

2025 for 2026

COMMERCIAL APARTMENTS
MARKET INCOME APPROACH MODEL - APARTMENTS

<u>Blt</u> <u>Rents</u>	1990 or after	avg	before 1990/low income	avg
Eff.			\$535-\$850	\$695
1 Bed	\$840-\$1338	\$1015	\$670-\$1179	\$895
2 Bed	\$990-\$1705	\$1230	\$800-\$1350	\$1010
3 Bed	\$1114-\$1417	\$1360	\$845-\$1195	\$1,030
sq ft of 1010 or more 2 bed	\$810-\$865	\$845	\$845-\$1175	\$1,020
sq ft of 1010 or more 3 bed	\$910-\$955	\$930	\$970-\$1105	\$1025
Vacancy & bad debt Rate	4%		5%	
other income	1%-6%			

Expense Ratio \$3,900 - \$6,400 per unit or 36% - 56% (complexes with pools would be at high end of Expense ratio)

Capitalization Rate: (Newer) 8.8% - (Older) 9.80%
(Realty Rates 2025 4th qtr -8.42% to 2025 3rd qtr -8.30%)

Effective Tax Rate	Northwest	2.62%
	Jackson Public	2.75%
	East Jackson	2.76%
	Western	2.76%

MARKET APPROACH
VALUE RANGE PER UNIT

<u>New</u>	<u>Old</u>
\$51,000-\$110,000	\$35,000-\$59,000

Prepared by
Arnold Dolman, MAAO (3)

087 Walden Woods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	sd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
000-08-16-127-001-01	2792 WALDEN WOODS	08/18/23	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$73,600	47.79	\$155,427	\$21,315	\$132,685	\$157,965	0.840	1,071
000-08-16-128-002-07	2786 WALDEN WOODS	06/20/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,000	44.74	\$143,595	\$21,284	\$130,716	\$144,065	0.907	1,228
000-08-16-128-002-08	2788 WALDEN WOODS	05/01/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$76,700	51.13	\$164,219	\$21,315	\$128,685	\$168,320	0.765	1,322
000-08-16-128-003-10	2772 WALDEN WOODS	05/08/23	\$151,100	PTA	03-ARM'S LENGTH	\$151,100	\$73,700	48.78	\$154,588	\$21,284	\$129,816	\$157,013	0.827	1,072
000-08-16-129-005-18	2764 WALDEN WOODS	06/01/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$71,700	44.81	\$152,653	\$21,315	\$138,685	\$154,697	0.896	1,176
000-08-16-129-007-28	2742 WALDEN WOODS	02/06/24	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$81,100	47.43	\$163,040	\$21,284	\$149,716	\$166,968	0.897	1,076
000-08-16-130-015-53	4952 WINTER	11/04/24	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$79,000	47.91	\$153,826	\$21,221	\$143,679	\$156,190	0.920	1,029
000-08-16-130-015-56	4958 WINTER	07/08/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$97,600	48.80	\$188,522	\$21,669	\$178,331	\$196,529	0.907	1,030
Totals:		#####				\$1,303,000	\$621,400		\$1,275,870		\$1,132,313	\$1,301,747		
								Sale. Ratio =>	47.69			E.C.F. =>	0.870	
								Std. Dev. =>	2.12			Ave. E.C.F. =>	0.870	
												Use:	0.870	

227 Airport Hangar - 210 BLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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
801-08-32-126-001-36	304 HANGAR	03/05/25	\$65,000	OTH	03-ARM'S LENGTH	\$65,000	\$13,400	20.62	\$29,428	\$0	\$65,000	\$35,670	1.822	1,160	\$56.03	227
801-08-32-126-001-40	308 HANGAR	10/13/23	\$9,000	OTH	03-ARM'S LENGTH	\$9,000	\$6,100	67.78	\$14,534	\$0	\$9,000	\$17,617	0.511	896	\$10.04	227
801-08-32-126-001-41	310 HANGAR	12/08/23	\$54,000	PTA	03-ARM'S LENGTH	\$54,000	\$12,600	23.33	\$46,171	\$0	\$54,000	\$55,965	0.965	1,440	\$37.50	227
801-08-32-126-001-43	312 HANGAR	06/07/23	\$10,000	OTH	03-ARM'S LENGTH	\$10,000	\$7,700	77.00	\$18,141	\$0	\$10,000	\$21,989	0.455	1,344	\$7.44	227
801-08-32-126-001-43	312 HANGAR	08/21/23	\$10,000	OTH	03-ARM'S LENGTH	\$10,000	\$7,700	77.00	\$18,141	\$0	\$10,000	\$21,989	0.455	1,344	\$7.44	227
801-08-32-126-001-84	202 HANGAR	01/16/24	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$32,200	21.48	\$119,060	\$0	\$149,900	\$144,315	1.039	3,840	\$39.04	227
Totals:			\$297,900			\$297,900	\$79,700		\$245,475		\$297,900	\$297,545			\$26.25	
								Sale. Ratio :	26.75				E.C.F. =>	1.001	Std. Deviator	0.532526369
								Std. Dev. =>	28.76				Ave. E.C.F. =>	0.874	Ave. Variance	40.0904
												Use:	0.930			

Gen Commercial 223

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal Cur.	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
000-08-09-2400	MORRIS	07/12/24	\$100,000	PTA	03-ARM'S L	\$100,000	\$34,150	34.15	\$93,163	\$48,161	\$51,839	\$56,535	0.917	3,219	\$16.10	223
000-08-21-3073	SHIRI	04/02/24	\$550,000	PTA	03-ARM'S L	\$550,000	\$232,350	42.25	\$520,009	\$84,722	\$465,278	\$546,843	0.851	3,255	\$142.94	223
000-08-21-2543	SHIRI	07/18/24	\$1,893,802	CD	03-ARM'S L	\$1,893,802	\$649,000	34.27	\$1,354,810	\$522,751	\$1,371,051	\$1,087,659	1.261	34,800	\$39.40	223
000-08-22-559	MURPHY	06/26/24	\$575,000	PTA	03-ARM'S L	\$575,000	\$0	0.00	\$412,623	\$64,411	\$510,589	\$437,452	1.167	7,040	\$72.53	223
000-08-22-112	CONNOR	09/05/24	\$415,000	PTA	03-ARM'S L	\$415,000	\$170,450	41.07	\$366,952	\$79,049	\$335,951	\$361,687	0.929	4,752	\$70.70	223
000-08-28-534	WAYNE	04/24/24	\$146,000	PTA	03-ARM'S L	\$146,000	\$79,900	54.73	\$162,566	\$103,526	\$42,474	\$101,793	0.417	2,446	\$17.36	223
000-08-29-3590	SCHERER	10/11/23	\$525,000	PTA	03-ARM'S L	\$525,000	\$183,700	34.99	\$479,971	\$76,688	\$448,312	\$506,637	0.885	4,800	\$93.40	223
000-08-29-2700	WARRIOR	06/21/24	\$2,000,000	PTA	03-ARM'S L	\$2,000,000	\$0	0.00	\$2,085,750	\$331,716	\$1,668,284	\$3,024,197	0.552	30,970	\$53.87	223
000-08-31-1002	TORCH	07/06/23	\$628,500	PTA	03-ARM'S L	\$628,500	\$149,900	23.85	\$408,648	\$82,233	\$546,267	\$410,069	1.332	5,550	\$98.43	223
000-08-32-915	AIRPORT	12/20/24	\$395,000	PTA	03-ARM'S L	\$395,000	\$210,350	53.25	\$446,239	\$85,380	\$309,620	\$453,340	0.683	4,800	\$64.50	223
000-08-32-433	CONDOR	03/01/24	\$95,000	PTA	03-ARM'S L	\$95,000	\$50,600	53.26	\$104,362	\$22,329	\$72,671	\$141,436	0.514	5,569	\$13.05	223
000-08-36-2421	EMIC	09/04/24	\$100,000	PTA	03-ARM'S L	\$100,000	\$35,500	35.50	\$72,800	\$19,374	\$80,626	\$92,114	0.875	4,410	\$18.28	223
Totals:			\$7,423,302			\$7,423,302	\$1,795,900		\$6,507,893		\$5,902,962	\$7,219,763			\$58.38	
							Sale. Ratio =>	24.19				E.C.F. =>	0.818		Std. Deviat	0.290548
							Std. Dev. =>	18.36				Ave. E.C.F. =>	0.865		Ave. Variat	#DIV/0!
												Use:	0.845			

Average Commercial 225

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal Cur.	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
000-08-15-3429	LANSING	09/18/23	\$440,000	PTA	03-ARM'S L	\$440,000	\$118,200	26.86	\$348,628	\$231,175	\$208,825	\$143,235	1.458	7,800	\$26.77	225
000-08-21-3000	KING	06/17/24	\$4,250,000	PTA	03-ARM'S L	\$4,250,000	\$2,469,900	58.12	\$5,154,551	\$483,697	\$3,766,303	\$5,696,163	0.661	65,979	\$57.08	225
000-08-21-2111	BONIFANT	11/28/23	\$900,000	PTA	03-ARM'S L	\$900,000	\$368,900	40.99	\$861,675	\$257,958	\$642,042	\$747,175	0.859	9,244	\$69.45	225
000-08-21-2111	BONIFANT	11/28/23	\$900,000	PTA	03-ARM'S L	\$900,000	\$368,900	40.99	\$861,675	\$257,958	\$642,042	\$747,175	0.859	9,244	\$69.45	225
000-08-21-2115	BONIFANT	03/08/24	\$1,700,000	PTA	03-ARM'S L	\$1,700,000	\$537,800	31.64	\$1,332,012	\$343,729	\$1,356,271	\$1,205,223	1.125	7,485	\$181.20	225
000-08-21-SPRINGPO		11/28/23	\$900,000	PTA	03-ARM'S L	\$900,000	\$368,900	40.99	\$861,675	\$257,958	\$642,042	\$747,175	0.859	9,244	\$69.45	225
000-08-25-3000	BLAKE	06/02/23	\$3,900,000	PTA	03-ARM'S L	\$3,900,000	\$0	0.00	\$3,307,834	\$679,666	\$3,220,334	\$3,205,083	1.005	41,776	\$77.09	225
000-08-27-2151	LANSING	04/04/24	\$425,000	PTA	03-ARM'S L	\$425,000	\$219,900	51.74	\$450,076	\$191,154	\$233,846	\$315,759	0.741	7,050	\$33.17	225
000-08-27-2019	LANSING	09/20/24	\$180,000	PTA	03-ARM'S L	\$180,000	\$91,700	50.94	\$185,232	\$76,495	\$103,505	\$134,575	0.769	2,460	\$42.08	225
000-08-27-LANSING		09/20/24	\$180,000	PTA	03-ARM'S L	\$180,000	\$91,700	50.94	\$185,232	\$76,495	\$103,505	\$134,575	0.769	2,460	\$42.08	225
000-08-28-2100	BONIFANT	03/17/25	\$580,000	LC	03-ARM'S L	\$580,000	\$290,900	50.16	\$578,724	\$229,399	\$350,601	\$426,006	0.823	3,587	\$97.74	225
000-08-28-2225	SHIRI	11/14/24	\$2,800,000	PTA	03-ARM'S L	\$2,800,000	\$1,242,750	44.38	\$2,482,778	\$348,529	\$2,451,471	\$2,602,743	0.942	30,273	\$80.98	225
000-08-31-4122	W MIAMI	03/19/24	\$340,000	PTA	03-ARM'S L	\$340,000	\$96,800	28.47	\$237,939	\$141,130	\$198,870	\$118,060	1.684	2,016	\$98.65	225
000-08-31-1002	TORCH	07/06/23	\$628,500	PTA	03-ARM'S L	\$628,500	\$149,900	23.85	\$408,648	\$82,233	\$546,267	\$410,069	1.332	5,550	\$98.43	223
000-08-32-2418	W MIAMI	01/07/25	\$1,400,000	PTA	03-ARM'S L	\$1,400,000	\$573,100	40.94	\$1,152,491	\$223,875	\$1,176,125	\$1,132,459	1.039	24,626	\$47.76	225
000-08-33-1820	W GA	02/20/25	\$235,000	PTA	03-ARM'S L	\$235,000	\$208,050	88.53	\$255,393	\$88,240	\$146,760	\$203,845	0.720	15,616	\$9.40	225
000-08-36-2921	S DETROIT	06/28/23	\$9,725,000	PTA	03-ARM'S L	\$9,725,000	\$6,211,200	63.87	\$12,337,274	\$1,174,701	\$8,550,299	\$13,815,066	0.619	206,537	\$41.40	225
Totals:			\$29,483,500			\$29,483,500	\$13,408,600		\$31,001,837		\$24,339,108	\$31,784,385			\$67.19	
							Sale. Ratio =>	45.48				E.C.F. =>	0.766		Std. Deviat	0.293725
							Std. Dev. =>	19.08				Ave. E.C.F. =>	0.957		Ave. Variat	#DIV/0!
												Use:	0.861			

223 General Industrial

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	\$ Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
000-08-28-337-004-00	534 WAYNE	04/24/24	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$79,900	54.73	\$162,566	\$103,526	\$42,474	\$101,793	0.417	2,446	\$17.36	223
000-08-29-129-006-00	3517 SCHEELE	09/29/23	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$341,300	18.96	\$742,245	\$147,304	\$1,652,696	\$1,025,760	1.611	26,064	\$63.41	223
000-08-29-476-001-06	2700 W ARGYLE	06/21/24	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$0	0.00	\$2,085,750	\$331,716	\$1,668,284	\$3,024,197	0.552	30,970	\$53.87	223
000-08-29-476-001-06	2700 W ARGYLE	06/21/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$2,085,750	\$331,716	(\$211,716)	\$3,024,197	(0.070)	30,970	(\$6.84)	223
000-08-32-201-002-00	1021 AIRPORT	01/25/23	\$450,000	PTA	03-ARM'S LENGTH	\$451,500	\$159,700	35.37	\$369,873	\$146,017	\$305,483	\$401,176	0.761	19,416	\$15.73	223
000-08-32-432-007-00	433 CONDAD	03/01/24	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$50,600	53.26	\$104,362	\$22,329	\$72,671	\$141,436	0.514	5,569	\$13.05	223
000-08-36-406-004-00	2421 E MICHIGAN	09/04/24	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$35,500	35.50	\$72,800	\$19,374	\$80,626	\$92,114	0.875	4,410	\$18.28	223
Totals:			\$4,711,000			\$4,712,500	\$667,000		\$5,623,346		\$3,610,518	\$7,810,672			\$24.98	
							Sale. Ratio =>	14.15			E.C.F. =>	0.462			Std. Deviat	0.51415
							Std. Dev. =>	22.78			Ave. E.C.F. =>	0.666			Ave. Varian	34.2749
											Use:	0.564				

226 Com Major Good

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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
000-08-33-376-001-00	1650 W MICHIGAN	01/06/25	\$375,000	LC	03-ARM'S LENGTH	\$375,000	\$230,700	61.52	\$476,494	\$156,732	\$218,268	\$328,973	0.663	2,692	\$81.08	226
000-08-36-278-001-01	2900 E MICHIGAN	08/06/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$578,400	82.63	\$1,105,043	\$449,494	\$250,506	\$674,433	0.371	13,700	\$18.29	226
000-08-36-280-006-03	3021 E MICHIGAN	08/15/22	\$5,500,000	WD	03-ARM'S LENGTH	\$5,568,200	\$687,700	12.35	\$3,138,838	\$623,528	\$4,944,672	\$2,587,767	1.911	32,127	\$153.91	226
000-08-36-280-008-00	3011 E MICHIGAN	08/04/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$147,500	49.17	\$309,745	\$164,149	\$135,851	\$149,790	0.907	2,060	\$65.95	226
000-08-36-404-007-01	2620 E MICHIGAN	11/22/22	\$325,000	PTA	03-ARM'S LENGTH	\$327,175	\$127,000	38.82	\$384,614	\$179,029	\$148,146	\$211,507	0.700	2,580	\$57.42	226
Totals:			\$7,200,000			\$7,270,375	\$1,771,300		\$5,414,734		\$5,697,443	\$3,952,471			\$75.33	
								Sale. Ratio =>	24.36				E.C.F. =>	1.441	Std. Deviatin	0.59083156
								Std. Dev. =>	26.15				Ave. E.C.F. =>	0.911	Ave. Varianc	40.0069
												Use:	0.992			

Miller Ac 1,2,& 3, 080 Russmoor H

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale Pct	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
000-08-08-427-002-00	2985 WOLHAV	10/30/24	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$120,000	47.43	\$239,470	\$32,014	\$220,986	\$217,004	1.018	1,433	\$154.21	09
000-08-08-452-004-00	3116 JOHN GL	04/28/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$87,400	37.19	\$218,490	\$30,041	\$204,959	\$194,679	1.053	1,296	\$158.15	80
000-08-08-452-007-00	3104 JOHN GL	10/06/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,800	48.55	\$258,759	\$25,083	\$194,917	\$241,401	0.807	1,496	\$130.29	80
000-08-08-455-008-00	3101 JOHN GL	10/21/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$108,900	47.35	\$252,150	\$29,413	\$200,587	\$230,100	0.872	1,662	\$120.69	80
000-08-08-456-004-00	3049 JOHN GL	09/26/24	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$92,000	38.66	\$213,949	\$23,212	\$214,788	\$197,042	1.090	1,488	\$144.35	80
000-08-08-476-003-11	4700 CLINTON	08/09/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$137,800	50.11	\$301,245	\$36,496	\$238,504	\$273,501	0.872	1,625	\$146.77	80
000-08-09-301-009-00	4732 BIRCH H	12/20/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$125,600	36.94	\$323,708	\$68,236	\$271,764	\$278,287	0.977	2,152	\$126.28	09
000-08-09-301-012-00	2948 WOLHAV	05/08/24	\$226,500	PTA	03-ARM'S LENGTH	\$226,500	\$108,100	47.73	\$227,193	\$29,297	\$197,203	\$207,004	0.953	1,552	\$127.06	09
000-08-09-304-003-00	2945 WOLHAV	04/30/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$113,250	37.13	\$234,723	\$35,847	\$269,153	\$208,029	1.294	1,120	\$240.32	09
000-08-09-326-001-04	2721 WALCOT	04/02/24	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$115,650	40.16	\$235,905	\$56,330	\$231,670	\$187,840	1.233	1,052	\$220.22	09
000-08-17-126-003-00	3638 SASSAFF	01/31/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$149,800	46.09	\$330,304	\$55,873	\$269,127	\$302,237	0.890	1,752	\$153.61	17#2
000-08-17-126-003-01	3638 SASSAFF	01/31/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$149,800	46.09	\$330,304	\$55,873	\$269,127	\$302,237	0.890	1,752	\$153.61	17#2
000-08-17-127-002-00	3627 SASSAFF	08/07/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$123,800	42.69	\$275,777	\$30,123	\$259,877	\$253,775	1.024	1,450	\$179.23	17#2
000-08-17-127-010-14	4848 GINKGO	08/23/24	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$195,800	47.52	\$413,024	\$31,365	\$380,635	\$394,276	0.965	2,502	\$152.13	17#3

Totals:			\$3,962,500			\$3,962,500	\$1,734,700		\$3,855,001		\$3,423,297	\$3,487,412			\$157.64	
							Sale. Ratio =>	43.78				E.C.F. =>	0.982		Std. Deviation	0.13873652
							Std. Dev. =>	4.84				Ave. E.C.F. =>	0.996		Ave. Variance	10.5499
												USE:	0.980			

Not Used

000-08-08-456-022-00	3048 FAWN	06/27/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,150	38.79	\$209,270	\$35,045	\$199,955	\$179,985	1.111	1,100	\$181.78	80
000-08-08-459-008-00	3037 FAWN	02/28/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$93,750	37.50	\$212,099	\$37,908	\$212,092	\$179,949	1.179	1,288	\$164.67	80
000-08-08-451-001-00	3142 JOHN GL	09/27/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$103,900	37.78	\$253,639	\$53,746	\$221,254	\$206,501	1.071	1,238	\$178.72	80
000-08-09-302-012-00	2853 WALCOT	08/11/23	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$83,200	39.81	\$200,315	\$44,463	\$164,537	\$163,025	1.009	1,152	\$142.83	09

Sec 27 100-300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	d. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
000-08-27-540	SHIRLI	08/02/24	\$70,500	PTA	03-ARM'S L	\$70,500	\$40,100	56.88	\$87,910	\$12,010	\$58,490	\$74,049	0.790	524	\$111.62	27
000-08-27-537	SHIRLI	09/26/23	\$109,000	PTA	03-ARM'S L	\$109,000	\$49,800	45.69	\$112,767	\$17,348	\$91,652	\$99,395	0.922	761	\$120.44	27
000-08-27-2016	MORI	12/29/23	\$148,000	PTA	03-ARM'S L	\$148,000	\$58,200	39.32	\$130,237	\$23,590	\$124,410	\$104,046	1.196	780	\$159.50	27
000-08-27-608	ROYAL	11/20/24	\$145,000	PTA	03-ARM'S L	\$145,000	\$55,000	37.93	\$122,117	\$15,635	\$129,365	\$103,885	1.245	748	\$172.95	27
000-08-27-598	ROYAL	03/22/24	\$225,900	WD	03-ARM'S L	\$225,900	\$79,800	35.33	\$197,329	\$20,182	\$205,718	\$172,826	1.190	1,480	\$139.00	27
000-08-27-800	ANDRE	12/20/24	\$255,900	PTA	03-ARM'S L	\$255,900	\$129,700	50.68	\$267,759	\$75,925	\$179,975	\$187,155	0.962	1,764	\$102.03	27
000-08-27-726	ANDRE	06/21/24	\$105,000	PTA	03-ARM'S L	\$105,000	\$67,650	64.43	\$141,838	\$11,609	\$93,391	\$127,053	0.735	1,072	\$87.12	27
000-08-27-724	ANDRE	06/19/23	\$135,000	PTA	03-ARM'S L	\$135,000	\$55,900	41.41	\$124,082	\$11,609	\$123,391	\$109,730	1.124	838	\$147.24	27
000-08-27-545	ROYAL	06/22/23	\$200,000	PTA	03-ARM'S L	\$200,000	\$0	0.00	\$158,645	\$27,862	\$172,138	\$136,232	1.264	1,005	\$171.28	27
000-08-27-516	ANDRE	04/26/23	\$115,000	PTA	03-ARM'S L	\$115,000	\$53,700	46.70	\$113,662	\$29,099	\$85,901	\$88,086	0.975	976	\$88.01	27
000-08-27-729	ANDRE	03/10/25	\$190,000	PTA	03-ARM'S L	\$190,000	\$70,550	37.13	\$150,064	\$11,609	\$178,391	\$135,078	1.321	1,530	\$116.60	27
000-08-27-631	ANDRE	08/24/23	\$129,900	PTA	03-ARM'S L	\$129,900	\$61,600	47.42	\$140,305	\$12,761	\$117,139	\$124,433	0.941	1,140	\$102.75	27
000-08-27-547	ANDRE	02/06/24	\$165,000	PTA	03-ARM'S L	\$165,000	\$61,100	37.03	\$160,897	\$17,347	\$147,653	\$140,049	1.054	1,328	\$111.18	27
Totals:			\$1,994,200			\$1,994,200	\$783,100		\$1,907,612		\$1,707,614	\$1,602,017			\$125.36	
							Sale. Ratio	39.27				E.C.F. =>	1.066		Std. Devial	0.185185
							Std. Dev. =	15.12				Ave. E.C.F. =:	1.055		Ave. Variar	15.5876
												Use:	1.059			

SE 1/4 SEC 36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Adj. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	ldg. Residue	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
000-08-36-404-015-00	2517 E GANSON	02/24/25	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$29,550	29.55	\$68,132	\$6,036	\$93,964	\$70,967	1.324	968	\$97.07	1
000-08-36-404-017-00	2513 E GANSON	06/23/23	\$95,745	PTA	03-ARM'S LENGTH	\$95,745	\$45,600	47.63	\$103,574	\$12,761	\$82,984	\$103,786	0.800	1,234	\$67.25	1
000-08-36-408-008-01	223 HENRIETTA	02/05/25	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$63,150	47.13	\$126,155	\$17,497	\$116,503	\$124,181	0.938	1,251	\$93.13	1
000-08-36-412-004-00	307 WATTS	03/04/24	\$66,000	PTA	03-ARM'S LENGTH	\$66,000	\$32,100	48.64	\$77,455	\$21,222	\$44,778	\$62,136	0.721	840	\$53.31	1
000-08-36-412-024-00	2608 CHAPIN	04/06/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$44,400	37.63	\$126,531	\$14,377	\$103,623	\$128,176	0.808	1,468	\$70.59	1
000-08-36-417-010-00	116 HENRIETTA	06/07/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$61,650	35.23	\$143,348	\$9,185	\$165,815	\$153,329	1.081	1,562	\$106.16	1
000-08-36-418-011-01	2607 E MICHIGAN	12/15/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$43,800	58.40	\$98,832	\$17,343	\$57,657	\$93,130	0.619	1,071	\$53.83	1
000-08-36-418-016-00	126 WATTS	08/21/24	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$52,650	60.17	\$108,635	\$8,510	\$78,990	\$114,429	0.690	1,320	\$59.84	1
000-08-36-419-042-00	230 AMOS	08/19/24	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$39,950	33.57	\$105,312	\$13,174	\$105,826	\$105,301	1.005	792	\$133.62	1
Totals:			\$970,245			\$970,245	\$412,850		\$957,974		\$850,140	\$955,434			\$81.64	
								Sale. Ratio =>	42.55				E.C.F. =>	0.890	Std. Deviat	0.22285367
								Std. Dev. =>	10.89				Ave. E.C.F. =>	0.887	Ave. Varian	17.7556
												Use:	0.890			

Not Used

000-08-36-419-019-00	235 WATTS	04/25/23	\$10,500	PTA	03-ARM'S LENGTH	\$10,500	\$18,700	178.10	\$41,488	\$12,267	(\$1,767)	\$32,041	(0.055)	720	(\$2.45)	1
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Sec 23, 24, & 25

Parcel Number	Street Address	Sale		Instr.	Terms of Sale	Inf. Adj. Sale	Asd. when	Asd/Ad	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor	ECF	Dev. by	Building			
		Date	Sale Price			\$	Sold	j. Sale	Appraisal	Yard	Residual		Area	\$/Sq.Ft.	Area	Mean (%)	Style			
000-08-23-301-005-00	2535 COOPER	05/25/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$121,900	42.77	\$260,041	\$26,612	\$258,388	\$260,523	0.992	2,716	\$95.14	23	4.8247	2 STORY		
000-08-23-301-007-00	2515 COOPER	09/14/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$98,100	27.63	\$259,885	\$34,358	\$320,642	\$250,270	1.281	2,256	\$142.13	23	33.7630	2 STORY		
000-08-23-351-001-01	2411 COOPER	12/23/24	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$103,200	98.29	\$225,453	\$16,132	\$88,868	\$233,617	0.380	2,576	\$34.50	23	56.3156	1 STORY		
000-08-24-254-004-00	3705 ST MARK	07/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,650	51.72	\$141,358	\$38,344	\$86,656	\$118,680	0.730	1,152	\$75.22	24	21.3390	1 1/2 STORY		
000-08-24-256-006-00	3660 ST LUKE	06/06/23	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$46,900	27.60	\$130,794	\$17,871	\$152,029	\$130,096	1.169	1,320	\$115.17	24	22.5038	1 STORY		
000-08-26-203-002-02	745 BARRETT	01/18/24	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$46,300	28.08	\$108,553	\$10,369	\$154,531	\$109,580	1.410	848	\$182.23	26	46.6651	1 STORY		
000-08-26-276-003-00	1400 SEYMOUR	04/05/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$94,050	47.03	\$185,183	\$31,550	\$168,450	\$176,997	0.952	1,692	\$99.56	26	0.8157	1 3/4 STORY		
000-08-26-276-007-08	1336 SEYMOUR	04/19/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$114,650	65.51	\$231,949	\$20,358	\$154,642	\$243,768	0.634	1,250	\$123.71	26	30.9176	1 STORY		
Totals:			\$1,579,800			\$1,579,800	\$689,750		\$1,543,216		\$1,384,206	\$1,523,531			\$108.46		3.5005			
												E.C.F. =>	0.909	Std. Devia	0.35					
												Ave. E.C.F. =>	0.944	Ave. Variat	#####	Coefficient c	28.7667428			
												USE:	0.909							

Not Used

000-08-24-254-011-00	ST MATTHEW	07/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,650	51.72	\$141,358	\$38,344	\$86,656	\$118,680	0.730	1,152	\$75.22	24	21.3390	1 1/2 STORY
000-08-24-254-012-00	ST MATTHEW	07/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,650	51.72	\$141,358	\$38,344	\$86,656	\$118,680	0.730	1,152	\$75.22	24	21.3390	1 1/2 STORY
000-08-24-254-013-00	ST MATTHEW	07/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,650	51.72	\$141,358	\$38,344	\$86,656	\$118,680	0.730	1,152	\$75.22	24	21.3390	1 1/2 STORY
000-08-24-254-014-00	ST MATTHEW	07/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,650	51.72	\$141,358	\$38,344	\$86,656	\$118,680	0.730	1,152	\$75.22	24	21.3390	1 1/2 STORY
000-08-24-254-015-00	ST MATTHEW	07/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,650	51.72	\$141,358	\$38,344	\$86,656	\$118,680	0.730	1,152	\$75.22	24	21.3390	1 1/2 STORY
000-08-24-256-005-00	ST LUKE	06/06/23	\$169,900	PTA	19-MULTI PARCEL AF	\$169,900	\$46,900	27.60	\$130,794	\$17,871	\$152,029	\$130,096	1.169	1,320	\$115.17	24	22.5038	

Sec 32 - 200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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
000-08-36-228-012-00	2920 KEY	07/22/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$65,900	65.90	\$119,455	\$24,553	\$75,447	\$110,608	0.682	980	\$76.99	36
000-08-36-230-009-00	336 SEMINOLE	11/03/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$73,600	39.78	\$168,852	\$29,346	\$155,654	\$162,594	0.957	1,237	\$125.83	36
000-08-36-230-012-00	316 SEMINOLE	10/23/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,950	40.56	\$141,918	\$25,283	\$144,717	\$135,938	1.065	884	\$163.71	36
000-08-36-233-001-01	447 CHEROKEE	04/21/23	\$172,200	WD	03-ARM'S LENGTH	\$172,200	\$79,900	46.40	\$176,231	\$31,233	\$140,967	\$168,995	0.834	1,456	\$96.82	36
000-08-36-251-007-00	138 WILLOW	04/05/24	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$30,750	27.95	\$85,085	\$13,899	\$96,101	\$82,967	1.158	864	\$111.23	36
000-08-36-251-008-00	134 WILLOW	05/26/23	\$67,500	PTA	03-ARM'S LENGTH	\$67,500	\$33,400	49.48	\$74,837	\$11,583	\$55,917	\$73,723	0.758	714	\$78.32	36
000-08-36-251-010-00	126 WILLOW	12/18/24	\$67,500	PTA	03-ARM'S LENGTH	\$67,500	\$33,000	48.89	\$66,128	\$8,768	\$58,732	\$66,853	0.879	792	\$74.16	36
000-08-36-252-005-00	131 WILLOW	08/31/23	\$93,500	PTA	03-ARM'S LENGTH	\$93,500	\$29,500	31.55	\$77,260	\$6,098	\$87,402	\$82,939	1.054	985	\$88.73	36
000-08-36-253-002-00	113 WILLOW	01/16/25	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$50,600	42.17	\$97,021	\$7,318	\$112,682	\$104,549	1.078	988	\$114.05	36
000-08-36-253-005-00	2602 E GANSON	09/06/24	\$52,500	PTA	03-ARM'S LENGTH	\$52,500	\$51,400	97.90	\$94,407	\$17,657	\$34,843	\$89,452	0.390	820	\$42.49	36
000-08-36-276-014-00	142 PEACH	06/28/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$50,250	37.22	\$96,379	\$10,141	\$124,859	\$100,510	1.242	852	\$146.55	36
Totals:			\$1,273,200			\$1,273,200	\$567,250		\$1,197,573		\$1,087,321	\$1,179,131			\$101.72	
												E.C.F. =>	0.922	Std. Deviation	0.2447173	
												Ave. E.C.F. =>	0.918	Ave. Variance	19.0307	
												Use:	0.918			

029 Hunters Ridge, 046 N Meadow, & 047 N Valley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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
000-08-05-102-015-00	6754 OLD WAGON	06/23/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$111,600	46.99	\$270,076	\$32,357	\$205,143	\$251,023	0.817	1,752	\$117.09	046
000-08-05-103-005-00	3783 NORTHMEADOW	11/08/23	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$90,400	35.31	\$210,207	\$35,405	\$220,595	\$184,585	1.195	1,112	\$198.38	046
000-08-06-403-017-00	6366 PEPPER TREE	11/27/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$123,650	40.54	\$263,163	\$38,673	\$266,327	\$237,054	1.123	1,575	\$169.10	029
000-08-06-426-005-19	6208 MOUNTIE	12/05/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$129,700	42.52	\$276,287	\$38,234	\$266,766	\$251,376	1.061	1,977	\$134.93	047
000-08-16-230-044-01	4189 ASPEN	11/03/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$204,900	61.16	\$380,506	\$42,345	\$292,655	\$382,103	0.766	1,982	\$147.66	060
000-08-06-426-005-22	6220 MOUNTIE	12/15/23	\$275,500	PTA	03-ARM'S LENGTH	\$275,500	\$126,400	45.88	\$290,202	\$34,281	\$241,219	\$270,244	0.893	2,132	\$113.14	047
Totals:			\$1,714,000			\$1,714,000	\$786,650		\$1,690,441		\$1,492,705	\$1,576,385			\$146.72	
								Sale. Ratio =>	45.90			E.C.F. =>	0.947	Std. Deviation=>		0.17511
								Std. Dev. =>	8.77			Ave. E.C.F. =>	0.976	Ave. Variance=>		15.5512
								Starting ECF	1.005			Use:	0.962			
									1.018							
Not Used																
000-08-05-103-005-00	3783 NORTHMEADOW	11/08/23	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$90,400	35.31	\$210,207	\$35,405	\$220,595	\$184,585	1.195	1,112	\$198.38	046

033 Kenzie, & 02 Average

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale		Asd/Adj.		Cur.		Bldg.		Floor Area	\$/Sq.Ft.	ECF Area	
						\$	Asd. when Sold	Sale	Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.				
000-08-16-228-001-03	4156 IDA	08/16/23	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$109,000	34.61	\$253,231	\$33,544	\$281,356	\$244,640	1.150	2,016	\$139.56	033	
000-08-16-229-010-01	1100 TIMBER	07/26/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$449,631	\$60,914	\$364,086	\$413,089	0.881	2,039	\$178.56	033	
000-08-16-301-025-00	3620 CLINTON	07/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$97,000	53.89	\$200,161	\$25,600	\$154,400	\$185,506	0.832	1,596	\$96.74	2	
000-08-16-301-027-00	3612 CLINTON	11/21/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$69,350	43.34	\$151,497	\$25,426	\$134,574	\$133,976	1.004	1,006	\$133.77	2	
000-08-16-301-028-00	2508 DAN	06/26/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$71,200	41.88	\$154,484	\$27,582	\$142,418	\$134,859	1.056	1,025	\$138.94	2	
000-08-19-101-002-09	2777 BLACKMAN	07/01/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$149,550	49.85	\$313,780	\$98,257	\$201,743	\$229,036	0.881	1,440	\$140.10	2	
000-08-19-301-003-04	4540 COUNTY FARM	07/29/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$82,050	32.82	\$181,637	\$45,747	\$204,253	\$144,410	1.414	1,056	\$193.42	2	
000-08-19-376-002-02	4214 COUNTY FARM	08/04/23	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$66,900	37.80	\$158,512	\$14,051	\$162,949	\$153,519	1.061	1,680	\$96.99	2	
000-08-19-376-006-00	3021 NEVADA	01/08/25	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$51,200	33.03	\$114,060	\$14,536	\$140,464	\$156,239	0.899	1,440	\$97.54	2	
000-08-19-376-010-00	3032 NEVADA	01/08/25	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$70,350	40.20	\$145,199	\$21,322	\$153,678	\$194,469	0.790	1,560	\$98.51	2	
000-08-19-376-011-00	3022 NEVADA	07/30/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$100,100	58.88	\$208,601	\$21,841	\$148,159	\$198,470	0.747	1,802	\$82.22	2	
000-08-21-202-003-00	2245 W PARNALL	02/27/25	\$302,000	PTA	03-ARM'S LENGTH	\$302,000	\$137,750	45.61	\$293,773	\$41,580	\$260,420	\$268,005	0.972	2,223	\$117.15	2	
000-08-21-204-013-00	2230 SAINES MANOR	10/17/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$81,250	41.67	\$171,649	\$30,815	\$164,185	\$149,664	1.097	1,120	\$146.59	2	
000-08-21-206-006-00	2223 SAINES MANOR	01/24/25	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,400	39.30	\$207,102	\$26,250	\$203,750	\$192,191	1.060	1,276	\$159.68	2	
000-08-21-252-002-00	3095 SHIRLEY	11/27/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$193,150	113.62	\$223,986	\$70,548	\$99,452	\$163,058	0.610	1,440	\$69.06	2	
000-08-21-455-003-00	1305 BILED A	12/29/23	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$64,400	54.12	\$149,274	\$10,185	\$108,815	\$147,810	0.736	1,185	\$91.83	2	
000-08-21-456-004-00	2531 SHIRLEY	07/21/23	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$59,600	55.19	\$131,567	\$24,247	\$83,753	\$114,049	0.734	868	\$96.49	2	
000-08-31-402-006-00	148 WOODLAND	01/30/25	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$63,800	35.84	\$139,780	\$13,737	\$164,263	\$133,946	1.226	972	\$168.99	2	
000-08-31-402-011-00	244 WOODLAND	04/03/24	\$193,900	PTA	03-ARM'S LENGTH	\$193,900	\$64,300	33.16	\$143,976	\$28,911	\$164,989	\$122,279	1.349	1,248	\$132.20	2	
000-08-31-402-020-00	404 WOODLAND	06/27/24	\$76,000	PTA	03-ARM'S LENGTH	\$76,000	\$51,000	67.11	\$120,812	\$23,785	\$52,215	\$103,111	0.506	960	\$54.39	2	
000-08-31-402-023-00	430 WOODLAND	12/18/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$35,900	24.76	\$98,558	\$17,875	\$127,125	\$85,742	1.483	904	\$140.63	2	
000-08-31-403-024-00	433 WOODLAND	11/22/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$43,400	86.80	\$112,058	\$16,913	\$33,087	\$101,111	0.327	792	\$41.78	2	
000-08-31-403-035-00	314 PERSHING	09/30/24	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$75,850	46.68	\$156,594	\$26,231	\$136,269	\$145,170	0.939	1,232	\$110.61	2	
000-08-31-426-013-00	3800 CATHERINE	11/15/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$81,700	29.71	\$211,948	\$27,588	\$247,412	\$195,919	1.263	1,096	\$225.74	2	
Totals:			\$4,681,300			\$4,681,300	\$2,092,400		\$4,491,870		\$3,933,815	\$4,110,268			\$122.98		
								Sale. Ratio =>	44.70			E.C.F. =>	0.957	Std. Deviation		0.2811	
								Std. Dev. =>	19.41			Ave. E.C.F. =>	0.959	Ave. Variance		21.8887	
								Starting	E.C.F. =>	0.961		Use:	0.957				
								Values:	Ave. E.C.F. =>	0.927							

Not Used:

000-08-16-228-001-15	4156 IDA	08/16/23	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$0	0.00	\$267,236	\$35,963	\$278,937	\$245,774	1.135	2,016	\$138.36	033
000-08-16-304-002-00	2529 DAN	04/19/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,150	39.59	\$172,215	\$29,847	\$175,153	\$151,294	1.158	1,004	\$174.46	2
000-08-16-304-002-00	2529 DAN	04/19/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,150	39.59	\$172,215	\$29,847	\$175,153	\$151,294	1.158	1,004	\$174.46	2
000-08-21-276-004-00	1020 WOODWORTH	04/28/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$88,000	30.88	\$251,894	\$58,520	\$226,480	\$205,498	1.102	1,418	\$159.72	2
000-08-31-403-034-00	PERSHING	09/30/24	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$75,850	46.68	\$156,594	\$26,231	\$136,269	\$145,170	0.939	1,232	\$110.61	2

049 Northlands

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
000-08-16-253-003-00	1331 CUNNINGHAM	04/12/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,950	44.13	\$233,833	\$42,762	\$222,238	\$199,032	1.117
000-08-16-254-003-00	1335 WUNDERS	06/16/23	\$228,500	PTA	19-MULTI PARCEL A	\$228,500	\$98,100	42.93	\$232,779	\$33,564	\$194,936	\$207,516	0.939
000-08-16-256-001-01	3509 BALMARS	07/20/23	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$106,900	40.04	\$243,196	\$39,455	\$227,545	\$213,118	1.068
000-08-16-278-022-00	3714 LUELLA	11/11/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$101,400	50.70	\$200,731	\$32,759	\$167,241	\$175,703	0.952
000-08-16-280-003-00	3771 ST ANNE	08/09/23	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$100,500	50.89	\$229,223	\$26,967	\$170,533	\$211,565	0.806
000-08-16-402-006-00	3466 BALMARS	10/27/23	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$75,800	53.76	\$174,151	\$28,271	\$112,729	\$152,594	0.739
000-08-16-402-006-00	3466 BALMARS	12/10/24	\$229,000	PTA	03-ARM'S LENGTH	\$229,000	\$85,000	37.12	\$174,151	\$28,271	\$200,729	\$152,594	1.315
000-08-16-407-006-00	3443 BALMARS	10/18/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$93,550	37.42	\$192,403	\$27,619	\$222,381	\$172,368	1.290
000-08-16-481-010-00	2060 W PARNALL	12/04/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$80,200	47.18	\$159,477	\$14,887	\$155,113	\$151,245	1.026
Totals:			\$1,948,000			\$1,948,000	\$858,400		\$1,839,944		\$1,673,445	\$1,635,735	
								Sale. Ratio =>	44.07			E.C.F. =>	1.023
								Std. Dev. =>	6.10			Ave. E.C.F. =>	1.028
										Starting ECF: \$	1.049	Use:	1.024
										\$	1.053		

Not Used:

000-08-16-407-014-00	3444 NORTHLANDS	03/14/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$103,000	41.20	\$207,978	\$22,903	\$227,097	\$193,593	1.173
000-08-16-278-017-00	3732 LUELLA	12/12/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,500	36.43	\$177,146	\$25,219	\$184,781	\$158,919	1.163
000-08-16-253-010-00	BALMARS	04/12/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,950	44.13	\$233,833	\$42,762	\$222,238	\$199,032	1.117

Floor Area	\$/Sq.Ft.	ECF Area
1,547	\$143.66	049
1,589	\$122.68	049
1,775	\$128.19	049
1,488	\$112.39	049
1,624	\$105.01	049
1,204	\$93.63	049
1,204	\$166.72	049
1,228	\$181.09	049
1,260	\$123.11	049
\$130.72		
Std. Deviator		0.196009
Ave. Variance		15.0691

1,406	\$161.52	049
1,104	\$167.37	049
1,547	\$143.66	049