

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
20101 COMMERCIAL AND INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
200040	215 W WASHINGTON ST	01/03/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,400	53.26	\$454,250	\$17,986	\$332,014	\$408,870	0.812	3,090	\$107.45	20000	35.5056		\$16,753	2025 COMM AND IND		201	
260370	856 W WASHINGTON ST	12/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$218,600	50.25	\$506,384	\$85,518	\$349,482	\$394,439	0.886	1,796	\$194.59	20000	28.1061		\$78,612	2025 COMM AND IND		201	
513484	NORTH CREEK CIR	04/21/23	\$4,100,000	WD	03-ARM'S LENGTH	\$4,100,000	\$2,359,100	57.54	\$4,651,755	\$1,043,804	\$3,056,196	\$3,381,397	0.904	28,032	\$109.03	20000	26.3258	1 STORY	\$1,030,976	2025 COMM AND IND		201	
150640	110 N THIRD ST	01/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,800	46.71	\$335,747	\$12,565	\$312,435	\$302,888	1.032	2,728	\$114.53	20000	13.5566		\$12,565	2025 COMM AND IND		201	
960011	702 CHIPPEWA SQ	06/07/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$173,600	51.06	\$346,150	\$60,194	\$279,806	\$268,000	1.044	2,400	\$116.59	20000	12.3032		\$53,804	2025 COMM AND IND		201	
180750	500 N THIRD ST	01/13/23	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$316,100	39.27	\$817,953	\$87,114	\$717,886	\$684,948	1.048	5,519	\$130.08	20000	11.8995		\$80,545	2025 COMM AND IND		201	
440491	1743 PRESQUE ISLE AVE	10/06/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$30,900	35.72	\$84,988	\$19,331	\$67,169	\$61,534	1.092	2,176	\$30.87	20000	7.5513		\$19,331	2025 COMM AND IND		201	
150630	156 W WASHINGTON ST	04/10/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,500	44.18	\$478,160	\$12,243	\$477,757	\$436,661	1.094	3,583	\$133.34	20000	7.2970		\$12,243	2025 COMM AND IND		201	
260763	1014 W WASHINGTON ST	04/11/22	\$580,000	AFF	03-ARM'S LENGTH	\$580,000	\$205,300	35.40	\$564,841	\$194,534	\$385,466	\$347,054	1.111	3,300	\$116.81	20000	5.6405		\$175,910	2025 COMM AND IND		201	
270072	1121 W RIDGE ST	11/18/22	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$213,200	19.93	\$1,017,227	\$307,613	\$762,387	\$665,055	1.146	8,640	\$88.24	20000	2.0733		\$264,832	2025 COMM AND IND		201	
110431	113 W BARAGA AVE	02/23/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,400	43.79	\$350,378	\$24,486	\$355,514	\$305,428	1.164	2,297	\$154.77	20000	0.3099		\$24,486	2025 COMM AND IND		201	
20040	501 S LAKE ST	12/22/22	\$850,000	AFF	03-ARM'S LENGTH	\$850,000	\$246,100	28.95	\$774,086	\$297,731	\$552,269	\$446,443	1.237	12,952	\$42.64	20000	6.9957	1 STORY	\$281,908	2025 COMM AND IND		201	
1090328	103 N LAKESHORE BLVD	11/03/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$198,300	34.49	\$462,637	\$33,882	\$541,118	\$401,832	1.347	1,707	\$317.00	20000	17.9542		\$33,882	2025 WATERFRONT CONDOMINIUMS		207	
150821	111 S THIRD ST	01/05/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$147,400	32.76	\$350,841	\$22,230	\$427,770	\$307,977	1.389	4,048	\$105.67	20000	22.1885		\$22,230	2025 COMM AND IND		201	
220015	301 W WASHINGTON ST	01/05/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$82,500	23.57	\$282,635	\$64,628	\$285,372	\$204,318	1.397	1,389	\$205.45	20000	22.9623		\$61,536	2025 COMM AND IND		201	
180370	629 N THIRD ST	12/19/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$127,700	34.05	\$270,506	\$18,364	\$356,636	\$236,309	1.509	2,456	\$145.21	20000	34.2107		\$18,364	2025 COMM AND IND		201	
200070	223 W WASHINGTON ST	11/06/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$205,900	24.22	\$562,312	\$16,753	\$833,247	\$511,302	1.630	3,456	\$241.10	20000	46.2574		\$16,753	2025 COMM AND IND		201	
Totals:			\$12,411,500			\$12,411,500	\$5,245,800		\$12,310,850		\$10,092,524	\$9,364,455			\$138.43		8.9336						
								Sale. Ratio =>	42.27					E.C.F. =>	1.078	Std. Deviation=>		0.2245534					
								Std. Dev. =>	11.05					Ave. E.C.F. =>	1.167	Ave. Variance=>		17.7140	Coefficient of Var=>		15.17797314		

FINAL CONCLUSION: 1.078

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40101 CENTRAL COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
570030	1909 BANCROFT ST	05/09/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$97,200	34.71	\$314,936	\$117,831	\$162,169	\$180,169	0.900	1,937	\$83.72	10002	27.3487	BI-LEVEL	\$115,399		2025 CENTRAL COMBINED	401	82	
300490	334 HARRISON ST	07/12/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$102,700	41.08	\$285,380	\$85,605	\$164,395	\$182,610	0.900	1,678	\$97.97	10002	27.3326	1 3/4 STORY	\$81,015		2025 CENTRAL COMBINED	401	78	
260970	916 W BLUFF ST	03/24/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$72,600	37.42	\$218,402	\$77,362	\$116,638	\$128,921	0.905	1,124	\$103.77	10002	26.8858	1 STORY	\$76,776		2025 CENTRAL COMBINED	401	74	
250040	412 W RIDGE ST	04/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,900	34.45	\$224,707	\$75,834	\$124,166	\$136,081	0.912	1,080	\$114.97	10002	26.1140	DUPLEX	\$75,834		2025 CENTRAL COMBINED	401	70	
310220	377 W CRESCENT ST	02/10/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$68,700	37.14	\$202,339	\$75,350	\$109,650	\$116,078	0.945	720	\$152.29	10002	22.8954	1 STORY	\$71,594		2025 CENTRAL COMBINED	401	80	
570310	1918 W RIDGE ST	07/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600	34.64	\$268,972	\$105,236	\$144,764	\$149,667	0.967	960	\$150.80	10002	20.6341	1 STORY	\$97,500		2025 CENTRAL COMBINED	401	82	
250100	414 W RIDGE ST	08/25/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,900	34.18	\$242,706	\$89,022	\$135,978	\$140,479	0.968	1,260	\$107.92	10002	20.5620	DUPLEX	\$89,022		2025 CENTRAL COMBINED	401	80	
191120	308 W BLUFF ST	05/05/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,400	40.25	\$171,816	\$56,969	\$103,031	\$104,979	0.981	1,010	\$102.01	10002	19.2136	1 1/2 STORY	\$54,167		2025 CENTRAL COMBINED	401	64	
421380	1101 LEE ST	11/30/22	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$118,800	36.22	\$351,897	\$88,491	\$239,509	\$240,773	0.995	2,208	\$108.47	10002	17.8831	BI-LEVEL	\$86,667		2025 CENTRAL COMBINED	401	88	
650170	813 W MAGNETIC ST	03/17/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$141,900	32.77	\$460,394	\$132,092	\$300,908	\$300,093	1.003	1,975	\$152.36	10002	17.0865	2 STORY	\$125,761		2025 CENTRAL COMBINED	401	90	
320120	325 W PARK ST	08/30/22	\$225,040	AFF	03-ARM'S LENGTH	\$225,040	\$71,100	31.59	\$235,939	\$71,594	\$153,446	\$150,224	1.021	1,709	\$89.79	10002	15.2131	2 STORY	\$71,594		2025 CENTRAL COMBINED	401	74	
300140	317 HARRISON ST	09/09/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$72,400	35.15	\$217,301	\$40,507	\$165,493	\$161,603	1.024	1,274	\$129.90	10002	14.9510	1 1/4 STORY	\$40,507		2025 CENTRAL COMBINED	401	80	
271162	1216 LOGAN ST	11/07/22	\$295,010	WD	03-ARM'S LENGTH	\$295,010	\$101,100	34.27	\$302,593	\$120,914	\$174,096	\$166,069	1.048	1,060	\$164.24	10002	12.5242	1 STORY	\$113,044		2025 CENTRAL COMBINED	401	96	
280660	1207 NORWAY AVE	07/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,600	37.31	\$282,720	\$88,822	\$186,178	\$177,238	1.050	1,523	\$122.24	10002	12.3137	2 STORY	\$81,015		2025 CENTRAL COMBINED	401	77	
300800	345 ALGER ST	05/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$73,900	30.79	\$242,617	\$83,269	\$156,731	\$145,656	1.076	1,422	\$110.22	10002	9.7547	1 1/2 STORY	\$81,015		2025 CENTRAL COMBINED	401	74	
310290	358 W CRESCENT ST	05/26/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,100	37.24	\$248,450	\$73,708	\$176,292	\$159,728	1.104	1,581	\$111.51	10002	6.9876	2 STORY	\$71,594		2025 CENTRAL COMBINED	401	72	
300290	351 HARRISON ST	09/11/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,200	35.71	\$201,833	\$48,044	\$156,956	\$140,575	1.117	1,344	\$116.78	10002	5.7051	1 3/4 STORY	\$48,044		2025 CENTRAL COMBINED	401	74	
250061	415 OAK ST	02/07/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,700	42.39	\$150,326	\$33,913	\$121,087	\$106,410	1.138	1,152	\$105.11	10002	10.6410	1 1/2 STORY	\$33,913		2025 CENTRAL COMBINED	401	64	
280680	1002 W COLLEGE AVE	08/16/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,600	38.04	\$217,114	\$61,107	\$163,893	\$142,602	1.149	1,092	\$150.09	10002	2.4279	1 STORY	\$54,167		2025 CENTRAL COMBINED	401	74	
250260	526 W RIDGE ST	04/11/22	\$255,110	AFF	03-ARM'S LENGTH	\$255,110	\$74,200	29.09	\$244,680	\$57,633	\$197,477	\$170,975	1.155	1,653	\$119.47	10002	1.8577	1 1/2 STORY	\$52,283		2025 CENTRAL COMBINED	401	78	
191030	425 W RIDGE ST	10/16/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$166,100	34.25	\$456,327	\$87,315	\$397,685	\$337,305	1.179	2,613	\$152.19	10002	0.5426	2 STORY	\$81,015		2025 CENTRAL COMBINED	401	95	
281640	910 JEFFERSON ST	04/07/22	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$79,000	33.21	\$223,608	\$70,181	\$167,719	\$140,244	1.196	820	\$204.54	10002	2.2328	1 STORY	\$70,181		2025 CENTRAL COMBINED	401	86	
310300	354 W CRESCENT ST	07/01/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$101,800	25.51	\$368,620	\$74,599	\$324,401	\$268,758	1.207	2,836	\$114.39	10002	3.3459	DUPLEX	\$71,594		2025 CENTRAL COMBINED	401	78	
260480	839 W BLUFF ST	09/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$89,600	28.44	\$292,201	\$77,256	\$237,744	\$196,476	1.210	1,579	\$150.57	10002	3.6460	1 3/4 STORY	\$76,776		2025 CENTRAL COMBINED	401	86	
250260	526 W RIDGE ST	06/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,800	36.53	\$244,680	\$57,633	\$207,367	\$170,975	1.213	1,653	\$125.45	10002	3.9268	1 1/2 STORY	\$52,283		2025 CENTRAL COMBINED	401	78	
191150	326 W BLUFF ST	08/18/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$105,500	33.49	\$292,073	\$84,113	\$230,887	\$190,091	1.215	1,638	\$140.96	10002	4.1031	2 STORY	\$81,015		2025 CENTRAL COMBINED	401	77	
281621	907 SHERMAN ST	03/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$61,800	28.09	\$204,711	\$70,181	\$149,819	\$122,971	1.218	992	\$151.03	10002	4.4751	1 STORY	\$70,181		2025 CENTRAL COMBINED	401	85	
530080	919 W KAYE AVE	01/23/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,000	34.55	\$250,791	\$85,946	\$189,054	\$150,681	1.255	1,456	\$129.84	10002	8.1084	2 STORY	\$81,015		2025 CENTRAL COMBINED	401	70	
420580	720 W COLLEGE AVE	02/13/24	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$119,300	36.76	\$291,635	\$73,311	\$251,189	\$199,565	1.259	1,436	\$174.92	10002	8.5103	1 1/2 STORY	\$73,007		2025 CENTRAL COMBINED	401	75	
210220	121 N FIFTH ST	10/30/23	\$202,916	WD	03-ARM'S LENGTH	\$202,916	\$66,500	32.77	\$183,311	\$56,162	\$146,754	\$116,224	1.263	1,020	\$143.88	10002	8.9103	1 3/4 STORY	\$54,167		2025 CENTRAL COMBINED	401	72	
310400	312 W CRESCENT ST	03/13/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$66,600	27.63	\$218,096	\$71,877	\$169,123	\$133,655	1.265	1,326	\$127.54	10002	9.1786	1 1/2 STORY	\$71,594		2025 CENTRAL COMBINED	401	82	
421150	731 W MAGNETIC ST	07/28/23	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$113,500	34.29	\$292,918	\$97,500	\$233,500	\$178,627	1.307	1,142	\$204.47	10002	13.3613	1 STORY	\$97,500		2025 CENTRAL COMBINED	401	76	
640020	1505 NORWAY AVE	07/22/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$107,200	30.63	\$300,891	\$74,618	\$275,382	\$206,831	1.331	1,453	\$189.53	10002	15.7856	1 STORY	\$72,536		2025 CENTRAL COMBINED	401	80	
280630	1303 NORWAY AVE	03/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$53,400	24.84	\$183,548	\$54,737	\$160,263	\$117,743	1.361	940	\$170.49	10002	18.7544	1 STORY	\$54,167		2025 CENTRAL COMBINED	401	88	
270432	1305 SHERMAN ST	01/22/24	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$107,100	32.46	\$283,142	\$92,319	\$237,581	\$174,427	1.362	1,424	\$166.84	10002	18.8487	2 STORY	\$92,319		2025 CENTRAL COMBINED	401	92	
320091	315 W PARK ST	10/19/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$61,000	32.80	\$154,295	\$29,684	\$156,316	\$113,904	1.372	840	\$186.09	10002	19.8769	1 STORY	\$28,732		2025 CENTRAL COMBINED	401	80	
310230	383 W CRESCENT ST	06/21/22	\$352,001	WD	03-ARM'S LENGTH	\$352,001	\$98,700	28.04	\$290,120	\$74,920	\$277,081	\$196,709	1.409	1,335	\$207.55	10002	23.5001	1 3/4 STORY	\$71,594		2025 CENTRAL COMBINED	401	86	
421220	715 W MAGNETIC ST	08/07/23	\$380,715	WD	03-ARM'S LENGTH	\$380,715	\$116,900	30.71	\$313,393	\$97,500	\$283,215	\$197,343	1.435	1,428	\$198.33	10002	26.1563	1 STORY	\$97,500		2025 CENTRAL COMBINED	401	85	
190860	213 N FIFTH ST	07/25/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$54,700	36.71	\$118,160	\$25,202	\$123,798	\$84,971	1.457	906	\$136.64	10002	28.3369	1 1/2 STORY	\$21,667		2025 CENTRAL COMBINED	401	74	
300160	318 W HEWITT AVE	08/02/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$72,300	24.10	\$215,687	\$40,872	\$259,128	\$159,794	1.622	986	\$262.81	10002	44.8055	1+ STORY	\$40,507		2025 CENTRAL COMBINED	401	82	
260230	123 MORGAN ST	10/19/23	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$119,000	26.30	\$331,035	\$79,405	\$373,095	\$230,009	1.622	1,704	\$218.95	10002	44.8508	DUPLEX	\$75,363		2025 CENTRAL COMBINED	401	90	
Totals:			\$11,162,592			\$11,162,592	\$3,663,400		\$10,594,364		\$8,103,958	\$6,888,236			\$145.14		0.2913							
								Sale. Ratio =>	32.82					E.C.F. =>	1.176	Std. Deviation=>		0.188332782						
								Std. Dev. =>	4.35					Ave. E.C.F. =>	1.174	Ave. Variance=>		15.1832	Coefficient of Var=>		12.93753706			

FINAL CONCLUSION: 1.176

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40102 EAST COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$572,896	\$154,181	\$350,819	\$371,201	0.945	2,256	\$155.50	10007	29.7539	2 STORY	\$147,348		2025 EAST WITH HISTORIC	401	74
170050	230 E RIDGE ST	01/16/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$434,700	43.47	\$1,115,668	\$221,559	\$778,441	\$792,650	0.982	4,258	\$182.82	10007	26.0556	2 1/2 STORY	\$214,856		2025 EAST WITH HISTORIC	401	77
180140	113 E OHIO ST	05/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$235,213	\$55,824	\$169,176	\$159,033	1.064	2,280	\$74.20	10007	17.8850	2 STORY	\$55,824		2025 EAST WITH HISTORIC	401	60
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$560,305	\$114,684	\$424,316	\$395,054	1.074	2,251	\$188.50	10007	16.8560	2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	82
172020	527 SPRUCE ST	10/13/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$145,800	37.87	\$394,443	\$74,648	\$310,352	\$283,506	1.095	2,411	\$128.72	10007	14.7938	2 1/2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	78
171200	424 CEDAR ST	08/31/22	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$366,000	32.53	\$1,145,945	\$205,651	\$919,349	\$833,594	1.103	6,186	\$148.62	10007	13.9756	2 1/2 STORY	\$201,224		2025 EAST WITH HISTORIC	401	74
172730	502 E HEWITT AVE	06/22/22	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$131,600	31.04	\$431,236	\$74,648	\$349,352	\$316,124	1.105	2,771	\$126.07	10007	13.7520	2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	88
401150	1111 HIGH ST	10/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$251,025	\$111,647	\$138,353	\$123,562	1.120	1,155	\$119.79	10007	12.2926	1 1/4 STORY	\$111,647		2025 EAST WITH HISTORIC	401	80
172920	539 E OHIO ST	08/26/22	\$400,275	WD	03-ARM'S LENGTH	\$400,275	\$129,100	32.25	\$389,026	\$116,214	\$284,061	\$241,855	1.175	1,440	\$197.26	10007	6.8119	1 1/2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	95
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$292,166	\$111,647	\$188,353	\$160,035	1.177	1,270	\$148.31	10007	6.5678	1 1/2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	92
360070	1010 HIGH ST	05/20/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$126,300	39.97	\$305,584	\$72,691	\$243,309	\$206,465	1.178	1,786	\$136.23	10007	6.4181	2 STORY	\$72,051		2025 EAST WITH HISTORIC	401	80
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$292,166	\$111,647	\$195,853	\$160,035	1.224	1,270	\$154.21	10007	1.8813	1 1/2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	92
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$361,288	\$98,665	\$291,335	\$232,822	1.251	1,831	\$159.11	10007	0.8692	2 STORY	\$98,665		2025 EAST WITH HISTORIC	401	90
360080	207 E PARK ST	04/21/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$113,400	32.49	\$313,705	\$76,288	\$272,712	\$210,476	1.296	1,568	\$173.92	10007	5.3061	2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	95
401780	1219 PINE ST	06/23/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$98,000	36.31	\$241,442	\$82,437	\$187,463	\$140,962	1.330	1,020	\$183.79	10007	8.7254	1 1/4 STORY	\$82,437		2025 EAST WITH HISTORIC	401	84
390050	1304 PINE ST	06/02/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,900	37.82	\$287,074	\$75,853	\$249,147	\$187,253	1.331	1,372	\$181.59	10007	8.7909	1 1/2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	82
380101	315 E PARK ST	03/14/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,400	34.53	\$250,695	\$78,542	\$206,458	\$152,618	1.353	1,050	\$196.63	10007	11.0147	1 1/4 STORY	\$78,542		2025 EAST WITH HISTORIC	401	87
390381	419 E MAGNETIC ST	09/30/22	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$120,200	29.83	\$353,609	\$111,647	\$291,353	\$214,505	1.358	1,428	\$204.03	10007	11.5625	2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	87
360910	814 PINE ST	08/18/22	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$134,000	31.68	\$362,597	\$74,648	\$348,352	\$255,274	1.365	2,031	\$171.52	10007	12.1990	2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	90
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$476,297	\$113,249	\$442,901	\$321,851	1.376	2,500	\$177.16	10007	13.3475	2 1/4 STORY	\$111,647		2025 EAST WITH HISTORIC	401	80
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$292,918	\$79,962	\$265,038	\$188,791	1.404	1,208	\$219.40	10007	16.1241	1 3/4 STORY	\$78,542		2025 EAST WITH HISTORIC	401	95
390341	416 E COLLEGE AVE	05/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$90,500	30.68	\$258,278	\$111,647	\$183,353	\$129,992	1.410	966	\$189.81	10007	16.7864	1 STORY	\$111,647		2025 EAST WITH HISTORIC	401	80
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$387,269	\$113,365	\$349,635	\$242,823	1.440	1,584	\$220.73	10007	19.7248	1 3/4 STORY	\$111,647		2025 EAST WITH HISTORIC	401	88
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$578,073	\$138,834	\$561,066	\$389,396	1.441	3,185	\$176.16	10007	19.8231	1 3/4 STORY	\$134,366		2025 EAST WITH HISTORIC	401	86
380231	1012 SPRUCE ST	11/01/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$154,600	33.25	\$379,748	\$98,837	\$366,163	\$249,035	1.470	1,836	\$199.44	10007	22.7700	2 STORY	\$94,121		2025 EAST WITH HISTORIC	401	80
Totals:			\$11,045,725			\$11,045,725	\$3,899,500		\$10,528,666		\$8,366,710	\$6,958,910			\$168.54		4.0329						
								Sale. Ratio =>	35.30														
								Std. Dev. =>	4.76	E.C.F. =>	1.202	Std. Deviation=>	0.153615162										
										Ave. E.C.F. =>	1.243	Ave. Variance=>	13.3635	Coefficient of Var=>	10.75419751								

FINAL CONCLUSION: 1.202

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40103 GRANITE POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1130180	2836 GRANITE POINTE DR	06/08/22	\$560,500	WD	03-ARM'S LENGTH	\$560,500	\$179,400	32.01	\$533,035	\$115,447	\$445,053	\$494,773	0.900	2,476	\$179.75	10012	0.7711	2 STORY	\$106,621		2025 GRANITE POINTE	401	88
1130210	2816 GRANITE POINTE DR	08/14/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$304,900	42.06	\$698,359	\$126,786	\$598,214	\$677,219	0.883	2,110	\$283.51	10012	0.8460	1 STORY	\$117,954		2025 GRANITE POINTE	401	98
1130660	2865 NORTHCREST DR	09/23/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,100	38.62	\$515,362	\$102,941	\$397,059	\$488,650	0.813	2,320	\$171.15	10012	7.9237	2 STORY	\$94,826		2025 GRANITE POINTE	401	89
1130760	2840 GRANITE POINTE DR	05/13/22	\$759,000	WD	03-ARM'S LENGTH	\$759,000	\$225,100	29.66	\$685,044	\$196,576	\$562,424	\$578,754	0.972	1,822	\$308.68	10012	7.9986	1 STORY	\$183,870		2025 GRANITE POINTE	401	94
Totals:			\$2,544,500			\$2,544,500	\$902,500		\$2,431,800		\$2,002,750	\$2,239,396			\$235.77		0.2527						
							Sale. Ratio =>	35.47				E.C.F. =>	0.894		Std. Deviation=>	0.065338171							
							Std. Dev. =>	5.74				Ave. E.C.F. =>	0.892		Ave. Variance=>	4.3849	Coefficient of Var=>	4.916861109					

FINAL CONCLUSION: 0.894

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40104 LAKE ST/NORTH LAKESHORE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
170050	230 E RIDGE ST	01/16/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$434,700	43.47	\$1,102,675	\$208,566	\$791,434	\$792,650	0.998	4,258	\$185.87	10007	22.6319	2 1/2 STORY	\$201,863		2025 EAST WITH HISTORIC	401	77
170297	540 E ARCH ST	08/31/22	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$134,100	44.70	\$384,591	\$158,016	\$141,984	\$200,864	0.707	1,857	\$76.46	10007	51.7921	1 1/2 STORY	\$157,343		2025 EAST WITH HISTORIC	401	75
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$306,665	\$104,896	\$230,104	\$178,873	1.286	1,696	\$135.67	10007	6.1623	2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	89
171180	528 E MICHIGAN ST	01/26/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$200,700	43.63	\$512,253	\$141,717	\$318,283	\$328,489	0.969	2,373	\$134.13	10007	25.5856	2 STORY	\$138,438		2025 EAST WITH HISTORIC	401	73
171200	424 CEDAR ST	08/31/22	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$366,000	32.53	\$1,133,777	\$193,483	\$931,517	\$833,594	1.117	6,186	\$150.58	10007	10.7315	2 1/2 STORY	\$189,056		2025 EAST WITH HISTORIC	401	74
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$285,415	\$104,896	\$202,604	\$160,035	1.266	1,270	\$159.53	10007	4.1216	1 1/2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	92
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$285,415	\$104,896	\$195,104	\$160,035	1.219	1,270	\$153.63	10007	0.5649	1 1/2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	92
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$563,986	\$145,271	\$359,729	\$371,201	0.969	2,256	\$159.45	10007	25.5691	2 STORY	\$138,438		2025 EAST WITH HISTORIC	401	74
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$553,554	\$107,933	\$431,067	\$395,054	1.091	2,251	\$191.50	10007	13.3626	2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	82
172020	527 SPRUCE ST	10/13/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$145,800	37.87	\$389,929	\$70,134	\$314,866	\$283,506	1.111	2,411	\$130.60	10007	11.4172	2 1/2 STORY	\$70,134		2025 EAST WITH HISTORIC	401	78
172730	502 E HEWITT AVE	06/22/22	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$131,600	31.04	\$426,722	\$70,134	\$353,866	\$316,124	1.119	2,771	\$127.70	10007	10.5396	2 STORY	\$70,134		2025 EAST WITH HISTORIC	401	88
172920	539 E OHIO ST	08/26/22	\$400,275	WD	03-ARM'S LENGTH	\$400,275	\$129,100	32.25	\$382,275	\$109,463	\$290,812	\$241,855	1.202	1,440	\$201.95	10007	2.2361	1 1/2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	95
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$469,546	\$106,498	\$449,652	\$321,851	1.397	2,500	\$179.86	10007	17.2295	2 1/4 STORY	\$104,896		2025 EAST WITH HISTORIC	401	80
360810	800 SPRUCE ST	04/19/23	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$239,700	41.69	\$671,473	\$210,720	\$364,180	\$408,469	0.892	2,222	\$163.90	10007	33.3212	BI-LEVEL	\$209,791		2025 EAST WITH HISTORIC	401	85
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$330,931	\$105,502	\$269,498	\$199,848	1.349	2,356	\$114.39	10007	12.3727	2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	65
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$380,518	\$106,614	\$356,386	\$242,823	1.468	1,584	\$224.99	10007	24.2894	1 3/4 STORY	\$104,896		2025 EAST WITH HISTORIC	401	88
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$288,169	\$75,213	\$269,787	\$188,791	1.429	1,208	\$223.33	10007	20.4241	1 3/4 STORY	\$73,793		2025 EAST WITH HISTORIC	401	95
380101	315 E PARK ST	03/14/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,400	34.53	\$245,946	\$73,793	\$211,207	\$152,618	1.384	1,050	\$201.15	10007	15.9108	1 1/4 STORY	\$73,793		2025 EAST WITH HISTORIC	401	87
380210	418 ALBERT ST	05/05/23	\$400,000	AFF	03-ARM'S LENGTH	\$388,000	\$146,500	37.76	\$377,338	\$97,902	\$290,098	\$247,727	1.171	1,202	\$241.35	10007	5.3746	1 1/4 STORY	\$96,967		2025 EAST WITH HISTORIC	401	89
380231	1012 SPRUCE ST	11/01/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$154,600	33.25	\$374,056	\$93,145	\$371,855	\$249,035	1.493	1,836	\$202.54	10007	26.8401	2 STORY	\$88,429		2025 EAST WITH HISTORIC	401	80
390050	1304 PINE ST	06/02/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,900	37.82	\$282,560	\$71,339	\$253,661	\$187,253	1.355	1,372	\$184.88	10007	12.9860	1 1/2 STORY	\$70,134		2025 EAST WITH HISTORIC	401	82
390341	416 E COLLEGE AVE	05/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$90,500	30.68	\$251,527	\$104,896	\$190,104	\$129,992	1.462	966	\$196.80	10007	23.7643	1 STORY	\$104,896		2025 EAST WITH HISTORIC	401	80
390381	419 E MAGNETIC ST	09/30/22	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$120,200	29.83	\$346,858	\$104,896	\$298,104	\$214,505	1.390	1,428	\$208.76	10007	16.4942	2 STORY	\$104,896		2025 EAST WITH HISTORIC	401	87
390490	401 ALBERT ST	08/04/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$117,100	30.26	\$311,676	\$110,384	\$276,616	\$178,450	1.550	1,184	\$233.63	10007	32.5315	1 1/4 STORY	\$110,384		2025 EAST WITH HISTORIC	401	88
Totals:			\$10,954,825			\$10,942,825	\$3,963,100		\$10,657,855		\$8,162,518	\$6,983,642			\$174.28		5.5980						
								Sale. Ratio =>	36.22					E.C.F. =>	1.169	Std. Deviation=>	0.216011206						
								Std. Dev. =>	5.16					Ave. E.C.F. =>	1.225	Ave. Variance=>	17.7605	Coefficient of Var=>	14.50093548				

FINAL CONCLUSION: 1.169

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40105 MAIN CORRIDOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
620250	1705 W FAIR AVE	12/13/22	\$233,594	WD	03-ARM'S LENGTH	\$233,594	\$92,600	39.64	\$277,647	\$110,701	\$122,893	\$150,809	0.815	1,017	\$120.84	10018	30.5640	1 STORY	\$106,954		2025 MAIN CORRIDOR	401	78
180650	117 W OHIO ST	04/06/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$134,400	50.15	\$325,270	\$93,780	\$174,220	\$209,115	0.833	2,641	\$65.97	10018	28.7398	DUPLEX	\$91,522		2025 MAIN CORRIDOR	401	68
180720	133 W OHIO ST	05/27/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$111,100	38.85	\$341,664	\$98,039	\$187,961	\$220,077	0.854	2,820	\$66.65	10018	26.6459	2 1/2 STORY	\$91,522		2025 MAIN CORRIDOR	401	70
830020	1607 W FAIR AVE	03/13/23	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$90,700	33.41	\$311,648	\$131,060	\$140,440	\$163,133	0.861	1,146	\$122.55	10018	25.9636	1+ STORY	\$127,174		2025 MAIN CORRIDOR	401	80
350790	920 N FRONT ST	07/29/22	\$296,900	WD	03-ARM'S LENGTH	\$296,900	\$110,600	37.25	\$353,837	\$94,363	\$202,537	\$234,394	0.864	1,976	\$102.50	10018	25.6441	2 STORY	\$91,522		2025 MAIN CORRIDOR	401	83
350400	803 N FRONT ST	05/16/23	\$339,900	AFF	03-ARM'S LENGTH	\$339,900	\$149,700	44.04	\$397,135	\$73,553	\$266,347	\$292,305	0.911	2,720	\$97.92	10018	20.9335	DUPLEX	\$71,302		2025 MAIN CORRIDOR	401	77
351040	120 W PARK ST	11/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,800	39.27	\$333,385	\$132,480	\$167,520	\$181,486	0.923	1,568	\$106.84	10018	19.7483	DUPLEX	\$128,238		2025 MAIN CORRIDOR	401	77
271172	1100 N MCCLELLAN AVE	11/09/23	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$114,600	41.82	\$302,500	\$124,145	\$149,855	\$161,116	0.930	1,144	\$130.99	10018	19.0421	1 STORY	\$122,385		2025 MAIN CORRIDOR	401	74
400790	1119 N FRONT ST	10/28/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$89,900	39.96	\$249,512	\$80,154	\$144,846	\$152,988	0.947	1,480	\$97.87	10018	17.3751	2 STORY	\$78,752		2025 MAIN CORRIDOR	401	66
600060	811 W FAIR AVE	08/17/22	\$289,105	WD	03-ARM'S LENGTH	\$289,105	\$89,800	31.06	\$313,907	\$137,536	\$151,569	\$159,323	0.951	1,300	\$116.59	10018	16.9200	1 STORY	\$135,155		2025 MAIN CORRIDOR	401	75
350590	124 W CRESCENT ST	09/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,500	36.42	\$292,703	\$93,004	\$171,996	\$180,397	0.953	2,099	\$81.94	10018	16.7097	2 STORY	\$91,522		2025 MAIN CORRIDOR	401	74
230480	625 N FOURTH ST	12/01/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$112,400	42.26	\$296,164	\$77,726	\$188,274	\$197,324	0.954	1,900	\$99.09	10018	16.6395	2 STORY	\$76,091		2025 MAIN CORRIDOR	401	67
330070	718 N FRONT ST	11/14/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$99,200	43.13	\$252,915	\$75,168	\$154,832	\$160,566	0.964	2,060	\$75.16	10018	15.6243	2 STORY	\$73,431		2025 MAIN CORRIDOR	401	64
350330	140 W PROSPECT ST	01/17/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,200	45.89	\$301,143	\$94,943	\$180,057	\$186,269	0.967	1,774	\$101.50	10018	15.3880	2 STORY	\$91,522		2025 MAIN CORRIDOR	401	73
310460	912 N FOURTH ST	06/01/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$85,900	31.81	\$288,553	\$83,645	\$186,355	\$185,102	1.007	2,479	\$75.17	10018	11.3761	DUPLEX	\$80,880		2025 MAIN CORRIDOR	401	70
480130	2218 PRESQUE ISLE AVE	10/20/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,500	34.19	\$226,142	\$89,574	\$125,426	\$123,368	1.017	1,124	\$111.59	10018	10.3845	1 1/2 STORY	\$85,669		2025 MAIN CORRIDOR	401	85
560050	1900 VAN EVERA AVE	05/06/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,200	35.33	\$220,728	\$87,798	\$122,202	\$120,081	1.018	784	\$155.87	10018	10.2869	1 STORY	\$87,798		2025 MAIN CORRIDOR	401	80
230310	604 N FOURTH ST	05/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,800	49.62	\$197,903	\$90,330	\$154,670	\$151,376	1.022	2,194	\$70.50	10018	9.8768	2 STORY	\$30,330		2025 MAIN CORRIDOR	401	62
530210	913 W FAIR AVE	08/05/22	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$76,100	33.30	\$235,913	\$96,993	\$131,507	\$125,492	1.048	966	\$136.14	10018	7.2601	1 STORY	\$94,183		2025 MAIN CORRIDOR	401	78
261051	245 LINCOLN AVE	09/18/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$62,200	35.34	\$180,517	\$92,356	\$83,644	\$79,640	1.050	416	\$201.07	10018	7.0248	1 STORY	\$91,522		2025 MAIN CORRIDOR	401	86
330060	720 N FRONT ST	01/27/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$127,300	33.77	\$390,234	\$114,995	\$262,005	\$248,635	1.054	2,150	\$121.86	10018	6.6756	1 3/4 STORY	\$110,146		2025 MAIN CORRIDOR	401	76
281631	501 LINCOLN AVE	03/29/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$79,400	36.26	\$225,167	\$79,475	\$139,525	\$131,610	1.060	1,032	\$135.20	10018	6.0388	1 3/4 STORY	\$79,284		2025 MAIN CORRIDOR	401	85
230270	235 W OHIO ST	06/30/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,100	33.10	\$251,323	\$99,023	\$145,977	\$137,579	1.061	970	\$150.49	10018	5.9489	1 1/2 STORY	\$91,522		2025 MAIN CORRIDOR	401	80
421260	1110 N SEVENTH ST	09/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,300	33.04	\$245,202	\$84,828	\$155,172	\$144,873	1.071	1,060	\$146.39	10018	4.9437	1 STORY	\$82,477		2025 MAIN CORRIDOR	401	87
240330	541 W SPRING ST	05/12/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$65,100	39.70	\$167,900	\$32,459	\$131,541	\$122,350	1.075	1,656	\$79.43	10018	4.5405	DUPLEX	\$32,459		2025 MAIN CORRIDOR	401	63
640260	1521 LINCOLN AVE	09/19/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$78,100	27.02	\$288,526	\$103,837	\$185,163	\$166,837	1.110	960	\$192.88	10018	1.0688	1 STORY	\$99,504		2025 MAIN CORRIDOR	401	92
191420	212 N FOURTH ST	06/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$76,100	33.09	\$224,118	\$64,349	\$165,651	\$144,326	1.148	1,602	\$103.40	10018	2.7225	DUPLEX	\$61,192		2025 MAIN CORRIDOR	401	74
320370	1008 N FOURTH ST	10/21/22	\$180,000	OTH	03-ARM'S LENGTH	\$180,000	\$70,800	39.33	\$175,002	\$46,794	\$133,206	\$115,816	1.150	1,344	\$99.11	10018	2.9625	2 STORY	\$45,229		2025 MAIN CORRIDOR	401	68
300730	823 N FOURTH ST	07/27/22	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$123,900	30.52	\$387,485	\$94,010	\$311,990	\$265,108	1.177	1,616	\$193.06	10018	5.6310	1 3/4 STORY	\$91,522		2025 MAIN CORRIDOR	401	90
640230	1515 LINCOLN AVE	08/30/22	\$299,000	AFF	03-ARM'S LENGTH	\$299,000	\$89,500	29.93	\$287,091	\$102,959	\$196,041	\$166,334	1.179	1,169	\$167.70	10018	5.8067	1 STORY	\$99,504		2025 MAIN CORRIDOR	401	90
180180	620 N FRONT ST	08/15/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$136,300	34.08	\$378,350	\$95,334	\$304,566	\$255,660	1.191	2,892	\$105.31	10018	7.0762	DUPLEX	\$91,522		2025 MAIN CORRIDOR	401	72
230340	242 W OHIO ST	03/29/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$74,900	31.21	\$228,153	\$91,522	\$148,478	\$123,425	1.203	1,056	\$140.60	10018	8.2456	1 1/2 STORY	\$91,522		2025 MAIN CORRIDOR	401	70
181540	216 W RIDGE ST	02/12/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$113,100	31.86	\$332,052	\$77,156	\$277,844	\$230,258	1.207	2,150	\$129.23	10018	8.6132	DUPLEX	\$77,156		2025 MAIN CORRIDOR	401	72
440620	1713 PRESQUE ISLE AVE	04/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$92,400	30.80	\$283,187	\$102,005	\$197,995	\$163,669	1.210	1,038	\$190.75	10018	8.9196	1 1/2 STORY	\$91,522		2025 MAIN CORRIDOR	401	85
400210	205 W COLLEGE AVE	12/13/22	\$276,300	WD	03-ARM'S LENGTH	\$276,300	\$85,700	31.02	\$257,057	\$52,970	\$223,330	\$184,360	1.211	1,740	\$128.35	10018	9.0847	DUPLEX	\$51,082		2025 MAIN CORRIDOR	401	80
300030	226 W HEWITT AVE	04/26/22	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$74,900	29.96	\$231,584	\$73,440	\$176,560	\$142,858	1.236	1,612	\$109.53	10018	11.5382	DUPLEX	\$71,834		2025 MAIN CORRIDOR	401	74
330190	131 W PROSPECT ST	12/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$115,700	28.93	\$363,888	\$94,931	\$305,069	\$242,960	1.256	1,320	\$231.11	10018	13.5104	2 STORY	\$94,183		2025 MAIN CORRIDOR	401	82
401530	1308 N FRONT ST	12/22/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$167,700	32.56	\$457,099	\$96,132	\$418,868	\$326,077	1.285	2,040	\$205.33	10018	16.4039	1 1/2 STORY	\$70,238		2025 MAIN CORRIDOR	401	85
340200	305 W KAYE AVE	11/10/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$70,800	35.40	\$176,858	\$33,345	\$166,655	\$129,641	1.286	783	\$212.84	10018	16.4978	1 STORY	\$30,330		2025 MAIN CORRIDOR	401	87
190720	212 N SEVENTH ST	12/12/22	\$219,749	WD	03-ARM'S LENGTH	\$219,749	\$68,800	31.31	\$193,875	\$39,908	\$179,841	\$139,085	1.293	1,172	\$153.45	10018	17.2501	DUPLEX	\$39,908		2025 MAIN CORRIDOR	401	85
350400	803 N FRONT ST	03/13/24	\$455,500	WD	03-ARM'S LENGTH	\$455,500	\$149,700	32.86	\$397,135	\$73,553	\$381,947	\$292,305	1.307	2,720	\$140.42	10018	18.6142	DUPLEX	\$71,302		2025 MAIN CORRIDOR	401	77
180200	624 N FRONT ST	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$128,300	32.48	\$341,235	\$66,133	\$328,867	\$248,511	1.323	1,922	\$171.11	10018	20.2819	2 STORY	\$61,192		2025 MAIN CORRIDOR	401	85
400050	1029 SECOND ST	05/24/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$171,000	34.20	\$427,254	\$78,667	\$421,333	\$314,893	1.338	2,013	\$209.31	10018	21.7488	2 STORY	\$71,834		2025 MAIN CORRIDOR	401	92
400260	1207 SECOND ST	09/12/22	\$301,100	WD	03-ARM'S LENGTH	\$301,100	\$83,400	27.70	\$260,854	\$80,172	\$220,928	\$163,218	1.354	1,092	\$202.32	10018	23.3049	1 1/2 STORY	\$78,752		2025 MAIN CORRIDOR	401	92
230200	238 W MICHIGAN ST	08/01/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$84,600	30.11	\$246,157	\$92,252	\$188,748	\$139,029	1.358	1,197	\$157.68	10018	23.7087	1 3/4 STORY	\$91,522		2025 MAIN CORRIDOR	401	82
230220	226 W MICHIGAN ST	10/11/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$108,100	33.99	\$274,322	\$89,111	\$228,889	\$167,309	1.368	1,694	\$135.12	10018	24.7532	2 STORY	\$86,201		2025 MAIN CORRIDOR	401	82
281040	1207 LINCOLN AVE	03/29/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$85,400	31.99	\$218,138	\$64,919	\$202,081	\$138,409	1.460	1,092	\$185.06	10018	33.9496	1 STORY	\$61,192		2025 MAIN CORRIDOR	401	80
400750	1201 N FRONT ST	09/13/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$94,600																

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40106 NORTH COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
620012	1804 MILDRED AVE	09/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,100	50.04	\$312,101	\$99,394	\$140,606	\$193,722	0.726	2,418	\$58.15	10019	41.5348	BI-LEVEL	\$99,394		2025 NORTH COMBINED	401	65
730450	1749 NORWOOD ST	04/17/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,800	39.28	\$371,912	\$158,125	\$146,875	\$194,706	0.754	1,084	\$135.49	10019	38.6817	1 STORY	\$156,417		2025 NORTH COMBINED	401	75
790070	1402 GRAY ST	08/25/22	\$272,900	AFF	03-ARM'S LENGTH	\$272,900	\$118,900	43.57	\$352,716	\$91,547	\$181,353	\$237,859	0.762	2,184	\$83.04	10019	37.8721	2 STORY	\$83,494		2025 NORTH COMBINED	401	80
690810	1200 GRAY ST	04/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,300	40.14	\$255,034	\$105,303	\$104,697	\$136,367	0.768	1,152	\$90.88	10019	37.3402	1 STORY	\$102,562		2025 NORTH COMBINED	401	77
730100	1804 NORWOOD ST	12/02/22	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$109,300	40.83	\$331,289	\$119,590	\$148,110	\$192,804	0.768	1,404	\$105.49	10019	37.2972	1 STORY	\$119,590		2025 NORTH COMBINED	401	76
450141	1812 LONGYEAR AVE	08/19/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,400	42.52	\$163,552	\$68,111	\$66,889	\$86,923	0.770	1,176	\$56.88	10019	37.1637	1 3/4 STORY	\$68,111		2025 NORTH COMBINED	401	61
450080	1744 LONGYEAR AVE	12/29/22	\$110,000	AFF	03-ARM'S LENGTH	\$110,000	\$50,400	45.82	\$133,891	\$31,789	\$78,211	\$92,989	0.841	1,032	\$75.79	10019	30.0083	DUPLEX	\$28,512		2025 NORTH COMBINED	401	65
512471	1501 WEST AVE	09/30/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$186,000	51.67	\$445,658	\$65,133	\$294,867	\$346,562	0.851	2,627	\$112.24	10019	29.0326	1 3/4 STORY	\$59,003		2025 NORTH COMBINED	401	78
480760	2313 FITCH AVE	05/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,800	35.03	\$218,281	\$63,755	\$121,245	\$140,734	0.862	1,632	\$74.29	10019	27.9642	2 STORY	\$63,755		2025 NORTH COMBINED	401	68
690700	1150 WEST AVE	05/04/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,400	38.26	\$307,206	\$106,918	\$158,082	\$182,412	0.867	1,229	\$128.63	10019	27.4538	1 STORY	\$106,918		2025 NORTH COMBINED	401	80
670270	1515 LYNN AVE	09/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,100	40.04	\$278,030	\$86,253	\$153,747	\$174,660	0.880	1,404	\$109.51	10019	26.0898	1 STORY	\$83,159		2025 NORTH COMBINED	401	77
510593	1940 WOODLAND AVE	10/13/22	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$174,300	42.88	\$464,791	\$146,132	\$260,368	\$290,218	0.897	2,070	\$125.78	10019	24.4013	2 STORY	\$144,696		2025 NORTH COMBINED	401	82
880100	1702 WEST AVE	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,500	49.30	\$328,125	\$90,578	\$194,422	\$216,345	0.899	2,338	\$83.16	10019	24.2495	BI-LEVEL	\$89,098		2025 NORTH COMBINED	401	77
670180	1504 LYNN AVE	03/31/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$116,300	41.24	\$321,800	\$86,791	\$195,209	\$214,034	0.912	1,305	\$149.59	10019	22.9113	1 STORY	\$83,159		2025 NORTH COMBINED	401	77
690650	1609 ELM AVE	02/01/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$93,400	35.92	\$292,202	\$85,805	\$174,195	\$187,975	0.927	1,264	\$137.81	10019	21.4470	1 STORY	\$85,139		2025 NORTH COMBINED	401	82
730240	1807 GRAY ST	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,800	50.51	\$284,355	\$80,075	\$174,925	\$186,047	0.940	1,920	\$91.11	10019	20.0943	BI-LEVEL	\$79,199		2025 NORTH COMBINED	401	78
480970	2220 LONGYEAR AVE	11/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$187,301	\$66,322	\$103,678	\$110,181	0.941	1,496	\$69.30	10019	20.0184	2 STORY	\$63,755		2025 NORTH COMBINED	401	68
560551	1963 WILKINSON AVE	10/31/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,800	42.96	\$235,781	\$91,850	\$124,150	\$131,085	0.947	1,168	\$106.29	10019	19.4063	1 STORY	\$87,118		2025 NORTH COMBINED	401	78
450051	1724 LONGYEAR AVE	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,300	40.15	\$212,775	\$73,737	\$121,263	\$126,628	0.958	1,204	\$100.72	10019	18.3532	1 3/4 STORY	\$68,111		2025 NORTH COMBINED	401	74
560520	2074 VAN EVERA AVE	08/30/22	\$190,000	AFF	03-ARM'S LENGTH	\$190,000	\$66,200	34.84	\$205,662	\$81,971	\$108,029	\$112,651	0.959	1,128	\$95.77	10019	18.2191	1 3/4 STORY	\$81,971		2025 NORTH COMBINED	401	71
480950	2210 LONGYEAR AVE	01/17/23	\$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$600,000	\$225,300	37.55	\$629,342	\$129,560	\$470,440	\$487,592	0.965	5,056	\$93.05	10019	17.6338	DUPLEX	\$118,836	480960	2025 NORTH COMBINED	401	83
620490	1706 MILDRED AVE	09/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$129,900	41.90	\$336,538	\$90,957	\$219,043	\$223,662	0.979	2,050	\$106.85	10019	16.1813	BI-LEVEL	\$89,890		2025 NORTH COMBINED	401	84
480910	2201 FITCH AVE	08/23/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$253,959	\$72,590	\$162,410	\$165,181	0.983	1,976	\$82.19	10019	15.7937	2 STORY	\$63,755		2025 NORTH COMBINED	401	80
830070	1604 KILDAHL AVE	10/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,200	43.95	\$440,218	\$101,406	\$308,594	\$308,572	1.000	2,468	\$125.04	10019	14.1089	2 STORY	\$94,642		2025 NORTH COMBINED	401	78
620013	1806 MILDRED AVE	07/17/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,300	45.52	\$471,123	\$100,753	\$339,247	\$337,313	1.006	1,785	\$190.05	10019	13.5428	1 3/4 STORY	\$99,394		2025 NORTH COMBINED	401	83
480540	2202 FITCH AVE	07/18/22	\$255,250	WD	03-ARM'S LENGTH	\$255,250	\$78,100	30.60	\$266,724	\$127,656	\$127,594	\$126,656	1.007	1,000	\$127.59	10019	13.3753	1 STORY	\$127,114		2025 NORTH COMBINED	401	77
280041	1120 WALDO ST	02/03/23	\$262,700	WD	03-ARM'S LENGTH	\$262,700	\$90,500	34.45	\$275,331	\$100,133	\$162,567	\$159,561	1.019	789	\$206.04	10019	12.2321	1 STORY	\$98,206		2025 NORTH COMBINED	401	90
690860	1209 GRAY ST	09/26/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$104,300	41.39	\$261,296	\$81,179	\$170,821	\$164,041	1.041	1,264	\$135.14	10019	9.9829	1 STORY	\$81,179		2025 NORTH COMBINED	401	74
620430	1712 KILDAHL AVE	09/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$302,161	\$119,194	\$175,806	\$166,637	1.055	1,032	\$170.35	10019	8.6134	1 STORY	\$119,194		2025 NORTH COMBINED	401	85
480940	2206 LONGYEAR AVE	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$267,556	\$68,719	\$196,281	\$181,090	1.084	1,508	\$130.16	10019	5.7275	2 STORY	\$63,755		2025 NORTH COMBINED	401	80
780540	54 ELDER DR	09/26/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$221,100	37.16	\$598,390	\$88,415	\$506,585	\$464,458	1.091	2,691	\$188.25	10019	5.0459	2 STORY	\$83,555		2025 NORTH COMBINED	401	80
730010	1706 CENTER ST	06/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,700	36.90	\$300,454	\$81,508	\$218,492	\$199,404	1.096	1,218	\$179.39	10019	4.5437	1 STORY	\$78,803		2025 NORTH COMBINED	401	83
561021	813 CLARK ST	09/29/22	\$270,900	WD	03-ARM'S LENGTH	\$270,900	\$92,800	34.26	\$269,771	\$73,474	\$197,426	\$178,777	1.104	1,235	\$159.86	10019	3.6845	1 1/4 STORY	\$68,111		2025 NORTH COMBINED	401	82
690650	1609 ELM AVE	12/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,000	38.98	\$292,202	\$85,805	\$199,195	\$187,975	1.113	1,264	\$165.50	10019	2.8276	1 STORY	\$85,139		2025 NORTH COMBINED	401	82
450140	1810 LONGYEAR AVE	06/06/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$76,700	35.51	\$213,907	\$70,374	\$145,626	\$130,722	1.114	1,172	\$124.25	10019	2.7149	1 STORY	\$68,111		2025 NORTH COMBINED	401	80
561140	2001 NEIDHART AVE	11/03/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,800	38.54	\$344,879	\$69,965	\$285,035	\$250,377	1.138	1,966	\$144.98	10019	0.2737	BI-LEVEL	\$66,131		2025 NORTH COMBINED	401	80
620460	1313 WEST AVE	02/21/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$103,900	37.51	\$269,084	\$61,210	\$215,790	\$189,321	1.140	1,042	\$207.09	10019	0.1348	1 STORY	\$59,795		2025 NORTH COMBINED	401	80
670110	1515 BIRCH AVE	02/17/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$113,300	37.39	\$291,999	\$84,543	\$218,457	\$188,940	1.156	1,260	\$173.38	10019	1.5064	1 STORY	\$83,159		2025 NORTH COMBINED	401	76
512470	1602 GRAY ST	08/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$169,428	\$67,995	\$107,005	\$92,380	1.158	910	\$117.59	10019	1.7156	1 STORY	\$67,319		2025 NORTH COMBINED	401	73
780310	31 ELDER DR	07/19/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$154,700	34.38	\$430,156	\$89,785	\$360,215	\$309,992	1.162	1,965	\$183.32	10019	2.0854	2 STORY	\$88,702		2025 NORTH COMBINED	401	90
970020	1404 WEST AVE	09/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$127,300	31.05	\$385,101	\$105,528	\$304,472	\$254,620	1.196	1,766	\$172.41	10019	5.4628	2 STORY	\$102,166		2025 NORTH COMBINED	401	90
430821	1624 LONGYEAR AVE	04/06/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$95,500	34.17	\$260,043	\$75,675	\$203,825	\$167,913	1.214	804	\$253.51	10019	7.2715	1 STORY	\$68,111		2025 NORTH COMBINED	401	90
440850	1739 FITCH AVE	10/10/22	\$256,200	WD	03-ARM'S LENGTH	\$256,200	\$65,400	25.53	\$236,564	\$78,708	\$177,492	\$143,767	1.235	1,107	\$160.34	10019	9.3422	DUPLEX	\$74,843		2025 NORTH COMBINED	401	75
431111	1622 WILKINSON AVE	07/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600	34.64	\$225,485	\$50,265	\$199,735	\$159,581	1.252	1,662	\$120.18	10019	11.0460	1+ STORY	\$45,539		2025 NORTH COMBINED	401	81
512710	1612 GRAY ST	06/30/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$60,100	26.13	\$213,096	\$106,522	\$123,478	\$97,062	1.272	1,008	\$122.50	10019	13.0996	1 3/4 STORY	\$106,522		2025 NORTH COMBINED	401	78
450060	1730 LONGYEAR AVE	08/18/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$101,300	33.76	\$267,094	\$73,378	\$226,722	\$176,426	1.285	1,152	\$196.81	10019	14.3920	2 STORY	\$68,111		2025 NORTH COMBINED	401	87
780200	20 ELDER DR	07/29/22	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$142,700	30.23	\$409,271	\$94,494	\$377,506	\$286,682	1.317	1,917	\$196.93	10019	17.5650	1 1/2 STORY	\$89,890		2025 NORTH COMBINED	401	80
280281	1440 LYNN AVE	03/16/23	\$192,000	WD	03-																		

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40107 SHIRAS HILLS/LAKEVIEW HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$555,599	\$207,707	\$317,293	\$327,274	0.970	2,192	\$144.75	10025	13.4193	2 STORY	\$199,674	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	74	
720510	1003 ALLOUEZ RD	08/01/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$237,500	35.19	\$687,114	\$147,685	\$527,315	\$507,459	1.039	3,776	\$139.65	10025	6.4568	2 STORY	\$130,162	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	85	
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$431,822	\$159,510	\$271,490	\$256,173	1.060	2,030	\$133.74	10025	4.3905	1 3/4 STORY	\$142,901	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	80	
520740	8 E NICOLET BLVD	07/20/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$76,000	30.34	\$246,001	\$88,515	\$161,985	\$148,152	1.093	1,207	\$134.20	10025	1.0329	1 STORY	\$83,636	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	78	
520520	108 RAYMBAULT DR	05/25/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$70,700	29.83	\$230,867	\$89,377	\$147,623	\$133,104	1.109	1,036	\$142.49	10025	0.5380	1 STORY	\$86,405	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	73	
680110	21 LAKEVIEW DR	08/15/22	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$191,800	23.98	\$728,723	\$136,475	\$663,425	\$557,148	1.191	1,980	\$335.06	10025	8.7056	1 STORY	\$119,361	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	85	
720200	304 JONATHAN CARVER RD	08/05/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$118,800	26.40	\$396,720	\$115,306	\$334,694	\$264,736	1.264	1,538	\$217.62	10025	16.0561	1 STORY	\$107,176	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	84	
Totals:			\$3,368,400			\$3,368,400	\$1,007,500		\$3,276,846		\$2,423,825	\$2,194,046			\$178.22		0.1032						
							Sale. Ratio =>	29.91				E.C.F. =>	1.105		Std. Deviation=>	0.097978496							
							Std. Dev. =>	4.08				Ave. E.C.F. =>	1.104		Ave. Variance=>	7.2285	Coefficient of Var=>	6.549328357					

FINAL CONCLUSION: 1.105

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40108 SOUTH COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
110190	123 ROCK ST	09/06/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$100,700	39.65	\$325,121	\$55,809	\$198,191	\$242,842	0.816	2,509	\$78.99	10026	28.5130	DUPLEX	\$50,509		2025 SOUTH COMBINED	401	71
81040	406 JACKSON ST	05/20/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,400	36.89	\$214,326	\$77,826	\$102,174	\$123,084	0.830	988	\$103.41	10026	27.1143	1 STORY	\$75,431		2025 SOUTH COMBINED	401	80
60610	321 MESNARD ST	11/28/22	\$76,821	WD	03-ARM'S LENGTH	\$76,821	\$25,600	33.32	\$91,417	\$32,467	\$44,354	\$53,156	0.834	414	\$107.14	10026	26.6848	1 STORY	\$31,568		2025 SOUTH COMBINED	401	65
110980	233 ROCK ST	09/15/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,500	41.94	\$219,757	\$50,999	\$129,001	\$152,171	0.848	1,440	\$89.58	10026	25.3525	1 STORY	\$50,509		2025 SOUTH COMBINED	401	84
240050	316 S FIFTH ST	08/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$247,076	\$40,987	\$159,013	\$185,833	0.856	2,151	\$73.93	10026	24.5584	MULTI FAMILY	\$38,214		2025 SOUTH COMBINED	401	70
81080	1003 ALTAMONT ST	03/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$75,800	33.69	\$260,071	\$102,685	\$122,315	\$141,917	0.862	1,050	\$116.49	10026	23.9384	1 3/4 STORY	\$100,685		2025 SOUTH COMBINED	401	90
80200	725 ALTAMONT ST	08/31/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$97,900	34.59	\$329,981	\$110,605	\$172,395	\$197,814	0.871	1,398	\$123.32	10026	22.9761	1 STORY	\$106,666		2025 SOUTH COMBINED	401	75
240390	513 W SPRING ST	11/23/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$74,200	39.26	\$225,415	\$54,157	\$134,843	\$154,426	0.873	1,882	\$71.65	10026	22.8070	2 STORY	\$48,182		2025 SOUTH COMBINED	401	69
60510	1220 ADAMS ST	09/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$232,918	\$69,034	\$130,966	\$147,776	0.886	1,529	\$85.65	10026	21.5016	1 3/4 STORY	\$66,126		2025 SOUTH COMBINED	401	66
70470	603 MESNARD ST	10/07/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,500	44.46	\$322,053	\$68,721	\$211,279	\$228,433	0.925	2,278	\$92.75	10026	17.6354	BI-LEVEL	\$63,468		2025 SOUTH COMBINED	401	72
120640	520 FISHER ST	10/28/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$60,400	31.62	\$217,731	\$50,509	\$140,491	\$150,786	0.932	1,075	\$130.69	10026	16.9538	1 STORY	\$50,509		2025 SOUTH COMBINED	401	73
70450	1301 ALBION ST	11/03/22	\$290,400	WD	03-ARM'S LENGTH	\$290,400	\$92,600	31.89	\$329,141	\$82,281	\$208,119	\$222,597	0.935	1,680	\$123.88	10026	16.6301	1 STORY	\$79,086		2025 SOUTH COMBINED	401	83
240350	535 W SPRING ST	08/22/22	\$201,700	WD	03-ARM'S LENGTH	\$214,900	\$84,300	39.23	\$241,558	\$49,363	\$165,537	\$173,305	0.955	1,720	\$96.24	10026	14.6082	1 3/4 STORY	\$48,182		2025 SOUTH COMBINED	401	73
20220	102 E FURNACE ST	08/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600	33.73	\$161,720	\$56,486	\$93,514	\$94,891	0.985	1,092	\$85.64	10026	11.5771	1 STORY	\$54,828		2025 SOUTH COMBINED	401	70
50321	1104 CHAMPION ST	07/25/22	\$167,000	AFF	03-ARM'S LENGTH	\$167,000	\$61,200	36.65	\$179,620	\$56,158	\$110,842	\$111,327	0.996	832	\$133.22	10026	10.5620	1 STORY	\$56,158		2025 SOUTH COMBINED	401	73
60042	405 JACKSON ST	09/12/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$216,000	41.14	\$573,291	\$89,974	\$435,026	\$435,813	0.998	2,280	\$190.80	10026	10.3067	2 STORY	\$77,424		2025 SOUTH COMBINED	401	92
240100	426 W BARAGA AVE	08/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,700	33.13	\$161,254	\$48,008	\$101,992	\$102,115	0.999	1,044	\$97.69	10026	10.2469	DUPLEX	\$47,518		2025 SOUTH COMBINED	401	70
112060	318 CHAMBERLAIN ST	06/29/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,400	36.75	\$283,095	\$54,591	\$210,409	\$206,045	1.021	1,712	\$122.90	10026	8.0081	1 1/2 STORY	\$50,509		2025 SOUTH COMBINED	401	74
30040	1401 DIVISION ST	04/07/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$67,500	34.62	\$204,970	\$61,717	\$133,283	\$129,173	1.032	976	\$136.56	10026	6.9444	1+ STORY	\$60,477		2025 SOUTH COMBINED	401	71
110060	134 FISHER ST	08/31/22	\$252,000	AFF	03-ARM'S LENGTH	\$252,000	\$74,200	29.44	\$256,736	\$51,241	\$200,759	\$185,298	1.083	2,454	\$81.81	10026	1.7819	2 STORY	\$50,509		2025 SOUTH COMBINED	401	68
70411	504 MESNARD ST	10/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$104,600	35.46	\$298,810	\$76,385	\$218,615	\$200,564	1.090	1,144	\$191.10	10026	1.1257	1 STORY	\$75,431		2025 SOUTH COMBINED	401	86
70970	617 CRAIG ST	08/30/22	\$345,000	AFF	03-ARM'S LENGTH	\$345,000	\$117,300	34.00	\$347,108	\$76,542	\$268,458	\$243,973	1.100	1,600	\$167.79	10026	0.0901	1 STORY	\$72,772		2025 SOUTH COMBINED	401	83
40030	227 MESNARD ST	03/27/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$77,900	32.59	\$240,177	\$67,508	\$171,492	\$155,698	1.101	1,120	\$153.12	10026	0.0180	1 STORY	\$56,822		2025 SOUTH COMBINED	401	77
70450	1301 ALBION ST	10/31/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$116,500	35.36	\$329,141	\$82,281	\$247,219	\$222,597	1.111	1,680	\$147.15	10026	0.9352	1 STORY	\$79,086		2025 SOUTH COMBINED	401	83
80150	420 MCMILLAN ST	07/27/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$89,800	34.27	\$260,751	\$55,595	\$206,405	\$184,992	1.116	1,251	\$164.99	10026	1.4491	1 STORY	\$53,499		2025 SOUTH COMBINED	401	85
111900	237 FISHER ST	06/24/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,100	33.40	\$148,760	\$25,540	\$124,460	\$111,109	1.120	1,076	\$115.67	10026	1.8900	1 1/2 STORY	\$25,254		2025 SOUTH COMBINED	401	74
240320	539 W SPRING ST	05/12/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$48,200	31.92	\$149,274	\$21,909	\$129,091	\$114,847	1.124	1,152	\$112.06	10026	2.2768	DUPLEX	\$21,599		2025 SOUTH COMBINED	401	70
90050	109 FISHER ST	08/04/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$81,800	32.72	\$243,183	\$41,989	\$208,011	\$181,419	1.147	2,030	\$102.47	10026	4.5316	2 1/2 STORY	\$38,214		2025 SOUTH COMBINED	401	70
71050	705 CRAIG ST	07/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$97,700	32.57	\$292,295	\$77,980	\$222,020	\$193,251	1.149	1,287	\$172.51	10026	4.7610	1 STORY	\$72,772		2025 SOUTH COMBINED	401	80
80900	435 BLEMHUBER AVE	10/17/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$94,500	30.19	\$304,019	\$55,479	\$257,521	\$224,112	1.149	1,536	\$167.66	10026	4.7813	BI-LEVEL	\$47,518		2025 SOUTH COMBINED	401	86
90150	619 CHAMPION ST	08/11/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$60,500	26.89	\$210,481	\$38,214	\$186,786	\$155,335	1.202	1,728	\$108.09	10026	10.1208	2 STORY	\$38,214		2025 SOUTH COMBINED	401	73
80580	907 ALTAMONT ST	06/27/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$99,900	33.64	\$279,854	\$78,261	\$218,739	\$181,779	1.203	1,811	\$120.78	10026	10.2063	BI-LEVEL	\$75,431		2025 SOUTH COMBINED	401	86
60750	415 CRAIG ST	10/13/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$69,000	25.56	\$252,473	\$53,033	\$216,967	\$179,838	1.206	1,050	\$206.64	10026	10.5200	1 1/4 STORY	\$48,515		2025 SOUTH COMBINED	401	95
80730	323 BLEMHUBER AVE	11/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$83,900	32.90	\$237,880	\$51,920	\$203,080	\$167,683	1.211	1,306	\$155.50	10026	10.9837	1 STORY	\$50,509		2025 SOUTH COMBINED	401	80
120740	428 FISHER ST	06/23/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$61,900	32.41	\$178,919	\$52,237	\$138,763	\$114,231	1.215	1,032	\$134.46	10026	11.3499	1 3/4 STORY	\$50,509		2025 SOUTH COMBINED	401	82
110920	515 S FOURTH ST	08/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,600	32.71	\$205,976	\$29,850	\$195,150	\$158,815	1.229	1,498	\$130.27	10026	12.7527	MULTI FAMILY	\$25,254		2025 SOUTH COMBINED	401	80
71260	607 W HAMPTON ST	09/19/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$109,500	33.69	\$297,780	\$79,464	\$245,536	\$196,858	1.247	1,814	\$135.36	10026	14.6012	BI-LEVEL	\$76,760		2025 SOUTH COMBINED	401	84
70500	609 MESNARD ST	07/21/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$126,000	31.90	\$357,228	\$67,234	\$327,766	\$261,491	1.253	1,920	\$170.71	10026	15.2188	2 STORY	\$63,468		2025 SOUTH COMBINED	401	84
70660	612 CRAIG ST	10/06/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,700	31.65	\$286,390	\$68,922	\$246,078	\$196,094	1.255	1,290	\$190.76	10026	15.3639	1 STORY	\$63,468		2025 SOUTH COMBINED	401	88
71280	509 W HAMPTON ST	01/12/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$111,100	30.03	\$332,320	\$74,011	\$295,989	\$232,921	1.271	2,361	\$125.37	10026	16.9511	BI-LEVEL	\$72,772		2025 SOUTH COMBINED	401	83
70790	426 CRAIG ST	07/06/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$50,000	26.32	\$172,911	\$64,353	\$125,647	\$97,888	1.284	852	\$147.47	10026	18.2316	1 1/2 STORY	\$63,468		2025 SOUTH COMBINED	401	80
60750	415 CRAIG ST	02/21/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$69,000	23.47	\$252,473	\$53,033	\$240,967	\$179,838	1.340	1,050	\$229.49	10026	23.8653	1 1/4 STORY	\$48,515		2025 SOUTH COMBINED	401	95
60570	340 MESNARD ST	06/15/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$73,500	28.49	\$223,178	\$56,537	\$201,463	\$150,262	1.341	782	\$257.63	10026	23.9481	1 STORY	\$50,509		2025 SOUTH COMBINED	401	84
71190	608 W HAMPTON ST	06/09/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$112,000	26.99	\$356,137	\$78,350	\$336,650	\$250,484	1.344	1,428	\$235.75	10026	24.2736	1 STORY	\$72,772		2025 SOUTH COMBINED	401	95
80870	423 BLEMHUBER AVE	10/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$70,100	31.16	\$194,536	\$51,040	\$173,960	\$129,392	1.344	1,088	\$159.89	10026	24.3179	1 1/4 STORY	\$50,509		2025 SOUTH COMBINED	401	77
111250	209 W BARAGA AVE	01/03/24	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$111,400	31.83	\$292,087	\$53,153	\$296,847	\$215,450	1.378	1,820	\$163.10	10026	27.6540	2 STORY	\$50,509		2025 SOUTH COMBINED	401	68
50660	227 GENESEE ST	08/01/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$54,600	24.82	\$182,922	\$36,426	\$183,574	\$132,097	1.390	1,386	\$132.45	10026	28.8426	1 3/4 STORY	\$36,220		2025 SOUTH COMBINED	401	74
50120	217 JACKSON ST	09/29/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$56,300	25.59	\$183,431	\$45,007	\$174,993	\$124,819	1.402	1,136									

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40109 SOUTHWEST COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
140410	926 WILSON ST	12/09/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$100,500	32.52	\$295,580	\$74,579	\$234,421	\$223,233	1.050	1,404	\$166.97	10008	4.2500	1 STORY	\$66,922		2025 FP/GC/GR HL/WSTLND CMBD	401	87
840080	8 SPECKER CIR	06/06/23	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$182,800	43.01	\$415,682	\$68,733	\$356,267	\$350,454	1.017	1,716	\$207.61	10008	0.8972	1 STORY	\$63,809		2025 FP/GC/GR HL/WSTLND CMBD	401	93
900180	18 GROVE HILL CT	08/14/23	\$365,900	WD	03-ARM'S LENGTH	\$365,900	\$175,700	48.02	\$375,908	\$83,249	\$282,651	\$295,615	0.956	1,930	\$146.45	10008	5.1472	BI-LEVEL	\$80,669		2025 FP/GC/GR HL/WSTLND CMBD	401	79
Totals:			\$1,099,900			\$1,099,900	\$459,000		\$1,087,170		\$873,339	\$869,302			\$173.68		0.2973						
							Sale. Ratio =>	41.73				E.C.F. =>	1.005		Std. Deviation=>	0.047623754							
							Std. Dev. =>	7.91				Ave. E.C.F. =>	1.008		Ave. Variance=>	3.4314	Coefficient of Var=>	3.405496853					

FINAL CONCLUSION: 1.005

2025 ECF ANALYSIS FOR NEIGHBORHOODS:

- 40302 BROOKSTONE
- 40304 DAYBREAK
- 40309 HAWKS RIDGE LOFTS OF HAWK RIDGE
- 40310 HEMLOCK PARK
- 40311 HORIZONS
- 40314 NORTH CREEK
- 40323 WESTLAND HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
1111010	1075 MERLIN LN	07/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$200,200	43.52	\$444,183	\$78,721	\$381,279	\$460,280	0.828	2,081	\$183.22	40310	16.3852	MULTI FAMILY	\$76,157		2025 HAWKS RIDGE/LOFTS @ HAWK RIDGE	407	90	
1160035	516 BROOKSTONE CIR	09/11/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$187,700	46.93	\$444,641	\$59,809	\$340,191	\$371,459	0.916	1,320	\$257.72	40302	7.6393	1 STORY	\$57,476		2025 BROOKSTONE CONDOMINIUMS	407	90	
1160052	620 BROOKSTONE COURT	06/01/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,700	46.43	\$394,866	\$60,121	\$339,879	\$323,113	1.052	1,465	\$232.00	40302	5.9673	1 STORY	\$57,476		2025 BROOKSTONE CONDOMINIUMS	407	96	
1160053	622 BROOKSTONE COURT	11/21/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,400	44.35	\$382,733	\$59,965	\$340,035	\$311,552	1.091	1,470	\$231.32	40302	9.9206	1 STORY	\$57,476		2025 BROOKSTONE CONDOMINIUMS	407	92	
1160532	645 WINDCREST DR	08/04/23	\$570,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$570,000	\$233,700	41.00	\$516,449	\$175,093	\$394,907	\$367,841	1.074	1,914	\$206.33	40312	8.1366	1 STORY	\$171,666	1160533	2025 HEMLOCK PARK CONDOMINIUM	407	95	
Totals:						\$2,230,000	\$984,700		\$2,182,872		\$1,796,291	\$1,834,245			\$222.12									
								Sale. Ratio =>	44.16					E.C.F. =>	0.979	Std. Deviation=>		0.114789707						
								Std. Dev. =>	2.39					Ave. E.C.F. =>	0.992	Ave. Variance=>		9.6098	Coefficient of Var=>		9.685211476			

FINAL CONCLUSION: 0.979

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40303 CUSTOMS HOUSE CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
1100084	311 S LAKESHORE BLVD	03/21/24	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$217,600	47.72	\$639,961	\$59,771	\$396,229	\$572,179	0.692	4,976	\$79.63	40303	32.2157	1 STORY	\$59,771	2025 CUSTOMS HOUSE CONDOMINIUMS		407
1100083	311 S LAKESHORE BLVD	06/14/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$266,900	53.38	\$659,747	\$59,771	\$440,229	\$591,692	0.744	5,290	\$83.22	40303	27.0631	1 STORY	\$59,771	2025 CUSTOMS HOUSE CONDOMINIUMS		407
1200550	518 S LAKESHORE BLVD	06/08/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$584,232	\$45,540	\$414,460	\$455,361	0.910	3,347	\$123.82	40306	10.4469	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
510737	724 S LAKESHORE BLVD	07/08/22	\$494,264	WD	03-ARM'S LENGTH	\$494,264	\$110,400	22.34	\$529,316	\$60,428	\$433,836	\$476,512	0.910	6,047	\$71.74	40307	10.4207	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
510739	732 S LAKESHORE BLVD	10/06/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$126,700	23.46	\$574,764	\$60,428	\$479,572	\$522,699	0.917	6,809	\$70.43	40307	9.7156	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
510753	788 S LAKESHORE BLVD	04/07/23	\$483,791	WD	03-ARM'S LENGTH	\$483,791	\$113,900	23.54	\$506,803	\$60,428	\$423,363	\$453,633	0.933	6,047	\$70.01	40307	8.1376	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
510736	720 S LAKESHORE BLVD	06/03/22	\$508,818	WD	03-ARM'S LENGTH	\$508,818	\$110,400	21.70	\$529,316	\$60,428	\$448,390	\$476,512	0.941	6,047	\$74.15	40307	7.3665	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$506,803	\$60,428	\$430,923	\$453,633	0.950	6,047	\$71.26	40307	6.4711	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
510745	756 S LAKESHORE BLVD	12/27/22	\$581,136	AFF	03-ARM'S LENGTH	\$581,136	\$126,700	21.80	\$574,764	\$60,428	\$520,708	\$522,699	0.996	6,809	\$76.47	40307	1.8457	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$529,316	\$60,428	\$478,079	\$476,512	1.003	6,047	\$79.06	40307	1.1360	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40306	9.8808	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
1090313	107 N LAKESHORE BLVD	10/20/22	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$361,800	40.65	\$805,942	\$59,020	\$830,980	\$736,609	1.128	2,928	\$283.80	40321	11.3467	2 STORY	\$59,020	2025 WATERFRONT CONDOMINIUMS		407
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$632,564	\$45,540	\$599,460	\$496,216	1.208	4,178	\$143.46	40306	19.3414	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$626,085	\$45,540	\$605,360	\$490,740	1.234	4,078	\$148.43	40306	21.8919	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
1090326	107 N LAKESHORE BLVD	10/17/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$240,900	36.23	\$539,739	\$36,068	\$628,932	\$496,717	1.266	1,943	\$323.69	40321	25.1530	2 STORY	\$36,068	2025 WATERFRONT CONDOMINIUMS		407
1090325	107 N LAKESHORE BLVD	09/18/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$287,600	41.68	\$551,176	\$34,975	\$655,025	\$509,074	1.287	1,823	\$359.31	40321	27.2051	2 STORY	\$34,975	2025 WATERFRONT CONDOMINIUMS		407
Totals:			\$9,224,767			\$9,224,767	\$3,079,000		\$9,457,032		\$8,370,006	\$8,255,697			\$137.25		0.0802					
									Sale. Ratio =>	33.38			E.C.F. =>	1.014	Std. Deviation=>		0.177049083					
									Std. Dev. =>	10.51			Ave. E.C.F. =>	1.015	Ave. Variance=>		14.3524	Coefficient of Var=>		14.14516605		

FINAL CONCLUSION: 1.014

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40305 FLANIGAN BROTHERS BUILDING 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	Other Parcels in Sale	Land Table	Property Class	
1090080	205 N LAKESHORE BLVD	08/22/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$251,000	45.64	\$679,316	\$112,712	\$437,288	\$566,604	0.772	6,942	\$62.99	40305	21.1670	MULTI FAMILY	\$112,712	2025 FLANIGAN BROTHERS BLDG CONDO		407	
1090060	205 N LAKESHORE BLVD	07/13/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$159,200	30.32	\$581,431	\$90,170	\$434,830	\$491,261	0.885	5,500	\$79.06	40305	9.8310	MULTI FAMILY	\$90,170	2025 FLANIGAN BROTHERS BLDG CONDO		407	
510753	788 S LAKESHORE BLVD	04/07/23	\$483,791	WD	03-ARM'S LENGTH	\$483,791	\$113,900	23.54	\$506,803	\$60,428	\$423,363	\$453,633	0.933	6,047	\$70.01	40307	5.0168	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$506,803	\$60,428	\$430,923	\$453,633	0.950	6,047	\$71.26	40307	3.3503	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$529,316	\$60,428	\$478,079	\$476,512	1.003	6,047	\$79.06	40307	1.9848	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510755	796 S LAKESHORE BLVD	08/09/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$165,800	31.40	\$515,574	\$60,428	\$467,572	\$462,547	1.011	6,003	\$77.89	40307	2.7424	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510756	798 S LAKESHORE BLVD	08/28/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$164,300	30.43	\$517,326	\$60,428	\$479,572	\$464,327	1.033	6,025	\$79.60	40307	4.9392	1 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510754	792 S LAKESHORE BLVD	08/01/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$197,900	31.41	\$586,165	\$60,428	\$569,572	\$534,286	1.066	6,893	\$82.63	40307	8.2604	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510742	744 S LAKESHORE BLVD	11/03/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$127,800	19.88	\$597,277	\$60,428	\$582,572	\$545,578	1.068	6,829	\$85.31	40307	8.4366	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40306	13.0016	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
Totals:			\$5,559,649			\$5,559,649	\$1,638,600		\$5,686,515		\$4,888,231	\$4,973,287			\$82.53		0.0543						
								Sale. Ratio =>	29.47					E.C.F. =>	0.983	Std. Deviation=>		0.101400852					
								Std. Dev. =>	8.01					Ave. E.C.F. =>	0.983	Ave. Variance=>		7.8730	Coefficient of Var=>		8.005588414		

FINAL CONCLUSION **0.983**

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40306 GAINES AND ADAMS 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	Other Parcels in Sale	Land Table	Property Class
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$635,534	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40307	7.1571	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$597,131	\$45,540	\$605,360	\$490,739	1.234	4,078	\$148.43	40307	4.8539	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$603,288	\$45,540	\$599,460	\$496,217	1.208	4,178	\$143.46	40307	2.3032	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407
Totals:			\$1,925,900			\$1,925,900	\$715,600		\$1,835,953		\$1,789,280	\$1,511,862			\$143.14		0.1534					
							Sale. Ratio =>	37.16				E.C.F. =>	1.183		Std. Deviation=>	0.063280824						
							Std. Dev. =>	1.00				Ave. E.C.F. =>	1.185		Ave. Variance=>	4.7714	Coefficient of Var=>	4.026402435				

FINAL CONCLUSION: 1.183

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40307 GAINES ROCK TOWNHOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
510736	720 S LAKESHORE BLVD	06/03/22	\$508,818	WD	03-ARM'S LENGTH	\$508,818	\$110,400	21.70	\$514,545	\$60,428	\$448,390	\$476,513	0.941	6,047	\$74.15	40308	4.0150	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$492,741	\$60,428	\$430,923	\$453,634	0.950	6,047	\$71.26	40308	3.1196	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510747	764 S LAKESHORE BLVD	02/21/23	\$491,631	WD	03-ARM'S LENGTH	\$491,631	\$50,100	10.19	\$492,741	\$60,428	\$431,203	\$453,634	0.951	6,047	\$71.31	40308	3.0578	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510749	772 S LAKESHORE BLVD	03/10/23	\$495,540	WD	03-ARM'S LENGTH	\$495,540	\$50,100	10.11	\$492,741	\$60,428	\$435,112	\$453,634	0.959	6,047	\$71.95	40308	2.1961	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510745	756 S LAKESHORE BLVD	12/27/22	\$581,136	AFF	03-ARM'S LENGTH	\$581,136	\$126,700	21.80	\$558,561	\$60,428	\$520,708	\$522,700	0.996	6,809	\$76.47	40308	1.5058	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$514,545	\$60,428	\$478,079	\$476,513	1.003	6,047	\$79.06	40308	2.2155	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510742	744 S LAKESHORE BLVD	11/03/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$127,800	19.88	\$580,365	\$60,428	\$582,572	\$545,579	1.068	6,829	\$85.31	40308	8.6673	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
Totals:			\$3,749,983			\$3,749,983	\$689,300		\$3,646,239		\$3,326,987	\$3,382,207			\$75.64		0.2542						
							Sale. Ratio =>	18.38					E.C.F. =>	0.984			Std. Deviation=>	0.04515219					
							Std. Dev. =>	5.59					Ave. E.C.F. =>	0.981			Ave. Variance=>	3.5396	Coefficient of Var=>	3.60765496			

FINAL CONCLUSION: 0.984

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40308 HARBOR RIDGE TOWNHOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
510736	720 S LAKESHORE BLVD	06/03/22	\$508,818	WD	03-ARM'S LENGTH	\$508,818	\$110,400	21.70	\$529,316	\$60,428	\$448,390	\$476,512	0.941	6,047	\$74.15	40308	6.9866	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510742	744 S LAKESHORE BLVD	11/03/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$127,800	19.88	\$597,277	\$60,428	\$582,572	\$545,578	1.068	6,829	\$85.31	40308	5.6957	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$529,316	\$60,428	\$478,079	\$476,512	1.003	6,047	\$79.06	40308	0.7561	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510744	752 S LAKESHORE BLVD	10/14/22	\$479,553	WD	03-ARM'S LENGTH	\$479,553	\$110,400	23.02	\$506,803	\$60,428	\$419,125	\$453,633	0.924	6,047	\$69.31	40308	8.6920	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510745	756 S LAKESHORE BLVD	12/27/22	\$581,136	AFF	03-ARM'S LENGTH	\$581,136	\$126,700	21.80	\$574,764	\$60,428	\$520,708	\$522,699	0.996	6,809	\$76.47	40308	1.4658	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510746	760 S LAKESHORE BLVD	01/24/23	\$485,958	WD	03-ARM'S LENGTH	\$485,958	\$50,100	10.31	\$506,803	\$60,428	\$425,530	\$453,633	0.938	6,047	\$70.37	40308	7.2800	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510747	764 S LAKESHORE BLVD	02/21/23	\$491,631	WD	03-ARM'S LENGTH	\$491,631	\$50,100	10.19	\$506,803	\$60,428	\$431,203	\$453,633	0.951	6,047	\$71.31	40308	6.0295	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510749	772 S LAKESHORE BLVD	03/10/23	\$495,540	WD	03-ARM'S LENGTH	\$495,540	\$50,100	10.11	\$506,803	\$60,428	\$435,112	\$453,633	0.959	6,047	\$71.95	40308	5.1677	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510750	776 S LAKESHORE BLVD	03/03/23	\$482,917	WD	03-ARM'S LENGTH	\$482,917	\$50,100	10.37	\$506,803	\$60,428	\$422,489	\$453,633	0.931	6,047	\$69.87	40308	7.9504	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$506,803	\$60,428	\$430,923	\$453,633	0.950	6,047	\$71.26	40308	6.0912	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510753	788 S LAKESHORE BLVD	04/07/23	\$483,791	WD	03-ARM'S LENGTH	\$483,791	\$113,900	23.54	\$506,803	\$60,428	\$423,363	\$453,633	0.933	6,047	\$70.01	40308	7.7577	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
1090110	211 N LAKESHORE BLVD	10/10/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$278,200	32.73	\$896,044	\$108,784	\$741,216	\$678,088	1.093	6,430	\$115.28	40309	8.2248	3 STORY	\$108,784	2025 HARBOR RIDGE TOWNHOUSES		407	
1090230	241 N LAKESHORE BLVD	11/04/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$320,000	43.24	\$896,044	\$108,784	\$631,216	\$678,088	0.931	6,889	\$91.63	40309	7.9973	3 STORY	\$108,784	2025 HARBOR RIDGE TOWNHOUSES		407	
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40307	10.2607	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$626,085	\$45,540	\$605,360	\$490,740	1.234	4,078	\$148.43	40307	22.2717	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$632,564	\$45,540	\$599,460	\$496,216	1.208	4,178	\$143.46	40307	19.7213	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
Totals:			\$9,198,102			\$9,198,102	\$2,327,600		\$9,495,535		\$8,179,206	\$8,064,772			\$90.34		0.3340						
								Sale. Ratio =>	25.31					E.C.F. =>	1.014	Std. Deviation=>		0.101912436					
								Std. Dev. =>	10.85					Ave. E.C.F. =>	1.011	Ave. Variance=>		8.2718	Coefficient of Var=>		8.183007814		

FINAL CONCLUSION: 1.014

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40312 LAKESHORE PARK PLACE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
1110130	1279 LAKESHORE PARK PL	09/14/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$130,500	35.08	\$332,243	\$72,055	\$299,945	\$270,747	1.108	2,974	\$100.86	40313	1.2963	MULTI FAMILY	\$72,055	2025 LAKESHORE PARK PLACE CONDOS		407
1110130	1279 LAKESHORE PARK PL	01/26/24	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$130,500	33.05	\$332,243	\$72,055	\$322,845	\$270,747	1.192	2,974	\$108.56	40313	7.1617	MULTI FAMILY	\$72,055	2025 LAKESHORE PARK PLACE CONDOS		407
1110200	1279 LAKESHORE PARK PL	07/20/23	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$130,400	33.96	\$354,337	\$72,520	\$311,480	\$293,254	1.062	2,980	\$104.52	40313	5.8654	MULTI FAMILY	\$72,520	2025 LAKESHORE PARK PLACE CONDOS		407
Totals:			\$1,150,900			\$1,150,900	\$391,400		\$1,018,823		\$934,270	\$834,748			\$104.65		0.1581					
								Sale. Ratio =>	34.01			E.C.F. =>	1.119	Std. Deviation=>		0.066096079						
								Std. Dev. =>	1.02			Ave. E.C.F. =>	1.121	Ave. Variance=>		4.7745	Coefficient of Var=>		4.259875612			

FINAL CONCLUSION: 1.119

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40313 NORTH BAY TOWNHOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1140060	1306 NORTH BAY CT	12/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,100	43.03	\$452,141	\$129,761	\$270,239	\$314,517	0.859	1,526	\$177.09	40315	21.4674	MULTI FAMILY	\$128,615	2025 NORTH BAY TOWNHOMES		407	90
1140040	1304 NORTH BAY CT	09/11/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$150,600	36.29	\$469,136	\$130,022	\$284,978	\$330,843	0.861	1,693	\$168.33	40315	21.2523	MULTI FAMILY	\$128,615	2025 NORTH BAY TOWNHOMES		407	90
1200550	518 S LAKESHORE BLVD	06/08/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$584,232	\$45,540	\$414,460	\$455,361	0.910	3,347	\$123.82	40307	16.3713	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	0
1090230	241 N LAKESHORE BLVD	11/04/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$320,000	43.24	\$773,927	\$107,019	\$632,981	\$609,048	1.039	3,061	\$206.79	10005	3.4597	MULTI FAMILY	\$107,019	2025 HARBOR RIDGE TOWNHOUSES		407	93
1110200	1279 LAKESHORE PARK PL	07/20/23	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$130,400	33.96	\$400,672	\$72,520	\$311,480	\$293,255	1.062	2,980	\$104.52	40313	1.1744	MULTI FAMILY	\$72,520	2025 LAKESHORE PARK PLACE CONDOS		407	0
1110130	1279 LAKESHORE PARK PL	09/14/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$130,500	35.08	\$375,022	\$72,055	\$299,945	\$270,748	1.108	2,974	\$100.86	40313	3.3946	MULTI FAMILY	\$72,055	2025 LAKESHORE PARK PLACE CONDOS		407	0
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40307	3.9564	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	0
1110130	1279 LAKESHORE PARK PL	01/26/24	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$130,500	33.05	\$375,022	\$72,055	\$322,845	\$270,748	1.192	2,974	\$108.56	40313	11.8526	MULTI FAMILY	\$72,055	2025 LAKESHORE PARK PLACE CONDOS		407	0
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$632,564	\$45,540	\$599,460	\$496,216	1.208	4,178	\$143.46	40307	13.4169	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	0
1090110	211 N LAKESHORE BLVD	10/10/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$278,200	32.73	\$771,009	\$107,019	\$742,981	\$606,384	1.225	2,602	\$285.54	10005	15.1373	MULTI FAMILY	\$107,019	2025 HARBOR RIDGE TOWNHOUSES		407	95
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$626,085	\$45,540	\$605,360	\$490,740	1.234	4,078	\$148.43	40307	15.9674	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	0
Totals:			\$5,941,800			\$5,941,800	\$2,204,200		\$6,126,314		\$5,069,189	\$4,662,766			\$154.99		1.3271						
								Sale. Ratio =>	37.10		E.C.F. =>		1.087		Std. Deviation=>		0.142325297						
								Std. Dev. =>	3.56		Ave. E.C.F. =>		1.074		Ave. Variance=>		11.5864 Coefficient of Var=> 10.7891591						

FINAL CONCLUSION: 1.087

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40315 PICNIC ROCKS POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
1300010	1317 PICNIC ROCKS DR	10/07/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$229,600	38.27	\$659,730	\$234,379	\$365,621	\$464,357	0.787	1,532	\$238.66	40318	28.6514	1 STORY	\$232,377	2025 PICNIC ROCKS POINTE	407	91		
1200550	518 S LAKESHORE BLVD	06/08/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$584,232	\$45,540	\$414,460	\$455,361	0.910	3,347	\$123.82	40307	16.3706	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM	407	0		
1090230	241 N LAKESHORE BLVD	11/04/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$320,000	43.24	\$773,927	\$107,019	\$632,981	\$609,048	1.039	3,061	\$206.79	10005	3.4590	MULTI FAMILY	\$107,019	2025 HARBOR RIDGE TOWNHOUSES	407	93		
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40307	3.9571	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM	407	0		
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$632,564	\$45,540	\$599,460	\$496,216	1.208	4,178	\$143.46	40307	13.4177	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM	407	0		
1090110	211 N LAKESHORE BLVD	10/10/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$278,200	32.73	\$771,009	\$107,019	\$742,981	\$606,384	1.225	2,602	\$285.54	10005	15.1381	MULTI FAMILY	\$107,019	2025 HARBOR RIDGE TOWNHOUSES	407	95		
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$626,085	\$45,540	\$605,360	\$490,740	1.234	4,078	\$148.43	40307	15.9682	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM	407	0		
Totals:			\$4,575,900			\$4,575,900	\$1,719,700		\$4,714,051		\$3,945,323	\$3,647,012			\$183.46		0.7911							
								Sale. Ratio =>	37.58					E.C.F. =>	1.082	Std. Deviation=>		0.172274113						
								Std. Dev. =>	3.14					Ave. E.C.F. =>	1.074	Ave. Variance=>		13.8517	Coefficient of Var=>		12.89870033			

FINAL CONCLUSION: 1.082

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40316 SHIRAS POINTE 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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
520270	409 RADISSON DR	09/30/22	\$265,000	AFF	03-ARM'S LENGTH	\$265,000	\$102,700	38.75	\$340,702	\$91,814	\$173,186	\$225,238	0.769	1,254	\$138.11	10025	18.7175	1 STORY	\$89,452	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	80		
520440	213 W NICOLET BLVD	05/19/23	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$329,419	\$91,512	\$208,488	\$215,300	0.968	2,025	\$102.96	10025	1.2281	BI-LEVEL	\$90,282	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	85		
520520	108 RAYMBAULT DR	05/25/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$70,700	29.83	\$236,457	\$89,377	\$147,623	\$133,104	1.109	1,036	\$142.49	10025	15.3002	1 STORY	\$86,405	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	73		
520740	8 E NICOLET BLVD	07/20/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$76,000	30.34	\$252,223	\$88,515	\$161,985	\$148,152	1.093	1,207	\$134.20	10025	13.7293	1 STORY	\$83,636	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	78		
680020	3 MARQUETTE DR	09/05/23	\$453,250	QC	03-ARM'S LENGTH	\$453,250	\$196,200	43.29	\$535,580	\$186,495	\$266,755	\$315,914	0.844	1,861	\$143.34	10025	11.1686	1 STORY	\$161,733	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	76		
680070	13 MARQUETTE DR	05/25/22	\$725,000	OTH	03-ARM'S LENGTH	\$725,000	\$245,300	33.83	\$1,007,819	\$218,903	\$506,097	\$713,951	0.709	3,342	\$151.44	10025	24.7209	1 STORY	\$207,705	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	85		
720200	304 JONATHAN CARVER RD	08/05/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$118,800	26.40	\$407,839	\$115,306	\$334,694	\$264,736	1.264	1,538	\$217.62	10025	30.8180	1 STORY	\$107,176	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	84		
720510	1003 ALLOUEZ RD	08/01/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$237,500	35.19	\$708,427	\$147,685	\$527,315	\$507,459	1.039	3,776	\$139.65	10025	8.3051	2 STORY	\$130,162	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	85		
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$569,345	\$207,707	\$317,293	\$327,274	0.970	2,192	\$144.75	10025	1.3425	2 STORY	\$199,674	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	74		
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$442,581	\$159,510	\$271,490	\$256,173	1.060	2,030	\$133.74	10025	10.3715	1 3/4 STORY	\$142,901	2025 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	80		
1010110	205 SANDSTONE DR	07/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,600	33.54	\$302,144	\$99,982	\$185,018	\$219,741	0.842	1,217	\$152.03	40319	11.4096	BI-LEVEL	\$99,027	2025 SHIRAS POINTE CONDOMINIUMS	407	88		
1010130	110 SHIRAS POINTE DR	09/08/23	\$370,000	OTH	03-ARM'S LENGTH	\$370,000	\$156,300	42.24	\$408,443	\$100,102	\$269,898	\$335,153	0.805	1,234	\$218.72	40319	15.0780	1 STORY	\$99,027	2025 SHIRAS POINTE CONDOMINIUMS	407	85		
Totals:			\$4,966,750			\$4,966,750	\$1,737,000		\$5,540,979		\$3,369,842	\$3,662,196			\$151.59		3.5907							
								Sale. Ratio =>	34.97					E.C.F. =>	0.920	Std. Deviation=>		0.165032348						
								Std. Dev. =>	5.48					Ave. E.C.F. =>	0.956	Ave. Variance=>		13.5158	Coefficient of Var=>		14.13670438			

FINAL CONCLUSION: 0.920

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40317 SILVERSTONE CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$572,896	\$154,181	\$350,819	\$371,201	0.945	2,256	\$155.50	10007	29.7539	2 STORY	\$147,348		2025 EAST WITH HISTORIC	401	74
170050	230 E RIDGE ST	01/16/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$434,700	43.47	\$1,115,668	\$221,559	\$778,441	\$792,650	0.982	4,258	\$182.82	10007	26.0556	2 1/2 STORY	\$214,856		2025 EAST WITH HISTORIC	401	77
180140	113 E OHIO ST	05/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$235,213	\$55,824	\$169,176	\$159,033	1.064	2,280	\$74.20	10007	17.8850	2 STORY	\$55,824		2025 EAST WITH HISTORIC	401	60
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$560,305	\$114,684	\$424,316	\$395,054	1.074	2,251	\$188.50	10007	16.8560	2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	82
172020	527 SPRUCE ST	10/13/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$145,800	37.87	\$394,443	\$74,648	\$310,352	\$283,506	1.095	2,411	\$128.72	10007	14.7938	2 1/2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	78
171200	424 CEDAR ST	08/31/22	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$366,000	32.53	\$1,145,945	\$205,651	\$919,349	\$833,594	1.103	6,186	\$148.62	10007	13.9756	2 1/2 STORY	\$201,224		2025 EAST WITH HISTORIC	401	74
172730	502 E HEWITT AVE	06/22/22	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$131,600	31.04	\$431,236	\$74,648	\$349,352	\$316,124	1.105	2,771	\$126.07	10007	13.7520	2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	88
401150	1111 HIGH ST	10/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$251,025	\$111,647	\$138,353	\$123,562	1.120	1,155	\$119.79	10007	12.2926	1 1/4 STORY	\$111,647		2025 EAST WITH HISTORIC	401	80
172920	539 E OHIO ST	08/26/22	\$400,275	WD	03-ARM'S LENGTH	\$400,275	\$129,100	32.25	\$389,026	\$116,214	\$284,061	\$241,855	1.175	1,440	\$197.26	10007	6.8119	1 1/2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	95
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$292,166	\$111,647	\$188,353	\$160,035	1.177	1,270	\$148.31	10007	6.5678	1 1/2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	92
360070	1010 HIGH ST	05/20/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$126,300	39.97	\$305,584	\$72,691	\$243,309	\$206,465	1.178	1,786	\$136.23	10007	6.4181	2 STORY	\$72,051		2025 EAST WITH HISTORIC	401	80
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$292,166	\$111,647	\$195,853	\$160,035	1.224	1,270	\$154.21	10007	1.8813	1 1/2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	92
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$361,288	\$98,665	\$291,335	\$232,822	1.251	1,831	\$159.11	10007	0.8692	2 STORY	\$98,665		2025 EAST WITH HISTORIC	401	90
360080	207 E PARK ST	04/21/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$113,400	32.49	\$313,705	\$76,288	\$272,712	\$210,476	1.296	1,568	\$173.92	10007	5.3061	2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	95
401780	1219 PINE ST	06/23/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$98,000	36.31	\$241,442	\$82,437	\$187,463	\$140,962	1.330	1,020	\$183.79	10007	8.7254	1 1/4 STORY	\$82,437		2025 EAST WITH HISTORIC	401	84
390050	1304 PINE ST	06/02/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,900	37.82	\$287,074	\$75,853	\$249,147	\$187,253	1.331	1,372	\$181.59	10007	8.7909	1 1/2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	82
380101	315 E PARK ST	03/14/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,400	34.53	\$250,695	\$78,542	\$206,458	\$152,618	1.353	1,050	\$196.63	10007	11.0147	1 1/4 STORY	\$78,542		2025 EAST WITH HISTORIC	401	87
390381	419 E MAGNETIC ST	09/30/22	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$120,200	29.83	\$353,609	\$111,647	\$291,353	\$214,505	1.358	1,428	\$204.03	10007	11.5625	2 STORY	\$111,647		2025 EAST WITH HISTORIC	401	87
360910	814 PINE ST	08/18/22	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$134,000	31.68	\$362,597	\$74,648	\$348,352	\$255,274	1.365	2,031	\$171.52	10007	12.1990	2 STORY	\$74,648		2025 EAST WITH HISTORIC	401	90
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$476,297	\$113,249	\$442,901	\$321,851	1.376	2,500	\$177.16	10007	13.3475	2 1/4 STORY	\$111,647		2025 EAST WITH HISTORIC	401	80
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$292,918	\$79,962	\$265,038	\$188,791	1.404	1,208	\$219.40	10007	16.1241	1 3/4 STORY	\$78,542		2025 EAST WITH HISTORIC	401	95
390341	416 E COLLEGE AVE	05/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$90,500	30.68	\$258,278	\$111,647	\$183,353	\$129,992	1.410	966	\$189.81	10007	16.7864	1 STORY	\$111,647		2025 EAST WITH HISTORIC	401	80
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$387,269	\$113,365	\$349,635	\$242,823	1.440	1,584	\$220.73	10007	19.7248	1 3/4 STORY	\$111,647		2025 EAST WITH HISTORIC	401	88
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$578,073	\$138,834	\$561,066	\$389,396	1.441	3,185	\$176.16	10007	19.8231	1 3/4 STORY	\$134,366		2025 EAST WITH HISTORIC	401	86
380231	1012 SPRUCE ST	11/01/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$154,600	33.25	\$379,748	\$98,837	\$366,163	\$249,035	1.470	1,836	\$199.44	10007	22.7700	2 STORY	\$94,121		2025 EAST WITH HISTORIC	401	80
Totals:			\$11,045,725			\$11,045,725	\$3,899,500		\$10,528,666		\$8,366,710	\$6,958,910			\$168.54		4.0329						
								Sale. Ratio =>	35.30														
								Std. Dev. =>	4.76	E.C.F. =>	1.202	Std. Deviation=>	0.153615162										
										Ave. E.C.F. =>	1.243	Ave. Variance=>	13.3635	Coefficient of Var=>	10.75419751								

FINAL CONCLUSION: 1.202

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40318 THE BLUFFS 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	Other Parcels in Sale	Land Table	Property Class	Building Depr.
620012	1804 MILDRED AVE	09/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,100	50.04	\$312,101	\$99,394	\$140,606	\$193,722	0.726	2,418	\$58.15	10019	41.5348	BI-LEVEL	\$99,394		2025 NORTH COMBINED	401	65
730450	1749 NORWOOD ST	04/17/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,800	39.28	\$371,912	\$158,125	\$146,875	\$194,706	0.754	1,084	\$135.49	10019	38.6817	1 STORY	\$156,417		2025 NORTH COMBINED	401	75
790070	1402 GRAY ST	08/25/22	\$272,900	AFF	03-ARM'S LENGTH	\$272,900	\$118,900	43.57	\$352,716	\$91,547	\$181,353	\$237,859	0.762	2,184	\$83.04	10019	37.8721	2 STORY	\$89,494		2025 NORTH COMBINED	401	80
690810	1200 GRAY ST	04/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,300	40.14	\$255,034	\$105,303	\$104,697	\$136,367	0.768	1,152	\$90.88	10019	37.3402	1 STORY	\$102,562		2025 NORTH COMBINED	401	77
730100	1804 NORWOOD ST	12/02/22	\$267,700	WD	03-ARM'S LENGTH	\$267,700	\$109,300	40.83	\$331,289	\$119,590	\$148,110	\$192,804	0.768	1,404	\$105.49	10019	37.2972	1 STORY	\$119,590		2025 NORTH COMBINED	401	76
450141	1812 LONGYEAR AVE	08/19/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,400	42.52	\$163,552	\$68,111	\$66,889	\$86,923	0.770	1,176	\$56.88	10019	37.1637	1 3/4 STORY	\$68,111		2025 NORTH COMBINED	401	61
450080	1744 LONGYEAR AVE	12/29/22	\$110,000	AFF	03-ARM'S LENGTH	\$110,000	\$50,400	45.82	\$133,891	\$31,789	\$78,211	\$92,989	0.841	1,032	\$75.79	10019	30.0083	DUPLEX	\$28,512		2025 NORTH COMBINED	401	65
512471	1501 WEST AVE	09/30/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$186,000	51.67	\$445,658	\$65,133	\$294,867	\$346,562	0.851	2,627	\$112.24	10019	29.0326	1 3/4 STORY	\$59,003		2025 NORTH COMBINED	401	78
480760	2313 FITCH AVE	05/18/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,800	35.03	\$218,281	\$63,755	\$121,245	\$140,734	0.862	1,632	\$74.29	10019	27.9642	2 STORY	\$63,755		2025 NORTH COMBINED	401	68
690700	1150 WEST AVE	05/04/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,400	38.26	\$307,206	\$106,918	\$158,082	\$182,412	0.867	1,229	\$128.63	10019	27.4538	1 STORY	\$106,918		2025 NORTH COMBINED	401	80
670270	1515 LYNN AVE	09/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,100	40.04	\$278,030	\$86,253	\$153,747	\$174,660	0.880	1,404	\$109.51	10019	26.0898	1 STORY	\$83,159		2025 NORTH COMBINED	401	77
510593	1940 WOODLAND AVE	10/13/22	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$174,300	42.88	\$464,791	\$146,132	\$260,368	\$290,218	0.897	2,070	\$125.78	10019	24.4013	2 STORY	\$144,696		2025 NORTH COMBINED	401	82
880100	1702 WEST AVE	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,500	49.30	\$328,125	\$90,578	\$194,422	\$216,345	0.899	2,338	\$83.16	10019	24.2495	BI-LEVEL	\$89,098		2025 NORTH COMBINED	401	77
670180	1504 LYNN AVE	03/31/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$116,300	41.24	\$321,800	\$86,791	\$195,209	\$214,034	0.912	1,305	\$149.59	10019	22.9113	1 STORY	\$83,159		2025 NORTH COMBINED	401	77
690650	1609 ELM AVE	02/01/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$93,400	35.92	\$292,202	\$85,805	\$174,195	\$187,975	0.927	1,264	\$137.81	10019	21.4470	1 STORY	\$85,139		2025 NORTH COMBINED	401	82
730240	1807 GRAY ST	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,800	50.51	\$284,355	\$80,075	\$174,925	\$186,047	0.940	1,920	\$91.11	10019	20.0943	BI-LEVEL	\$79,199		2025 NORTH COMBINED	401	78
480970	2220 LONGYEAR AVE	11/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$187,301	\$66,322	\$103,678	\$110,181	0.941	1,496	\$69.30	10019	20.0184	2 STORY	\$63,755		2025 NORTH COMBINED	401	68
560551	1963 WILKINSON AVE	10/31/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,800	42.96	\$235,781	\$91,850	\$124,150	\$131,085	0.947	1,168	\$106.29	10019	19.4063	1 STORY	\$87,118		2025 NORTH COMBINED	401	78
450051	1724 LONGYEAR AVE	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,300	40.15	\$212,775	\$73,737	\$121,263	\$126,628	0.958	1,204	\$100.72	10019	18.3532	1 3/4 STORY	\$68,111		2025 NORTH COMBINED	401	74
560520	2074 VAN EVERA AVE	08/30/22	\$190,000	AFF	03-ARM'S LENGTH	\$190,000	\$66,200	34.84	\$205,662	\$81,971	\$108,029	\$112,651	0.959	1,128	\$95.77	10019	18.2191	1 3/4 STORY	\$81,971		2025 NORTH COMBINED	401	71
480950	2210 LONGYEAR AVE	01/17/23	\$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$600,000	\$225,300	37.55	\$629,342	\$129,560	\$470,440	\$487,592	0.965	5,056	\$93.05	10019	17.6338	DUPLEX	\$118,836	480960	2025 NORTH COMBINED	401	83
620490	1706 MILDRED AVE	09/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$129,900	41.90	\$336,538	\$90,957	\$219,043	\$223,662	0.979	2,050	\$106.85	10019	16.1813	BI-LEVEL	\$89,890		2025 NORTH COMBINED	401	84
480910	2201 FITCH AVE	08/23/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$253,959	\$72,590	\$162,410	\$165,181	0.983	1,976	\$82.19	10019	15.7937	2 STORY	\$63,755		2025 NORTH COMBINED	401	80
830070	1604 KILDAHL AVE	10/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,200	43.95	\$440,218	\$101,406	\$308,594	\$308,572	1.000	2,468	\$125.04	10019	14.1089	2 STORY	\$94,642		2025 NORTH COMBINED	401	78
620013	1806 MILDRED AVE	07/17/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,300	45.52	\$471,123	\$100,753	\$339,247	\$337,313	1.006	1,785	\$190.05	10019	13.5428	1 3/4 STORY	\$99,394		2025 NORTH COMBINED	401	83
480540	2202 FITCH AVE	07/18/22	\$255,250	WD	03-ARM'S LENGTH	\$255,250	\$78,100	30.60	\$266,724	\$127,656	\$127,594	\$126,656	1.007	1,000	\$127.59	10019	13.3753	1 STORY	\$127,114		2025 NORTH COMBINED	401	77
280041	1120 WALDO ST	02/03/23	\$262,700	WD	03-ARM'S LENGTH	\$262,700	\$90,500	34.45	\$275,331	\$100,133	\$162,567	\$159,561	1.019	789	\$206.04	10019	12.2321	1 STORY	\$98,206		2025 NORTH COMBINED	401	90
690860	1209 GRAY ST	09/26/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$104,300	41.39	\$261,296	\$81,179	\$170,821	\$164,041	1.041	1,264	\$135.14	10019	9.9829	1 STORY	\$81,179		2025 NORTH COMBINED	401	74
620430	1712 KILDAHL AVE	09/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$302,161	\$119,194	\$175,806	\$166,637	1.055	1,032	\$170.35	10019	8.6134	1 STORY	\$119,194		2025 NORTH COMBINED	401	85
480940	2206 LONGYEAR AVE	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$267,556	\$68,719	\$196,281	\$181,090	1.084	1,508	\$130.16	10019	5.7275	2 STORY	\$63,755		2025 NORTH COMBINED	401	80
780540	54 ELDER DR	09/26/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$221,100	37.16	\$598,390	\$88,415	\$506,585	\$464,458	1.091	2,691	\$188.25	10019	5.0459	2 STORY	\$83,555		2025 NORTH COMBINED	401	80
730010	1706 CENTER ST	06/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,700	36.90	\$300,454	\$81,508	\$218,492	\$199,404	1.096	1,218	\$179.39	10019	4.5437	1 STORY	\$78,803		2025 NORTH COMBINED	401	83
561021	813 CLARK ST	09/29/22	\$270,900	WD	03-ARM'S LENGTH	\$270,900	\$92,800	34.26	\$269,771	\$73,474	\$197,426	\$178,777	1.104	1,235	\$159.86	10019	3.6845	1 1/4 STORY	\$68,111		2025 NORTH COMBINED	401	82
690650	1609 ELM AVE	12/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,000	38.98	\$292,202	\$85,805	\$209,195	\$187,975	1.113	1,264	\$165.50	10019	2.8276	1 STORY	\$85,139		2025 NORTH COMBINED	401	82
450140	1810 LONGYEAR AVE	06/06/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$76,700	35.51	\$213,907	\$70,374	\$145,626	\$130,722	1.114	1,172	\$124.25	10019	2.7149	1 STORY	\$68,111		2025 NORTH COMBINED	401	80
561140	2001 NEIDHART AVE	11/03/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,800	38.54	\$344,879	\$69,965	\$285,035	\$250,377	1.138	1,966	\$144.98	10019	0.2737	BI-LEVEL	\$66,131		2025 NORTH COMBINED	401	80
620460	1313 WEST AVE	02/21/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$103,900	37.51	\$269,084	\$61,210	\$215,790	\$189,321	1.140	1,042	\$207.09	10019	0.1348	1 STORY	\$59,795		2025 NORTH COMBINED	401	80
670110	1515 BIRCH AVE	02/17/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$113,300	37.39	\$291,999	\$84,543	\$218,457	\$188,940	1.156	1,260	\$173.38	10019	1.5064	1 STORY	\$83,159		2025 NORTH COMBINED	401	76
512470	1602 GRAY ST	08/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$169,428	\$67,995	\$107,005	\$92,380	1.158	910	\$117.59	10019	1.7156	1 STORY	\$67,319		2025 NORTH COMBINED	401	73
780310	31 ELDER DR	07/19/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$154,700	34.38	\$430,156	\$89,785	\$360,215	\$309,992	1.162	1,965	\$183.32	10019	2.0854	2 STORY	\$88,702		2025 NORTH COMBINED	401	90
970020	1404 WEST AVE	09/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$127,300	31.05	\$385,101	\$105,528	\$304,472	\$254,620	1.196	1,766	\$172.41	10019	5.4628	2 STORY	\$102,166		2025 NORTH COMBINED	401	90
430821	1624 LONGYEAR AVE	04/06/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$95,500	34.17	\$260,043	\$75,675	\$203,825	\$167,913	1.214	804	\$253.51	10019	7.2715	1 STORY	\$68,111		2025 NORTH COMBINED	401	90
440850	1739 FITCH AVE	10/10/22	\$256,200	WD	03-ARM'S LENGTH	\$256,200	\$65,400	25.53	\$236,564	\$78,708	\$177,492	\$143,767	1.235	1,107	\$160.34	10019	9.3422	DUPLEX	\$74,843		2025 NORTH COMBINED	401	75
431111	1622 WILKINSON AVE	07/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600	34.64	\$225,485	\$50,265	\$199,735	\$195,581	1.252	1,662	\$120.18	10019	11.0460	1 STORY	\$45,539		2025 NORTH COMBINED	401	81
512710	1612 GRAY ST	06/30/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$60,100	26.13	\$213,096	\$106,522	\$123,478	\$97,062	1.272	1,008	\$122.50	10019	13.0996	1 3/4 STORY	\$106,522		2025 NORTH COMBINED	401	78
450060	1730 LONGYEAR AVE	08/18/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$101,300	33.76	\$267,094	\$73,378	\$226,722	\$176,426	1.285	1,152	\$196.81	10019	14.3920	2 STORY	\$68,111		2025 NORTH COMBINED	401	87
780200	20 ELDER DR	07/29/22	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$142,700	30.23	\$409,271	\$94,494	\$377,506	\$286,682	1.317	1,917	\$196.93	10019	17.5650	1 1/2 STORY	\$89,890		2025 NORTH COMBINED	401	80
280281	1440 LYNN AVE	03/16/23	\$192,000	WD	03																		

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40319 THE LANDING CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class		
1200270	540 S LAKESHORE BLVD	06/28/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$229,400	40.60	\$646,492	\$65,109	\$499,891	\$573,356	0.872	4,729	\$105.70	40319	5.2061	1 STORY	\$65,109	2025 THE LANDING CONDOMINIUMS		407		
1200550	518 S LAKESHORE BLVD	06/08/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$584,232	\$45,540	\$414,460	\$455,361	0.910	3,347	\$123.82	40306	2.3093	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407		
510744	752 S LAKESHORE BLVD	10/14/22	\$479,553	WD	03-ARM'S LENGTH	\$479,553	\$110,400	23.02	\$506,803	\$60,428	\$419,125	\$453,633	0.924	6,047	\$69.31	40307	92.3929	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510753	788 S LAKESHORE BLVD	04/07/23	\$483,791	WD	03-ARM'S LENGTH	\$483,791	\$113,900	23.54	\$506,803	\$60,428	\$423,363	\$453,633	0.933	6,047	\$70.01	40307	18.0184	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510736	720 S LAKESHORE BLVD	06/03/22	\$508,818	WD	03-ARM'S LENGTH	\$508,818	\$110,400	21.70	\$529,316	\$60,428	\$448,390	\$476,512	0.941	6,047	\$74.15	40307	94.0983	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$506,803	\$60,428	\$430,923	\$453,633	0.950	6,047	\$71.26	40307	3.3737	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510747	764 S LAKESHORE BLVD	02/21/23	\$491,631	WD	03-ARM'S LENGTH	\$491,631	\$50,100	10.19	\$506,803	\$60,428	\$431,203	\$453,633	0.951	6,047	\$71.31	40307	95.0554	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510749	772 S LAKESHORE BLVD	03/10/23	\$495,540	WD	03-ARM'S LENGTH	\$495,540	\$50,100	10.11	\$506,803	\$60,428	\$435,112	\$453,633	0.959	6,047	\$71.95	40307	95.9172	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510745	756 S LAKESHORE BLVD	12/27/22	\$581,136	AFF	03-ARM'S LENGTH	\$581,136	\$126,700	21.80	\$574,764	\$60,428	\$520,708	\$522,699	0.996	6,809	\$76.47	40307	99.6191	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$529,316	\$60,428	\$478,079	\$476,512	1.003	6,047	\$79.06	40307	100.3288	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510755	796 S LAKESHORE BLVD	08/09/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$165,800	31.40	\$515,574	\$60,428	\$467,572	\$462,547	1.011	6,003	\$77.89	40307	101.0864	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510756	798 S LAKESHORE BLVD	08/28/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$164,300	30.43	\$517,326	\$60,428	\$479,572	\$464,327	1.033	6,025	\$79.60	40307	103.2832	1 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510754	792 S LAKESHORE BLVD	08/01/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$197,900	31.41	\$586,165	\$60,428	\$569,572	\$534,286	1.066	6,893	\$82.63	40307	106.6044	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
510742	744 S LAKESHORE BLVD	11/03/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$127,800	19.88	\$597,277	\$60,428	\$582,572	\$545,578	1.068	6,829	\$85.31	40307	106.7806	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407		
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40306	111.3456	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407		
Totals:			\$8,066,327			\$8,066,327	\$2,081,800		\$8,280,981		\$7,185,002	\$7,304,250			\$85.07		0.1649							
													Sale. Ratio =>	25.81			E.C.F. =>	0.984	Std. Deviation=>	0.067099427				
													Std. Dev. =>	9.24			Ave. E.C.F. =>	0.982	Ave. Variance=>	75.6946	Coefficient of Var=>	77.08014185		

FINAL CONCLUSION: 0.984

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
1060090	463 STONE QUARRY DR	09/13/22	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$156,200	38.28	\$460,092	\$98,367	\$309,633	\$362,087	0.855	2,082	\$148.72	10029	2.5366	1 3/4 STORY	\$89,887		2025 THE MEADOWS CONDOMINIUM	401	92	
1060110	479 STONE QUARRY DR	02/13/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$113,400	38.18	\$318,083	\$93,865	\$203,135	\$224,442	0.905	1,219	\$166.64	10029	2.4565	1 STORY	\$89,887		2025 THE MEADOWS CONDOMINIUM	401	89	
1060170	474 STONE QUARRY DR	06/09/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$197,200	50.56	\$430,244	\$95,697	\$294,303	\$334,882	0.879	2,073	\$141.97	10029	0.1674	BI-LEVEL	\$89,887		2025 THE MEADOWS CONDOMINIUM	401	90	
1060220	420 STONE QUARRY DR	06/20/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$173,200	46.19	\$412,464	\$89,887	\$285,113	\$322,900	0.883	2,177	\$130.97	10029	0.2476	BI-LEVEL	\$89,887		2025 THE MEADOWS CONDOMINIUM	401	81	
Totals:			\$1,470,000			\$1,470,000	\$640,000		\$1,620,883		\$1,092,184	\$1,244,311			\$147.07		0.2759							
								Sale. Ratio =>	43.54					E.C.F. =>	0.878	Std. Deviation=>	0.020459766							
								Std. Dev. =>	6.12					Ave. E.C.F. =>	0.881	Ave. Variance=>	1.3520	Coefficient of Var=>	1.535521347					

FINAL CONCLUSION: 0.878

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40321 WATERFRONT CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
1090060	205 N LAKESHORE BLVD	07/13/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$159,200	30.32	\$581,431	\$90,170	\$434,830	\$491,261	0.885	5,500	\$79.06	40305	12.8619	MULTI FAMILY	\$90,170	2025 FLANIGAN BROTHERS BLDG CONDO		407	
510735	716 S LAKESHORE BLVD	05/16/22	\$485,451	WD	03-ARM'S LENGTH	\$485,451	\$110,400	22.74	\$529,316	\$60,428	\$425,023	\$476,512	0.892	6,047	\$70.29	40307	12.1804	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510748	768 S LAKESHORE BLVD	11/07/22	\$490,223	WD	03-ARM'S LENGTH	\$490,223	\$50,100	10.22	\$529,316	\$60,428	\$429,795	\$476,512	0.902	6,047	\$71.07	40307	11.1789	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
1200550	518 S LAKESHORE BLVD	06/08/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$584,232	\$45,540	\$414,460	\$455,361	0.910	3,347	\$123.82	40306	10.3571	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
510737	724 S LAKESHORE BLVD	07/08/22	\$494,264	WD	03-ARM'S LENGTH	\$494,264	\$110,400	22.34	\$529,316	\$60,428	\$433,836	\$476,512	0.910	6,047	\$71.74	40307	10.3309	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510739	732 S LAKESHORE BLVD	10/06/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$126,700	23.46	\$574,764	\$60,428	\$479,572	\$522,699	0.917	6,809	\$70.43	40307	9.6258	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510744	752 S LAKESHORE BLVD	10/14/22	\$479,553	WD	03-ARM'S LENGTH	\$479,553	\$110,400	23.02	\$506,803	\$60,428	\$419,125	\$453,633	0.924	6,047	\$69.31	40307	8.9820	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510750	776 S LAKESHORE BLVD	03/03/23	\$482,917	WD	03-ARM'S LENGTH	\$482,917	\$50,100	10.37	\$506,803	\$60,428	\$422,489	\$453,633	0.931	6,047	\$69.87	40307	8.2405	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510753	788 S LAKESHORE BLVD	04/07/23	\$483,791	WD	03-ARM'S LENGTH	\$483,791	\$113,900	23.54	\$506,803	\$60,428	\$423,363	\$453,633	0.933	6,047	\$70.01	40307	8.0478	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510746	760 S LAKESHORE BLVD	01/24/23	\$485,958	WD	03-ARM'S LENGTH	\$485,958	\$50,100	10.31	\$506,803	\$60,428	\$425,530	\$453,633	0.938	6,047	\$70.37	40307	7.5701	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510736	720 S LAKESHORE BLVD	06/03/22	\$508,818	WD	03-ARM'S LENGTH	\$508,818	\$110,400	21.70	\$529,316	\$60,428	\$448,390	\$476,512	0.941	6,047	\$74.15	40307	7.2766	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$506,803	\$60,428	\$430,923	\$453,633	0.950	6,047	\$71.26	40307	6.3812	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510747	764 S LAKESHORE BLVD	02/21/23	\$491,631	WD	03-ARM'S LENGTH	\$491,631	\$50,100	10.19	\$506,803	\$60,428	\$431,203	\$453,633	0.951	6,047	\$71.31	40307	6.3195	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510749	772 S LAKESHORE BLVD	03/10/23	\$495,540	WD	03-ARM'S LENGTH	\$495,540	\$50,100	10.11	\$506,803	\$60,428	\$435,112	\$453,633	0.959	6,047	\$71.95	40307	5.4578	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510745	756 S LAKESHORE BLVD	12/27/22	\$581,136	AFF	03-ARM'S LENGTH	\$581,136	\$126,700	21.80	\$574,764	\$60,428	\$520,708	\$522,699	0.996	6,809	\$76.47	40307	1.7559	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$529,316	\$60,428	\$478,079	\$476,512	1.003	6,047	\$79.06	40307	1.0462	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510755	796 S LAKESHORE BLVD	08/09/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$165,800	31.40	\$515,574	\$60,428	\$467,572	\$462,547	1.011	6,003	\$77.89	40307	0.2885	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510756	798 S LAKESHORE BLVD	08/28/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$164,300	30.43	\$517,326	\$60,428	\$479,572	\$464,327	1.033	6,025	\$79.60	40307	1.9082	1 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510754	792 S LAKESHORE BLVD	08/01/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$197,900	31.41	\$586,165	\$60,428	\$569,572	\$534,286	1.066	6,893	\$82.63	40307	5.2295	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
510742	744 S LAKESHORE BLVD	11/03/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$127,800	19.88	\$597,277	\$60,428	\$582,572	\$545,578	1.068	6,829	\$85.31	40307	5.4057	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407	
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40306	9.9707	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
1090313	107 N LAKESHORE BLVD	10/20/22	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$361,800	40.65	\$805,942	\$59,020	\$830,980	\$736,609	1.128	2,928	\$283.80	40321	11.4365	2 STORY	\$59,020	2025 WATERFRONT CONDOMINIUMS		407	
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$632,564	\$45,540	\$599,460	\$496,216	1.208	4,178	\$143.46	40306	19.4312	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$626,085	\$45,540	\$605,360	\$490,740	1.234	4,078	\$148.43	40306	21.9817	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407	
1090326	107 N LAKESHORE BLVD	10/17/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$240,900	36.23	\$539,739	\$36,068	\$628,932	\$496,717	1.266	1,943	\$323.69	40321	25.2428	2 STORY	\$36,068	2025 WATERFRONT CONDOMINIUMS		407	
1090325	107 N LAKESHORE BLVD	09/18/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$287,600	41.68	\$551,176	\$34,975	\$655,025	\$509,074	1.287	1,823	\$359.31	40321	27.2949	2 STORY	\$34,975	2025 WATERFRONT CONDOMINIUMS		407	
Totals:			\$14,546,040			\$14,546,040	\$3,880,800		\$14,547,744		\$13,055,943	\$12,811,014			\$112.76		0.5369						
								Sale. Ratio =>	26.68					E.C.F. =>	1.019	Std. Deviation=>		0.121936379					
								Std. Dev. =>	10.17					Ave. E.C.F. =>	1.014	Ave. Variance=>		9.8386	Coefficient of Var=>		9.705111756		

FINAL CONCLUSION 1.019

2025 ECF ANALYSIS FOR NEIGHBORHOOD:
40322 WATERMARQ CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class									
1100084	311 S LAKESHORE BLVD	03/21/24	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$217,600	47.72	\$639,961	\$59,771	\$396,229	\$572,179	0.692	4,976	\$79.63	40303	32.2157	1 STORY	\$59,771	2025 CUSTOMS HOUSE CONDOMINIUMS		407									
1100083	311 S LAKESHORE BLVD	06/14/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$266,900	53.38	\$659,747	\$59,771	\$440,229	\$591,692	0.744	5,290	\$83.22	40303	27.0631	1 STORY	\$59,771	2025 CUSTOMS HOUSE CONDOMINIUMS		407									
1200550	518 S LAKESHORE BLVD	06/08/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$176,300	38.33	\$584,232	\$45,540	\$414,460	\$455,361	0.910	3,347	\$123.82	40306	10.4469	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407									
510737	724 S LAKESHORE BLVD	07/08/22	\$494,264	WD	03-ARM'S LENGTH	\$494,264	\$110,400	22.34	\$529,316	\$60,428	\$433,836	\$476,512	0.910	6,047	\$71.74	40307	10.4207	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
510739	732 S LAKESHORE BLVD	10/06/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$126,700	23.46	\$574,764	\$60,428	\$479,572	\$522,699	0.917	6,809	\$70.43	40307	9.7156	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
510753	788 S LAKESHORE BLVD	04/07/23	\$483,791	WD	03-ARM'S LENGTH	\$483,791	\$113,900	23.54	\$506,803	\$60,428	\$423,363	\$453,633	0.933	6,047	\$70.01	40307	8.1376	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
510736	720 S LAKESHORE BLVD	06/03/22	\$508,818	WD	03-ARM'S LENGTH	\$508,818	\$110,400	21.70	\$529,316	\$60,428	\$448,390	\$476,512	0.941	6,047	\$74.15	40307	7.3665	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$506,803	\$60,428	\$430,923	\$453,633	0.950	6,047	\$71.26	40307	6.4711	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
510745	756 S LAKESHORE BLVD	12/27/22	\$581,136	AFF	03-ARM'S LENGTH	\$581,136	\$126,700	21.80	\$574,764	\$60,428	\$520,708	\$522,699	0.996	6,809	\$76.47	40307	1.8457	3 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
510743	748 S LAKESHORE BLVD	12/12/22	\$538,507	WD	03-ARM'S LENGTH	\$538,507	\$110,400	20.50	\$529,316	\$60,428	\$478,079	\$476,512	1.003	6,047	\$79.06	40307	1.1360	2 STORY	\$60,428	2025 GAINES ROCK TOWNHOMES CONDOS		407									
1200500	518 S LAKESHORE BLVD	06/28/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$234,500	37.22	\$666,504	\$45,540	\$584,460	\$524,906	1.113	4,250	\$137.51	40306	9.8808	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407									
1090313	107 N LAKESHORE BLVD	10/20/22	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$361,800	40.65	\$805,942	\$59,020	\$830,980	\$736,609	1.128	2,928	\$283.80	40321	11.3467	2 STORY	\$59,020	2025 WATERFRONT CONDOMINIUMS		407									
1200600	500 S LAKESHORE BLVD	10/17/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$233,000	36.12	\$632,564	\$45,540	\$599,460	\$496,216	1.208	4,178	\$143.46	40306	19.3414	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407									
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$626,085	\$45,540	\$605,360	\$490,740	1.234	4,078	\$148.43	40306	21.8919	1 STORY	\$45,540	2025 GAINES AND ADAMS CONDOMINIUM		407									
1090326	107 N LAKESHORE BLVD	10/17/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$240,900	36.23	\$539,739	\$36,068	\$628,932	\$496,717	1.266	1,943	\$323.69	40321	25.1530	2 STORY	\$36,068	2025 WATERFRONT CONDOMINIUMS		407									
1090325	107 N LAKESHORE BLVD	09/18/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$287,600	41.68	\$551,176	\$34,975	\$655,025	\$509,074	1.287	1,823	\$359.31	40321	27.2051	2 STORY	\$34,975	2025 WATERFRONT CONDOMINIUMS		407									
Totals:			\$9,224,767			\$9,224,767	\$3,079,000		\$9,457,032		\$8,370,006	\$8,255,697			\$137.25		0.0802														
									Sale. Ratio =>	33.38												E.C.F. =>	1.014					Std. Deviation=>	0.177049083		
									Std. Dev. =>	10.51												Ave. E.C.F. =>	1.015					Ave. Variance=>	14.3524	Coefficient of Var=>	14.14516605

FINAL CONCLUSION: 1.014