

Neighborhoods Used: 101 - WATERFRONT RESIDENTIAL PROPERTY 2026

1414 SIMS ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-750-009-00           1/31/2025   101       401           350,000       31,593  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           70           318,407       171,771       1.854  
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1465 LIGHTHOUSE POINT RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-603-018-00           10/8/2024   101       401           396,000       73,536  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   70           322,464       204,274       1.579  
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19765 E NEWELL ROW  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-170-010-00           8/27/2024   101       401           294,999       83,436  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           70           211,563       150,085       1.410  
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17391 E SOUTH CARIBOU LAKE RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-086-029-00           8/21/2024   101       401           240,000       76,799  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           60           163,201       172,129       0.948  
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19579 E STEEL RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-170-014-00           5/30/2024   101       401           429,500       111,332  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           82           318,168       223,074       1.426  
 Agricultural Buildings:   ResidualValue   CostByManual   E.C.F.  
   0                   0           1.426  
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148 N HURON ST #1  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-775-022-01           4/26/2024   101       401           295,000       32,403  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   70           262,597       175,860       1.493  
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1 BEHRENS ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-680-001-00           3/20/2024   101       401           100,000       30,693  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   62           69,307       94,752       0.731  
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724 SIMS ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-626-023-00           3/11/2024   101       401           420,000       82,333  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   68           337,667       230,159       1.467  
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32722 S RADISSON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-350-001-00           11/27/2023   101       401           560,000       53,977  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           75           506,023       455,815       1.110  
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33010 S RADISSON RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-171-003-25           11/8/2023   101       401           299,500       72,935  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   77           226,565       258,646       0.876  
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1918 DUTCHER LN  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 041-603-023-00           10/11/2023   101       401           322,000       117,197  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   76           204,803       206,093       0.994  
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19335 E STEEL RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-540-002-00           8/25/2023   101       401           449,000       46,862  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   LOG HOME           78           402,138       220,363       1.825  
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36902 S SEYMOUR BAY RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-104-008-00           7/27/2023   101       401           236,122       98,170  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY           79           137,952       204,378       0.675  
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19359 E STEEL RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 005-540-001-00           7/26/2023   101       401           357,000       115,143  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1+ TO 2+ STORY   73           241,857       212,019       1.141  
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406 N ONTARIO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-760-090-00	5/20/2023	101 401	140,000	39,068	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ TO 2+ STORY	65	100,932	110,912	0.910

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1912 DUTCHER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
041-603-025-00	5/12/2023	101 401	510,000	173,539	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	LOG HOME	76	336,461	262,370	1.282

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### Data Points Relative to Computed Single Family E.C.F

