Residential

19 NE

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	Building Style	Land Value	Land Table	Property Class
52-25-19-126-025	14860 BORGMAN	03/27/25	$309,000	WD	03-ARM'S LENGTH	$309,000	$114,900	37.18	$302,932	$54,593	$254,407	$179,956	1.414	1,329	$191.43	19 NE	1 STORY	$54,593	19 NORTHEAST LAND TABLE	401
52-25-19-206-005	14261 LABELLE	01/06/25	$270,000	WD	03-ARM'S LENGTH	$270,000	$116,300	43.07	$302,544	$54,717	$215,283	$179,585	1.199	1,296	$166.11	19 NE	1 STORY	$52,477	19 NORTHEAST LAND TABLE	401
52-25-19-207-005	14491 BORGMAN	07/27/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$131,000	46.79	$326,603	$53,992	$226,008	$197,544	1.144	1,412	$160.06	19 NE	1 STORY	$52,477	19 NORTHEAST LAND TABLE	401
52-25-19-207-012	14421 BORGMAN	08/30/24	$222,000	PTA	03-ARM'S LENGTH	$222,000	$97,800	44.05	$251,866	$53,146	$168,854	$144,000	1.173	1,008	$167.51	19 NE	1 STORY	$52,477	19 NORTHEAST LAND TABLE	401
52-25-19-252-019	14270 HART	11/12/24	$322,500	WD	03-ARM'S LENGTH	$322,500	$124,200	38.51	$325,882	$50,635	$271,865	$199,454	1.363	1,296	$209.77	19 NE	1 STORY	$50,635	19 NORTHEAST LAND TABLE	401
52-25-19-254-002	14291 NADINE	08/03/23	$269,500	MLC	03-ARM'S LENGTH	$269,500	$115,100	42.71	$330,426	$55,809	$213,691	$198,998	1.074	1,328	$160.91	19 NE	1 STORY	$55,809	19 NORTHEAST LAND TABLE	401
52-25-19-256-005	14471 MANHATTAN	01/28/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$128,700	46.80	$327,848	$55,124	$219,876	$197,626	1.113	1,263	$174.09	19 NE	1 STORY	$55,124	19 NORTHEAST LAND TABLE	401
52-25-19-257-014	14270 LINCOLN	01/13/25	$240,000	WD	03-ARM'S LENGTH	$240,000	$99,200	41.33	$263,141	$50,635	$189,365	$153,990	1.230	936	$202.31	19 NE	1 STORY	$50,635	19 NORTHEAST LAND TABLE	401
52-25-19-284-013	14000 LINCOLN	08/29/23	$262,500	PTA	03-ARM'S LENGTH	$262,500	$111,300	42.40	$312,003	$56,704	$205,796	$184,999	1.112	1,094	$188.11	19 NE	1 STORY	$56,704	19 NORTHEAST LAND TABLE	401
52-25-19-285-020	13660 LINCOLN	11/21/23	$305,800	PTA	03-ARM'S LENGTH	$305,800	$104,000	34.01	$299,343	$55,547	$250,253	$176,664	1.417	1,170	$213.89	19 NE	1 STORY	$55,235	19 NORTHEAST LAND TABLE	401
	Totals:		**$2,756,300**			**$2,756,300**	**$1,142,500**		**$3,042,588**		**$2,215,398**	**$1,812,816**			**$183.42**					
							Sale. Ratio =>	**41.45**				**E.C.F. =>**	**1.222**							
							Std. Dev. =>	**4.09**				**Ave. E.C.F. =>**	**1.224**							
52-25-19-126-024	14730 BORGMAN	06/27/23	$283,000	PTA	03-ARM'S LENGTH	$283,000	$123,200	43.53	$324,747	$58,361	$224,639	$188,926	1.189	1,492	$150.56	19 NE	2 STORY	$58,024	19 NORTHEAST LAND TABLE	401
52-25-19-180-003	14791 TALBOT	04/10/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$113,900	40.68	$304,350	$53,683	$226,317	$177,778	1.273	1,492	$151.69	19 NE	2 STORY	$52,927	19 NORTHEAST LAND TABLE	401
52-25-19-252-028	14300 HART	07/30/24	$315,000	PTA	03-ARM'S LENGTH	$315,000	$159,900	50.76	$367,351	$60,128	$254,872	$217,889	1.170	1,642	$155.22	19 NE	2 STORY	$58,586	19 NORTHEAST LAND TABLE	401
52-25-19-255-004	14271 ELGIN	03/25/24	$305,000	PTA	03-ARM'S LENGTH	$305,000	$115,400	37.84	$314,611	$55,208	$249,792	$183,974	1.358	1,620	$154.19	19 NE	2 STORY	$54,149	19 NORTHEAST LAND TABLE	401
	Totals:		**$1,183,000**			**$1,183,000**	**$512,400**		**$1,311,059**		**$955,620**	**$768,567**			**$152.92**					
							Sale. Ratio =>	**43.31**				**E.C.F. =>**	**1.243**							
							Std. Dev. =>	**5.55**				**Ave. E.C.F. =>**	**1.247**							
52-25-19-228-014	14000 LABELLE	05/02/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$95,200	39.67	$219,817	$50,920	$189,080	$120,641	1.567	915	$206.64	19 NE	BUNGALOW	$50,920	19 NORTHEAST LAND TABLE	401
52-25-19-231-011	13651 LABELLE	09/11/23	$188,500	PTA	03-ARM'S LENGTH	$188,500	$95,200	50.50	$240,090	$44,833	$143,667	$139,469	1.030	991	$144.97	19 NE	BUNGALOW	$44,833	19 NORTHEAST LAND TABLE	401
52-25-19-231-020	13720 BORGMAN	01/16/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$104,800	37.43	$269,868	$44,833	$235,167	$160,739	1.463	1,187	$198.12	19 NE	BUNGALOW	$44,833	19 NORTHEAST LAND TABLE	401
52-25-19-232-014	14000 TALBOT	08/12/23	$233,000	WD	03-ARM'S LENGTH	$233,000	$89,400	38.37	$223,252	$50,461	$182,539	$123,422	1.479	916	$199.28	19 NE	BUNGALOW	$49,602	19 NORTHEAST LAND TABLE	401
52-25-19-233-025	13670 TALBOT	11/05/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$104,000	41.60	$243,702	$43,897	$206,103	$142,718	1.444	990	$208.18	19 NE	BUNGALOW	$43,897	19 NORTHEAST LAND TABLE	401
52-25-19-233-026	13660 TALBOT	02/07/25	$232,000	WD	03-ARM'S LENGTH	$232,000	$95,800	41.29	$226,022	$45,019	$186,981	$129,288	1.446	1,002	$186.61	19 NE	BUNGALOW	$43,897	19 NORTHEAST LAND TABLE	401
52-25-19-257-011	14310 LINCOLN	03/22/24	$269,000	WD	03-ARM'S LENGTH	$269,000	$98,600	36.65	$278,638	$58,886	$210,114	$156,966	1.339	1,094	$192.06	19 NE	BUNGALOW	$58,586	19 NORTHEAST LAND TABLE	401
52-25-19-257-021	14200 LINCOLN	08/02/24	$310,000	WD	03-ARM'S LENGTH	$310,000	$113,600	36.65	$301,274	$76,875	$233,125	$160,285	1.454	1,094	$213.09	19 NE	BUNGALOW	$76,683	19 NORTHEAST LAND TABLE	401
52-25-19-276-009	14070 HART	03/24/25	$294,000	WD	03-ARM'S LENGTH	$294,000	$115,500	39.29	$307,326	$67,792	$226,208	$171,096	1.322	1,134	$199.48	19 NE	BUNGALOW	$67,792	19 NORTHEAST LAND TABLE	401
52-25-19-276-012	14040 HART	12/27/24	$239,887	WD	03-ARM'S LENGTH	$239,887	$97,200	40.52	$251,005	$43,326	$196,561	$148,342	1.325	979	$200.78	19 NE	BUNGALOW	$43,326	19 NORTHEAST LAND TABLE	401
52-25-19-278-005	14031 HART	06/29/23	$185,000	WD	03-ARM'S LENGTH	$185,000	$82,900	44.81	$240,939	$43,897	$141,103	$140,744	1.003	979	$144.13	19 NE	BUNGALOW	$43,897	19 NORTHEAST LAND TABLE	401
52-25-19-279-009	13681 HART	08/11/23	$242,000	WD	03-ARM'S LENGTH	$242,000	$85,900	35.50	$247,255	$43,897	$198,103	$145,256	1.364	979	$202.35	19 NE	BUNGALOW	$43,897	19 NORTHEAST LAND TABLE	401
52-25-19-279-025	13660 NADINE	04/03/23	$347,000	PTA	03-ARM'S LENGTH	$347,000	$125,200	36.08	$388,668	$76,100	$270,900	$223,263	1.213	1,762	$153.75	19 NE	BUNGALOW	$76,100	19 NORTHEAST LAND TABLE	401
52-25-19-281-007	13691 NADINE	06/28/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$98,800	38.00	$249,347	$50,571	$209,429	$141,983	1.475	865	$242.11	19 NE	BUNGALOW	$50,571	19 NORTHEAST LAND TABLE	401
52-25-19-282-012	14050 MANHATTAN	04/27/23	$286,900	WD	03-ARM'S LENGTH	$286,900	$96,300	33.57	$272,618	$52,250	$234,650	$157,406	1.491	1,061	$221.16	19 NE	BUNGALOW	$52,250	19 NORTHEAST LAND TABLE	401
52-25-19-283-020	13700 MANHATTAN	08/16/24	$299,999	PTA	03-ARM'S LENGTH	$299,999	$117,400	39.13	$296,082	$60,455	$239,544	$168,305	1.423	1,084	$220.98	19 NE	BUNGALOW	$60,455	19 NORTHEAST LAND TABLE	401
52-25-19-283-026	13640 MANHATTAN	11/26/24	$290,000	WD	03-ARM'S LENGTH	$290,000	$120,600	41.59	$313,541	$60,569	$229,431	$180,694	1.270	1,228	$186.83	19 NE	BUNGALOW	$60,455	19 NORTHEAST LAND TABLE	401
52-25-19-284-005	14031 MANHATTAN	08/11/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$85,800	31.20	$247,051	$50,737	$224,263	$140,224	1.599	1,058	$211.97	19 NE	BUNGALOW	$50,737	19 NORTHEAST LAND TABLE	401
52-25-19-285-010	13641 MANHATTAN	06/13/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$103,400	36.28	$300,611	$59,661	$225,339	$172,107	1.309	1,179	$191.13	19 NE	BUNGALOW	$59,661	19 NORTHEAST LAND TABLE	401
	Totals:		**$5,007,286**			**$5,007,286**	**$1,925,600**		**$5,117,106**		**$3,982,307**	**$2,922,948**			**$195.98**					
							Sale. Ratio =>	**38.46**				**E.C.F. =>**	**1.362**							
							Std. Dev. =>	**4.22**				**Ave. E.C.F. =>**	**1.369**							

19 SE

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	Building Style	Land Value	Land Table	Property Class
52-25-19-126-025	14860 BORGMAN	03/27/25	$309,000	WD	03-ARM'S LENGTH	$309,000	$114,900	37.18	$302,932	$54,593	$254,407	$179,956	1.414	1,329	$191.43	19 NE	1 STORY	$54,593	19 NORTHEAST LAND TABLE	401
52-25-19-206-005	14261 LABELLE	01/06/25	$270,000	WD	03-ARM'S LENGTH	$270,000	$116,300	43.07	$302,544	$54,717	$215,283	$179,585	1.199	1,296	$166.11	19 NE	1 STORY	$52,477	19 NORTHEAST LAND TABLE	401
52-25-19-207-005	14491 BORGMAN	07/27/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$131,000	46.79	$326,603	$53,992	$226,008	$197,544	1.144	1,412	$160.06	19 NE	1 STORY	$52,477	19 NORTHEAST LAND TABLE	401
52-25-19-207-012	14421 BORGMAN	08/30/24	$222,000	PTA	03-ARM'S LENGTH	$222,000	$97,800	44.05	$251,866	$53,146	$168,854	$144,000	1.173	1,008	$167.51	19 NE	1 STORY	$52,477	19 NORTHEAST LAND TABLE	401
52-25-19-252-019	14270 HART	11/12/24	$322,500	WD	03-ARM'S LENGTH	$322,500	$124,200	38.51	$325,882	$50,635	$271,865	$199,454	1.363	1,296	$209.77	19 NE	1 STORY	$50,635	19 NORTHEAST LAND TABLE	401
52-25-19-254-002	14291 NADINE	08/03/23	$269,500	MLC	03-ARM'S LENGTH	$269,500	$115,100	42.71	$330,426	$55,809	$213,691	$198,998	1.074	1,328	$160.91	19 NE	1 STORY	$55,809	19 NORTHEAST LAND TABLE	401
52-25-19-256-005	14471 MANHATTAN	01/28/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$128,700	46.80	$327,848	$55,124	$219,876	$197,626	1.113	1,263	$174.09	19 NE	1 STORY	$55,124	19 NORTHEAST LAND TABLE	401
52-25-19-257-014	14270 LINCOLN	01/13/25	$240,000	WD	03-ARM'S LENGTH	$240,000	$99,200	41.33	$263,141	$50,635	$189,365	$153,990	1.230	936	$202.31	19 NE	1 STORY	$50,635	19 NORTHEAST LAND TABLE	401
52-25-19-284-013	14000 LINCOLN	08/29/23	$262,500	PTA	03-ARM'S LENGTH	$262,500	$111,300	42.40	$312,003	$56,704	$205,796	$184,999	1.112	1,094	$188.11	19 NE	1 STORY	$56,704	19 NORTHEAST LAND TABLE	401
52-25-19-285-020	13660 LINCOLN	11/21/23	$305,800	PTA	03-ARM'S LENGTH	$305,800	$104,000	34.01	$299,343	$55,547	$250,253	$176,664	1.417	1,170	$213.89	19 NE	1 STORY	$55,235	19 NORTHEAST LAND TABLE	401
52-25-19-408-028	14037 LUDLOW	05/04/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$90,800	42.23	$223,287	$45,762	$169,238	$143,165	1.182	898	$188.46	19 SE	1 STORY	$45,762	19 SOUTHEAST LAND TABLE	401
	Totals:		**$2,971,300**			**$2,971,300**	**$1,233,300**		**$3,265,875**		**$2,384,636**	**$1,955,981**			**$183.88**					
							Sale. Ratio =>	**41.51**				**E.C.F. =>**	**1.219**							
							Std. Dev. =>	**3.88**				**Ave. E.C.F. =>**	**1.220**							

Added 19 NE Comparables - not enough sales

52-25-19-404-023	14050 SHERWOOD	09/13/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$110,400	42.46	$288,482	$60,300	$199,700	$158,460	1.260	1,060	$188.40	19 SE	BUNGALOW	$60,300	19 SOUTHEAST LAND TABLE	401
52-25-19-426-001	13741 LINCOLN	12/08/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$99,400	33.69	$296,306	$44,726	$250,274	$174,708	1.433	1,370	$182.68	19 SE	BUNGALOW	$44,726	19 SOUTHEAST LAND TABLE	401
52-25-19-428-029	13641 SHERWOOD	05/23/24	$365,000	PTA	03-ARM'S LENGTH	$365,000	$139,500	38.22	$371,286	$64,465	$300,535	$213,070	1.410	1,593	$188.66	19 SE	BUNGALOW	$59,173	19 SOUTHEAST LAND TABLE	401
52-25-19-477-008	13641 WINCHESTER	06/16/23	$289,000	PTA	03-ARM'S LENGTH	$289,000	$117,600	40.69	$322,793	$67,459	$221,541	$177,315	1.249	1,373	$161.36	19 SE	BUNGALOW	$66,939	19 SOUTHEAST LAND TABLE	401
	Totals:		**$1,209,000**			**$1,209,000**	**$466,900**		**$1,278,867**		**$972,050**	**$723,553**			**$180.27**					
							Sale. Ratio =>	**38.62**				**E.C.F. =>**	**1.343**							
							Std. Dev. =>	**3.80**				**Ave. E.C.F. =>**	**1.338**							

19 W

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	Building Style	Land Value	Land Table	Property Class
52-25-19-151-004	26220 HARDING	07/10/24	$330,000	PTA	03-ARM'S LENGTH	$330,000	$129,600	39.27	$319,878	$62,428	$267,572	$212,769	1.258	1,547	$172.96	19 W	1 STORY	$61,664	19 WEST LAND TABLE	401
52-25-19-151-018	26241 RAINE	11/30/23	$320,000	PTA	03-ARM'S LENGTH	$320,000	$121,900	38.09	$320,221	$62,593	$257,407	$212,916	1.209	1,540	$167.15	19 W	1 STORY	$61,664	19 WEST LAND TABLE	401
52-25-19-151-021	26201 RAINE	09/05/24	$312,000	WD	03-ARM'S LENGTH	$312,000	$130,000	41.67	$339,189	$62,460	$249,540	$228,702	1.091	1,540	$162.04	19 W	1 STORY	$61,664	19 WEST LAND TABLE	401
52-25-19-401-004	14541 LINCOLN	10/27/23	$267,000	PTA	03-ARM'S LENGTH	$267,000	$108,400	40.60	$310,978	$55,598	$211,402	$211,058	1.002	1,488	$142.07	19 W	1 STORY	$52,931	19 WEST LAND TABLE	401
52-25-19-401-016	14401 LINCOLN	06/30/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$120,900	38.38	$333,593	$57,749	$257,251	$227,970	1.128	1,443	$178.28	19 W	1 STORY	$56,725	19 WEST LAND TABLE	401
52-25-19-401-037	25541 COLLEEN	07/31/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$125,500	39.84	$329,931	$56,156	$258,844	$226,260	1.144	1,621	$159.68	19 W	1 STORY	$55,423	19 WEST LAND TABLE	401
52-25-19-402-008	14201 LINCOLN	07/06/23	$225,000	PTA	03-ARM'S LENGTH	$225,000	$93,300	41.47	$252,056	$54,660	$170,340	$163,137	1.044	1,098	$155.14	19 W	1 STORY	$54,660	19 WEST LAND TABLE	401
52-25-19-403-023	14510 SHERWOOD	12/23/24	$410,000	WD	03-ARM'S LENGTH	$410,000	$155,400	37.90	$405,037	$60,300	$349,700	$284,907	1.227	1,914	$182.71	19 W	1 STORY	$60,300	19 WEST LAND TABLE	401
52-25-19-404-005	14221 VERNON	12/09/24	$390,000	PTA	03-ARM'S LENGTH	$390,000	$150,900	38.69	$394,548	$67,451	$322,549	$270,328	1.193	2,012	$160.31	19 W	1 STORY	$66,837	19 WEST LAND TABLE	401
52-25-19-406-008	25430 KAREN	03/18/24	$364,000	WD	03-ARM'S LENGTH	$364,000	$138,800	38.13	$377,110	$67,092	$296,908	$256,213	1.159	1,770	$167.74	19 W	1 STORY	$67,092	19 WEST LAND TABLE	401
	Totals:		**$3,248,000**			**$3,248,000**	**$1,274,700**		**$3,382,541**		**$2,641,513**	**$2,294,260**			**$164.81**					
							Sale. Ratio =>	**39.25**				**E.C.F. =>**	**1.151**							
							Std. Dev. =>	**1.42**				**Ave. E.C.F. =>**	**1.146**							
52-25-19-151-016	26261 RAINE	09/03/24	$400,000	WD	03-ARM'S LENGTH	$400,000	$158,900	39.73	$389,537	$62,655	$337,345	$233,487	1.445	1,904	$177.18	19 W	2 STORY	$61,664	19 WEST LAND TABLE	401
52-25-19-151-033	26121 RAINE	08/31/23	$400,000	PTA	03-ARM'S LENGTH	$400,000	$177,700	44.43	$424,968	$61,664	$338,336	$259,503	1.304	2,172	$155.77	19 W	2 STORY	$61,664	19 WEST LAND TABLE	401
52-25-19-179-024	26011 MARLOWE	07/03/23	$381,000	PTA	03-ARM'S LENGTH	$381,000	$142,200	37.32	$384,737	$55,503	$325,497	$235,167	1.384	1,864	$174.62	19 W	2 STORY	$54,660	19 WEST LAND TABLE	401
52-25-19-180-025	14770 LORETTA	07/12/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$116,800	34.87	$306,283	$53,212	$281,788	$180,765	1.559	1,407	$200.28	19 W	2 STORY	$52,899	19 WEST LAND TABLE	401
52-25-19-180-026	14760 LORETTA	08/01/23	$400,000	PTA	03-ARM'S LENGTH	$400,000	$132,900	33.23	$363,390	$52,899	$347,101	$221,779	1.565	1,728	$200.87	19 W	2 STORY	$52,899	19 WEST LAND TABLE	401
52-25-19-180-042	26030 MARLOWE	02/21/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,500	44.17	$310,511	$53,836	$246,164	$183,339	1.343	1,407	$174.96	19 W	2 STORY	$52,899	19 WEST LAND TABLE	401
52-25-19-327-009	14600 SHERWOOD	06/04/24	$600,000	WD	03-ARM'S LENGTH	$600,000	$237,300	39.55	$567,544	$73,771	$526,229	$352,695	1.492	3,245	$162.17	19 W	2 STORY	$72,396	19 WEST LAND TABLE	401
52-25-19-327-015	14611 SHERWOOD	04/18/23	$325,000	PTA	03-ARM'S LENGTH	$325,000	$144,100	44.34	$386,422	$55,200	$269,800	$236,587	1.140	1,891	$142.68	19 W	2 STORY	$55,200	19 WEST LAND TABLE	401
52-25-19-407-019	14080 LUDLOW	10/16/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$120,900	40.30	$297,790	$60,300	$239,700	$169,636	1.413	1,417	$169.16	19 W	2 STORY	$60,300	19 SOUTHEAST LAND TABLE	401
	Totals:		**$3,441,000**			**$3,441,000**	**$1,363,300**		**$3,431,182**		**$2,911,960**	**$2,072,959**			**$173.07**					
							Sale. Ratio =>	**39.62**				**E.C.F. =>**	**1.405**							
							Std. Dev. =>	**4.11**				**Ave. E.C.F. =>**	**1.405**							
52-25-19-178-003	26080 STRATFORD	08/08/23	$266,500	PTA	03-ARM'S LENGTH	$266,500	$121,700	45.67	$268,291	$53,649	$212,851	$163,849	1.299	1,628	$130.74	19 W	TRI/QUAD LEVEL	$52,899	19 WEST LAND TABLE	401
52-25-19-255-027	14231 ELGIN	12/31/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$129,000	43.00	$329,879	$55,230	$244,770	$209,656	1.167	1,686	$145.18	19 W	TRI/QUAD LEVEL	$55,230	19 NORTHEAST LAND TABLE	401
	Totals:		**$566,500**			**$566,500**	**$250,700**		**$598,170**		**$457,621**	**$373,505**			**$137.96**					
							Sale. Ratio =>	**44.25**				**E.C.F. =>**	**1.225**							
							Std. Dev. =>	**1.89**				**Ave. E.C.F. =>**	**1.233**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-28-102-018	8853 WOODSIDE PARK	04/14/23	$261,000	WD	03-ARM'S LENGTH	$261,000	$107,700	41.26	$268,989	$46,128	$214,872	$184,183	1.167	1,126	$190.83	28	1 STORY	$45,778	28 - LAND TABLE FD	401
52-25-28-103-013	24658 ROANOKE	06/17/24	$224,900	PTA	03-ARM'S LENGTH	$224,900	$104,300	46.38	$232,793	$41,753	$183,147	$157,884	1.160	1,067	$171.65	28	1 STORY	$41,753	28 - LAND TABLE FD	401
52-25-28-103-020	24488 ROANOKE	06/02/23	$265,000	PTA	03-ARM'S LENGTH	$265,000	$102,000	38.49	$246,296	$41,753	$223,247	$169,044	1.321	1,067	$209.23	28	1 STORY	$41,753	28 - LAND TABLE FD	401
52-25-28-126-021	24801 SHERMAN	03/11/24	$256,499	PTA	03-ARM'S LENGTH	$256,499	$86,900	33.88	$222,411	$43,982	$212,517	$147,462	1.441	1,021	$208.15	28	1 STORY	$43,982	28 - LAND TABLE FD	401
52-25-28-151-010	8823 KENBERTON	03/19/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$102,000	39.23	$249,011	$45,043	$214,957	$168,569	1.275	1,036	$207.49	28	1 STORY	$45,004	28 - LAND TABLE FD	401
52-25-28-151-018	8745 KENBERTON	02/14/24	$220,000	PTA	03-ARM'S LENGTH	$220,000	$108,200	49.18	$264,757	$45,778	$174,222	$180,974	0.963	1,181	$147.52	28	1 STORY	$45,778	28 - LAND TABLE FD	401
52-25-28-151-023	8799 KENBERTON	06/12/23	$278,000	PTA	03-ARM'S LENGTH	$278,000	$112,200	40.36	$282,113	$61,159	$216,841	$182,607	1.187	1,122	$193.26	28	1 STORY	$61,159	28 - LAND TABLE FD	401
52-25-28-151-025	24627 ROANOKE	01/05/24	$232,000	WD	03-ARM'S LENGTH	$232,000	$102,500	44.18	$247,324	$44,020	$187,980	$168,020	1.119	1,033	$181.97	28	1 STORY	$43,982	28 - LAND TABLE FD	401
52-25-28-151-032	24453 ROANOKE	07/12/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$105,700	42.28	$248,075	$46,477	$203,523	$166,610	1.222	1,030	$197.60	28	1 STORY	$46,477	28 - LAND TABLE FD	401
52-25-28-151-046	24211 ROANOKE	09/27/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$116,000	48.33	$282,406	$48,537	$191,463	$193,280	0.991	1,156	$165.63	28	1 STORY	$48,315	28 - LAND TABLE FD	401
52-25-28-152-024	24081 NORWOOD	04/24/24	$232,000	WD	03-ARM'S LENGTH	$232,000	$92,000	39.66	$218,430	$44,171	$187,829	$144,016	1.304	1,006	$186.71	28	1 STORY	$44,171	28 - LAND TABLE FD	401
52-25-28-153-019	24080 NORWOOD	08/07/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$91,800	35.31	$225,469	$47,451	$212,549	$147,122	1.445	1,006	$211.28	28	1 STORY	$46,650	28 - LAND TABLE FD	401
52-25-28-154-003	24070 MEADOWLARK	05/01/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$110,100	42.35	$279,027	$51,733	$208,267	$187,846	1.109	1,309	$159.10	28	1 STORY	$51,733	28 - LAND TABLE FD	401
52-25-28-176-006	8521 COLGATE	07/24/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$81,800	36.36	$185,394	$43,243	$181,757	$117,480	1.547	879	$206.78	28	1 STORY	$43,243	28 - LAND TABLE FD	401
52-25-28-176-008	8501 COLGATE	11/15/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$79,600	38.83	$178,105	$43,243	$161,757	$111,456	1.451	748	$216.25	28	1 STORY	$43,243	28 - LAND TABLE FD	401
52-25-28-176-020	8480 YALE	08/25/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$69,000	34.50	$182,649	$43,489	$156,511	$115,008	1.361	1,013	$154.50	28	1 STORY	$43,243	28 - LAND TABLE FD	401
52-25-28-177-002	24232 ROANOKE	05/31/23	$244,000	PTA	03-ARM'S LENGTH	$244,000	$83,800	34.34	$228,888	$51,961	$192,039	$146,221	1.313	971	$197.77	28	1 STORY	$51,961	28 - LAND TABLE FD	401
52-25-28-177-010	8449 YALE	10/25/24	$202,000	PTA	03-ARM'S LENGTH	$202,000	$92,600	45.84	$209,404	$44,695	$157,305	$136,123	1.156	995	$158.10	28	1 STORY	$43,243	28 - LAND TABLE FD	401
52-25-28-178-004	8501 NORTHFIELD	09/27/24	$260,000	WD	03-ARM'S LENGTH	$260,000	$106,300	40.88	$249,103	$51,621	$208,379	$163,208	1.277	1,024	$203.50	28	1 STORY	$50,622	28 - LAND TABLE FD	401
52-25-28-178-009	8411 NORTHFIELD	10/15/24	$286,000	PTA	03-ARM'S LENGTH	$286,000	$125,500	43.88	$289,872	$51,104	$234,896	$197,329	1.190	1,338	$175.56	28	1 STORY	$50,650	28 - LAND TABLE FD	401
52-25-28-180-017	24610 SHERMAN	02/11/25	$273,000	WD	03-ARM'S LENGTH	$273,000	$119,400	43.74	$264,133	$47,136	$225,864	$179,336	1.259	1,092	$206.84	28	1 STORY	$43,038	28 - LAND TABLE FD	401
52-25-28-301-012	8940 OAK PARK	06/03/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$104,800	44.60	$242,487	$52,904	$182,096	$156,680	1.162	1,007	$180.83	28	1 STORY	$52,904	28 - LAND TABLE FD	401
52-25-28-302-003	23870 NORWOOD	10/17/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$107,100	44.63	$246,391	$48,137	$191,863	$163,846	1.171	1,018	$188.47	28	1 STORY	$48,137	28 - LAND TABLE FD	401
52-25-28-304-012	8520 OAK PARK	01/08/25	$265,000	WD	03-ARM'S LENGTH	$265,000	$105,100	39.66	$247,955	$71,472	$193,528	$145,854	1.327	970	$199.51	28	1 STORY	$69,526	28 - LAND TABLE FD	401
52-25-28-307-020	23420 MEADOWLARK	12/18/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$103,100	47.95	$248,263	$46,650	$168,350	$166,622	1.010	1,098	$153.32	28	1 STORY	$46,650	28 - LAND TABLE FD	401
52-25-28-327-011	8250 OAK PARK	05/20/24	$211,000	PTA	03-ARM'S LENGTH	$211,000	$103,000	48.82	$230,308	$51,442	$159,558	$147,823	1.079	1,248	$127.85	28	1 STORY	$51,442	28 - LAND TABLE FD	401
52-25-28-332-016	23456 FOREST	06/30/23	$175,000	PTA	03-ARM'S LENGTH	$175,000	$83,200	47.54	$199,575	$47,675	$127,325	$125,537	1.014	756	$168.42	28	1 STORY	$47,675	28 - LAND TABLE FD	401
52-25-28-351-010	23100 ROSEWOOD	08/05/24	$232,500	PTA	03-ARM'S LENGTH	$232,500	$82,800	35.61	$187,488	$46,650	$185,850	$116,395	1.597	851	$218.39	28	1 STORY	$46,650	28 - LAND TABLE FD	401
52-25-28-352-003	23250 NORWOOD	05/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,300	48.13	$249,287	$48,876	$176,124	$165,629	1.063	1,100	$160.11	28	1 STORY	$48,876	28 - LAND TABLE FD	401
52-25-28-352-022	23211 MEADOWLARK	04/14/23	$236,000	WD	03-ARM'S LENGTH	$236,000	$85,400	36.19	$207,547	$46,650	$189,350	$132,973	1.424	992	$190.88	28	1 STORY	$46,650	28 - LAND TABLE FD	401
	Totals:		**$7,168,899**			**$7,168,899**	**$2,982,200**		**$7,113,950**		**$5,723,966**	**$4,685,138**			**$184.58**					
							Sale. Ratio =>	**41.60**				**E.C.F. =>**	**1.222**							
							Std. Dev. =>	**4.83**				**Ave. E.C.F. =>**	**1.237**							
52-25-28-128-028	24438 REPUBLIC	09/30/24	$250,500	PTA	03-ARM'S LENGTH	$250,500	$0	0.00	$235,845	$46,038	$204,462	$146,005	1.400	1,289	$158.62	28	BUNGALOW	$46,038	28 - LAND TABLE FD	401
52-25-28-154-025	24041 ROANOKE	10/13/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$101,900	36.39	$261,251	$46,650	$233,350	$165,078	1.414	1,110	$210.23	28	BUNGALOW	$46,650	28 - LAND TABLE FD	401
52-25-28-176-014	8441 COLGATE	12/12/23	$286,000	PTA	03-ARM'S LENGTH	$286,000	$96,900	33.88	$265,909	$43,937	$242,063	$170,748	1.418	1,268	$190.90	28	BUNGALOW	$43,243	28 - LAND TABLE FD	401
52-25-28-179-013	24051 SHERMAN	05/21/24	$234,000	WD	03-ARM'S LENGTH	$234,000	$112,500	48.08	$261,244	$52,967	$181,033	$160,213	1.130	1,128	$160.49	28	BUNGALOW	$51,885	28 - LAND TABLE FD	401
52-25-28-179-021	24001 SHERMAN	07/18/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$115,900	44.58	$295,667	$51,536	$208,464	$187,793	1.110	1,402	$148.69	28	BUNGALOW	$51,536	28 - LAND TABLE FD	401
52-25-28-303-005	23830 MEADOWLARK	10/18/23	$228,000	WD	03-ARM'S LENGTH	$228,000	$105,600	46.32	$261,998	$50,493	$177,507	$162,696	1.091	1,130	$157.09	28	BUNGALOW	$50,493	28 - LAND TABLE FD	401
52-25-28-303-006	23877 ROANOKE	06/18/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$93,700	39.87	$214,663	$59,175	$175,825	$119,606	1.470	780	$225.42	28	BUNGALOW	$59,175	28 - LAND TABLE FD	401
52-25-28-305-012	23520 ROSEWOOD	11/27/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$103,600	36.35	$267,917	$50,281	$234,719	$167,412	1.402	1,494	$157.11	28	BUNGALOW	$46,650	28 - LAND TABLE FD	401
52-25-28-305-017	23460 ROSEWOOD	12/23/24	$206,000	PTA	03-ARM'S LENGTH	$206,000	$94,600	45.92	$217,622	$55,910	$150,090	$124,394	1.207	1,068	$140.53	28	BUNGALOW	$55,910	28 - LAND TABLE FD	401
52-25-28-305-031	23491 NORWOOD	05/20/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$109,100	44.53	$244,985	$46,650	$198,350	$152,565	1.300	1,068	$185.72	28	BUNGALOW	$46,650	28 - LAND TABLE FD	401
52-25-28-326-007	23861 SHERMAN	06/12/23	$274,000	PTA	03-ARM'S LENGTH	$274,000	$115,900	42.30	$288,662	$51,885	$222,115	$182,136	1.219	1,222	$181.76	28	BUNGALOW	$51,885	28 - LAND TABLE FD	401
52-25-28-331-006	23570 SHERMAN	11/27/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$98,700	37.25	$256,651	$48,280	$216,720	$160,285	1.352	1,031	$210.20	28	BUNGALOW	$48,280	28 - LAND TABLE FD	401
52-25-28-351-021	23261 NORWOOD	10/24/24	$259,900	PTA	03-ARM'S LENGTH	$259,900	$115,600	44.48	$255,413	$46,650	$213,250	$160,587	1.328	1,238	$172.25	28	BUNGALOW	$46,650	28 - LAND TABLE FD	401
52-25-28-352-010	23110 NORWOOD	11/06/24	$280,000	PTA	03-ARM'S LENGTH	$280,000	$117,500	41.96	$263,854	$50,346	$229,654	$164,237	1.398	1,208	$190.11	28	BUNGALOW	$50,346	28 - LAND TABLE FD	401
52-25-28-352-019	23241 MEADOWLARK	02/28/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$137,800	45.93	$295,933	$48,876	$251,124	$190,044	1.321	1,431	$175.49	28	BUNGALOW	$48,876	28 - LAND TABLE FD	401
52-25-28-352-030	23041 MEADOWLARK	06/20/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$130,900	43.63	$326,709	$61,896	$238,104	$203,702	1.169	1,470	$161.98	28	BUNGALOW	$61,896	28 - LAND TABLE FD	401
52-25-28-354-021	23271 REPUBLIC	07/20/23	$305,000	PTA	03-ARM'S LENGTH	$305,000	$87,900	28.82	$257,938	$36,791	$268,209	$170,113	1.577	1,299	$206.47	28	BUNGALOW	$36,791	28 - LAND TABLE FD	401
52-25-28-382-002	23120 FOREST	08/18/23	$247,500	WD	03-ARM'S LENGTH	$247,500	$94,800	38.30	$240,269	$36,915	$210,585	$156,426	1.346	1,030	$204.45	28	BUNGALOW	$36,329	28 - LAND TABLE FD	401
	Totals:		**$4,740,900**			**$4,740,900**	**$1,832,900**		**$4,712,530**		**$3,855,624**	**$2,944,042**			**$179.86**					
							Sale. Ratio =>	**38.66**				**E.C.F. =>**	**1.310**							
							Std. Dev. =>	**10.94**				**Ave. E.C.F. =>**	**1.314**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-28-128-008	8441 KENBERTON	04/11/24	$485,000	WD	03-ARM'S LENGTH	$485,000	$221,900	45.75	$491,791	$51,352	$433,648	$326,251	1.329	2,208	$196.40	28/29	2 STORY	$51,352	28 - LAND TABLE FD	401
52-25-28-177-012	8429 YALE	12/18/24	$560,000	WD	03-ARM'S LENGTH	$560,000	$220,500	39.38	$535,474	$42,548	$517,452	$365,130	1.417	2,468	$209.66	28/29	2 STORY	$42,548	28 - LAND TABLE FD	401
52-25-28-178-018	8468 ROSELAND	05/12/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$106,400	42.56	$267,394	$39,504	$210,496	$168,807	1.247	1,282	$164.19	28/29	2 STORY	$39,504	28 - LAND TABLE FD	401
	Totals:		**$1,295,000**			**$1,295,000**	**$548,800**		**$1,294,659**		**$1,161,596**	**$860,189**			**$190.09**					
							Sale. Ratio =>	**42.38**				**E.C.F. =>**	**1.350**							
							Std. Dev. =>	**3.19**				**Ave. E.C.F. =>**	**1.331**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-29-251-009	24230 SCOTIA	06/09/23	$275,000	PTA	03-ARM'S LENGTH	$275,000	$115,000	41.82	$291,789	$49,538	$225,462	$186,347	1.210	1,369	$164.69	29	1 STORY	$47,560	29 - LAND TABLE FD	401
52-25-29-254-003	24320 SENECA	10/30/23	$300,000	PTA	03-ARM'S LENGTH	$300,000	$111,100	37.03	$292,554	$47,453	$252,547	$188,539	1.339	1,250	$202.04	29	1 STORY	$47,453	29 - LAND TABLE FD	401
52-25-29-255-004	24080 SCOTIA	03/29/24	$261,000	PTA	03-ARM'S LENGTH	$261,000	$106,800	40.92	$282,465	$47,560	$213,440	$180,696	1.181	1,170	$182.43	29	1 STORY	$47,560	29 - LAND TABLE FD	401
52-25-29-255-005	24070 SCOTIA	01/29/25	$228,000	WD	03-ARM'S LENGTH	$228,000	$94,100	41.27	$242,951	$47,560	$180,440	$150,301	1.201	1,028	$175.53	29	1 STORY	$47,560	29 - LAND TABLE FD	401
52-25-29-255-007	24050 SCOTIA	08/01/24	$270,000	WD	03-ARM'S LENGTH	$270,000	$102,600	38.00	$249,104	$48,236	$221,764	$154,514	1.435	1,064	$208.42	29	1 STORY	$47,560	29 - LAND TABLE FD	401
52-25-29-255-016	24081 GENEVA	07/31/23	$243,000	PTA	03-ARM'S LENGTH	$243,000	$100,800	41.48	$262,774	$46,895	$196,105	$166,061	1.181	1,206	$162.61	29	1 STORY	$46,895	29 - LAND TABLE FD	401
52-25-29-256-025	24001 RENSSELAER	07/26/24	$253,000	PTA	03-ARM'S LENGTH	$253,000	$127,900	50.55	$309,143	$46,881	$206,119	$201,740	1.022	1,384	$148.93	29	1 STORY	$46,050	29 - LAND TABLE FD	401
52-25-29-258-014	24141 ONEIDA	01/04/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$118,900	50.60	$303,358	$48,216	$186,784	$196,263	0.952	1,188	$157.23	29	1 STORY	$48,216	29 - LAND TABLE FD	401
52-25-29-277-003	24310 MANISTEE	06/05/23	$240,000	PTA	03-ARM'S LENGTH	$240,000	$122,300	50.96	$325,383	$48,487	$191,513	$212,997	0.899	1,443	$132.72	29	1 STORY	$48,487	29 - LAND TABLE FD	401
52-25-29-278-008	24210 MAJESTIC	05/18/23	$295,000	PTA	03-ARM'S LENGTH	$295,000	$114,600	38.85	$295,222	$46,895	$248,105	$191,021	1.299	1,256	$197.54	29	1 STORY	$46,895	29 - LAND TABLE FD	401
52-25-29-278-010	24321 ITHACA	08/06/24	$261,000	WD	03-ARM'S LENGTH	$261,000	$100,900	38.66	$251,900	$46,956	$214,044	$157,649	1.358	1,174	$182.32	29	1 STORY	$46,956	29 - LAND TABLE FD	401
52-25-29-279-007	24250 ITHACA	11/08/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$97,700	48.85	$246,703	$46,390	$153,610	$154,087	0.997	1,020	$150.60	29	1 STORY	$46,390	29 - LAND TABLE FD	401
52-25-29-279-010	24220 ITHACA	05/21/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$100,900	40.36	$247,684	$47,745	$202,255	$153,799	1.315	1,020	$198.29	29	1 STORY	$46,390	29 - LAND TABLE FD	401
52-25-29-280-009	24060 ONEIDA	04/14/23	$195,000	PTA	03-ARM'S LENGTH	$195,000	$92,300	47.33	$247,785	$38,378	$156,622	$161,082	0.972	1,092	$143.43	29	1 STORY	$38,378	29 - LAND TABLE FD	401
52-25-29-280-019	24101 MANISTEE	07/26/23	$160,000	WD	03-ARM'S LENGTH	$160,000	$74,000	46.25	$196,815	$45,535	$114,465	$116,369	0.984	1,036	$110.49	29	1 STORY	$45,535	29 - LAND TABLE FD	401
52-25-29-281-003	24100 MANISTEE	09/05/23	$218,500	PTA	03-ARM'S LENGTH	$218,500	$80,800	36.98	$213,933	$46,559	$171,941	$128,749	1.335	1,099	$156.45	29	1 STORY	$46,559	29 - LAND TABLE FD	401
52-25-29-404-004	10811 OAK PARK	04/16/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$112,900	45.16	$277,390	$49,133	$200,867	$175,582	1.144	1,242	$161.73	29	1 STORY	$49,133	29 - LAND TABLE FD	401
52-25-29-406-008	23530 RENSSELAER	07/29/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$109,600	43.84	$265,760	$54,909	$195,091	$162,193	1.203	1,157	$168.62	29	1 STORY	$54,909	29 - LAND TABLE FD	401
52-25-29-406-020	23400 RENSSELAER	07/31/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$95,600	44.47	$260,992	$48,247	$166,753	$163,650	1.019	1,066	$156.43	29	1 STORY	$48,247	29 - LAND TABLE FD	401
52-25-29-406-036	23401 SENECA	05/19/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$97,500	47.56	$264,581	$62,059	$142,941	$155,786	0.918	952	$150.15	29	1 STORY	$62,059	29 - LAND TABLE FD	401
52-25-29-407-008	23530 SENECA	03/22/24	$209,500	PTA	03-ARM'S LENGTH	$209,500	$101,000	48.21	$259,981	$56,805	$152,695	$156,289	0.977	1,009	$151.33	29	1 STORY	$56,805	29 - LAND TABLE FD	401
52-25-29-407-014	23470 SENECA	03/11/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$95,500	38.20	$243,081	$46,050	$203,950	$151,562	1.346	1,103	$184.90	29	1 STORY	$46,050	29 - LAND TABLE FD	401
52-25-29-407-028	23507 ONEIDA	08/29/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$110,600	43.37	$268,421	$49,409	$205,591	$168,471	1.220	1,018	$201.96	29	1 STORY	$49,409	29 - LAND TABLE FD	401
52-25-29-429-012	10050 OAK PARK	05/13/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$102,100	51.05	$264,226	$50,611	$149,389	$164,319	0.909	1,080	$138.32	29	1 STORY	$50,611	29 - LAND TABLE FD	401
52-25-29-430-018	23440 ONEIDA	08/24/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$77,000	35.81	$217,731	$46,559	$168,441	$131,671	1.279	1,021	$164.98	29	1 STORY	$46,559	29 - LAND TABLE FD	401
52-25-29-430-019	23430 ONEIDA	09/25/24	$177,000	PTA	03-ARM'S LENGTH	$177,000	$81,200	45.88	$192,745	$46,559	$130,441	$112,451	1.160	1,021	$127.76	29	1 STORY	$46,559	29 - LAND TABLE FD	401
52-25-29-430-039	23411 MANISTEE	02/20/25	$165,000	WD	03-ARM'S LENGTH	$165,000	$78,400	47.52	$192,533	$46,559	$118,441	$112,288	1.055	776	$152.63	29	1 STORY	$46,559	29 - LAND TABLE FD	401
52-25-29-430-040	10300 KENWOOD	07/01/24	$185,000	PTA	03-ARM'S LENGTH	$185,000	$88,200	47.68	$213,479	$46,559	$138,441	$128,400	1.078	932	$148.54	29	1 STORY	$46,559	29 - LAND TABLE FD	401
52-25-29-432-015	23430 MAJESTIC	06/14/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$94,200	40.09	$246,266	$54,259	$180,741	$147,698	1.224	992	$182.20	29	1 STORY	$54,259	29 - LAND TABLE FD	401
52-25-29-432-016	23420 MAJESTIC	01/02/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$98,100	41.74	$240,833	$55,461	$179,539	$142,594	1.259	935	$192.02	29	1 STORY	$54,259	29 - LAND TABLE FD	401
52-25-29-451-024	23231 GENEVA	11/30/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$111,700	47.53	$295,959	$49,409	$185,591	$189,654	0.979	1,330	$139.54	29	1 STORY	$48,247	29 - LAND TABLE FD	401
52-25-29-476-033	23061 MANISTEE	05/03/23	$192,000	WD	03-ARM'S LENGTH	$192,000	$95,300	49.64	$244,509	$54,666	$137,334	$146,033	0.940	1,153	$119.11	29	1 STORY	$53,870	29 - LAND TABLE FD	401
52-25-29-477-006	23230 MANISTEE	03/06/25	$250,000	WD	03-ARM'S LENGTH	$250,000	$102,700	41.08	$251,361	$48,781	$201,219	$155,831	1.291	978	$205.75	29	1 STORY	$48,781	29 - LAND TABLE FD	401
52-25-29-478-011	23100 MAJESTIC	12/06/24	$170,000	WD	03-ARM'S LENGTH	$170,000	$73,400	43.18	$175,941	$46,895	$123,105	$99,266	1.240	720	$170.98	29	1 STORY	$46,895	29 - LAND TABLE FD	401
52-25-29-478-012	23090 MAJESTIC	07/05/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$94,000	40.00	$238,138	$46,895	$188,105	$147,110	1.279	976	$192.73	29	1 STORY	$46,895	29 - LAND TABLE FD	401
52-25-29-478-015	23060 MAJESTIC	04/09/24	$185,000	PTA	03-ARM'S LENGTH	$185,000	$73,700	39.84	$188,118	$46,895	$138,105	$108,633	1.271	748	$184.63	29	1 STORY	$46,895	29 - LAND TABLE FD	401
52-25-29-478-021	23255 ITHACA	09/19/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$87,700	37.32	$231,496	$48,043	$186,957	$141,118	1.325	833	$224.44	29	1 STORY	$48,043	29 - LAND TABLE FD	401
52-25-29-478-028	23095 ITHACA	09/12/24	$210,500	WD	03-ARM'S LENGTH	$210,500	$89,200	42.38	$217,975	$48,043	$162,457	$130,717	1.243	833	$195.03	29	1 STORY	$48,043	29 - LAND TABLE FD	401
52-25-29-478-029	23091 ITHACA	12/02/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$131,900	47.96	$309,783	$48,781	$226,219	$200,771	1.127	1,356	$166.83	29	1 STORY	$48,781	29 - LAND TABLE FD	401
52-25-29-479-013	23080 ITHACA	12/05/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$73,500	31.28	$222,515	$47,895	$187,105	$134,323	1.393	833	$224.62	29	1 STORY	$47,895	29 - LAND TABLE FD	401
	Totals:		**$9,153,500**			**$9,153,500**	**$3,935,700**		**$10,043,377**		**$7,204,734**	**$6,226,624**			**$169.47**					
							Sale. Ratio =>	**43.00**				**E.C.F. =>**	**1.157**							
							Std. Dev. =>	**4.88**				**Ave. E.C.F. =>**	**1.164**							
52-25-29-277-013	24321 MAJESTIC	04/26/24	$278,000	WD	03-ARM'S LENGTH	$278,000	$125,900	45.29	$306,240	$64,863	$213,137	$168,795	1.263	1,442	$147.81	29	BUNGALOW	$64,863	29 - LAND TABLE FD	401
52-25-29-405-030	23461 RENSSELAER	07/12/23	$244,000	PTA	03-ARM'S LENGTH	$244,000	$0	0.00	$278,170	$51,569	$192,431	$158,462	1.214	1,144	$168.21	29	BUNGALOW	$51,569	29 - LAND TABLE FD	401
52-25-29-430-024	23561 MANISTEE	04/18/23	$248,000	PTA	03-ARM'S LENGTH	$248,000	$84,500	34.07	$239,565	$46,559	$201,441	$134,969	1.492	1,080	$186.52	29	BUNGALOW	$46,559	29 - LAND TABLE FD	401
52-25-29-430-026	23541 MANISTEE	04/21/23	$251,000	WD	03-ARM'S LENGTH	$251,000	$94,500	37.65	$265,874	$46,559	$204,441	$153,367	1.333	1,080	$189.30	29	BUNGALOW	$46,559	29 - LAND TABLE FD	401
52-25-29-430-036	23441 MANISTEE	04/15/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$109,500	41.32	$290,064	$46,559	$218,441	$170,283	1.283	1,266	$172.54	29	BUNGALOW	$46,559	29 - LAND TABLE FD	401
52-25-29-430-037	23431 MANISTEE	04/17/23	$287,900	PTA	03-ARM'S LENGTH	$287,900	$109,500	38.03	$289,220	$46,559	$241,341	$169,693	1.422	1,368	$176.42	29	BUNGALOW	$46,559	29 - LAND TABLE FD	401
52-25-29-431-029	23501 MAJESTIC	06/04/24	$267,000	PTA	03-ARM'S LENGTH	$267,000	$110,900	41.54	$306,544	$55,874	$211,126	$175,294	1.204	1,296	$162.91	29	BUNGALOW	$54,259	29 - LAND TABLE FD	401
52-25-29-453-009	23120 RENSSELAER	07/30/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$111,600	46.50	$266,402	$53,997	$186,003	$148,535	1.252	1,490	$124.83	29	BUNGALOW	$48,247	29 - LAND TABLE FD	401
52-25-29-454-003	23260 SENECA	07/25/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$88,000	37.45	$244,917	$45,312	$189,688	$139,584	1.359	960	$197.59	29	BUNGALOW	$45,312	29 - LAND TABLE FD	401
52-25-29-454-011	23100 SENECA	08/23/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$95,100	35.89	$258,692	$45,312	$219,688	$149,217	1.472	960	$228.84	29	BUNGALOW	$45,312	29 - LAND TABLE FD	401
52-25-29-478-009	23120 MAJESTIC	06/27/24	$310,000	PTA	03-ARM'S LENGTH	$310,000	$167,200	53.94	$400,079	$46,895	$263,105	$246,982	1.065	2,004	$131.29	29	BUNGALOW	$46,895	29 - LAND TABLE FD	401
52-25-29-479-029	23091 ROSEWOOD	07/23/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$85,700	38.09	$232,899	$48,246	$176,754	$129,128	1.369	906	$195.09	29	BUNGALOW	$46,559	29 - LAND TABLE FD	401
	Totals:		**$3,115,900**			**$3,115,900**	**$1,182,400**		**$3,378,666**		**$2,517,596**	**$1,944,309**			**$173.45**					
							Sale. Ratio =>	**37.95**				**E.C.F. =>**	**1.295**							
							Std. Dev. =>	**13.02**				**Ave. E.C.F. =>**	**1.311**							

29 MCC

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	Building Style	Land Value	Land Table	Property Class
52-25-29-352-022	13350 WOODVALE	08/04/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$87,900	37.40	$252,631	$29,851	$205,149	$166,254	1.234	1,098	$186.84	29MCC	1 STORY	$29,851	29 MCCLAIN LAND TABLE	401
52-25-29-353-004	13351 WOODVALE	01/29/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$87,900	37.40	$231,060	$29,851	$205,149	$150,156	1.366	1,095	$187.35	29MCC	1 STORY	$29,851	29 MCCLAIN LAND TABLE	401
52-25-29-353-009	13300 KENWOOD	02/14/25	$280,000	WD	03-ARM'S LENGTH	$280,000	$119,200	42.57	$288,425	$39,200	$240,800	$185,989	1.295	1,098	$219.31	29MCC	1 STORY	$39,200	29 MCCLAIN LAND TABLE	401
52-25-29-356-022	23000 OAKCREST	03/18/24	$227,800	PTA	03-ARM'S LENGTH	$227,800	$104,100	45.70	$263,593	$34,080	$193,720	$171,278	1.131	1,098	$176.43	29MCC	1 STORY	$34,080	29 MCCLAIN LAND TABLE	401
52-25-29-377-025	23240 EASTWOOD	01/18/24	$218,000	PTA	03-ARM'S LENGTH	$218,000	$86,000	39.45	$226,209	$29,961	$188,039	$146,454	1.284	1,094	$171.88	29MCC	1 STORY	$29,961	29 MCCLAIN LAND TABLE	401
52-25-29-377-040	23044 WEBSTER	04/19/23	$216,500	PTA	03-ARM'S LENGTH	$216,500	$89,400	41.29	$240,839	$29,851	$186,649	$157,454	1.185	1,098	$169.99	29MCC	1 STORY	$29,851	29 MCCLAIN LAND TABLE	401
52-25-29-377-043	23030 WEBSTER	06/26/24	$232,000	PTA	03-ARM'S LENGTH	$232,000	$105,500	45.47	$248,562	$31,696	$200,304	$161,840	1.238	1,098	$182.43	29MCC	1 STORY	$29,851	29 MCCLAIN LAND TABLE	401
	Totals:		**$1,644,300**			**$1,644,300**	**$680,000**		**$1,751,319**		**$1,419,810**	**$1,139,425**			**$184.89**					
							Sale. Ratio =>	**41.35**				**E.C.F. =>**	**1.246**							
							Std. Dev. =>	**3.47**				**Ave. E.C.F. =>**	**1.248**							

29 OP

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	Building Style	Land Value	Land Table	Property Class
52-25-29-102-007	13431 BURTON	09/29/23	$299,900	PTA	03-ARM'S LENGTH	$299,900	$103,100	34.38	$286,679	$53,072	$246,828	$216,303	1.141	1,481	$166.66	29OP	1 STORY	$53,072	29 OPSD LAND TABLE	401
52-25-29-102-008	13421 BURTON	02/21/25	$315,000	WD	03-ARM'S LENGTH	$315,000	$122,100	38.76	$300,246	$61,187	$253,813	$221,351	1.147	1,496	$169.66	29OP	1 STORY	$53,072	29 OPSD LAND TABLE	401
52-25-29-102-021	13211 BURTON	12/23/24	$230,000	PTA	03-ARM'S LENGTH	$230,000	$117,600	51.13	$289,904	$52,733	$177,267	$219,603	0.807	1,603	$110.58	29OP	1 STORY	$52,733	29 OPSD LAND TABLE	401
52-25-29-102-039	12831 BURTON	11/15/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$116,900	48.71	$278,097	$44,925	$195,075	$215,900	0.904	1,619	$120.49	29OP	1 STORY	$44,925	29 OPSD LAND TABLE	401
52-25-29-102-048	13520 DARTMOUTH	07/15/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$100,200	38.54	$236,525	$53,072	$206,928	$169,864	1.218	1,189	$174.04	29OP	1 STORY	$53,072	29 OPSD LAND TABLE	401
52-25-29-102-052	13430 DARTMOUTH	05/17/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$114,100	38.03	$284,503	$53,072	$246,928	$214,288	1.152	1,291	$191.27	29OP	1 STORY	$53,072	29 OPSD LAND TABLE	401
52-25-29-102-059	13320 DARTMOUTH	08/01/23	$258,000	WD	03-ARM'S LENGTH	$258,000	$89,300	34.61	$259,516	$53,072	$204,928	$191,152	1.072	1,291	$158.74	29OP	1 STORY	$53,072	29 OPSD LAND TABLE	401
52-25-29-102-087	12820 DARTMOUTH	04/17/23	$301,000	PTA	03-ARM'S LENGTH	$301,000	$108,400	36.01	$299,501	$54,342	$246,658	$226,999	1.087	1,506	$163.78	29OP	1 STORY	$54,342	29 OPSD LAND TABLE	401
52-25-29-151-030	24281 BLACKSTONE	04/10/23	$268,000	PTA	03-ARM'S LENGTH	$268,000	$105,000	39.18	$294,901	$56,192	$211,808	$221,027	0.958	1,509	$140.36	29OP	1 STORY	$56,192	29 OPSD LAND TABLE	401
52-25-29-151-036	13520 NORTHFIELD	05/12/23	$228,000	PTA	03-ARM'S LENGTH	$228,000	$111,000	48.68	$312,301	$60,166	$167,834	$233,458	0.719	1,568	$107.04	29OP	1 STORY	$60,166	29 OPSD LAND TABLE	401
52-25-29-152-028	13440 NORTHFIELD	10/13/23	$249,000	PTA	03-ARM'S LENGTH	$249,000	$112,900	45.34	$326,703	$67,283	$181,717	$240,204	0.757	1,591	$114.22	29OP	1 STORY	$67,283	29 OPSD LAND TABLE	401
52-25-29-153-004	13301 DARTMOUTH	02/14/25	$292,000	WD	03-ARM'S LENGTH	$292,000	$122,700	42.02	$288,521	$57,110	$234,890	$214,269	1.096	1,508	$155.76	29OP	1 STORY	$57,110	29 OPSD LAND TABLE	401
52-25-29-153-013	24260 DANTE	05/10/23	$196,000	PTA	03-ARM'S LENGTH	$196,000	$80,000	40.82	$240,030	$78,885	$117,115	$149,208	0.785	1,419	$82.53	29OP	1 STORY	$77,092	29 OPSD LAND TABLE	401
52-25-29-154-010	24290 BERKLEY	05/22/24	$231,200	PTA	03-ARM'S LENGTH	$231,200	$109,400	47.32	$256,534	$44,867	$186,333	$195,988	0.951	1,432	$130.12	29OP	1 STORY	$44,867	29 OPSD LAND TABLE	401
52-25-29-155-014	24270 EASTWOOD	05/12/23	$226,000	WD	03-ARM'S LENGTH	$226,000	$90,500	40.04	$252,644	$46,334	$179,666	$191,028	0.941	1,251	$143.62	29OP	1 STORY	$46,334	29 OPSD LAND TABLE	401
52-25-29-155-017	24240 EASTWOOD	12/14/23	$248,500	PTA	03-ARM'S LENGTH	$248,500	$96,200	38.71	$275,102	$52,948	$195,552	$205,698	0.951	1,512	$129.33	29OP	1 STORY	$52,948	29 OPSD LAND TABLE	401
52-25-29-176-002	13031 DARTMOUTH	02/14/25	$229,000	WD	03-ARM'S LENGTH	$229,000	$104,900	45.81	$247,628	$52,000	$177,000	$181,137	0.977	1,102	$160.62	29OP	1 STORY	$52,000	29 OPSD LAND TABLE	401
52-25-29-176-012	24286 MORITZ	07/31/24	$224,500	PTA	03-ARM'S LENGTH	$224,500	$93,200	41.51	$231,787	$44,396	$180,104	$173,510	1.038	1,170	$153.94	29OP	1 STORY	$44,396	29 OPSD LAND TABLE	401
52-25-29-177-018	24230 JEROME	04/28/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$101,400	31.69	$290,571	$54,888	$265,112	$218,225	1.215	1,531	$173.16	29OP	1 STORY	$53,072	29 OPSD LAND TABLE	401
52-25-29-179-019	24361 SCOTIA	12/06/23	$158,000	PTA	03-ARM'S LENGTH	$158,000	$70,800	44.81	$204,737	$39,709	$118,291	$152,804	0.774	1,048	$112.87	29OP	1 STORY	$39,709	29 OPSD LAND TABLE	401
52-25-29-179-025	24301 SCOTIA	08/22/24	$220,000	PTA	03-ARM'S LENGTH	$220,000	$90,900	41.32	$219,711	$49,786	$170,214	$157,338	1.082	1,069	$159.23	29OP	1 STORY	$49,786	29 OPSD LAND TABLE	401
52-25-29-181-021	24031 MORTON	10/29/24	$215,000	PTA	03-ARM'S LENGTH	$215,000	$112,900	52.51	$277,808	$51,367	$163,633	$209,668	0.780	1,531	$106.88	29OP	1 STORY	$51,367	29 OPSD LAND TABLE	401
52-25-29-181-023	24011 MORTON	01/30/25	$220,000	WD	03-ARM'S LENGTH	$220,000	$106,400	48.36	$257,655	$50,509	$169,491	$191,802	0.884	1,314	$128.99	29OP	1 STORY	$50,509	29 OPSD LAND TABLE	401
52-25-29-182-010	24040 MORTON	10/13/23	$262,000	PTA	03-ARM'S LENGTH	$262,000	$105,400	40.23	$282,177	$50,329	$211,671	$214,674	0.986	1,553	$136.30	29OP	1 STORY	$50,329	29 OPSD LAND TABLE	401
52-25-29-182-011	24030 MORTON	09/22/23	$231,000	WD	03-ARM'S LENGTH	$231,000	$93,000	40.26	$252,327	$50,329	$180,671	$187,035	0.966	1,472	$122.74	29OP	1 STORY	$50,329	29 OPSD LAND TABLE	401
52-25-29-182-013	24010 MORTON	02/26/25	$240,000	WD	03-ARM'S LENGTH	$240,000	$111,800	46.58	$264,631	$50,329	$189,671	$198,428	0.956	1,434	$132.27	29OP	1 STORY	$50,329	29 OPSD LAND TABLE	401
52-25-29-182-020	24041 CONDON	08/31/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$91,000	37.14	$258,712	$53,657	$191,343	$189,866	1.008	1,430	$133.81	29OP	1 STORY	$53,657	29 OPSD LAND TABLE	401
52-25-29-302-015	13311 OAK PARK	11/06/23	$239,000	PTA	03-ARM'S LENGTH	$239,000	$85,400	35.73	$237,334	$65,890	$173,110	$158,744	1.090	1,003	$172.59	29OP	1 STORY	$65,890	29 OPSD LAND TABLE	401
52-25-29-302-019	13231 OAK PARK	03/12/24	$242,000	PTA	03-ARM'S LENGTH	$242,000	$89,500	36.98	$249,274	$68,033	$173,967	$167,816	1.037	1,100	$158.15	29OP	1 STORY	$68,033	29 OPSD LAND TABLE	401
52-25-29-302-031	13520 IRVINE	06/27/24	$223,750	WD	03-ARM'S LENGTH	$223,750	$97,200	43.44	$240,043	$55,965	$167,785	$170,443	0.984	1,203	$139.47	29OP	1 STORY	$55,965	29 OPSD LAND TABLE	401
52-25-29-303-033	13320 ROSEMARY	12/29/23	$194,500	PTA	03-ARM'S LENGTH	$194,500	$90,300	46.43	$250,946	$55,965	$138,535	$180,538	0.767	1,332	$104.01	29OP	1 STORY	$55,965	29 OPSD LAND TABLE	401
52-25-29-303-037	13240 ROSEMARY	06/21/24	$226,000	PTA	03-ARM'S LENGTH	$226,000	$103,200	45.66	$250,788	$55,965	$170,035	$180,392	0.943	1,156	$147.09	29OP	1 STORY	$55,965	29 OPSD LAND TABLE	401
52-25-29-303-038	13230 ROSEMARY	03/22/24	$231,000	PTA	03-ARM'S LENGTH	$231,000	$77,700	33.64	$229,702	$57,123	$173,877	$159,795	1.088	1,047	$166.07	29OP	1 STORY	$55,965	29 OPSD LAND TABLE	401
52-25-29-326-005	23836 MORITZ	07/17/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$89,600	38.13	$216,843	$44,396	$190,604	$159,673	1.194	1,083	$176.00	29OP	1 STORY	$44,396	29 OPSD LAND TABLE	401
52-25-29-327-003	23850 JEROME	01/31/24	$179,900	PTA	03-ARM'S LENGTH	$179,900	$77,100	42.86	$219,824	$44,396	$135,504	$162,433	0.834	1,078	$125.70	29OP	1 STORY	$44,396	29 OPSD LAND TABLE	401
52-25-29-330-012	23570 MORITZ	02/12/24	$217,000	PTA	03-ARM'S LENGTH	$217,000	$75,400	34.75	$220,046	$48,782	$168,218	$158,578	1.061	1,092	$154.05	29OP	1 STORY	$48,782	29 OPSD LAND TABLE	401
52-25-29-331-003	12931 OAK PARK	04/17/24	$237,000	PTA	03-ARM'S LENGTH	$237,000	$85,200	35.95	$212,657	$42,767	$194,233	$157,306	1.235	1,082	$179.51	29OP	1 STORY	$42,767	29 OPSD LAND TABLE	401
52-25-29-331-007	23630 JEROME	05/01/23	$230,500	PTA	03-ARM'S LENGTH	$230,500	$79,000	34.27	$217,970	$44,396	$186,104	$160,717	1.158	1,082	$172.00	29OP	1 STORY	$44,396	29 OPSD LAND TABLE	401
52-25-29-331-021	23571 MORTON	12/05/24	$194,300	PTA	08-ESTATE	$194,300	$91,500	47.09	$218,043	$54,764	$139,536	$151,184	0.923	1,015	$137.47	29OP	1 STORY	$54,764	29 OPSD LAND TABLE	401
52-25-29-332-005	12811 OAK PARK	01/05/24	$216,325	PTA	03-ARM'S LENGTH	$216,325	$77,000	35.59	$211,485	$42,767	$173,558	$156,220	1.111	1,080	$160.70	29OP	1 STORY	$42,767	29 OPSD LAND TABLE	401
52-25-29-333-017	23625 SCOTIA	06/25/24	$179,077	WD	03-ARM'S LENGTH	$179,077	$87,100	48.64	$212,061	$39,709	$139,368	$159,585	0.873	1,080	$129.04	29OP	1 STORY	$39,709	29 OPSD LAND TABLE	401
52-25-29-333-023	23575 SCOTIA	09/27/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$93,400	38.92	$229,522	$43,986	$196,014	$171,793	1.141	1,104	$177.55	29OP	1 STORY	$43,632	29 OPSD LAND TABLE	401
52-25-29-333-031	23501 SCOTIA	02/11/25	$239,000	WD	03-ARM'S LENGTH	$239,000	$95,700	40.04	$228,365	$41,904	$197,096	$172,649	1.142	1,092	$180.49	29OP	1 STORY	$41,904	29 OPSD LAND TABLE	401
52-25-29-351-011	13331 ROSEMARY	07/12/24	$220,000	WD	03-ARM'S LENGTH	$220,000	$110,600	50.27	$261,847	$81,736	$138,264	$166,769	0.829	1,194	$115.80	29OP	1 STORY	$81,736	29 OPSD LAND TABLE	401
52-25-29-377-012	12931 ROSEMARY	03/08/24	$185,000	WD	03-ARM'S LENGTH	$185,000	$83,000	44.86	$236,399	$48,448	$136,552	$174,029	0.785	1,273	$107.27	29OP	1 STORY	$46,790	29 OPSD LAND TABLE	401
52-25-29-377-012	12931 ROSEMARY	12/18/24	$264,000	PTA	03-ARM'S LENGTH	$264,000	$96,200	36.44	$236,399	$48,448	$215,552	$174,029	1.239	1,273	$169.33	29OP	1 STORY	$46,790	29 OPSD LAND TABLE	401
	Totals:		**$10,900,452**			**$10,900,452**	**$4,465,200**		**$11,648,999**		**$8,478,453**	**$8,543,519**			**$144.59**					
							Sale. Ratio =>	**40.96**				**E.C.F. =>**	**0.992**							
							Std. Dev. =>	**5.38**				**Ave. E.C.F. =>**	**0.995**							
52-25-29-302-006	13441 OAK PARK	08/03/23	$305,000	PTA	03-ARM'S LENGTH	$305,000	$91,300	29.93	$291,696	$66,964	$238,036	$185,729	1.282	1,238	$192.27	29OP	BUNGALOW	$66,964	29 OPSD LAND TABLE	401
52-25-29-331-009	23610 JEROME	04/11/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$101,200	50.60	$241,244	$44,396	$155,604	$162,684	0.956	1,139	$136.61	29OP	BUNGALOW	$44,396	29 OPSD LAND TABLE	401
52-25-29-332-021	23581 CONDON	02/19/24	$190,000	PTA	03-ARM'S LENGTH	$190,000	$76,100	40.05	$237,007	$43,499	$146,501	$159,924	0.916	1,136	$128.96	29OP	BUNGALOW	$43,499	29 OPSD LAND TABLE	401
52-25-29-333-008	23580 CONDON	07/06/23	$246,801	PTA	03-ARM'S LENGTH	$246,801	$79,400	32.17	$246,268	$49,748	$197,053	$162,413	1.213	1,141	$172.70	29OP	BUNGALOW	$49,748	29 OPSD LAND TABLE	401
	Totals:		**$941,801**			**$941,801**	**$348,000**		**$1,016,215**		**$737,194**	**$670,750**			**$157.64**					
							Sale. Ratio =>	**36.95**				**E.C.F. =>**	**1.099**							
							Std. Dev. =>	**9.34**				**Ave. E.C.F. =>**	**1.092**							

29 PMW

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	Building Style	Land Value	Land Table	Property Class
52-25-29-203-010	24620 SENECA	04/16/24	$247,000	PTA	03-ARM'S LENGTH	$247,000	$125,800	50.93	$301,732	$18,772	$228,228	$230,049	0.992	1,567	$145.65	29PWM	1 STORY	$18,772	29 PWM LAND TABLE	401
52-25-29-203-014	24560 SENECA	03/13/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$101,800	43.32	$290,943	$18,772	$216,228	$221,277	0.977	1,483	$145.80	29PWM	1 STORY	$18,772	29 PWM LAND TABLE	401
52-25-29-226-025	24741 MANISTEE	04/20/23	$265,000	PTA	03-ARM'S LENGTH	$265,000	$101,700	38.38	$286,012	$18,772	$246,228	$217,268	1.133	1,483	$166.03	29PWM	1 STORY	$18,772	29 PWM LAND TABLE	401
52-25-29-228-001	24770 MANISTEE	01/03/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$102,700	43.70	$302,279	$20,554	$214,446	$229,045	0.936	1,562	$137.29	29PWM	1 STORY	$20,554	29 PWM LAND TABLE	401
	Totals:		**$982,000**			**$982,000**	**$432,000**		**$1,180,966**		**$905,130**	**$897,639**			**$148.69**					
							Sale. Ratio =>	**43.99**				**E.C.F. =>**	**1.008**							
							Std. Dev. =>	**5.17**				**Ave. E.C.F. =>**	**1.010**							
52-25-29-226-018	24550 ONEIDA	11/21/23	$315,000	PTA	03-ARM'S LENGTH	$315,000	$142,900	45.37	$364,459	$23,156	$291,844	$294,227	0.992	2,465	$118.40	29PWM	2 STORY	$23,156	29 PWM LAND TABLE	401
52-25-29-226-037	24531 MANISTEE	04/05/24	$320,000	WD	03-ARM'S LENGTH	$320,000	$166,000	51.88	$373,823	$25,410	$294,590	$300,356	0.981	2,465	$119.51	29PWM	2 STORY	$25,410	29 PWM LAND TABLE	401
52-25-29-227-008	10171 BURTON	06/16/23	$300,000	PTA	03-ARM'S LENGTH	$300,000	$143,700	47.90	$365,925	$25,965	$274,035	$293,069	0.935	2,465	$111.17	29PWM	2 STORY	$25,965	29 PWM LAND TABLE	401
52-25-29-228-027	10060 BURTON	10/27/23	$310,000	PTA	03-ARM'S LENGTH	$310,000	$142,300	45.90	$372,299	$20,878	$289,122	$302,949	0.954	2,558	$113.03	29PWM	2 STORY	$20,878	29 PWM LAND TABLE	401
	Totals:		**$3,209,000**			**$3,209,000**	**$1,458,900**		**$3,838,438**		**$2,959,851**	**$2,985,879**			**$133.95**					
							Sale. Ratio =>	**45.46**				**E.C.F. =>**	**0.991**							
							Std. Dev. =>	**13.40**				**Ave. E.C.F. =>**	**0.992**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-30-201-009	24680 CHURCH	08/16/24	$281,500	PTA	03-ARM'S LENGTH	$281,500	$95,000	33.75	$248,001	$48,574	$232,926	$188,139	1.238	1,289	$180.70	30	1 STORY	$48,574	30-200'S LAND TABLE	401
52-25-30-202-019	24721 GARDNER	09/26/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$86,400	42.15	$214,276	$50,634	$154,366	$154,379	1.000	991	$155.77	30	1 STORY	$50,634	30-200'S LAND TABLE	401
52-25-30-202-029	24611 GARDNER	10/03/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$79,300	36.88	$223,686	$50,451	$164,549	$163,429	1.007	996	$165.21	30	1 STORY	$50,451	30-200'S LAND TABLE	401
52-25-30-203-004	24730 GARDNER	10/25/24	$186,000	PTA	03-ARM'S LENGTH	$186,000	$86,200	46.34	$216,729	$52,886	$133,114	$154,569	0.861	1,210	$110.01	30	1 STORY	$52,886	30-200'S LAND TABLE	401
52-25-30-204-030	24721 PARKLAWN	09/23/24	$165,000	PTA	03-ARM'S LENGTH	$165,000	$76,400	46.30	$196,459	$47,800	$117,200	$140,244	0.836	1,012	$115.81	30	1 STORY	$47,800	30-200'S LAND TABLE	401
52-25-30-205-012	24240 CHURCH	05/01/24	$245,000	WD	03-ARM'S LENGTH	$245,000	$106,600	43.51	$264,064	$46,362	$198,638	$205,379	0.967	1,479	$134.31	30	1 STORY	$46,362	30-200'S LAND TABLE	401
52-25-30-206-018	24351 GARDNER	09/13/24	$189,000	PTA	03-ARM'S LENGTH	$189,000	$83,100	43.97	$210,848	$48,153	$140,847	$153,486	0.918	999	$140.99	30	1 STORY	$48,153	30-200'S LAND TABLE	401
52-25-30-207-001	24380 GARDNER	05/14/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$114,400	46.69	$298,235	$55,303	$189,697	$229,181	0.828	1,736	$109.27	30	1 STORY	$53,627	30-200'S LAND TABLE	401
52-25-30-226-009	24690 PARKLAWN	03/27/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$83,100	40.54	$243,414	$57,638	$147,362	$175,260	0.841	1,053	$139.94	30	1 STORY	$57,638	30-200'S LAND TABLE	401
52-25-30-277-027	24110 WESTHAMPTON	08/29/24	$207,000	PTA	03-ARM'S LENGTH	$207,000	$86,800	41.93	$217,044	$49,141	$157,859	$158,399	0.997	1,015	$155.53	30	1 STORY	$49,141	30-200'S LAND TABLE	401
52-25-30-277-054	24131 RIDGEDALE	09/20/23	$219,900	PTA	03-ARM'S LENGTH	$219,900	$71,600	32.56	$207,267	$49,772	$170,128	$148,580	1.145	1,015	$167.61	30	1 STORY	$49,141	30-200'S LAND TABLE	401
52-25-30-278-044	24311 COOLIDGE	09/27/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$89,400	43.61	$240,407	$62,842	$142,158	$167,514	0.849	1,037	$137.09	30	1 STORY	$62,842	30-200'S LAND TABLE	401
52-25-30-302-007	15301 OAK PARK	09/22/23	$252,500	PTA	03-ARM'S LENGTH	$252,500	$102,700	40.67	$291,338	$52,787	$199,713	$225,048	0.887	1,470	$135.86	30	1 STORY	$52,787	30-300'S & 400'S LAND TABLE	401
52-25-30-302-028	15220 PARK	05/10/24	$312,000	PTA	03-ARM'S LENGTH	$312,000	$148,100	47.47	$360,499	$64,021	$247,979	$279,696	0.887	1,953	$126.97	30	1 STORY	$64,021	30-300'S & 400'S LAND TABLE	401
52-25-30-303-014	15225 ROSEMARY	01/30/24	$269,900	PTA	03-ARM'S LENGTH	$269,900	$118,600	43.94	$347,472	$53,226	$216,674	$277,591	0.781	1,877	$115.44	30	1 STORY	$53,226	30-300'S & 400'S LAND TABLE	401
52-25-30-303-029	15210 OAKWOOD	04/17/23	$251,900	PTA	03-ARM'S LENGTH	$251,900	$99,200	39.38	$287,705	$49,053	$202,847	$225,143	0.901	1,588	$127.74	30	1 STORY	$49,053	30-300'S & 400'S LAND TABLE	401
52-25-30-303-034	23290 HARDING	03/12/24	$290,000	PTA	03-ARM'S LENGTH	$290,000	$123,000	42.41	$349,196	$55,087	$234,913	$277,461	0.847	1,892	$124.16	30	1 STORY	$54,212	30-300'S & 400'S LAND TABLE	401
52-25-30-303-035	23280 HARDING	10/21/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$136,900	48.89	$333,364	$54,212	$225,788	$263,351	0.857	1,892	$119.34	30	1 STORY	$54,212	30-300'S & 400'S LAND TABLE	401
52-25-30-328-004	23718 WILDWOOD	02/20/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$86,700	42.29	$238,316	$46,056	$158,944	$181,377	0.876	1,357	$117.13	30	1 STORY	$46,056	30-300'S & 400'S LAND TABLE	401
52-25-30-329-006	14401 OAK PARK	01/28/25	$289,000	WD	03-ARM'S LENGTH	$289,000	$115,300	39.90	$291,969	$53,959	$235,041	$224,538	1.047	1,611	$145.90	30	1 STORY	$53,959	30-300'S & 400'S LAND TABLE	401
52-25-30-330-002	23650 MARLOW	02/28/25	$220,000	WD	03-ARM'S LENGTH	$220,000	$92,900	42.23	$221,764	$45,756	$174,244	$166,045	1.049	1,187	$146.79	30	1 STORY	$45,756	30-300'S & 400'S LAND TABLE	401
52-25-30-331-008	14411 PARK	06/29/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$84,500	32.50	$232,882	$46,126	$213,874	$176,185	1.214	1,147	$186.46	30	1 STORY	$46,126	30-300'S & 400'S LAND TABLE	401
52-25-30-332-005	23580 RADCLIFT	06/16/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$107,300	34.61	$304,863	$59,071	$250,929	$231,879	1.082	1,680	$149.36	30	1 STORY	$59,071	30-300'S & 400'S LAND TABLE	401
52-25-30-332-015	23460 RADCLIFT	10/16/24	$310,000	PTA	03-ARM'S LENGTH	$310,000	$112,300	36.23	$278,678	$45,254	$264,746	$220,211	1.202	1,454	$182.08	30	1 STORY	$45,254	30-300'S & 400'S LAND TABLE	401
52-25-30-332-030	23481 WILDWOOD	03/11/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$104,900	38.15	$304,245	$48,840	$226,160	$240,948	0.939	1,717	$131.72	30	1 STORY	$48,840	30-300'S & 400'S LAND TABLE	401
52-25-30-333-008	23500 WILDWOOD	10/13/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$107,200	38.98	$301,161	$48,840	$226,160	$238,039	0.950	1,713	$132.03	30	1 STORY	$48,840	30-300'S & 400'S LAND TABLE	401
52-25-30-351-022	23151 BEVERLY	01/29/25	$258,500	WD	03-ARM'S LENGTH	$258,500	$120,200	46.50	$293,135	$52,086	$206,414	$227,405	0.908	1,563	$132.06	30	1 STORY	$51,334	30-300'S & 400'S LAND TABLE	401
52-25-30-353-019	23120 AVON	05/13/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$103,800	41.52	$256,069	$48,241	$201,759	$196,064	1.029	1,427	$141.39	30	1 STORY	$48,241	30-300'S & 400'S LAND TABLE	401
52-25-30-353-027	23241 HARDING	07/14/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$86,800	33.38	$233,567	$48,241	$211,759	$174,836	1.211	1,255	$168.73	30	1 STORY	$48,241	30-300'S & 400'S LAND TABLE	401
52-25-30-353-034	23131 HARDING	10/10/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$91,100	38.77	$258,927	$48,241	$186,759	$198,760	0.940	1,253	$149.05	30	1 STORY	$48,241	30-300'S & 400'S LAND TABLE	401
52-25-30-354-005	15241 KENWOOD	04/12/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$117,900	49.13	$291,263	$50,134	$189,866	$227,480	0.835	1,653	$114.86	30	1 STORY	$50,134	30-300'S & 400'S LAND TABLE	401
52-25-30-354-011	23031 HARDING	08/11/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$102,600	41.88	$286,788	$49,197	$195,803	$224,142	0.874	1,441	$135.88	30	1 STORY	$49,197	30-300'S & 400'S LAND TABLE	401
52-25-30-355-050	23011 RADCLIFT	03/15/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$89,400	35.06	$246,351	$46,697	$208,303	$188,353	1.106	1,218	$171.02	30	1 STORY	$46,697	30-300'S & 400'S LAND TABLE	401
52-25-30-376-010	23060 RADCLIFT	09/24/24	$260,000	WD	03-ARM'S LENGTH	$260,000	$113,900	43.81	$267,357	$46,697	$213,303	$208,170	1.025	1,554	$137.26	30	1 STORY	$46,697	30-300'S & 400'S LAND TABLE	401
52-25-30-377-010	23060 WILDWOOD	12/12/23	$251,000	PTA	03-ARM'S LENGTH	$251,000	$90,000	35.86	$254,341	$45,977	$205,023	$196,570	1.043	1,329	$154.27	30	1 STORY	$45,977	30-300'S & 400'S LAND TABLE	401
52-25-30-377-023	23101 MARLOW	09/25/24	$216,000	PTA	03-ARM'S LENGTH	$216,000	$93,600	43.33	$229,147	$45,254	$170,746	$173,484	0.984	1,229	$138.93	30	1 STORY	$45,254	30-300'S & 400'S LAND TABLE	401
52-25-30-377-027	23061 MARLOW	08/12/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$94,200	40.09	$222,291	$45,254	$189,746	$167,016	1.136	1,067	$177.83	30	1 STORY	$45,254	30-300'S & 400'S LAND TABLE	401
52-25-30-378-017	23000 MARLOW	04/09/24	$193,000	WD	03-ARM'S LENGTH	$193,000	$92,200	47.77	$219,642	$45,254	$147,746	$164,517	0.898	1,065	$138.73	30	1 STORY	$45,254	30-300'S & 400'S LAND TABLE	401
52-25-30-378-033	23011 SUSSEX	11/29/23	$236,500	WD	03-ARM'S LENGTH	$236,500	$83,200	35.18	$242,719	$45,254	$191,246	$186,288	1.027	1,292	$148.02	30	1 STORY	$45,254	30-300'S & 400'S LAND TABLE	401
52-25-30-379-012	23431 CHURCH	06/30/23	$204,900	PTA	03-ARM'S LENGTH	$204,900	$85,600	41.78	$243,300	$53,719	$151,181	$178,850	0.845	1,305	$115.85	30	1 STORY	$53,719	30-300'S & 400'S LAND TABLE	401
52-25-30-380-030	23005 CHURCH	02/28/24	$251,895	PTA	03-ARM'S LENGTH	$251,895	$73,000	28.98	$224,834	$44,670	$207,225	$169,966	1.219	1,165	$177.88	30	1 STORY	$41,938	30-300'S & 400'S LAND TABLE	401
52-25-30-402-004	23640 CHURCH	08/23/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$119,200	39.73	$286,183	$50,728	$249,272	$222,127	1.122	1,494	$166.85	30	1 STORY	$50,728	30-300'S & 400'S LAND TABLE	401
52-25-30-403-001	14245 OAK PARK	01/10/24	$299,900	PTA	03-ARM'S LENGTH	$299,900	$110,100	36.71	$304,054	$58,405	$241,495	$231,744	1.042	1,777	$135.90	30	1 STORY	$58,405	30-300'S & 400'S LAND TABLE	401
52-25-30-403-033	23491 GARDNER	01/30/25	$225,000	WD	03-ARM'S LENGTH	$225,000	$113,600	50.49	$268,546	$50,728	$174,272	$205,489	0.848	1,584	$110.02	30	1 STORY	$50,728	30-300'S & 400'S LAND TABLE	401
52-25-30-404-020	23641 CLOVERLAWN	03/24/25	$331,000	WD	03-ARM'S LENGTH	$331,000	$126,700	38.28	$314,339	$51,426	$279,574	$248,031	1.127	1,633	$171.20	30	1 STORY	$51,426	30-300'S & 400'S LAND TABLE	401
52-25-30-404-031	23461 CLOVERLAWN	08/16/23	$270,000	PTA	03-ARM'S LENGTH	$270,000	$114,100	42.26	$317,013	$51,083	$218,917	$250,877	0.873	1,756	$124.67	30	1 STORY	$50,728	30-300'S & 400'S LAND TABLE	401
52-25-30-427-003	23630 PARKLAWN	03/26/24	$220,000	PTA	03-ARM'S LENGTH	$220,000	$89,600	40.73	$256,859	$51,426	$168,574	$193,805	0.870	1,292	$130.48	30	1 STORY	$51,426	30-300'S & 400'S LAND TABLE	401
52-25-30-451-023	23081 KENOSHA	05/03/24	$168,300	PTA	03-ARM'S LENGTH	$168,300	$76,300	45.34	$180,728	$45,254	$123,046	$127,806	0.963	1,021	$120.52	30	1 STORY	$45,254	30-300'S & 400'S LAND TABLE	401
52-25-30-452-002	23140 KENOSHA	04/07/23	$239,900	PTA	03-ARM'S LENGTH	$239,900	$95,000	39.60	$264,869	$47,659	$192,241	$204,915	0.938	1,357	$141.67	30	1 STORY	$47,659	30-300'S & 400'S LAND TABLE	401
	Totals:		**$12,014,595**			**$12,014,595**	**$4,880,000**		**$12,886,204**		**$9,551,126**	**$9,832,769**			**$141.96**					
							Sale. Ratio =>	**40.62**				**E.C.F. =>**	**0.971**							
							Std. Dev. =>	**4.84**				**Ave. E.C.F. =>**	**0.977**							
52-25-30-204-042	24601 PARKLAWN	11/07/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$73,200	36.60	$214,801	$47,800	$152,200	$136,886	1.112	1,132	$134.45	30	BUNGALOW	$47,800	30-200'S LAND TABLE	401
52-25-30-208-010	24270 CLOVERLAWN	06/06/23	$180,222	PTA	03-ARM'S LENGTH	$180,222	$60,200	33.40	$182,849	$39,688	$140,534	$117,345	1.198	994	$141.38	30	BUNGALOW	$39,688	30-200'S LAND TABLE	401
52-25-30-208-024	24341 PARKLAWN	01/19/24	$165,000	PTA	03-ARM'S LENGTH	$165,000	$61,000	36.97	$185,143	$39,985	$125,015	$118,982	1.051	988	$126.53	30	BUNGALOW	$39,985	30-200'S LAND TABLE	401
52-25-30-228-011	24660 WESTHAMPTON	11/04/24	$200,400	PTA	03-ARM'S LENGTH	$200,400	$98,400	49.10	$236,563	$47,623	$152,777	$154,869	0.986	1,106	$138.13	30	BUNGALOW	$47,623	30-200'S LAND TABLE	401
52-25-30-380-028	23015 CHURCH	08/16/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$111,100	47.28	$263,436	$50,134	$184,866	$174,838	1.057	1,144	$161.60	30	BUNGALOW	$50,134	30-300'S & 400'S LAND TABLE	401
52-25-30-451-008	23060 CHURCH	04/03/23	$244,000	PTA	03-ARM'S LENGTH	$244,000	$82,200	33.69	$251,929	$51,958	$192,042	$163,911	1.172	1,140	$168.46	30	BUNGALOW	$51,958	30-300'S & 400'S LAND TABLE	401
	Totals:		**$1,224,622**			**$1,224,622**	**$486,100**		**$1,334,721**		**$947,434**	**$866,830**			**$145.09**					
							Sale. Ratio =>	**39.69**				**E.C.F. =>**	**1.093**							
							Std. Dev. =>	**6.91**				**Ave. E.C.F. =>**	**1.096**							

30 Ed Rose

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	Building Style	Land Value	Land Table	Property Class
52-25-30-103-014	15140 KENTON	09/28/23	$195,000	PTA	03-ARM'S LENGTH	$195,000	$82,300	42.21	$244,872	$47,910	$147,090	$174,303	0.844	1,282	$114.73	30EDR	1 STORY	$47,910	30-A&W/ED ROSE LAND TABLE	401
52-25-30-103-015	15130 KENTON	07/12/23	$180,000	PTA	03-ARM'S LENGTH	$180,000	$75,100	41.72	$231,119	$47,849	$132,151	$162,186	0.815	1,107	$119.38	30EDR	1 STORY	$47,849	30-A&W/ED ROSE LAND TABLE	401
52-25-30-131-011	24250 RADCLIFT	09/26/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$89,400	43.61	$226,635	$46,117	$158,883	$159,750	0.995	1,086	$146.30	30EDR	1 STORY	$45,674	30-A&W/ED ROSE LAND TABLE	401
52-25-30-153-026	15200 MARLOW	03/29/24	$215,000	PTA	03-ARM'S LENGTH	$215,000	$76,100	35.40	$224,102	$53,670	$161,330	$150,825	1.070	1,098	$146.93	30EDR	1 STORY	$53,011	30-A&W/ED ROSE LAND TABLE	401
52-25-30-154-011	24131 STRATFORD	12/27/23	$227,000	WD	03-ARM'S LENGTH	$227,000	$79,500	35.02	$234,698	$52,003	$174,997	$161,677	1.082	1,104	$158.51	30EDR	1 STORY	$52,003	30-A&W/ED ROSE LAND TABLE	401
52-25-30-156-010	15221 LESLIE	02/20/25	$199,000	WD	03-ARM'S LENGTH	$199,000	$92,900	46.68	$233,192	$50,860	$148,140	$161,356	0.918	1,101	$134.55	30EDR	1 STORY	$50,860	30-A&W/ED ROSE LAND TABLE	401
52-25-30-156-033	15130 OAK PARK	10/03/23	$216,000	WD	03-ARM'S LENGTH	$216,000	$79,400	36.76	$239,720	$56,199	$159,801	$162,408	0.984	1,098	$145.54	30EDR	1 STORY	$56,199	30-A&W/ED ROSE LAND TABLE	401
52-25-30-156-036	15100 OAK PARK	05/22/23	$216,000	WD	03-ARM'S LENGTH	$216,000	$86,500	40.05	$250,477	$53,189	$162,811	$174,591	0.933	1,093	$148.96	30EDR	1 STORY	$53,189	30-A&W/ED ROSE LAND TABLE	401
52-25-30-176-006	15011 NORTHFIELD	09/10/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$99,800	36.29	$247,586	$51,404	$223,596	$173,612	1.288	1,107	$201.98	30EDR	1 STORY	$49,530	30-A&W/ED ROSE LAND TABLE	401
52-25-30-176-007	15001 NORTHFIELD	10/31/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$98,500	37.17	$247,172	$46,646	$218,354	$177,457	1.230	1,105	$197.61	30EDR	1 STORY	$46,646	30-A&W/ED ROSE LAND TABLE	401
52-25-30-177-004	15051 MARLOW	09/12/24	$210,000	PTA	03-ARM'S LENGTH	$210,000	$92,400	44.00	$231,106	$48,289	$161,711	$161,785	1.000	1,102	$146.74	30EDR	1 STORY	$48,289	30-A&W/ED ROSE LAND TABLE	401
52-25-30-177-020	15010 LESLIE	04/20/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$77,800	38.90	$236,935	$49,612	$150,388	$165,773	0.907	1,105	$136.10	30EDR	1 STORY	$49,612	30-A&W/ED ROSE LAND TABLE	401
52-25-30-177-023	14540 LESLIE	05/11/23	$226,910	WD	03-ARM'S LENGTH	$226,910	$87,200	38.43	$249,767	$49,612	$177,298	$177,128	1.001	1,103	$160.74	30EDR	1 STORY	$49,612	30-A&W/ED ROSE LAND TABLE	401
52-25-30-177-024	14530 LESLIE	03/03/25	$262,500	WD	03-ARM'S LENGTH	$262,500	$108,800	41.45	$267,985	$49,612	$212,888	$193,250	1.102	1,382	$154.04	30EDR	1 STORY	$49,612	30-A&W/ED ROSE LAND TABLE	401
52-25-30-177-026	14510 LESLIE	12/17/24	$215,000	PTA	03-ARM'S LENGTH	$215,000	$109,700	51.02	$285,835	$55,139	$159,861	$204,156	0.783	1,395	$114.60	30EDR	1 STORY	$55,139	30-A&W/ED ROSE LAND TABLE	401
52-25-30-178-016	24030 STRATFORD	02/07/25	$230,000	WD	03-ARM'S LENGTH	$230,000	$95,100	41.35	$245,761	$59,164	$170,836	$165,130	1.035	1,100	$155.31	30EDR	1 STORY	$58,151	30-A&W/ED ROSE LAND TABLE	401
52-25-30-178-017	15030 BISHOP	09/22/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$77,200	33.57	$226,593	$47,921	$182,079	$158,117	1.152	1,101	$165.38	30EDR	1 STORY	$47,921	30-A&W/ED ROSE LAND TABLE	401
52-25-30-178-023	14610 BISHOP	07/12/23	$226,000	PTA	03-ARM'S LENGTH	$226,000	$81,300	35.97	$243,898	$47,921	$178,079	$173,431	1.027	1,095	$162.63	30EDR	1 STORY	$47,921	30-A&W/ED ROSE LAND TABLE	401
52-25-30-179-021	14530 OAK PARK	03/31/25	$259,000	WD	03-ARM'S LENGTH	$259,000	$92,300	35.64	$234,991	$49,010	$209,990	$164,585	1.276	1,102	$190.55	30EDR	1 STORY	$49,010	30-A&W/ED ROSE LAND TABLE	401
52-25-30-180-002	14451 NORTHFIELD	05/26/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$79,500	34.57	$241,481	$54,621	$175,379	$165,363	1.061	1,102	$159.15	30EDR	1 STORY	$54,621	30-A&W/ED ROSE LAND TABLE	401
52-25-30-180-020	24050 MARLOW	08/21/23	$230,300	PTA	03-ARM'S LENGTH	$230,300	$82,000	35.61	$242,861	$48,406	$181,894	$172,084	1.057	1,100	$165.36	30EDR	1 STORY	$48,406	30-A&W/ED ROSE LAND TABLE	401
52-25-30-180-022	24030 MARLOW	07/10/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$101,400	42.25	$292,097	$48,406	$191,594	$215,656	0.888	1,534	$124.90	30EDR	1 STORY	$48,406	30-A&W/ED ROSE LAND TABLE	401
52-25-30-180-030	24121 CHURCH	04/24/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$76,600	31.27	$233,952	$50,781	$194,219	$162,098	1.198	1,099	$176.72	30EDR	1 STORY	$50,781	30-A&W/ED ROSE LAND TABLE	401
	Totals:		**$5,197,710**			**$5,197,710**	**$2,020,800**		**$5,612,835**		**$4,033,369**	**$3,936,720**			**$153.33**					
							Sale. Ratio =>	**38.88**				**E.C.F. =>**	**1.025**							
							Std. Dev. =>	**4.65**				**Ave. E.C.F. =>**	**1.028**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-30-126-025	15080 BURTON	11/25/24	$230,000	PTA	08-ESTATE	$230,000	$115,700	50.30	$272,934	$50,824	$179,176	$209,538	0.855	1,464	$122.39	30ETK	1 STORY	$50,824	30-ETKIN LAND TABLE	401
52-25-30-127-011	15151 BURTON	07/03/23	$295,000	PTA	03-ARM'S LENGTH	$295,000	$98,400	33.36	$269,343	$50,096	$244,904	$206,837	1.184	1,464	$167.28	30ETK	1 STORY	$50,096	30-ETKIN LAND TABLE	401
52-25-30-127-039	15000 DARTMOUTH	01/23/25	$225,000	WD	03-ARM'S LENGTH	$225,000	$122,600	54.49	$282,608	$56,380	$168,620	$213,423	0.790	1,512	$111.52	30ETK	1 STORY	$56,380	30-ETKIN LAND TABLE	401
52-25-30-128-006	24700 RADCLIFT	02/05/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$124,100	41.37	$306,818	$61,795	$238,205	$231,154	1.031	1,680	$141.79	30ETK	1 STORY	$61,795	30-ETKIN LAND TABLE	401
52-25-30-129-006	24770 SUSSEX	08/14/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$103,800	37.75	$248,741	$52,777	$222,223	$184,872	1.202	1,253	$177.35	30ETK	1 STORY	$52,777	30-ETKIN LAND TABLE	401
52-25-30-129-012	24710 SUSSEX	05/29/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$109,800	43.06	$265,985	$50,096	$204,904	$203,669	1.006	1,437	$142.59	30ETK	1 STORY	$50,096	30-ETKIN LAND TABLE	401
52-25-30-129-030	24641 CHURCH	06/14/23	$285,000	PTA	03-ARM'S LENGTH	$285,000	$91,200	32.00	$268,574	$51,536	$233,464	$204,753	1.140	1,438	$162.35	30ETK	1 STORY	$51,536	30-ETKIN LAND TABLE	401
52-25-30-130-017	24501 RADCLIFT	02/10/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$114,100	41.49	$273,556	$53,176	$221,824	$207,906	1.067	1,464	$151.52	30ETK	1 STORY	$53,176	30-ETKIN LAND TABLE	401
52-25-30-131-006	24500 RADCLIFT	06/30/23	$230,000	PTA	03-ARM'S LENGTH	$230,000	$99,000	43.04	$270,819	$50,096	$179,904	$208,229	0.864	1,466	$122.72	30ETK	1 STORY	$50,096	30-ETKIN LAND TABLE	401
	Totals:		**$2,370,000**			**$2,370,000**	**$978,700**		**$2,459,378**		**$1,893,224**	**$1,870,379**			**$144.39**					
							Sale. Ratio =>	**41.30**				**E.C.F. =>**	**1.012**							
							Std. Dev. =>	**7.25**				**Ave. E.C.F. =>**	**1.015**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-31-102-033	22091 AVON	10/19/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$89,600	43.71	$254,138	$31,746	$173,254	$195,081	0.888	1,390	$124.64	31	1 STORY	$31,746	31 LAND TABLE	401
52-25-31-103-015	22120 AVON	05/16/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$103,500	41.40	$291,226	$40,360	$209,640	$220,058	0.953	1,520	$137.92	31	1 STORY	$40,360	31 LAND TABLE	401
52-25-31-103-017	22100 AVON	10/31/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$109,000	48.44	$263,954	$39,160	$185,840	$197,188	0.942	1,202	$154.61	31	1 STORY	$39,160	31 LAND TABLE	401
52-25-31-103-031	22031 HARDING	08/05/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$99,500	41.46	$244,358	$38,858	$201,142	$180,263	1.116	1,202	$167.34	31	1 STORY	$38,858	31 LAND TABLE	401
52-25-31-126-016	22000 STRATFORD	03/08/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$89,800	35.22	$247,925	$38,702	$216,298	$183,529	1.179	1,180	$183.30	31	1 STORY	$38,702	31 LAND TABLE	401
52-25-31-128-024	21890 WHITMORE	06/01/23	$199,000	PTA	03-ARM'S LENGTH	$199,000	$80,500	40.45	$229,779	$38,702	$160,298	$167,611	0.956	1,064	$150.66	31	1 STORY	$38,702	31 LAND TABLE	401
52-25-31-129-007	22150 SUSSEX	05/23/23	$214,900	PTA	03-ARM'S LENGTH	$214,900	$75,300	35.04	$204,729	$38,403	$176,497	$145,900	1.210	1,080	$163.42	31	1 STORY	$38,403	31 LAND TABLE	401
52-25-31-129-041	22021 CHURCH	02/28/25	$209,900	WD	03-ARM'S LENGTH	$209,900	$100,200	47.74	$247,373	$38,702	$171,198	$183,045	0.935	1,437	$119.14	31	1 STORY	$38,702	31 LAND TABLE	401
52-25-31-129-046	21951 CHURCH	11/08/24	$215,900	PTA	03-ARM'S LENGTH	$215,900	$99,700	46.18	$243,442	$38,850	$177,050	$179,467	0.987	1,261	$140.40	31	1 STORY	$38,850	31 LAND TABLE	401
52-25-31-129-056	21831 CHURCH	12/17/24	$269,900	WD	03-ARM'S LENGTH	$269,900	$101,900	37.75	$269,886	$44,085	$225,815	$198,071	1.140	1,311	$172.25	31	1 STORY	$42,406	31 LAND TABLE	401
52-25-31-129-072	14630 PEARSON	05/24/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$88,500	44.25	$243,741	$38,368	$161,632	$180,152	0.897	1,294	$124.91	31	1 STORY	$38,368	31 LAND TABLE	401
52-25-31-129-074	14610 PEARSON	09/29/23	$203,000	PTA	03-ARM'S LENGTH	$203,000	$76,800	37.83	$213,816	$38,368	$164,632	$153,902	1.070	1,092	$150.76	31	1 STORY	$38,368	31 LAND TABLE	401
52-25-31-129-084	14420 PEARSON	06/05/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$76,200	37.17	$214,654	$38,368	$166,632	$154,637	1.078	1,068	$156.02	31	1 STORY	$38,368	31 LAND TABLE	401
52-25-31-152-039	15231 PEARSON	10/25/24	$277,000	PTA	03-ARM'S LENGTH	$277,000	$107,700	38.88	$267,404	$37,798	$239,202	$201,409	1.188	1,407	$170.01	31	1 STORY	$37,798	31 LAND TABLE	401
52-25-31-153-014	21810 AVON	12/22/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$103,700	44.13	$291,536	$42,504	$192,496	$218,449	0.881	1,514	$127.14	31	1 STORY	$40,957	31 LAND TABLE	401
52-25-31-154-005	21930 HARDING	08/15/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$106,300	44.29	$256,751	$39,761	$200,239	$190,342	1.052	1,448	$138.29	31	1 STORY	$39,761	31 LAND TABLE	401
52-25-31-178-005	21730 SUSSEX	08/08/23	$253,500	PTA	03-ARM'S LENGTH	$253,500	$90,000	35.50	$267,907	$39,457	$214,043	$200,395	1.068	1,438	$148.85	31	1 STORY	$38,663	31 LAND TABLE	401
52-25-31-178-010	21680 SUSSEX	08/29/24	$225,000	WD	03-ARM'S LENGTH	$225,000	$96,500	42.89	$240,039	$39,345	$185,655	$176,047	1.055	1,287	$144.25	31	1 STORY	$38,663	31 LAND TABLE	401
52-25-31-178-030	21631 CHURCH	02/29/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$88,600	36.16	$251,791	$39,775	$205,225	$185,979	1.103	1,239	$165.64	31	1 STORY	$39,775	31 LAND TABLE	401
52-25-31-201-013	22030 CHURCH	05/11/23	$182,000	PTA	03-ARM'S LENGTH	$182,000	$75,700	41.59	$212,224	$37,817	$144,183	$152,989	0.942	1,036	$139.17	31	1 STORY	$37,042	31 LAND TABLE	401
52-25-31-202-034	22011 GARDNER	05/10/24	$223,000	WD	03-ARM'S LENGTH	$223,000	$83,800	37.58	$207,014	$39,439	$183,561	$146,996	1.249	1,015	$180.85	31	1 STORY	$39,439	31 LAND TABLE	401
52-25-31-204-002	22190 CLOVERLAWN	11/27/23	$224,576	PTA	03-ARM'S LENGTH	$224,576	$95,200	42.39	$268,837	$44,779	$179,797	$196,542	0.915	1,416	$126.98	31	1 STORY	$44,779	31 LAND TABLE	401
52-25-31-205-014	21820 CHURCH	05/28/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$109,600	41.36	$270,547	$37,645	$227,355	$204,300	1.113	1,238	$183.65	31	1 STORY	$37,645	31 LAND TABLE	401
52-25-31-207-016	21961 CLOVERLAWN	05/31/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$74,200	37.10	$202,808	$39,439	$160,561	$143,306	1.120	1,066	$150.62	31	1 STORY	$39,439	31 LAND TABLE	401
52-25-31-227-011	22050 WESTHAMPTON	07/12/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$121,300	42.56	$300,676	$36,116	$248,884	$232,070	1.072	1,504	$165.48	31	1 STORY	$36,116	31 LAND TABLE	401
52-25-31-227-025	22041 RIDGEDALE	01/23/24	$222,500	PTA	03-ARM'S LENGTH	$222,500	$99,700	44.81	$272,065	$39,920	$182,580	$203,636	0.897	1,420	$128.58	31	1 STORY	$39,920	31 LAND TABLE	401
52-25-31-228-013	22030 RIDGEDALE	01/31/25	$249,900	WD	03-ARM'S LENGTH	$249,900	$98,200	39.30	$245,752	$33,524	$216,376	$186,165	1.162	1,247	$173.52	31	1 STORY	$33,524	31 LAND TABLE	401
52-25-31-229-016	13930 PEARSON	12/04/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$79,400	36.93	$222,565	$38,979	$176,021	$161,040	1.093	1,116	$157.72	31	1 STORY	$38,979	31 LAND TABLE	401
52-25-31-229-032	13900 PEARSON	05/02/23	$250,000	LC	03-ARM'S LENGTH	$250,000	$90,500	36.20	$252,430	$39,901	$210,099	$186,429	1.127	1,116	$188.26	31	1 STORY	$39,901	31 LAND TABLE	401
52-25-31-231-010	21991 RIDGEDALE	03/25/25	$285,000	WD	03-ARM'S LENGTH	$285,000	$113,800	39.93	$286,957	$36,116	$248,884	$220,036	1.131	1,471	$169.19	31	1 STORY	$36,116	31 LAND TABLE	401
52-25-31-251-006	21710 CHURCH	09/28/23	$189,500	PTA	03-ARM'S LENGTH	$189,500	$76,100	40.16	$215,159	$37,645	$151,855	$155,714	0.975	1,036	$146.58	31	1 STORY	$37,645	31 LAND TABLE	401
52-25-31-252-032	14210 NORTHEND	09/27/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$93,400	37.81	$266,434	$36,169	$210,831	$201,987	1.044	1,496	$140.93	31	1 STORY	$36,169	31 LAND TABLE	401
52-25-31-253-003	21740 GARDNER	09/07/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$83,900	41.95	$230,386	$42,564	$157,436	$164,756	0.956	1,237	$127.27	31	1 STORY	$42,564	31 LAND TABLE	401
52-25-31-253-013	21610 GARDNER	09/19/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$123,500	41.17	$339,098	$39,439	$260,561	$262,859	0.991	2,085	$124.97	31	1 STORY	$39,439	31 LAND TABLE	401
52-25-31-254-011	21660 CLOVERLAWN	06/09/23	$179,000	PTA	03-ARM'S LENGTH	$179,000	$79,500	44.41	$221,247	$39,320	$139,680	$159,585	0.875	1,087	$128.50	31	1 STORY	$39,320	31 LAND TABLE	401
52-25-31-276-008	21900 RIDGEDALE	07/21/23	$240,000	PTA	03-ARM'S LENGTH	$240,000	$86,900	36.21	$249,420	$34,073	$205,927	$188,901	1.090	1,218	$169.07	31	1 STORY	$34,073	31 LAND TABLE	401
52-25-31-276-013	21840 RIDGEDALE	05/26/23	$239,000	WD	03-ARM'S LENGTH	$239,000	$81,500	34.10	$234,406	$39,895	$199,105	$170,624	1.167	1,062	$187.48	31	1 STORY	$39,895	31 LAND TABLE	401
52-25-31-276-016	21820 KIPLING	12/31/24	$246,000	WD	03-ARM'S LENGTH	$246,000	$95,800	38.94	$234,360	$38,246	$207,754	$172,030	1.208	1,062	$195.63	31	1 STORY	$38,246	31 LAND TABLE	401
52-25-31-277-008	13831 PEARSON	12/11/24	$252,500	WD	03-ARM'S LENGTH	$252,500	$109,100	43.21	$269,184	$50,583	$201,917	$191,755	1.053	1,148	$175.89	31	1 STORY	$48,823	31 LAND TABLE	401
52-25-31-277-018	21660 PARKLAWN	05/25/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$97,600	39.84	$272,226	$37,751	$207,249	$205,680	1.008	1,548	$133.88	31	1 STORY	$37,183	31 LAND TABLE	401
52-25-31-277-019	21650 PARKLAWN	10/24/24	$267,000	PTA	03-ARM'S LENGTH	$267,000	$106,700	39.96	$260,768	$37,183	$229,817	$196,127	1.172	1,283	$179.12	31	1 STORY	$37,183	31 LAND TABLE	401
52-25-31-277-044	21620 KIPLING	02/11/25	$232,000	WD	03-ARM'S LENGTH	$232,000	$107,100	46.16	$259,186	$39,875	$192,125	$192,378	0.999	1,416	$135.68	31	1 STORY	$39,875	31 LAND TABLE	401
52-25-31-278-035	21700 RIDGEDALE	10/31/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$87,300	35.63	$253,568	$43,190	$201,810	$184,542	1.094	1,261	$160.04	31	1 STORY	$43,190	31 LAND TABLE	401
52-25-31-401-002	14231 NORTHEND	01/08/25	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,600	37.44	$227,879	$40,625	$209,375	$164,258	1.275	1,212	$172.75	31	1 STORY	$40,625	31 LAND TABLE	401
52-25-31-401-022	20831 KENOSHA	04/05/24	$221,000	WD	03-ARM'S LENGTH	$221,000	$105,200	47.60	$266,578	$38,858	$182,142	$199,754	0.912	1,362	$133.73	31	1 STORY	$37,183	31 LAND TABLE	401
52-25-31-401-023	20821 KENOSHA	10/22/24	$287,000	PTA	03-ARM'S LENGTH	$287,000	$113,400	39.51	$280,559	$37,183	$249,817	$213,488	1.170	1,362	$183.42	31	1 STORY	$37,183	31 LAND TABLE	401
52-25-31-401-035	14201 GREENBRIAR	02/16/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$100,400	41.83	$274,701	$37,777	$202,223	$207,828	0.973	1,392	$145.28	31	1 STORY	$37,777	31 LAND TABLE	401
52-25-31-427-008	21400 KIPLING	07/17/23	$171,000	WD	03-ARM'S LENGTH	$171,000	$68,900	40.29	$188,234	$36,116	$134,884	$133,437	1.011	979	$137.78	31	1 STORY	$36,116	31 LAND TABLE	401
52-25-31-428-026	21331 RIDGEDALE	04/10/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$76,500	38.25	$232,862	$70,049	$129,951	$142,818	0.910	1,000	$129.95	31	1 STORY	$70,049	31 LAND TABLE	401
52-25-31-476-009	21261 KIPLING	07/26/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$94,000	39.17	$244,500	$62,882	$177,118	$159,314	1.112	1,075	$164.76	31	1 STORY	$62,882	31 LAND TABLE	401
52-25-31-476-011	21221 KIPLING	11/13/24	$203,000	WD	03-ARM'S LENGTH	$203,000	$78,700	38.77	$215,952	$57,429	$145,571	$139,055	1.047	999	$145.72	31	1 STORY	$57,228	31 LAND TABLE	401
52-25-31-477-012	21241 WESTHAMPTON	04/08/24	$270,100	PTA	03-ARM'S LENGTH	$270,100	$112,100	41.50	$292,147	$57,228	$212,872	$206,069	1.033	1,397	$152.38	31	1 STORY	$57,228	31 LAND TABLE	401
52-25-31-477-015	21191 WESTHAMPTON	03/12/25	$186,000	WD	03-ARM'S LENGTH	$186,000	$76,700	41.24	$200,469	$57,228	$128,772	$125,650	1.025	999	$128.90	31	1 STORY	$57,228	31 LAND TABLE	401
52-25-31-477-019	21121 WESTHAMPTON	06/10/24	$222,250	WD	03-ARM'S LENGTH	$222,250	$95,700	43.06	$255,927	$57,228	$165,022	$174,297	0.947	1,040	$158.68	31	1 STORY	$57,228	31 LAND TABLE	401
52-25-31-478-005	21190 WESTHAMPTON	02/07/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$82,300	35.02	$236,443	$57,228	$177,772	$157,206	1.131	1,020	$174.29	31	1 STORY	$57,228	31 LAND TABLE	401
52-25-31-481-005	20760 KIPLING	12/13/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$97,900	39.96	$289,057	$57,228	$187,772	$203,359	0.923	1,369	$137.16	31	1 STORY	$57,228	31 LAND TABLE	401
52-25-31-481-008	20841 WESTHAMPTON	02/14/25	$235,000	WD	03-ARM'S LENGTH	$235,000	$105,400	44.85	$268,453	$45,463	$189,537	$195,605	0.969	1,464	$129.47	31	1 STORY	$45,463	31 LAND TABLE	401
52-25-31-483-003	20800 RIDGEDALE	05/20/24	$230,000	PTA	03-ARM'S LENGTH	$230,000	$102,600	44.61	$260,839	$57,228	$172,772	$178,606	0.967	1,216	$142.08	31	1 STORY	$57,228	31 LAND TABLE	401
	Totals:		**$13,487,426**			**$13,487,426**	**$5,456,500**		**$14,526,366**		**$11,036,756**	**$10,592,716**			**$152.50**					
							Sale. Ratio =>	**40.46**				**E.C.F. =>**	**1.042**							
							Std. Dev. =>	**3.54**				**Ave. E.C.F. =>**	**1.044**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-32-102-012	21900 COOLIDGE	04/22/24	$145,000	PTA	03-ARM'S LENGTH	$145,000	$59,600	41.10	$153,210	$41,728	$103,272	$112,608	0.917	924	$111.77	32	1 STORY	$41,728	32 LAND TABLE	401
52-25-32-102-014	22041 BLACKSTONE	04/19/24	$147,000	PTA	03-ARM'S LENGTH	$147,000	$62,900	42.79	$159,512	$40,387	$106,613	$120,328	0.886	924	$115.38	32	1 STORY	$40,387	32 LAND TABLE	401
52-25-32-104-006	13236 TROY	06/04/24	$154,000	PTA	03-ARM'S LENGTH	$154,000	$57,500	37.34	$150,249	$43,628	$110,372	$107,698	1.025	984	$112.17	32	1 STORY	$43,628	32 LAND TABLE	401
52-25-32-104-029	21900 DANTE	03/31/25	$178,500	WD	03-ARM'S LENGTH	$178,500	$71,600	40.11	$180,235	$41,481	$137,019	$140,156	0.978	1,192	$114.95	32	1 STORY	$41,481	32 LAND TABLE	401
52-25-32-104-052	21940 EASTWOOD	01/19/24	$160,000	WD	03-ARM'S LENGTH	$160,000	$49,200	30.75	$149,194	$40,505	$119,495	$109,787	1.088	912	$131.03	32	1 STORY	$40,076	32 LAND TABLE	401
52-25-32-126-011	12971 W NINE MILE	05/01/24	$222,000	PTA	03-ARM'S LENGTH	$222,000	$78,400	35.32	$199,545	$49,297	$172,703	$151,766	1.138	1,437	$120.18	32	1 STORY	$48,153	32 LAND TABLE	401
52-25-32-126-017	22031 JEROME	02/16/24	$140,000	PTA	03-ARM'S LENGTH	$140,000	$54,800	39.14	$170,055	$49,576	$90,424	$121,696	0.743	1,089	$83.03	32	1 STORY	$48,712	32 LAND TABLE	401
52-25-32-127-009	22040 SLOMAN	04/17/24	$207,500	PTA	03-ARM'S LENGTH	$207,500	$66,000	31.81	$194,289	$58,067	$149,433	$137,598	1.086	1,217	$122.79	32	1 STORY	$53,552	32 LAND TABLE	401
52-25-32-129-005	12701 W NINE MILE	12/27/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$85,700	45.11	$214,413	$59,836	$130,164	$138,015	0.943	1,263	$103.06	32	BUNGALOW	$59,836	32 LAND TABLE	401
52-25-32-129-012	22120 CONDON	06/08/23	$143,000	PTA	03-ARM'S LENGTH	$143,000	$56,900	39.79	$178,568	$54,316	$88,684	$125,507	0.707	1,135	$78.14	32	1 STORY	$54,316	32 LAND TABLE	401
52-25-32-130-008	21940 FERN	10/20/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$54,300	38.79	$166,220	$48,366	$91,634	$119,044	0.770	952	$96.25	32	1 STORY	$48,366	32 LAND TABLE	401
52-25-32-131-006	22000 SUNSET	12/11/23	$130,000	PTA	03-ARM'S LENGTH	$130,000	$52,200	40.15	$158,184	$42,091	$87,909	$117,266	0.750	989	$88.89	32	1 STORY	$41,383	32 LAND TABLE	401
52-25-32-131-026	21921 SLOMAN	01/17/25	$156,000	WD	03-ARM'S LENGTH	$156,000	$58,700	37.63	$151,350	$42,165	$113,835	$110,288	1.032	952	$119.57	32	1 STORY	$41,383	32 LAND TABLE	401
52-25-32-133-005	12851 SARATOGA	11/30/23	$150,000	WD	03-ARM'S LENGTH	$150,000	$49,400	32.93	$158,746	$53,293	$96,707	$106,518	0.908	931	$103.87	32	1 STORY	$53,293	32 LAND TABLE	401
52-25-32-151-005	13421 ALBANY	01/17/25	$151,000	WD	03-ARM'S LENGTH	$151,000	$62,000	41.06	$161,752	$43,326	$107,674	$119,622	0.900	1,017	$105.87	32	1 STORY	$42,780	32 LAND TABLE	401
52-25-32-151-012	13311 ALBANY	07/25/23	$127,000	PTA	03-ARM'S LENGTH	$127,000	$51,300	40.39	$160,832	$43,326	$83,674	$118,693	0.705	1,017	$82.28	32	1 STORY	$42,780	32 LAND TABLE	401
52-25-32-201-007	10710 TROY	11/27/23	$133,000	PTA	03-ARM'S LENGTH	$133,000	$41,000	30.83	$129,007	$39,700	$93,300	$90,209	1.034	828	$112.68	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-201-012	10630 TROY	03/20/24	$160,000	WD	03-ARM'S LENGTH	$160,000	$55,900	34.94	$168,541	$39,700	$120,300	$130,142	0.924	1,218	$98.77	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-201-022	10400 TROY	06/30/23	$128,000	WD	03-ARM'S LENGTH	$128,000	$52,200	40.78	$155,459	$40,570	$87,430	$116,049	0.753	851	$102.74	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-202-052	10340 CORNING	04/27/23	$128,000	PTA	03-ARM'S LENGTH	$128,000	$42,900	33.52	$134,048	$40,334	$87,666	$94,661	0.926	828	$105.88	32	1 STORY	$40,334	32 LAND TABLE	401
52-25-32-202-054	10301 TROY	01/09/25	$160,000	WD	03-ARM'S LENGTH	$160,000	$57,000	35.63	$152,990	$50,838	$109,162	$103,184	1.058	968	$112.77	32	1 STORY	$50,838	32 LAND TABLE	401
52-25-32-202-055	22851 MANISTEE	11/08/24	$145,000	PTA	03-ARM'S LENGTH	$145,000	$54,000	37.24	$141,905	$42,527	$102,473	$100,382	1.021	828	$123.76	32	1 STORY	$42,527	32 LAND TABLE	401
52-25-32-203-023	10401 CORNING	03/28/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,200	34.00	$136,388	$40,120	$89,880	$97,240	0.924	862	$104.27	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-203-034	10720 SARATOGA	11/12/24	$140,000	PTA	03-ARM'S LENGTH	$140,000	$49,600	35.43	$133,628	$41,582	$98,418	$92,976	1.059	829	$118.72	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-203-037	10670 SARATOGA	12/27/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$42,700	35.58	$133,716	$41,582	$78,418	$93,065	0.843	829	$94.59	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-203-044	10600 SARATOGA	07/18/24	$125,000	PTA	03-ARM'S LENGTH	$125,000	$51,700	41.36	$135,916	$43,782	$81,218	$93,065	0.873	829	$97.97	32	1 STORY	$41,594	32 LAND TABLE	401
52-25-32-203-053	10321 CORNING	09/21/23	$170,000	PTA	03-ARM'S LENGTH	$170,000	$54,000	31.76	$170,133	$52,231	$117,769	$119,093	0.989	1,107	$106.39	32	1 STORY	$52,231	32 LAND TABLE	401
52-25-32-204-007	10741 SARATOGA	05/17/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$42,600	30.43	$130,682	$40,951	$99,049	$90,637	1.093	829	$119.48	32	1 STORY	$40,334	32 LAND TABLE	401
52-25-32-204-009	10721 SARATOGA	09/17/24	$142,500	PTA	03-ARM'S LENGTH	$142,500	$51,000	35.79	$134,204	$42,022	$100,478	$93,113	1.079	829	$121.20	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-204-010	10711 SARATOGA	10/04/23	$134,700	WD	03-ARM'S LENGTH	$134,700	$43,000	31.92	$134,565	$41,582	$93,118	$93,922	0.991	831	$112.06	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-204-014	10651 SARATOGA	06/21/24	$150,500	PTA	03-ARM'S LENGTH	$150,500	$50,800	33.75	$136,032	$41,582	$108,918	$95,404	1.142	829	$131.38	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-204-022	10421 SARATOGA	09/01/23	$135,000	PTA	03-ARM'S LENGTH	$135,000	$43,700	32.37	$135,464	$42,001	$92,999	$94,407	0.985	829	$112.18	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-204-039	10660 ALBANY	04/03/24	$174,900	PTA	03-ARM'S LENGTH	$174,900	$59,100	33.79	$154,181	$44,705	$130,195	$110,582	1.177	973	$133.81	32	1 STORY	$44,705	32 LAND TABLE	401
52-25-32-204-043	10600 ALBANY	09/06/24	$154,000	PTA	03-ARM'S LENGTH	$154,000	$50,400	32.73	$133,004	$40,965	$113,035	$92,969	1.216	828	$136.52	32	1 STORY	$40,965	32 LAND TABLE	401
52-25-32-226-002	10280 TROY	01/31/24	$175,000	PTA	03-ARM'S LENGTH	$175,000	$52,000	29.71	$167,847	$58,423	$116,577	$110,529	1.055	988	$117.99	32	1 STORY	$57,821	32 LAND TABLE	401
52-25-32-226-018	10050 TROY	01/03/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,300	34.08	$142,961	$50,920	$79,080	$92,971	0.851	828	$95.51	32	1 STORY	$50,318	32 LAND TABLE	401
52-25-32-227-028	10130 CORNING	06/29/23	$145,000	PTA	03-ARM'S LENGTH	$145,000	$49,000	33.79	$148,106	$40,374	$104,626	$108,820	0.961	826	$126.67	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-228-002	22820 MANISTEE	10/11/24	$162,500	PTA	03-ARM'S LENGTH	$162,500	$56,200	34.58	$148,153	$42,527	$119,973	$106,693	1.124	829	$144.72	32	1 STORY	$42,527	32 LAND TABLE	401
52-25-32-228-005	10251 CORNING	07/07/23	$128,000	PTA	03-ARM'S LENGTH	$128,000	$42,500	33.20	$134,767	$40,317	$87,683	$95,404	0.919	829	$105.77	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-228-007	10231 CORNING	10/31/24	$155,500	PTA	03-ARM'S LENGTH	$155,500	$60,400	38.84	$154,051	$39,700	$115,800	$115,506	1.003	929	$124.65	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-228-009	10211 CORNING	05/25/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$42,500	30.36	$129,338	$39,700	$100,300	$90,543	1.108	828	$121.14	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-228-019	10021 CORNING	07/12/24	$140,000	PTA	03-ARM'S LENGTH	$140,000	$51,400	36.71	$134,328	$40,725	$99,275	$94,548	1.050	828	$119.90	32	1 STORY	$39,564	32 LAND TABLE	401
52-25-32-228-020	10011 CORNING	10/31/23	$210,000	PTA	03-ARM'S LENGTH	$210,000	$49,000	23.33	$182,803	$45,934	$164,066	$138,252	1.187	1,261	$130.11	32	1 STORY	$45,934	32 LAND TABLE	401
52-25-32-228-036	10040 SARATOGA	11/16/23	$116,000	PTA	03-ARM'S LENGTH	$116,000	$42,800	36.90	$134,315	$42,274	$73,726	$92,971	0.793	828	$89.04	32	1 STORY	$41,657	32 LAND TABLE	401
52-25-32-229-003	10280 ALBANY	08/30/23	$129,900	MLC	03-ARM'S LENGTH	$129,900	$50,500	38.88	$160,193	$50,555	$79,345	$110,745	0.716	998	$79.50	32	1 STORY	$50,555	32 LAND TABLE	401
52-25-32-229-009	10201 SARATOGA	03/04/24	$142,000	PTA	03-ARM'S LENGTH	$142,000	$47,800	33.66	$144,059	$40,334	$101,666	$104,773	0.970	828	$122.79	32	1 STORY	$40,334	32 LAND TABLE	401
52-25-32-229-027	10220 ALBANY	03/14/25	$139,000	WD	03-ARM'S LENGTH	$139,000	$49,800	35.83	$130,928	$41,540	$97,460	$90,291	1.079	828	$117.71	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-229-029	10200 ALBANY	03/18/24	$130,000	PTA	03-ARM'S LENGTH	$130,000	$50,300	38.69	$151,543	$39,700	$90,300	$112,973	0.799	960	$94.06	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-251-010	10721 ALBANY	02/19/25	$159,000	WD	03-ARM'S LENGTH	$159,000	$60,100	37.80	$153,875	$39,700	$119,300	$115,328	1.034	1,074	$111.08	32	1 STORY	$39,700	32 LAND TABLE	401
52-25-32-251-015	10641 ALBANY	09/06/24	$122,000	WD	03-ARM'S LENGTH	$122,000	$54,200	44.43	$140,303	$39,700	$82,300	$101,619	0.810	854	$96.37	32	1 STORY	$39,700	32 LAND TABLE	401
	Totals:		**$7,435,500**			**$7,435,500**	**$2,659,100**		**$7,613,787**		**$5,224,915**	**$5,439,657**			**$110.63**					
							Sale. Ratio =>	**35.76**				**E.C.F. =>**	**0.961**							
							Std. Dev. =>	**4.22**				**Ave. E.C.F. =>**	**0.962**							

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
52-25-33-101-021	8730 TROY	07/02/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$78,100	32.54	$198,027	$58,558	$181,442	$123,424	1.470	762	$238.11	33	1 STORY	$58,558	33 LAND TABLE	401
52-25-33-103-004	22820 ROSEWOOD	06/16/23	$134,000	WD	03-ARM'S LENGTH	$134,000	$54,200	40.45	$152,492	$49,367	$84,633	$91,261	0.927	834	$101.48	33	1 STORY	$49,201	33 LAND TABLE	401
52-25-33-151-005	8761 LEROY	06/02/23	$196,000	PTA	03-ARM'S LENGTH	$196,000	$69,500	35.46	$189,927	$55,511	$140,489	$118,952	1.181	948	$148.20	33	1 STORY	$55,511	33 LAND TABLE	401
	Totals:		**$570,000**			**$570,000**	**$201,800**		**$540,446**		**$406,564**	**$333,637**			**$162.60**					
							Sale. Ratio =>	**35.40**				**E.C.F. =>**	**1.219**							
							Std. Dev. =>	**4.00**				**Ave. E.C.F. =>**	**1.193**							
52-25-33-103-023	8740 SARATOGA	02/14/24	$256,500	PTA	03-ARM'S LENGTH	$256,500	$79,700	31.07	$243,145	$51,496	$205,004	$138,876	1.476	960	$213.55	33	BUNGALOW	$49,177	33 LAND TABLE	401
52-25-33-103-024	8730 SARATOGA	11/17/23	$250,500	WD	03-ARM'S LENGTH	$250,500	$85,900	34.29	$263,238	$48,985	$201,515	$155,256	1.298	1,152	$174.93	33	BUNGALOW	$48,985	33 LAND TABLE	401
52-25-33-104-003	8601 TROY	09/08/23	$229,000	PTA	03-ARM'S LENGTH	$229,000	$83,700	36.55	$230,808	$47,616	$181,384	$132,748	1.366	971	$186.80	33	BUNGALOW	$47,616	33 LAND TABLE	401
52-25-33-104-007	8571 TROY	10/09/24	$257,000	WD	03-ARM'S LENGTH	$257,000	$91,300	35.53	$258,119	$46,815	$210,185	$153,119	1.373	1,152	$182.45	33	BUNGALOW	$46,815	33 LAND TABLE	401
52-25-33-104-014	8610 SARATOGA	01/05/24	$165,000	WD	03-ARM'S LENGTH	$165,000	$82,100	49.76	$220,123	$47,616	$117,384	$125,005	0.939	960	$122.28	33	BUNGALOW	$47,616	33 LAND TABLE	401
52-25-33-105-013	8741 SARATOGA	04/08/24	$262,088	PTA	03-ARM'S LENGTH	$262,088	$103,100	39.34	$267,959	$53,058	$209,030	$155,725	1.342	1,152	$181.45	33	BUNGALOW	$53,058	33 LAND TABLE	401
	Totals:		**$1,420,088**			**$1,420,088**	**$525,800**		**$1,483,392**		**$1,124,502**	**$860,729**			**$176.91**					
							Sale. Ratio =>	**37.03**				**E.C.F. =>**	**1.306**							
							Std. Dev. =>	**6.48**				**Ave. E.C.F. =>**	**1.299**							

29 PV

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	Building Style	Land Value	Land Table	Property Class
52-25-29-229-009	24530 PINE VILLAGE	04/30/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$105,700	39.89	$241,095	$38,362	$226,638	$167,548	1.353	1,282	$176.78	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-036	10101 AUSTRIAN WAY	03/07/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$92,800	36.39	$261,093	$38,362	$216,638	$184,075	1.177	1,227	$176.56	C29PV	1 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-051	24511 PINE VILLAGE	07/12/23	$237,900	PTA	03-ARM'S LENGTH	$237,900	$101,200	42.54	$246,953	$38,362	$199,538	$172,389	1.157	1,282	$155.65	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-052	24521 PINE VILLAGE	10/17/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$109,000	43.60	$243,276	$38,362	$211,638	$169,350	1.250	1,282	$165.08	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-080	10341 AUSTRIAN WAY	01/23/25	$235,000	WD	03-ARM'S LENGTH	$235,000	$109,100	46.43	$243,269	$38,362	$196,638	$169,345	1.161	1,282	$153.38	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
	Totals:		**$1,242,900**			**$1,242,900**	**$517,800**		**$1,235,686**		**$1,051,090**	**$862,707**			**$165.49**					
							Sale. Ratio =>	**41.66**				**E.C.F. =>**	**1.218**							
							Std. Dev. =>	**3.81**				**Ave. E.C.F. =>**	**1.220**							

31 PP

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	Building Style	Land Value	Land Table	Property Class
52-25-29-229-009	24530 PINE VILLAGE	04/30/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$105,700	39.89	$241,095	$38,362	$226,638	$167,548	1.353	1,282	$176.78	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-036	10101 AUSTRIAN WAY	03/07/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$92,800	36.39	$261,093	$38,362	$216,638	$184,075	1.177	1,227	$176.56	C29PV	1 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-051	24511 PINE VILLAGE	07/12/23	$237,900	PTA	03-ARM'S LENGTH	$237,900	$101,200	42.54	$246,953	$38,362	$199,538	$172,389	1.157	1,282	$155.65	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-052	24521 PINE VILLAGE	10/17/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$109,000	43.60	$243,276	$38,362	$211,638	$169,350	1.250	1,282	$165.08	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
52-25-29-229-080	10341 AUSTRIAN WAY	01/23/25	$235,000	WD	03-ARM'S LENGTH	$235,000	$109,100	46.43	$243,269	$38,362	$196,638	$169,345	1.161	1,282	$153.38	C29PV	2 STORY	$38,362	29 PINE VILLAGE CONDOMINIUMS	407
	Totals:		**$1,242,900**			**$1,242,900**	**$517,800**		**$1,235,686**		**$1,051,090**	**$862,707**			**$165.49**					
							Sale. Ratio =>	**41.66**				**E.C.F. =>**	**1.218**							
							Std. Dev. =>	**3.81**				**Ave. E.C.F. =>**	**1.220**							

No sales for this neighborhood. Using sales
from similar neighborhood 29 PV

32 CS

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	Building Style	Land Value	Land Table	Property Class
52-25-32-104-074	13333 W NINE MILE	12/30/24	$52,000	PTA	03-ARM'S LENGTH	$52,000	$19,600	37.69	$50,735	$8,724	$43,276	$113,543	0.381	806	$53.69	C32LV	CONDO	$8,724	32 LAURENTIAN VILLAGE CONDOMINIUMS	407
52-25-32-104-086	13339 W NINE MILE	12/06/24	$65,000	MLC	03-ARM'S LENGTH	$65,000	$19,600	30.15	$50,735	$8,724	$56,276	$113,543	0.496	806	$69.82	C32LV	CONDO	$8,724	32 LAURENTIAN VILLAGE CONDOMINIUMS	407
52-25-32-104-095	22166 DANTE	09/06/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$20,500	51.25	$55,430	$8,724	$31,276	$126,232	0.248	916	$34.14	C32LV	CONDO	$8,724	32 LAURENTIAN VILLAGE CONDOMINIUMS	407
	Totals:		**$157,000**			**$157,000**	**$59,700**		**$156,900**		**$130,828**	**$353,319**			**$52.55**					
							Sale. Ratio =>	**38.03**				**E.C.F. =>**	**0.370**							
							Std. Dev. =>	**10.69**				**Ave. E.C.F. =>**	**0.375**							

No sales for this neighborhood. Using sales
from similar neighborhood 32 LV

32 LV

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	Building Style	Land Value	Land Table	Property Class
52-25-32-104-074	13333 W NINE MILE	12/30/24	$52,000	PTA	03-ARM'S LENGTH	$52,000	$19,600	37.69	$50,735	$8,724	$43,276	$113,543	0.381	806	$53.69	C32LV	CONDO	$8,724	32 LAURENTIAN VILLAGE CONDOMINIUMS	407
52-25-32-104-086	13339 W NINE MILE	12/06/24	$65,000	MLC	03-ARM'S LENGTH	$65,000	$19,600	30.15	$50,735	$8,724	$56,276	$113,543	0.496	806	$69.82	C32LV	CONDO	$8,724	32 LAURENTIAN VILLAGE CONDOMINIUMS	407
52-25-32-104-095	22166 DANTE	09/06/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$20,500	51.25	$55,430	$8,724	$31,276	$126,232	0.248	916	$34.14	C32LV	CONDO	$8,724	32 LAURENTIAN VILLAGE CONDOMINIUMS	407
	Totals:		**$157,000**			**$157,000**	**$59,700**		**$156,900**		**$130,828**	**$353,319**			**$52.55**					
							Sale. Ratio =>	**38.03**				**E.C.F. =>**	**0.370**							
							Std. Dev. =>	**10.69**				**Ave. E.C.F. =>**	**0.375**							

Duplex Full

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	Building Style	Land Value	Land Table	Property Class
52-25-19-233-033	26421 COOLIDGE	11/30/23	$310,000	PTA	03-ARM'S LENGTH	$310,000	$108,000	34.84	$297,828	$55,150	$254,850	$242,678	1.050	1,900	$134.13	1DFUL	2 STORY	$55,150	19 NORTHEAST LAND TABLE	401
52-25-28-352-034	23028 NORWOOD	11/13/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$138,600	52.30	$344,970	$96,596	$168,404	$248,374	0.678	2,073	$81.24	1DFUL	2 STORY	$80,236	28 - LAND TABLE FD	401
52-25-29-151-011	24286 COOLIDGE	10/13/23	$269,900	PTA	03-ARM'S LENGTH	$269,900	$122,600	45.42	$340,776	$49,547	$220,353	$291,229	0.757	2,744	$80.30	1DFUL	2 STORY	$49,547	29 OPSD LAND TABLE	401
52-25-29-151-040	24210 COOLIDGE	04/04/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$126,700	38.98	$310,099	$57,604	$267,396	$252,495	1.059	2,161	$123.74	1DFUL	2 STORY	$57,604	29 OPSD LAND TABLE	401
52-25-31-276-076	21911 COOLIDGE	01/18/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$115,200	43.47	$315,869	$41,191	$223,809	$274,678	0.815	2,176	$102.85	1DFUL	2 STORY	$41,191	31 LAND TABLE	401
52-25-31-276-078	21831 COOLIDGE	05/23/24	$305,900	WD	03-ARM'S LENGTH	$305,900	$126,100	41.22	$297,793	$45,463	$260,437	$252,330	1.032	1,952	$133.42	1DFUL	2 STORY	$45,463	31 LAND TABLE	401
	Totals:		**$1,740,800**			**$1,740,800**	**$737,200**		**$1,907,335**		**$1,395,249**	**$1,561,784**			**$109.28**					
							Sale. Ratio =>	**42.35**				**E.C.F. =>**	**0.893**							
							Std. Dev. =>	**5.97**				**Ave. E.C.F. =>**	**0.898**							

Duplex Half

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	Building Style	Land Value	Land Table	Property Class
52-25-19-477-025	25241 COOLIDGE	11/16/23	$130,000	PTA	03-ARM'S LENGTH	$130,000	$54,000	41.54	$140,222	$31,939	$98,061	$124,463	0.788	982	$99.86	1DHAF	2 STORY	$31,262	19 SOUTHEAST LAND TABLE	401
52-25-31-276-034	21931 COOLIDGE	05/31/23	$245,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$245,000	$115,300	47.06	$243,007	$32,978	$212,022	$201,951	1.050	2,176	$97.44	1DHAF	2 STORY	$32,978	31 LAND TABLE	401
	Totals:		**$375,000**			**$375,000**	**$169,300**		**$383,229**		**$310,083**	**$326,414**			**$98.65**					
							Sale. Ratio =>	**45.15**				**E.C.F. =>**	**0.950**							
							Std. Dev. =>	**3.91**				**Ave. E.C.F. =>**	**0.919**							
52-25-30-204-018	24652 CLOVERLAWN	01/14/25	$158,000	WD	03-ARM'S LENGTH	$158,000	$55,600	35.19	$131,061	$33,074	$124,926	$112,629	1.109	877	$142.45	1DHAF	BUNGALOW	$33,074	30-200'S LAND TABLE	401
52-25-30-204-019	24650 CLOVERLAWN	01/14/25	$140,000	WD	03-ARM'S LENGTH	$140,000	$52,000	37.14	$123,470	$33,074	$106,926	$103,903	1.029	736	$145.28	1DHAF	BUNGALOW	$33,074	30-200'S LAND TABLE	401
	Totals:		**$298,000**			**$298,000**	**$107,600**		**$254,531**		**$231,852**	**$216,532**			**$143.86**					
							Sale. Ratio =>	**36.11**				**E.C.F. =>**	**1.071**							
							Std. Dev. =>	**1.38**				**Ave. E.C.F. =>**	**1.069**							

Commercial & Industrial

Apartments

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
14-08-20-326-022	14APT	105 W WASHINGTON ST	12/20/24	$665,000	$553,130	83.18	$331,857	$333,143	$558,059	0.597	12	$55,417		201	Apartments over 10 units	$322,700	03-ARM'S LENGTH
22-23-34-201-031	22APT	32125 NINE MILE	07/26/23	$4,176,160	$1,762,390	42.20	$492,811	$3,683,349	$2,579,489	1.428	32	$130,505		201	Apartments over 10 units	$460,691	03-ARM'S LENGTH
22-23-36-480-030	22APT	20745 ST FRANCIS	06/14/24	$1,275,000	$728,260	57.12	$172,009	$1,102,991	$912,680	1.209	16	$79,688		201	Apartments over 10 units	$158,452	03-ARM'S LENGTH
52-25-28-352-035	52APT	8750 W NINE MILE	10/02/23	$571,050	$163,600	28.65	$46,039	$525,011	$237,635	2.209	4	$142,763		201	Apartments 10 units and under	$44,254	03-ARM'S LENGTH
64-14-28-481-022	64APT	98 S EDITH	03/31/25	$350,000	$129,340	36.95	$22,091	$327,909	$303,830	1.079	11	$31,818		201	Apartments over 10 units	$22,091	03-ARM'S LENGTH
64-14-29-381-019	64APT	18 LORRAINE CT	02/02/24	$160,000	$71,350	44.59	$9,605	$150,395	$276,171	0.545	8	$20,000		201	Apartments 10 units and under	$9,605	03-ARM'S LENGTH
64-14-29-412-005	64APT	43 W HURON ST	12/13/24	$360,000	$184,180	51.16	$20,028	$339,972	$447,567	0.760	4	$90,000		201	Apartments 10 units and under	$20,028	03-ARM'S LENGTH
64-14-33-210-065	64APT	389 OSMUN ST	10/31/24	$140,000	$51,000	36.43	$11,360	$128,640	$108,034	1.191	5	$28,000		201	Apartments 10 units and under	$11,360	03-ARM'S LENGTH
		Totals:	**8**	**$7,697,210**	**$3,643,250**			**$6,591,410**	**$5,423,465**								
						Sale. Ratio =>		**47.33**		**E.C.F. =>**		**1.215**					

Auto Type Facilities

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
20-23-28-477-005	20AUT	22145 FARMINGTON RD	08/02/23	$1,200,000	$740,170	61.68	$303,651	$896,349	$1,033,020	0.868	3,740	$320.86		201	Gas Stations and Gas Mini Marts	$257,586	03-ARM'S LENGTH
22-23-26-482-001	22AUT	29820 NINE MILE	12/20/24	$200,000	$102,120	51.06	$61,107	$138,893	$92,223	1.506	3,147	$63.55		201	Garage Storage	$52,272	03-ARM'S LENGTH
52-25-31-451-007	52AUT	14600 W EIGHT MILE	09/30/24	$650,000	$313,500	48.23	$105,728	$544,272	$469,246	1.160	11,707	$55.52		201	Garage Service Repair	$91,425	03-ARM'S LENGTH
52-25-32-351-013	52AUT	20850 COOLIDGE	01/26/24	$650,000	$255,300	39.28	$186,812	$463,188	$290,696	1.593	11,953	$54.38		201	Garage Service Repair	$149,725	03-ARM'S LENGTH
76-24-29-276-052	76CAS	24125 TELEGRAPH	01/24/24	$700,000	$301,150	43.02	$174,369	$525,631	$397,438	1.323	5,712	$122.55		201	Auto Repair	$135,254	03-ARM'S LENGTH
		Totals:	**5**	**$3,400,000**	**$1,712,240**			**$2,568,333**	**$2,282,623**								
						Sale. Ratio =>		**50.36**		**E.C.F. =>**		**1.125**					

Office & Bank

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
22-23-02-301-059	22COF	30110 ORCHARD LAKE	11/15/23	$580,000	$339,710	58.57	$189,646	$390,354	$557,003	0.701	4,964	$116.84		201	Office	$174,900	03-ARM'S LENGTH
22-23-14-477-024	22COF	26029 MIDDLEBELT	06/15/23	$650,000	$333,190	51.26	$293,596	$356,404	$488,873	0.729	3,587	$181.21		201	Bank	$222,750	03-ARM'S LENGTH
22-23-26-153-031	22COF	23330 ORCHARD LAKE	12/31/24	$550,000	$280,080	50.92	$150,084	$399,916	$591,549	0.676	5,374	$102.34		201	Office	$140,633	03-ARM'S LENGTH
44-25-13-104-008	44COF	520 E 12 MILE RD	08/15/23	$705,000	$337,540	47.88	$230,314	$474,686	$705,869	0.672	6,996	$100.77		201	Medical or Dental Office	$217,800	03-ARM'S LENGTH
52-25-29-454-039	52COF	10400 W NINE MILE	06/06/23	$325,000	$135,200	41.60	$41,769	$283,231	$259,784	1.090	4,601	$70.64		201	Office	$33,125	03-ARM'S LENGTH
52-25-29-476-039	52COF	10300 W NINE MILE	09/06/24	$360,000	$156,100	43.36	$77,918	$282,082	$271,878	1.038	3,797	$94.81		201	Medical or Dental Office	$66,383	03-ARM'S LENGTH
52-25-31-102-039	52COF	15301 W NINE MILE	03/22/24	$165,000	$75,300	45.64	$62,807	$102,193	$101,572	1.006	1,927	$85.63		201	Office	$51,145	03-ARM'S LENGTH
52-25-31-155-001	52COF	21850 GREENFIELD	03/15/24	$450,000	$246,600	54.80	$103,682	$346,318	$452,420	0.765	9,808	$45.88		201	Office	$79,500	03-ARM'S LENGTH
52-25-31-351-008	52COF	20820 GREENFIELD	05/03/24	$700,000	$288,100	41.16	$306,542	$393,458	$311,672	1.262	16,208	$43.19		201	Office	$241,150	03-ARM'S LENGTH
72-25-21-128-003	72COF	26676 WOODWARD	09/03/24	$620,000	$337,570	54.45	$253,750	$366,250	$331,394	1.105	3,040	$203.95		201	Office	$247,000	03-ARM'S LENGTH
76-24-10-479-048	76COF	20400 W 12 MILE	12/13/23	$500,000	$275,550	55.11	$156,709	$343,291	$285,453	1.203	2,800	$178.57		201	Medical or Dental Office	$128,125	03-ARM'S LENGTH
76-24-11-478-009	76COF	18500 W 12 MILE	03/06/24	$420,000	$178,710	42.55	$161,649	$258,351	$445,641	0.580	5,898	$71.21		201	Medical or Dental Office	$121,200	03-ARM'S LENGTH
76-24-12-435-022	76COF	29405 GREENFIELD	11/10/23	$420,000	$201,140	47.89	$112,537	$307,463	$334,963	0.918	2,720	$154.41		201	Medical or Dental Office	$86,005	03-ARM'S LENGTH
76-24-32-226-036	76COF	22575 TELEGRAPH	07/15/24	$465,000	$209,310	45.01	$127,160	$337,840	$235,271	1.436	3,530	$131.73		201	Office	$100,624	03-ARM'S LENGTH
76-24-36-355-003	76COF	17390 W 8 MILE	11/27/24	$800,000	$190,790	23.85	$94,670	$705,330	$936,614	0.753	9,600	$83.33		201	Office	$67,704	03-ARM'S LENGTH
		Totals:	**15**	**$7,710,000**	**$3,584,890**			**$5,347,167**	**$6,309,956**								
						Sale. Ratio =>		**46.50**		**E.C.F. =>**		**0.847**					

Commercial Warehouse & Manufacturing

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
22-23-35-101-005	22IND	31015 GRAND RIVER	12/31/24	$1,975,000	$906,100	45.88	$1,021,854	$953,146	$820,923	1.161	18,446	$107.07		201	Industrial Manufacturing	$911,345	03-ARM'S LENGTH
24-25-27-436-010	24IND	2305 GOODRICH ST	11/02/23	$400,000	$212,080	53.02	$145,486	$254,514	$291,347	0.874	6,758	$59.19		201	Industrial Manufacturing	$142,867	03-ARM'S LENGTH
28-25-25-101-037	28IND	66 E 10 MILE RD	11/14/24	$170,000	$68,720	40.42	$35,342	$134,658	$100,876	1.335	2,941	$57.80		201	Warehouse	$31,713	03-ARM'S LENGTH
28-25-25-477-033	28IND	1651 E 9 MILE RD	11/08/23	$181,000	$98,580	54.46	$39,278	$141,722	$155,980	0.909	5,325	$33.99		201	Warehouse	$36,808	03-ARM'S LENGTH
52-25-31-451-005	52IND	20700 HUBBELL	12/05/24	$2,300,000	$685,900	29.82	$461,837	$1,838,163	$856,641	2.146	50,280	$45.74		201	Warehouse	$401,247	03-ARM'S LENGTH
52-25-32-251-074	52IND	10100 CAPITAL	12/19/24	$100,000	$63,400	63.40	$31,629	$68,371	$89,754	0.762	3,320	$30.12		201	Warehouse	$28,371	03-ARM'S LENGTH
64-14-32-277-004	64IND	20 FRANKLIN RD	11/21/24	$650,000	$408,630	62.87	$96,351	$553,649	$1,097,281	0.505	46,080	$14.11		201	Warehouse	$96,351	03-ARM'S LENGTH
64-14-33-202-011	64IND	408 AUBURN AVE	10/29/24	$750,000	$313,280	41.77	$118,400	$631,600	$772,716	0.817	26,730	$28.06		201	Industrial Manufacturing	$101,250	03-ARM'S LENGTH
		Totals:	**8**	**$6,526,000**	**$2,756,690**			**$4,575,823**	**$4,185,518**								
						Sale. Ratio =>		**42.24**		**E.C.F. =>**		**1.093**					

Industrial Warehouse & Manufacturing

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
28-25-36-357-001	28IND	20848 JOHN R	04/22/24	$135,000	$78,410	58.08	$28,493	$106,507	$126,932	0.839	4,383	$30.80		301	Warehouse	$28,493	03-ARM'S LENGTH
52-25-32-176-017	52IND	12930 CAPITAL	06/05/24	$561,000	$181,900	32.42	$80,629	$480,371	$310,921	1.545	11,642	$48.19		301	Industrial Manufacturing	$75,656	03-ARM'S LENGTH
52-25-32-176-020	52IND	12720 CAPITAL	02/21/24	$431,000	$123,300	28.61	$68,220	$362,780	$195,812	1.853	6,380	$67.55		301	Industrial Manufacturing	$62,146	03-ARM'S LENGTH
64-14-33-255-009	64IND	392 S SANFORD ST	07/12/23	$365,000	$138,300	37.89	$96,071	$268,929	$274,782	0.979	10,273	$35.53		301	Industrial Manufacturing	$88,371	03-ARM'S LENGTH
88-20-26-103-021	88IND	2873 DALEY	01/26/24	$500,000	$234,620	46.92	$183,216	$316,784	$329,212	0.962	3,025	$165.29		301	Industrial Manufacturing	$138,960	03-ARM'S LENGTH
88-20-26-200-060	88IND	2341 ALGER	05/04/23	$1,650,000	$850,570	51.55	$743,259	$906,741	$917,362	0.988	19,646	$83.99		301	Warehouse	$570,247	03-ARM'S LENGTH
88-20-26-476-039	88IND	1882 WOODSLEE	04/14/23	$1,615,000	$882,040	54.62	$545,803	$1,069,197	$1,103,151	0.969	17,826	$90.60		301	Industrial Manufacturing	$444,093	03-ARM'S LENGTH
88-20-36-326-008	88IND	645 EXECUTIVE	04/11/23	$1,850,000	$1,081,690	58.47	$1,047,159	$802,841	$1,010,484	0.795	32,401	$57.10		301	Industrial Manufacturing	$953,710	03-ARM'S LENGTH
88-20-36-326-041	88IND	500 ROBBINS	05/10/23	$1,139,200	$664,980	58.37	$629,031	$510,169	$634,835	0.804	19,798	$57.54		301	Industrial Manufacturing	$595,540	03-ARM'S LENGTH
		Totals:	**9**	**$8,246,200**	**$4,235,810**			**$4,824,319**	**$4,903,491**								
							Sale. Ratio =>	**51.37**		**E.C.F. =>**		**0.984**					

Shopping

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
22-23-35-128-023	22CRL	30552 GRAND RIVER	04/19/24	$60,000	$33,040	55.07	$28,848	$31,152	$30,999	1.005	595	$100.84		201	Retail	$27,686	03-ARM'S LENGTH
44-25-24-326-039	44CRL	1052 E LINCOLN AVE	05/31/23	$530,000	$272,550	51.42	$147,358	$382,642	$342,798	1.116	3,949	$134.21		201	Market	$138,644	03-ARM'S LENGTH
52-25-29-451-018	52CRL	10840 W NINE MILE	01/30/25	$1,100,000	$293,500	26.68	$105,938	$994,062	$482,302	2.061	6,765	$162.60		201	Market	$79,500	03-ARM'S LENGTH
72-25-10-127-001	72CRL	3024 ROCHESTER	05/10/23	$450,000	$250,640	55.70	$326,289	$123,711	$194,442	0.636	3,282	$137.11		201	Retail	$272,359	03-ARM'S LENGTH
72-25-17-278-002	72CRL	28202 WOODWARD	05/25/23	$1,375,000	$793,850	57.73	$421,754	$953,246	$929,628	1.025	4,409	$311.86		201	Retail	$399,360	03-ARM'S LENGTH
72-25-21-436-018	72CRL	1017 S WASHINGTON	02/22/24	$420,848	$245,460	58.33	$197,800	$223,048	$304,659	0.732	1,654	$254.44		207	Retail	$197,800	03-ARM'S LENGTH
76-24-07-326-007	76CRL	29476 NORTHWESTERN	05/30/23	$810,000	$403,220	49.78	$323,457	$486,543	$437,104	1.113	6,014	$134.69		201	Neighborhood Shopping	$282,211	03-ARM'S LENGTH
88-20-22-226-043	88CRL	3911 ROCHESTER	02/21/24	$605,000	$305,570	50.51	$309,285	$295,715	$381,105	0.776	4,904	$123.37		201	Retail	$283,526	03-ARM'S LENGTH
88-20-23-303-038	88CRL	3330 ROCHESTER	06/02/23	$1,300,000	$653,870	50.30	$741,892	$558,108	$704,919	0.792	5,476	$237.40		201	Retail	$701,451	03-ARM'S LENGTH
		Totals:	**9**	**$6,650,848**	**$3,251,700**			**$4,048,227**	**$3,807,956**								
							Sale. Ratio =>	**48.89**		**E.C.F. =>**		**1.063**					

Restaurant

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	$SqFt/Units	Other Parcels in Sale	Class	Use Code	Land Value	Terms of Sale
						= 2025 AV / Sale Price * 100		= Sale Price - Land+Yard		= Bldg. Residual / RCNLD		= Sale Amount / SqFt or Units					
24-25-26-351-002	24MIS	2140 HILTON RD	12/12/24	$410,000	$240,940	58.77	$160,822	$249,178	$254,445	0.979	3,150	$130.16		201	Bar	$153,732	03-ARM'S LENGTH
24-25-34-126-016	24MIS	141 W 9 MILE RD	10/24/23	$650,000	$366,560	56.39	$204,180	$445,820	$419,462	1.063	4,563	$142.45		201	Bar	$204,180	03-ARM'S LENGTH
		Totals:	**2**	**$1,060,000**	**$607,500**			**$694,998**	**$673,907**								
							Sale. Ratio =>	**57.31**		**E.C.F. =>**		**1.031**					