

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-401-015	2698 WINTER	01/08/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$164,890	51.53
88-20-24-401-016	3455 WOLVERINE	12/30/22	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$207,540	50.74
88-20-24-402-008	3334 JASPER	03/18/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,920	45.95
88-20-24-402-014	2551 AVALON	04/18/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,200	45.73
88-20-24-404-010	2686 AVALON	02/28/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,150	50.05
88-20-24-405-001	2639 WINTER	07/22/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$162,630	50.82
88-20-24-405-009	2735 WINTER	09/03/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,810	51.46
88-20-24-406-001	3452 WOLVERINE	03/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,380	48.79
88-20-24-407-008	3282 WOLVERINE	01/26/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$161,960	51.42
88-20-24-428-011	2876 WINTER	12/09/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$150,170	51.78
88-20-24-428-034	3431 AUBURN	05/21/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,010	52.23
88-20-24-451-030	3035 WATERFALL	09/13/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,790	47.92
88-20-24-453-020	2643 ARROWHEAD	09/28/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,300	47.22
88-20-24-454-003	2594 ARROWHEAD	09/02/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$159,970	47.75
88-20-24-454-013	3085 WOLVERINE	07/30/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$162,280	49.78
88-20-24-456-003	3080 WOLVERINE	06/25/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,800	50.39
88-20-24-456-004	3072 WOLVERINE	09/21/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$141,430	46.37
Totals:			\$5,380,000			\$5,380,000	\$2,657,230	
Sale. Ratio =>								49.39
Std. Dev. =>								2.19

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$329,788	\$132,691	\$187,309	\$151,148	1.239	1,752	\$106.91	24A	9.4089
\$415,077	\$131,222	\$277,778	\$217,680	1.276	2,699	\$102.92	24A	5.7248
\$307,837	\$134,518	\$200,482	\$132,913	1.508	1,672	\$119.91	24A	17.5035
\$306,390	\$131,222	\$203,778	\$134,331	1.517	1,309	\$155.67	24A	18.3650
\$320,290	\$131,222	\$188,778	\$144,991	1.302	1,312	\$143.89	24A	3.1331
\$325,261	\$131,222	\$188,778	\$148,803	1.269	1,549	\$121.87	24A	6.4687
\$303,615	\$131,222	\$163,778	\$132,203	1.239	1,536	\$106.63	24A	9.4496
\$292,759	\$131,222	\$168,778	\$123,878	1.362	1,438	\$117.37	24A	2.9121
\$323,919	\$131,222	\$183,778	\$147,774	1.244	1,337	\$137.46	24A	8.9687
\$300,330	\$131,222	\$158,778	\$129,684	1.224	1,454	\$109.20	24A	10.8986
\$282,026	\$131,222	\$138,778	\$115,647	1.200	1,454	\$95.45	24A	13.3320
\$263,576	\$103,901	\$171,099	\$122,450	1.397	1,117	\$153.18	24A	6.3964
\$278,599	\$103,901	\$191,099	\$133,971	1.426	1,355	\$141.03	24A	9.3091
\$319,939	\$103,901	\$231,099	\$165,673	1.395	1,524	\$151.64	24A	6.1577
\$324,551	\$103,901	\$222,099	\$169,210	1.313	1,554	\$142.92	24A	2.0768
\$337,592	\$103,901	\$231,099	\$179,211	1.290	1,512	\$152.84	24A	4.3795
\$282,863	\$103,901	\$201,099	\$137,241	1.465	1,512	\$133.00	24A	13.1969
\$5,314,412		\$3,308,387	\$2,486,809			\$128.93		0.2957
			E.C.F. =>	1.330		Std. Deviation=>	0.101688328	
			Ave. E.C.F. =>	1.333		Ave. Variance=>	8.6871	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
TRI-LEVEL		\$131,222	No	/ /		R-1D	401	51
BI-LEVEL		\$131,222	No	/ /		R-1D	401	62
BI-LEVEL		\$131,222	No	/ /		R-1D	401	54
RANCH		\$131,222	No	/ /		R-1D	401	53
RANCH		\$131,222	No	/ /		R-1D	401	53
BI-LEVEL		\$131,222	No	/ /		R-1D	401	62
COLONIAL		\$131,222	No	/ /		R-1D	401	49
TRI-LEVEL		\$131,222	No	/ /		R-1D	401	52
RANCH		\$131,222	No	/ /		R-1D	401	52
BI-LEVEL		\$131,222	No	/ /		R-1D	401	56
BI-LEVEL		\$131,222	No	/ /		R-1D	401	54
RANCH		\$103,901	No	/ /		R-1E	401	48
RANCH		\$103,901	No	/ /		R-1E	401	48
RANCH		\$103,901	No	/ /		R-1E	401	53
RANCH		\$103,901	No	/ /		R-1E	401	49
COLONIAL		\$103,901	No	/ /		R-1E	401	60
COLONIAL		\$103,901	No	/ /		R-1E	401	49

6.515365432

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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