

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
<b>Totals:</b>						<b>\$2,756,300</b>	<b>\$1,142,500</b>		<b>\$3,042,588</b>	<b>\$2,215,398</b>	<b>\$1,812,816</b>				<b>\$183.42</b>					
						<b>Sale. Ratio =&gt;</b>		<b>41.45</b>	<b>E.C.F. =&gt;</b>		<b>1.222</b>									
						<b>Std. Dev. =&gt;</b>		<b>4.09</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.224</b>									
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	\$58,034	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	1,482	\$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
<b>Totals:</b>						<b>\$1,183,000</b>	<b>\$512,400</b>		<b>\$1,311,059</b>	<b>\$955,620</b>	<b>\$788,567</b>				<b>\$152.92</b>					
						<b>Sale. Ratio =&gt;</b>		<b>43.31</b>	<b>E.C.F. =&gt;</b>		<b>1.243</b>									
						<b>Std. Dev. =&gt;</b>		<b>5.55</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.247</b>									
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	\$236,022	\$45,019	\$186,981	\$129,298	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	PTA	03-ARM'S LENGTH	\$269,000	\$98,600	36.65	\$278,638	\$58,896	\$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	\$180,285	1.454	1,094	\$213.09		19 NE BUNGALOW	\$76,883	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	\$196.48		19 NE BUNGALOW	\$67,792	19 NORTHEAST LAND TABLE	401
52-25-19-276-012	14040 HART	12/27/24	\$238,887	WD	03-ARM'S LENGTH	\$238,887	\$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	\$104,744	1.003	979	\$148.897		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	WD	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	14052 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	\$216.46		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
<b>Totals:</b>						<b>\$5,007,286</b>	<b>\$1,935,600</b>		<b>\$5,117,106</b>	<b>\$3,982,307</b>	<b>\$2,922,948</b>				<b>\$195.98</b>					
						<b>Sale. Ratio =&gt;</b>		<b>38.46</b>	<b>E.C.F. =&gt;</b>		<b>1.362</b>									
						<b>Std. Dev. =&gt;</b>		<b>4.22</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.389</b>									
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		

19W																							
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	PFA	03-ARM'S LENGTH	\$330,000	\$129,600	39.27	\$319,878	\$62,428	\$267,572	\$212,769	1.258	1,547	\$172.96		19W 1 STORY	\$61,664	19 WEST LAND TABLE	401			
52-25-19-151-018	26241 RAINÉ	11/30/23	\$320,000	PFA	03-ARM'S LENGTH	\$320,000	\$121,900	38.09	\$320,221	\$62,593	\$257,407	\$212,916	1.209	1,540	\$167.15		19W 1 STORY	\$61,664	19 WEST LAND TABLE	401			
52-25-19-151-021	26201 RAINÉ	09/05/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$130,000	41.67	\$339,189	\$62,460	\$249,540	\$229,702	1.091	1,540	\$162.04		19W 1 STORY	\$61,664	19 WEST LAND TABLE	401			
52-25-19-401-001	14541 LINCOLN	10/27/23	\$327,000	PFA	03-ARM'S LENGTH	\$327,000	\$138,400	42.30	\$310,979	\$55,258	\$231,402	\$211,958	1.002	1,468	\$142.07		19W 1 STORY	\$56,792	19 WEST LAND TABLE	401			
52-25-19-401-016	14401 LINCOLN	06/20/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$120,900	38.38	\$333,993	\$57,749	\$257,251	\$227,970	1.128	1,443	\$178.26		19W 1 STORY	\$56,726	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		19W 1 STORY	\$55,423	19 WEST LAND TABLE	401			
52-25-19-402-008	14201 LINCOLN	07/06/23	\$225,000	PFA	03-ARM'S LENGTH	\$225,000	\$93,300	41.47	\$252,056	\$54,660	\$170,340	\$163,137	1.044	1,098	\$155.14		19W 1 STORY	\$54,660	19 WEST LAND TABLE	401			
52-25-19-403-023	14510 SHERWOOD	12/23/24	\$410,000	PFA	03-ARM'S LENGTH	\$410,000	\$155,400	37.90	\$405,037	\$60,300	\$348,700	\$284,907	1.227	1,914	\$182.71		19W 1 STORY	\$60,300	19 WEST LAND TABLE	401			
52-25-19-404-005	14221 VERNON	12/09/24	\$390,000	PFA	03-ARM'S LENGTH	\$390,000	\$150,900	38.69	\$394,548	\$67,451	\$322,549	\$270,328	1.193	2,012	\$160.31		19W 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		19W 1 STORY	\$67,092	19 WEST LAND TABLE	401			
<b>Totals:</b>			<b>\$3,248,000</b>			<b>\$3,248,000</b>	<b>\$1,274,700</b>		<b>\$3,382,541</b>		<b>\$2,641,513</b>	<b>\$2,294,260</b>								<b>\$164.81</b>			
													Sale. Ratio =>										
													Std. Dev. =>	39.25		E.C.F. =>		1.151					
														1.42		Ave. E.C.F. =>		1.146					

52-25-19-151-018	26261 RAINÉ	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		19W 2 STORY	\$61,664	19 WEST LAND TABLE	401			
52-25-19-151-033	26121 RAINÉ	06/31/23	\$400,000	PFA	03-ARM'S LENGTH	\$400,000	\$177,700	44.43	\$424,968	\$61,664	\$338,336	\$259,503	1.304	2,172	\$155.77		19W 2 STORY	\$61,664	19 WEST LAND TABLE	401			
52-25-19-179-024	26011 MARLOWE	07/03/23	\$381,000	PFA	03-ARM'S LENGTH	\$381,000	\$142,200	37.32	\$384,737	\$55,503	\$235,497	\$235,167	1.384	1,864	\$174.62		19W 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	1.059	1,407	\$200.28		19W 2 STORY	\$52,899	19 WEST LAND TABLE	401			
52-25-19-180-026	14760 LORETTA	08/01/23	\$400,000	PFA	03-ARM'S LENGTH	\$400,000	\$132,900	33.23	\$363,390	\$52,899	\$347,101	\$221,779	1.565	1,728	\$200.87		19W 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		19W 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		19W 2 STORY	\$72,396	19 WEST LAND TABLE	401			
52-25-19-327-015	14611 SHERWOOD	04/18/23	\$325,000	PFA	03-ARM'S LENGTH	\$325,000	\$144,100	44.34	\$386,422	\$55,200	\$268,800	\$266,587	1.140	1,891	\$142.68		19W 2 STORY	\$53,200	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	\$238,700	\$169,636	1.413	1,417	\$169.16		19W 2 STORY	\$60,300	19 SOUTHEAST LAND TABLE	401			
<b>Totals:</b>			<b>\$3,441,000</b>			<b>\$3,441,000</b>	<b>\$1,363,300</b>		<b>\$3,431,182</b>		<b>\$2,911,960</b>	<b>\$2,072,959</b>								<b>\$173.07</b>			
													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	PFA	03-ARM'S LENGTH	\$266,500	\$121,700	45.67	\$268,291	\$53,649	\$212,851	\$163,849	1.299	1,628	\$130.74		19W TRIQUAD LEVEL	\$52,899	19 WEST LAND TABLE	401			
52-25-19-255-027	14231 ELGIN	12/31/24	\$300,000	PFA	03-ARM'S LENGTH	\$300,000	\$108,400	43.00	\$329,879	\$55,230	\$244,770	\$229,856	1.187	1,688	\$145.18		19W TRIQUAD LEVEL	\$55,230	19 NORTHEAST LAND TABLE	401			
<b>Totals:</b>			<b>\$566,500</b>			<b>\$566,500</b>	<b>\$250,700</b>		<b>\$598,170</b>		<b>\$457,621</b>	<b>\$373,505</b>								<b>\$137.96</b>			
													Sale. Ratio =>	44.25		E.C.F. =>		1.225					
													Std. Dev. =>	1.89		Ave. E.C.F. =>		1.233					

28																				
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	\$190.63		28 1 STORY	\$45,778	28 - LAND TABLE FD	401
52-25-28-103-013	24658 ROANOKE	06/17/24	\$224,900	PFA	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	PFA	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	PFA	03-ARM'S LENGTH	\$256,499	\$96,900	33.88	\$222,411	\$43,982	\$212,517	\$147,462	1.441	1,021	\$149.98		28 1 STORY	\$43,982	28 - LAND TABLE FD	401
52-25-28-151-010	8523 KENBERTON	03/19/24	\$260,000	PFA	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	\$45,043	28 - LAND TABLE FD	401
52-25-28-151-004	14541 KENBERTON	02/14/24	\$220,000	PFA	03-ARM'S LENGTH	\$220,000	\$108,400	49.18	\$210,979	\$57,798	\$174,222	\$120,958	1.063	1,488	\$142.52		28 1 STORY	\$55,778	28 - LAND TABLE FD	401
52-25-28-151-023	8799 KENBERTON	06/12/23	\$278,000	PFA	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	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$102,500	44.18	\$247,534	\$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	PFA	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	PFA	03-ARM'S LENGTH	\$260,000	\$91,800	35.31	\$225,469	\$47,451	\$212,549	\$147,122	1.445	1,006	\$158.28		28 1 STORY	\$46,650	28 - LAND TABLE FD	401
52-25-28-154-003	24071 MEADOWLARK	05/01/23	\$260,000	PFA	03-ARM'S LENGTH	\$260,000	\$110,100	42.35	\$279,027	\$51,733	\$208,267	\$187,846	1.109	1,309	\$211.10		28 1 STORY	\$51,733	28 - LAND TABLE FD	401
52-25-28-176-006	8521 COLGATE	07/24/24	\$225,000	PFA	03-ARM'S LENGTH	\$225,000	\$81,800	36.36	\$185,394	\$43,243	\$181,757	\$117,480	1.547	879	\$262.78		28 1 STORY	\$43,243	28 - LAND TABLE FD	401
52-25-28-176-008	8501 COLGATE	11/15/24	\$205,000	PFA	03-ARM'S LENGTH	\$205,000	\$79,600	38.83	\$178,105	\$43,243	\$161,757	\$111,456	1.451	748	\$206.75		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	PFA	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	\$200,000	PFA	03-ARM'S LENGTH	\$200,000	\$72,600	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 NORTFIELD	09/27/24	\$260,000	PFA	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 NORTFIELD	10/15/24	\$398,000	PFA	03-ARM'S LENGTH	\$398,000	\$125,500	43.88	\$399,872	\$51,10										

28-29 2 Sy																				
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
52-25-28-128-006	8441 HENBERTON	04/11/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$221,900	45.75	\$291,791	\$51,352	\$433,048	\$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	\$536,474	\$42,548	\$517,452	\$385,130	1.417	2,468	\$209.66		28/29 2 STORY	\$42,548	28 - LAND TABLE FD	401
52-25-28-176-018	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
<b>Totals:</b>						<b>\$1,295,000</b>	<b>\$548,800</b>		<b>\$1,294,659</b>		<b>\$1,161,596</b>	<b>\$860,189</b>			<b>\$190.09</b>					
						<b>Sale. Ratio =&gt;</b>		<b>42.38</b>	<b>E.C.F. =&gt;</b>		<b>1.350</b>									
						<b>Std. Dev. =&gt;</b>		<b>3.19</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.331</b>									

29																				
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	\$115,000	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	\$262,465	\$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 GENEVIA	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 RENNELSALAER	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	\$46,500	29 - LAND TABLE FD	401
52-25-29-258-014	24114 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	1.097	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	\$143.29		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	\$196,615	\$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	10911 OAK PARK	04/16/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$112,900	45.16	\$277,390	\$49,133	\$200,867	\$175,562	1.144	1,242	\$161.73		29 1 STORY	\$49,133	29 - LAND TABLE FD	401
52-25-29-406-008	23630 RENNELSALAER	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 RENNELSALAER	07/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,600	44.47	\$260,992	\$48,247	\$166,753	\$183,650	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	\$205,591	\$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	\$190.90		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	\$166.98		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	\$129,400	1.078	922	\$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	\$246,366	\$54,259	\$180,741	\$147,898	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	925	\$192.02		29 1 STORY	\$54,259	29 - LAND TABLE FD	401
52-25-29-451-024	23231 GENEVIA	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	PTA	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	\$207.78		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	\$168.63		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	\$224.43		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	\$250.04		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	\$214.22		29 1 STORY	\$47,895	29 - LAND TABLE FD	401
<b>Totals:</b>						<b>\$9,153,500</b>	<b>\$3,936,700</b>		<b>\$10,043,377</b>		<b>\$7,204,734</b>	<b>\$6,226,624</b>			<b>\$169.47</b>					
						<b>Sale. Ratio =&gt;</b>		<b>43.00</b>	<b>E.C.F. =&gt;</b>		<b>1.157</b>									

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	290P 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	290P 1 STORY	\$53,072	29 OPSD LAND TABLE	401
52-25-29-102-021	13211 BURTON	12/29/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$117,600	51.13	\$289,804	\$52,753	\$177,267	\$219,603		0.807	1,603	\$143.58	290P 1 STORY	\$52,753	29 OPSD LAND TABLE	401
52-25-29-102-038	12831 BURTON	11/15/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$116,900	48.71	\$278,997	\$44,925	\$185,075	\$215,900		0.904	1,619	\$148.33	290P 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	290P 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	\$124,288		1.152	1,291	\$191.27	290P 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	290P 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	\$266,999		1.087	1,506	\$163.78	290P 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	\$284,901	\$56,192	\$211,808	\$221,027		0.958	1,509	\$140.36	290P 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	\$132,301	\$60,166	\$167,834	\$233,458		0.719	1,568	\$107.36	290P 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		1.057	1,591	\$114.22	290P 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		0.766	1,508	\$155.76	290P 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	290P 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	\$144.86	290P 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	290P 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	\$132.33	290P 1 STORY	\$52,948	29 OPSD LAND TABLE	401
52-25-29-176-002	13031 DARTMOUTH	02/14/25	\$229,000	PTA	03-ARM'S LENGTH	\$229,000	\$104,900	45.81	\$247,628	\$52,000	\$177,000	\$161,137		0.977	1,102	\$160.62	290P 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	290P 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	\$128,225		1.215	1,531	\$173.16	290P 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	290P 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	\$149.786	290P 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	290P 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	\$128.05	290P 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	290P 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	\$167,035		0.966	1,472	\$130.29	290P 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	290P 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	\$189,966		1.008	1,430	\$133.81	290P 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	290P 1 STORY	\$65,890	29 OPSD LAND TABLE	401
52-25-29-302-019	13213 OAK PARK	03/12/24	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$99,200	38.98	\$249,274	\$68,083	\$175,967	\$167,816		1.037	1,100	\$158.15	290P 1 STORY	\$68,083	29 OPSD LAND TABLE	401
52-25-29-303-031	13250 IRVINE	06/27/24	\$223,750	WD	03-ARM'S LENGTH	\$223,750	\$97,200	43.44	\$240,043	\$55,955	\$167,785	\$170,443		0.984	1,203	\$139.47	290P 1 STORY	\$55,955	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	\$55,955	\$136,535	\$180,538		0.767	1,332	\$104.01	290P 1 STORY	\$55,955	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	\$55,955	\$170,035	\$180,392		0.943	1,156	\$147.09	290P 1 STORY	\$55,955	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	290P 1 STORY	\$55,955	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		1.094	1,083	\$149.36	290P 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	290P 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	\$158.782	290P 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	290P 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	\$160.717	290P 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	290P 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	\$175,558	\$156,220		1.111	1,080	\$160.70	290P 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	\$212,051	\$39,709	\$139,368	\$159,985		0.873	1,080	\$129.04	290P 1 STORY	\$39,709	29 OPSD LAND TABLE	401
52-25-29-333-023	23575 SCOTIA	09/27/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$93,400	38.92	\$229,522	\$43,966	\$196,014	\$171,793		1.141	1,104	\$177.55	290P 1 STORY	\$43,966	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	\$149.49	290P 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	\$261,647	\$61,736	\$138,264	\$166,769		0.829	1,194	\$115.80	290P 1 STORY	\$61,736	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	290P 1 STORY	\$48,448	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	\$125,552	\$174,029		1.239	1,273	\$169.33	290P 1 STORY	\$48,448	29 OPSD LAND TABLE	401
<b>Totals:</b>						<b>\$10,900</b>														

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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	PFA	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
52-25-30-202-020	24611 GARDNER	10/09/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$79,300	36.88	\$223,986	\$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	\$196,000	PFA	03-ARM'S LENGTH	\$196,000	\$56,200	46.34	\$216,729	\$23,896	\$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	PFA	03-ARM'S LENGTH	\$165,000	\$76,400	46.30	\$196,458	\$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	PFA	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	PFA	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	PFA	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	PFA	03-ARM'S LENGTH	\$207,000	\$86,800	41.93	\$217,044	\$49,141	\$157,859	\$158,399	0.997	1,015	\$158.94	30	1 STORY	\$49,141	30-200'S LAND TABLE	401
52-25-30-277-054	24131 RIDGEDALE	09/20/23	\$219,900	PFA	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	\$49,772	30-200'S LAND TABLE	401
52-25-30-278-044	24311 COODIDGE	09/27/24	\$205,000	PFA	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	PFA	03-ARM'S LENGTH	\$252,500	\$102,700	40.67	\$291,338	\$52,787	\$199,173	\$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	PFA	03-ARM'S LENGTH	\$312,000	\$148,100	47.47	\$360,499	\$64,021	\$247,979	\$279,696	0.887	1,963	\$143.97	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	PFA	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	PFA	03-ARM'S LENGTH	\$251,900	\$99,200	39.38	\$287,705	\$49,653	\$202,847	\$225,143	0.901	1,588	\$127.74	30	1 STORY	\$49,653	30-300'S & 400'S LAND TABLE	401
52-25-30-303-034	23290 HARDING	03/12/24	\$290,000	PFA	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	\$119.13	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	PFA	03-ARM'S LENGTH	\$205,000	\$86,700	42.29	\$238,316	\$46,056	\$158,944	\$181,377	0.876	1,357	\$117.34	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	\$186,045	1.049	1,187	\$145.90	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	PFA	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 RADCLIFF	06/16/23	\$310,000	PFA	03-ARM'S LENGTH	\$310,000	\$107,300	34.61	\$304,863	\$59,071	\$250,929	\$231,879	1.082	1,680	\$196.36	30	1 STORY	\$59,071	30-300'S & 400'S LAND TABLE	401
52-25-30-332-015	23460 RADCLIFF	10/16/24	\$310,000	PFA	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	PFA	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	\$52,986	\$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	PFA	03-ARM'S LENGTH	\$250,000	\$103,800	41.52	\$256,969	\$48,241	\$201,759	\$196,064	1.029	1,427	\$141.49	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	PFA	03-ARM'S LENGTH	\$260,000	\$96,600	36.36	\$233,587	\$48,241	\$211,759	\$174,636	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	PFA	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	PFA	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	PFA	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 RADCLIFF	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 RADCLIFF	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	\$130.26	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	PFA	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	PFA	03-ARM'S LENGTH	\$216,000	\$93,600	43.33	\$229,147	\$45,254	\$170,746	\$173,844	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	PFA	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	PFA	03-ARM'S LENGTH	\$204,900	\$85,600	41.78	\$243,300	\$53,719	\$151,181	\$178,650	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	PFA	03-ARM'S LENGTH	\$251,895	\$73,000	28.98	\$224,834	\$46,670	\$207,225	\$169,866	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	PFA	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	PFA	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	\$278,574	\$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	PFA	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	PFA	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	PFA	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	PFA	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
<b>Totals:</b>			<b>\$12,014,595</b>			<														

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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	11/25/04	\$230,000	PFA	08-ESTATE	\$230,000	\$115,700	50.30	\$272,334	\$50,824	\$175,176	\$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	07/03/02	\$295,000	PFA	03-ARMY'S LENGTH	\$295,000	\$99,400	33.35	\$269,343	\$50,096	\$244,904	\$206,837	1.184	1,464	\$167.28	30ETK 1 STORY		\$50,096	30-ETKIN LAND TABLE	401
52-25-30-127-030	15000 DARTMOUTH	01/23/05	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$122,600	54.49	\$92,608	\$56,390	\$168,620	\$213,423	0.790	1,512	\$111.52	30ETK 1 STORY		\$56,390	30-ETKIN LAND TABLE	401
52-25-30-128-006	24700 RADCLIFF	02/05/05	\$300,000	WD	03-ARMY'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	08/14/04	\$275,000	PFA	03-ARMY'S LENGTH	\$275,000	\$103,800	37.75	\$248,741	\$52,777	\$222,223	\$184,872	1.202	1,263	\$177.35	30ETK 1 STORY		\$52,777	30-ETKIN LAND TABLE	401
52-25-30-129-012	24710 SUSSEX	05/29/04	\$255,000	WD	03-ARMY'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	PFA	03-ARMY'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 RADCLIFF	02/10/25	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$114,100	41.49	\$273,556	\$53,176	\$223,824	\$207,906	1.067	1,464	\$151.52	30ETK 1 STORY		\$53,176	30-ETKIN LAND TABLE	401
52-25-30-131-006	24500 RADCLIFF	06/30/23	\$230,000	PFA	03-ARMY'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
<b>Totals:</b>						<b>\$2,370,000</b>			<b>\$978,700</b>		<b>\$2,459,378</b>				<b>\$144.39</b>					
									<b>Sale. Ratio =&gt;</b>		<b>41.30</b>		<b>E.C.F. =&gt;</b>		<b>1.012</b>					
									<b>Std. Dev. =&gt;</b>		<b>7.25</b>		<b>Ave. E.C.F. =&gt;</b>		<b>1.015</b>					

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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	PFA	03-ARMY'S LENGTH	\$205,000	\$89,600	43.71	\$254,138	\$31,746	\$173,254	\$195,081	0.888	1,980	\$124.64	31 1 STORY		\$31,746	31 LAND TABLE	401
52-25-31-103-015	22120 AVON	05/16/23	\$250,000	PFA	03-ARMY'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	PFA	03-ARMY'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	PFA	03-ARMY'S LENGTH	\$240,000	\$99,500	41.46	\$244,358	\$38,858	\$201,142	\$180,263	1.116	1,202	\$165.61	31 1 STORY		\$38,858	31 LAND TABLE	401
52-25-31-126-016	22000 STRATFORD	03/08/24	\$255,000	PFA	03-ARMY'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	PFA	03-ARMY'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	PFA	03-ARMY'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-ARMY'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	PFA	03-ARMY'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-ARMY'S LENGTH	\$269,900	\$101,900	37.75	\$269,986	\$44,065	\$225,815	\$198,071	1.140	1,311	\$172.25	31 1 STORY		\$44,065	31 LAND TABLE	401
52-25-31-129-072	14630 PEARSON	05/24/23	\$200,000	PFA	03-ARMY'S LENGTH	\$200,000	\$88,500	44.25	\$243,741	\$39,368	\$161,632	\$180,152	0.887	1,294	\$124.91	31 1 STORY		\$39,368	31 LAND TABLE	401
52-25-31-129-074	14610 PEARSON	09/29/23	\$203,000	PFA	03-ARMY'S LENGTH	\$203,000	\$76,800	37.83	\$213,616	\$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	PFA	03-ARMY'S LENGTH	\$205,000	\$76,200	37.17	\$214,654	\$38,368	\$165,632	\$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	PFA	03-ARMY'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-ARMY'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		\$40,951	31 LAND TABLE	401
52-25-31-154-005	21930 HARDING	08/15/24	\$240,000	PFA	03-ARMY'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	WD	03-ARMY'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		\$39,457	31 LAND TABLE	401
52-25-31-178-010	21680 SUSSEX	08/29/24	\$225,000	WD	03-ARMY'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	PFA	03-ARMY'S LENGTH	\$245,000	\$88,600	36.16	\$251,791	\$39,775	\$205,225	\$185,979	1.103	1,239	\$155.84	31 1 STORY		\$39,775	31 LAND TABLE	401
52-25-31-201-013	22030 CHURCH	05/11/23	\$182,000	PFA	03-ARMY'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-ARMY'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	PFA	03-ARMY'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	PFA	03-ARMY'S LENGTH	\$265,000	\$109,600	41.35	\$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	PFA	03-ARMY'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-ARMY'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	22010 RIDGEDALE	01/23/04	\$222,500	PFA	03-ARMY'S LENGTH	\$222,500	\$99,700	44.81	\$272,065	\$39,920	\$182,580	\$203,636	0.897	1,420	\$139.00	31 1 STORY		\$39,920	31 LAND TABLE	401
52-25-31-228-013	22030 RIDGEDALE	01/31/25	\$249,900	WD	03-ARMY'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	PFA	03-ARMY'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-ARMY'S LENGTH	\$250,000	\$90,500	36.20	\$252,430	\$39,901	\$210,999	\$186,429	1.127	1,116	\$188.29	31 1 STORY		\$39,901	31 LAND TABLE	401
52-25-31-231-010	21991 RIDGEDALE	03/25/25	\$285,000	WD	03-ARMY'S LENGTH	\$285,000	\$113,800	39.93	\$286,957	\$36,116	\$248,884	\$220,036	1.131	1,471	\$196.16	31 1 STORY		\$36,116	31 LAND TABLE	401
52-25-31-251-006	21710 CHURCH	09/28/23	\$189,500	PFA	03-ARMY'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 NORTHELD	09/27/23	\$247,000	PFA	03-ARMY'S LENGTH	\$247,000	\$93,400	37.81	\$266,434	\$36,169	\$182,142	\$201,987	1.044	1,496	\$130.93	31 1 STORY		\$36,169	31 LAND TABLE	401
52-25-31-253-003	21740 GARDNER	09/07/23	\$200,000	WD	03-ARMY'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	21810 GARDNER	09/19/23	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$123,500	41.17	\$339,998	\$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	PFA	03-ARMY'S LENGTH	\$179,000	\$79,500	44.41	\$221,247	\$39,320	\$139,680	\$159,585	0.875	1,087	\$128.50					

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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	PFA	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	PFA	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	15236 TROY	06/04/24	\$154,000	PFA	03-ARM'S LENGTH	\$154,000	\$7,500	37.34	\$150,249	\$43,628	\$110,372	\$107,998	1.025	964	\$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	\$41,661	\$137,019	\$140,156	0.978	1,192	\$114.95		32 1 STORY	\$41,661	32 LAND TABLE	401
52-25-32-104-052	21940 EASTWOOD	01/19/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$49,200	30.75	\$149,194	\$40,505	\$118,495	\$109,787	1.088	912	\$131.03		32 1 STORY	\$40,505	32 LAND TABLE	401
52-25-32-126-011	12971 W NINE MILE	05/01/24	\$222,000	PFA	03-ARM'S LENGTH	\$222,000	\$78,400	35.32	\$199,545	\$49,297	\$172,703	\$151,796	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	PFA	03-ARM'S LENGTH	\$140,000	\$54,800	39.14	\$170,055	\$49,576	\$90,424	\$121,896	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	PFA	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	PFA	03-ARM'S LENGTH	\$143,000	\$56,900	39.79	\$178,568	\$54,316	\$88,684	\$125,507	0.707	1,135	\$104.21		32 1 STORY	\$54,316	32 LAND TABLE	401
52-25-32-130-008	21940 FERN	10/20/23	\$140,000	PFA	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	PFA	03-ARM'S LENGTH	\$130,000	\$52,200	40.15	\$158,184	\$42,091	\$87,909	\$117,286	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	PFA	03-ARM'S LENGTH	\$127,000	\$51,300	40.39	\$160,832	\$43,326	\$93,674	\$118,693	0.705	1,017	\$92.28		32 1 STORY	\$42,780	32 LAND TABLE	401
52-25-32-201-007	10710 TROY	11/27/23	\$133,000	PFA	03-ARM'S LENGTH	\$133,000	\$41,000	30.83	\$129,007	\$39,700	\$98,300	\$99,209	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	\$103.74		32 1 STORY	\$39,700	32 LAND TABLE	401
52-25-32-202-052	10340 CORNING	04/27/23	\$128,000	PFA	03-ARM'S LENGTH	\$128,000	\$42,900	33.52	\$134,048	\$40,334	\$87,666	\$94,661	0.928	828	\$105.88		32 1 STORY	\$40,334	32 LAND TABLE	401
52-25-32-202-054	10301 TROY	01/09/25	\$160,000	PFA	03-ARM'S LENGTH	\$160,000	\$57,000	35.63	\$152,990	\$50,838	\$109,162	\$103,184	1.026	968	\$112.77		32 1 STORY	\$50,838	32 LAND TABLE	401
52-25-32-202-055	22851 MANISTEE	11/08/24	\$145,000	PFA	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	\$88,880	\$97,240	0.924	862	\$104.27		32 1 STORY	\$42,527	32 LAND TABLE	401
52-25-32-203-034	10720 SARATOGA	11/12/24	\$140,000	PFA	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	\$98,418	\$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	PFA	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	PFA	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	\$89,049	\$90,637	1.053	829	\$119.48		32 1 STORY	\$40,334	32 LAND TABLE	401
52-25-32-204-009	10721 SARATOGA	09/17/24	\$142,500	PFA	03-ARM'S LENGTH	\$142,500	\$42,500	30.57	\$134,204	\$42,022	\$100,478	\$99,113	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	\$92,922	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	PFA	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	PFA	03-ARM'S LENGTH	\$135,000	\$43,700	32.37	\$135,464	\$42,507	\$92,999	\$94,407	0.985	829	\$112.18		32 1 STORY	\$40,965	32 LAND TABLE	401
52-25-32-204-038	10660 ALBANY	04/03/24	\$174,900	PFA	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	PFA	03-ARM'S LENGTH	\$154,000	\$50,400	32.73	\$133,004	\$40,965	\$113,035	\$92,969	1.216	828	\$126.52		32 1 STORY	\$40,965	32 LAND TABLE	401
52-25-32-226-002	10280 TROY	01/31/24	\$175,000	PFA	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	\$39,700	32 LAND TABLE	401
52-25-32-227-028	10130 CORNING	06/29/23	\$145,000	PFA	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	PFA	03-ARM'S LENGTH	\$162,500	\$56,200	34.58	\$148,153	\$42,527	\$119,973	\$106,693	1.124	829	\$142.72		32 1 STORY	\$42,527	32 LAND TABLE	401
52-25-32-228-005	10251 CORNING	07/07/23	\$128,000	PFA	03-ARM'S LENGTH	\$128,000	\$42,500	33.20	\$134,767	\$40,317	\$87,683	\$95,404	0.919	829	\$105.75		32 1 STORY	\$39,700	32 LAND TABLE	401
52-25-32-228-007	10231 CORNING	10/31/24	\$155,500	PFA	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	PFA	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	PFA	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	PFA	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	\$78,345	\$101,745	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	PFA	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	1.077	828	\$117.71		32 1 STORY	\$39,700	32 LAND TABLE	401
52-25-32-229-029	10200 ALBANY	03/18/24	\$130,000	PFA	03-ARM'S LENGTH	\$130,000	\$50,300	38												

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
<b>Totals:</b>						<b>\$1,242,900</b>	<b>\$517,800</b>		<b>\$1,235,686</b>		<b>\$1,051,090</b>	<b>\$862,707</b>			<b>\$165.49</b>					
						<b>Sale. Ratio =&gt;</b>	<b>41.66</b>					<b>E.C.F. =&gt;</b>	<b>1.218</b>							
						<b>Std. Dev. =&gt;</b>	<b>3.81</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.220</b>							

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
<b>Totals:</b>						<b>\$157,000</b>	<b>\$59,700</b>		<b>\$156,900</b>		<b>\$130,828</b>	<b>\$353,319</b>			<b>\$52.55</b>					
						<b>Sale. Ratio =&gt;</b>	<b>38.03</b>					<b>E.C.F. =&gt;</b>	<b>0.370</b>							
						<b>Std. Dev. =&gt;</b>	<b>10.69</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.375</b>							

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
<b>Totals:</b>						<b>\$157,000</b>	<b>\$59,700</b>		<b>\$156,900</b>		<b>\$130,828</b>	<b>\$353,319</b>			<b>\$52.55</b>					
						<b>Sale. Ratio =&gt;</b>	<b>38.03</b>					<b>E.C.F. =&gt;</b>	<b>0.370</b>							
						<b>Std. Dev. =&gt;</b>	<b>10.69</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.375</b>							

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	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$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
52-25-28-351-011	24288 COOLIDGE	10/13/23	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$122,600	45.42	\$340,778	\$49,547	\$220,353	\$291,229	0.767	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	21811 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
<b>Totals:</b>						<b>\$1,740,800</b>	<b>\$737,200</b>		<b>\$1,907,335</b>		<b>\$1,395,249</b>	<b>\$1,561,784</b>			<b>\$109.28</b>					
						<b>Sale. Ratio =&gt;</b>	<b>42.35</b>					<b>E.C.F. =&gt;</b>	<b>0.893</b>							
						<b>Std. Dev. =&gt;</b>	<b>5.97</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.898</b>							

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	11/18/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$54,000	41.54	\$140,222	\$31,939	\$96,061	\$124,463	0.788	982	\$89.86	1DHAF 2 STORY		\$31,262	19 SOUTHEAST LAND TABLE	401
52-25-31-276-034	21831 COOLIDGE	05/31/23	\$245,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$115,300	47.06	\$243,907	\$32,978	\$212,022	\$201,951	1.050	2,176	\$97.44	1DHAF 2 STORY		\$32,978	31 LAND TABLE	401
<b>Totals:</b>						<b>\$375,000</b>	<b>\$169,300</b>		<b>\$383,229</b>		<b>\$310,083</b>	<b>\$326,414</b>			<b>\$96.65</b>					
						<b>Sale. Ratio =&gt;</b>	<b>45.15</b>					<b>E.C.F. =&gt;</b>	<b>0.950</b>							
						<b>Std. Dev. =&gt;</b>	<b>3.91</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.919</b>							
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
<b>Totals:</b>						<b>\$298,000</b>	<b>\$107,600</b>		<b>\$254,531</b>		<b>\$231,852</b>	<b>\$216,532</b>			<b>\$143.86</b>					
						<b>Sale. Ratio =&gt;</b>	<b>36.11</b>					<b>E.C.F. =&gt;</b>	<b>1.071</b>							
						<b>Std. Dev. =&gt;</b>	<b>1.38</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.069</b>							

**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	\$\$SqFu/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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
64-14-33-210-065	64APT	389 OSMUN ST	10/31/24	\$140,000	\$151,000	36.43	\$11,360	\$128,640	\$108,034	1.191	5	\$28,000		201	Apartments 10 units and under	\$11,360	03-ARMS LENGTH
<b>Totals:</b>				<b>8</b>	<b>\$7,697,210</b>	<b>\$3,643,250</b>		<b>\$6,591,410</b>	<b>\$5,423,465</b>								
									<b>Sale. Ratio =&gt;</b>	<b>47.33</b>	<b>E.C.F. =&gt;</b>		<b>1.215</b>				

**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	\$\$SqFu/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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
<b>Totals:</b>				<b>5</b>	<b>\$3,400,000</b>	<b>\$1,712,240</b>		<b>\$2,588,333</b>	<b>\$2,282,623</b>								
									<b>Sale. Ratio =&gt;</b>	<b>50.36</b>	<b>E.C.F. =&gt;</b>		<b>1.125</b>				

**Office & Bank**

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2025AV	Ratio	Land + Yard	Bldg Residual	RCNLD	E.C.F.	SqFt/Units	\$\$SqFu/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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
<b>Totals:</b>				<b>15</b>	<b>\$7,710,000</b>	<b>\$3,584,890</b>		<b>\$5,347,167</b>	<b>\$6,309,956</b>								
									<b>Sale. Ratio =&gt;</b>	<b>46.50</b>	<b>E.C.F. =&gt;</b>		<b>0.847</b>				

**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	\$\$SqFu/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-ARMS 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-ARMS 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	1.325	2,941	\$57.80		201	Warehouse	\$31,713	03-ARMS 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-ARMS LENGTH
52-25-31-451-005	52IND	20700 HUBBELL	12/05/24	\$2,300,000	\$685,900	29.82	\$461,637	\$1,838,163	\$856,641	2.146	50,280	\$45.74		201	Warehouse	\$401,247	03-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
<b>Totals:</b>				<b>8</b>	<b>\$6,526,000</b>	<b>\$2,756,690</b>		<b>\$4,575,823</b>	<b>\$4,185,518</b>								
									<b>Sale. Ratio =&gt;</b>	<b>42.24</b>	<b>E.C.F. =&gt;</b>		<b>1.093</b>				

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	20849 JOHN R	04/22/24	\$135,000		\$78,410	58.08	\$28,483	\$106,507	\$126,932	0.839	4,383	\$30.80		301 Warehouse		\$28,483 03-ARMS LENGTH
52-25-32-176-017	52IND	12309 CAPITAL	06/05/24	\$561,000		\$161,900	32.42	\$90,629	\$469,371	\$310,921	1.545	11,642	\$48.19		301 Industrial Manufacturing		\$75,656 03-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
<b>Totals:</b>				<b>9</b>	<b>\$8,246,200</b>	<b>\$4,235,810</b>			<b>\$4,824,319</b>	<b>\$4,903,491</b>							
								<b>Sale. Ratio =&gt;</b>	<b>51.37</b>		<b>E.C.F. =&gt;</b>	<b>0.984</b>					

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-ARMS 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-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
72-25-21-436-018	72CRL	1017 S WASHINGTON	02/22/24	\$420,848		\$245,460	58.33	\$197,800	\$225,048	\$304,659	0.732	1,654	\$254.44		207 Retail		\$197,800 03-ARMS 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-ARMS 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-ARMS 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-ARMS LENGTH
<b>Totals:</b>				<b>9</b>	<b>\$6,650,848</b>	<b>\$3,251,700</b>			<b>\$4,046,227</b>	<b>\$3,807,956</b>							
								<b>Sale. Ratio =&gt;</b>	<b>48.89</b>		<b>E.C.F. =&gt;</b>	<b>1.063</b>					

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-ARMS 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-ARMS LENGTH
<b>Totals:</b>				<b>2</b>	<b>\$1,060,000</b>	<b>\$607,500</b>			<b>\$694,998</b>	<b>\$673,907</b>							
								<b>Sale. Ratio =&gt;</b>	<b>57.31</b>		<b>E.C.F. =&gt;</b>	<b>1.031</b>					