

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-010-165-00	235 S PINE RIVER ST	05/02/24	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$201,600
51-352-768-00	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000
52-010-074-00	147 E CENTER ST	06/06/25	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$24,100
52-103-006-00	529 E CENTER ST	07/06/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$104,500
52-060-360-00	1311 E CENTER ST	09/26/23	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$222,900
51-332-270-20	733 WARWICK	02/07/24	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$145,100
52-010-079-00	119 E CENTER ST	04/07/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$73,800
52-050-022-00	1244 E CENTER ST	06/27/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$279,000
Totals:			\$2,633,500			\$2,633,500	\$1,073,000
							Sale. Ratio =>
							Std. Dev. =>

COMMERCIAL ECF .631 CALCULATED AND APPLIED

52-659-176-00	500 S ST JOHNS ST	09/17/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$506,500
51-352-768-00	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
35.46	\$395,291	\$149,400	\$419,100	\$390,303	1.074	22,152	\$18.92	2003
25.88	\$61,243	\$14,521	\$70,479	\$101,903	0.692	1,500	\$46.99	
30.90	\$59,598	\$3,992	\$74,008	\$128,420	0.576	4,000	\$18.50	
63.33	\$158,931	\$16,275	\$148,725	\$329,460	0.451	6,345	\$23.44	
74.30	\$308,152	\$82,509	\$217,941	\$502,429	0.434	8,720	\$24.99	2002
36.55	\$299,301	\$54,368	\$342,632	\$601,801	0.569	3,016	\$113.60	
82.00	\$146,722	\$7,862	\$82,138	\$320,693	0.256	6,448	\$12.74	
29.37	\$806,886	\$340,000	\$610,000	\$741,089	0.823	21,832	\$27.94	2002
\$2,236,124		\$1,965,023		\$3,116,098			\$35.89	
40.74				E.C.F. =>	0.631		Std. Deviation=>	0.25393705
22.35				Ave. E.C.F. =>	0.609		Ave. Variance=>	#DIV/0!

37.52	\$996,379	\$243,568	\$1,106,432	\$1,194,938	0.926	20,880	\$52.99	2003
25.88	\$61,243	\$14,521	\$70,479	\$101,903	0.692	1,500	\$46.99	

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
46.4345			\$149,400		2030 COMMERCIAL MISC NEIGH
2026 COM/IND URBAN	201				
2026 COM/IND URBAN	201				
#DIV/0!			\$229,040	52-060-350-00	2020 COMMERCIAL EAST
2026 COM/IND URBAN	201				
2026 COM/IND URBAN	201				
21.3678			\$340,000		2020 COMMERCIAL EAST
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2.1168					
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Coefficient of Var=>		#DIV/0!			
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92.5932		RENTAL	\$208,463	52-659-176-25, 52-659-176-50	2030 COMMERCIAL MISC NEIGH
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Property Class

201

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