

Commerical Sales County Wide

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.	Dev. By Mean %	Floor Area	\$/sq.Ft.	ECF Area	Building Style	Other Parcels in Sale	Property Class
020-032-000-1700-01	7119 STATE	05/25/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$138,400	30.76	\$257,581	\$15,456	\$434,544	\$445,083	0.976	28.4785	#REF!		Vassar Com			\$201
020-030-000-4200-06	6720 STATE	11/13/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,800	44.57	\$85,107	\$14,473	\$90,527	\$129,842	0.697	22.7377			Vassar Com			\$201
050-004-400-2400-00	852 Hooper	06/21/23	\$230,000	WD	ARMS LENGTH	\$230,000	\$158,200	68.78	\$245,856	\$59,681	\$170,319	\$395,275	0.431	13.472	7,695	\$22.13		LOW 1 STORY		201
043-500-112-0500-00	6523 Center	10/04/23	\$52,500	WD	MULTI-ARMS LENGTH	\$52,500	\$20,500	39.05	\$47,584	\$20,479	\$32,021	\$57,549	0.556	0.920	1,365	\$23.46		LOW 1 STORY	0600-00, 0900-00	201
050-500-117-0900-00	201 N State	07/13/23		WD	ARMS LENGTH		\$21,900	19.91	\$76,844	\$6,033	\$103,967	\$150,342	0.692	19.747	5,187	\$20.04		LOW 2 STORY		201
050-500-118-0210-00	144 W Burnside	05/23/23		WD	ARMS LENGTH		\$8,100	57.86	\$19,468	\$2,443	\$11,557	\$36,147	0.320	24.589	620	\$18.64		LOW 1 STORY		201
051-500-109-0400-00	123 S Main	06/30/23	\$80,000	WD	ARMS LENGTH	\$80,000	\$36,800	46.00	\$79,406	\$4,469	\$75,531	\$159,103	0.475	9.088	2,720	\$27.77		LOW 1 STORY		201
050-500-452-0200-00	200 E Frank	09/15/22	\$240,000	WD	MULTI-ARMS LENGTH	\$240,000	\$163,700	68.21	\$258,635	\$68,615	\$171,385	\$508,075	0.337	20.871	8,817	\$19.44		MED 1 STORY	050-500-452-0100-00	201
050-500-112-0450-00	418 W Frank	08/24/22	\$160,000	WD	ARMS LENGTH	\$160,000	\$56,900	35.56	\$131,382	\$32,540	\$127,460	\$271,288	0.470	17.936	4,989	\$25.55		MED 2 STORY		201
017-009-000-3600-02	8220 Ellis	12/18/23		WD	MULTI-ARMS LENGTH		\$86,000	24.57	\$213,232	\$86,844	\$263,156	\$352,924	0.746	105.840	5,360	\$49.10		MED 1 STORY	017-009-000-3600-05	201
020-030-000-4200-06	6720 State	11/13/23	\$105,000	WD	ARMS LENGTH	\$105,000	\$46,800	44.57	\$105,535	\$44,609	\$60,391	\$162,902	0.371	8.025	2,832	\$21.32		MED 1 STORY		201
038-500-352-1200-00	6145 State	05/03/23	\$50,000	MLC	ARMS LENGTH	\$50,000	\$21,000	42.00	\$41,750	\$16,054	\$33,946	\$68,707	0.494	20.359	5,848	\$5.80		MED 1 STORY		201
038-500-150-0500-00	5969 State	04/04/22	\$39,000	WD	ARMS LENGTH	\$39,000	\$19,200	49.23	\$39,087	\$2,217	\$36,783	\$98,584	0.373	143.093	4,480	\$8.21		MED 2 STORY		201
035-033-000-6000-00	6234 Main	07/10/23		WD	ARMS LENGTH		\$38,900	35.36	\$90,233	\$30,822	\$79,178	\$158,853	0.498	20.796	3,498	\$22.64		MED 1 STORY		201
040-036-000-0800-01	720 E Main	04/14/23		MLC	ARMS LENGTH		\$121,700	32.45	\$220,013	\$63,360	\$311,640	\$332,597	0.937			\$92.20		LOW 1 STORY		201
041-500-101-0350-00	4724 Main	07/05/23	\$109,900	WD	ARMS LENGTH	\$109,900	\$26,600	24.20	\$52,294	\$4,540	\$105,360	\$127,683	0.825	97.887	1,584	\$66.52		MED 1 STORY		201
050-035-000-3300-00	1292 Cleaver	07/07/22	\$125,000	WD	ARMS LENGTH	\$125,000	\$51,200	40.96	\$123,154	\$41,197	\$83,803	\$153,477	0.546	54.603	2,244	\$37.35		HIGH 1 STORY		201
050-500-604-0200-00	411 S State	08/31/22		WD	ARMS LENGTH		\$147,800	49.27	\$307,308	\$77,167	\$222,833	\$430,975	0.517	51.704	2,004	\$111.19		HIGH 1 STORY		201
050-500-617-0400-00	604 S State	06/01/23	\$225,000	WD	ARMS LENGTH	\$225,000	\$83,600	37.16	\$218,106	\$81,743	\$143,257	\$257,727	0.556	55.585	1,952	\$73.39		HIGH 1 STORY		201
050-500-155-1600-00	113 N State	05/16/22	\$79,900	WD	ARMS LENGTH	\$79,900	\$32,300	40.43	\$76,187	\$3,939	\$75,961	\$153,393	0.495	7.041	3,288	\$23.10		LOW 2 STORY		201
Totals:			\$3,360,300			\$3,310,300	\$1,326,400		\$2,688,762		\$2,633,619	\$4,450,526				\$37.10				
							Sale. Ratio =>	40.07				E.C.F. =>	0.592				Std. Dev. =>	0.18921883		
							Std. Dev. =>	13.51				Ave. E.C.F. =>	0.566							

Outliers

041-500-113-0160-00	8484 State	06/09/22	\$50,000	WD	ARMS LENGTH	\$50,000	\$32,000	64.00	\$113,861	\$40,281	\$9,719	\$196,738	0.049		6,000	\$1.62		MED 2 STORY		201
019-012-000-6000-00	1223 W Saginaw	01/30/24		WD	MULTI-ARMS LENGTH		\$109,700	24.38	\$219,120	\$122,045	\$327,955	\$181,789	1.804		8,688	\$37.75		HIGH 1 STORY	FIVE ADDITIONAL PARCELS	201
050-035-000-2400-00	1079 E Caro	04/07/23	\$250,000	WD	ARMS LENGTH	\$250,000	\$52,000	20.80	\$144,951	\$88,763	\$161,237	\$108,408	1.487		1,536	\$104.97		HIGH 1 STORY		201