

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-002-004-00	7585 W NORTH COUNTY LINE RD	11/20/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000
13-003-014-10	8760 W ADAMS RD	5/3/2023	\$87,000	WD	03-ARM'S LENGTH	\$87,000
13-004-001-32	9409 W NORTH COUNTY LINE RD	2/14/2025	\$197,500	WD	03-ARM'S LENGTH	\$197,500
13-006-013-58	11268 S SHORE DR	12/23/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000
13-013-007-00	9478 N PINGREE RD	6/26/2023	\$142,000	MLC	03-ARM'S LENGTH	\$142,000
13-014-001-01	9973 N PINGREE RD	10/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000
13-017-008-20		4/3/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000
13-017-008-21	10865 MCGREGOR RD	6/24/2024	\$65,000	PTA	03-ARM'S LENGTH	\$65,000
13-019-008-15	8734 N LUMBERJACK RD	5/31/2024	\$579,900	WD	03-ARM'S LENGTH	\$579,900
13-019-009-10	8325 N LUMBERJACK RD	4/4/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000
13-019-011-32	11682 W MONROE RD	2/5/2024	\$72,500	WD	03-ARM'S LENGTH	\$72,500
13-019-012-10	8489 N FERRIS RD	7/31/2024	\$122,000	PTA	03-ARM'S LENGTH	\$122,000
13-020-013-01	10430 W MONROE RD	1/31/2024	\$162,900	WD	03-ARM'S LENGTH	\$162,900
13-022-004-01	8539 N BLISS RD	12/4/2024	\$100,800	WD	03-ARM'S LENGTH	\$100,800
13-023-008-10	7841 W MADISON RD	8/16/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
13-026-009-00	7410 N BLISS RD	7/12/2024	\$110,000	PTA	03-ARM'S LENGTH	\$110,000
13-027-019-00	8195 W MONROE RD	10/25/2024	\$117,500	WD	03-ARM'S LENGTH	\$117,500
13-028-004-00	9087 W MONROE RD	9/28/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000
13-028-012-00	9693 W MONROE RD	9/3/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000
13-029-016-20	7025 N OSBORN RD	3/28/2025	\$160,000	WD	03-ARM'S LENGTH	\$160,000
13-030-006-65	11753 DEER TRAIL	7/26/2024	\$206,000	PTA	03-ARM'S LENGTH	\$206,000
13-030-006-95	11715 W DEER TRAIL	6/8/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000
13-030-023-10	7017 N LUMBERJACK RD	1/16/2025	\$153,000	WD	03-ARM'S LENGTH	\$153,000
13-031-006-51	6173 N LUMBERJACK RD	8/15/2024	\$60,000	PTA	03-ARM'S LENGTH	\$60,000
13-032-004-50	10305 W JACKSON RD	4/12/2024	\$89,900	WD	03-ARM'S LENGTH	\$89,900
13-033-002-01	6691 N WARNER RD	5/31/2024	\$399,900	WD	03-ARM'S LENGTH	\$399,900
13-035-015-00	7402 W LINCOLN RD	12/22/2023	\$145,500	WD	03-ARM'S LENGTH	\$145,500
13-036-004-00	6723 N RICH RD	3/19/2025	\$145,000	WD	03-ARM'S LENGTH	\$145,000
13-036-017-00	6778 W LINCOLN RD	9/25/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000
13-200-007-00	6167 WILDWOOD DR	8/29/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000
13-302-007-10	6189 N PINGREE RD	1/29/2024	\$138,000	PTA	03-ARM'S LENGTH	\$138,000
13-303-006-00	7039 MICHIGAN AVE	11/30/2023	\$150,000	PTA	03-ARM'S LENGTH	\$150,000

13-306-001-00	TAYLOR AVE	6/27/2024	\$175,000	PTA	03-ARM'S LENGTH	\$175,000
13-352-001-50	6592 N PINGREE RD	2/14/2025	\$130,000	PTA	03-ARM'S LENGTH	\$130,000
13-355-004-00	6449 N PINGREE RD	6/2/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000
13-355-009-00	6408 N PINGREE RD	11/15/2023	\$75,000	PTA	03-ARM'S LENGTH	\$75,000
13-402-017-00	6484 MILL ST	3/10/2025	\$77,978	PTA	03-ARM'S LENGTH	\$77,978
13-407-001-00	6324 N RIVER ST	9/14/2023	\$152,000	PTA	03-ARM'S LENGTH	\$152,000
13-407-001-00	6324 N RIVER ST	1/8/2025	\$160,000	PTA	03-ARM'S LENGTH	\$160,000
13-601-030-00	11558 SCHOOL ST	9/6/2024	\$159,000	WD	03-ARM'S LENGTH	\$159,000
13-700-033-00	10697 W MONROE RD	9/19/2024	\$237,500	WD	03-ARM'S LENGTH	\$237,500
13-700-041-00	10441 W MONROE RD	11/12/2024	\$229,000	WD	03-ARM'S LENGTH	\$229,000
Totals:			\$7,031,878			\$7,031,878

RESIDENTIAL AG ECF .965 APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$87,000	36.86	\$217,875	\$24,239	\$211,761	\$201,284	1.052	1,836
\$31,600	36.32	\$76,478	\$22,556	\$64,444	\$56,051	1.150	1,232
\$55,400	28.05	\$127,757	\$24,380	\$173,120	\$107,460	1.611	768
\$67,100	36.27	\$147,070	\$20,012	\$164,988	\$132,076	1.249	1,548
\$76,700	54.01	\$192,526	\$25,283	\$116,717	\$173,849	0.671	1,456
\$118,400	43.05	\$255,638	\$33,467	\$241,533	\$230,946	1.046	1,417
\$45,600	68.06	\$73,442	\$25,650	\$41,350	\$49,679	0.832	1,848
\$0	0.00	\$48,620	\$20,060	\$44,940	\$29,688	1.514	1,064
\$268,000	46.21	\$582,010	\$54,806	\$525,094	\$548,029	0.958	2,922
\$103,700	49.38	\$259,065	\$41,791	\$168,209	\$225,856	0.745	1,400
\$39,300	54.21	\$97,254	\$18,911	\$53,589	\$81,437	0.658	1,140
\$76,400	62.62	\$164,263	\$27,428	\$94,572	\$142,240	0.665	1,680
\$75,000	46.04	\$186,673	\$32,842	\$130,058	\$159,907	0.813	1,368
\$0	0.00	\$125,494	\$17,120	\$83,680	\$112,654	0.743	1,008
\$130,100	37.17	\$288,140	\$129,058	\$220,942	\$181,808	1.215	1,344
\$48,900	44.45	\$106,559	\$24,621	\$85,379	\$85,174	1.002	672
\$57,400	48.85	\$123,970	\$25,060	\$92,440	\$102,817	0.899	854
\$61,500	41.84	\$156,657	\$20,390	\$126,610	\$141,649	0.894	1,050
\$51,800	35.72	\$113,170	\$18,269	\$126,731	\$98,649	1.285	1,336
\$79,000	49.38	\$170,397	\$28,880	\$131,120	\$147,107	0.891	1,288
\$71,500	34.71	\$172,293	\$41,826	\$164,174	\$135,620	1.211	960
\$57,700	32.06	\$186,381	\$29,161	\$150,839	\$163,430	0.923	1,944
\$68,100	44.51	\$145,819	\$22,500	\$130,500	\$128,190	1.018	1,566
\$30,100	50.17	\$64,352	\$24,838	\$35,162	\$41,074	0.856	924
\$18,600	20.69	\$55,254	\$19,580	\$70,320	\$37,083	1.896	672
\$108,200	27.06	\$229,139	\$58,835	\$341,065	\$177,031	1.927	1,644
\$60,200	41.37	\$151,857	\$16,938	\$128,562	\$140,248	0.917	1,056
\$61,500	42.41	\$134,723	\$23,899	\$121,101	\$115,201	1.051	1,180
\$71,400	41.51	\$183,019	\$24,558	\$147,442	\$164,720	0.895	1,128
\$48,100	24.67	\$144,444	\$16,717	\$178,283	\$132,772	1.343	1,296
\$68,600	49.71	\$174,637	\$17,062	\$120,938	\$163,799	0.738	1,664
\$42,000	28.00	\$104,373	\$18,428	\$131,572	\$89,339	1.473	816

\$72,900	41.66	\$156,466	\$11,621	\$163,379	\$150,566	1.085	1,625
\$95,900	73.77	\$210,159	\$7,177	\$122,823	\$211,000	0.582	2,408
\$28,900	41.29	\$74,608	\$10,125	\$59,875	\$67,030	0.893	872
\$33,500	44.67	\$85,406	\$7,702	\$67,298	\$80,773	0.833	893
\$40,100	51.42	\$87,234	\$11,000	\$66,978	\$79,245	0.845	1,000
\$63,100	41.51	\$166,709	\$46,200	\$105,800	\$125,269	0.845	987
\$82,500	51.56	\$171,198	\$59,110	\$100,890	\$120,654	0.836	987
\$75,900	47.74	\$166,816	\$16,270	\$142,730	\$156,492	0.912	1,598
\$198,600	83.62	\$388,830	\$187,309	\$50,191	\$230,310	0.218	2,506
\$94,700	41.35	\$205,656	\$31,297	\$197,703	\$181,246	1.091	1,344
\$2,965,000		\$6,972,431		\$5,694,902	\$5,899,452		
Sale. Ratio =>	42.17				E.C.F. =>	0.965	
Std. Dev. =>	15.53				Ave. E.C.F. =>	1.007	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$115.34	'4001	4.5349	TWO STORY	\$14,025	
\$52.31	'4001	14.3036	MOBILE HOME	\$17,020	
\$225.42	'4001	60.4316	RANCH	\$24,380	
\$106.58	'4001	24.2488	TWO STORY	\$19,860	
\$80.16	'4001	33.5332	RANCH	\$19,140	
\$170.45	'4001	3.9140	TWO STORY	\$19,140	
\$22.38	'4001	17.4359	MOBILE HOME	\$25,650	
\$42.24	'4001	50.7041	MOBILE HOME	\$20,060	
\$179.70	'4001	4.8552	TWO STORY	\$26,650	
\$120.15	'4001	26.1940	RANCH	\$32,130	
\$47.01	'4001	34.8660	MOBILE HOME	\$17,420	
\$56.29	'4001	34.1826	RANCH	\$23,420	
\$95.07	'4001	19.3367	RANCH	\$29,340	
\$83.02	'1001	26.3897	FARM STYLE	\$17,120	
\$164.39	'1001	20.8547		\$115,140	13-023-008-05, 13-023-009-00
\$127.05	'4001	0.4295	RANCH	\$24,500	
\$108.24	'4001	10.7629	RANCH	\$16,500	
\$120.58	'4001	11.2873	TWO STORY	\$13,800	
\$94.86	'4001	27.7964	RANCH	\$14,025	
\$101.80	'4001	11.5378	RANCH	\$21,500	
\$171.01	'4001	20.3842	RANCH	\$36,900	
\$77.59	'4001	8.3744	RANCH	\$27,495	
\$83.33	'4001	1.1318	RANCH	\$22,500	
\$38.05	'4001	15.0638	RANCH	\$20,420	
\$104.64	'4001	88.9584	MOBILE HOME	\$19,580	
\$207.46	'1001	91.9881	RANCH	\$26,475	
\$121.74	'4001	9.0026	RANCH	\$14,355	
\$102.63	'4001	4.4512	RANCH	\$17,000	
\$130.71	'4001	11.1595	RANCH	\$17,700	
\$137.56	'4001	33.6073	RANCH	\$14,000	
\$72.68	'4001	26.8371	RANCH	\$10,000	
\$161.24	'4001	46.6025	RANCH	\$10,000	

\$100.54	'4001	7.8397	TWO STORY	\$9,540	13-306-005-00
\$51.01	'4001	42.4603	TWO STORY	\$7,000	
\$68.66	'4001	11.3446	RANCH	\$10,125	
\$75.36	'4001	17.3528	RANCH	\$7,650	
\$66.98	'4001	16.1501	RANCH	\$11,000	
\$107.19	'4001	16.2120	RANCH	\$46,200	
\$102.22	'4001	17.0510	RANCH	\$56,430	13-408-003-01
\$89.32	'4001	9.4643	TWO STORY	\$15,000	
\$20.03	'4001	78.8774	MOBILE HOME	\$40,500	13-700-035-00
\$147.10	'4001	8.4097	RANCH	\$12,500	

\$103.57 4.1375

Std. Deviation=> 0.3314958

Ave. Variance=> 24.2934 Coefficient of Var=> 24.13163285

Land Table	Property Class	Building Depr.	Building Occupancy
4001 RESIDENTIAL NEW	401	77	Single Family
4001 RESIDENTIAL NEW	401	55	Mobile Home
4001 RESIDENTIAL NEW	401	68	Single Family
4001 RESIDENTIAL NEW	401	61	Single Family
4001 RESIDENTIAL NEW	401	66	Mobile Home
4001 RESIDENTIAL NEW	401	72	Single Family
4001 RESIDENTIAL NEW	001	36	Mobile Home
4001 RESIDENTIAL NEW	401	36	Mobile Home
4001 RESIDENTIAL NEW	401	79	Single Family
4001 RESIDENTIAL NEW	401	69	Single Family
4001 RESIDENTIAL NEW	401	70	Mobile Home
4001 RESIDENTIAL NEW	401	57	Single Family
4001 RESIDENTIAL NEW	401	69	Single Family
4001 RESIDENTIAL NEW	401	60	Single Family
4001 RESIDENTIAL NEW	401	70	Single Family
4001 RESIDENTIAL NEW	401	59	Single Family
4001 RESIDENTIAL NEW	401	54	Single Family
4001 RESIDENTIAL NEW	401	66	Single Family
4001 RESIDENTIAL NEW	401	59	Single Family
4001 RESIDENTIAL NEW	401	59	Single Family
4001 RESIDENTIAL NEW	401	74	Single Family
4001 RESIDENTIAL NEW	401	70	Mobile Home
4001 RESIDENTIAL NEW	401	55	Mobile Home
4001 RESIDENTIAL NEW	401	50	Single Family
4001 RESIDENTIAL NEW	401	63	Mobile Home
4001 RESIDENTIAL NEW	401	57	Single Family
4001 RESIDENTIAL NEW	401	71	Single Family
4001 RESIDENTIAL NEW	401	62	Single Family
4001 RESIDENTIAL NEW	401	66	Single Family
4001 RESIDENTIAL NEW	401	78	Mobile Home
4001 RESIDENTIAL NEW	401	64	Single Family
4001 RESIDENTIAL NEW	401	60	Single Family

4001 RESIDENTIAL NEW	401	63	Single Family
4001 RESIDENTIAL NEW	401	65	Single Family
4001 RESIDENTIAL NEW	401	64	Single Family
4001 RESIDENTIAL NEW	401	62	Single Family
4001 RESIDENTIAL NEW	401	53	Single Family
4001 RESIDENTIAL NEW	401	64	Single Family
4001 RESIDENTIAL NEW	401	65	Single Family
4001 RESIDENTIAL NEW	401	61	Single Family
4001 RESIDENTIAL NEW	401	60	Mobile Home
4001 RESIDENTIAL NEW	401	69	Single Family
