

2026 BLUE HERON AND THE BLUFFS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	
430330	327 CENTER ST	06/02/23	\$244,100	WD	03-ARM'S LENGTH	\$244,100	\$73,300	30.03	\$212,854	\$44,882	\$199,218	\$151,326	1.316	1,144	\$174.14	40106	24.9809	1 3/4 STORY		\$43,630	2026 NORTH	401	
430821	1624 LONGYEAR AVE	04/06/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$95,500	34.17	\$298,830	\$84,251	\$195,249	\$193,314	1.010	804	\$242.85	40106	5.6664	1 STORY		\$76,574	2026 NORTH	401	
431152	520 SUMMIT ST	07/31/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$82,900	32.90	\$222,574	\$52,713	\$199,287	\$153,028	1.302	1,040	\$191.62	40106	23.5620	1 1/4 STORY		\$51,198	2026 NORTH	401	
440931	1825 FITCH AVE	10/24/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,800	36.81	\$286,273	\$78,402	\$241,598	\$187,271	1.290	1,934	\$124.92	40106	22.3425	2 STORY		\$76,574	2026 NORTH	401	
450051	1724 LONGYEAR AVE	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,300	40.15	\$232,194	\$82,285	\$112,715	\$135,053	0.835	1,204	\$93.62	40106	23.2074	1 3/4 STORY		\$76,574	2026 NORTH	401	
450052	1726 LONGYEAR AVE	01/06/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,600	45.14	\$268,274	\$83,391	\$161,609	\$166,561	0.970	1,368	\$118.14	40106	9.6404	2 STORY		\$76,574	2026 NORTH	401	
450060	1730 LONGYEAR AVE	08/18/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$101,300	33.76	\$287,212	\$81,919	\$218,181	\$184,949	1.180	1,152	\$189.39	40106	11.3012	2 STORY		\$76,574	2026 NORTH	401	
450140	1810 LONGYEAR AVE	06/06/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$76,700	35.51	\$230,806	\$78,871	\$137,129	\$136,878	1.002	1,172	\$117.00	40106	6.4841	1 STORY		\$76,574	2026 NORTH	401	
450410	1728 WILKINSON AVE	03/15/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,500	32.68	\$258,556	\$76,505	\$203,495	\$164,010	1.241	1,168	\$174.23	40106	17.4076	1 1/4 STORY		\$71,677	2026 NORTH	401	
480560	2214 FITCH AVE	07/30/24	\$318,820	WD	03-ARM'S LENGTH	\$318,820	\$112,100	35.16	\$299,571	\$71,677	\$247,143	\$205,310	1.204	2,426	\$101.87	40106	13.7084	2 STORY		\$71,677	2026 NORTH	401	
480910	2201 FITCH AVE	08/23/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$274,007	\$80,639	\$154,361	\$174,205	0.886	1,976	\$78.12	40106	18.0586	2 STORY		\$71,677	2026 NORTH	401	
480940	2206 LONGYEAR AVE	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$289,852	\$76,930	\$188,070	\$191,822	0.980	1,508	\$124.71	40106	8.6230	2 STORY		\$71,677	2026 NORTH	401	
481060	2100 LONGYEAR AVE	06/06/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$108,300	36.11	\$259,610	\$78,250	\$221,650	\$163,387	1.357	1,488	\$148.96	40106	28.9920	1 STORY		\$76,574	2026 NORTH	401	
481160	2103 LONGYEAR AVE	03/22/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,300	45.53	\$165,230	\$76,574	\$73,426	\$79,870	0.919	828	\$88.68	40106	14.7356	1 STORY		\$76,574	2026 NORTH	401	
510431	1945 GRANITE AVE	05/16/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,300	38.30	\$393,045	\$183,528	\$151,472	\$188,754	0.802	1,384	\$109.45	40106	26.4188	1 STORY		\$174,295	2026 NORTH	401	
512330	1719 WOODLAND AVE	01/22/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$130,200	35.67	\$343,735	\$141,919	\$223,081	\$181,816	1.227	1,560	\$143.00	40106	16.0287	1 1/2 STORY		\$139,971	2026 NORTH	401	
512470	1602 GRAY ST	08/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$195,996	\$76,369	\$98,631	\$107,772	0.915	910	\$108.39	40106	15.1490	1 STORY		\$75,684	2026 NORTH	401	
560071	1906 VAN EVERA AVE	12/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,000	44.23	\$273,740	\$92,156	\$167,844	\$163,589	1.026	1,200	\$139.87	40106	4.0663	2 STORY		\$92,156	2026 NORTH	401	
560074	1936 VAN EVERA AVE	07/11/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,400	42.72	\$242,271	\$92,156	\$142,844	\$135,239	1.056	1,085	\$131.65	40106	1.0436	1 STORY		\$92,156	2026 NORTH	401	
560551	1963 WILKINSON AVE	10/31/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,800	42.96	\$254,622	\$102,744	\$113,256	\$136,827	0.828	1,168	\$96.97	40106	23.8941	1 STORY		\$97,944	2026 NORTH	401	
561060	819 CLARK ST	06/03/24	\$241,600	WD	03-ARM'S LENGTH	\$241,600	\$90,700	37.54	\$228,270	\$81,926	\$159,674	\$131,841	1.211	960	\$166.33	40106	14.4435	1 STORY		\$76,574	2026 NORTH	401	
561140	2001 NEIDHART AVE	11/03/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,800	38.54	\$370,338	\$78,240	\$276,760	\$263,151	1.052	1,966	\$140.77	40106	1.4958	BI-LEVEL		\$74,348	2026 NORTH	401	
561410	2011 WETTON AVE	10/25/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,900	46.18	\$253,374	\$108,738	\$116,262	\$130,303	0.892	1,080	\$107.65	40106	17.4426	1 STORY		\$102,396	2026 NORTH	401	
580440	1604 KIMBER AVE	10/15/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$107,700	32.44	\$289,963	\$69,148	\$262,852	\$198,932	1.321	1,782	\$147.50	40106	25.4641	BI-LEVEL		\$67,670	2026 NORTH	401	
620013	1806 MILDRED AVE	07/17/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,300	45.52	\$510,296	\$117,134	\$322,866	\$354,200	0.912	1,785	\$180.88	40106	15.5136	1 3/4 STORY		\$111,745	2026 NORTH	401	
620430	1712 KILDAHL AVE	09/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$331,288	\$137,074	\$157,926	\$174,968	0.903	1,032	\$153.03	40106	16.4070	1 STORY		\$134,005	2026 NORTH	401	
620490	1706 MILDRED AVE	09/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$129,900	41.90	\$359,584	\$102,787	\$207,213	\$231,349	0.896	2,050	\$101.08	40106	17.0998	BI-LEVEL		\$101,060	2026 NORTH	401	
670130	1511 BIRCH AVE	07/06/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$131,400	35.51	\$325,284	\$97,609	\$272,391	\$205,113	1.328	1,332	\$204.50	40106	26.1335	1 STORY		\$93,492	2026 NORTH	401	
690650	1609 ELM AVE	12/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,000	38.98	\$315,699	\$96,394	\$198,606	\$197,572	1.005	1,264	\$157.13	40106	6.1439	1 STORY		\$95,718	2026 NORTH	401	
690860	1209 GRAY ST	09/26/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$104,300	41.39	\$279,356	\$92,960	\$159,040	\$167,924	0.947	1,264	\$125.82	40106	11.9579	1 STORY		\$91,266	2026 NORTH	401	
730240	1807 GRAY ST	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,800	50.51	\$305,429	\$91,152	\$163,848	\$193,042	0.849	1,920	\$85.34	40106	21.7905	BI-LEVEL		\$89,040	2026 NORTH	401	
730530	1603 WEST AVE	04/15/24	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$207,500	43.50	\$516,286	\$93,174	\$383,826	\$381,182	1.007	2,608	\$147.17	40106	5.9735	2 STORY		\$87,704	2026 NORTH	401	
780150	15 ELDER DR	01/03/25	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$153,100	39.06	\$361,784	\$95,905	\$296,095	\$239,531	1.236	1,880	\$157.50	40106	16.9475	2 STORY		\$93,937	2026 NORTH	401	
780290	29 ELDER DR	01/09/25	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$196,300	35.56	\$484,196	\$114,683	\$437,317	\$332,895	1.314	1,690	\$258.77	40106	24.7008	2 STORY		\$110,409	2026 NORTH	401	
780590	59 ELDER DR	11/20/24	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$151,400	37.20	\$346,544	\$87,772	\$319,228	\$233,128	1.369	2,177	\$146.64	40106	30.2654	BI-LEVEL		\$85,923	2026 NORTH	401	
790070	1402 GRAY ST	05/28/24	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$143,900	38.27	\$377,683	\$102,700	\$273,300	\$247,732	1.103	2,184	\$125.14	40106	3.6535	2 STORY		\$100,615	2026 NORTH	401	
830050	1306 WEST AVE	05/01/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$164,000	38.14	\$390,557	\$99,279	\$330,721	\$262,413	1.260	1,999	\$165.44	40106	19.3637	BI-LEVEL		\$99,279	2026 NORTH	401	
830070	1604 KILDAHL AVE	10/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,200	43.95	\$474,676	\$113,268	\$296,732	\$325,593	0.911	2,468	\$120.23	40106	15.5313	2 STORY		\$106,403	2026 NORTH	401	
850010	1801 MILDRED AVE	08/26/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$126,500	41.89	\$326,896	\$158,658	\$143,342	\$151,566	0.946	1,260	\$113.76	40106	12.0931	1 STORY		\$157,600	2026 NORTH	401	
880100	1702 WEST AVE	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,500	49.30	\$352,316	\$101,674	\$183,326	\$225,804	0.812	2,338	\$78.41	40106	25.4789	BI-LEVEL		\$100,170	2026 NORTH	401	
970030	1406 WEST AVE	07/29/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$214,900	39.07	\$548,895	\$121,232	\$428,768	\$385,282	1.113	3,643	\$117.70	40106	4.6196	BI-LEVEL		\$114,861	2026 NORTH	401	
<b>Totals:</b>			<b>\$12,738,020</b>			<b>\$12,738,020</b>	<b>\$4,991,800</b>		<b>\$13,037,966</b>	<b>\$8,840,352</b>	<b>\$8,234,503</b>				<b>\$138.98</b>		<b>0.6903</b>						
								<b>Sale. Ratio =&gt;</b>	<b>39.19</b>					<b>E.C.F. =&gt;</b>	<b>1.074</b>	<b>Std. Deviation=&gt;</b>		<b>0.179118746</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.73</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.067</b>	<b>Ave. Variance=&gt;</b>		<b>15.8007</b>	<b>Coefficient of Var=&gt;</b>		<b>14.81311673</b>		

2026 CENTRAL ECF

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
190610	502 W BLUFF ST	05/10/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,100	46.24	\$237,074	\$42,772	\$167,228	\$167,936	0.996	1,466	\$114.07	40101	15.6976	DUPLEX	\$42,772		2026 CENTRAL	401
190850	406 W BLUFF ST	08/26/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$40,800	25.50	\$129,102	\$20,717	\$139,283	\$93,678	1.487	780	\$178.57	40101	33.4074	1 3/4 STORY	\$19,397		2026 CENTRAL	401
191030	425 W RIDGE ST	10/16/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$166,100	34.25	\$504,276	\$91,939	\$393,061	\$356,385	1.103	2,613	\$150.43	40101	4.9847	2 STORY	\$85,545		2026 CENTRAL	401
210220	121 N FIFTH ST	10/30/23	\$202,916	WD	03-ARM'S LENGTH	\$202,916	\$66,500	32.77	\$201,368	\$59,219	\$143,697	\$122,860	1.170	1,020	\$140.88	40101	1.6840	1 3/4 STORY	\$57,196		2026 CENTRAL	401
230641	512 OAK ST	11/03/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$79,300	46.65	\$219,759	\$74,857	\$95,143	\$125,239	0.760	1,248	\$76.24	40101	39.3071	1 STORY	\$71,121		2026 CENTRAL	401
230690	316 W MICHIGAN ST	01/16/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$57,600	54.86	\$119,062	\$25,714	\$79,286	\$80,681	0.983	783	\$101.26	40101	17.0051	1 1/4 STORY	\$24,370		2026 CENTRAL	401
250100	414 W RIDGE ST	08/25/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,900	34.18	\$266,571	\$94,000	\$131,000	\$149,154	0.878	1,260	\$103.97	40101	27.4472	DUPLEX	\$94,000		2026 CENTRAL	401
250160	424 W RIDGE ST	10/15/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,700	43.97	\$344,457	\$128,814	\$191,186	\$186,381	1.026	1,652	\$115.73	40101	12.6980	1 STORY	\$128,814		2026 CENTRAL	401
250260	526 W RIDGE ST	06/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,800	36.53	\$270,792	\$60,636	\$204,364	\$181,639	1.125	1,653	\$123.63	40101	2.7647	1 1/2 STORY	\$55,206		2026 CENTRAL	401
260230	123 MORGAN ST	10/19/23	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$119,000	26.30	\$365,077	\$83,678	\$368,822	\$243,214	1.516	1,704	\$216.44	40101	36.3689	DUPLEX	\$79,576		2026 CENTRAL	401
260240	125 MORGAN ST	07/30/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$127,900	36.03	\$312,750	\$70,048	\$284,952	\$209,768	1.358	2,176	\$130.95	40101	20.5653	DUPLEX	\$67,143		2026 CENTRAL	401
270432	1305 SHERMAN ST	01/22/24	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$107,100	32.46	\$309,878	\$97,481	\$232,419	\$183,576	1.266	1,424	\$163.22	40101	11.3307	2 STORY	\$97,481		2026 CENTRAL	401
270910	1310 CLEVELAND AVE	10/23/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$91,200	35.09	\$321,784	\$142,891	\$117,009	\$154,618	0.757	1,088	\$107.55	40101	39.5998	1 1/4 STORY	\$139,259		2026 CENTRAL	401
270980	1100 CLEVELAND AVE	05/23/24	\$340,575	WD	03-ARM'S LENGTH	\$340,575	\$145,800	42.81	\$377,595	\$153,469	\$187,106	\$193,713	0.966	1,344	\$139.22	40101	18.6867	2 STORY	\$151,195		2026 CENTRAL	401
280560	1413 NORWAY AVE	07/22/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$98,200	33.86	\$254,994	\$76,095	\$213,905	\$154,623	1.383	1,296	\$165.05	40101	23.0636	1 STORY	\$76,095		2026 CENTRAL	401
280660	1207 NORWAY AVE	07/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,600	37.31	\$307,343	\$93,468	\$181,532	\$184,853	0.982	1,523	\$119.19	40101	17.0726	2 STORY	\$85,545		2026 CENTRAL	401
280680	1002 W COLLEGE AVE	06/26/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$98,400	37.85	\$238,003	\$64,241	\$195,759	\$150,183	1.303	1,092	\$179.27	40101	15.0708	1 STORY	\$57,196		2026 CENTRAL	401
280750	1001 W MAGNETIC ST	10/03/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,800	43.90	\$217,531	\$58,413	\$141,587	\$137,526	1.030	988	\$143.31	40101	12.3233	1 STORY	\$57,196		2026 CENTRAL	401
281441	936 SHERMAN ST	07/31/24	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$107,900	43.77	\$264,206	\$117,373	\$129,127	\$126,908	1.017	975	\$132.44	40101	13.5278	1 STORY	\$111,407		2026 CENTRAL	401
290040	895 LEE ST	06/13/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,100	36.04	\$203,187	\$54,211	\$170,789	\$128,761	1.326	1,396	\$122.34	40101	17.3648	2 STORY	\$54,211		2026 CENTRAL	401
290190	719 N SIXTH ST	08/09/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$87,100	43.77	\$225,070	\$85,545	\$113,455	\$120,592	0.941	1,262	\$89.90	40101	21.1943	1 1/4 STORY	\$85,545		2026 CENTRAL	401
290240	510 W HEWITT AVE	11/01/24	\$361,200	WD	03-ARM'S LENGTH	\$361,200	\$138,100	38.23	\$399,446	\$87,545	\$273,655	\$269,577	1.015	2,208	\$123.94	40101	13.7634	DUPLEX	\$85,545		2026 CENTRAL	401
290481	406 W CRESCENT ST	05/28/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$84,200	32.89	\$204,332	\$61,323	\$194,677	\$123,603	1.575	899	\$216.55	40101	42.2255	1 STORY	\$57,693		2026 CENTRAL	401
300400	374 HARRISON ST	04/27/23	\$200,000	AFF	03-ARM'S LENGTH	\$200,000	\$90,000	45.00	\$268,741	\$88,265	\$111,735	\$155,986	0.716	1,668	\$66.99	40101	43.6446	2 STORY	\$85,545		2026 CENTRAL	401
300900	380 ALGER ST	12/10/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$121,600	39.23	\$302,024	\$87,638	\$222,362	\$185,295	1.200	1,037	\$214.43	40101	4.7285	1 STORY	\$86,042		2026 CENTRAL	401
300920	372 ALGER ST	07/09/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$104,200	38.61	\$266,687	\$91,404	\$178,496	\$151,498	1.178	1,678	\$106.37	40101	2.5449	2 STORY	\$85,545		2026 CENTRAL	401
310200	353 W CRESCENT ST	12/16/24	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$185,500	36.73	\$448,466	\$80,313	\$424,687	\$318,196	1.335	2,512	\$169.06	40101	18.1911	2 1/2 STORY	\$75,598		2026 CENTRAL	401
310290	358 W CRESCENT ST	05/26/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,100	37.24	\$273,225	\$77,743	\$172,257	\$168,956	1.020	1,581	\$108.95	40101	13.3222	2 STORY	\$75,598		2026 CENTRAL	401
310380	328 W CRESCENT ST	09/05/24	\$244,100	WD	03-ARM'S LENGTH	\$244,100	\$90,100	36.91	\$234,443	\$79,994	\$164,106	\$133,491	1.229	1,260	\$130.24	40101	7.6582	1 3/4 STORY	\$75,598		2026 CENTRAL	401
420580	720 W COLLEGE AVE	02/13/24	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$119,300	36.76	\$319,565	\$77,398	\$247,102	\$209,306	1.181	1,436	\$172.08	40101	2.7818	1 1/2 STORY	\$77,090		2026 CENTRAL	401
421120	736 W MAGNETIC ST	11/11/24	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$219,100	34.61	\$554,097	\$202,102	\$430,898	\$304,231	1.416	1,738	\$247.93	40101	26.3593	1 STORY	\$177,058		2026 CENTRAL	401
421150	731 W MAGNETIC ST	07/28/23	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$113,500	34.29	\$319,072	\$102,952	\$228,048	\$186,793	1.221	1,142	\$199.69	40101	6.8097	1 STORY	\$102,952		2026 CENTRAL	401
421170	727 W MAGNETIC ST	08/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$146,800	42.55	\$373,014	\$102,952	\$242,048	\$233,416	1.037	1,870	\$129.44	40101	11.5777	2 STORY	\$102,952		2026 CENTRAL	401
421220	715 W MAGNETIC ST	08/07/23	\$380,715	WD	03-ARM'S LENGTH	\$380,715	\$116,900	30.71	\$344,840	\$102,952	\$277,763	\$209,065	1.329	1,428	\$194.51	40101	17.5838	1 STORY	\$102,952		2026 CENTRAL	401
530080	919 W KAYE AVE	01/23/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,000	34.55	\$273,674	\$90,550	\$184,450	\$158,275	1.165	1,456	\$126.68	40101	1.2618	2 STORY	\$85,545		2026 CENTRAL	401
660020	1103 NORTHROP ST	11/14/24	\$307,103	WD	03-ARM'S LENGTH	\$307,103	\$98,300	32.01	\$256,125	\$88,529	\$218,574	\$144,854	1.509	864	\$252.98	40101	35.6167	1 STORY	\$88,529		2026 CENTRAL	401
<b>Totals:</b>			<b>\$10,568,809</b>			<b>\$10,568,809</b>	<b>\$3,891,600</b>		<b>\$10,527,630</b>		<b>\$7,451,568</b>	<b>\$6,404,831</b>			<b>\$146.49</b>		<b>1.0670</b>					
								<b>Sale. Ratio =&gt;</b>	<b>36.82</b>			<b>E.C.F. =&gt;</b>	<b>1.163</b>	<b>Std. Deviation=&gt;</b>		<b>0.220451026</b>						
								<b>Std. Dev. =&gt;</b>	<b>5.92</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.153</b>	<b>Ave. Variance=&gt;</b>		<b>18.0343</b>	<b>Coefficient of Var=&gt;</b>		<b>15.6444242</b>			

2026 COMMERCIAL AND INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
20440	1320 S FRONT ST	01/16/25	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$144,900	34.92	\$353,281	\$82,135	\$332,865	\$251,527	1.323	3,590	\$92.72	20101	20.5239			\$70,860		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	\$368,989	\$26,399	\$353,601	\$317,801	1.113	2,297	\$153.94	20101	0.5491			\$26,399		2025 COMM AND IND	201
111420	311 S FRONT ST	05/30/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$268,500	54.24	\$562,326	\$43,766	\$451,234	\$481,039	0.938	4,922	\$91.68	20101	18.0098			\$43,766		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	\$484,940	\$13,199	\$476,801	\$437,608	1.090	3,583	\$133.07	20101	2.8575			\$13,199		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	\$340,507	\$13,547	\$311,453	\$303,302	1.027	2,728	\$114.17	20101	9.1265	SHORT TERM RENTAL		\$13,547		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	\$524,462	\$91,275	\$343,725	\$401,843	0.855	1,796	\$191.38	20101	26.2767			\$84,754		2025 COMM AND IND	201
270020	1108 W WASHINGTON ST	07/12/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$224,200	50.95	\$492,509	\$129,626	\$310,374	\$336,626	0.922	3,459	\$89.73	20101	19.6124			\$121,226		2025 COMM AND IND	201
350290	816 N THIRD ST	09/06/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,100	37.57	\$277,492	\$60,843	\$264,157	\$200,973	1.314	1,660	\$159.13	20101	19.6252	2 STORY		\$59,745		2025 COMM AND IND	201
350300	800 N THIRD ST	04/17/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$392,800	40.29	\$817,615	\$104,995	\$870,005	\$661,058	1.316	3,990	\$218.05	20101	19.7942			\$79,891		2025 COMM AND IND	201
1000190	550 HAWLEY ST	01/21/24	\$569,500	WD	03-ARM'S LENGTH	\$569,500	\$151,800	26.65	\$545,526	\$369,675	\$199,825	\$163,127	1.225	6,080	\$32.87	20101	10.6827			\$336,410		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	\$529,961	\$35,538	\$539,462	\$458,648	1.176	3,918	\$137.69	20101	5.8061			\$35,538		2026 WATERFRONT CONDOMINIUMS	207
<b>Totals:</b>			<b>\$5,424,500</b>			<b>\$5,424,500</b>	<b>\$2,255,900</b>		<b>\$5,297,608</b>		<b>\$4,453,502</b>	<b>\$4,013,553</b>			<b>\$128.58</b>		<b>0.8522</b>						
								Sale. Ratio =>	<b>41.59</b>			E.C.F. =>	<b>1.110</b>	Std. Deviation=>		<b>0.16844133</b>							
								Std. Dev. =>	<b>8.32</b>			Ave. E.C.F. =>	<b>1.118</b>	Ave. Variance=>		<b>13.8967</b>	Coefficient of Var=>		<b>12.42847076</b>				

2026 NEAR LAKE SUPERIOR ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class				
510752	784 S LAKESHORE BLVD	04/06/23	\$491,351	WD	03-ARM'S LENGTH	\$491,351	\$113,800	23.16	\$556,545	\$63,380	\$427,971	\$459,185	0.932	6,047	\$70.77	40307	12.6638	2 STORY		\$63,380		2026 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	\$556,545	\$63,380	\$420,411	\$459,185	0.916	6,047	\$69.52	40307	14.3102	2 STORY		\$63,380		2026 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	\$639,293	\$63,380	\$566,620	\$536,232	1.057	6,893	\$82.20	40307	0.1991	3 STORY		\$63,380		2026 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	\$566,459	\$63,380	\$464,620	\$468,416	0.992	6,003	\$77.40	40307	6.6765	2 STORY		\$63,380		2026 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	\$568,421	\$63,380	\$476,620	\$470,243	1.014	6,025	\$79.11	40307	4.5100	1 STORY		\$63,380		2026 GAINES ROCK TOWNHOMES CONDOS	407				
1090240	243 N LAKESHORE BLVD	06/17/24	\$1,000,000	WD	03-ARM'S LENGTH	\$950,000	\$379,900	39.99	\$812,787	\$114,011	\$835,989	\$650,629	1.285	6,715	\$124.50	40308	22.6232	MULTI FAMILY		\$114,011		2026 HARBOR RIDGE TOWNHOUSES	407				
1090325	107 N LAKESHORE BLVD	09/18/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$287,600	41.68	\$619,706	\$37,143	\$652,857	\$572,825	1.140	5,957	\$109.60	40321	8.1054	2 STORY		\$37,143		2026 WATERFRONT CONDOMINIUMS	407				
1110130	1279 LAKESHORE PARK PL	09/14/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$130,500	35.08	\$356,355	\$74,963	\$297,037	\$276,688	1.074	2,974	\$99.88	40312	1.4883	MULTI FAMILY		\$74,963		2026 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	\$356,355	\$74,963	\$319,937	\$276,688	1.156	2,974	\$107.58	40312	9.7647	MULTI FAMILY		\$74,963		2026 LAKESHORE PARK PLACE CONDOS	407				
1110200	1279 LAKESHORE PARK PL	03/25/25	\$425,000	OTH	03-ARM'S LENGTH	\$425,000	\$198,500	46.71	\$380,493	\$75,446	\$349,554	\$299,948	1.165	2,980	\$117.30	40312	10.6722	MULTI FAMILY		\$75,446		2026 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	\$380,493	\$75,446	\$308,554	\$299,948	1.029	2,980	\$103.54	40312	2.9969	MULTI FAMILY		\$75,446		2026 LAKESHORE PARK PLACE CONDOS	407				
1110210	1279 LAKESHORE PARK PL	08/01/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$219,000	44.69	\$476,634	\$104,119	\$385,881	\$366,288	1.053	4,080	\$94.59	40312	0.5170	MULTI FAMILY		\$104,119		2026 LAKESHORE PARK PLACE CONDOS	407				
1110220	1279 LAKESHORE PARK PL	11/01/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,300	50.66	\$582,773	\$129,958	\$370,042	\$445,246	0.831	5,095	\$72.62	40312	22.7565	MULTI FAMILY		\$129,958		2026 LAKESHORE PARK PLACE CONDOS	407				
1110350	1279 LAKESHORE PARK PL	06/17/24	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$284,900	39.08	\$680,507	\$151,514	\$577,486	\$520,150	1.110	5,953	\$97.01	40312	5.1568	MULTI FAMILY		\$151,514		2026 LAKESHORE PARK PLACE CONDOS	407				
1200070	620 S LAKESHORE BLVD	11/06/23	\$1,050,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,050,000	\$442,100	42.10	\$903,181	\$67,324	\$982,676	\$849,448	1.157	8,613	\$114.09	40319	9.8180	1 STORY		\$67,324	1200190	2026 THE LANDING CONDOMINIUMS	407				
1200270	540 S LAKESHORE BLVD	06/28/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$229,400	40.60	\$655,828	\$68,289	\$496,711	\$577,718	0.860	4,729	\$105.03	40319	19.8880	1 STORY		\$68,289		2026 THE LANDING CONDOMINIUMS	407				
1200580	500 S LAKESHORE BLVD	07/12/23	\$650,900	WD	03-ARM'S LENGTH	\$650,900	\$248,100	38.12	\$575,453	\$47,765	\$603,135	\$491,330	1.228	4,078	\$147.88	40306	16.8896	1 STORY		\$47,765		2026 GAINES AND ADAMS CONDOMINIUM	407				
<b>Totals:</b>			<b>\$9,923,942</b>			<b>\$9,873,942</b>	<b>\$3,689,900</b>		<b>\$9,667,828</b>		<b>\$8,536,101</b>	<b>\$8,020,168</b>			<b>\$98.39</b>		<b>0.5669</b>										
								Sale. Ratio =>	37.37									E.C.F. =>	1.064	Std. Deviation=>		0.126242756					
								Std. Dev. =>	7.59									Ave. E.C.F. =>	1.059	Ave. Variance=>		9.9433	Coefficient of Var=>		9.392340552		

2026 EAST ECF

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
170230	285 N LAKESHORE BLVD	11/14/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$201,300	32.73	\$502,327	\$157,087	\$457,913	\$290,362	1.577	2,340	\$195.69	40102	37.4865	1 STORY	\$156,450		2026 EAST	401
170295	515 E RIDGE ST	10/03/24	\$713,000	OTH	03-ARM'S LENGTH	\$713,000	\$285,100	39.99	\$788,251	\$215,850	\$497,150	\$481,414	1.033	2,106	\$236.06	40102	16.9491	1 STORY	\$215,850		2026 EAST	401
170430	409 E RIDGE ST	03/24/25	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$316,200	46.43	\$748,501	\$143,900	\$537,100	\$508,495	1.056	3,338	\$160.90	40102	14.5926	2 1/4 STORY	\$143,900		2026 EAST	401
170480	455 E RIDGE ST	11/15/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$414,300	27.62	\$1,379,042	\$375,940	\$1,124,060	\$843,652	1.332	4,925	\$228.24	40102	13.0195	2 STORY	\$359,750		2026 EAST	401
170630	336 E ARCH ST	12/01/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$288,400	32.96	\$758,248	\$147,271	\$727,729	\$513,858	1.416	2,472	\$294.39	40102	21.4028	2 STORY	\$143,900		2026 EAST	401
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$368,535	\$143,900	\$191,100	\$188,928	1.011	1,696	\$112.68	40102	19.0681	2 STORY	\$143,900		2026 EAST	401
170740	412 HIGH ST	10/30/24	\$362,200	WD	03-ARM'S LENGTH	\$362,200	\$130,400	36.00	\$345,418	\$76,970	\$285,230	\$225,776	1.263	2,259	\$126.26	40102	6.1151	MULTI FAMILY	\$76,970		2026 EAST	401
170910	347 E ARCH ST	06/06/24	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$183,200	30.23	\$583,645	\$155,481	\$450,519	\$360,104	1.251	2,642	\$170.52	40102	4.8900	2 1/2 STORY	\$143,900		2026 EAST	401
170950	403 E ARCH ST	08/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$442,231	\$108,602	\$291,398	\$280,596	1.038	1,735	\$167.95	40102	16.3683	2 STORY	\$105,415		2026 EAST	401
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$659,727	\$177,716	\$522,184	\$405,392	1.288	3,377	\$154.63	40102	8.5918	1 3/4 STORY	\$173,182		2026 EAST	401
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$344,526	\$143,900	\$163,600	\$168,735	0.970	1,270	\$128.82	40102	23.2612	1 1/2 STORY	\$143,900		2026 EAST	401
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$344,526	\$143,900	\$156,100	\$168,735	0.925	1,270	\$122.91	40102	27.7060	1 1/2 STORY	\$143,900		2026 EAST	401
171630	502 PINE ST	03/26/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$171,600	29.64	\$500,829	\$118,325	\$460,675	\$321,702	1.432	2,449	\$188.11	40102	22.9813	2 1/4 STORY	\$111,272		2026 EAST	401
171840	425 E MICHIGAN ST	12/30/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$373,800	52.65	\$906,320	\$287,800	\$422,200	\$520,202	0.812	3,852	\$109.61	40102	39.0571	2 1/2 STORY	\$287,800		2026 EAST	401
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$657,262	\$196,856	\$308,144	\$387,221	0.796	2,256	\$136.59	40102	40.6396	2 STORY	\$189,915		2026 EAST	401
171980	418 E OHIO ST	10/10/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$201,400	27.97	\$533,823	\$134,558	\$585,442	\$335,799	1.743	2,990	\$195.80	40102	54.1251	2 STORY	\$132,187		2026 EAST	401
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$641,187	\$146,982	\$392,108	\$415,648	0.943	2,251	\$174.15	40102	25.9029	2 STORY	\$143,900		2026 EAST	401
172090	523 PINE ST	07/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$100,200	28.63	\$246,846	\$98,151	\$251,849	\$125,059	2.014	1,540	\$163.54	40102	81.1665	2 1/2 STORY	\$96,212		2026 EAST	401
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$419,661	\$127,168	\$262,832	\$245,999	1.068	1,831	\$143.55	40102	13.3753	2 STORY	\$127,168		2026 EAST	401
172480	358 E HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$724,799	\$143,900	\$571,100	\$488,561	1.169	4,020	\$142.06	40102	3.3236	DUPLEX	\$143,900		2026 EAST	401
172590	602 SPRUCE ST	08/10/23	\$600,000	AFF	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$552,784	\$129,678	\$470,322	\$355,850	1.322	2,849	\$165.08	40102	11.9506	2 1/4 STORY	\$129,678		2026 EAST	401
172600	409 E OHIO ST	03/13/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,700	42.31	\$557,122	\$120,137	\$429,863	\$367,523	1.170	2,779	\$154.68	40102	3.2557	2 1/4 STORY	\$117,128		2026 EAST	401
180070	603 HIGH ST	09/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300	50.16	\$235,667	\$67,767	\$122,233	\$141,211	0.866	1,332	\$91.77	40102	33.6574	1 1/2 STORY	\$67,767		2026 EAST	401
180140	113 E OHIO ST	11/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,100	41.89	\$272,686	\$71,950	\$198,050	\$168,828	1.173	2,280	\$86.86	40102	2.9089	2 STORY	\$71,950		2026 EAST	401
180800	525 HIGH ST	09/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,700	57.61	\$251,148	\$79,562	\$100,438	\$144,311	0.696	1,608	\$62.46	40102	50.6197	1 3/4 STORY	\$78,643		2026 EAST	401
180820	521 HIGH ST	11/20/24	\$200,500	QC	03-ARM'S LENGTH	\$200,500	\$106,500	53.12	\$263,252	\$123,668	\$76,832	\$117,396	0.654	1,894	\$40.57	40102	54.7711	DUPLEX	\$122,148		2026 EAST	401
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$422,987	\$103,742	\$352,758	\$268,499	1.314	2,696	\$130.84	40102	11.1637	DUPLEX	\$103,742		2026 EAST	401
180890	122 E OHIO ST	08/28/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,100	33.03	\$268,609	\$144,117	\$155,883	\$104,703	1.489	936	\$166.54	40102	28.6631	1+ STORY	\$143,900		2026 EAST	401
181050	120 E MICHIGAN ST	12/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$126,700	20.60	\$499,426	\$151,226	\$463,774	\$292,851	1.584	2,854	\$162.50	40102	38.1472	DUPLEX	\$143,900		2026 EAST	401
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$366,484	\$143,900	\$234,100	\$187,203	1.251	2,252	\$103.95	40102	4.8337	DUPLEX	\$143,900		2026 EAST	401
350460	119 E CRESCENT ST	07/17/23	\$234,000	AFF	03-ARM'S LENGTH	\$234,000	\$108,700	46.45	\$330,200	\$143,900	\$90,100	\$156,686	0.575	1,435	\$62.79	40102	62.7145	1 3/4 STORY	\$143,900		2026 EAST	401
350800	108 E PARK ST	03/13/25	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$187,800	33.60	\$473,117	\$143,900	\$415,100	\$276,886	1.499	2,274	\$182.54	40102	29.6996	2 STORY	\$143,900		2026 EAST	401
350900	123 E PARK ST	07/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,100	41.03	\$547,812	\$190,751	\$209,249	\$300,304	0.697	3,342	\$62.61	40102	50.5388	DUPLEX	\$190,751		2026 EAST	401
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$362,006	\$97,878	\$267,122	\$222,143	1.202	1,568	\$170.36	40102	0.0299	2 STORY	\$96,212		2026 EAST	401
360250	907 SPRUCE ST	02/27/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,300	29.58	\$436,212	\$193,003	\$331,997	\$204,549	1.623	1,326	\$250.37	40102	42.0888	1 1/2 STORY	\$192,425		2026 EAST	401
360510	907 PINE ST	02/24/25	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$141,100	42.31	\$366,991	\$145,592	\$187,908	\$186,206	1.009	1,724	\$109.00	40102	19.3039	2 STORY	\$143,900		2026 EAST	401
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$545,509	\$145,527	\$410,623	\$336,402	1.221	2,500	\$164.25	40102	1.8453	2 1/4 STORY	\$143,900		2026 EAST	401
360810	800 SPRUCE ST	04/19/23	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$239,700	41.69	\$800,591	\$288,742	\$286,158	\$430,487	0.665	2,222	\$128.78	40102	53.7448	BI-LEVEL	\$287,800		2026 EAST	401
360940	807 PINE ST	06/10/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$113,400	39.51	\$301,316	\$143,900	\$143,100	\$132,394	1.081	1,344	\$106.47	40102	12.1311	1 3/4 STORY	\$143,900		2026 EAST	401
361111	302 E PROSPECT ST	08/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$90,400	28.61	\$237,037	\$43,505	\$272,495	\$162,769	1.674	1,260	\$216.27	40102	47.1945	1 3/4 STORY	\$43,505		2026 EAST	401
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$395,260	\$144,514	\$230,486	\$210,888	1.093	2,356	\$97.83	40102	10.9249	2 STORY	\$143,900		2026 EAST	401
361410	221 E HEWITT AVE	08/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$276,866	\$60,237	\$229,763	\$182,194	1.261	1,812	\$126.80	40102	5.8909	2 STORY	\$60,237		2026 EAST	401
361411	709 PINE ST	10/25/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$75,300	31.44	\$192,293	\$35,138	\$204,362	\$132,174	1.546	884	\$231.18	40102	34.3979	1+ STORY	\$35,138		2026 EAST	401
361460	203 E HEWITT AVE	11/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,800	51.51	\$358,093	\$116,291	\$168,709	\$203,366	0.830	2,441	\$69.11	40102	37.2595	DUPLEX	\$116,291		2026 EAST	401
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$450,379													

2026 GRANITE POINTE ECF

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		
1130210	2816 GRANITE POINTE DR	08/14/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$304,900	42.06	\$751,340	\$143,830	\$581,170	\$663,945	0.875	2,110	\$275.44	40103	3.5833	1 STORY	\$134,550		2026 GRANITE POINTE	401		
1130380	2927 PARKVIEW DR	08/22/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$274,900	42.95	\$638,224	\$136,076	\$503,924	\$548,796	0.918	2,400	\$209.97	40103	0.7075	2 STORY	\$127,163		2026 GRANITE POINTE	401		
1130450	2918 PARKVIEW DR	05/22/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$227,300	43.71	\$537,789	\$138,829	\$381,171	\$436,022	0.874	2,030	\$187.77	40103	3.6960	1 STORY	\$126,107		2026 GRANITE POINTE	401		
1130630	2859 NORTHCREST DR	05/16/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$303,000	40.45	\$707,658	\$96,336	\$652,664	\$668,112	0.977	2,430	\$268.59	40103	6.5718	2 STORY	\$92,338		2026 GRANITE POINTE	401		
<b>Totals:</b>			<b>\$2,634,000</b>			<b>\$2,634,000</b>	<b>\$1,110,100</b>		<b>\$2,635,011</b>		<b>\$2,118,929</b>	<b>\$2,316,874</b>			<b>\$235.44</b>		<b>0.3402</b>							
								<b>Sale. Ratio =&gt;</b>	<b>42.15</b>					<b>E.C.F. =&gt;</b>	<b>0.915</b>	<b>Std. Deviation=&gt;</b>		<b>0.048369732</b>						
								<b>Std. Dev. =&gt;</b>	<b>1.40</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.911</b>	<b>Ave. Variance=&gt;</b>		<b>3.6396</b>	<b>Coefficient of Var=&gt;</b>		<b>3.994501668</b>			

2026 LAKESHORE AND NORTH LAKESHORE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
170230	285 N LAKESHORE BLVD	11/14/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$201,300	32.73	\$502,327	\$157,087	\$457,913	\$290,362	1.577	2,340	\$195.69	40102	37.4865	1 STORY		\$156,450		2026 EAST	401
170295	515 E RIDGE ST	10/03/24	\$713,000	OTH	03-ARM'S LENGTH	\$713,000	\$285,100	39.99	\$788,251	\$215,850	\$497,150	\$481,414	1.033	2,106	\$236.06	40102	16.9491	1 STORY		\$215,850		2026 EAST	401
170430	409 E RIDGE ST	03/24/25	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$316,200	46.43	\$748,501	\$143,900	\$537,100	\$508,495	1.056	3,338	\$160.90	40102	14.5926	2 1/4 STORY		\$143,900		2026 EAST	401
170480	455 E RIDGE ST	11/15/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$414,300	27.62	\$1,379,042	\$375,940	\$1,124,060	\$843,652	1.332	4,925	\$228.24	40102	13.0195	2 STORY		\$359,750		2026 EAST	401
170630	336 E ARCH ST	12/01/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$288,400	32.96	\$758,248	\$147,271	\$727,729	\$513,858	1.416	2,472	\$294.39	40102	21.4028	2 STORY		\$143,900		2026 EAST	401
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$368,535	\$143,900	\$191,100	\$188,928	1.011	1,696	\$112.68	40102	19.0681	2 STORY		\$143,900		2026 EAST	401
170740	412 HIGH ST	10/30/24	\$362,200	WD	03-ARM'S LENGTH	\$362,200	\$130,400	36.00	\$345,418	\$76,970	\$285,230	\$225,776	1.263	2,259	\$126.26	40102	6.1151	MULTI FAMILY		\$76,970		2026 EAST	401
170910	347 E ARCH ST	06/06/24	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$183,200	30.23	\$583,645	\$155,481	\$450,519	\$360,104	1.251	2,642	\$170.52	40102	4.8900	2 1/2 STORY		\$143,900		2026 EAST	401
170950	403 E ARCH ST	08/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$442,231	\$108,602	\$291,398	\$280,596	1.038	1,735	\$167.95	40102	16.3683	2 STORY	SHORT TERM RENTAL	\$105,415		2026 EAST	401
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$659,727	\$177,716	\$522,184	\$405,392	1.288	3,377	\$154.63	40102	8.5918	1 3/4 STORY		\$173,182		2026 EAST	401
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$344,526	\$143,900	\$163,600	\$168,735	0.970	1,270	\$128.82	40102	23.2612	1 1/2 STORY		\$143,900		2026 EAST	401
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$344,526	\$143,900	\$156,100	\$168,735	0.925	1,270	\$122.91	40102	27.7060	1 1/2 STORY		\$143,900		2026 EAST	401
171630	502 PINE ST	03/26/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$171,600	29.64	\$500,829	\$118,325	\$460,675	\$321,702	1.432	2,449	\$188.11	40102	22.9813	2 1/4 STORY		\$111,272		2026 EAST	401
171840	425 E MICHIGAN ST	12/30/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$373,800	52.65	\$906,320	\$287,800	\$422,200	\$520,202	0.812	3,852	\$109.61	40102	39.0571	2 1/2 STORY		\$287,800		2026 EAST	401
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$657,262	\$196,856	\$308,144	\$387,221	0.796	2,256	\$136.59	40102	40.6396	2 STORY		\$189,915		2026 EAST	401
171980	418 E OHIO ST	10/10/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$201,400	27.97	\$533,823	\$134,558	\$585,442	\$335,799	1.743	2,990	\$195.80	40102	54.1251	2 STORY		\$132,187		2026 EAST	401
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$641,187	\$146,982	\$392,018	\$415,648	0.943	2,251	\$174.15	40102	25.9029	2 STORY		\$143,900		2026 EAST	401
172090	523 PINE ST	07/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$100,200	28.63	\$246,846	\$98,151	\$251,849	\$125,059	2.014	1,540	\$163.54	40102	81.1665	2 1/2 STORY		\$96,212		2026 EAST	401
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$419,661	\$127,168	\$262,832	\$245,999	1.068	1,831	\$143.55	40102	13.3753	2 STORY		\$127,168		2026 EAST	401
172480	358 E HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$724,799	\$143,900	\$571,100	\$488,561	1.169	4,020	\$142.06	40102	3.3236	DUPLEX		\$143,900		2026 EAST	401
172590	602 SPRUCE ST	08/10/23	\$600,000	AFF	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$552,784	\$129,678	\$470,322	\$355,850	1.322	2,849	\$165.08	40102	11.9506	2 1/4 STORY		\$129,678		2026 EAST	401
172600	409 E OHIO ST	03/13/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,700	42.31	\$557,122	\$120,137	\$429,863	\$367,523	1.170	2,779	\$154.68	40102	3.2557	2 1/4 STORY		\$117,128		2026 EAST	401
180070	603 HIGH ST	09/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300	50.16	\$235,667	\$67,767	\$122,233	\$141,211	0.866	1,332	\$91.77	40102	33.6574	1 1/2 STORY		\$67,767		2026 EAST	401
180140	113 E OHIO ST	11/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,100	41.89	\$272,686	\$71,950	\$198,050	\$168,828	1.173	2,280	\$86.86	40102	2.9089	2 STORY		\$71,950		2026 EAST	401
180800	525 HIGH ST	09/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,700	57.61	\$251,148	\$79,562	\$100,438	\$144,311	0.696	1,608	\$62.46	40102	50.6197	1 3/4 STORY	SHORT TERM RENTAL	\$78,643		2026 EAST	401
180820	521 HIGH ST	11/20/24	\$200,500	QC	03-ARM'S LENGTH	\$200,500	\$106,500	53.12	\$263,252	\$123,668	\$76,832	\$117,396	0.654	1,894	\$40.57	40102	54.7711	DUPLEX		\$122,148		2026 EAST	401
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$422,987	\$103,742	\$352,758	\$268,499	1.314	2,696	\$130.84	40102	11.1637	DUPLEX		\$103,742		2026 EAST	401
180890	122 E OHIO ST	08/28/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,100	33.03	\$268,609	\$144,117	\$155,883	\$104,703	1.489	936	\$166.54	40102	28.6631	1+ STORY	SHORT TERM RENTAL	\$143,900		2026 EAST	401
181050	120 E MICHIGAN ST	12/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$126,700	20.60	\$499,426	\$151,226	\$463,774	\$292,851	1.584	2,854	\$162.50	40102	38.1472	DUPLEX		\$143,900		2026 EAST	401
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$366,484	\$143,900	\$234,100	\$187,203	1.251	2,252	\$103.95	40102	4.8337	DUPLEX		\$143,900		2026 EAST	401
350460	119 E CRESCENT ST	07/17/23	\$234,000	AFF	03-ARM'S LENGTH	\$234,000	\$108,700	46.45	\$330,200	\$143,900	\$234,100	\$156,686	0.575	1,435	\$62.79	40102	62.7145	1 3/4 STORY		\$143,900		2026 EAST	401
350800	108 E PARK ST	03/13/25	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$187,800	33.60	\$473,117	\$143,900	\$415,100	\$276,886	1.499	2,274	\$182.54	40102	29.6996	2 STORY		\$143,900		2026 EAST	401
350900	123 E PARK ST	07/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,100	41.03	\$547,812	\$190,751	\$209,249	\$300,304	0.697	3,342	\$62.61	40102	50.5388	DUPLEX		\$190,751		2026 EAST	401
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$362,006	\$97,878	\$267,122	\$222,143	1.202	1,568	\$170.36	40102	0.0299	2 STORY		\$96,212		2026 EAST	401
360250	907 SPRUCE ST	02/27/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,300	29.58	\$436,212	\$193,003	\$331,997	\$204,549	1.623	1,326	\$250.37	40102	42.0888	1 1/2 STORY		\$192,425		2026 EAST	401
360510	907 PINE ST	02/24/25	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$141,100	42.31	\$366,991	\$145,592	\$187,908	\$186,206	1.009	1,724	\$109.00	40102	19.3039	2 STORY		\$143,900		2026 EAST	401
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$545,509	\$145,527	\$410,623	\$336,402	1.221	2,500	\$164.25	40102	1.8453	2 1/4 STORY		\$143,900		2026 EAST	401
360810	800 SPRUCE ST	04/19/23	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$239,700	41.69	\$800,591	\$288,742	\$286,158	\$430,487	0.665	2,222	\$128.78	40102	53.7448	BI-LEVEL		\$287,800		2026 EAST	401
360940	807 PINE ST	06/10/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$113,400	39.51	\$301,316	\$143,900	\$143,100	\$132,394	1.081	1,344	\$106.47	40102	12.1311	1 3/4 STORY		\$143,900		2026 EAST	401
361111	302 E PROSPECT ST	08/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$90,400	28.61	\$237,037	\$43,505	\$272,495	\$162,769	1.674	1,260	\$216.27	40102	47.1945	1 3/4 STORY		\$43,505		2026 EAST	401
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$395,260	\$144,514	\$230,486	\$120,888	1.093	2,356	\$97.83	40102	10.9249	2 STORY		\$143,900		2026 EAST	401
361410	221 E HEWITT AVE	08/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$276,866	\$60,237	\$229,763	\$182,194	1.261	1,812	\$126.80	40102	5.8909	2 STORY		\$60,237		2026 EAST	401
361411	709 PINE ST	10/25/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$75,300	31.44	\$192,293	\$35,138	\$204,362	\$132,174	1.546	884	\$231.18	40102	34.3979	1+ STORY		\$35,138		2026 EAST	401
361460	203 E HEWITT AVE	11/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,800	51.51	\$358,093	\$116,291	\$168,709	\$203,366	0.830	2,441	\$69.11	40102	37.2595	DUPLEX		\$116,291		2026 EAST	401
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$450,379	\$145,618	\$317,382	\$256,317	1.238	1,584	\$200.37	40102	3.6061	1 3/4 STORY		\$143,900		2026 EAST	401
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$348,385	\$102,672	\$242,328	\$206,655	1.173	1,208	\$200.60	40102	2.9559	1 3/4 STORY		\$101,232		2026 EAST	401
380101	315 E PARK ST	01/07/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,800	42.04	\$292,905	\$101,232	\$183,768	\$161,205	1.140	1,050	\$175.02	40102	6.2216	1 1/4 STORY		\$101,232		2026 EAST	401
380110	311 E PARK ST	03/13/25	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$112,500	37.75	\$285,004	\$101,232	\$196,768	\$154,560	1.273	1,046	\$188.11	40102	7.0905	1 1/4 STORY		\$101,232		2026 EAST	401
3																							

2026 MAIN CORRIDOR ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
120210	541 W BARAGA AVE	10/28/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,600	39.85	\$234,043	\$73,041	\$191,959	\$145,703	1.317	1,248	\$153.81	40105	21.5866	1 1/2 STORY		\$72,310		2026 MAIN CORRIDOR	401	
180180	620 N FRONT ST	08/15/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$136,300	34.08	\$402,656	\$104,168	\$295,732	\$270,125	1.095	2,892	\$102.26	40105	0.6802	DUPLEX		\$100,301		2026 MAIN CORRIDOR	401	
180360	215 W HEWITT AVE	03/19/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,700	40.39	\$162,766	\$44,265	\$135,735	\$107,241	1.266	1,442	\$94.13	40105	16.4104	1 3/4 STORY		\$43,736		2026 MAIN CORRIDOR	401	
180560	223 W OHIO ST	09/18/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000	35.14	\$312,622	\$101,884	\$248,116	\$190,713	1.301	2,000	\$124.06	40105	19.9391	DUPLEX		\$100,301		2026 MAIN CORRIDOR	401	
181540	216 W RIDGE ST	02/12/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$113,100	31.86	\$396,104	\$84,556	\$270,444	\$281,944	0.959	2,150	\$125.79	40105	14.2388	DUPLEX		\$84,556		2026 MAIN CORRIDOR	401	
230200	238 W MICHIGAN ST	08/01/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$84,600	30.11	\$285,096	\$101,096	\$179,904	\$166,516	1.080	1,197	\$150.30	40105	2.1198	1 3/4 STORY		\$100,301		2026 MAIN CORRIDOR	401	
230220	226 W MICHIGAN ST	10/11/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$108,100	33.99	\$296,355	\$97,421	\$220,579	\$180,031	1.225	1,694	\$130.21	40105	12.3630	2 STORY		\$94,469		2026 MAIN CORRIDOR	401	
240450	600 W BARAGA AVE	02/28/25	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$77,300	37.16	\$186,935	\$33,638	\$174,362	\$138,730	1.257	1,295	\$134.64	40105	15.5242	1 3/4 STORY		\$33,239		2026 MAIN CORRIDOR	401	
261051	245 LINCOLN AVE	09/18/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$62,200	35.34	\$193,077	\$101,147	\$74,853	\$83,195	0.900	416	\$179.94	40105	20.1866	1 STORY		\$100,301		2026 MAIN CORRIDOR	401	
271172	1100 N MCCLELLAN AVE	11/09/23	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$114,600	41.82	\$321,913	\$135,909	\$138,091	\$168,329	0.820	1,144	\$120.71	40105	28.1238	1 STORY		\$134,123		2026 MAIN CORRIDOR	401	
280900	1005 W KAYE AVE	10/08/24	\$442,000	WD	03-ARM'S LENGTH	\$439,250	\$157,300	35.81	\$380,980	\$73,583	\$365,667	\$278,187	1.314	3,492	\$104.72	40105	21.2863	MULTI FAMILY		\$67,062		2026 MAIN CORRIDOR	401	
290491	802 N SEVENTH ST	09/25/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$150,800	37.79	\$367,277	\$107,487	\$291,513	\$235,104	1.240	981	\$297.16	40105	13.8332	1 1/4 STORY		\$103,800		2026 MAIN CORRIDOR	401	
300100	711 N FOURTH ST	04/24/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$143,500	46.29	\$337,530	\$70,285	\$239,715	\$241,851	0.991	2,226	\$107.69	40105	11.0430	2 STORY		\$67,062		2026 MAIN CORRIDOR	401	
300540	809 N FOURTH ST	09/19/24	\$485,000	QC	03-ARM'S LENGTH	\$485,000	\$240,000	49.48	\$538,497	\$208,530	\$276,470	\$298,613	0.926	4,335	\$63.78	40105	17.5751	MULTI FAMILY		\$200,602		2026 MAIN CORRIDOR	401	
300630	225 W PROSPECT ST	03/03/25	\$312,611	WD	03-ARM'S LENGTH	\$312,611	\$121,300	38.80	\$284,383	\$90,884	\$221,727	\$175,112	1.266	1,614	\$137.38	40105	16.4600	DUPLEX	SHORT TERM RENTAL	\$86,305		2026 MAIN CORRIDOR	401	
320040	916 N FOURTH ST	05/10/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$168,900	42.33	\$374,621	\$103,898	\$295,102	\$244,998	1.205	2,670	\$110.53	40105	10.2907	2 1/2 STORY		\$99,718		2026 MAIN CORRIDOR	401	
330120	101 E HEWITT AVE	11/22/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$186,300	41.40	\$445,005	\$108,805	\$341,195	\$304,253	1.121	2,296	\$148.60	40105	1.9817	2 1/4 STORY		\$106,716		2026 MAIN CORRIDOR	401	
330190	131 W PROSPECT ST	12/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$115,700	28.93	\$384,450	\$103,976	\$296,024	\$253,823	1.166	1,320	\$224.26	40105	6.4664	2 STORY		\$103,217		2026 MAIN CORRIDOR	401	
350330	140 W PROSPECT ST	01/17/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,200	45.89	\$337,585	\$106,747	\$168,253	\$208,903	0.805	1,774	\$94.84	40105	29.6188	2 STORY		\$100,301		2026 MAIN CORRIDOR	401	
350400	803 N FRONT ST	03/13/24	\$455,500	WD	03-ARM'S LENGTH	\$455,500	\$149,700	32.86	\$444,978	\$80,430	\$375,070	\$329,908	1.137	3,020	\$124.20	40105	3.5294	DUPLEX		\$78,141		2026 MAIN CORRIDOR	401	
350950	1008 N FRONT ST	11/26/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,300	48.94	\$375,708	\$74,990	\$275,010	\$272,143	1.011	2,644	\$104.01	40105	9.1065	DUPLEX		\$68,228		2026 MAIN CORRIDOR	401	
351040	120 W PARK ST	11/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,800	39.27	\$358,288	\$144,845	\$155,155	\$193,161	0.803	1,568	\$98.95	40105	29.8358	DUPLEX		\$140,538		2026 MAIN CORRIDOR	401	
400050	1029 SECOND ST	05/24/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$171,000	34.20	\$476,225	\$85,658	\$414,342	\$353,454	1.172	2,321	\$178.52	40105	7.0665	2 STORY		\$78,725		2026 MAIN CORRIDOR	401	
401530	1308 N FRONT ST	12/22/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$167,700	32.56	\$483,281	\$103,265	\$411,735	\$343,906	1.197	2,040	\$201.83	40105	9.5632	1 1/2 STORY		\$76,975		2026 MAIN CORRIDOR	401	
440310	1834 FITCH AVE	09/06/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$96,800	42.83	\$216,017	\$80,474	\$145,526	\$122,663	1.186	782	\$186.09	40105	8.4786	1 STORY		\$80,474		2026 MAIN CORRIDOR	401	
440340	1819 PRESQUE ISLE AVE	10/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,900	41.86	\$206,093	\$100,301	\$109,699	\$95,739	1.146	824	\$133.13	40105	4.4209	1 STORY		\$100,301		2026 MAIN CORRIDOR	401	
480520	2205 PRESQUE ISLE AVE	08/02/24	\$258,250	WD	03-ARM'S LENGTH	\$258,250	\$120,200	46.54	\$271,397	\$93,886	\$164,364	\$160,643	1.023	1,348	\$121.93	40105	7.8439	2 STORY		\$93,886		2026 MAIN CORRIDOR	401	
620230	1709 W FAIR AVE	11/12/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$170,800	47.18	\$383,817	\$181,361	\$180,639	\$183,218	0.986	1,220	\$148.06	40105	11.5676	1 STORY		\$175,527		2026 MAIN CORRIDOR	401	
640240	1517 LINCOLN AVE	02/07/25	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$127,700	49.31	\$284,435	\$112,095	\$146,905	\$155,964	0.942	1,197	\$122.73	40105	15.9682	1 STORY		\$109,048		2026 MAIN CORRIDOR	401	
740020	1511 W FAIR AVE	02/20/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$155,200	41.95	\$362,269	\$120,105	\$249,895	\$219,153	1.140	2,774	\$90.08	40105	3.8677	2 STORY		\$116,629		2026 MAIN CORRIDOR	401	
790100	1702 W FAIR AVE	05/28/24	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$171,000	44.13	\$377,204	\$124,398	\$263,102	\$228,784	1.150	2,419	\$108.76	40105	4.8404	BI-LEVEL		\$118,962		2026 MAIN CORRIDOR	401	
<b>Totals:</b>			<b>\$10,472,761</b>			<b>\$10,470,011</b>	<b>\$4,114,600</b>		<b>\$10,481,607</b>		<b>\$7,316,883</b>	<b>\$6,632,108</b>			<b>\$136.23</b>		<b>0.1652</b>							
								<b>Sale. Ratio =&gt;</b>	<b>39.30</b>					<b>E.C.F. =&gt;</b>	<b>1.103</b>	<b>Std. Deviation=&gt;</b>		<b>0.152916935</b>						
								<b>Std. Dev. =&gt;</b>	<b>5.89</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.102</b>	<b>Ave. Variance=&gt;</b>		<b>12.7683</b>	<b>Coefficient of Var=&gt;</b>		<b>11.59066651</b>			

2026 NORTH ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
430330	327 CENTER ST	06/02/23	\$244,100	WD	03-ARM'S LENGTH	\$244,100	\$73,300	30.03	\$212,400	\$44,882	\$199,218	\$151,326	1.316	1,144	\$174.14	40106	21.7960	1 3/4 STORY		\$43,630		2026 NORTH	401
430821	1624 LONGYEAR AVE	04/06/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$95,500	34.17	\$298,250	\$84,251	\$195,249	\$193,314	1.010	804	\$242.85	40106	8.8514	1 STORY		\$76,574		2026 NORTH	401
430920	414 WALDO ST	09/26/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$186,900	32.50	\$480,911	\$105,366	\$469,634	\$339,246	1.384	2,342	\$200.53	40106	28.5826	2 STORY		\$92,156		2026 NORTH	401
431152	520 SUMMIT ST	07/31/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$82,900	32.90	\$222,115	\$52,713	\$199,287	\$153,028	1.302	1,040	\$191.62	40106	20.3769	1 1/4 STORY		\$51,198		2026 NORTH	401
440520	411 NORWOOD ST	07/14/23	\$315,000	AFF	03-ARM'S LENGTH	\$315,000	\$100,500	31.90	\$266,668	\$61,437	\$253,563	\$185,394	1.368	1,392	\$182.16	40106	26.9177	2 STORY		\$61,437		2026 NORTH	401
440931	1825 FITCH AVE	10/24/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,800	36.81	\$285,711	\$78,402	\$241,598	\$187,271	1.290	1,934	\$124.92	40106	19.1577	2 STORY		\$76,574		2026 NORTH	401
450051	1724 LONGYEAR AVE	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,300	40.15	\$231,789	\$82,285	\$112,715	\$135,053	0.835	1,204	\$93.62	40106	26.3925	1 3/4 STORY		\$76,574		2026 NORTH	401
450052	1726 LONGYEAR AVE	01/06/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,600	45.14	\$267,774	\$83,391	\$161,609	\$166,561	0.970	1,368	\$118.14	40106	12.8252	2 STORY		\$76,574		2026 NORTH	401
450060	1730 LONGYEAR AVE	08/18/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$101,300	33.76	\$286,658	\$81,919	\$218,181	\$184,949	1.180	1,152	\$189.39	40106	8.1158	2 STORY		\$76,574		2026 NORTH	401
450140	1810 LONGYEAR AVE	06/06/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$76,700	35.51	\$230,395	\$78,871	\$137,129	\$136,878	1.002	1,172	\$117.00	40106	9.6688	1 STORY		\$76,574		2026 NORTH	401
450141	1812 LONGYEAR AVE	11/20/24	\$157,500	QC	03-ARM'S LENGTH	\$157,500	\$73,800	46.86	\$176,746	\$76,574	\$80,926	\$90,490	0.894	1,176	\$68.81	40106	20.4209	1 3/4 STORY		\$76,574		2026 NORTH	401
450241	1826 WILKINSON AVE	05/15/23	\$235,000	AFF	03-ARM'S LENGTH	\$235,000	\$64,200	27.32	\$214,299	\$77,030	\$157,970	\$124,001	1.274	960	\$164.55	40106	17.5421	1 1/4 STORY		\$76,574		2026 NORTH	401
450311	603 NORWOOD ST	11/01/24	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$95,800	43.55	\$231,575	\$60,158	\$159,842	\$154,848	1.032	1,368	\$116.84	40106	6.6272	1 1/4 STORY		\$58,766		2026 NORTH	401
450410	1728 WILKINSON AVE	03/15/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,500	32.68	\$258,064	\$76,505	\$203,495	\$164,010	1.241	1,168	\$174.23	40106	14.2226	1 1/4 STORY		\$71,677		2026 NORTH	401
480560	2214 FITCH AVE	07/30/24	\$318,820	WD	03-ARM'S LENGTH	\$318,820	\$112,100	35.16	\$298,955	\$71,677	\$247,143	\$205,310	1.204	2,426	\$101.87	40106	10.5235	2 STORY		\$71,677		2026 NORTH	401
480910	2201 FITCH AVE	08/23/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$273,484	\$80,639	\$154,361	\$174,205	0.886	1,976	\$87.12	40106	21.2434	2 STORY		\$71,677		2026 NORTH	401
480940	2206 LONGYEAR AVE	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$289,277	\$76,930	\$188,070	\$191,822	0.980	1,508	\$124.71	40106	11.8082	2 STORY		\$71,677		2026 NORTH	401
481060	2100 LONGYEAR AVE	06/06/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$108,300	36.11	\$259,119	\$78,250	\$221,650	\$163,387	1.357	1,488	\$148.96	40106	25.8077	1 STORY		\$76,574		2026 NORTH	401
481160	2103 LONGYEAR AVE	03/22/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,300	45.53	\$164,990	\$76,574	\$73,426	\$79,870	0.919	828	\$88.68	40106	17.9202	1 STORY		\$76,574		2026 NORTH	401
512330	1719 WOODLAND AVE	01/22/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$130,200	35.67	\$343,189	\$141,919	\$223,081	\$181,816	1.227	1,560	\$143.00	40106	12.8440	1 1/2 STORY		\$139,971		2026 NORTH	401
512470	1602 GRAY ST	08/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$195,673	\$76,369	\$98,631	\$107,772	0.915	910	\$108.39	40106	18.3343	1 STORY		\$75,684		2026 NORTH	401
560071	1906 VAN EVERA AVE	12/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,000	44.23	\$273,249	\$92,156	\$167,844	\$163,589	1.026	1,200	\$139.87	40106	7.2511	2 STORY		\$92,156		2026 NORTH	401
560074	1936 VAN EVERA AVE	07/11/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,400	42.72	\$241,866	\$92,156	\$142,844	\$135,239	1.056	1,085	\$131.65	40106	4.2291	1 STORY		\$92,156		2026 NORTH	401
560551	1963 WILKINSON AVE	10/31/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,800	42.96	\$254,211	\$102,744	\$113,256	\$136,827	0.828	1,168	\$96.97	40106	27.0788	1 STORY		\$97,944		2026 NORTH	401
561060	819 CLARK ST	06/03/24	\$241,600	WD	03-ARM'S LENGTH	\$241,600	\$90,700	37.54	\$227,874	\$81,926	\$159,674	\$131,841	1.211	960	\$166.33	40106	11.2589	1 STORY		\$76,574		2026 NORTH	401
561140	2001 NEIDHART AVE	11/03/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,800	38.54	\$369,548	\$78,240	\$276,760	\$263,151	1.052	1,966	\$140.77	40106	4.6805	BI-LEVEL		\$74,348		2026 NORTH	401
561410	2011 WETTON AVE	10/25/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,900	46.18	\$252,983	\$108,738	\$116,262	\$130,303	0.892	1,080	\$107.65	40106	20.6276	1 STORY		\$102,396		2026 NORTH	401
580440	1604 KIMBER AVE	10/15/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$107,700	32.44	\$289,366	\$69,148	\$262,852	\$198,932	1.321	1,782	\$147.50	40106	22.2793	BI-LEVEL		\$67,670		2026 NORTH	401
620013	1806 MILDRED AVE	07/17/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,300	45.52	\$509,233	\$117,134	\$322,866	\$354,200	0.912	1,785	\$180.88	40106	18.6985	1 3/4 STORY		\$111,745		2026 NORTH	401
620430	1712 KILDAHL AVE	09/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$330,764	\$137,074	\$157,926	\$174,968	0.903	1,032	\$153.03	40106	19.5924	1 STORY		\$134,005		2026 NORTH	401
620490	1706 MILDRED AVE	09/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$129,900	41.90	\$358,890	\$102,787	\$207,213	\$231,349	0.896	2,050	\$101.08	40106	20.2848	BI-LEVEL		\$101,060		2026 NORTH	401
670130	1511 BIRCH AVE	07/06/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$131,400	35.51	\$324,669	\$97,609	\$272,391	\$205,113	1.328	1,332	\$204.50	40106	22.9483	1 STORY		\$93,492		2026 NORTH	401
690650	1609 ELM AVE	12/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,000	38.98	\$315,106	\$96,394	\$198,606	\$197,572	1.005	1,264	\$157.13	40106	9.3287	1 STORY		\$95,718		2026 NORTH	401
690860	1209 GRAY ST	09/26/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$104,300	41.39	\$278,852	\$92,960	\$159,040	\$167,924	0.947	1,264	\$125.82	40106	15.1427	1 STORY		\$91,266		2026 NORTH	401
690920	1728 ELM AVE	09/12/23	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$113,800	36.71	\$287,565	\$91,741	\$218,259	\$176,896	1.234	1,644	\$132.76	40106	13.5304	1 STORY		\$89,485		2026 NORTH	401
730240	1807 GRAY ST	06/26/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,800	50.51	\$304,849	\$91,152	\$163,848	\$193,042	0.849	1,920	\$85.34	40106	24.9751	BI-LEVEL		\$89,040		2026 NORTH	401
730530	1603 WEST AVE	04/15/24	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$207,500	43.50	\$515,142	\$93,174	\$383,826	\$381,182	1.007	2,608	\$147.17	40106	9.1584	2 STORY		\$87,704		2026 NORTH	401
780150	15 ELDER DR	01/03/25	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$153,100	39.06	\$361,066	\$95,905	\$296,095	\$239,531	1.236	1,880	\$157.50	40106	13.7622	2 STORY		\$93,937		2026 NORTH	401
780290	29 ELDER DR	01/09/25	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$196,300	35.56	\$483,198	\$114,683	\$437,317	\$332,895	1.314	1,690	\$258.77	40106	21.5156	2 STORY		\$110,409		2026 NORTH	401
780590	59 ELDER DR	11/20/24	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$151,400	37.20	\$345,845	\$87,772	\$319,228	\$233,128	1.369	2,177	\$146.64	40106	27.0802	BI-LEVEL		\$85,923		2026 NORTH	401
790070	1402 GRAY ST	05/28/24	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$143,900	38.27	\$376,939	\$102,700	\$273,300	\$247,732	1.103	2,184	\$125.14	40106	0.4688	2 STORY		\$100,615		2026 NORTH	401
830050	1306 WEST AVE	05/01/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$164,000	38.14	\$389,770	\$99,279	\$330,721	\$262,413	1.260	1,999	\$165.44	40106	16.1786	BI-LEVEL		\$99,279		2026 NORTH	401
830070	1604 KILDAHL AVE	10/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,200	43.95	\$473,699	\$113,268	\$296,732	\$325,593	0.911	2,468	\$120.23	40106	18.7162	2 STORY		\$106,403		2026 NORTH	401
850010	1801 MILDRED AVE	08/26/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$126,500	41.89	\$326,441	\$158,658	\$143,342	\$151,566	0.946	1,260	\$113.76	40106	15.2779	1 STORY		\$157,600		2026 NORTH	401
860070	1512 WEST AVE	02/07/25	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$133,500	38.14	\$326,166	\$105,238	\$244,762	\$199,574	1.226	1,428	\$171.40	40106	12.7903	1 STORY		\$101,060		2026 NORTH	401
970030	1406 WEST AVE	07/29/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$214,900	39.07	\$547,739	\$121,232	\$428,768	\$385,282	1.113	3,643	\$117.70	40106	1.4347	BI-LEVEL		\$114,861		2026 NORTH	401

<b>Totals:</b>	<b>\$14,280,520</b>		<b>\$14,280,520</b>	<b>\$5,491,500</b>		<b>\$14,253,072</b>			<b>\$10,090,510</b>	<b>\$9,090,390</b>				<b>\$142.34</b>			<b>1.1498</b>						
				<b>Sale. Ratio =&gt;</b>		<b>38.45</b>			<b>E.C.F. =&gt;</b>	<b>1.110</b>				<b>Std. Deviation=&gt;</b>	<b>0.177689646</b>								
				<b>Std. Dev. =&gt;</b>		<b>4.96</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.099</b>				<									

2026 SHIRAS HILLS AND LAKEVIEW HEIGHTS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
520320	206 W NICOLET BLVD	08/30/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,300	45.02	\$309,375	\$133,565	\$151,435	\$171,021	0.885	1,300	\$116.49	40107	23.2071	1 STORY		\$123,965		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
520440	213 W NICOLET BLVD	05/19/23	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$332,269	\$100,787	\$199,213	\$225,177	0.885	2,025	\$98.38	40107	23.2850	BI-LEVEL		\$99,538		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
520670	103 RAYBAULT DR	02/12/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$195,300	42.46	\$438,319	\$155,131	\$304,869	\$275,475	1.107	1,671	\$182.45	40107	1.0841	2 STORY		\$120,606		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
520740	8 E NICOLET BLVD	08/15/24	\$330,500	WD	03-ARM'S LENGTH	\$330,500	\$107,400	32.50	\$257,839	\$97,162	\$233,338	\$156,301	1.493	1,207	\$193.32	40107	37.5335	1 STORY		\$92,210		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
680050	9 MARQUETTE DR	04/22/24	\$611,500	WD	03-ARM'S LENGTH	\$611,500	\$172,700	28.24	\$447,979	\$202,490	\$409,010	\$238,803	1.713	1,483	\$275.80	40107	59.5209	1 STORY		\$184,115		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
680170	30 LAKEVIEW DR	07/15/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$228,600	39.76	\$569,106	\$139,645	\$435,355	\$417,764	1.042	2,770	\$157.17	40107	7.5436	2 STORY		\$122,743		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$580,444	\$228,299	\$296,701	\$342,554	0.866	2,192	\$135.36	40107	25.1400	2 STORY		\$220,144		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$452,139	\$174,972	\$256,028	\$269,618	0.950	2,030	\$126.12	40107	16.7948	1 3/4 STORY		\$157,551		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
<b>Totals:</b>			<b>\$3,518,000</b>			<b>\$3,518,000</b>	<b>\$1,270,200</b>		<b>\$3,387,470</b>		<b>\$2,285,949</b>	<b>\$2,096,711</b>			<b>\$160.63</b>		<b>2.7290</b>							
								<b>Sale. Ratio =&gt;</b>	<b>36.11</b>					<b>E.C.F. =&gt;</b>	<b>1.090</b>	<b>Std. Deviation=&gt;</b>		<b>0.316327848</b>						
								<b>Std. Dev. =&gt;</b>	<b>6.25</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.118</b>	<b>Ave. Variance=&gt;</b>		<b>24.2636</b>	<b>Coefficient of Var=&gt;</b>		<b>21.71154507</b>			

2026 SHIRAS POINTE CONDO ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
520320	206 W NICOLET BLVD	08/30/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,300	45.02	\$319,978	\$133,565	\$151,435	\$171,021	0.885	1,300	\$116.49	40107	10.2989	1 STORY		\$123,965		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
520440	213 W NICOLET BLVD	05/19/23	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$346,230	\$100,787	\$199,213	\$225,177	0.885	2,025	\$98.38	40107	10.3769	BI-LEVEL		\$99,538		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
520670	103 RAYMBAULT DR	02/12/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$195,300	42.46	\$455,399	\$155,131	\$304,869	\$275,475	1.107	1,671	\$182.45	40107	11.8238	2 STORY		\$120,606		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
520740	8 E NICOLET BLVD	08/15/24	\$330,500	WD	03-ARM'S LENGTH	\$330,500	\$107,400	32.50	\$267,530	\$97,162	\$233,338	\$156,301	1.493	1,207	\$193.32	40107	50.4413	1 STORY		\$92,210		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
680020	3 MARQUETTE DR	09/05/23	\$453,250	QC	03-ARM'S LENGTH	\$453,250	\$196,200	43.29	\$560,197	\$203,455	\$249,795	\$327,286	0.763	1,861	\$134.23	40107	22.5233	1 STORY		\$178,314		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
680050	9 MARQUETTE DR	04/22/24	\$611,500	WD	03-ARM'S LENGTH	\$611,500	\$172,700	28.24	\$462,785	\$202,490	\$409,010	\$238,803	1.713	1,483	\$275.80	40107	72.4288	1 STORY		\$184,115		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
680170	30 LAKEVIEW DR	07/15/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$228,600	39.76	\$595,008	\$139,645	\$435,355	\$417,764	1.042	2,770	\$157.17	40107	5.3643	2 STORY		\$122,743		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
720180	308 JONATHAN CARVER RD	10/18/24	\$502,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$502,900	\$245,600	48.84	\$588,546	\$243,382	\$259,518	\$312,366	0.831	2,833	\$91.61	40107	15.7649	BI-LEVEL		\$238,642	720181	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
720470	35 E NICOLET BLVD	09/03/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$207,200	48.19	\$515,604	\$209,885	\$220,115	\$280,476	0.785	2,580	\$85.32	40107	20.3674	BI-LEVEL		\$169,154		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$601,682	\$228,299	\$296,701	\$342,553	0.866	2,192	\$135.36	40107	12.2318	2 STORY		\$220,144		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$468,856	\$174,972	\$256,028	\$269,618	0.950	2,030	\$126.12	40107	3.8870	1 3/4 STORY		\$157,551		2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401
1010110	205 SANDSTONE DR	07/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,600	33.54	\$323,987	\$110,149	\$174,851	\$228,949	0.764	1,217	\$143.67	40316	22.4751	BI-LEVEL		\$109,179		2026 SHIRAS POINTE CONDOMINIUMS	407
1010130	110 SHIRAS POINTE DR	09/08/23	\$370,000	OTH	03-ARM'S LENGTH	\$370,000	\$156,300	42.24	\$436,457	\$110,270	\$259,730	\$349,237	0.744	1,234	\$210.48	40316	24.4756	1 STORY		\$109,179		2026 SHIRAS POINTE CONDOMINIUMS	407
1010290	200 BIRCHRIDGE DR	11/12/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$184,100	35.40	\$477,806	\$110,301	\$409,699	\$393,474	1.041	1,660	\$246.81	40316	5.2770	1 STORY		\$109,179		2026 SHIRAS POINTE CONDOMINIUMS	407
1010330	255 BIRCHRIDGE DR	09/30/24	\$557,500	WD	03-ARM'S LENGTH	\$557,500	\$223,700	40.13	\$546,233	\$127,333	\$430,167	\$448,501	0.959	1,717	\$250.53	40316	2.9343	1 STORY		\$109,179		2026 SHIRAS POINTE CONDOMINIUMS	407
<b>Totals:</b>			<b>\$6,636,650</b>			<b>\$6,636,650</b>	<b>\$2,578,900</b>		<b>\$6,966,298</b>		<b>\$4,289,824</b>	<b>\$4,437,001</b>			<b>\$163.18</b>		<b>2.1635</b>						
							<b>Sale. Ratio =&gt;</b>	<b>38.86</b>				<b>E.C.F. =&gt;</b>	<b>0.967</b>			<b>Std. Deviation=&gt;</b>	<b>0.275792558</b>						
							<b>Std. Dev. =&gt;</b>	<b>6.35</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.988</b>			<b>Ave. Variance=&gt;</b>	<b>19.3780</b>	<b>Coefficient of Var=&gt;</b>	<b>19.60418118</b>				

2026 SILVERSTONE CONDOS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
170230	285 N LAKESHORE BLVD	11/14/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$201,300	32.73	\$502,327	\$157,087	\$457,913	\$290,362	1.577	2,340	\$195.69	40102	37.4865	1 STORY		\$156,450		2026 EAST	401
170295	515 E RIDGE ST	10/03/24	\$713,000	OTH	03-ARM'S LENGTH	\$713,000	\$285,100	39.99	\$788,251	\$215,850	\$497,150	\$481,414	1.033	2,106	\$236.06	40102	16.9491	1 STORY		\$215,850		2026 EAST	401
170430	409 E RIDGE ST	03/24/25	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$316,200	46.43	\$748,501	\$143,900	\$537,100	\$508,495	1.056	3,338	\$160.90	40102	14.5926	2 1/4 STORY		\$143,900		2026 EAST	401
170480	455 E RIDGE ST	11/15/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$414,300	27.62	\$1,379,042	\$375,940	\$1,124,060	\$843,652	1.332	4,925	\$228.24	40102	13.0195	2 STORY		\$359,750		2026 EAST	401
170630	336 E ARCH ST	12/01/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$288,400	32.96	\$758,248	\$147,271	\$727,729	\$513,858	1.416	2,472	\$294.39	40102	21.4028	2 STORY		\$143,900		2026 EAST	401
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$368,535	\$143,900	\$191,100	\$188,928	1.011	1,696	\$112.68	40102	19.0681	2 STORY		\$143,900		2026 EAST	401
170740	412 HIGH ST	10/30/24	\$362,200	WD	03-ARM'S LENGTH	\$362,200	\$130,400	36.00	\$345,418	\$76,970	\$285,230	\$225,776	1.263	2,259	\$126.26	40102	6.1151	MULTI FAMILY		\$76,970		2026 EAST	401
170910	347 E ARCH ST	06/06/24	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$183,200	30.23	\$583,645	\$155,481	\$450,519	\$360,104	1.251	2,642	\$170.52	40102	4.8900	2 1/2 STORY		\$143,900		2026 EAST	401
170950	403 E ARCH ST	08/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$442,231	\$108,602	\$291,398	\$280,596	1.038	1,735	\$167.95	40102	16.3683	2 STORY	SHORT TERM RENTAL	\$105,415		2026 EAST	401
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$659,727	\$177,716	\$522,184	\$405,392	1.288	3,377	\$154.63	40102	8.5918	1 3/4 STORY		\$173,182		2026 EAST	401
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$344,526	\$143,900	\$163,600	\$168,735	0.970	1,270	\$128.82	40102	23.2612	1 1/2 STORY		\$143,900		2026 EAST	401
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$344,526	\$143,900	\$156,100	\$168,735	0.925	1,270	\$122.91	40102	27.7060	1 1/2 STORY		\$143,900		2026 EAST	401
171630	502 PINE ST	03/26/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$171,600	29.64	\$500,829	\$118,325	\$460,675	\$321,702	1.432	2,449	\$188.11	40102	22.9813	2 1/4 STORY		\$111,272		2026 EAST	401
171840	425 E MICHIGAN ST	12/30/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$373,800	52.65	\$906,320	\$287,800	\$422,200	\$520,202	0.812	3,852	\$109.61	40102	39.0571	2 1/2 STORY		\$287,800		2026 EAST	401
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$657,262	\$196,856	\$308,144	\$387,221	0.796	2,256	\$136.59	40102	40.6396	2 STORY		\$189,915		2026 EAST	401
171980	418 E OHIO ST	10/10/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$201,400	27.97	\$533,823	\$134,558	\$585,442	\$335,799	1.743	2,990	\$195.80	40102	54.1251	2 STORY		\$132,187		2026 EAST	401
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$641,187	\$146,982	\$392,018	\$415,648	0.943	2,251	\$174.15	40102	25.9029	2 STORY		\$143,900		2026 EAST	401
172090	523 PINE ST	07/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$100,200	28.63	\$246,846	\$98,151	\$251,849	\$125,059	2.014	1,540	\$163.54	40102	81.1665	2 1/2 STORY		\$96,212		2026 EAST	401
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$419,661	\$127,168	\$262,832	\$245,999	1.068	1,831	\$143.55	40102	13.3753	2 STORY		\$127,168		2026 EAST	401
172480	358 E HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$724,799	\$143,900	\$571,100	\$488,561	1.169	4,020	\$142.06	40102	3.3236	DUPLEX		\$143,900		2026 EAST	401
172590	602 SPRUCE ST	08/10/23	\$600,000	AFF	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$552,784	\$129,678	\$470,322	\$355,850	1.322	2,849	\$165.08	40102	11.9506	2 1/4 STORY		\$129,678		2026 EAST	401
172600	409 E OHIO ST	03/13/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,700	42.31	\$557,122	\$120,137	\$429,863	\$367,523	1.170	2,779	\$154.68	40102	3.2557	2 1/4 STORY		\$117,128		2026 EAST	401
180070	603 HIGH ST	09/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300	50.16	\$235,667	\$67,767	\$122,233	\$141,211	0.866	1,332	\$91.77	40102	33.6574	1 1/2 STORY		\$67,767		2026 EAST	401
180140	113 E OHIO ST	11/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,100	41.89	\$272,686	\$71,950	\$198,050	\$168,828	1.173	2,280	\$86.86	40102	2.9089	2 STORY		\$71,950		2026 EAST	401
180800	525 HIGH ST	09/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,700	57.61	\$251,148	\$79,562	\$100,438	\$144,311	0.696	1,608	\$62.46	40102	50.6197	1 3/4 STORY	SHORT TERM RENTAL	\$78,643		2026 EAST	401
180820	521 HIGH ST	11/20/24	\$200,500	QC	03-ARM'S LENGTH	\$200,500	\$106,500	53.12	\$263,252	\$123,668	\$76,832	\$117,396	0.654	1,894	\$40.57	40102	54.7711	DUPLEX		\$122,148		2026 EAST	401
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$422,987	\$103,742	\$352,758	\$268,499	1.314	2,696	\$130.84	40102	11.1637	DUPLEX		\$103,742		2026 EAST	401
180890	122 E OHIO ST	08/28/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,100	33.03	\$268,609	\$144,117	\$155,883	\$104,703	1.489	936	\$166.54	40102	28.6631	1+ STORY	SHORT TERM RENTAL	\$143,900		2026 EAST	401
181050	120 E MICHIGAN ST	12/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$126,700	20.60	\$499,426	\$151,226	\$463,774	\$292,851	1.584	2,854	\$162.50	40102	38.1472	DUPLEX		\$143,900		2026 EAST	401
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$366,484	\$143,900	\$234,100	\$187,203	1.251	2,252	\$103.95	40102	4.8337	DUPLEX		\$143,900		2026 EAST	401
350460	119 E CRESCENT ST	07/17/23	\$234,000	AFF	03-ARM'S LENGTH	\$234,000	\$108,700	46.45	\$330,200	\$143,900	\$90,100	\$156,686	0.575	1,435	\$62.79	40102	62.7145	1 3/4 STORY		\$143,900		2026 EAST	401
350800	108 E PARK ST	03/13/25	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$187,800	33.60	\$473,117	\$143,900	\$415,100	\$276,886	1.499	2,274	\$182.54	40102	29.6996	2 STORY		\$143,900		2026 EAST	401
350900	123 E PARK ST	07/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,100	41.03	\$547,812	\$190,751	\$209,249	\$300,304	0.697	3,342	\$62.61	40102	50.5388	DUPLEX		\$190,751		2026 EAST	401
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$362,006	\$97,878	\$267,122	\$222,143	1.202	1,568	\$170.36	40102	0.0299	2 STORY		\$96,212		2026 EAST	401
360250	907 SPRUCE ST	02/27/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,300	29.58	\$436,212	\$193,003	\$331,997	\$204,549	1.623	1,326	\$250.37	40102	42.0888	1 1/2 STORY		\$192,425		2026 EAST	401
360510	907 PINE ST	02/24/25	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$141,100	42.31	\$366,991	\$145,592	\$187,908	\$186,206	1.009	1,724	\$109.00	40102	19.3039	2 STORY		\$143,900		2026 EAST	401
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$545,509	\$145,527	\$410,623	\$336,402	1.221	2,500	\$164.25	40102	1.8453	2 1/4 STORY		\$143,900		2026 EAST	401
360810	800 SPRUCE ST	04/19/23	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$239,700	41.69	\$800,591	\$288,742	\$286,158	\$430,487	0.665	2,222	\$128.78	40102	53.7448	BI-LEVEL		\$287,800		2026 EAST	401
360940	807 PINE ST	06/10/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$113,400	39.51	\$301,316	\$143,900	\$143,100	\$132,394	1.081	1,344	\$106.47	40102	12.1311	1 3/4 STORY		\$143,900		2026 EAST	401
361111	302 E PROSPECT ST	08/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$90,400	28.61	\$237,037	\$43,505	\$272,495	\$162,769	1.674	1,260	\$216.27	40102	47.1945	1 3/4 STORY		\$43,505		2026 EAST	401
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$395,260	\$144,514	\$230,486	\$120,888	1.093	2,356	\$97.83	40102	10.9249	2 STORY		\$143,900		2026 EAST	401
361410	221 E HEWITT AVE	08/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$276,866	\$60,237	\$229,763	\$182,194	1.261	1,812	\$126.80	40102	5.8909	2 STORY		\$60,237		2026 EAST	401
361411	709 PINE ST	10/25/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$75,300	31.44	\$192,293	\$35,138	\$204,362	\$132,174	1.546	884	\$231.18	40102	34.3979	1+ STORY		\$35,138		2026 EAST	401
361460	203 E HEWITT AVE	11/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,800	51.51	\$358,093	\$116,291	\$168,709	\$203,366	0.830	2,441	\$69.11	40102	37.2595	DUPLEX		\$116,291		2026 EAST	401
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$450,379	\$145,618	\$317,382	\$256,317	1.238	1,584	\$200.37	40102	3.6061	1 3/4 STORY		\$143,900		2026 EAST	401
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$348,385	\$102,672	\$242,328	\$206,655	1.173	1,208	\$200.60	40102	2.9559	1 3/4 STORY		\$101,232		2026 EAST	401
380101	315 E PARK ST	01/07/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,800	42.04	\$292,905	\$101,232	\$183,768	\$161,205	1.140	1,050	\$175.02	40102	6.2216	1 1/4 STORY		\$101,232		2026 EAST	401
380110	311 E PARK ST	03/13/25	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$112,500	37.75	\$285,004	\$101,232	\$196,768	\$154,560	1.273	1,046	\$188.11	40102	7.0905	1 1/4 STORY		\$101,232		2026 EAST	401
380210</																							

2026 SOUTH ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
20220	102 E FURNACE ST	08/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600	33.73	\$174,960	\$65,315	\$84,685	\$100,777	0.840	1,092	\$77.55	40108	25.7728	1 STORY		\$63,634		2026 SOUTH	401
20220	102 E FURNACE ST	05/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,800	39.89	\$174,960	\$65,315	\$114,685	\$100,777	1.138	1,092	\$105.02	40108	3.9960	1 STORY		\$63,634		2026 SOUTH	401
60390	349 GENESEE ST	01/22/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,500	37.83	\$279,832	\$59,582	\$240,418	\$202,436	1.188	1,837	\$130.88	40108	8.9575	2 STORY		\$58,620		2026 SOUTH	401
60470	1202 ADAMS ST	05/17/23	\$241,600	AFF	03-ARM'S LENGTH	\$241,600	\$66,300	27.44	\$204,838	\$32,968	\$208,632	\$157,969	1.321	1,142	\$182.69	40108	22.2665	1 3/4 STORY		\$32,395		2026 SOUTH	401
60510	1220 ADAMS ST	09/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$251,216	\$79,697	\$120,303	\$157,646	0.763	1,529	\$78.68	40108	33.4932	1 3/4 STORY		\$76,746		2026 SOUTH	401
70411	504 MESNARD ST	10/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$104,600	35.46	\$316,676	\$88,513	\$206,487	\$209,709	0.985	1,144	\$180.50	40108	11.3414	1 STORY		\$87,545		2026 SOUTH	401
70450	1301 ALBION ST	10/31/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$116,500	35.36	\$351,330	\$95,030	\$234,470	\$235,570	0.995	1,680	\$139.57	40108	10.2721	1 STORY		\$91,787		2026 SOUTH	401
70500	609 MESNARD ST	07/21/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$126,000	31.90	\$375,477	\$77,483	\$317,517	\$273,892	1.159	1,920	\$165.37	40108	6.1228	2 STORY		\$73,661		2026 SOUTH	401
70660	612 CRAIG ST	10/06/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,700	31.65	\$303,875	\$79,405	\$235,595	\$206,314	1.142	1,290	\$182.63	40108	4.3871	1 STORY		\$73,661		2026 SOUTH	401
70660	612 CRAIG ST	07/19/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$133,400	39.82	\$303,875	\$79,405	\$255,595	\$206,314	1.239	1,290	\$198.14	40108	14.0810	1 STORY		\$73,661		2026 SOUTH	401
71190	608 W HAMPTON ST	06/09/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$112,000	26.99	\$375,965	\$90,119	\$324,881	\$262,726	1.237	1,428	\$227.51	40108	13.8525	1 STORY		\$84,460		2026 SOUTH	401
71260	607 W HAMPTON ST	09/19/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$109,500	33.69	\$314,224	\$91,830	\$233,170	\$204,406	1.141	1,814	\$128.54	40108	4.2667	BI-LEVEL		\$89,087		2026 SOUTH	401
80200	725 ALTAMONT ST	07/16/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,800	42.88	\$354,486	\$127,795	\$212,205	\$208,356	1.018	1,398	\$151.79	40108	7.9577	1 STORY		\$123,797		2026 SOUTH	401
80580	907 ALTAMONT ST	06/27/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$99,900	33.64	\$295,034	\$90,417	\$206,583	\$188,067	1.098	1,811	\$114.07	40108	0.0402	BI-LEVEL	SHORT TERM RENTAL	\$87,545		2026 SOUTH	401
80730	323 BLEMHUBER AVE	11/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$83,900	32.90	\$253,618	\$60,052	\$194,948	\$177,910	1.096	1,306	\$149.27	40108	0.2284	1 STORY		\$58,620		2026 SOUTH	401
80870	423 BLEMHUBER AVE	10/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$70,100	31.16	\$208,634	\$59,160	\$165,840	\$137,384	1.207	1,088	\$152.43	40108	10.9074	1 1/4 STORY		\$58,620		2026 SOUTH	401
81140	322 JACKSON ST	10/29/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,200	44.81	\$223,996	\$59,903	\$148,097	\$150,821	0.982	1,241	\$119.34	40108	11.6112	2 STORY		\$58,620		2026 SOUTH	401
90410	910 CHAMPION ST	09/05/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$152,500	39.10	\$370,592	\$58,133	\$331,867	\$287,187	1.156	2,677	\$123.97	40108	5.7528	DUPLEX		\$53,607		2026 SOUTH	401
110180	125 ROCK ST	08/01/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$109,500	31.29	\$284,264	\$51,421	\$298,579	\$214,010	1.395	1,654	\$180.52	40108	29.7111	2 STORY		\$46,665		2026 SOUTH	401
110270	124 ROCK ST	11/27/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$62,600	42.59	\$150,077	\$61,758	\$85,242	\$81,176	1.050	826	\$103.20	40108	4.7958	1 STORY		\$58,620		2026 SOUTH	401
110830	204 FISHER ST	12/12/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$100,900	44.25	\$238,583	\$60,450	\$167,550	\$163,725	1.023	1,749	\$95.80	40108	7.4691	DUPLEX		\$58,620		2026 SOUTH	401
110920	515 S FOURTH ST	08/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,600	32.71	\$216,959	\$33,974	\$191,026	\$168,185	1.136	1,498	\$127.52	40108	3.7758	MULTI FAMILY	SHORT TERM RENTAL	\$29,310		2026 SOUTH	401
111250	209 W BARAGA AVE	01/03/24	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$111,400	31.83	\$310,522	\$61,308	\$288,692	\$229,057	1.260	1,820	\$158.62	40108	16.2298	2 STORY	SHORT TERM RENTAL	\$58,620		2026 SOUTH	401
111690	336 ROCK ST	01/08/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$68,800	20.54	\$275,442	\$67,018	\$267,982	\$191,566	1.399	1,275	\$210.18	40108	30.0848	1 1/2 STORY		\$58,620		2026 SOUTH	401
111970	307 FISHER ST	06/03/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,400	41.69	\$261,547	\$61,457	\$198,543	\$183,906	1.080	2,032	\$97.71	40108	1.8464	2 STORY	SHORT TERM RENTAL	\$58,620		2026 SOUTH	401
112060	318 CHAMBERLAIN ST	06/29/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,400	36.75	\$299,540	\$62,763	\$202,237	\$217,626	0.929	1,712	\$118.13	40108	16.8765	1 1/2 STORY		\$58,620		2026 SOUTH	401
112090	302 CHAMBERLAIN ST	09/25/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$87,300	27.45	\$264,294	\$64,190	\$253,810	\$183,919	1.380	1,306	\$194.34	40108	28.1957	1 3/4 STORY		\$58,620		2026 SOUTH	401
112170	225 MATHER ST	05/24/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,300	48.10	\$325,429	\$77,098	\$222,902	\$232,765	0.958	2,563	\$86.97	40108	14.0426	1 1/2 STORY		\$74,818		2026 SOUTH	401
120690	500 FISHER ST	01/06/25	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$125,600	45.42	\$290,008	\$59,735	\$216,765	\$211,648	1.024	2,009	\$107.90	40108	7.3875	2 STORY		\$58,620		2026 SOUTH	401
120720	442 FISHER ST	08/30/24	\$224,600	WD	03-ARM'S LENGTH	\$224,600	\$91,300	40.65	\$216,260	\$62,651	\$161,949	\$141,185	1.147	1,103	\$146.83	40108	4.9019	1 1/2 STORY		\$58,620		2026 SOUTH	401
515452	1302 PIONEER RD	02/28/25	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$173,700	42.68	\$463,821	\$161,592	\$245,408	\$277,784	0.883	960	\$255.63	40108	21.4603	1 STORY		\$161,592		2026 SOUTH	401
800020	801 GROVE ST	05/17/24	\$420,000	OTH	03-ARM'S LENGTH	\$420,000	\$188,200	44.81	\$437,575	\$117,218	\$302,782	\$294,446	1.028	2,250	\$134.57	40108	6.9740	BI-LEVEL		\$108,756		2026 SOUTH	401
1120020	443 BLEMHUBER AVE	06/17/24	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$221,200	38.81	\$610,101	\$157,250	\$412,650	\$416,223	0.991	3,870	\$106.63	40108	10.6637	DUPLEX		\$147,708		2026 SOUTH	401
1120150	516 BLEMHUBER AVE	07/18/24	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$286,300	40.61	\$781,660	\$199,686	\$505,314	\$534,903	0.945	1,782	\$283.57	40108	15.3368	1 STORY		\$189,359		2026 SOUTH	401
<b>Totals:</b>			<b>\$10,577,100</b>			<b>\$10,577,100</b>	<b>\$3,882,300</b>		<b>\$10,559,670</b>		<b>\$7,857,409</b>	<b>\$7,210,383</b>			<b>\$147.53</b>		<b>0.8317</b>						
								<b>Sale. Ratio =&gt;</b>	<b>36.70</b>			<b>E.C.F. =&gt;</b>	<b>1.090</b>	<b>Std. Deviation=&gt;</b>		<b>0.153632523</b>							
								<b>Std. Dev. =&gt;</b>	<b>6.35</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.098</b>	<b>Ave. Variance=&gt;</b>		<b>12.2076</b>	<b>Coefficient of Var=&gt;</b>		<b>11.11751986</b>				



2026 SOUTHWEST ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
750080	8 FAIRWAY DR	11/15/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$238,900	50.29	\$555,001	\$103,407	\$371,593	\$448,901	0.828	3,570	\$104.09	40109	21.3269	2 STORY	SHORT TERM RENTAL	\$91,450		2026 SOUTHWEST	401	
800060	631 FOREST PARK DR	08/13/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$188,800	42.91	\$448,684	\$150,259	\$289,741	\$296,645	0.977	2,590	\$111.87	40109	6.4327	BI-LEVEL		\$141,171		2026 SOUTHWEST	401	
800320	614 FOREST PARK DR	10/29/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$172,200	44.15	\$397,717	\$123,233	\$266,767	\$272,847	0.978	2,795	\$95.44	40109	6.3337	2 STORY		\$121,638		2026 SOUTHWEST	401	
840080	8 SPECKER CIR	06/06/23	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$182,800	43.01	\$446,803	\$77,802	\$347,198	\$366,800	0.947	1,716	\$202.33	40109	9.4494	1 STORY		\$72,805		2026 SOUTHWEST	401	
840190	19 SPECKER CIR	05/17/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$170,800	36.34	\$412,787	\$154,360	\$315,640	\$256,886	1.229	1,573	\$200.66	40109	18.7664	1 STORY		\$147,682		2026 SOUTHWEST	401	
870220	1609 ALTAMONT ST	10/23/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$208,800	38.67	\$488,730	\$66,084	\$473,916	\$420,125	1.128	2,511	\$188.74	40109	8.6982	2 STORY		\$62,447		2026 SOUTHWEST	401	
900100	10 GROVE HILL CT	07/01/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,500	36.75	\$332,756	\$72,755	\$312,245	\$258,450	1.208	1,798	\$173.66	40109	16.7090	BI-LEVEL		\$70,733		2026 SOUTHWEST	401	
900180	18 GROVE HILL CT	08/14/23	\$365,900	WD	03-ARM'S LENGTH	\$365,900	\$175,700	48.02	\$403,182	\$94,662	\$271,238	\$306,680	0.884	1,930	\$140.54	40109	15.6620	BI-LEVEL		\$92,042		2026 SOUTHWEST	401	
940020	1729 ALTAMONT ST	06/14/24	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$208,400	37.15	\$519,704	\$98,335	\$462,665	\$418,856	1.105	1,926	\$240.22	40109	6.3539	2 STORY		\$96,186		2026 SOUTHWEST	401	
1050480	1750 HARBOUR VIEW DR	05/19/24	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$586,900	46.95	\$1,179,028	\$592,958	\$657,042	\$582,575	1.128	3,142	\$209.12	40109	8.6771	2 STORY		\$573,267		2026 SOUTHWEST	401	
<b>Totals:</b>			<b>\$5,301,900</b>			<b>\$5,301,900</b>	<b>\$2,274,800</b>			<b>\$5,184,392</b>	<b>\$3,768,045</b>	<b>\$3,628,764</b>			<b>\$166.67</b>		<b>0.2671</b>							
								<b>Sale. Ratio =&gt;</b>	<b>42.91</b>					<b>E.C.F. =&gt;</b>	<b>1.038</b>			<b>Std. Deviation=&gt;</b>	<b>0.137178437</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.04</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.041</b>			<b>Ave. Variance=&gt;</b>	<b>11.8409</b>	<b>Coefficient of Var=&gt;</b>		<b>11.37399308</b>		