	\$73.85	410	39.7260	TWO-STORY	\$4,865	NORTH CENTRAL
050-111-004-003-00	542 RANDOLPH ST	08/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,100	41.75	\$130,671	\$9,174	\$110,826	\$133,660	0.829	1,628	\$68.07	410	82.9163	TWO-STORY	\$9,174	NORTH CENTRAL
050-240-003-012-00	631 N SAGINAW ST	04/15/22	\$123,600	WD	03-ARM'S LENGTH	\$123,600	\$51,700	41.83	\$131,703	\$9,174	\$114,426	\$134,795	0.849	1,507	\$75.93	410	84.8887	DUPLEX	\$9,174	NORTH CENTRAL
050-536-000-077-00	1007 N SHIAWASSEE ST	04/21/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$63,200	41.85	\$167,099	\$18,348	\$132,652	\$163,642	0.811	1,758	\$75.46	410	5.0385	TWO-STORY	\$18,348	NORTH CENTRAL
050-320-000-082-00	1105 N HICKORY ST	09/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,400	41.92	\$132,270	\$9,174	\$115,826	\$135,419	0.855	1,144	\$101.25	410	85.5315	TWO-STORY	\$9,174	NORTH CENTRAL
050-320-000-127-00	1104 N BALL ST	08/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$208,820	\$17,514	\$192,486	\$210,458	0.915	1,490	\$129.19	410	91.4607	RANCH	\$17,514	NORTH CENTRAL
050-320-000-103-00	1207 N HICKORY ST	08/01/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$58,400	42.94	\$138,876	\$9,174	\$126,826	\$142,686	0.889	1,227	\$103.36	410	88.8844	TWO-STORY	\$9,174	NORTH

050-440-000-005-00	914 N HICKORY ST	06/08/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$46,900	43.83	\$111,581	\$7,645	\$99,355	\$114,341	0.869	1,275	\$77.93	410	86.8936	RANCH	\$7,645	NORTH CENTRAL
050-470-032-015-00	639 N PARK ST	07/30/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,500	44.09	\$121,567	\$10,998	\$99,002	\$121,638	0.814	1,476	\$67.07	410	81.3906	TWO-STORY	\$9,174	NORTH CENTRAL
050-060-010-004-00	408 W KING ST	05/14/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,900	44.24	\$253,746	\$24,859	\$185,141	\$251,801	0.735	4,329	\$42.77	410	73.5268	TWO-STORY	\$20,572	NORTH CENTRAL
050-470-007-004-00	216 E OLIVER ST	04/26/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,700	44.38	\$118,268	\$7,228	\$104,772	\$122,156	0.858	1,344	\$77.96	410	85.7689	TWO-STORY	\$7,228	NORTH CENTRAL
050-320-000-050-00	901 N WASHINGTON ST	09/07/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$70,700	44.75	\$168,628	\$8,340	\$149,660	\$176,334	0.849	2,246	\$66.63	410	84.8728	TWO-STORY	\$8,340	NORTH CENTRAL
050-470-032-016-00	644 N WASHINGTON ST	09/23/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$44,800	44.84	\$106,792	\$9,174	\$90,726	\$107,391	0.845	1,552	\$58.46	410	84.4823	TWO-STORY	\$9,174	NORTH CENTRAL
050-541-000-033-00	625 E KING ST	12/09/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$46,600	47.07	\$112,186	\$7,645	\$91,355	\$115,007	0.794	1,290	\$70.82	410	11.1025	TWO-STORY	\$7,645	NORTH CENTRAL
050-390-001-004-00	1012 N WATER ST	11/08/21	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$40,300	47.13	\$109,005	\$6,116	\$79,384	\$113,189	0.701	1,020	\$77.83	410	70.1339	BUNGALOW	\$6,116	NORTH CENTRAL
050-390-005-020-00	1231 N BALL ST	12/15/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,000	48.18	\$133,570	\$12,175	\$97,825	\$133,548	0.733	1,084	\$90.24	410	73.2509	BUNGALOW	\$9,174	NORTH CENTRAL
050-390-004-029-00	1213 N WATER ST	05/24/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,400	48.44	\$147,966	\$9,591	\$125,409	\$152,228	0.824	1,348	\$93.03	410	82.3825	TWO-STORY	\$9,591	NORTH CENTRAL
050-060-005-007-00	510 ELIZABETH ST	08/18/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,400	48.53	\$85,842	\$10,290	\$64,710	\$83,116	0.779	1,393	\$46.45	410	77.8555	MULTI-UNIT	\$6,950	NORTH CENTRAL
050-250-000-058-00	623 ADAMS ST	10/14/22	\$118,745	WD	03-ARM'S LENGTH	\$118,745	\$58,300	49.10	\$140,186	\$9,174	\$109,571	\$144,128	0.760	1,835	\$59.71	410	76.0236	TWO-STORY	\$9,174	NORTH CENTRAL
050-250-000-032-00	651 PINE ST	05/04/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$63,500	49.61	\$162,225	\$10,016	\$117,984	\$167,447	0.705	1,790	\$65.91	410	70.4607	TWO-STORY	\$9,174	NORTH CENTRAL
050-470-002-008-00	408 W WILLIAMS ST	05/21/21	\$91,500	CD	03-ARM'S LENGTH	\$91,500	\$48,200	52.68	\$123,301	\$7,923	\$83,577	\$126,928	0.658	1,275	\$65.55	410	65.8457	TWO-STORY	\$7,923	NORTH CENTRAL
050-060-001-001-00	512 JENNETT ST	05/10/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$49,400	54.89	\$123,056	\$9,781	\$80,219	\$124,615	0.644	1,332	\$60.22	410	64.3735	TWO-STORY	\$9,781	NORTH CENTRAL
050-240-002-003-00	309 GOODHUE ST	09/16/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,300	55.04	\$150,242	\$11,398	\$103,602	\$152,744	0.678	2,102	\$49.29	410	67.8274	TWO-STORY	\$11,398	NORTH CENTRAL
050-320-000-077-00	927 N HICKORY ST	06/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$55,200	55.20	\$140,724	\$25,436	\$74,564	\$126,829	0.588	1,705	\$43.73	410	58.7907	TWO-STORY	\$18,348	NORTH CENTRAL
050-060-008-001-00	822 N WATER ST	12/10/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$24,000	57.14	\$61,798	\$9,174	\$32,826	\$57,892	0.567	910	\$36.07	410	56.7020	BUNGALOW	\$9,174	NORTH CENTRAL
050-536-000-002-00	909 N BALL ST	09/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,700	58.27	\$102,397	\$6,199	\$68,801	\$105,828	0.650	996	\$69.08	410	65.0119	RANCH	\$5,699	NORTH CENTRAL
050-060-006-003-00	810 PINE ST	08/15/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,200	58.67	\$85,174	\$6,116	\$53,884	\$86,973	0.620	938	\$57.45	410	61.9552	TWO-STORY	\$6,116	NORTH CENTRAL
050-536-000-035-00	1232 N SHIAWASSEE ST	08/04/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$46,000	61.33	\$95,868	\$11,815	\$63,185	\$92,468	0.683	1,672	\$37.79	410	68.3321	TWO-STORY	\$11,815	NORTH CENTRAL
050-541-000-033-00	625 E KING ST	05/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$43,300	61.86	\$112,186	\$7,645	\$62,355	\$115,007	0.542	1,290	\$48.34	410	54.2186	TWO-STORY	\$7,645	NORTH CENTRAL
050-390-005-007-00	1220 N WATER ST	12/28/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$73,400	62.47	\$175,656	\$16,609	\$100,891	\$174,969	0.577	1,852	\$54.48	410	57.6621	BUNGALOW	\$9,174	NORTH CENTRAL
050-240-001-012-00	614 N HICKORY ST	07/27/21	\$79,900	MLC	03-ARM'S LENGTH	\$79,900	\$52,000	65.08	\$132,607	\$10,564	\$69,336	\$134,261	0.516	1,964	\$35.30	410	51.6428	TWO-STORY	\$10,564	NORTH CENTRAL
050-541-000-030-00	615 E KING ST	03/09/22	\$70,600	WD	03-ARM'S LENGTH	\$70,600	\$46,700	66.15	\$117,504	\$9,174	\$61,426	\$119,175	0.515	1,036	\$59.29	410	51.5427	TWO-STORY	\$9,174	NORTH CENTRAL
050-610-001-014-00	801 N HICKORY ST	10/10/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$46,500	71.54	\$110,176	\$9,174	\$55,826	\$111,113	0.502	1,344	\$41.54	410	50.2424	TWO-STORY	\$9,174	NORTH CENTRAL
050-390-005-018-00	1325 N BALL ST	12/15/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$43,500	75.00	\$115,819	\$11,255	\$46,745	\$115,032	0.406	1,306	\$35.79	410	40.6366	TWO-STORY	\$10,008	NORTH CENTRAL
<b>Totals:</b>			<b>\$19,717,956</b>			<b>\$19,717,956</b>	<b>\$7,487,700</b>		<b>\$18,936,180</b>		<b>\$18,234,496</b>	<b>\$19,199,912</b>			<b>\$90.61</b>		<b>0.1956</b>			
						<b>Sale. Ratio =&gt;</b>		<b>37.97</b>			<b>E.C.F. =&gt;</b>	<b>0.950</b>		<b>Std. Deviation=&gt;</b>	<b>0.19138796</b>					
						<b>Std. Dev. =&gt;</b>		<b>9.09</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.952</b>		<b>Ave. Variance=&gt;</b>	<b>57.4571</b>	<b>Coefficient of Var=&gt;</b>	<b>60.3748</b>			

Final Conclusion of Rate that will be used: .950  
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
050-280-000-003-00	1021 DINGWALL DR	06/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,600	26.44	\$133,348	\$7,560	\$172,440	\$139,455	1.237	1,123	\$153.55	412	24.3406	TRI-LEVEL	\$7,560	NORTHEAST CORNER OF CITY
050-193-000-001-00	1409 WHITEHAVEN CT	07/18/22	\$222,000	LC	03-ARM'S LENGTH	\$222,000	\$61,700	27.79	\$191,622	\$12,049	\$209,951	\$199,083	1.055	1,263	\$166.23	412	20.2201	RANCH	\$9,800	NORTHEAST CORNER OF CITY
050-280-000-014-00	1120 DINGWALL DR	03/23/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$37,900	28.07	\$104,939	\$8,540	\$126,460	\$106,873	1.183	884	\$143.05	412	23.9951	BUNGALOW	\$8,540	NORTHEAST CORNER OF CITY
050-194-000-007-00	905 WILTSHIRE DR	08/03/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$41,800	28.83	\$115,655	\$9,240	\$135,760	\$117,977	1.151	864	\$157.13	412	29.8347	BUNGALOW	\$9,240	NORTHEAST CORNER OF CITY
050-193-000-001-00	1409 WHITEHAVEN CT	07/18/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$61,700	30.10	\$191,622	\$12,049	\$192,951	\$199,083	0.969	1,263	\$152.77	412		RANCH	\$9,800	NORTHEAST CORNER OF CITY
050-194-000-005-00	829 WILTSHIRE DR	10/15/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$42,000	31.58	\$103,964	\$9,240	\$123,760	\$105,016	1.178	925	\$133.79	412	36.2773	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-191-000-014-00	709 HUNTINGTON DR	10/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$51,200	32.00	\$127,013	\$11,798	\$148,202	\$127,733	1.160	1,394	\$106.31	412	20.4096	TRI-LEVEL	\$9,240	NORTHEAST CORNER OF CITY
050-280-000-011-00	1104 DINGWALL DR	06/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,500	32.50	\$113,906	\$9,294	\$130,706	\$115,978	1.127	1,344	\$97.25	412	30.4180	TRI-LEVEL	\$7,700	NORTHEAST CORNER OF CITY
050-140-004-006-00	563 ABBOTT ST	10/05/22	\$146,600	WD	03-ARM'S LENGTH	\$146,600	\$51,200	34.92	\$121,584	\$10,118	\$136,482	\$123,577	1.104	1,282	\$106.46	412	110.4433	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-192-000-024-00	1200 HUNTINGTON DR	02/22/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,400	35.39	\$152,486	\$9,240	\$155,760	\$158,809	0.981	1,456	\$106.98	412	98.0799	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-192-000-008-00	909 HUNTINGTON DR	06/03/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$51,500	35.76	\$128,023	\$11,550	\$132,450	\$129,127	1.026	1,094	\$121.07	412	102.5730	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-541-000-044-00	1001 SUMMIT ST	10/26/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$43,700	35.82	\$107,478	\$13,860	\$108,140	\$103,789	1.042	744	\$145.35	412	12.5813	BUNGALOW	\$13,860	NORTHEAST CORNER OF CITY
050-541-000-035-00	917 SUMMIT ST	05/24/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,100	36.07	\$128,161	\$11,620	\$138,380	\$129,203	1.071	1,029	\$134.48	412	7.6734	TWO-STORY	\$11,620	NORTHEAST CORNER OF CITY
050-140-000-011-00	1024 N DEWEY ST	07/29/22	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$44,800	36.42	\$105,731	\$12,195	\$110,805	\$103,698	1.069	1,120	\$98.93	412	106.8531	RANCH	\$11,760	NORTHEAST CORNER OF CITY
050-194-000-027-00	900 WILTSHIRE DR	09/17/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,800	36.64	\$123,222	\$9,520	\$115,480	\$126,055	0.916	960	\$120.29	412		RANCH	\$9,520	NORTHEAST CORNER OF CITY
050-280-000-012-00	1108 DINGWALL DR	05/21/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$53,000	36.81	\$131,671	\$9,940	\$134,060	\$134,957	0.993	864	\$155.16	412	14.2543	BUNGALOW	\$9,940	NORTHEAST CORNER OF CITY
050-140-000-031-00	1319 SUMMIT ST	09/07/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,000	36.88	\$146,302	\$12,431	\$147,569	\$148,416	0.994	1,202	\$122.77	412	99.4295	RANCH	\$11,900	NORTHEAST CORNER OF CITY
050-192-000-009-00	913 HUNTINGTON DR	08/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,600	37.73	\$134,449	\$9,240	\$140,760	\$138,813	1.014	1,076	\$130.82	412	101.4029	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-192-000-010-00	1005 HUNTINGTON DR	08/29/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,300	37.76	\$158,176	\$9,240	\$155,760	\$165,118	0.943	1,164	\$133.81	412	94.3328	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-195-000-011-00	817 STEVENS DR	04/25/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$209,808	\$9,940	\$220,060	\$221,583	0.993	1,347	\$163.37	412	5.4540	RANCH	\$9,940	NORTHEAST CORNER OF CITY
050-370-000-001-00	1010 KRUST DR	02/08/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$73,300	39.41	\$174,049	\$12,740	\$173,260	\$178,835	0.969	1,133	\$152.92	412	6.9537	RANCH	\$12,740	NORTHEAST CORNER OF CITY
050-360-000-041-00	1202 KRUST DR	08/29/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$80,500	39.46	\$199,267	\$23,735	\$180,265	\$194,603	0.926	1,192	\$151.23	412	7.3933	RANCH	\$15,400	NORTHEAST CORNER OF CITY
050-150-000-011-00	443 ABBOTT ST	07/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,400	39.59	\$136,428	\$9,240	\$135,760	\$141,007	0.963	1,161	\$116.93	412	96.2791	TWO-STORY	\$9,240	NORTHEAST CORNER OF CITY
050-360-000-036-00	1015 KRUST DR	05/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,500	39.74	\$192,034	\$17,112	\$172,888	\$193,927	0.892	1,232	\$140.33	412	7.5792	RANCH	\$14,420	NORTHEAST CORNER OF CITY
050-360-000-002-00	1404 SUMMIT ST	12/14/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$63,200	40.25	\$156,640	\$12,880	\$144,120	\$159,379	0.904	1,586	\$90.87	412	16.1096	RANCH	\$12,880	NORTHEAST CORNER OF CITY
050-140-003-007-00	812 N DEWEY ST	05/05/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,500	40.40	\$136,141	\$9,240	\$115,760	\$140,688	0.823	1,334	\$86.78	412	82.2811	BUNGALOW	\$9,240	NORTHEAST CORNER OF CITY
050-197-000-008-00	1305 N GOULD ST	08/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,000	40.87	\$120,926	\$11,084	\$103,916	\$121,776	0.853	1,040	\$99.92	412	85.3337	RANCH	\$9,380	NORTHEAST CORNER OF CITY
050-280-000-015-00	1119 DINGWALL DR	03/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,700	41.36	\$128,465	\$8,540	\$116,460	\$132,955	0.876	1,142	\$101.98	412	87.5938	RANCH	\$8,540	NORTHEAST CORNER OF CITY
050-370-000-003-00	984 KRUST DR	08/29/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,700	41.44	\$190,433	\$13,020	\$176,880	\$196,688	0.899	1,222	\$144.75	412		RANCH	\$13,020	NORTHEAST CORNER OF CITY
050-194-000-024-00	1004 WILTSHIRE DR	09/22/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$67,000	41.61	\$176,530	\$11,245	\$149,755	\$183,243	0.817	1,236	\$121.16	412	81.7249	RANCH	\$9,520	NORTHEAST CORNER OF CITY
050-192-000-030-00	904 HUNTINGTON DR	01/14/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,000	42.29	\$184,331	\$14,681	\$160,319	\$188,082	0.852	1,374	\$116.68	412	85.2389	RANCH	\$9,240	NORTHEAST CORNER OF CITY
050-197-000-011-00	1317 N GOULD ST	10/20/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$60,600	43.32	\$154,477	\$9,800	\$130,100	\$160,396	0.811	1,040	\$125.10	412	81.1119	RANCH	\$9,800	NORTHEAST CORNER OF CITY
050-192-000-001-00	809 HUNTINGTON DR	10/11/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$55,100	44.44	\$130,896	\$9,380	\$114,620	\$134,718	0.851	1,072	\$106.92	412	85.0812	RANCH	\$9,380	NORTHEAST CORNER OF CITY
050-210-000-004-00	1101 N DEWEY ST	06/01/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,000	46.15	\$142,454	\$12,257	\$117,743	\$144,343	0.816	1,120	\$105.13	412	81.5719	RANCH	\$9,940	NORTHEAST CORNER OF CITY
050-360-000-027-00	1200 N DEWEY ST	04/29/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,600	49.76	\$201,269	\$12,180	\$157,820	\$209,633	0.753	1,610	\$98.02	412	75.2839	RANCH	\$12,180	NORTHEAST CORNER OF CITY
050-360-000-006-00	510 RUBELMAN DR	06/17/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,100	50.07	\$188,218	\$15,996	\$134,004	\$190,933	0.702	1,617	\$82.87	412	70.1836	RANCH	\$14,700	NORTHEAST CORNER OF CITY
050-370-000-002-00	1004 KRUST DR	09/14/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$69,700	50.14	\$180,891	\$13,020	\$125,980	\$186,110	0.677	1,208	\$104.29	412	27.9242	RANCH	\$13,020	NORTHEAST CORNER OF CITY
050-360-000-031-00	1205 KRUST DR	05/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$96,100	56.53	\$203,342	\$14,000	\$156,000	\$209,914	0.743	2,013	\$77.50	412	74.3163	RANCH	\$14,000	NORTHEAST CORNER OF CITY
<b>Totals:</b>			<b>\$5,940,400</b>			<b>\$5,940,400</b>	<b>\$2,277,700</b>		<b>\$5,725,951</b>		<b>\$5,501,586</b>	<b>\$5,861,571</b>			<b>\$122.97</b>		<b>1.7569</b>			
								<b>38.34</b>					<b>E.C.F. =&gt;</b>	<b>0.939</b>		<b>Std. Deviation=&gt;</b>	<b>0.1400184</b>			
								<b>6.60</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.956</b>		<b>Ave. Variance=&gt;</b>	<b>56.8724</b>	<b>Coefficient of Var=&gt;</b>	<b>59.48032543</b>	

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

415/416 Austin Riverfront Condos Meadows Multi-Family

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table		
050-425-000-025-00	1512 HIAWATHA DR	09/12/22	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$52,700	40.38	\$132,725	\$21,000	\$109,500	\$113,889	0.961	1,006	\$108.85	416	1.0327	CONDO	\$21,000	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	\$200,103	\$21,000	\$178,900	\$182,572	0.980	1,456	\$122.87	416	0.8098	CONDO	\$21,000	MEADOWS MULTI-FAMILY		
050-730-000-021-00	1015 CHIPMAN LANE	12/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,300	41.83	\$236,555	\$18,000	\$217,000	\$222,788	0.974	1,396	\$155.44	415	0.2230	CONDO	\$18,000	AUSTIN RIVERFRONT CONDOS		
<b>Totals:</b>			<b>\$565,400</b>			<b>\$565,400</b>	<b>\$231,400</b>		<b>\$569,383</b>		<b>\$505,400</b>	<b>\$519,249</b>			<b>\$129.05</b>		<b>0.1539</b>					
								<b>Sale. Ratio =&gt;</b>	<b>40.93</b>			<b>E.C.F. =&gt;</b>	<b>0.973</b>	<b>Std. Deviation=&gt;</b>		<b>0.009412564</b>						
								<b>Std. Dev. =&gt;</b>	<b>0.89</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.972</b>	<b>Ave. Variance=&gt;</b>		<b>0.6885</b>	<b>Coefficient of Var=&gt;</b>	<b>0.708465904</b>				

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

417 Woodland Trails Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	
050-750-000-008-00	1471 N MALLARD CIRCLE	02/23/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$73,100	31.80	\$212,195	\$21,000	\$208,900	\$159,462	1.310	1,091	\$191.48	417	4.8192	CONDO	\$21,000	WOODLAND TRAILS CONDOS	
050-750-000-011-00	1463 N MALLARD CIRCLE	12/09/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$86,300	37.85	\$245,844	\$21,000	\$207,000	\$187,526	1.104	1,458	\$141.98	417	15.7993	CONDO	\$21,000	WOODLAND TRAILS CONDOS	
050-750-000-013-00	1457 N MALLARD CIRCLE	08/11/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$79,300	33.06	\$225,752	\$21,000	\$218,900	\$170,769	1.282	1,266	\$172.91	417	2.0011	CONDO	\$21,000	WOODLAND TRAILS CONDOS	
050-750-000-029-00	1413 N MALLARD CIRCLE	09/04/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,600	45.44	\$191,517	\$35,470	\$159,530	\$142,249	1.121	1,470	\$108.52	417	14.0353	CONDO	\$35,470	WOODLAND TRAILS CONDOS	
050-750-000-040-00	1486 N MALLARD CIRCLE	11/11/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,400	37.40	\$167,472	\$35,470	\$179,530	\$120,330	1.492	1,404	\$127.87	417	23.0143	CONDO	\$35,470	WOODLAND TRAILS CONDOS	
<b>Totals:</b>			<b>\$1,107,800</b>			<b>\$1,107,800</b>	<b>\$407,700</b>		<b>\$1,042,780</b>		<b>\$973,860</b>	<b>\$780,336</b>			<b>\$148.55</b>		<b>1.3837</b>				
								<b>Sale. Ratio =&gt;</b>	<b>36.80</b>			<b>E.C.F. =&gt;</b>	<b>1.248</b>	<b>Std. Deviation=&gt;</b>		<b>0.1583895</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.35</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.262</b>	<b>Ave. Variance=&gt;</b>		<b>11.9338</b>	<b>Coefficient of Var=&gt;</b>	<b>9.45748</b>			

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



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

Final Conclusion of Rate that will be used: 1.106  
 Included one additional year in analysis.  
 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	
050-537-000-002-00	1212 W OLIVER ST	03/31/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$71,400	31.18	\$180,157	\$25,317	\$203,683	\$170,341	1.196	1,000	\$203.68	420		RANCH	\$24,838	
050-670-002-013-00	523 CLARK ST	04/06/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$73,500	31.28	\$195,798	\$11,682	\$223,318	\$202,548	1.103	1,967	\$113.53	420	32.6340	TWO-STORY	\$11,682	
050-522-000-007-00	1131 RIVERSIDE DR	03/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,500	31.57	\$262,372	\$22,125	\$327,875	\$264,298	1.241	2,106	\$155.69	420	29.0897	RANCH	\$22,125	
050-690-000-026-00	710 N CHIPMAN ST	08/16/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$108,700	32.45	\$257,777	\$24,249	\$310,751	\$256,906	1.210	1,624	\$191.35	420	13.0660	RANCH	\$24,249	
050-670-001-010-00	626 CLARK ST	09/24/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,200	32.88	\$209,314	\$16,281	\$233,719	\$212,358	1.101	1,792	\$130.42	420		TWO-STORY	\$11,682	
050-670-005-015-00	1118 W OLIVER ST	05/24/21	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$82,200	33.62	\$211,826	\$13,059	\$231,441	\$218,666	1.058	1,887	\$122.65	420	7.1572	TWO-STORY	\$11,859	
050-670-002-019-00	806 W OLIVER ST	06/17/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$94,600	35.70	\$225,446	\$13,859	\$251,141	\$232,769	1.079	1,920	\$130.80	420		TWO-STORY	\$11,859	
050-670-005-004-00	623 FIFTH ST	07/21/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$92,700	37.08	\$234,490	\$11,682	\$238,318	\$245,113	0.972	2,361	\$100.94	420	23.0087	TRI-LEVEL	\$11,682	
050-170-003-002-00	1105 W OLIVER ST	09/24/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$50,600	38.19	\$126,757	\$12,390	\$120,110	\$125,816	0.955	1,034	\$116.16	420	95.4646	RANCH	\$12,390	
050-536-000-058-00	1229 ADA ST	08/13/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$100,800	38.77	\$254,607	\$11,771	\$248,229	\$267,146	0.929	1,932	\$128.48	420	92.9187	CUSTOM	\$11,771	
050-670-002-001-00	805 W KING ST	11/11/21	\$198,400	WD	03-ARM'S LENGTH	\$198,400	\$77,100	38.86	\$194,652	\$17,169	\$181,231	\$195,251	0.928	1,539	\$117.76	420	5.9734	RANCH	\$17,169	
050-670-006-001-00	625 SEVENTH ST	10/04/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$102,600	39.16	\$243,174	\$23,364	\$238,636	\$241,815	0.987	2,193	\$108.82	420		TWO-STORY	\$23,364	
050-510-000-003-00	808 CAMPBELL DR	01/14/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,800	42.53	\$173,240	\$14,160	\$135,840	\$175,006	0.776	1,430	\$94.99	420	77.6204	RANCH	\$14,160	
050-670-003-001-00	900 W OLIVER ST	07/13/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$238,900	46.39	\$606,022	\$29,511	\$485,489	\$634,226	0.765	4,768	\$101.82	420	22.2446	CUSTOM	\$27,435	
050-536-000-055-00	1245 ADA ST	06/01/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$255,500	46.88	\$646,726	\$92,391	\$452,609	\$609,830	0.742	3,256	\$139.01	420	74.2189	CUSTOM	\$26,550	
050-537-000-004-00	524 N CHIPMAN ST	09/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,300	49.23	\$181,740	\$12,390	\$142,610	\$186,304	0.765	912	\$156.37	420	76.5471	RANCH	\$12,390	
<b>Totals:</b>			<b>\$4,376,400</b>			<b>\$4,376,400</b>	<b>\$1,681,400</b>		<b>\$4,204,098</b>		<b>\$4,025,000</b>	<b>\$4,238,392</b>			<b>\$132.03</b>		<b>3.8277</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.42</b>					<b>E.C.F. =&gt;</b>	<b>0.950</b>	<b>Std. Deviation=&gt;</b>		<b>0.164878074</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.85</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.988</b>	<b>Ave. Variance=&gt;</b>		<b>45.8286</b>	<b>Coefficient of Var=&gt;</b>	<b>46.38855496</b>

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
050-010-001-010-00	806 WOODLAWN AVE	08/20/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,200	36.89	\$78,247	\$6,468	\$83,532	\$82,505	1.012	924	\$90.40	450	7.8623	RANCH	\$6,468		SOUTH SIDE OF CITY
050-010-002-019-00	816 ALGER AVE	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,900	41.20	\$77,167	\$7,988	\$67,012	\$79,516	0.843	704	\$95.19	450	9.1082	BUNGALOW	\$6,468		SOUTH SIDE OF CITY
050-010-003-001-00	912 GLENWOOD AVE	05/12/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$41,700	56.35	\$99,535	\$9,601	\$64,399	\$103,372	0.623	1,248	\$51.60	450	31.0849	RANCH	\$8,918		SOUTH SIDE OF CITY
050-010-004-006-00	819 GLENWOOD AVE	10/14/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,900	49.37	\$116,862	\$12,936	\$82,064	\$119,455	0.687	1,556	\$52.74	450	24.6844	TWO-STORY	\$12,936	050-010-004-007-00	SOUTH SIDE OF CITY
050-010-004-007-00	721 GLENWOOD AVE	10/14/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,900	49.37	\$116,862	\$12,936	\$82,064	\$119,455	0.687	1,556	\$52.74	450	24.6844	TWO-STORY	\$12,936	050-010-004-006-00	SOUTH SIDE OF CITY
050-010-004-011-00	920 FARR AVE	12/15/21	\$58,600	WD	03-ARM'S LENGTH	\$58,600	\$21,400	36.52	\$56,024	\$10,170	\$48,430	\$52,706	0.919	984	\$49.22	450	1.4954	TWO-STORY	\$8,820		SOUTH SIDE OF CITY
050-010-015-013-00	619 GLENWOOD AVE	11/18/21	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$25,900	20.72	\$71,598	\$5,880	\$119,120	\$75,538	1.577	676	\$176.21	450	64.3127	BUNGALOW	\$5,880		SOUTH SIDE OF CITY
050-010-016-010-00	623.5 ALGER AVE	07/13/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$26,500	29.44	\$84,106	\$2,940	\$87,060	\$93,294	0.933	800	\$108.83	450	0.0653	BUNGALOW	\$2,940		SOUTH SIDE OF CITY
050-010-016-011-00	621 ALGER AVE	08/26/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$42,500	73.91	\$106,057	\$8,820	\$48,680	\$111,767	0.436	1,436	\$33.90	450	49.8279	TWO-STORY	\$8,820		SOUTH SIDE OF CITY
050-010-016-011-00	621 ALGER AVE	01/06/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,500	32.69	\$106,057	\$8,820	\$121,180	\$111,767	1.084	1,436	\$84.39	450	15.0394	TWO-STORY	\$8,820		SOUTH SIDE OF CITY
050-010-016-018-00	608 GLENWOOD AVE	09/08/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,200	28.00	\$78,116	\$7,880	\$107,120	\$80,731	1.327	1,197	\$89.49	450	39.3046	TWO-STORY	\$5,880		SOUTH SIDE OF CITY
050-010-016-022-00	620 GLENWOOD AVE	05/10/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,800	37.22	\$106,590	\$4,410	\$110,590	\$117,448	0.942	1,026	\$107.79	450	0.7776	TWO-STORY	\$4,410		SOUTH SIDE OF CITY
050-010-017-020-00	629 WOODLAWN AVE	10/08/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,200	55.53	\$118,654	\$4,410	\$80,590	\$131,315	0.614	1,656	\$48.67	450	32.0114	TWO-STORY	\$4,410		SOUTH SIDE OF CITY
050-010-017-020-00	629 WOODLAWN AVE	10/08/21	\$98,000	LC	03-ARM'S LENGTH	\$98,000	\$47,200	48.16	\$118,654	\$4,410	\$93,590	\$131,315	0.713	1,656	\$56.52	450	22.1116	TWO-STORY	\$4,410		SOUTH SIDE OF CITY
050-010-017-034-00	624 ALGER AVE	08/11/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$32,000	32.32	\$85,808	\$5,880	\$93,120	\$91,871	1.014	1,609	\$57.87	450	7.9763	TWO-STORY	\$5,880		SOUTH SIDE OF CITY
050-010-017-035-00	626 ALGER AVE	02/15/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$18,900	105.00	\$44,964	\$7,247	\$10,753	\$43,353	0.248	755	\$14.24	450	68.5795	BUNGALOW	\$5,880		SOUTH SIDE OF CITY
050-010-017-035-00	626 ALGER AVE	03/17/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$18,900	59.06	\$44,964	\$7,247	\$24,753	\$43,353	0.571	755	\$32.79	450	36.2864	BUNGALOW	\$5,880		SOUTH SIDE OF CITY
050-010-017-036-00	634 ALGER AVE	04/05/21	\$53,000	LC	03-ARM'S LENGTH	\$53,000	\$28,600	53.96	\$71,523	\$5,880	\$47,120	\$75,452	0.625	1,136	\$41.48	450	30.9324	TWO-STORY	\$5,880		SOUTH SIDE OF CITY
050-010-018-003-00	754 WOODLAWN AVE	11/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$159,700	53.23	\$415,244	\$34,970	\$265,030	\$445,038	0.596	4,729	\$56.04	450	33.8308	BUNGALOW	\$32,844	050-420-011-021-00, 050-340-002-005-00, 050-270-000-024-00, 050-280-000-014-00	SOUTH SIDE OF CITY
050-010-018-003-00	754 WOODLAWN AVE	11/30/21	\$300,285	MLC	03-ARM'S LENGTH	\$300,285	\$159,700	53.18	\$415,244	\$34,970	\$265,315	\$445,038	0.596	4,729	\$56.10	450	33.7667	BUNGALOW	\$32,844	050-420-011-021-00, 050-340-002-005-00, 050-270-000-024-00, 050-280-000-014-00	SOUTH SIDE OF CITY
050-010-018-003-00	754 WOODLAWN AVE	06/24/22	\$130,200	WD	03-ARM'S LENGTH	\$130,200	\$37,000	28.42	\$94,315	\$5,880	\$124,320	\$101,649	1.223	1,225	\$101.49	450	28.9198	BUNGALOW	\$5,880		SOUTH SIDE OF CITY
050-010-018-011-00	654 WOODLAWN AVE	11/19/21	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$22,300	36.56	\$57,334	\$5,650	\$55,350	\$59,407	0.932	672	\$82.37	450	0.2120	BUNGALOW	\$4,116		SOUTH SIDE OF CITY
050-010-023-004-00	528 GARFIELD AVE	07/02/22	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$29,100	36.38	\$69,458	\$6,468	\$73,532	\$72,402	1.016	1,106	\$66.48	450	8.1774	TWO-STORY	\$6,468		SOUTH SIDE OF CITY
050-010-024-022-00	533 GARFIELD AVE	10/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$36,100	42.47	\$99,555	\$12,936	\$72,064	\$92,666	0.778	1,190	\$60.56	450	15.6151	TWO-STORY	\$12,936		SOUTH SIDE OF CITY
050-010-025-009-00	828 ABREY AVE	03/21/22	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$31,300	36.87	\$82,600	\$4,900	\$80,000	\$89,310	0.896	720	\$111.11	450	3.8077	BUNGALOW	\$4,900		SOUTH SIDE OF CITY
050-010-025-016-00	553 HARRISON AVE	02/23/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$31,600	35.15	\$83,920	\$4,900	\$85,000	\$90,828	0.936	746	\$113.94	450	0.2009	BUNGALOW	\$4,900		SOUTH SIDE OF CITY
050-010-026-002-00	1406 CORUNNA AVE	04/01/21	\$127,000	MLC	03-ARM'S LENGTH	\$127,000	\$31,800	25.04	\$81,428	\$14,992	\$112,008	\$76,363	1.467	1,155	\$96.98	450	53.2950	1.75 STORY	\$11,760		SOUTH SIDE OF CITY
050-010-032-017-00	600 ABREY AVE	09/20/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$29,200	62.13	\$77,236	\$7,372	\$39,628	\$80,303	0.493	1,080	\$36.69	450	44.0351	RANCH	\$6,468		SOUTH SIDE OF CITY
050-010-033-007-00	724 FRAZER AVE	01/24/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,800	29.80	\$84,453	\$5,390	\$94,610	\$90,877	1.041	1,314	\$72.00	450	10.7248	TWO-STORY	\$5,390		SOUTH SIDE OF CITY
050-010-033-012-00	700 FRAZER AVE	07/23/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$31,100	34.56	\$82,330	\$11,100	\$78,900	\$81,874	0.964	960	\$82.19	450	2.9851	BUNGALOW	\$9,702		SOUTH SIDE OF CITY
050-010-033-014-00	616 FRAZER AVE	04/29/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$44,000	33.87	\$110,387	\$6,468	\$123,432	\$119,447	1.033	1,008	\$122.45	450	9.9531	RANCH	\$6,468		SOUTH SIDE OF CITY
050-010-033-015-00	612 FRAZER AVE	09/30/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$42,000	53.85	\$100,602	\$11,793	\$66,207	\$102,079	0.649	988	\$67.01	450	28.5246	RANCH	\$6,468		SOUTH SIDE OF CITY
050-010-033-027-00	707 WRIGHT AVE	05/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$99,135	\$5,306	\$54,694	\$61,872	0.884	572	\$95.62	450	4.9849	BUNGALOW	\$4,900		SOUTH SIDE OF CITY
050-010-034-011-00	704 WRIGHT AVE	08/31/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,800	33.74	\$94,865	\$3,234	\$111,766	\$105,323	1.061	1,190	\$93.92	450	12.7344	BUNGALOW	\$3,234		SOUTH SIDE OF CITY
050-010-041-001-00	1301 ALLENDALE AVE	03/15/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$53,000	44.92	\$138,705	\$28,188	\$89,812	\$127,031	0.707	1,317	\$68.19	450	22.6821	TWO-STORY	\$12,936		SOUTH SIDE OF CITY
050-040-000-008-00	1405 S CHIPMAN ST	04/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,900	35.93	\$133,501	\$6,468	\$143,532	\$146,015	0.983	1,850	\$77.58	450	4.9166	BI-LEVEL	\$6,468		SOUTH SIDE OF CITY
050-050-000-025-00	125 STATE ST	08/20/21	\$55,300	WD	03-ARM'S LENGTH	\$55,300	\$34,500	62.39	\$93,810	\$3,920	\$51,380	\$103,322	0.497	1,080	\$47.57	450	43.6548	1.25 STORY	\$3,920		SOUTH SIDE OF CITY
050-070-001-001-00	515 W STEWART ST	11/11/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,600	35.50	\$102,516	\$6,468	\$113,532	\$110,400	1.028	968	\$117.29	450	9.4540	1.25 STORY	\$6,468		SOUTH SIDE OF CITY
050-070-001-004-00	521 W STEWART ST	11/17/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$0	0.00	\$119,504	\$6,756	\$121,244	\$129,595	0.936	1,570	\$77.23	450	0.1728	1.5 STORY	\$6,468		SOUTH SIDE OF CITY
050-070-001-005-00	525 W STEWART ST	07/15/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,700	57.64	\$83,282	\$9,172	\$45,828	\$85,184	0.538	1,160	\$39.51	450	39.5841	TWO-STORY	\$6,468		SOUTH SIDE OF CITY
050-070-001-009-00	615 W STEWART ST	05/26/21	\$75,100	WD	03-ARM'S LENGTH	\$75,100	\$34,600	46.07	\$89,349	\$9,468	\$68,632	\$95,266	0.720	1,198	\$57.29	450	21.3401	1.5 STORY	\$6,468		SOUTH SIDE OF CITY
050-070-001-016-00	820 S SHIAWASSEE ST	11/03/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,900	37.86	\$139,301	\$9,267	\$135,733	\$149,464	0.908	1,606	\$84.52	450	2.5700	TWO-STORY	\$6,468		SOUTH SIDE OF CITY
050-070-002-002-00	631 W STEWART ST	10/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$43,900	31.36	\$113,592	\$6,468	\$133,532	\$123,131	1.084	1,278	\$104.49	450	15.0641	1.75 STORY	\$6,468		SOUTH SIDE OF CITY
050-070-002-008-00	731 W STEWART ST	02/17/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$33,000	38.82	\$81,451	\$3,234	\$81,766	\$89,905	0.909	942	\$86.80	450	2.4354	BUNGALOW	\$3,234		SOUTH SIDE OF CITY
050-070-003-004-00	711 AMENT ST	10/15/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$36,200	31.34	\$93,438	\$6,468	\$109,032	\$99,966	1.091	950	\$114.77	450	15.6867	RANCH	\$6		





050-430-000-025-00	417 HUGGINS ST	08/20/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,300	30.70	\$94,246	\$8,869	\$106,131	\$98,134	1.081	1,464	\$72.49	450	14.7656	TWO-STORY	\$3,822	SOUTH SIDE OF CITY
050-430-000-026-00	419 HUGGINS ST	10/18/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,600	40.98	\$80,496	\$6,429	\$75,571	\$85,134	0.888	1,202	\$62.87	450	4.6163	TWO-STORY	\$4,704	SOUTH SIDE OF CITY
050-490-000-006-00	314 N CHESTNUT ST	07/11/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$42,400	29.04	\$104,193	\$6,860	\$139,140	\$111,877	1.244	960	\$144.94	450	30.9858	ONE-STORY	\$6,860	SOUTH SIDE OF CITY
050-490-000-020-00	1634 W MAIN ST	09/23/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$29,200	20.00	\$71,537	\$5,485	\$140,515	\$75,922	1.851	1,284	\$109.44	450	91.6955	TWO-STORY	\$4,312	SOUTH SIDE OF CITY
050-490-000-024-00	127 LAFAYETTE BLVD	08/08/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$43,000	40.19	\$102,738	\$7,840	\$99,160	\$109,078	0.909	919	\$107.90	450	2.4757	BUNGALOW	\$7,840	SOUTH SIDE OF CITY
050-490-000-030-00	301 LAFAYETTE BLVD	05/17/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,300	45.25	\$130,781	\$8,703	\$111,297	\$140,320	0.793	1,280	\$86.95	450	14.0661	RANCH	\$7,840	SOUTH SIDE OF CITY
050-490-000-033-00	317 LAFAYETTE BLVD	12/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,400	36.93	\$133,467	\$5,880	\$144,120	\$146,652	0.983	960	\$150.13	450	4.8907	RANCH	\$5,880	SOUTH SIDE OF CITY
050-490-000-042-00	330 LAFAYETTE BLVD	05/28/21	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$35,200	27.94	\$91,616	\$9,461	\$116,539	\$94,431	1.234	911	\$127.92	450	30.0288	BUNGALOW	\$7,840	SOUTH SIDE OF CITY
050-490-000-047-00	302 LAFAYETTE BLVD	12/13/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,400	40.38	\$109,175	\$15,680	\$89,320	\$107,466	0.831	1,020	\$87.57	450	10.2679	BUNGALOW	\$15,680	SOUTH SIDE OF CITY
050-490-000-055-00	1620 W MAIN ST	08/16/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,800	46.82	\$95,558	\$4,312	\$80,688	\$104,880	0.769	1,014	\$79.57	450	16.4497	BUNGALOW	\$4,312	SOUTH SIDE OF CITY
050-490-000-064-00	125 HOYT ST	08/25/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,800	49.26	\$111,935	\$8,795	\$86,205	\$118,552	0.727	1,676	\$51.43	450	20.6679	TWO-STORY	\$8,232	SOUTH SIDE OF CITY
050-490-000-069-00	209 HOYT ST	03/03/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$46,600	35.87	\$116,530	\$5,390	\$124,510	\$127,747	0.975	1,144	\$108.84	450	4.0830	RANCH	\$5,390	SOUTH SIDE OF CITY
050-490-000-072-00	215 HOYT ST	04/08/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$39,400	57.94	\$94,044	\$7,840	\$60,160	\$99,085	0.607	954	\$63.06	450	32.6674	BUNGALOW	\$7,840	SOUTH SIDE OF CITY
050-490-000-073-00	219 HOYT ST	08/10/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,600	28.00	\$46,841	\$3,920	\$66,080	\$49,334	1.339	664	\$99.52	450	40.5599	BUNGALOW	\$3,920	SOUTH SIDE OF CITY
050-490-000-100-00	1432 CLEVELAND ST	04/21/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$40,700	35.39	\$104,833	\$7,557	\$107,443	\$111,811	0.961	1,028	\$104.52	450	2.7100	1.75 STORY	\$5,586	SOUTH SIDE OF CITY
050-500-002-007-00	246 GUTE ST	11/18/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,300	31.92	\$91,538	\$10,357	\$109,643	\$93,311	1.175	838	\$130.84	450	24.1192	BUNGALOW	\$7,448	SOUTH SIDE OF CITY
050-500-002-009-00	242 GUTE ST	11/09/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$132,605	\$11,596	\$120,404	\$139,091	0.866	1,240	\$97.10	450	6.8179	BUNGALOW	\$11,596	SOUTH SIDE OF CITY
050-537-000-043-00	1314 W MAIN ST	08/02/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,000	37.27	\$106,855	\$10,035	\$99,965	\$111,287	0.898	1,491	\$67.05	450	3.5569	TWO-STORY	\$8,820	SOUTH SIDE OF CITY
050-537-000-044-00	1318 W MAIN ST	05/26/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,200	41.41	\$90,891	\$6,968	\$78,032	\$96,463	0.809	1,032	\$75.61	450	12.4899	TWO-STORY	\$6,468	SOUTH SIDE OF CITY
050-542-000-019-00	633 CORUNNA AVE	03/21/23	\$153,745	WD	03-ARM'S LENGTH	\$153,745	\$53,500	34.80	\$136,727	\$8,545	\$145,197	\$147,332	0.986	1,120	\$129.64	450	5.1678	RANCH	\$6,468	SOUTH SIDE OF CITY
050-542-000-033-00	712 CORUNNA AVE	10/29/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$33,200	94.86	\$94,463	\$5,586	\$29,414	\$102,157	0.288	1,810	\$16.25	450	64.5902	DUPLEX	\$5,586	SOUTH SIDE OF CITY
050-546-000-013-00	1439 LYNN ST	03/25/22	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$31,000	36.69	\$86,754	\$3,920	\$80,580	\$95,211	0.846	828	\$97.32	450	8.7503	BUNGALOW	\$3,920	SOUTH SIDE OF CITY
050-546-000-015-00	1434 LYNN ST	03/04/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$31,700	90.57	\$82,995	\$5,782	\$29,218	\$88,751	0.329	940	\$31.08	450	60.4615	ONE-STORY	\$5,782	SOUTH SIDE OF CITY
050-546-000-015-00	1434 LYNN ST	05/27/22	\$65,000	MDC	03-ARM'S LENGTH	\$65,000	\$34,700	53.38	\$82,995	\$5,782	\$59,218	\$88,751	0.667	940	\$63.00	450	26.6589	ONE-STORY	\$5,782	SOUTH SIDE OF CITY
050-547-000-005-00	1190 S SHIAWASSEE ST	07/22/22	\$52,000	CLC	03-ARM'S LENGTH	\$52,000	\$47,500	91.35	\$56,317	\$12,348	\$39,652	\$50,539	0.875	1,542	\$25.71	450	14.9249	ONE-STORY	\$12,348	SOUTH SIDE OF CITY
050-547-000-009-00	1236 S SHIAWASSEE ST	05/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,900	33.00	\$108,121	\$6,468	\$123,532	\$116,843	1.057	1,084	\$113.96	450	12.3422	RANCH	\$6,468	SOUTH SIDE OF CITY
050-570-000-018-00	713 NAFUS ST	01/11/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$32,800	26.78	\$87,824	\$7,430	\$115,070	\$92,407	1.245	928	\$124.00	450	31.1424	ONE-STORY	\$5,880	SOUTH SIDE OF CITY
050-570-000-019-00	709 NAFUS ST	06/04/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,200	29.74	\$88,377	\$10,665	\$104,335	\$89,324	1.168	1,020	\$102.29	450	23.4220	ONE-STORY	\$5,880	SOUTH SIDE OF CITY
050-570-000-020-00	705 NAFUS ST	08/31/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,900	36.08	\$121,544	\$11,150	\$118,850	\$126,890	0.937	1,154	\$102.99	450	0.2811	ONE-STORY	\$5,880	SOUTH SIDE OF CITY
050-570-000-026-00	1700 W STEWART ST	06/24/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$57,600	48.40	\$149,590	\$8,465	\$110,535	\$162,213	0.681	1,920	\$57.57	450	25.2409	1.25 STORY	\$6,664	SOUTH SIDE OF CITY
050-601-000-043-00	816 S BALL ST	11/16/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,100	37.48	\$107,919	\$7,056	\$107,944	\$115,934	0.931	1,080	\$99.95	450	0.2752	RANCH	\$7,056	SOUTH SIDE OF CITY
050-601-000-045-00	826 S BALL ST	07/22/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,100	40.13	\$75,136	\$7,461	\$67,539	\$77,787	0.868	840	\$80.40	450	6.5578	BUNGALOW	\$6,076	SOUTH SIDE OF CITY
050-601-000-046-00	828 S BALL ST	09/15/22	\$101,700	WD	03-ARM'S LENGTH	\$101,700	\$32,600	32.06	\$78,277	\$4,711	\$96,989	\$84,559	1.147	1,092	\$88.82	450	21.3174	TWO-STORY	\$3,528	SOUTH SIDE OF CITY
050-601-000-072-00	231 W RIDGE ST	05/17/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,400	35.45	\$123,089	\$7,742	\$137,258	\$132,583	1.035	1,782	\$77.02	450	10.1433	TWO-STORY	\$7,742	SOUTH SIDE OF CITY
050-601-000-079-00	910 S BALL ST	03/30/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,100	35.08	\$105,359	\$7,056	\$112,944	\$112,992	1.000	864	\$130.72	450	6.5746	BUNGALOW	\$7,056	SOUTH SIDE OF CITY
050-602-001-013-00	825 KENWOOD DR	11/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,100	41.57	\$74,709	\$10,532	\$59,468	\$73,767	0.806	832	\$71.48	450	12.7666	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-002-007-00	1315 W STEWART ST	03/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,000	35.56	\$123,442	\$12,883	\$122,117	\$127,079	0.961	1,499	\$81.47	450	2.7121	1.75 STORY	\$10,780	SOUTH SIDE OF CITY
050-602-002-007-00	1315 W STEWART ST	06/23/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$51,700	35.05	\$123,442	\$12,883	\$134,617	\$127,079	1.059	1,499	\$89.80	450	12.5485	1.75 STORY	\$10,780	SOUTH SIDE OF CITY
050-602-004-007-00	821 ISHAM ST	06/16/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,500	32.07	\$111,468	\$8,248	\$136,752	\$118,644	1.153	1,144	\$119.54	450	21.8798	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-004-014-00	820 HAMMONT ST	05/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$34,900	25.85	\$100,562	\$7,188	\$127,812	\$107,326	1.191	960	\$133.14	450	25.7042	ONE-STORY	\$6,468	SOUTH SIDE OF CITY
050-602-005-006-00	815 NAFUS ST	09/30/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$47,600	42.50	\$113,981	\$8,134	\$103,866	\$121,663	0.854	1,368	\$75.93	450	8.0112	ONE-STORY	\$6,468	SOUTH SIDE OF CITY
050-602-005-013-00	822 ISHAM ST	08/25/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$27,100	24.64	\$68,559	\$6,468	\$103,532	\$71,369	1.451	864	\$119.83	450	51.6829	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-006-010-00	830 NAFUS ST	02/11/22	\$42,100	WD	03-ARM'S LENGTH	\$42,100	\$22,600	53.68	\$60,051	\$7,144	\$34,956	\$60,813	0.575	840	\$41.61	450	35.9015	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-009-003-00	1305 HENRY ST	09/01/22	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$23,800	33.52	\$60,576	\$3,822	\$67,178	\$65,234	1.030	903	\$74.39	450	9.5963	BUNGALOW	\$3,822	SOUTH SIDE OF CITY
050-602-010-011-00	930 GEORGE ST	08/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,500	42.17	\$125,795	\$8,172	\$106,828	\$135,199	0.790	1,224	\$87.28	450	14.3675	ONE-STORY	\$6,468	SOUTH SIDE OF CITY
050-602-013-001-00	902 NAFUS ST	04/14/22	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$39,900	54.29	\$101,306	\$8,456	\$65,044	\$106,724	0.609	1,216	\$53.49	450	32.4370	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-014-009-00	1060 TRACY ST	07/29/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,800	42.33	\$159,552	\$40,679	\$79,321	\$136,636	0.581	1,241	\$63.92	450	35.3300	ONE-STORY	\$38,808	050-602-014-010-00, 050-602-014-005-00
050-602-014-011-00	1040 TRACY ST	04/01/22	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$45,300	38.72	\$109,855	\$22,050	\$94,950	\$100,925	0.941	864	\$109.90	450	0.6965	BUNGALOW	\$16,268	050-602-014-004-00
050-602-014-012-00	1020 TRACY ST	04/29/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,000	32.17	\$88,377	\$9,480	\$105,520	\$90,686	1.164	864	\$122.13	450	22.9743	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-602-016-009-00	1300 FREEMAN ST	04/08/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,000	30.13	\$112,341	\$10,230	\$145,770	\$117,369	1.242	1,244	\$117.18	450	30.8151	1.75 STORY	\$8,134	SOUTH SIDE OF CITY
050-602-016-010-00	1304 FREEMAN ST	05/23/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$52,400	45.96	\$125,678	\$10,519	\$103,481	\$132,367	0.782	1,032	\$100.27	450	15.2054	ONE-STORY	\$6,468	SOUTH SIDE OF CITY
050-602-018-008-00	1602 FREEMAN ST	04/09/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$26,400	38.26	\$67,223	\$9,702	\$59,298	\$66,116	0.897	708	\$83.75	450	3.6953	BUNGALOW	\$9,702	SOUTH SIDE OF CITY
050-602-018-010-0																				

050-651-000-010-00	414 CASS ST	08/26/21	\$126,900	WD	03-ARM'S LENGTH	\$126,900	\$48,900	38.53	\$132,895	\$6,468	\$120,432	\$145,318	0.829	2,040	\$59.04	450	10.5084	RANCH	\$6,468	SOUTH SIDE OF CITY
050-651-006-008-00	319 MICHIGAN AVE	12/07/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$42,700	55.45	\$105,218	\$4,312	\$72,688	\$115,984	0.627	1,456	\$49.92	450	30.7122	TWO-STORY	\$4,312	SOUTH SIDE OF CITY
050-651-006-008-00	319 MICHIGAN AVE	02/16/23	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$42,700	32.85	\$105,218	\$4,312	\$125,688	\$115,984	1.084	1,456	\$86.32	450	14.9838	TWO-STORY	\$4,312	SOUTH SIDE OF CITY
050-651-007-004-00	214 CASS ST	03/05/22	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$22,200	49.33	\$60,912	\$3,234	\$41,766	\$66,297	0.630	1,056	\$39.55	450	30.3842	TWO-STORY	\$3,234	SOUTH SIDE OF CITY
050-651-007-005-00	212 CASS ST	04/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$25,000	62.50	\$67,735	\$3,234	\$36,766	\$74,139	0.496	1,056	\$34.82	450	43.7924	TWO-STORY	\$3,234	SOUTH SIDE OF CITY
050-651-010-002-00	409 MICHIGAN AVE	11/16/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$33,500	37.26	\$85,169	\$7,923	\$81,977	\$88,789	0.923	1,287	\$63.70	450	1.0546	DUPLEX	\$6,468	SOUTH SIDE OF CITY
050-651-038-010-00	819 S BALL ST	11/23/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,500	36.82	\$96,970	\$5,978	\$104,022	\$104,589	0.995	972	\$107.02	450	6.0754	BUNGALOW	\$5,978	SOUTH SIDE OF CITY
050-652-006-008-00	821 S WASHINGTON ST	08/16/21	\$140,001	WD	03-ARM'S LENGTH	\$140,001	\$44,200	31.57	\$111,134	\$3,920	\$136,081	\$123,234	1.104	1,528	\$89.06	450	17.0415	TWO-STORY	\$3,920	SOUTH SIDE OF CITY
050-652-006-012-00	825 S WASHINGTON ST	07/19/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$25,600	21.33	\$94,602	\$3,920	\$116,080	\$104,232	1.114	1,140	\$101.82	450	17.9838	BUNGALOW	\$3,920	SOUTH SIDE OF CITY
050-652-008-006-00	812 DIVISION ST	04/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,500	39.58	\$114,308	\$4,410	\$115,590	\$126,320	0.915	816	\$141.65	450	1.8769	BUNGALOW	\$4,410	SOUTH SIDE OF CITY
050-652-009-010-00	938 DIVISION ST	07/07/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$110,642	\$11,760	\$108,240	\$113,657	0.952	1,352	\$80.06	450	1.8506	RANCH	\$11,760	SOUTH SIDE OF CITY
050-652-010-008-00	926 S SAGINAW ST	11/04/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$35,800	25.94	\$91,063	\$6,468	\$131,532	\$97,236	1.353	960	\$137.01	450	41.8884	RANCH	\$6,468	SOUTH SIDE OF CITY
050-652-010-011-00	942 S SAGINAW ST	05/20/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$36,900	34.17	\$92,727	\$4,312	\$103,688	\$101,626	1.020	914	\$113.44	450	8.6456	BUNGALOW	\$4,312	SOUTH SIDE OF CITY
050-652-010-012-00	946 S SAGINAW ST	08/19/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,500	34.83	\$120,780	\$8,232	\$136,768	\$129,366	1.057	960	\$142.47	450	12.3392	BUNGALOW	\$8,232	050-652-010-016-00
050-652-010-016-00	S PARK ST	08/19/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,500	34.83	\$120,780	\$8,232	\$136,768	\$129,366	1.057	960	\$142.47	450	12.3392	BUNGALOW	\$8,232	050-652-010-012-00
050-660-023-027-00	218 S HOWELL ST	07/22/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$25,100	34.86	\$68,516	\$6,664	\$65,336	\$71,094	0.919	1,120	\$58.34	450	1.4824	1.5 STORY	\$6,664	SOUTH SIDE OF CITY
050-673-003-006-00	519 MILWAUKEE ST	12/15/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$26,200	23.39	\$87,843	\$9,751	\$102,249	\$89,761	1.139	768	\$133.14	450	20.5296	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-673-003-007-00	523 MILWAUKEE ST	12/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,000	32.73	\$92,367	\$6,468	\$103,532	\$98,734	1.049	924	\$112.05	450	11.4760	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-673-004-008-00	527 FLETCHER ST	12/20/21	\$35,000	QC	03-ARM'S LENGTH	\$35,000	\$31,600	90.29	\$81,971	\$3,920	\$31,080	\$89,714	0.346	875	\$35.52	450	58.7395	TWO-STORY	\$3,920	SOUTH SIDE OF CITY
050-673-004-013-00	546 RYAN ST	06/30/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,300	48.40	\$93,564	\$4,900	\$70,100	\$101,913	0.688	1,014	\$69.13	450	24.5986	TWO-STORY	\$4,900	SOUTH SIDE OF CITY
050-673-005-001-00	601 FLETCHER ST	05/19/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$27,300	43.33	\$74,317	\$6,468	\$56,532	\$77,987	0.725	924	\$61.18	450	20.8943	TWO-STORY	\$6,468	SOUTH SIDE OF CITY
050-673-005-001-00	601 FLETCHER ST	10/06/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$27,300	29.04	\$74,317	\$6,468	\$87,532	\$77,987	1.122	924	\$94.73	450	18.8557	TWO-STORY	\$6,468	SOUTH SIDE OF CITY
050-673-005-002-00	618 WALNUT ST	01/20/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,300	36.82	\$81,191	\$7,050	\$77,950	\$85,220	0.915	840	\$92.80	450	1.9133	TWO-STORY	\$5,684	SOUTH SIDE OF CITY
050-673-005-003-00	603 FLETCHER ST	05/25/22	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$32,200	49.54	\$82,390	\$4,410	\$60,590	\$89,632	0.676	1,240	\$48.86	450	25.7845	TWO-STORY	\$4,410	SOUTH SIDE OF CITY
050-673-005-012-00	721 FLETCHER ST	11/18/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$40,100	43.59	\$106,962	\$4,410	\$87,590	\$117,876	0.743	1,032	\$84.87	450	19.0760	BUNGALOW	\$4,410	SOUTH SIDE OF CITY
050-673-005-016-00	722 RYAN ST	07/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$34,500	30.80	\$82,830	\$4,410	\$107,590	\$90,138	1.194	724	\$148.60	450	25.9786	BUNGALOW	\$4,410	SOUTH SIDE OF CITY
050-673-005-019-00	706 RYAN ST	06/22/21	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$36,700	30.21	\$109,957	\$5,194	\$116,306	\$120,417	0.966	945	\$123.08	450	3.2029	BUNGALOW	\$5,194	SOUTH SIDE OF CITY
050-680-002-002-00	429 E HOWARD ST	06/28/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$26,100	29.03	\$62,059	\$6,915	\$82,985	\$63,384	1.309	923	\$89.91	450	37.5414	BUNGALOW	\$6,468	SOUTH SIDE OF CITY
050-710-002-004-00	709 CORUNNA AVE	02/14/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$44,800	43.50	\$114,546	\$8,776	\$94,224	\$121,575	0.775	1,144	\$82.36	450	15.8800	RANCH	\$6,468	SOUTH SIDE OF CITY
<b>Totals:</b>			<b>\$25,370,989</b>			<b>\$25,370,989</b>	<b>\$9,524,800</b>		<b>\$24,424,303</b>		<b>\$23,382,288</b>	<b>\$25,819,815</b>			<b>\$86.05</b>		<b>2.8235</b>			
						<b>Sale. Ratio =&gt;</b>	<b>37.54</b>				<b>E.C.F. =&gt;</b>	<b>0.906</b>			<b>Std. Deviation=&gt;</b>	<b>0.263856965</b>				
						<b>Std. Dev. =&gt;</b>	<b>14.19</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.934</b>			<b>Ave. Variance=&gt;</b>	<b>19.4225</b>		<b>Coefficient of Var=&gt;</b>	<b>20.79871473</b>	

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

0.906

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
050-391-000-017-00	425 E MASON ST	12/08/21	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$31,700	21.86	\$119,685	\$4,312	\$140,688	\$132,765	1.060	1,341	\$104.91	460	20.0301	TWO-STORY	\$4,312
050-651-000-011-00	418 CASS ST	03/24/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$32,400	22.50	\$78,398	\$3,528	\$140,472	\$86,157	1.630	1,152	\$121.94	460	56.0369	TWO-STORY	\$3,528
050-651-000-011-00	418 CASS ST	09/16/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$29,900	23.54	\$78,398	\$3,528	\$123,472	\$86,157	1.433	1,152	\$107.18	460	28.4478	TWO-STORY	\$3,528
050-120-001-007-00	512 RIVER ST	08/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,500	25.69	\$45,314	\$3,234	\$68,766	\$48,423	1.420	696	\$98.80	460	98.3883	BUNGALOW	\$3,234
050-120-003-007-00	223 N ELM ST	08/19/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$43,200	26.02	\$112,768	\$6,468	\$159,532	\$122,325	1.304	2,088	\$76.40	460	82.8787	1.5 STORY	\$6,468
050-260-000-021-00	334 N HICKORY ST	02/03/22	\$91,000	MLC	03-ARM'S LENGTH	\$91,000	\$24,500	26.92	\$63,828	\$6,978	\$84,022	\$65,420	1.284	1,318	\$63.75	460	68.4440	TWO-STORY	\$4,802
050-668-000-026-00	326 N OAK ST	11/05/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$33,200	26.99	\$90,133	\$4,410	\$118,590	\$98,646	1.202	1,078	\$110.01	460	7.7006	TWO-STORY	\$4,410
050-410-001-001-00	616 E MASON ST	03/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,300	27.53	\$107,307	\$7,468	\$142,532	\$114,890	1.241	1,519	\$93.83	460	52.4729	TWO-STORY	\$6,468
050-410-002-013-00	330 GILBERT ST	03/31/23	\$113,850	WD	03-ARM'S LENGTH	\$113,850	\$32,100	28.19	\$79,222	\$3,234	\$110,616	\$87,443	1.265	1,189	\$93.03	460	56.0420	TWO-STORY	\$3,234
050-111-007-001-00	704 E OLIVER ST	05/20/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$52,600	28.43	\$143,016	\$6,468	\$178,532	\$157,132	1.136	1,568	\$113.86	460	113.6189	TWO-STORY	\$6,468
050-380-002-001-00	317 DIMMICK ST	10/05/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,300	28.74	\$74,821	\$6,370	\$88,630	\$78,770	1.125	828	\$107.04	460	64.1490	BUNGALOW	\$6,370
050-660-006-006-00	716 RIVER ST	09/03/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$38,600	29.24	\$99,463	\$4,410	\$127,590	\$109,382	1.166	1,168	\$109.24	460	7.0939	1.75 STORY	\$4,410
050-668-000-017-00	530 E WILLIAMS ST	05/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$39,500	29.26	\$122,096	\$4,512	\$130,488	\$135,310	0.964	1,622	\$80.45	460	12.4360	TWO-STORY	\$4,312
050-580-000-045-00	631 GROVER ST	06/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,600	29.60	\$71,625	\$10,745	\$89,255	\$70,058	1.274	1,108	\$80.56	460	35.3202	BUNGALOW	\$8,624
050-120-007-002-00	615 BRADLEY ST	09/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$40,000	29.63	\$97,922	\$6,958	\$128,042	\$104,677	1.223	1,312	\$97.59	460	#REF!	TWO-STORY	\$6,958
050-580-000-030-00	215 S DEWEY ST	05/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,700	29.77	\$92,416	\$13,463	\$116,537	\$90,855	1.283	1,092	\$106.72	460	31.4390	TWO-STORY	\$6,468
050-112-000-023-00	801 E MAIN ST	11/23/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$39,600	30.00	\$99,179	\$6,468	\$125,532	\$106,687	1.177	1,200	\$104.61	460	117.6638	TWO-STORY	\$6,468
050-410-003-007-00	314 N DEWEY ST	03/04/22	\$141,700	WD	03-ARM'S LENGTH	\$141,700	\$42,700	30.13	\$114,614	\$7,491	\$134,209	\$123,272	1.089	1,235	\$108.67	460	43.7692	TWO-STORY	\$6,468
050-112-000-006-00	614 E EXCHANGE ST	08/19/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$50,700	30.18	\$132,049	\$6,370	\$161,630	\$144,625	1.118	1,318	\$122.63	460	111.7581	TWO-STORY	\$6,370
050-050-000-023-00	117 STATE ST	11/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,500	30.33	\$112,143	\$11,584	\$138,416	\$115,718	1.196	1,300	\$106.47	460	119.6149	1.25 STORY	\$6,468
050-660-012-015-00	220 N CEDAR ST	07/19/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$40,400	30.49	\$113,771	\$6,468	\$126,032	\$123,479	1.021	1,864	\$67.61	460	7.0498	TWO-STORY	\$6,468
050-660-019-004-00	620 CLINTON ST	11/23/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$27,700	31.12	\$66,374	\$2,940	\$86,060	\$72,997	1.179	994	\$86.58	460	21.7988	1.75 STORY	\$2,940
050-100-001-009-00	120 STATE ST	08/20/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$46,900	31.80	\$122,216	\$12,936	\$134,564	\$125,754	1.070	1,741	\$77.29	460	107.0060	1.75 STORY	\$12,936
050-391-000-012-00	441 E MASON ST	03/31/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,000	31.85	\$111,256	\$4,900	\$130,100	\$122,389	1.063	1,550	\$83.94	460	72.9255	TWO-STORY	\$4,900
050-580-000-079-00	835 E COMSTOCK ST	09/15/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$24,200	32.27	\$57,791	\$4,312	\$70,688	\$61,541	1.149	712	\$99.28	460	38.9346	BUNGALOW	\$4,312
050-260-000-024-00	414 E WILLIAMS ST	10/28/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,000	32.31	\$119,651	\$7,437	\$122,563	\$129,130	0.949	1,252	\$97.89	460	94.9144	TWO-STORY	\$3,430
050-666-000-033-00	535 E EXCHANGE ST	12/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,000	32.38	\$199,399	\$6,860	\$203,140	\$221,564	0.917	1,904	\$106.69	460	4.4125	TWO-STORY	\$6,860
050-580-000-041-00	208 OAKWOOD AVE	05/17/22	\$131,400	WD	03-ARM'S LENGTH	\$131,400	\$42,800	32.57	\$102,731	\$6,712	\$124,688	\$110,494	1.128	1,150	\$108.42	460	40.7001	BUNGALOW	\$4,312
050-391-000-009-00	438 E MASON ST	07/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,800	32.71	\$112,634	\$7,651	\$132,349	\$120,809	1.096	1,274	\$103.88	460	19.1931	TWO-STORY	\$5,782
050-470-018-006-00	209 N HICKORY ST	12/28/22	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$57,100	32.72	\$142,381	\$4,410	\$170,090	\$158,770	1.071	1,686	\$100.88	460	41.8488	TWO-STORY	\$4,410
050-391-000-014-00	437 E MASON ST	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,600	33.29	\$117,760	\$3,920	\$136,080	\$131,001	1.039	1,330	\$102.32	460	13.5178	TWO-STORY	\$3,920
050-391-000-030-00	315 N OAK ST	08/30/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$33,300	33.33	\$87,466	\$4,900	\$95,000	\$95,013	1.000	1,323	\$71.81	460	99.9867	TWO-STORY	\$4,900
050-120-002-005-00	408 CURWOOD CASTLE DR	07/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,800	33.87	\$136,263	\$6,468	\$143,532	\$149,361	0.961	1,440	\$99.68	460	96.0972	TWO-STORY	\$6,468
050-580-000-049-00	621 GROVER ST	09/22/22	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$29,000	33.92	\$69,230	\$5,593	\$79,907	\$73,230	1.091	1,044	\$76.54	460	39.5076	BUNGALOW	\$4,312
050-112-000-017-00	702 E EXCHANGE ST	06/02/21	\$180,420	WD	03-ARM'S LENGTH	\$180,420	\$61,500	34.09	\$160,228	\$6,468	\$173,952	\$176,939	0.983	1,464	\$118.82	460	98.3118	TWO-STORY	\$6,468
050-391-000-009-00	438 E MASON ST	09/01/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,500	34.58	\$112,634	\$7,651	\$132,349	\$120,809	0.930	1,274	\$88.19	460	92.9972	TWO-STORY	\$5,782
050-410-003-021-00	418 N DEWEY ST	05/24/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,400	34.72	\$105,376	\$4,900	\$120,100	\$115,623	1.039	1,212	\$99.09	460	70.4975	TWO-STORY	\$4,900
050-380-003-009-00	834 E MASON ST	03/22/23	\$137,218	WD	03-ARM'S LENGTH	\$137,218	\$47,800	34.84	\$114,459	\$6,468	\$130,750	\$124,270	1.052	1,080	\$121.06	460	105.2141	RANCH	\$6,468
050-111-007-005-00	400 GILBERT ST	12/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,300	34.88	\$154,399	\$8,372	\$161,628	\$168,040	0.962	1,858	\$86.99	460	96.1841	TWO-STORY	\$6,468
050-111-007-006-00	403 RANDOLPH ST	06/23/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$37,000	34.91	\$96,640	\$6,468	\$99,532	\$103,765	0.959	1,188	\$83.78	460	95.9204	TWO-STORY	\$6,468
050-470-010-001-00	333 N SAGINAW ST	02/03/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$44,000	35.23	\$115,998	\$5,031	\$119,869	\$127,695	0.939	1,772	\$67.65	460	#REF!	TWO-STORY	\$3,136
050-660-006-005-00	718 RIVER ST	05/03/22	\$148,340	WD	03-ARM'S LENGTH	\$148,340	\$52,500	35.39	\$125,857	\$5,096	\$143,244	\$138,965	1.031	1,432	\$100.03	460	35.5304	1.75 STORY	\$5,096
050-100-002-008-00	323 S CHIPMAN ST	10/20/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$27,100	35.66	\$71,960	\$4,214	\$71,786	\$77,959	0.921	1,170	\$61.36	460	92.0822	1.5 STORY	\$4,214
050-100-001-008-00	116 STATE ST	04/01/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,500	36.50	\$97,060	\$5,096	\$94,904	\$105,827	0.897	1,012	\$93.78	460	89.6781	BUNGALOW	\$5,096
050-660-006-002-00	706 RIVER ST	03/21/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$26,500	36.55	\$72,327	\$8,085	\$64,415	\$73,926	0.871	860	\$74.90	460	21.8529	1.25 STORY	\$5,488
050-410-003-010-00	319 GILBERT ST	12/17/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$44,600	37.48	\$118,386	\$6,468	\$112,532	\$128,789	0.874	1,050	\$107.17	460	87.3767	TWO-STORY	\$6,468
050-470-010-013-00	311 N SAGINAW ST	11/08/22	\$134,800	WD	03-ARM'S LENGTH	\$134,800	\$50,600	37.54	\$121,144	\$6,762	\$128,038	\$131,625	0.973	1,704	\$75.14	460	97.2749	TWO-STORY	\$6,762
050-580-000-091-00	205 OAKWOOD AVE	10/28/22	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$40,600	37.77	\$97,362	\$8,624	\$98,876	\$102,115	0.968	1,220	\$81.05	460	52.9081	TWO-STORY	\$8,624
050-112-000-018-00	704 E EXCHANGE ST	06/30/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$54,200	38.44	\$144,522	\$6,468	\$134,532	\$158,865	0.847	1,308	\$102.85	460	84.6830	RANCH	\$6,468

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

<b>Totals:</b>	<b>\$8,654,607</b>		<b>\$8,654,607</b>	<b>\$3,228,400</b>	<b>\$8,341,731</b>	<b>\$8,172,765</b>	<b>\$9,044,751</b>	<b>\$78.36</b>	<b>0.8364</b>										
			<b>Sale. Ratio =&gt;</b>	<b>37.30</b>			<b>E.C.F. =&gt;</b>	<b>0.904</b>	<b>Std. Deviation=&gt;</b>	<b>0.28104715</b>									
			<b>Std. Dev. =&gt;</b>	<b>16.01</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.912</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>							

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

499N Res Rental Northside

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	
050-111-008-007-00	407 DIMMICK ST	01/26/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$30,100	25.08	\$70,071	\$9,604	\$110,396	\$72,764	1.517	832	\$132.69	499N		BUNGALOW	RENTAL	\$9,604	CENTRAL CITY	
050-060-006-010-00	402 ELIZABETH ST	11/30/21	\$132,550	WD	03-ARM'S LENGTH	\$132,550	\$35,100	26.48	\$101,167	\$10,487	\$122,063	\$109,122	1.119	1,176	\$103.80	499N	111.8597	TWO-STORY	RENTAL	\$9,174	NORTH CENTRAL	
050-666-000-012-00	408 E EXCHANGE ST	06/30/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$60,400	28.09	\$168,862	\$8,094	\$206,906	\$193,463	1.069	2,506	\$82.56	499N	16.8887	TWO-STORY	RENTAL	\$6,468	CENTRAL CITY	
050-603-001-009-00	1339 STINSON ST	12/29/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$31,000	29.25	\$72,259	\$9,504	\$96,496	\$75,517	1.278	769	\$125.48	499N	63.0132	BUNGALOW	RENTAL	\$9,504	NORTHWEST CORNER OF CITY	
050-660-017-003-00	1108 W MAIN ST	06/23/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,400	34.91	\$90,348	\$7,507	\$102,493	\$99,688	1.028	1,841	\$55.67	499N	20.0938	MULTI-UNIT	RENTAL	\$6,468	CENTRAL CITY	
050-470-018-007-00	321 E EXCHANGE ST	10/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,500	35.14	\$145,586	\$4,018	\$170,982	\$170,359	1.004	2,454	\$69.67	499N		MULTI-UNIT	RENTAL	\$4,018	CENTRAL CITY	
050-660-017-002-00	1106 W MAIN ST	02/04/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$29,700	35.36	\$78,350	\$6,116	\$77,884	\$86,924	0.896	1,340	\$58.12	499N	16.0550	TWO-STORY	RENTAL	\$6,116	NORTH CENTRAL	
050-140-001-001-00	422 ABBOTT ST	11/30/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$36,800	36.84	\$91,429	\$9,174	\$90,726	\$98,983	0.917	768	\$118.13	499N		BUNGALOW	RENTAL	\$9,174	NORTH CENTRAL	
050-670-006-005-00	1202 W OLIVER ST	08/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$151,785	\$17,877	\$147,123	\$161,141	0.913	1,228	\$119.81	499N	8.5813	RANCH	RENTAL	\$17,877	RIVER HOSPITAL	
050-670-006-005-00	1202 W OLIVER ST	01/26/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$62,600	38.40	\$151,785	\$17,877	\$145,123	\$161,141	0.901	1,228	\$118.18	499N	7.3402	RANCH	RENTAL	\$17,877	RIVER HOSPITAL	
050-660-007-018-00	1114 BEEHLER ST	12/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$77,394	\$4,116	\$75,884	\$88,181	0.861	1,018	\$74.54	499N		1.5 STORY	RENTAL	\$4,116	CENTRAL CITY	
050-660-007-003-00	401 N LANSING ST	06/24/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,700	41.86	\$141,603	\$17,836	\$127,164	\$148,937	0.854	1,437	\$88.49	499N		1.5 STORY	RENTAL	\$17,836	CENTRAL CITY	
050-640-033-013-00	530 N BALL ST	04/20/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$72,100	42.66	\$169,735	\$9,174	\$159,826	\$193,214	0.827	3,193	\$50.06	499N		MULTI-UNIT	RENTAL	\$9,174	NORTH CENTRAL	
050-470-009-009-00	320 N SAGINAW ST	07/16/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,100	42.95	\$114,513	\$6,468	\$98,532	\$130,018	0.758	2,092	\$47.10	499N		TWO-STORY	RENTAL	\$6,468	CENTRAL CITY	
050-250-035-009-00	612 ADAMS ST	06/07/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$35,600	43.95	\$83,006	\$9,174	\$71,826	\$88,847	0.808	2,590	\$27.73	499N	80.8422	TWO-STORY	RENTAL	\$9,174	NORTH CENTRAL	
050-391-000-007-00	426 E MASON ST	11/05/21	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$42,200	44.66	\$106,141	\$4,900	\$89,600	\$121,830	0.735	1,604	\$55.86	499N	13.2002	DUPLEX	RENTAL	\$4,900	CENTRAL CITY	
050-111-002-010-00	609 E OLIVER ST	05/06/22	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$47,200	47.92	\$110,434	\$9,174	\$89,326	\$121,853	0.733	1,934	\$46.19	499N	73.3062	DUPLEX	RENTAL	\$9,174	NORTH CENTRAL	
050-666-000-039-00	512 E EXCHANGE ST	03/24/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$84,200	48.81	\$213,615	\$6,468	\$166,032	\$249,274	0.666	3,520	\$47.17	499N		MULTI-UNIT	RENTAL	\$6,468	CENTRAL CITY	
050-120-001-004-00	522 RIVER ST	06/07/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$31,500	49.22	\$73,912	\$6,468	\$57,532	\$81,160	0.709	1,528	\$37.65	499N	70.8871	1.5 STORY	RENTAL	\$6,468	CENTRAL CITY	
050-470-008-014-00	410 N SAGINAW ST	12/30/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,500	50.00	\$78,450	\$9,855	\$55,145	\$82,545	0.668	768	\$71.80	499N	21.9961	BUNGALOW	RENTAL	\$7,784	NORTH CENTRAL	
050-112-000-022-00	707 E MAIN ST	10/28/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,700	50.21	\$119,506	\$8,428	\$86,572	\$133,668	0.648	1,936	\$44.72	499N	64.7665	MULTI-UNIT	RENTAL	\$8,428	CENTRAL CITY	
050-660-011-005-00	203 N CEDAR ST	01/31/22	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$46,700	50.49	\$120,234	\$6,468	\$86,032	\$136,903	0.628	2,691	\$31.97	499N		TWO-STORY	RENTAL	\$6,468	CENTRAL CITY	
<b>Totals:</b>			<b>\$2,632,450</b>			<b>\$2,632,450</b>	<b>\$1,026,500</b>		<b>\$2,530,185</b>		<b>\$2,433,663</b>	<b>\$2,805,533</b>			<b>\$73.06</b>		<b>2.0568</b>					
								<b>Sale. Ratio =&gt;</b>	<b>38.99</b>					<b>E.C.F. =&gt;</b>	<b>0.867</b>	<b>Std. Deviation=&gt;</b>	<b>0.21817757</b>					
								<b>Std. Dev. =&gt;</b>	<b>8.01</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.888</b>	<b>Ave. Variance=&gt;</b>	<b>43.7562</b>	<b>Coefficient of Var=&gt;</b>	<b>49.2738826</b>			

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

4995 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	Land Table		
050-580-000-087-00	115 OAKWOOD AVE	04/08/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,400	29.12	\$85,434	\$4,606	\$120,394	\$101,670	1.184	1,320	\$91.21	4995	42.2440	TWO-STORY	RENTAL	\$4,606	CENTRAL CITY		
050-490-000-103-00	1428 CLEVELAND ST	10/18/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$40,800	30.68	\$90,387	\$3,920	\$129,080	\$108,764	1.187	1,122	\$115.04	4995	46.2584	1.25 STORY	RENTAL	\$3,920	SOUTH SIDE OF CITY		
050-602-002-010-00	1325 W STEWART ST	07/20/22	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$34,400	31.27	\$80,435	\$8,638	\$101,362	\$90,311	1.122	1,278	\$79.31	4995	33.9732	TWO-STORY	RENTAL	\$7,693	SOUTH SIDE OF CITY		
050-040-000-012-00	1110 HIRAM ST	10/01/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$33,900	31.39	\$86,944	\$7,516	\$100,484	\$99,909	1.006	864	\$116.30	4995		BUNGALOW	RENTAL	\$6,468	SOUTH SIDE OF CITY		
050-270-000-043-00	1300 PEARCE ST	05/21/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,000	34.55	\$46,280	\$9,355	\$45,645	\$46,447	0.983	529	\$86.29	4995		BUNGALOW	RENTAL	\$7,644	SOUTH SIDE OF CITY		
050-113-014-002-00	1217 W MAIN ST	04/30/21	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$38,100	34.64	\$94,005	\$6,762	\$103,238	\$109,740	0.941	2,370	\$43.56	4995		MULTI-UNIT	RENTAL	\$6,762	SOUTH SIDE OF CITY		
050-340-003-025-00	1328 BROADWAY AVE	10/25/22	\$72,345	WD	03-ARM'S LENGTH	\$72,345	\$28,500	39.39	\$66,843	\$4,214	\$68,131	\$78,779	0.865	918	\$74.22	4995		BUNGALOW	RENTAL	\$4,214	SOUTH SIDE OF CITY		
050-660-023-003-00	709 CLINTON ST	05/31/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$30,700	39.87	\$72,241	\$6,468	\$70,532	\$82,733	0.853	1,368	\$51.56	4995	4.5168	DUPLEX	RENTAL	\$6,468	SOUTH SIDE OF CITY		
050-710-001-008-00	801 CORUNNA AVE	02/28/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$45,500	40.44	\$112,745	\$6,468	\$106,032	\$133,682	0.793	1,536	\$69.03	4995	4.3735	RANCH	RENTAL	\$6,468	SOUTH SIDE OF CITY		
050-114-001-024-00	1012 STATE ST	06/23/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,300	40.75	\$39,181	\$7,448	\$32,552	\$39,916	0.816	480	\$67.82	4995		BUNGALOW	RENTAL	\$7,448	SOUTH SIDE OF CITY		
050-010-022-003-00	980 CORUNNA AVE	08/03/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,900	41.50	\$58,251	\$4,802	\$55,198	\$67,231	0.821	1,125	\$49.06	4995	82.1015	BUNGALOW	RENTAL	\$4,802	SOUTH SIDE OF CITY		
050-113-015-004-00	1315 W MAIN ST	12/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,800	42.25	\$84,471	\$6,468	\$73,532	\$98,117	0.749	1,535	\$47.90	4995	8.0795	MULTI-UNIT	RENTAL	\$6,468	SOUTH SIDE OF CITY		
050-651-006-003-00	307 MICHIGAN AVE	03/10/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,500	42.31	\$64,606	\$3,234	\$61,766	\$77,197	0.800	1,326	\$46.58	4995	7.5893	DUPLEX	RENTAL	\$3,234	SOUTH SIDE OF CITY		
050-010-015-028-00	640 LINCOLN AVE	04/29/22	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$38,100	42.33	\$85,756	\$10,393	\$79,607	\$94,796	0.840	1,779	\$44.75	4995	83.9770	TWO-STORY	RENTAL	\$5,880	SOUTH SIDE OF CITY		
050-420-007-020-00	716 BROADWAY AVE	01/19/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,400	42.33	\$59,202	\$7,851	\$52,149	\$64,592	0.807	564	\$92.46	4995		BUNGALOW	RENTAL	\$5,880	SOUTH SIDE OF CITY		
050-651-006-009-00	309 GENESEE ST	11/23/22	\$112,900	PTA	03-ARM'S LENGTH	\$112,900	\$48,600	43.05	\$115,439	\$6,468	\$106,432	\$137,070	0.776	1,416	\$75.16	4995	11.8552	TWO-STORY	RENTAL	\$6,468	CENTRAL CITY		
050-270-000-057-00	1044 PEARCE ST	05/06/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$22,500	43.27	\$52,736	\$5,403	\$46,597	\$59,538	0.783	828	\$56.28	4995	78.2638	BUNGALOW	RENTAL	\$3,528	SOUTH SIDE OF CITY		
050-660-018-008-00	716 CLINTON ST	01/24/23	\$68,900	MLC	03-ARM'S LENGTH	\$68,900	\$30,400	44.12	\$71,798	\$3,234	\$65,666	\$86,244	0.761	1,632	\$40.24	4995	10.3473	DUPLEX	RENTAL	\$3,234	SOUTH SIDE OF CITY		
050-011-019-003-00	808 CORUNNA AVE	06/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,000	44.38	\$166,511	\$10,976	\$149,024	\$195,642	0.762	4,704	\$31.68	4995	76.1720	TWO-STORY	RENTAL	\$10,976	SOUTH SIDE OF CITY		
050-100-002-001-00	302 STATE ST	04/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,200	44.57	\$85,539	\$6,468	\$63,532	\$99,460	0.639	2,496	\$25.45	4995	63.8767	TWO-STORY	RENTAL	\$6,468	SOUTH SIDE OF CITY		
050-673-004-023-00	624 S SHIAWASSEE ST	12/08/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,300	45.08	\$73,576	\$5,880	\$59,120	\$85,152	0.694	1,126	\$52.50	4995	3.6361	TWO-STORY	RENTAL	\$5,880	SOUTH SIDE OF CITY		
050-660-023-005-00	723 CLINTON ST	09/27/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$42,700	45.43	\$105,424	\$11,510	\$82,490	\$118,131	0.698	1,920	\$42.96	4995		TWO-STORY	RENTAL	\$7,840	SOUTH SIDE OF CITY		
050-430-000-027-00	603 CORUNNA AVE	11/03/21	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$25,300	46.00	\$66,969	\$5,096	\$49,904	\$77,828	0.641	1,852	\$26.95	4995	18.9015	TWO-STORY	RENTAL	\$5,096	SOUTH SIDE OF CITY		
050-602-002-003-00	830 KENWOOD DR	04/08/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,200	46.46	\$70,374	\$10,021	\$54,979	\$75,916	0.724	980	\$56.10	4995		1.5 STORY	RENTAL	\$7,938	SOUTH SIDE OF CITY		
050-010-024-009-00	526 HARRISON AVE	08/03/22	\$67,700	WD	03-ARM'S LENGTH	\$67,700	\$33,300	49.19	\$78,033	\$4,900	\$62,800	\$91,991	0.683	922	\$68.11	4995	68.2674	TWO-STORY	RENTAL	\$4,900	SOUTH SIDE OF CITY		
050-580-000-108-00	817 GROVER ST	11/19/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$33,600	51.69	\$77,644	\$4,312	\$60,688	\$92,242	0.658	768	\$79.02	4995		BUNGALOW	RENTAL	\$4,312	CENTRAL CITY		
<b>Totals:</b>			<b>\$2,173,345</b>			<b>\$2,173,345</b>	<b>\$871,400</b>		<b>\$2,090,824</b>		<b>\$2,000,934</b>	<b>\$2,413,098</b>			<b>\$62.68</b>		<b>0.1030</b>						
								<b>Sale. Ratio =&gt;</b>	<b>40.09</b>					<b>E.C.F. =&gt;</b>	<b>0.829</b>	<b>Std. Deviation=&gt;</b>		<b>0.15505036</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.81</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.830</b>	<b>Ave. Variance=&gt;</b>		<b>37.9078</b>	<b>Coefficient of Var=&gt;</b>		<b>45.65960141</b>		

Final Conclusion of Rate that will be used: .829  
 4995 Res Rental Southside

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

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
050-050-000-002-00	807 W MAIN ST	04/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$205,802	\$34,470	\$205,530	\$167,808	1.225	6,204	\$33.13	2WEST	23.3466	\$34,470	WESTOWN
050-050-000-017-00	1009 W MAIN ST	07/30/21	\$92,000	MLC	03-ARM'S LENGTH	\$92,000	\$64,600	70.22	\$169,965	\$16,852	\$75,148	\$149,964	0.501	6,864	\$10.95	2WEST	49.0219	\$16,852	WESTOWN
050-050-000-018-00	1011 W MAIN ST	07/30/21	\$92,000	MLC	03-ARM'S LENGTH	\$92,000	\$64,600	70.22	\$169,965	\$16,852	\$75,148	\$149,964	0.501	6,864	\$10.95	2WEST	49.0219	\$16,852	WESTOWN
050-111-006-002-00	620 E OLIVER ST	10/14/21	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$35,000	30.43	\$91,043	\$25,278	\$89,722	\$64,412	1.393	2,064	\$43.47	2DOWN	40.1605	\$25,278	DOWNTOWN
050-112-000-030-00	827 E MAIN ST	01/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$59,100	40.76	\$134,717	\$58,761	\$86,239	\$74,394	1.159	2,268	\$38.02	2DOWN	16.7897	\$50,556	DOWNTOWN
050-120-001-001-00	612 RIVER ST	08/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,300	41.25	\$259,593	\$38,613	\$226,387	\$216,435	1.046	4,800	\$47.16	2MR12	5.4655	\$29,108	MULT RES - UNDER 12 UNITS
050-300-000-019-00	200 E COMSTOCK ST	07/22/21	\$310,000	MLC	03-ARM'S LENGTH	\$310,000	\$158,900	51.26	\$414,754	\$61,724	\$248,276	\$345,769	0.718	5,104	\$48.64	2DOWN	27.3286	\$47,780	DOWNTOWN
050-470-012-009-00	307 N WASHINGTON ST	02/23/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$42,700	71.17	\$110,081	\$14,096	\$45,904	\$94,011	0.488	1,848	\$24.84	2DOWN	50.3042	\$8,426	DOWNTOWN
050-470-013-002-00	329 N BALL ST	12/28/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$65,300	61.60	\$155,099	\$17,618	\$88,382	\$134,653	0.656	1,408	\$62.77	2DOWN	33.4959	\$17,618	DOWNTOWN
050-470-014-013-00	216 W EXCHANGE ST	05/26/21	\$169,847	WD	03-ARM'S LENGTH	\$169,847	\$53,600	31.56	\$171,418	\$9,575	\$160,272	\$158,514	1.011	3,166	\$50.62	2DOWN	1.9763	\$9,575	DOWNTOWN
050-470-015-008-00	205 N WASHINGTON ST	05/26/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$65,900	82.38	\$158,010	\$8,235	\$71,765	\$146,694	0.489	1,995	\$35.97	2DOWN	50.2112	\$8,235	DOWNTOWN
050-470-015-014-00	116 W EXCHANGE ST	11/30/21	\$120,285	MLC	03-ARM'S LENGTH	\$120,285	\$46,800	38.91	\$123,917	\$8,426	\$111,859	\$113,116	0.989	4,570	\$24.48	2DOWN	0.2435	\$8,426	DOWNTOWN
050-470-015-017-00	201 N WASHINGTON ST	05/26/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$145,100	64.49	\$342,327	\$33,704	\$191,296	\$302,275	0.633	3,752	\$50.99	2DOWN	35.8473	\$33,704	DOWNTOWN
050-470-015-018-00	104 W EXCHANGE ST	05/26/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$145,100	64.49	\$342,327	\$33,704	\$191,296	\$302,275	0.633	3,752	\$50.99	2DOWN	35.8473	\$33,704	DOWNTOWN
050-470-015-019-00	207 N WASHINGTON ST	08/23/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,600	50.60	\$133,807	\$12,831	\$87,169	\$118,488	0.736	6,120	\$14.24	2DOWN	25.5647	\$12,831	DOWNTOWN
050-470-021-003-00	120 N WASHINGTON ST	01/18/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,900	30.80	\$119,369	\$8,043	\$153,957	\$109,036	1.412	2,800	\$54.98	2DOWN	42.0653	\$8,043	DOWNTOWN
050-470-021-008-00	114 N WASHINGTON ST	12/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,300	38.88	\$224,238	\$8,426	\$231,574	\$211,373	1.096	4,400	\$52.63	2DOWN	10.4243	\$8,426	DOWNTOWN
050-470-021-013-00	100 N WASHINGTON ST	06/24/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$114,900	24.71	\$275,084	\$16,852	\$448,148	\$252,921	1.772	13,500	\$33.20	2DOWN	78.0565	\$16,852	DOWNTOWN
050-470-021-015-00	113 E MAIN ST	12/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$278,447	\$16,852	\$278,148	\$256,214	1.086	9,328	\$29.82	2DOWN	9.4279	\$16,852	DOWNTOWN
050-470-021-016-00	115 E MAIN ST	12/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,100	35.63	\$278,447	\$16,852	\$278,148	\$256,214	1.086	9,328	\$29.82	2DOWN	9.4279	\$16,852	DOWNTOWN
050-470-022-017-00	110 W MAIN ST	04/01/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,800	28.17	\$89,304	\$8,426	\$111,574	\$79,214	1.409	2,815	\$39.64	2DOWN	41.7178	\$8,426	DOWNTOWN
050-470-027-003-00	200 E MAIN ST	06/14/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$189,300	34.42	\$417,348	\$50,556	\$499,444	\$359,248	1.390	6,872	\$72.68	2DOWN	39.8923	\$50,556	DOWNTOWN
050-470-029-004-00	210 S WASHINGTON ST	04/22/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,700	58.38	\$108,278	\$33,728	\$46,272	\$73,017	0.634	1,726	\$26.81	2DOWN	35.7608	\$28,170	DOWNTOWN
050-541-000-063-00	306 N GOULD ST	05/03/21	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$243,400	59.73	\$642,810	\$88,160	\$319,340	\$543,242	0.588	5,420	\$58.92	2DOWN	40.3485	\$47,875	DOWNTOWN
050-549-000-007-00	1910 S CHIPMAN ST	12/08/22	\$10,250,000	WD	03-ARM'S LENGTH	\$10,250,000	\$1,392,500	13.59	\$3,338,054	\$205,572	\$10,044,428	\$3,068,053	3.274	88,798	\$113.12	2MRES	228.2550	\$110,500	MULT RES - OVER 12 UNITS
050-602-001-016-00	1225 W STEWART ST	07/23/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$65,300	38.64	\$168,250	\$54,499	\$114,501	\$111,411	1.028	3,756	\$30.48	2CHIP	3.6405	\$50,196	CHIPMAN & STEWART
050-651-000-033-00	503 S SHIAWASSEE ST	01/12/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$440,406	\$40,179	\$309,821	\$391,995	0.790	13,640	\$22.71	2SHIA	20.0957	\$26,355	SHIAWASSEE ST
050-651-006-001-00	301 MICHIGAN AVE	09/06/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$91,600	46.26	\$217,513	\$25,278	\$172,722	\$188,281	0.917	5,040	\$34.27	2MR12	7.3964	\$25,278	MULT RES - UNDER 12 UNITS
050-660-015-004-00	902 W MAIN ST	03/15/22	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$56,200	53.57	\$146,254	\$45,595	\$59,305	\$98,589	0.602	3,718	\$15.95	2WEST	38.9787	\$33,704	WESTOWN
050-673-007-005-00	549 RYAN ST	01/10/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$33,300	66.60	\$76,185	\$26,810	\$23,190	\$48,359	0.480	1,094	\$21.20	2SHIA	51.1793	\$26,810	SHIAWASSEE ST
<b>Totals:</b>			<b>\$16,081,532</b>			<b>\$16,081,532</b>	<b>\$3,967,500</b>		<b>\$9,802,812</b>		<b>\$15,044,965</b>	<b>\$8,585,940</b>			<b>\$39.45</b>		<b>76.0953</b>		
							<b>Sale. Ratio =&gt;</b>	<b>24.67</b>				<b>E.C.F. =&gt;</b>	<b>1.752</b>		<b>Std. Deviation=&gt;</b>	<b>0.55249358</b>			
							<b>Std. Dev. =&gt;</b>	<b>16.75</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.991</b>		<b>Ave. Variance=&gt;</b>	<b>36.7097</b>	<b>Coefficient of Var=&gt;</b>	<b>37.0309</b>	

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

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

Final Conclusion of Rate that will be used: 0.718

300 Ind

Two additional years were included in analysis.