

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
020-016-000-2700-00	4591 SAGINAW	05/24/24	\$100,000	WD
020-030-000-4200-06	6720 STATE	11/13/23	\$105,000	WD
020-032-000-1700-01	7119 STATE	05/25/23	\$450,000	WD
050-004-400-2400-00	852 Hooper	06/21/23	\$230,000	WD
043-500-112-0500-00	6523 Center	10/04/23	\$52,500	WD
051-500-109-0400-00	123 S Main	06/30/23	\$80,000	WD
050-500-155-2400-00	183 N State	11/15/24	\$300,000	MLC
035-033-000-6000-00	6234 Main	07/10/23	[REDACTED]	WD
038-500-352-1200-00	6145 State	05/03/23	\$50,000	MLC
042-500-118-0300-00	9739 Saginaw	04/30/24	\$165,000	MLC
051-500-109-0620-00	120 E Huron	10/03/24	[REDACTED]	WD
Totals:			\$1,819,500	

Outlier

020-032-000-1000-01	7035 STATE RD	11/12/24	\$545,000	WD
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Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
03-ARM'S LENGTH	\$100,000	\$30,500	30.50	\$62,668	\$23,928
03-ARM'S LENGTH	\$105,000	\$46,800	44.57	\$92,644	\$14,473
03-ARM'S LENGTH	\$450,000	\$138,400	30.76	\$278,946	\$15,456
ARMS LENGTH	\$230,000	\$158,200	68.78	\$241,849	\$43,270
MULTI-ARMS LENGTH	\$52,500	\$20,500	39.05	\$53,149	\$20,347
ARMS LENGTH	\$80,000	\$36,800	46.00	\$81,519	\$4,426
MULTI-ARMS LENGTH	\$300,000	\$82,500	27.50	\$197,347	\$7,935
ARMS LENGTH		\$38,900	35.36	\$87,892	\$30,817
ARMS LENGTH	\$50,000	\$21,000	42.00	\$44,686	\$16,077
ARMS LENGTH	\$165,000	\$33,700	20.42	\$142,971	\$63,769
MULTI-ARMS LENGTH		\$57,100	32.82	\$176,148	\$7,976
	\$1,816,500	\$664,400		\$1,459,819	
		Sale. Ratio =>	36.58		
		Std. Dev. =>	12.78		

03-ARM'S LENGTH	\$545,000	\$84,200	15.45	\$156,716	\$22,702
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Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$76,072	\$65,439	1.162	1,536	\$49.53	201	53.9538
\$90,527	\$132,046	0.686	2,832	\$31.97	201	6.2628
\$434,544	\$445,084	0.976	3,176	\$136.82	201	34.0673
\$186,730	\$413,706	0.451	7,695	\$24.27	LOW	2.233
\$32,153	\$68,338	0.470	1,365	\$23.56	LOW	4.147
\$75,574	\$160,611	0.471	2,720	\$27.78	LOW	4.152
\$292,065	\$394,609	0.740	5,982	\$48.82	MED	34.420
\$79,183	\$176,157	0.450	3,498	\$22.64	MED	5.356
\$33,923	\$88,299	0.384	5,848	\$5.80	MED	1.176
\$101,231	\$172,180	0.588	3,798	\$26.65	MED	19.200
\$166,024	\$350,356	0.474	6,343	\$26.17	LOW	4.485
\$1,568,026	\$2,466,825			\$38.55		1.2699
	E.C.F. =>	0.636		Std. Deviation=>	0.24901351	
	Ave. E.C.F. =>	0.623		Ave. Variance=>	15.4048	Coefficient of Var=>

\$522,298	\$226,375	2.307	2,732	\$191.18	201	168.4279
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Building Style	Other Parcels in Sale	Property Class	Land Value	Comments
1 STORY		201	\$13,581	
		201	\$14,473	
		201	\$15,456	
1 STORY		201		County Sale
1 STORY	0600-00, 0900-00	201		County Sale
1 STORY		201		County Sale
2 STORY	050-500-155-2500-00	201		County Sale
1 STORY		201		
1 STORY		201		
1 STORY		201		County Sale
2 STORY	051-500-109-0630-00	201		County Sale

24.72886366

201 \$14,436