

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
100-001-100-007-00	3125 W TRASK LAKE RD	12/21/23	\$240,000	WD	03-ARM'S LENGTH	\$237,500
100-009-200-005-00	489 N GROSSE POINTE RD	09/25/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000
100-021-100-045-11	740 S ROSS RD	07/19/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000
100-021-200-010-05	S ROSS RD	10/30/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000
100-025-100-020-00	3021 W FOWLER RD	06/14/24	\$115,000	WD	03-ARM'S LENGTH	\$109,000
101-004-200-010-00	1716 W TRASK LAKE RD	05/05/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000
101-004-200-010-00	1716 W TRASK LAKE RD	10/30/23	\$66,900	WD	03-ARM'S LENGTH	\$66,900
101-004-200-015-00	1696 W TRASK LAKE RD	01/03/25	\$103,000	WD	03-ARM'S LENGTH	\$103,000
101-004-200-045-00	911 JEWELL DR	04/13/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000
101-005-200-025-00	760 N STOUT RD	08/17/23	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000
101-005-300-005-07	670 N STOUT RD	09/27/24	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000
101-011-200-080-00	292 N BEAN HILL RD	12/05/24	\$89,000	WD	03-ARM'S LENGTH	\$89,000
101-013-100-050-00	119 S MIDDLEBROOK RD	12/18/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500
101-019-100-100-75	640 N STOUT RD	07/10/23	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$397,500
101-025-400-010-00	1300 S HUBBARD LAKE RD	04/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000
101-034-400-010-00	1985 S BEAN HILL RD	05/01/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000
101-034-400-010-00	1985 S BEAN HILL RD	08/16/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000
101-035-100-030-00	625 W PROCUNIER RD	10/02/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
102-120-000-050-00	1624 JEWELL DR	10/03/23	\$25,000	WD	03-ARM'S LENGTH	\$20,000
102-260-000-019-00	5600 W DEER TRL	09/20/24	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000
102-260-000-020-00	5610 W DEER TRL	11/13/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000
102-280-000-082-00	942 N CORDES RD	08/14/23	\$79,000	WD	03-ARM'S LENGTH	\$79,000
102-320-000-016-00	518 N TURNER ST	10/18/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000
102-320-000-016-00	518 N TURNER ST	03/10/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000
<b>Totals:</b>			<b>\$3,177,400</b>			<b>\$3,161,400</b>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$72,500	30.53	\$216,937	\$51,111	\$186,389	\$212,597	0.877	1,400	\$133.14
\$0	0.00	\$237,216	\$66,092	\$178,908	\$219,390	0.815	2,179	\$82.11
\$76,100	47.56	\$227,924	\$48,997	\$111,003	\$229,394	0.484	1,848	\$60.07
\$10,600	21.20	\$23,780	\$12,747	\$37,253	\$14,145	2.634	0	#DIV/0!
\$43,900	40.28	\$119,144	\$14,500	\$94,500	\$134,159	0.704	1,376	\$68.68
\$21,900	48.67	\$70,794	\$18,552	\$26,448	\$66,977	0.395	816	\$32.41
\$21,900	32.74	\$70,794	\$18,552	\$48,348	\$66,977	0.722	816	\$59.25
\$53,700	52.14	\$147,433	\$21,792	\$81,208	\$161,078	0.504	1,743	\$46.59
\$30,500	33.15	\$100,468	\$14,691	\$77,309	\$109,971	0.703	1,296	\$59.65
\$63,900	33.63	\$136,525	\$42,480	\$147,520	\$154,172	0.957	1,670	\$88.34
\$58,000	48.33	\$132,612	\$101,498	\$18,502	\$39,890	0.464	672	\$27.53
\$63,100	70.90	\$161,920	\$35,363	\$53,637	\$162,253	0.331	2,059	\$26.05
\$28,600	27.90	\$78,076	\$65,811	\$36,689	\$15,724	2.333	0	#DIV/0!
\$132,700	33.38	\$446,749	\$159,700	\$237,800	\$368,012	0.646	3,000	\$79.27
\$66,900	30.41	\$172,390	\$99,000	\$121,000	\$94,090	1.286	672	\$180.06
\$86,100	30.21	\$254,751	\$68,873	\$216,127	\$238,305	0.907	1,516	\$142.56
\$100,900	35.40	\$254,751	\$68,873	\$216,127	\$238,305	0.907	1,516	\$142.56
\$18,900	21.00	\$64,510	\$20,625	\$69,375	\$56,263	1.233	915	\$75.82
\$13,800	69.00	\$47,196	\$9,770	\$10,230	\$47,982	0.213	588	\$17.40
\$0	0.00	\$62,575	\$14,192	\$30,808	\$62,029	0.497	696	\$44.26
\$13,000	32.50	\$35,221	\$12,500	\$27,500	\$29,129	0.944	576	\$47.74
\$21,500	27.22	\$75,865	\$24,345	\$54,655	\$66,051	0.827	955	\$57.23
\$15,100	37.75	\$51,389	\$13,825	\$26,175	\$48,159	0.544	560	\$46.74
\$18,800	37.60	\$51,389	\$13,825	\$36,175	\$48,159	0.751	560	\$64.60
<b>\$1,032,400</b>		<b>\$3,240,409</b>		<b>\$2,143,686</b>	<b>\$2,883,211</b>			<b>#DIV/0!</b>
<b>Sale. Ratio =&gt;</b>	<b>32.66</b>				<b>E.C.F. =&gt;</b>	<b>0.744</b>		<b>Std. Deviation=&gt;</b>
<b>Std. Dev. =&gt;</b>	<b>16.59</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.862</b>		<b>Ave. Variance=&gt;</b>

USE .78 FOR 401& 401L  
USE .76 FOR 201  
USE .64 FOR 101

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
401	1.5150	RANCH		\$46,031	No	//	
401	4.6092	RANCH		\$65,100	No	//	
401	37.7675	RANCH		\$47,519	No	//	
401	177.2103	RANCH		\$12,747	No	//	
401	15.7184	RANCH		\$14,500	No	//	
401	46.6690	RANCH		\$10,625	No	//	
401	13.9712	RANCH		\$10,625	No	//	
401	35.7420	RANCH		\$19,866	No	//	
401	15.8575	RANCH		\$10,000	No	//	
401	9.5280	RANCH		\$35,541			101-005-200-020-00
401	39.7744	RANCH		\$100,140	No	//	101-005-300-005-06
401	53.0995	RANCH		\$30,500	No	//	
401	147.1686			\$65,811	No	//	
401	21.5397	RANCH	BLD ON QFP	\$147,833	No	//	101-019-100-100-01
401	42.4434	RANCH		\$99,000	No	//	
401	4.5361	RANCH		\$66,000	No	//	
401	4.5361	RANCH		\$66,000	No	//	
401	37.1480	RANCH		\$20,625	No	//	
401	64.8368	RANCH		\$6,250	No	//	
401	36.4906	RANCH		\$12,500	No	//	
401	8.2488	RANCH		\$12,500	No	//	
401	3.4109	RANCH		\$24,125	No	//	
401	31.8060	RANCH		\$12,500	No	//	
401	11.0415	RANCH		\$12,500	No	//	

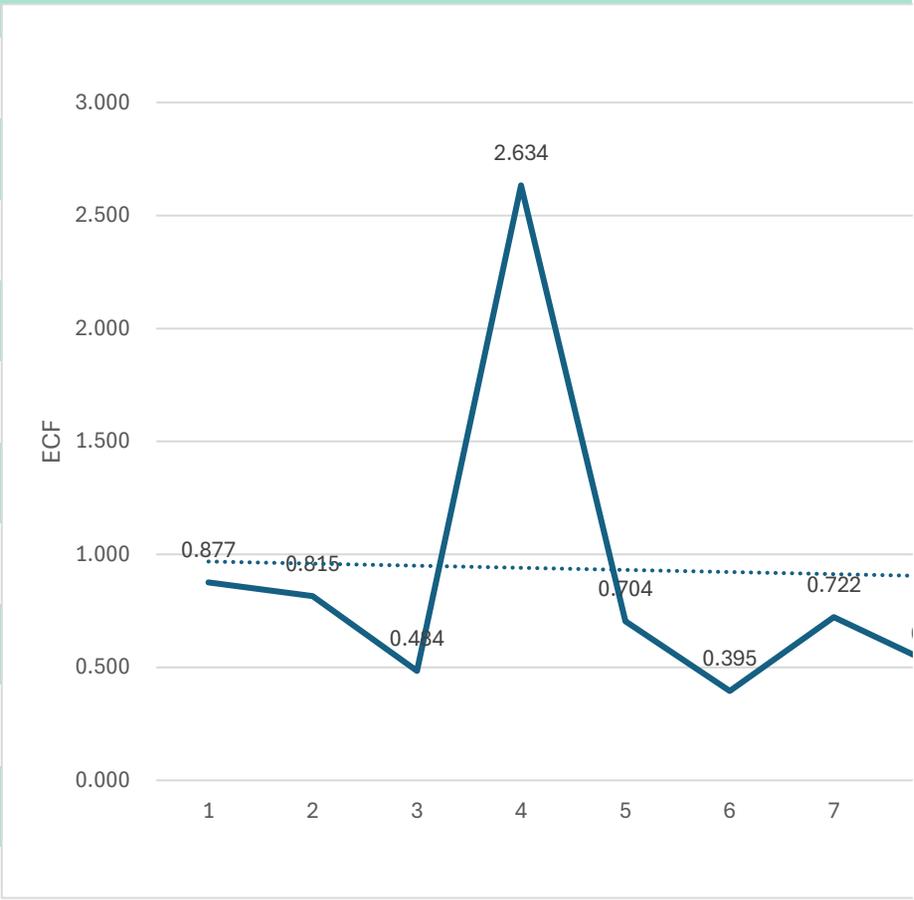
**11.8066**

**0.56564191**

**36.0279 Coefficient of Var=>**

**41.81639616**

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
RESIDENTIAL 401	401	82					
RESIDENTIAL 401	401	65					
RESIDENTIAL 401	401	85					
RESIDENTIAL 401	401	88					
RESIDENTIAL 401	401	65					
RESIDENTIAL 401	401	57					
RESIDENTIAL 401	401	57					
RESIDENTIAL 401	401	61					
RESIDENTIAL 401	401	63					
RESIDENTIAL 401	401	68					
RESIDENTIAL 401	401	52					
RESIDENTIAL 401	401	61					
RESIDENTIAL 401	401	0					
RESIDENTIAL 401	401	72					
RESIDENTIAL 401	401	75					
RESIDENTIAL 401	401	83					
RESIDENTIAL 401	401	83					
RESIDENTIAL 401	401	50					
RESIDENTIAL 401	401	53					
RESIDENTIAL 401	401	52					
RESIDENTIAL 401	401	42					
RESIDENTIAL 401	401	57					
RESIDENTIAL 401	401	52					
RESIDENTIAL 401	401	52					



ECF for 100 2025 401 & 201 classes

