

41-08-280-013	1109	N	DORT HWY	11/02/22	WD	\$12,000.0	\$60,000	\$51,900	86.50	\$103,826	\$11,892	80.0	99.0	0.18	0.18	\$1.51	40.00	NE	NORTH RATES
41-08-485-031	810	S	DORT HWY	10/31/23	WD	\$12,100.0	\$60,500	\$53,500	88.43	\$107,027	\$12,350	75.0	110.0	0.19	0.19	\$1.47	75.00	SE	NORTH RATES
														avg	\$1.49				
41-05-483-044	2109	N	DORT HWY	11/10/22	LC	\$56,000.0	\$280,000	\$56,700	20.25	\$113,371	\$7,100	69.0	103.0	0.16	0.16	\$7.89	0.00	NE	NORTH RATES
41-04-301-013	2430	N	DORT HWY	05/04/23	WD	\$45,000.0	\$225,000	\$43,100	19.16	\$86,248	\$13,678	94.2	145.1	0.31	0.31	\$3.29	94.15	746	NORTH RATES
41-05-226-031	3201	N	DORT HWY	09/08/22	WD	\$30,000.0	\$150,000	\$53,100	35.40	\$106,122	\$8,625	157.0	55.0	0.20	0.20	\$3.48	157.00	NE	NORTH RATES
														avg	\$4.89				
47-32-401-021	4020	N	DORT HWY	07/19/22	WD	\$24,000.0	\$120,000	\$104,300	86.92	\$208,596	\$24,481	106.0	231.0	0.56	0.56	\$0.98	106.00	NE	NORTH RATES
47-29-301-005	5901	N	DORT HWY	09/01/23	WD	\$55,800.0	\$279,000	\$96,600	34.62	\$193,043	\$92,870	348.0	751.3	2.13	1.46	\$0.60	348.00	746	NORTH RATES
47-29-302-020	6120	N	DORT HWY	04/13/23	WD	\$40,000.0	\$200,000	\$99,100	49.55	\$198,129	\$34,325	132.0	260.0	0.79	0.79	\$1.17	132.00	NE	NORTH RATES
47-29-101-002	7045	N	DORT HWY	08/09/23	WD	\$11,200.0	\$56,000	\$39,700	70.89	\$79,357	\$15,638	125.0	125.0	0.36	0.36	\$0.72	125.00	NE	NORTH RATES
														avg	\$0.87				
40-01-359-029	1716		DUPONT ST	05/19/23	MLC	\$36,000.0	\$180,000	\$90,400	50.22	\$180,725	\$18,557	140.0	88.4	0.28	0.28	\$2.91	115.00	NW	NORTH RATES
40-11-301-034	2702		FLUSHING RD	11/22/22	WD	\$30,000.0	\$150,000	\$59,700	39.80	\$119,420	\$22,412	100.1	128.0	0.29	0.29	\$2.34	100.08	NW	NORTH RATES
40-11-351-001	2765		FLUSHING RD	03/28/24	WD	\$20,000.0	\$100,000	\$43,400	43.40	\$86,749	\$86,749	161.0	308.0	1.14	1.14	\$0.40	161.00	NW	NORTH RATES
40-10-204-035	3214		FLUSHING RD	10/12/23	WD	\$64,000.0	\$320,000	\$166,800	52.13	\$333,644	\$70,361	150.0	268.0	0.92	0.92	\$1.59	150.00	NW	NORTH RATES
														avg	\$1.45				
47-32-101-033	1420	E	PIERSON RD	12/14/23	WD	\$60,000.0	\$300,000	\$55,800	18.60	\$111,554	\$6,013	278.9	168.5	0.14	0.14	\$9.98	278.90	NE	NORTH RATES
46-34-226-012	2501	W	PIERSON RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$225,400	5.71	\$450,793	\$59,710	190.0	450.0	1.80	1.29	\$10.09	190.00	NW	NORTH RATES
														avg	\$10.04				
41-08-427-073	2702		ROBERT T LONGWAY	08/12/22	WD	\$169,000.0	\$845,000	\$735,900	87.09	\$1,471,818	\$88,414	0.0	0.0	0.90	0.46	\$4.30	0.00	NE	NORTH RATES
41-06-101-003	3300	N	SAGINAW ST	04/08/22	WD	\$40,000.0	\$200,000	\$0	0.00	\$2,169,104	\$500,500	490.0	804.9	9.10	9.10	\$0.10	490.00	NE	NORTH RATES
47-31-105-042	4702	N	SAGINAW ST	12/02/22	WD	\$9,000.0	\$45,000	\$47,100	104.67	\$94,144	\$33,846	120.0	188.0	0.52	0.52	\$0.40	120.00	746	NORTH RATES
46-35-282-011	701	W	STEWART AVE	08/08/23	MLC	\$75,000.0	\$375,000	\$60,200	16.05	\$120,309	\$10,019	87.0	115.0	0.23	0.23	\$7.49	87.00	NW	NORTH RATES
41-07-453-051	526		CRAPO ST	11/03/22	WD	\$80,000.0	\$400,000	\$269,600	67.40	\$622,262	\$38,682	150.0	129.0	0.44	0.44	\$4.14	150.00	702	SOUTH RATES
41-18-302-026	916	S	GRAND TRAVERSE	09/02/22	WD	\$50,000.0	\$250,000	\$181,400	72.56	\$362,825	\$60,984	231.0	264.0	0.70	0.30	\$1.64	231.00	HSCOV	SOUTH RATES
41-18-302-024	940	S	GRAND TRAVERSE	05/25/23	WD	\$17,000.0	\$85,000	\$83,200	97.88	\$166,381	\$20,822	61.7	223.9	0.24	0.24	\$1.63	92.12	DAREA	SOUTH RATES
41-16-303-009	1830		KELSO ST	08/12/22	WD	\$29,500.0	\$147,500	\$55,000	37.29	\$110,020	\$45,042	225.0	100.0	0.52	0.52	\$1.31	225.00	SE	SOUTH RATES

41-16-331-019	1818	S	AVERILL AVE	11/18/22	WD	\$17,800.0	\$89,000	\$45,600	51.24	\$91,292	\$12,980	65.0	100.0	0.15	0.15	\$2.74	65.00	SE	SOUTH RATES
41-16-379-048	2016	S	AVERILL AVE	09/06/23	WD	\$55,000.0	\$275,000	\$91,400	33.24	\$198,737	\$28,750	90.0	159.0	0.33	0.33	\$3.83	90.00	703	SOUTH RATES
41-16-379-040	2030	S	AVERILL AVE	11/15/22	WD	\$104,000.0	\$520,000	\$168,200	32.35	\$420,057	\$84,594	180.0	235.0	0.97	0.97	\$2.46	180.00	702	SOUTH RATES
														avg	\$2.54				
40-23-127-001	2919		CORUNNA RD	06/20/23	WD	\$5,000.0	\$25,000	\$29,200	116.80	\$58,310	\$13,199	88.0	100.0	0.20	0.20	\$0.57	88.00	746	SOUTH RATES
40-14-372-003	3018		CORUNNA RD	08/17/23	WD	\$90,000.0	\$450,000	\$160,700	35.71	\$321,299	\$104,523	574.0	549.3	1.57	1.09	\$1.32	574.00	746	SOUTH RATES
40-23-126-001	3019		CORUNNA RD	11/01/23	WD	\$11,000.0	\$55,000	\$39,400	71.64	\$78,758	\$13,199	88.0	100.0	0.20	0.20	\$1.25	88.00	SW	SOUTH RATES
40-14-364-011	3502		CORUNNA RD	03/02/23	WD	\$9,000.0	\$45,000	\$7,400	16.44	\$14,781	\$11,631	97.0	80.0	0.18	0.18	\$1.16	97.00	SW	SOUTH RATES
															\$1.07				
40-22-227-022	3719		CORUNNA RD	05/01/23	MLC	\$24,000.0	\$120,000	\$36,600	30.50	\$73,150	\$22,978	80.0	115.0	0.21	0.21	\$2.61	80.00	SW	SOUTH RATES
40-22-227-024	3721		CORUNNA RD	03/24/23	WD	\$20,000.0	\$100,000	\$27,600	27.60	\$55,237	\$22,978	80.0	115.0	0.21	0.21	\$2.18	80.00	SW	SOUTH RATES
														avg	\$2.39				
41-18-226-008	903	E	COURT ST	04/08/22	WD	\$40,000.0	\$200,000	\$62,000	31.00	\$123,987	\$28,576	120.3	117.0	0.33	0.33	\$2.80	117.00	732	SOUTH RATES
41-09-483-032	3709	E	COURT ST	02/03/23	WD	\$50,000.0	\$250,000	\$50,500	20.20	\$101,020	\$90,039	150.0	200.0	0.69	0.69	\$1.67	150.00	SE	SOUTH RATES
41-09-483-031	3805	E	COURT ST	02/23/23	PTA	\$106,000.0	\$530,000	\$277,300	52.32	\$554,548	\$85,074	165.0	171.8	0.65	0.65	\$3.74	135.00	717	SOUTH RATES
														avg	\$2.73				
41-18-302-003	409	W	COURT ST	09/02/22	WD	\$50,000.0	\$250,000	\$181,400	72.56	\$362,825	\$60,984	231.0	264.0	0.70	0.40	\$1.64	231.00	DAREA	SOUTH RATES
40-13-331-022	1402	W	COURT ST	07/13/22	WD	\$35,800.0	\$179,000	\$134,100	74.92	\$268,104	\$68,214	162.7	242.0	0.78	0.78	\$1.05	206.00	SW	SOUTH RATES
40-13-328-061	1526	W	COURT ST	09/08/23	WD	\$38,000.0	\$190,000	\$86,400	45.47	\$172,724	\$28,750	162.0	88.7	0.33	0.33	\$2.64	162.00	732	SOUTH RATES
40-15-476-035	3929	W	COURT ST	12/15/22	LC	\$39,000.0	\$195,000	\$135,300	69.38	\$270,679	\$24,654	107.3	111.0	0.28	0.28	\$3.16	100.00	SW	SOUTH RATES
														avg	\$2.12				
40-25-201-001	1633	W	ATHERTON RD	02/06/24	MLC	\$65,000.0	\$325,000	\$97,000	29.85	\$193,999	\$42,253	130.0	130.0	0.39	0.39	\$3.85	130.00	SW	SOUTH RATES
41-20-278-027		S	DORT HWY	01/03/23	CD	\$20,501.0	\$102,505	\$83,000	80.97	\$166,088	\$166,088	440.0	569.3	5.75	5.75	\$0.08	150.00	SE	SOUTH RATES
41-21-351-040		S	DORT HWY	08/30/23	WD	\$5,000.0	\$25,000	\$36,900	147.60	\$73,776	\$44,976	100.0	360.0	0.83	0.83	\$0.14	100.00	745	SOUTH RATES
41-21-101-038	2211	S	DORT HWY	10/13/23	WD	\$32,000.0	\$160,000	\$156,700	97.94	\$313,309	\$35,774	143.0	200.0	0.66	0.66	\$1.12	143.00	SE	SOUTH RATES
41-20-226-030	2302	S	DORT HWY	04/24/23	WD	\$29,200.0	\$146,000	\$102,000	69.86	\$204,032	\$63,761	68.0	750.0	1.17	1.17	\$0.57	68.00	SE	SOUTH RATES
41-20-226-018	2330	S	DORT HWY	04/28/23	WD	\$20,000.0	\$100,000	\$119,100	119.10	\$359,038	\$121,569	230.0	536.1	2.83	2.83	\$0.16	110.00	SE	SOUTH RATES
41-20-278-019	2730	S	DORT HWY	05/26/22	WD	\$15,000.0	\$75,000	\$25,400	33.87	\$50,754	\$14,266	76.0	150.0	0.26	0.26	\$1.31	76.00	SE	SOUTH RATES
41-21-151-020	2817	S	DORT HWY	03/14/24	MLC	\$30,000.0	\$150,000	\$72,500	48.33	\$145,009	\$25,374	142.0	143.0	0.47	0.47	\$1.48	142.00	SE	SOUTH RATES
41-20-476-045	3316	S	DORT HWY	03/11/24	CD	\$35,000.0	\$175,000	\$243,600	139.20	\$499,882	\$73,780	369.0	160.0	1.36	1.36	\$0.59	369.00	SE	SOUTH RATES
41-20-476-048	3756	S	DORT HWY	06/27/23	MLC	\$195,000.0	\$975,000	\$123,100	12.63	\$246,244	\$37,516	125.0	240.0	0.69	0.69	\$6.50	125.00	SE	SOUTH RATES
															\$1.68				
41-29-277-065	4410	S	DORT HWY	08/11/22	WD	\$50,000.0	\$250,000	\$125,000	50.00	\$250,074	\$69,369	137.4	404.0	1.27	1.27	\$0.90	137.40	SE	SOUTH RATES
														avg	\$1.32				
40-24-230-015	1902		FENTON RD	03/11/23	WD	\$56,000.0	\$280,000	\$93,600	33.43	\$187,193	\$27,008	67.5	100.0	0.16	0.16	\$8.29	67.50	SW	SOUTH RATES
41-19-351-026	3301		FENTON RD	11/02/23	WD	\$35,000.0	\$175,000	\$132,000	75.43	\$264,045	\$83,808	144.0	145.5	0.48	0.48	\$1.67	144.00	SW	SOUTH RATES

40-24-483-034	3612	FENTON RD	06/28/22	WD	\$7,000.0	\$35,000	\$33,400	95.43	\$66,846	\$8,536	20.0	107.0	0.05	0.05	\$3.28	20.00	SW	SOUTH RATES
40-24-483-037	3616	FENTON RD	10/20/22	MLC	\$16,200.0	\$81,000	\$27,300	33.70	\$54,630	\$5,576	13.0	107.0	0.03	0.03	\$11.62	13.00	SW	SOUTH RATES
41-30-101-028	3817	FENTON RD	05/25/23	WD	\$6,000.0	\$30,000	\$71,200	237.33	\$142,375	\$67,780	125.0	135.7	0.39	0.39	\$0.35	125.03	SW	SOUTH RATES
41-30-159-055	4619	FENTON RD	04/04/23	WD	\$8,000.0	\$40,000	\$95,300	238.25	\$190,518	\$66,036	146.0	113.2	0.38	0.38	\$0.48	136.00	SW	SOUTH RATES
41-30-302-006	5125	FENTON RD	10/18/23	WD	\$60,000.0	\$300,000	\$420,000	140.00	\$840,064	\$366,775	1,431.0	571.3	3.20	3.20	\$0.43	1,139.00	SW	SOUTH RATES

avg \$3.73

41-17-309-032	1802	LAPEER RD	08/03/23	WD	\$5,330,000.0	\$26,650,000	\$0	0.00	\$13,891,901	\$444,550	1,116.4	1144.5	19.35	0.00	\$6.32	1,116.40	702	SOUTH RATES
41-16-401-016	3711	LAPEER RD	05/12/22	OTH	\$392,500.0	\$1,962,500	\$961,200	48.98	\$1,922,387	\$57,521	1,265.0	521.5	3.03	3.03	\$2.97	1,265.00	SE	SOUTH RATES

avg \$4.65

40-23-303-002	3626	MILLER RD	05/18/23	WD	\$108,000.0	\$540,000	\$242,500	44.91	\$484,926	\$101,693	281.0	97.9	0.67	0.67	\$3.72	250.00	SW	SOUTH RATES
40-23-303-002	3626	MILLER RD	08/23/22	WD	\$102,600.0	\$513,000	\$242,500	47.27	\$484,926	\$101,693	281.0	97.9	0.67	0.67	\$3.53	250.00	SW	SOUTH RATES
40-23-305-001	3631	MILLER RD	05/13/22	WD	\$80,000.0	\$400,000	\$197,700	49.43	\$395,442	\$77,907	154.0	132.5	0.51	0.51	\$3.59	126.00	717	SOUTH RATES

avg \$3.61

41-19-280-042	2921	S	SAGINAW ST	11/30/22	WD	\$29,000.0	\$145,000	\$61,000	42.07	\$122,017	\$6,272	22.0	143.0	0.07	0.07	\$9.25	22.00	703	SOUTH RATES
41-19-433-022	3318	S	SAGINAW ST	06/02/22	QC	\$4,000.0	\$20,000	\$24,500	122.50	\$48,911	\$7,840	40.0	98.0	0.09	0.09	\$1.02	40.00	SW	SOUTH RATES
41-19-436-018	3432	S	SAGINAW ST	12/28/22	MLC	\$48,000.0	\$240,000	\$104,200	43.42	\$208,343	\$20,908	95.0	110.0	0.24	0.24	\$4.59	95.00	SW	SOUTH RATES

Totals: \$58,921,605 \$14,966,800 \$46,238,896 \$7,648,878 22,118.3 Avg \$4.95
Sale. Ratio => 25.40
Std. Dev. => 40.66

Outliers

40-12-479-004	523	M L KING AVE	10/27/23	WD	\$74,000.0	\$370,000	\$40,100	10.84	\$80,125	\$10,456	40.0	65.0	0.06	0.06	\$28.31	40.00	DE	DOWNTOWN AREA
40-12-384-032	606	WOLCOTT ST	09/30/22	CD	\$332,000.0	\$1,660,000	\$257,500	15.51	\$515,074	\$22,673	160.0	94.5	0.35	0.35	\$21.96	160.00	702	NORTH RATES

ROW	0.00	MLK	1.75	COM EXCESS@.35	0.35	BEECHER	2.00
DORT HWY	1.25	400 -2000 N SAG	2.00		0.00	BALL NEAR MCLAR	2.75
	0.00	>2100 N SAGINAW	1.25			DOWNTOWN CORE	6.50
S SAGINAW	2.50	800S-1700N DORT	1.25	NON MAIN ROAD	1.50	DOWNTOWN EDGE	4.00
FENTON	2.50	> 4000 N DORT	1.00	UNIVERSITY DR	1.75	BRICKS	13.50
ATHERTON	2.70	CENTER	2.50	1800-3999 NDORT	1.75	COM EXCESS	0.50
CORUNNA->3600	2.50	DUPONT	1.75		0.00		
W COURT	2.00	DAVISON ROAD	1.25				
E COURT	3.00		0.00	ROBERT T LONGWA	2.25		
MILLER RD	3.25	FLUSHING RD	1.50		0.00		
COM EXCESS@.35	0.35		0.00				
	0.00	PIERSON	1.00	N BALLENGER	2.50		
NON MAIN RD	2.00	STEWART	1.00	S BALLENGER	3.50		
	0.00		0.00				
CORU<3500	1.25	COM EXCESS@.35	0.35				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table	
41-18-331-018	1206 S SAGINAW ST	12/15/22	\$400,000	WD	\$400,000	\$406,400	101.60	\$812,840	\$284,441	\$115,559	\$754,856	0.153	9,994	\$11.56	DAREA	\$248,814	DOWNTOWN AREA	
41-18-154-043	316 W COURT ST	03/14/24	\$150,000	WD	\$150,000	\$134,300	89.53	\$268,527	\$82,907	\$67,093	\$265,171	0.253	4,927	\$13.62	DAREA	\$65,688	DOWNTOWN AREA	
41-18-302-024	940 S GRAND TRAVERSE	05/25/23	\$85,000	WD	\$85,000	\$81,900	96.35	\$163,778	\$24,663	\$60,337	\$198,736	0.304	2,970	\$20.32	DAREA	\$18,219	SOUTH RATES	
40-12-437-007	605 N SAGINAW ST	05/30/24	\$1,150,000	WD	\$1,150,000	\$792,600	68.92	\$1,585,223	\$530,475	\$619,525	\$1,506,783	0.411	68,439	\$9.05	DAREA	\$383,328	DOWNTOWN AREA	
41-18-302-003	409 W COURT ST	09/02/22	\$250,000	WD	\$250,000	\$181,400	72.56	\$362,825	\$83,360	\$166,640	\$387,530	0.430	6,382	\$26.11	DAREA	\$60,984	SOUTH RATES	
40-13-432-018	621 W COURT ST	04/10/24	\$300,000	WD	\$300,000	\$163,400	54.47	\$326,730	\$89,940	\$210,060	\$338,271	0.621	3,408	\$61.64	DAREA	\$66,212	SOUTH RATES	
41-18-456-023	W THIRTEENTH ST	10/16/24	\$325,000	LC	\$325,000	\$158,300	48.71	\$316,544	\$156,801	\$168,199	\$228,204	0.737	13,074	\$12.87	DAREA	\$137,475	SOUTH RATES	
41-18-456-025	1702 S SAGINAW ST	10/16/24	\$325,000	LC	\$325,000	\$158,300	48.71	\$316,544	\$156,801	\$168,199	\$228,204	0.737	13,074	\$12.87	DAREA	\$137,475	SOUTH RATES	
40-12-461-018	409 N GRAND TRAVERSE	07/19/22	\$210,000	MLC	\$210,000	\$100,300	47.76	\$200,645	\$25,896	\$184,104	\$249,641	0.737	6,006	\$30.65	DAREA	\$19,602	NORTH RATES	
41-18-178-017	319 E COURT ST	08/15/22	\$170,000	LC	\$170,000	\$75,100	44.18	\$150,214	\$37,734	\$132,266	\$160,686	0.823	4,032	\$32.80	DAREA	\$34,152	DOWNTOWN AREA	
40-12-430-027	725 GARLAND ST	08/23/23	\$154,000	QC	\$154,000	\$67,700	43.96	\$135,355	\$38,115	\$115,885	\$138,914	0.834	2,191	\$52.89	DAREA	\$38,115	NORTH RATES	
40-12-479-005	517 M L KING AVE	01/13/23	\$125,000	WD	\$125,000	\$43,400	34.72	\$86,785	\$10,456	\$114,544	\$109,041	1.050	2,600	\$44.06	DAREA	\$10,456	DOWNTOWN AREA	
Totals:			\$4,014,000		\$4,014,000	\$2,403,200		\$4,806,135		\$2,481,955	\$4,665,565			\$35.90				
							Sale. Ratio =>	59.87					E.C.F. =>	0.532				
							Std. Dev. =>	26.04					Ave. E.C.F. =>	0.591				

40-12-479-004	523 M L KING AVE	10/27/23	\$370,000	WD	\$370,000	\$40,100	10.84	\$80,125	\$10,456	\$359,544	\$99,527	3.613	2,600	\$138.29	DAREA	\$10,456	DOWNTOWN AREA
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table	
41-18-158-011	809 CHURCH ST	08/28/23	\$350,000	WD	\$350,000	\$78,000	22.29	\$156,091	\$38,044	\$311,956	\$157,396	1.982	2,226	\$140.14	HSCOV	\$33,456	DOWNTOWN AREA	
41-18-182-003	310 E COURT ST	12/18/23	\$140,000	WD	\$140,000	\$63,000	45.00	\$125,970	\$25,717	\$114,283	\$133,671	0.855	2,506	\$45.60	HSCOV	\$23,172	DOWNTOWN AREA	
41-18-302-026	916 S GRAND TRAVERSE	09/02/22	\$250,000	WD	\$250,000	\$181,400	72.56	\$362,825	\$83,360	\$166,640	\$387,530	0.430	6,382	\$26.11	HSCOV	\$60,984	SOUTH RATES	
41-18-331-020	1203 BEACH ST	05/13/24	\$165,000	WD	\$165,000	\$65,400	39.64	\$130,736	\$50,880	\$114,120	\$106,475	1.072	2,146	\$53.18	HSCOV	\$50,880	DOWNTOWN AREA	
Totals:			\$905,000		\$905,000	\$387,800		\$775,622		\$706,999	\$785,071			\$66.26				
							Sale. Ratio =>	42.85				E.C.F. =>	0.901					
							Std. Dev. =>	20.85				Ave. E.C.F. =>	1.085					

41-18-161-017	924 CHURCH ST	11/11/24	\$47,000	WD	\$47,000	\$54,600	116.17	\$109,105	\$35,458	\$11,542	\$98,196	0.118	2,012	\$5.74	HSCOV	\$34,848	DOWNTOWN AREA
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Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	
41-09-151-014	ROBERT T LONGWAY	11/09/23	WD	\$9,000	\$45,000	\$2,700	6.00	\$5,333	\$45,000	\$5,333	0.0	0.0	0.24	0.24	\$37,975	\$4.36	802	
41-16-302-010	1842 TOWER ST	01/01/24	OTH	\$17,252	\$86,260	\$20,200	23.42	\$57,366	\$52,744	\$23,850	0.0	0.0	1.06	0.31	\$16,275	\$1.14	801	
41-16-302-023	1848 TOWER ST	01/01/24	OTH	\$44,352	\$221,760	\$80,400	36.26	\$127,378	\$118,232	\$23,850	0.0	0.0	1.06	0.75	\$41,842	\$2.56	802	
															\$32,031			
41-09-303-009	245 KELSO ST	06/06/22	WD	\$45,000	\$225,000	\$135,300	60.13	\$270,566	\$7,309	\$52,875	0.0	0.0	2.35	2.35	\$19,149	\$0.07	807	
41-09-151-011	3001 ROBERT T LONGWAY	04/12/23	WD	\$28,953	\$144,765	\$30,800	21.28	\$61,650	\$144,765	\$61,650	0.0	0.0	2.74	2.74	\$10,567	\$1.21	802	
															\$14,858			
41-16-351-032	2501 LIPPINCOTT BLVD	06/19/24	QC	\$911,931	\$4,559,657	\$963,300	21.13	\$1,926,513	\$2,870,646	\$237,502	600.4	549.8	7.58	7.58	\$120,339	\$8.70	802	
41-16-351-032	2501 LIPPINCOTT BLVD	05/07/24	CD	\$590,000	\$2,950,000	\$963,300	32.65	\$1,926,513	\$1,260,989	\$237,502	600.4	549.8	7.58	7.58	\$77,857	\$3.82	802	
Totals:					\$8,232,442	\$2,196,000		\$4,375,319	\$4,499,685	\$642,562	1,200.7		22.60	21.54	\$99,098			
							Sale. Ratio =>	26.67										
							Std. Dev. =>	16.91										
										Average								
										per FF=>								
										\$3,748								

41-09-426-058	3728 ROBERT T LONGWAY	07/01/24	MLC	\$74,000	\$370,000	\$55,700	15.05	\$111,359	\$270,566	\$11,925	52.0	450.1	0.53	0.53	\$139,623	\$11.72	801
41-16-327-010	1834 BAGWELL ST	10/17/23	WD	\$120,000	\$600,000	\$150,100	25.02	\$300,169	\$325,571	\$25,740	0.0	0.0	1.14	1.14	\$104,895	\$6.53	802

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
41-09-426-058	3728 ROBERT T LONGWAY	07/01/24	MLC	\$370,000	\$55,700	15.05	\$111,359	\$13,539	\$356,461	\$171,614	2.077	4,896	\$72.81	801	\$11,925
41-16-302-010	1842 TOWER ST	01/01/24	OTH	\$86,260	\$80,400	23.42	\$57,366	\$23,850	\$62,410	\$58,800	1.061	4,729	\$13.20	801	\$23,850
41-16-302-023	1848 TOWER ST	01/01/24	OTH	\$221,760	\$80,400	36.26	\$127,378	\$25,591	\$196,169	\$214,288	0.915	10,675	\$18.38	802	\$23,850
41-16-327-010	1834 BAGWELL ST	10/17/23	WD	\$600,000	\$150,100	25.02	\$300,169	\$38,315	\$561,685	\$551,272	1.019	11,802	\$47.59	802	\$25,740
41-16-351-032	2501 LIPPINCOTT BLVD	06/19/24	QC	\$4,559,657	\$963,300	21.13	\$1,926,513	\$674,655	\$3,885,002	\$2,635,491	1.474	20,670	\$187.95	802	\$237,502
41-16-351-032	2501 LIPPINCOTT BLVD	05/07/24	CD	\$2,950,000	\$963,300	32.65	\$1,926,513	\$674,655	\$2,275,345	\$2,635,491	0.863	20,670	\$110.08	802	\$237,502
41-09-303-009	245 KELSO ST	06/06/22	WD	\$225,000	\$135,300	60.13	\$270,566	\$58,355	\$166,645	\$404,211	0.412	12,120	\$13.75	807	\$52,875
Totals:				\$9,012,677	\$2,428,500		\$4,719,864		\$7,503,717	\$6,671,167			\$66.25		
					Sale. Ratio =>	26.95				E.C.F. =>	1.125				
					Std. Dev. =>	14.85				Ave. E.C.F. =>	1.118				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table	
40-12-431-013	701 M L KING AVE	09/09/22	\$180,000	WD	\$180,000	\$100,900	56.06	\$201,767	\$84,644	\$95,356	\$234,246	0.407	7,160	\$13.32	746	\$76,492	DOWNTOWN AREA	
40-13-255-017	901 W SECOND ST	01/19/23	\$430,000	WD	\$430,000	\$232,700	54.12	\$465,359	\$76,326	\$353,674	\$778,066	0.455	20,267	\$17.45	746	\$57,859	NORTH RATES	
40-14-372-003	3018 CORUNNA RD	08/17/23	\$450,000	WD	\$450,000	\$160,700	35.71	\$321,299	\$158,389	\$291,611	\$325,820	0.895	21,159	\$13.78	746	\$104,523	SOUTH RATES	
40-23-127-001	2919 CORUNNA RD	06/20/23	\$25,000	WD	\$25,000	\$28,100	112.40	\$56,110	\$13,357	\$11,643	\$85,506	0.136	5,858	\$1.99	746	\$10,999	SOUTH RATES	
41-04-301-013	2430 N DORT HWY	05/04/23	\$225,000	WD	\$225,000	\$56,800	25.24	\$113,604	\$44,232	\$180,768	\$138,744	1.303	4,800	\$37.66	746	\$41,034	NORTH RATES	
41-08-203-015	2112 DAVISON RD	07/01/22	\$85,000	WD	\$85,000	\$0	0.00	\$105,519	\$50,751	\$34,249	\$109,536	0.313	11,196	\$3.06	746	\$42,730	NORTH RATES	
41-08-203-035	2112 DAVISON RD	07/01/22	\$85,000	WD	\$85,000	\$47,400	55.76	\$94,708	\$42,915	\$42,085	\$103,586	0.406	10,440	\$4.03	746	\$39,389	NORTH RATES	
41-08-203-035	2112 DAVISON RD	04/19/24	\$200,000	WD	\$200,000	\$55,100	27.55	\$110,027	\$53,775	\$146,225	\$112,504	1.300	11,196	\$13.06	746	\$45,647	NORTH RATES	
41-08-284-011	2410 KANSAS AVE	08/31/22	\$231,900	WD	\$231,900	\$185,100	79.82	\$370,072	\$57,911	\$173,989	\$500,694	0.347	11,490	\$15.14	746	\$39,074	NORTH RATES	
41-09-301-030	425 S DORT HWY	05/22/24	\$100,000	MLC	\$100,000	\$78,200	78.20	\$156,468	\$41,483	\$58,517	\$229,970	0.254	11,730	\$4.99	746	\$29,991	NORTH RATES	
41-09-426-043	3711 GOREY AVE	06/02/23	\$440,000	WD	\$440,000	\$176,000	40.00	\$352,067	\$42,585	\$397,415	\$618,964	0.642	13,125	\$30.28	746	\$22,050	INDUSTRIAL	
47-29-301-005	5901 N DORT HWY	09/01/23	\$279,000	WD	\$279,000	\$96,600	34.62	\$193,043	\$93,370	\$185,630	\$199,346	0.931	8,192	\$22.66	746	\$92,870	NORTH RATES	
47-31-105-042	4702 N SAGINAW ST	12/02/22	\$45,000	WD	\$45,000	\$41,400	92.00	\$82,862	\$24,887	\$20,113	\$115,950	0.173	8,680	\$2.32	746	\$22,564	NORTH RATES	
Totals:			\$2,775,900		\$2,775,900	\$1,259,000		\$2,622,905		\$1,991,275	\$3,552,932			\$13.83				
							Sale. Ratio =>	45.35					E.C.F. =>	0.560				
							Std. Dev. =>	30.90					Ave. E.C.F. =>	0.582				

41-09-303-012	529 KELSO ST	04/19/24	\$1,101,179	WD	\$833,000	\$191,700	23.01	\$383,421	\$100,024	\$732,976	\$566,794	1.293	17,556	\$41.75	746	\$84,310	NORTH RATES
41-16-102-011	3086 E COURT ST	06/14/22	\$2,800,000	MLC	\$2,800,000	\$675,500	24.13	\$1,350,922	\$369,106	\$2,430,894	\$1,963,632	1.238	124,500	\$19.53	746	\$202,240	INDUSTRIAL