

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	Dev. by Mean (%)	Building Style	land ratio	Land Value
17-10-228-006	1021 ROSE AVENUE	09/27/2022	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$49,400	32.29	\$99,589	\$13,630	\$139,370	\$99,952	1.394	928	\$150.18	'4030	47.6117	1 PLUS STORY	8%	\$13,000
17-10-228-008	1013 ROSE AVENUE	06/14/2021	\$79,000	MLC	03-ARM'S LENGTH	\$79,000	\$22,000	27.85	\$62,291	\$13,000	\$66,000	\$57,315	1.152	720	\$91.67	'4030	23.3279	RANCH	16%	\$13,000
17-10-228-011	1001 ROSE AVENUE	04/27/2022	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$76,700	36.09	\$207,076	\$13,000	\$199,500	\$225,669	0.884	2,162	\$92.28	'4030	3.4214	FARMHOUSE	6%	\$13,000
17-10-229-007	1025 MARION AVENUE	10/29/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,500	44.07	\$170,267	\$23,305	\$111,695	\$170,886	0.654	1,187	\$94.10	'4030	26.4630	FARMHOUSE	10%	\$13,000
17-10-229-008	1017 MARION AVENUE	10/17/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,000	48.13	\$197,965	\$28,241	\$131,759	\$197,353	0.668	2,040	\$64.59	'4030	25.0621	FARMHOUSE	10%	\$16,000
17-10-231-001	321 WILLIAMS STREET	09/27/2021	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,300	38.07	\$203,236	\$22,349	\$167,551	\$210,333	0.797	1,976	\$84.79	'4030	12.1654	FARMHOUSE	10%	\$19,000
17-10-231-006	318 W PERE MARQUETTE STREET	08/05/2022	\$63,860	WD	03-ARM'S LENGTH	\$63,860	\$22,400	35.08	\$56,151	\$13,439	\$50,421	\$49,665	1.015	580	\$86.93	'4030	9.6969	RANCH	20%	\$13,000
17-10-231-007	316 W PERE MARQUETTE STREET	08/03/2021	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$39,700	45.37	\$113,601	\$17,659	\$69,841	\$111,560	0.626	1,592	\$43.87	'4030	29.2213	FARMHOUSE	15%	\$13,000
17-10-232-005	220 W PERE MARQUETTE STREET	06/18/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,200	34.97	\$161,416	\$16,000	\$139,000	\$169,088	0.822	1,766	\$78.71	'4030	9.6195	1 PLUS STORY	10%	\$16,000
17-10-233-006	114 W PERE MARQUETTE STREET	04/29/2022	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$30,900	30.90	\$79,020	\$13,000	\$87,000	\$76,767	1.133	1,009	\$86.22	'4030	21.5047	FARMHOUSE	13%	\$13,000
17-10-233-009	919 N STATE STREET	07/27/2021	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$37,800	30.00	\$108,874	\$13,000	\$113,000	\$111,481	1.014	1,242	\$90.98	'4030	9.5373	FARMHOUSE	10%	\$13,000
17-10-251-004	603 W PERE MARQUETTE STREET	08/30/2022	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$47,100	27.46	\$156,065	\$16,000	\$155,500	\$162,866	0.955	1,611	\$96.52	'4030	3.6520	TWO-STORY	9%	\$16,000
17-10-251-006	817 SHERMAN STREET	12/01/2022	\$102,900	WD	03-ARM'S LENGTH	\$102,900	\$34,900	33.92	\$86,341	\$23,342	\$79,558	\$73,254	1.086	909	\$87.52	'4030	16.7804	RANCH	18%	\$19,000
17-10-252-002	519 W PERE MARQUETTE STREET	01/06/2022	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$50,200	37.46	\$140,536	\$18,125	\$115,875	\$142,338	0.814	1,504	\$77.04	'4030	10.4169	RANCH	12%	\$16,000
17-10-252-007	503 W PERE MARQUETTE STREET	07/05/2022	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$56,400	30.90	\$147,367	\$14,463	\$168,037	\$154,539	1.087	1,257	\$133.68	'4030	16.9091	1 PLUS STORY	7%	\$13,000
17-10-252-010	815 GRANT STREET	11/16/2021	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$54,400	39.14	\$152,368	\$18,409	\$120,591	\$155,766	0.774	1,812	\$66.55	'4030	14.4072	RANCH	12%	\$16,000
17-10-253-001	427 W PERE MARQUETTE STREET	03/18/2022	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$59,200	27.79	\$196,585	\$23,457	\$189,543	\$201,311	0.942	1,932	\$98.11	'4030	2.3291	FARMHOUSE	9%	\$19,000
17-10-253-004	420 W WATERLOO STREET	03/04/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,100	32.88	\$113,109	\$20,039	\$104,961	\$108,220	0.970	1,167	\$89.94	'4030	5.1633	FARMHOUSE	13%	\$16,000
17-10-253-009	402 W WATERLOO STREET	11/10/2022	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$44,300	37.23	\$114,763	\$13,392	\$105,608	\$117,873	0.896	1,443	\$73.19	'4030	2.2305	TWO-STORY	11%	\$13,000
17-10-254-001	726 SHERIDAN STREET	10/27/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$168,305	\$19,000	\$166,000	\$173,610	0.956	1,666	\$99.64	'4030	3.7914	RANCH	10%	\$19,000
17-10-256-003	716 GRANT STREET	05/10/2021	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$46,600	25.05	\$155,114	\$16,419	\$169,581	\$161,273	1.052	1,290	\$131.46	'4030	13.3263	TWO-STORY	9%	\$16,000
17-10-276-001	329 W PERE MARQUETTE STREET	11/29/2021	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$50,700	33.25	\$142,096	\$17,772	\$134,728	\$144,562	0.932	1,506	\$89.46	'4030	1.3721	FARMHOUSE	10%	\$16,000
17-10-276-013	813 ROSE AVENUE	03/25/2022	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$53,000	39.88	\$153,735	\$13,000	\$119,900	\$163,645	0.733	1,922	\$62.38	'4030	18.5569	FARMHOUSE	10%	\$13,000
17-10-277-004	812 ROSE AVENUE	01/13/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,600	37.57	\$137,324	\$13,000	\$127,000	\$144,562	0.879	1,480	\$85.81	'4030	3.9737	1 PLUS STORY	9%	\$13,000
17-10-277-006	220 W WATERLOO STREET	08/13/2021	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$45,800	33.93	\$125,360	\$29,000	\$106,000	\$112,047	0.946	1,170	\$90.60	'4030	2.7779	FARMHOUSE	21%	\$29,000
17-10-278-003	822 MARION AVENUE	02/25/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$72,100	35.17	\$209,210	\$18,286	\$186,714	\$222,004	0.841	2,408	\$77.54	'4030	7.7214	1 PLUS STORY	6%	\$13,000
17-10-278-004	818 MARION AVENUE	08/24/2021	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,400	41.08	\$148,777	\$22,646	\$107,354	\$146,663	0.732	1,768	\$60.72	'4030	18.6275	1 PLUS STORY	12%	\$16,000
17-10-278-005	812 MARION AVENUE	06/14/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,800	33.42	\$145,590	\$17,360	\$137,640	\$149,104	0.923	1,275	\$107.95	'4030	0.4862	FARMHOUSE	10%	\$16,000
17-10-280-004	712 FINLEY AVENUE	05/09/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,800	32.87	\$105,340	\$13,321	\$101,679	\$106,998	0.950	1,122	\$90.62	'4030	3.2036	RANCH	11%	\$13,000
17-10-281-002	724 ROSE AVENUE	11/04/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$48,300	30.19	\$124,199	\$19,768	\$140,232	\$121,431	1.155	1,230	\$114.01	'4030	23.6576	FARMHOUSE	10%	\$16,000
17-10-281-007	729 MARION AVENUE	11/10/2021	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$45,800	23.14	\$127,086	\$17,843	\$180,057	\$127,026	1.417	1,362	\$132.20	'4030	49.9229	TWO-STORY	8%	\$16,000
17-10-281-011	711 MARION AVENUE	05/07/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$52,800	33.00	\$156,544	\$16,000	\$144,000	\$163,423	0.881	1,482	\$97.17	'4030	3.7104	FARMHOUSE	10%	\$16,000
17-10-401-008	509 W BRIDGE STREET	09/15/2022	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$73,400	28.45	\$214,692	\$24,261	\$233,739	\$221,431	1.056	1,872	\$124.86	'4030	13.7331	FARMHOUSE	5%	\$13,000
17-10-425-006	405 FINLEY AVENUE	04/04/2022	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$50,700	27.11	\$138,812	\$16,000	\$171,000	\$142,804	1.197	1,104	\$154.89	'4030	27.9193	RANCH	9%	\$16,000
17-10-427-006	629 ROSE AVENUE	10/11/2022	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,900	44.45	\$126,415	\$16,000	\$94,000	\$128,389	0.732	1,326	\$70.89	'4030	18.6103	FARMHOUSE	15%	\$16,000
17-10-427-009	607 ROSE AVENUE	08/09/2021	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$42,700	29.47	\$157,448	\$16,659	\$128,241	\$163,708	0.783	1,012	\$126.72	'4030	13.4900	MANUFACTURED	11%	\$16,000
17-10-427-010	603 ROSE AVENUE	05/02/2022	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$43,800	31.31	\$128,540	\$13,000	\$126,900	\$134,348	0.945	1,437	\$88.31	'4030	2.6309	FARMHOUSE	9%	\$13,000
17-10-428-005	216 W GRAND TRAVERSE STREET	08/13/2021	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,300	39.42	\$137,303	\$13,000	\$107,000	\$144,538	0.740	1,164	\$91.92	'4030	17.7963	RANCH	11%	\$13,000
17-10-431-003	520 FINLEY AVENUE	07/15/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,700	28.36	\$114,298	\$13,238	\$126,762	\$117,511	1.079	1,185	\$106.97	'4030	16.0472	1 PLUS STORY	9%	\$13,000
17-10-431-009	519 ROSE AVENUE	06/04/2021	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$50,000	47.66	\$144,878	\$13,377	\$91,523	\$152,908	0.599	1,838	\$49.79	'4030	31.9703	FARMHOUSE	12%	\$13,000
17-10-432-007	521 MARION AVENUE	12/29/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,300	38.58	\$119,350	\$17,776	\$102,224	\$118,109	0.866	1,322	\$77.33	'4030	5.2747	FARMHOUSE	11%	\$13,000
17-10-435-001	329 W BELLEVUE STREET	09/07/2021	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,400	36.38	\$214,528	\$33,037	\$176,963	\$211,036	0.839	1,650	\$107.25	'4030	7.9708	1 PLUS STORY	9%	\$19,000
17-10-436-004	420 ROSE AVENUE	03/22/2022	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$41,600	29.50	\$114,813	\$13,816	\$127,184	\$117,438	1.083	1,096	\$116.04	'4030	16.4736	RANCH	9%	\$13,000
17-10-437-001	430 MARION AVENUE	04/23/2022	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$40,600	28.79	\$132,677	\$16,000	\$125,000	\$135,670	0.921	1,000	\$125.00	'4030	0.3101	1 PLUS STORY	11%	\$16,000
17-10-437-003	414 MARION AVENUE	01/06/2022	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,600	51.45	\$151,057	\$13,419	\$96,581	\$160,044	0.603	1,532	\$63.04	'4030	31.4787	1 PLUS STORY	12%	\$13,000
17-10-437-004	406 MARION AVENUE	05/25/2021	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,700	37.25	\$123,939	\$19,758	\$100,242	\$121,140	0.827	1,438	\$69.71	'4030	9.0764	FARMHOUSE	13%	\$16,000
17-10-471-006	407 W PINE STREET	05/05/2022	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$43,700	30.77	\$113,421	\$13,000	\$129,000	\$116,768	1.105	1,137	\$113.46	'4030	18.6502	1 PLUS STORY	9%	\$13,000
17-10-471-011	201 FINLEY AVENUE	07/09/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$35,500	22.19	\$137,606	\$19,000	\$141,000	\$137,913	1.022	1,148	\$122.82	'4030	10.4131	1 PLUS STORY	12%	\$19,000
17-10-476-003	312 FINLEY AVENUE	01/26/2022	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,600	38.44	\$103,742	\$13,360	\$76,640	\$105,095	0.729	1,080	\$70.96	'4030	18.9008	RANCH	14%	\$13,000
17-10-476-003	312 FINLEY AVENUE	05/11/2022	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$38,500	25.68	\$103,742	\$13,360	\$136,540	\$105,095	1.299	1,080	\$126.43	'4030	38.0953	RANCH	9%	\$13,000
17-10-477-005	218 W PINE STREET	06/18/2021	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$60,900	41.71	\$172,370	\$16,000	\$130,000	\$181,825	0.715	2,436	\$53.37	'4030	20.3279	1 PLUS STORY	11%	\$16,000
17-10-477-006	20																			

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	Dev. by Mean (%)	Building Style	land ratio	Land Value		
17-10-480-009	219 MARION AVENUE	08/20/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,900	35.64	\$140,123	\$18,404	\$121,596	\$141,533	0.859	1,388	\$87.61	'4030	5.9117	1 PLUS STORY	11%	\$16,000		
Totals:			\$8,756,360			\$8,756,360	\$2,963,900		\$8,448,074		\$7,755,869	\$8,659,952			\$92.02		2.2651			11%		
								Sale. Ratio =>	33.85			E.C.F. =>	0.896	Std. Deviation=>		0.189370187						
								Std. Dev. =>	6.43			Ave. E.C.F. =>	0.918	Ave. Variance=>		14.8772	Coefficient of Var=>		16.20163996			

