

Neighborhoods Used: 00001 - TOWNSHIP, 150 - MULBERRY HILLS, 00002 - RIVER, 00004 - DUNCAN LAKE, 00006 - NEWER SUBS-SITE CONDOS-DEVELOPMENTS, 00050 - NOFFKE PLAT, 00060 - BACKLOTS - NEAR WATER, PLATS - OLDER PLATS, MIDL - VILLAGE RESIDENTIAL, DOWNS - MIDDLEVILLE DOWNS, 160 - BOULDER CREEK ESTATES, 101 - AGRICULTURAL, VILNP - VILLAGE - NEWER PLATS

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/4 STY	0	0	0	0	0	0
1 3/4 STORY	0	0	0	0	0	0
1 STORY	1,803,620	0	0	0	0	0
1.5 STORY	0	0	348,822	1,280,596	179,410	0
2 STORY	10,358,155	649,667	2,591,139	1,895,773	634,723	179,866
BI-LEVEL	3,001,974	235,125	475,512	901,916	99,620	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	355,604	0	0
MULTI-LEVEL	242,970	0	235,779	0	179,929	0
RANCH	3,162,006	3,765,471	6,951,313	5,955,696	1,004,403	226,863
TRI-LEVEL	0	184,029	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 46,899,981
 Total Mobile Home Costs by Manual : 182,799
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 682,654
 Total Commercial Costs by Manual : 39,474

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/4 STY	0	0	0	0	0	0
1 3/4 STORY	0	0	0	0	0	0
1 STORY	2,171,938	0	0	0	0	0
1.5 STORY	0	0	407,025	1,385,826	206,616	0
2 STORY	12,072,908	643,975	3,080,696	2,446,599	924,738	181,540
BI-LEVEL	3,773,539	289,185	644,439	1,158,686	128,546	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	471,728	0	0
MULTI-LEVEL	289,116	0	337,639	0	212,681	0
RANCH	3,724,591	4,233,400	8,700,752	7,588,079	1,202,730	361,680
TRI-LEVEL	0	241,797	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 56,880,449
 Total Mobile Home Sale Residual Values : 218,794
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 852,609
 Total Commercial Sale Residual Values : 45,043

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

# Valid Sales	219	# Invalid Sales	37	Coefficient of Dispersion (%)	8.77	Coefficient of Variation (%)	12.45	Price Related Differential	0.999
After Application of E.C.F.s					8.09	11.61		1.002	

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/4 STY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.204(7)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.167(2)	1.082(7)	1.152(1)	1.000(0)
2 STORY	1.166(43)	0.991(2)	1.189(10)	1.291(10)	1.457(5)	1.009(2)
BI-LEVEL	1.257(15)	1.230(1)	1.355(3)	1.285(6)	1.290(1)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.327(2)	1.000(0)	1.000(0)
MULTI-LEVEL	1.190(1)	1.000(0)	1.432(1)	1.000(0)	1.182(1)	1.000(0)
RANCH	1.178(10)	1.124(13)	1.252(30)	1.274(35)	1.197(6)	1.594(2)
TRI-LEVEL	1.000(0)	1.314(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.213 (217)
 Mobile Home E.C.F. : 1.197 (2)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.249 (47)
 Commercial E.C.F. : 1.141 (3)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2022

Neighborhoods Used: 00001 - TOWNSHIP, 150 - MULBERRY HILLS, 00002 - RIVER, 00004 - DUNCAN LAKE, 00006 - NEWER SUBS-SITE CONDOS-DEVELOPMENTS, 00050 - NOFFKE PLAT, 00060 - BACKLOTS - NEAR WATER, PLATS - OLDER PLATS, MIDL - VILLAGE RESIDENTIAL, DOWNS - MIDDLEVILLE DOWNS, 160 - BOULDER CREEK ESTATES, 101 - AGRICULTURAL, VILNP - VILLAGE - NEWER PLATS

Ending Date: 03/31/2024

Terms Selected: 5

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00001 - TOWNSHIP, 150 - MULBERRY HILLS, 00002 - RIVER, 00004 - DUNCAN LAKE, 00006 - NEWER SUBS-SITE CONDOS-DEVELOPMENTS, 00050 - NOFFKE PLAT, 00060 - BACKLOTS - NEAR WATER, PLATS - OLDER PLATS, MIDL - VILLAGE RESIDENTIAL, DOWNS - MIDDLEVILLE DOWNS, 160 - BOULDER CREEK ESTATES, 101 - AGRICULTURAL, VILNP - VILLAGE - NEWER PLATS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.50
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00

ECF-Backlots near water

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.
14-040-015-00	7290 BOUMAN DR	01/04/24	\$305,000	WD	24-PARTIAL ASSESSMENT	\$305,000	\$88,600	29.05	\$237,219	\$69,530	\$235,470	\$173,054	1.361
14-060-017-00	7460 N NOFFKE DR	04/21/23	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$136,600	38.37	\$323,232	\$149,384	\$206,616	\$179,410	1.152
14-085-007-00	6400 N NOFFKE DR	04/18/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$179,800	41.14	\$397,618	\$70,200	\$366,800	\$337,893	1.086
Totals:			\$1,098,000			\$1,098,000	\$405,000		\$958,069		\$808,886	\$690,356	
								Sale. Ratio =>	36.89			E.C.F. =>	1.172
								Std. Dev. =>	6.34			Ave. E.C.F. =>	1.199

ECF-Boulder Creek

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.	
14-160-023-00	5701 RAVINE DR	09/20/24	\$451,100	WD	24-PARTIAL ASSESSMENT	\$451,100	\$147,100	32.61	\$352,378	\$62,000	\$389,100	\$302,162	1.288	
14-160-027-00	5837 RAVINE DR	06/28/22	\$385,000	WD	24-PARTIAL ASSESSMENT	\$385,000	\$103,600	26.91	\$329,048	\$80,589	\$304,411	\$258,542	1.177	
14-160-028-00	5859 GRANITE CT	06/17/22	\$449,000	WD	24-PARTIAL ASSESSMENT	\$449,000	\$167,800	37.37	\$478,333	\$71,200	\$377,800	\$423,656	0.892	
14-160-035-00	5830 CREEKRIDGE DR	08/16/24	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$170,400	37.88	\$340,759	\$82,500	\$367,400	\$268,740	1.367	
14-160-066-00	5623 FIELDSTONE CT	09/29/23	\$614,000	WD	03-ARM'S LENGTH	\$614,000	\$255,400	41.60	\$577,629	\$84,684	\$529,316	\$512,950	1.032	
14-160-071-00	5478 RAVINE DR	08/15/22	\$455,000	WD	24-PARTIAL ASSESSMENT	\$455,000	\$167,100	36.73	\$503,966	\$74,800	\$380,200	\$446,583	0.851	
Totals:			\$2,804,000			\$2,804,000	\$1,011,400		\$2,582,113		\$2,348,227	\$2,212,633		
							Sale. Ratio =>	36.07					E.C.F. =>	1.061
							Std. Dev. =>	5.10					Ave. E.C.F. =>	1.101

**Time period was extended to develop ECF to equalize*

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.
12-410-039-00	10117 S NORRIS RD	09/09/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800	56.64	\$106,246	\$27,000	\$98,000	\$98,810	0.992
02-028-490-00	8975 S M37 HWY	04/07/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,200	44.13	\$136,726	\$14,394	\$135,606	\$152,534	0.889
55-201-139-00	150 E STATE ST	05/15/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$98,700	36.42	\$249,793	\$19,709	\$251,291	\$283,704	0.886
55-201-082-00	129 E STATE ST	02/13/23	\$146,500	MLC	03-ARM'S LENGTH	\$146,500	\$55,200	37.68	\$103,233	\$18,937	\$127,563	\$103,941	1.227
55-140-012-00	1105 W STATE ST	06/29/23	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$265,100	30.65	\$848,307	\$464,861	\$400,139	\$472,806	0.846
55-201-083-00	119 E STATE ST	07/21/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,400	49.65	\$161,619	\$29,227	\$140,773	\$163,245	0.862
55-201-021-00	205 N MICHIGAN AVE	01/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$76,600	21.89	\$278,622	\$52,920	\$297,080	\$278,301	1.067
55-135-004-00	1510 N BROADWAY	05/30/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$184,300	29.49	\$613,544	\$96,430	\$528,570	\$637,625	0.829
41-074-014-00	420 MISTY RIDGE DR	06/13/22	\$574,000	WD	03-ARM'S LENGTH	\$574,000	\$280,900	48.94	\$585,198	\$185,702	\$388,298	\$423,195	0.918
16-020-023-00	11332 W M179 HWY	10/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,400	53.47	\$297,014	\$120,002	\$179,998	\$218,264	0.825
16-020-037-00	11368 W M179 HWY	05/10/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$189,900	27.93	\$465,207	\$132,100	\$547,900	\$410,736	1.334
16-020-005-00	11446 W M179 HWY	02/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,000	46.67	\$197,674	\$80,470	\$129,530	\$144,518	0.896
55-201-011-00	329 N BROADWAY	11/29/23	\$165,000	WD	19-MULTI PARCEL ARM	\$165,000	\$79,600	48.24	\$110,649	\$28,104	\$136,896	\$102,097	1.341
55-201-002-00	429 N BROADWAY ST	02/10/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$298,100	56.25	\$457,744	\$96,186	\$433,814	\$445,268	0.974
55-201-021-00	205 N MICHIGAN AVE	01/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$76,600	21.89	\$279,423	\$52,159	\$297,841	\$280,227	1.063
Totals:			\$5,511,500			\$5,511,500	\$2,084,800		\$4,890,999		\$4,093,299	\$4,215,272	
								Sale. Ratio =>	37.83			E.C.F. =>	0.971
								Std. Dev. =>	12.06			Ave. E.C.F. =>	0.997

ECF-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.		
41-210-006-00	278 HIGH RIDGE CT	05/13/22	\$302,552	WD	25-PARTIAL CONSTRUCTION	\$302,552	\$57,800	19.10	\$272,104	\$46,355	\$256,197	\$241,701	1.060		
41-210-024-00	118 HIGH RIDGE CT	05/26/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,700	44.42	\$241,376	\$47,730	\$217,270	\$207,330	1.048		
41-210-026-00	113 HIGH RIDGE CT	01/09/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,100	43.38	\$234,877	\$46,719	\$193,281	\$201,454	0.959		
41-220-014-00	613 ORIOLE	08/03/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,500	44.60	\$229,486	\$45,000	\$205,000	\$197,522	1.038		
Totals:			\$1,057,552			\$1,057,552	\$391,100		\$977,843		\$871,748	\$848,008			
								Sale. Ratio =>	36.98					E.C.F. =>	1.028
								Std. Dev. =>	12.52					Ave. E.C.F. =>	1.026

ECF-Duncan Lake

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.	
14-007-001-55	6808 DUNCAN SHORES LN	06/23/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$323,700	36.99	\$972,973	\$507,233	\$367,767	\$423,015	0.869	
14-007-011-10	6454 IVAN TRAIL	10/05/23	\$700,000	WD	24-PARTIAL ASSESSMENT	\$700,000	\$200,300	28.61	\$614,697	\$307,079	\$392,921	\$279,399	1.406	
14-130-003-00	7046 KIMBERLY DR	12/15/21	\$627,000	WD	24-PARTIAL ASSESSMENT	\$627,000	\$184,000	29.35	\$613,807	\$333,832	\$293,168	\$254,292	1.153	
14-130-006-00	7100 KIMBERLY DR	08/20/20	\$680,000	WD	24-PARTIAL ASSESSMENT	\$680,000	\$212,100	31.19	\$651,469	\$289,373	\$390,627	\$323,012	1.209	
14-007-011-40	6451 IVAN TRAIL	09/16/22	\$833,000	WD	24-PARTIAL ASSESSMENT	\$833,000	\$258,700	31.06	\$813,240	\$468,912	\$364,088	\$312,741	1.164	
Totals:			\$3,715,000			\$3,715,000	\$1,178,800		\$3,666,186		\$1,808,571	\$1,592,458		
							Sale. Ratio =>	31.73					E.C.F. =>	1.136
							Std. Dev. =>	3.30					Ave. E.C.F. =>	1.160

**Time period was extended to develop ECF to equalize*

ECF-East Town 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.
41-195-011-00	136 IRVING RD	12/15/23	\$185,000	WD	24-PARTIAL ASSESSMENT	\$185,000	\$62,900	34.00	\$159,307	\$25,000	\$160,000	\$127,911	1.251
41-195-012-00	136 IRVING RD	02/25/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,700	36.34	\$138,572	\$22,500	\$122,500	\$110,545	1.108
41-195-013-00	136 IRVING RD	09/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$166,176	\$22,500	\$142,500	\$136,834	1.041
41-195-015-00	136 IRVING RD	10/30/23	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$64,200	37.65	\$137,450	\$25,000	\$145,500	\$107,095	1.359
41-195-018-00	130 IRVING RD	05/25/21	\$140,000	WD	24-PARTIAL ASSESSMENT	\$140,000	\$48,900	34.93	\$145,292	\$22,500	\$117,500	\$116,945	1.005
Totals:			\$805,500			\$805,500	\$287,200		\$746,797		\$688,000	\$599,330	
								Sale. Ratio =>	35.65			E.C.F. =>	1.148
								Std. Dev. =>	1.39			Ave. E.C.F. =>	1.153

**Due to a lack of current sales, time period was extended to develop ECF*

ECF-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.		
12-031-012-51	12229 M-89 HWY	05/06/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$132,100	58.71	\$214,382	\$50,600	\$174,400	\$201,702	0.865		
51-253-014-10	755 AIRWAY DR	03/21/24	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$96,000	38.25	\$269,488	\$84,784	\$166,216	\$184,704	0.900		
16-030-002-00	2485 S PATTERSON RD	10/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,800	46.80	\$94,777	\$48,819	\$51,181	\$62,870	0.814		
16-365-023-00	RISON DR	09/02/22	\$68,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$68,000	\$19,400	28.53	\$71,147	\$4,610	\$63,390	\$82,043	0.773		
12-031-012-52	12125 M-89 HWY	06/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,500	51.86	\$202,054	\$51,994	\$163,006	\$184,803	0.882		
Totals:			\$859,000			\$859,000	\$405,800		\$851,848		\$618,193	\$716,122			
								Sale. Ratio =>	47.24					E.C.F. =>	0.863
												USED	E.C.F. =>	0.863	
								Std. Dev. =>	11.78					Ave. E.C.F. =>	0.847

ECF-Middleville Downs

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.	
41-150-007-00	205 STADIUM DR	06/28/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,200	36.26	\$150,013	\$58,975	\$96,025	\$71,179	1.349	
41-150-017-00	324 STADIUM DR	09/29/23	\$251,000	WD	24-PARTIAL ASSESSMENT	\$251,000	\$87,600	34.90	\$216,727	\$60,923	\$190,077	\$121,817	1.560	
41-160-022-00	928 GREENWOOD ST	06/28/23	\$246,000	WD	24-PARTIAL ASSESSMENT	\$246,000	\$76,600	31.14	\$200,188	\$60,804	\$185,196	\$108,979	1.699	
41-170-007-00	944 GREENWOOD ST	02/28/23	\$190,000	WD	24-PARTIAL ASSESSMENT	\$190,000	\$62,700	33.00	\$188,868	\$61,454	\$128,546	\$99,620	1.290	
41-170-001-00	935 GREENWOOD ST	06/07/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$104,300	40.58	\$208,674	\$57,485	\$199,515	\$118,209	1.688	
41-170-016-00	203 MEADOWLARK ST	04/27/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,600	39.45	\$253,299	\$71,694	\$183,306	\$141,990	1.291	
41-170-028-00	216 MEADOWLARK ST	03/22/24	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$92,700	41.20	\$214,736	\$75,880	\$149,120	\$108,566	1.374	
41-175-018-00	222 ROBIN RD	10/27/22	\$238,000	WD	24-PARTIAL ASSESSMENT	\$238,000	\$67,500	28.36	\$193,549	\$52,735	\$185,265	\$110,097	1.683	
41-175-021-00	1014 GREENWOOD ST	12/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$97,800	36.22	\$232,220	\$54,546	\$215,454	\$138,916	1.551	
41-175-024-00	1017 GREENWOOD ST	09/16/22	\$230,000	WD	24-PARTIAL ASSESSMENT	\$230,000	\$73,300	31.87	\$215,072	\$52,044	\$177,956	\$127,465	1.396	
41-185-001-00	3916 BENDER RD	07/29/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$72,500	33.56	\$200,120	\$73,926	\$142,074	\$98,666	1.440	
Totals:			\$2,533,000			\$2,533,000	\$891,800		\$2,273,466		\$1,852,534	\$1,245,504		
							Sale. Ratio =>	35.21					E.C.F. =>	1.487
							Std. Dev. =>	4.09					Ave. E.C.F. =>	1.484

**Time period was extended to develop ECF to equalize*

ECF-Mobile Homes

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.	
14-011-039-20	6060 WOLVERINE DR	07/19/22	\$235,000	WD	24-PARTIAL ASSESSMENT	\$235,000	\$62,800	26.72	\$222,695	\$64,000	\$171,000	\$125,550	1.362	
14-012-007-25	6800 MOE RD	04/16/21	\$190,000	WD	24-PARTIAL ASSESSMENT	\$190,000	\$53,400	28.11	\$203,515	\$58,069	\$131,931	\$115,068	1.147	
14-030-012-10	12521 GREEN LK RD	02/28/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,900	37.72	\$204,569	\$132,206	\$47,794	\$57,249	0.835	
14-034-001-03	9197 ADAMS RD	06/06/24	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,800	40.59	\$273,543	\$165,793	\$171,207	\$85,245	2.008	
41-026-292-00	19 MARKET ST	06/12/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,400	48.55	\$153,081	\$69,948	\$75,052	\$65,770	1.141	
41-072-005-00	509 THIRD ST	02/17/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,500	38.21	\$187,788	\$71,465	\$123,535	\$92,028	1.342	
Totals:			\$1,282,000			\$1,282,000	\$465,800		\$1,245,191		\$720,519	\$540,910		
							Sale. Ratio =>	36.33					E.C.F. =>	1.332
							Std. Dev. =>	8.15					Ave. E.C.F. =>	1.306

**Due to a lack of current sales, time period was extended to develop ECF*

ECF-Mulberry 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.
14-150-035-00	10329 MULBERRY DR	12/01/22	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$121,100	30.28	\$366,512	\$81,849	\$318,151	\$237,022	1.342
14-150-042-00	10426 COTTONWOOD CT	09/13/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$152,800	35.53	\$420,857	\$64,570	\$365,430	\$296,659	1.232
14-150-047-00	10395 COTTONWOOD CT	07/14/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$141,000	44.06	\$298,391	\$64,570	\$255,430	\$194,689	1.312
Totals:			\$1,150,000			\$1,150,000	\$414,900		\$1,085,760		\$939,011	\$728,369	
								Sale. Ratio =>	36.08			E.C.F. =>	1.289
								Std. Dev. =>	6.96			Ave. E.C.F. =>	1.295

ECF-Newer Plats Site Condos-Twp

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.		
							Sold	Sale	Appraisal	Yard	Residual				
14-027-002-05	3300 CALMING MEADOWS CT	03/28/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$330,800	38.92	\$856,948	\$235,082	\$614,918	\$585,010	1.051		
14-027-002-07	3368 CALMING MEADOWS CT	02/20/24	\$732,000	WD	03-ARM'S LENGTH	\$732,000	\$96,300	13.16	\$736,408	\$119,724	\$612,276	\$580,135	1.055		
14-155-004-00	11153 PRAIRIE RIDGE DR	06/16/22	\$350,000	WD	24-PARTIAL ASSESSMENT	\$350,000	\$92,700	26.49	\$321,040	\$85,638	\$264,362	\$221,451	1.194		
14-165-006-00	12679 STAGS LEAP CT	05/09/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$177,900	37.85	\$472,527	\$60,301	\$409,699	\$387,795	1.056		
14-165-006-00	12679 STAGS LEAP CT	04/28/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$218,400	43.69	\$472,527	\$60,301	\$439,599	\$387,795	1.134		
14-170-007-00	8742 BIG BEND CT	11/28/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$118,200	31.52	\$334,701	\$84,763	\$290,237	\$235,125	1.234		
14-175-002-00	12189 BEAUTERRA LN	11/03/23	\$366,000	WD	25-PARTIAL CONSTRUCTION	\$366,000	\$27,100	7.40	\$343,467	\$77,263	\$288,737	\$250,427	1.153		
14-175-006-00	12043 BEAUTERRA LN	02/12/24	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$185,800	41.30	\$407,781	\$77,988	\$371,912	\$310,247	1.199		
14-175-012-00	12078 BEAUTERRA LN	05/30/23	\$358,700	WD	24-PARTIAL ASSESSMENT	\$358,700	\$139,800	38.97	\$361,751	\$73,731	\$284,969	\$270,950	1.052		
14-165-029-00	5649 CARIBOU CT	05/28/24	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$281,700	49.42	\$563,378	\$59,988	\$510,012	\$473,556	1.077		
14-185-008-00	4182 THORNAPPLE HILLS DR	04/26/22	\$649,000	WD	24-PARTIAL ASSESSMENT	\$649,000	\$226,800	34.95	\$681,637	\$83,960	\$565,040	\$562,255	1.005		
Totals:			\$5,670,500			\$5,670,500	\$1,895,500		\$5,552,165		\$4,651,761	\$4,264,747			
								Sale. Ratio =>	33.43					E.C.F. =>	1.091
								Std. Dev. =>	12.82					Ave. E.C.F. =>	1.110

ECF-Noffke

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.	
14-006-431-00	7115 N NOFFKE DR	11/17/20	\$620,000	WD	24-PARTIAL ASSESSMENT	\$620,000	\$250,500	40.40	\$671,406	\$328,939	\$291,061	\$298,316	0.976	
14-050-009-00	7215 N NOFFKE DR	01/14/22	\$425,000	WD	24-PARTIAL ASSESSMENT	\$425,000	\$140,900	33.15	\$392,293	\$174,809	\$250,191	\$202,877	1.233	
14-050-026-00	7431 N NOFFKE DR	07/26/24	\$695,000	WD	24-PARTIAL ASSESSMENT	\$695,000	\$236,700	34.06	\$490,246	\$276,464	\$418,536	\$199,424	2.099	
14-050-046-00	7715 N NOFFKE DR	03/22/24	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$163,600	33.18	\$516,199	\$243,822	\$249,178	\$254,083	0.981	
14-070-009-00	6881 N NOFFKE DR	08/16/23	\$725,000	WD	24-PARTIAL ASSESSMENT	\$725,000	\$232,800	32.11	\$639,362	\$386,607	\$338,393	\$235,779	1.435	
14-070-013-10	6795 N NOFFKE DR	10/05/20	\$515,000	WD	24-PARTIAL ASSESSMENT	\$515,000	\$166,100	32.25	\$580,828	\$209,090	\$305,910	\$323,814	0.945	
14-070-023-00	6671 N NOFFKE DR	03/24/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$278,700	43.21	\$672,047	\$312,587	\$332,413	\$335,317	0.991	
Totals:			\$4,118,000			\$4,118,000	\$1,469,300		\$3,962,381		\$2,185,682	\$1,849,609		
							Sale. Ratio =>	35.68					E.C.F. =>	1.182
<i>*Time period was extended to develop ECF</i>							Std. Dev. =>	4.44					Ave. E.C.F. =>	1.237

ECF-Older Plats-Twp

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.	
14-090-009-00	9801 TARO RD	12/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$93,000	33.82	\$236,058	\$62,073	\$212,927	\$135,714	1.569	
14-090-013-00	5854 HILLTOP DR	08/25/23	\$264,900	WD	24-PARTIAL ASSESSMENT	\$264,900	\$89,100	33.64	\$232,835	\$53,619	\$211,281	\$139,794	1.511	
14-120-020-00	2092 FAWN AVE	11/30/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$91,400	38.10	\$219,285	\$27,300	\$212,600	\$149,754	1.420	
Totals:			\$779,800			\$779,800	\$273,500		\$688,178		\$636,808	\$425,262		
							Sale. Ratio =>	35.07					E.C.F. =>	1.497
							Std. Dev. =>	2.53					Ave. E.C.F. =>	1.500

ECF-River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Cur.	Bldg.		Cost Man. \$	E.C.F.
								Sale	Appraisal	Land + Yard	Residual		
14-002-012-10	8695 PARMALEE RD	04/12/23	\$679,000	WD	24-PARTIAL ASSESSMENT	\$679,000	\$267,700	39.43	\$651,126	\$106,669	\$572,331	\$512,671	1.116
14-040-001-70	7075 BOUMAN DR	08/21/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$169,000	41.73	\$337,963	\$134,065	\$270,935	\$191,994	1.411
14-040-001-05	7055 BOUMAN DR	12/07/22	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$116,200	30.99	\$359,375	\$150,647	\$224,353	\$196,542	1.141
Totals:			\$1,459,000			\$1,459,000	\$552,900		\$1,348,464		\$1,067,619	\$901,208	
								Sale. Ratio =>	37.90			E.C.F. =>	1.185
<i>*Due to a lack of current sales, time period was extended to develop ECF</i>								Std. Dev. =>	5.66			Ave. E.C.F. =>	1.223

ECF-Township Res

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Land +		Bldg.	
								Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.
14-001-002-20	9220 108TH ST	04/01/22	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$152,400	33.50	\$443,010	\$193,885	\$261,015	\$205,210	1.272
14-001-003-00	7300 MOE RD	04/26/22	\$250,000	WD	24-PARTIAL ASSESSMENT	\$250,000	\$87,300	34.92	\$226,838	\$67,950	\$182,050	\$130,880	1.391
14-001-006-47	7080 ROLLING OAKS LANE	01/05/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$169,900	46.08	\$370,525	\$101,000	\$259,000	\$222,014	1.167
14-001-006-84	7825 WHITETAIL TRAIL	06/26/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$141,700	41.07	\$339,289	\$92,082	\$252,918	\$203,630	1.242
14-001-010-00	7410 PARMALEE RD	10/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,300	38.15	\$179,096	\$38,057	\$161,943	\$116,177	1.394
14-001-012-60	7650 MARSH HOLLOW DR	04/15/22	\$300,000	WD	24-PARTIAL ASSESSMENT	\$300,000	\$141,700	47.23	\$319,668	\$85,183	\$214,817	\$193,151	1.112
14-001-012-60	7650 MARSH HOLLOW DR	06/01/22	\$340,000	WD	31-SPLIT IMPROVED	\$340,000	\$141,700	41.68	\$319,668	\$85,183	\$254,817	\$193,151	1.319
14-001-015-33	7175 ROLLING OAKS LANE	09/28/23	\$455,000	WD	24-PARTIAL ASSESSMENT	\$455,000	\$159,300	35.01	\$392,297	\$94,000	\$361,000	\$245,714	1.469
14-002-016-10	8350 PARMALEE RD	05/15/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$134,500	36.35	\$329,555	\$82,028	\$287,972	\$203,894	1.412
14-003-012-20	7699 108TH ST	02/16/24	\$566,500	WD	03-ARM'S LENGTH	\$566,500	\$201,300	35.53	\$551,005	\$207,408	\$359,092	\$283,029	1.269
14-008-007-10	6498 DUNCAN LK RD	10/31/23	\$391,500	WD	24-PARTIAL ASSESSMENT	\$391,500	\$133,000	33.97	\$351,547	\$159,799	\$231,701	\$157,947	1.467
14-009-021-00	10566 GARBOW RD	09/08/22	\$380,000	WD	24-PARTIAL ASSESSMENT	\$380,000	\$120,800	31.79	\$386,487	\$118,127	\$261,873	\$221,054	1.185
14-009-024-10	6080 CHERRY VALLEY RD	10/06/23	\$520,000	WD	24-PARTIAL ASSESSMENT	\$520,000	\$177,100	34.06	\$449,752	\$129,540	\$390,460	\$263,766	1.480
14-010-001-00	9375 PARMALEE RD	05/11/23	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$89,700	32.62	\$220,663	\$17,528	\$257,472	\$167,327	1.539
14-010-013-00	6662 STIMSON RD	04/26/22	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$783,700	39.68	\$1,420,723	\$389,533	\$1,585,467	\$849,415	1.867
14-010-019-00	9111 PARMALEE RD	02/01/23	\$255,000	WD	24-PARTIAL ASSESSMENT	\$255,000	\$58,600	22.98	\$223,098	\$62,352	\$192,648	\$132,410	1.455
14-011-034-12	8524 GARBOW RD	08/09/22	\$475,000	WD	25-PARTIAL CONSTRUCTION	\$475,000	\$22,400	4.72	\$500,852	\$75,225	\$399,775	\$350,599	1.140
14-011-036-65	8415 HIDDEN DR	07/05/22	\$447,000	WD	24-PARTIAL ASSESSMENT	\$447,000	\$125,600	28.10	\$445,675	\$94,280	\$352,720	\$289,452	1.219
14-011-041-00	8212 GARBOW RD	07/13/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$65,900	28.04	\$181,085	\$68,200	\$166,800	\$92,986	1.794
14-011-043-00	8100 GARBOW RD	05/02/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$242,400	34.63	\$676,366	\$306,640	\$393,360	\$304,552	1.292
14-012-004-20	7420 GARBOW RD	04/28/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,300	37.65	\$315,417	\$75,767	\$294,233	\$197,405	1.491
14-012-005-04	6115 MOE RD	01/30/24	\$316,685	WD	31-SPLIT IMPROVED	\$316,685	\$0	0.00	\$275,126	\$131,313	\$185,372	\$118,462	1.565
14-012-009-00	7515 PARMALEE RD	04/07/23	\$348,000	WD	24-PARTIAL ASSESSMENT	\$348,000	\$95,700	27.50	\$327,933	\$107,869	\$240,131	\$181,272	1.325
14-012-010-20	6243 ROBERTSON RD	04/21/20	\$645,000	WD	24-PARTIAL ASSESSMENT	\$645,000	\$264,600	41.02	\$667,259	\$192,382	\$452,618	\$391,167	1.157
14-012-018-30	6000 MOE RD	07/31/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$162,200	33.79	\$424,380	\$81,860	\$398,140	\$282,142	1.411
14-014-018-10	5841 WHITNEYVILLE RD	09/08/22	\$216,000	WD	24-PARTIAL ASSESSMENT	\$216,000	\$48,100	22.27	\$164,188	\$33,320	\$182,680	\$107,799	1.695
14-014-023-25	5010 WHITNEYVILLE RD	01/18/23	\$255,000	WD	24-PARTIAL ASSESSMENT	\$255,000	\$87,800	34.43	\$258,417	\$60,771	\$194,229	\$162,806	1.193
14-015-019-55	5682 STIMSON RD	04/26/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$139,500	43.87	\$309,125	\$66,824	\$251,176	\$199,589	1.258
14-018-010-10	12200 GACKLER RD	12/14/22	\$355,000	WD	24-PARTIAL ASSESSMENT	\$355,000	\$103,200	29.07	\$327,495	\$111,494	\$243,506	\$177,925	1.369
14-019-008-08	4458 SCHAD RD	08/11/23	\$355,000	WD	25-PARTIAL CONSTRUCTION	\$355,000	\$24,000	6.76	\$360,850	\$65,884	\$289,116	\$242,970	1.190
14-019-008-30	12090 GREEN LK RD	04/14/22	\$351,600	WD	03-ARM'S LENGTH	\$351,600	\$145,000	41.24	\$388,536	\$115,000	\$236,600	\$225,318	1.050
14-021-016-00	10286 DYKSTRA RD	06/30/23	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$126,300	38.27	\$295,584	\$168,853	\$161,147	\$104,391	1.544
14-022-008-00	4168 BENDER RD	06/29/23	\$226,000	WD	24-PARTIAL ASSESSMENT	\$226,000	\$62,400	27.61	\$180,911	\$47,734	\$178,266	\$109,701	1.625
14-025-001-50	7600 IRVING RD	03/15/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$273,400	42.06	\$676,703	\$220,970	\$429,030	\$375,398	1.143
14-026-013-00	3129 LOOP CT	02/22/24	\$307,000	WD	08-ESTATE	\$307,000	\$136,200	44.36	\$306,332	\$111,016	\$195,984	\$160,886	1.218
14-026-013-96	3131 LOOP CT	09/20/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$156,200	41.11	\$425,335	\$168,700	\$211,300	\$211,396	1.000
14-027-015-20	9034 ADAMS RD	10/24/22	\$356,000	WD	24-PARTIAL ASSESSMENT	\$356,000	\$98,100	27.56	\$316,764	\$101,420	\$254,580	\$177,384	1.435
14-029-011-20	11844 JACKSON RD	11/29/22	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$117,000	35.45	\$333,873	\$69,222	\$260,778	\$217,999	1.196
14-030-007-20	12457 JACKSON RD	06/24/22	\$445,000	WD	24-PARTIAL ASSESSMENT	\$445,000	\$127,900	28.74	\$394,593	\$109,291	\$335,709	\$235,010	1.428
14-030-211-00	12245 JACKSON RD	07/20/22	\$475,000	WD	31-SPLIT IMPROVED	\$475,000	\$0	0.00	\$500,127	\$167,701	\$307,299	\$273,827	1.122
14-031-012-35	12550 BASS RD	01/05/24	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$151,300	33.62	\$418,016	\$116,203	\$333,797	\$248,610	1.343
14-032-002-75	2180 SPENCER DR	10/17/22	\$374,450	WD	03-ARM'S LENGTH	\$374,450	\$149,700	39.98	\$398,270	\$106,365	\$268,085	\$240,449	1.115
14-032-017-51	2704 VALLEY RIDGE DR	08/15/22	\$419,000	WD	25-PARTIAL CONSTRUCTION	\$419,000	\$27,500	6.56	\$411,122	\$99,533	\$319,467	\$256,663	1.245
14-032-027-16	2804 OLD DUTCH DR	10/13/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$171,300	39.84	\$393,095	\$99,734	\$330,266	\$241,648	1.367
41-022-031-11	1026 W MAIN ST	03/08/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$154,400	36.33	\$340,099	\$46,587	\$378,413	\$241,773	1.565
41-022-031-13	1012 W MAIN ST	04/21/23	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$152,900	38.23	\$388,967	\$39,850	\$360,150	\$287,576	1.252
14-026-005-00	8035 IRVING RD	06/04/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,600	39.33	\$283,193	\$63,820	\$296,180	\$180,703	1.639
14-005-015-30	7875 HEATHER DR	06/07/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$159,500	40.91	\$318,962	\$83,291	\$306,609	\$194,128	1.579
14-034-006-20	2487 KISER RD	06/13/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$349,000	55.40	\$698,059	\$112,788	\$517,212	\$482,101	1.073
14-002-014-00	7025 OAK CREEK DR	07/02/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$182,700	43.50	\$365,304	\$62,531	\$357,469	\$249,401	1.433
14-008-016-60	6140 DUNCAN LK RD	07/12/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$145,100	35.74	\$291,111	\$46,687	\$359,313	\$201,338	1.785
14-012-017-00	6255 MOE RD	08/02/24	\$745,000	WD	24-PARTIAL ASSESSMENT	\$745,000	\$235,900	31.66	\$662,741	\$188,676	\$556,324	\$390,498	1.425
14-011-020-10	6435 WHITNEYVILLE RD	08/12/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,800	59.87	\$179,636	\$56,820	\$93,180	\$101,166	0.921
14-026-013-93	3199 LOOP CT	08/16/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$290,900	45.10	\$581,801	\$209,668	\$435,332	\$306,535	1.420
14-030-011-20	12007 GREEN LK RD	08/27/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$186,800	41.98	\$373,618	\$55,460	\$389,540	\$262,074	1.486
14-011-031-00	6180 WHITNEYVILLE RD	09/05/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$170,900	45.57	\$341,730	\$254,786	\$120,214	\$71,618	1.679
14-001-013-01	7728 EAGLE RIDGE DR	09/13/24	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$150,400	43.22	\$300,885	\$68,641	\$279,359	\$191,305	1.460
14-025-004-20	3911 MCNAUGHTON HILLS D	09/23/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$193,200	33.03	\$453,383	\$132,352	\$452,648	\$264,441	1.712
14-001-002-30	9400 108TH ST	10/13/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$230,400	48.51	\$540,847	\$211,370	\$263,630	\$271,398	0.971
41-022-031-14	4072 BENDER RD	02/07/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$183,200	42.11	\$408,147	\$78,540	\$356,460	\$271,505	1.313

Totals: \$25,711,535 \$25,711,535 \$9,044,700 \$23,725,133 \$18,902,442 \$13,934,135

Sale. Ratio => 35.18 E.C.F. => 1.357
Std. Dev. => 11.77 Ave. E.C.F. => 1.361

**Time period was extended to develop ECF to equalize*

ECF-Village Res

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.
41-009-007-00	303 FREMONT ST	10/27/23	\$264,000	WD	24-PARTIAL ASSESSMENT	\$264,000	\$65,000	24.62	\$202,153	\$53,741	\$210,259	\$128,384	1.638
41-015-001-00	306 E MAIN ST	06/17/22	\$220,000	WD	24-PARTIAL ASSESSMENT	\$220,000	\$77,400	35.18	\$230,234	\$86,087	\$133,913	\$124,695	1.074
41-017-003-00	207 GRAND RAPIDS ST	08/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,300	37.76	\$204,678	\$56,600	\$153,400	\$128,095	1.198
41-017-003-00	207 GRAND RAPIDS ST	02/22/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$79,300	36.05	\$204,678	\$56,600	\$163,400	\$128,095	1.276
41-019-002-00	415 GRAND RAPIDS ST	07/20/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$0	0.00	\$272,114	\$58,816	\$221,184	\$184,514	1.199
41-020-002-00	507 GRAND RAPIDS ST	06/22/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$74,700	33.80	\$196,349	\$73,281	\$147,719	\$106,460	1.388
41-022-010-35	1091 ARLINGTON ST	08/12/22	\$350,000	WD	24-PARTIAL ASSESSMENT	\$350,000	\$141,100	40.31	\$369,278	\$44,912	\$305,088	\$280,593	1.087
41-022-442-00	313 ARLINGTON ST	12/02/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,400	34.81	\$175,074	\$66,040	\$118,960	\$94,320	1.261
41-022-497-00	604 W MAIN ST	07/15/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$75,100	37.00	\$193,908	\$70,782	\$132,218	\$106,510	1.241
41-023-242-00	907 GRAND RAPIDS ST	10/13/22	\$193,000	WD	24-PARTIAL ASSESSMENT	\$193,000	\$54,300	28.13	\$187,591	\$56,873	\$136,127	\$113,078	1.204
41-023-243-00	701 GRAND RAPIDS ST	07/24/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,900	48.10	\$297,523	\$87,986	\$207,014	\$181,260	1.142
41-024-004-00	209 KEELER ST	02/27/24	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$21,500	6.52	\$312,543	\$88,155	\$271,745	\$220,059	1.235
41-025-003-00	504 FREMONT ST	07/11/22	\$224,500	WD	24-PARTIAL ASSESSMENT	\$224,500	\$47,500	21.16	\$174,468	\$48,375	\$176,125	\$109,077	1.615
41-025-004-00	515 E MAIN ST	05/27/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$63,500	30.98	\$193,708	\$57,361	\$147,639	\$117,947	1.252
41-025-006-00	307 STATE ST	09/09/22	\$210,000	WD	24-PARTIAL ASSESSMENT	\$210,000	\$66,300	31.57	\$209,307	\$56,173	\$153,827	\$132,469	1.161
41-027-122-00	711 W MAIN ST	02/21/23	\$258,000	WD	24-PARTIAL ASSESSMENT	\$258,000	\$49,300	19.11	\$252,810	\$61,246	\$196,754	\$165,713	1.187
41-033-006-00	205 DAYTON ST	12/19/23	\$250,000	WD	24-PARTIAL ASSESSMENT	\$250,000	\$82,900	33.16	\$208,728	\$57,658	\$192,342	\$130,683	1.472
41-047-001-00	121 W MAIN ST	12/23/22	\$250,000	WD	24-PARTIAL ASSESSMENT	\$250,000	\$60,900	24.36	\$181,807	\$33,629	\$216,371	\$128,182	1.688
41-058-007-00	307 DEARBORN ST	07/07/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$143,900	46.42	\$291,358	\$57,267	\$252,733	\$202,501	1.248
41-059-005-00	311 LARKIN ST	07/20/22	\$194,200	WD	24-PARTIAL ASSESSMENT	\$194,200	\$64,100	33.01	\$186,662	\$57,429	\$136,771	\$111,793	1.223
41-062-005-30	28 MARKET ST	11/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,200	34.73	\$186,985	\$68,478	\$136,522	\$102,515	1.332
41-063-004-01	414 RUSSELL ST	08/07/23	\$270,000	WD	31-SPLIT IMPROVED	\$270,000	\$0	0.00	\$292,213	\$84,391	\$185,609	\$179,777	1.032
41-065-005-00	303 STATE ST	06/21/22	\$205,000	WD	24-PARTIAL ASSESSMENT	\$205,000	\$59,400	28.98	\$182,044	\$63,153	\$141,847	\$102,847	1.379
41-080-010-00	112 LEM PAUL ST	07/25/23	\$253,500	WD	24-PARTIAL ASSESSMENT	\$253,500	\$73,000	28.80	\$206,725	\$44,567	\$208,933	\$140,275	1.489
41-080-016-00	407 JOHNSON ST	05/19/22	\$262,000	WD	24-PARTIAL ASSESSMENT	\$262,000	\$85,300	32.56	\$280,527	\$87,908	\$174,092	\$166,625	1.045
41-084-003-00	116 WASHINGTON ST	06/09/23	\$240,000	WD	24-PARTIAL ASSESSMENT	\$240,000	\$77,600	32.33	\$206,599	\$73,257	\$166,743	\$115,348	1.446
41-084-005-00	112 WASHINGTON ST	06/29/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,700	40.63	\$229,882	\$75,120	\$194,880	\$133,877	1.456
41-085-007-00	508 THORNTON ST	05/20/22	\$260,500	WD	24-PARTIAL ASSESSMENT	\$260,500	\$71,200	27.33	\$259,162	\$97,322	\$163,178	\$140,000	1.166
41-085-009-00	420 THORNTON ST	08/18/22	\$210,000	WD	24-PARTIAL ASSESSMENT	\$210,000	\$51,200	24.38	\$192,089	\$53,378	\$156,622	\$119,992	1.305
41-085-010-00	414 THORNTON ST	09/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,900	44.40	\$211,632	\$73,830	\$151,170	\$119,206	1.268
41-095-003-00	505 CHARLES ST	07/06/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,000	36.15	\$201,989	\$66,173	\$193,827	\$117,488	1.650
41-095-007-00	521 EDWARD ST	07/22/22	\$285,000	WD	24-PARTIAL ASSESSMENT	\$285,000	\$79,900	28.04	\$273,206	\$72,520	\$212,480	\$173,604	1.224
41-100-019-00	516 EDWARD ST	06/17/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$71,500	30.43	\$202,387	\$66,839	\$168,161	\$117,256	1.434
41-100-024-10	613 BERNARD ST	02/16/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,600	46.41	\$285,317	\$77,319	\$212,681	\$179,929	1.182
41-110-008-00	1 MARKET ST	10/24/22	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$72,000	27.69	\$262,389	\$86,017	\$173,983	\$152,571	1.140
41-128-200-00	722 MISTY RIDGE DR	04/21/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,800	46.40	\$300,354	\$53,562	\$271,438	\$213,488	1.271
41-130-007-00	204 IRVING RD	03/10/23	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$17,600	5.77	\$304,086	\$59,011	\$245,889	\$212,003	1.160
41-130-007-20	188 IRVING RD	04/05/23	\$299,900	WD	25-PARTIAL CONSTRUCTION	\$299,900	\$120,400	40.15	\$268,815	\$45,019	\$254,881	\$193,595	1.317
41-130-015-00	702 E MAIN ST	01/12/23	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$71,000	31.56	\$219,945	\$68,707	\$156,293	\$130,829	1.195
41-095-006-00	541 CHARLES ST	06/28/24	\$325,000	WD	24-PARTIAL ASSESSMENT	\$325,000	\$125,000	38.46	\$286,695	\$58,388	\$266,612	\$197,497	1.350
41-105-020-02	449 HOLES AVE	09/10/24	\$307,500	WD	24-PARTIAL ASSESSMENT	\$307,500	\$126,600	41.17	\$265,381	\$72,595	\$234,905	\$166,770	1.409
41-062-006-00	415 RUSSELL ST	09/24/24	\$270,000	WD	24-PARTIAL ASSESSMENT	\$270,000	\$119,400	44.22	\$261,010	\$72,066	\$197,934	\$163,446	1.211
41-180-005-00	136 MANOR DR	08/24/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$128,700	42.89	\$283,910	\$77,888	\$222,212	\$178,220	1.247
Totals:			\$10,961,000			\$10,961,000	\$3,462,400		\$10,208,313		\$8,164,481	\$6,411,587	
								Sale. Ratio =>	31.59			E.C.F. =>	1.273
								Std. Dev. =>	11.64			Ave. E.C.F. =>	1.291

*Time period was extended to develop ECF to equalize