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No Ag sales in time period - used Township Res truncated to 1.29 to equalize

Totals:	\$0	\$0	\$0	\$0	\$0	
			Sale. Ratio =>	0.00	E.C.F. =>	0.000
			Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	#DIV/0!

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
14-006-018-16	7349 CLEARVIEW DR	03/28/25	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$238,000	37.48	\$572,812	\$128,598	\$506,402	\$379,022	1.336		
14-007-011-50	6490 IVAN TRAIL	04/14/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$177,700	32.61	\$622,185	\$460,329	\$84,671	\$138,102	0.613		
14-040-015-00	7290 BOUMAN DR	01/04/24	\$305,000	WD	24-PARTIAL ASSESSMENT	\$305,000	\$88,600	29.05	\$285,549	\$77,140	\$227,860	\$177,823	1.281		
14-060-015-00	7446 N NOFFKE DR	02/27/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$115,500	32.08	\$297,942	\$83,080	\$276,920	\$183,329	1.511		
14-060-017-00	7460 N NOFFKE DR	04/21/23	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$136,600	38.37	\$385,114	\$164,322	\$191,678	\$188,389	1.017		
Totals:			\$2,201,000			\$2,201,000	\$756,400		\$2,163,602		\$1,287,531	\$1,066,666			
								Sale. Ratio =>	34.37					E.C.F. =>	1.207
								Std. Dev. =>	3.92					Ave. E.C.F. =>	1.152

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
14-160-023-00	5701 RAVINE DR	09/20/24	\$451,100	WD	24-PARTIAL ASSESSMENT	\$451,100	\$147,100	32.61	\$403,367	\$76,400	\$374,700	\$308,169	1.216		
14-160-035-00	5830 CREEKRIDGE DR	08/16/24	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$170,400	37.88	\$416,986	\$105,508	\$344,392	\$293,570	1.173		
14-160-066-00	5623 FIELDSTONE CT	09/29/23	\$614,000	WD	03-ARM'S LENGTH	\$614,000	\$255,400	41.60	\$648,238	\$90,698	\$523,302	\$525,485	0.996		
Totals:			\$1,515,000			\$1,515,000	\$572,900		\$1,468,591		\$1,242,394	\$1,127,224			
								Sale. Ratio =>	37.82					E.C.F. =>	1.102
								Std. Dev. =>	4.52					Ave. E.C.F. =>	1.128

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
55-250-013-00	1425 S HANOVER	05/31/23	\$399,900	WD	19-MULTI PARCEL AF	\$399,900	\$150,000	37.51	\$319,390	\$160,173	\$239,727	\$191,828	1.250		
55-140-012-00	1105 W STATE	06/29/23	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$265,100	30.65	\$669,803	\$337,114	\$527,886	\$398,430	1.325		
55-201-011-00	329 N BROADWAY	11/29/23	\$165,000	WD	19-MULTI PARCEL AF	\$165,000	\$79,600	48.24	\$138,101	\$39,772	\$125,228	\$118,469	1.057		
55-250-026-00	1530 S HANOVER	10/18/24	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$172,600	21.58	\$609,270	\$137,313	\$662,687	\$568,623	1.165		
14-027-002-09	3451 N M-37 HWY	12/13/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$801,700	50.11	\$1,563,210	\$301,030	\$1,298,970	\$1,299,876	0.999		
41-013-011-00	120 E MAIN ST	01/24/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,900	49.94	\$188,258	\$23,755	\$156,245	\$169,416	0.922		
41-022-022-00	4525 N M-37 HWY	02/28/25	\$2,375,000	WD	03-ARM'S LENGTH	\$2,375,000	\$1,358,200	57.19	\$2,692,052	\$477,008	\$1,897,992	\$2,281,199	0.832		
Totals:			\$6,384,900			\$6,384,900	\$2,917,100		\$6,180,084		\$4,908,735	\$5,027,840			
								Sale. Ratio =>	45.69					E.C.F. =>	0.976
								Std. Dev. =>	12.68					Ave. E.C.F. =>	1.079

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale		Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.
						\$	Asd. when Sold	Sale	Appraisal	Yard	Residual		
41-210-021-00	234 HIGH RIDGE CT	10/25/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,300	46.65	\$285,241	\$50,766	\$224,234	\$228,089	0.983
41-210-024-00	118 HIGH RIDGE CT	05/26/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,700	44.42	\$270,974	\$52,200	\$212,800	\$212,815	1.000
41-210-026-00	113 HIGH RIDGE CT	04/22/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$118,500	42.63	\$264,625	\$51,200	\$226,800	\$207,612	1.092
41-220-009-00	648 ORIOLE CT	07/30/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$105,900	40.89	\$238,967	\$49,500	\$209,500	\$184,306	1.137
41-220-013-00	617 ORIOLE	02/03/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,100	42.14	\$268,625	\$49,500	\$235,500	\$213,157	1.105
41-220-014-00	613 ORIOLE	08/03/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,500	44.60	\$259,406	\$49,500	\$200,500	\$204,189	0.982
41-222-001-00	609 WREN CT	06/12/24	\$245,000	WD	31-SPLIT IMPROVED	\$245,000	\$0	0.00	\$245,038	\$49,500	\$195,500	\$190,212	1.028
41-222-004-00	645 WREN CT	02/19/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$248,783	\$49,500	\$190,500	\$193,855	0.983
41-222-005-00	657 WREN CT	12/19/24	\$245,000	WD	31-SPLIT IMPROVED	\$245,000	\$0	0.00	\$244,859	\$49,500	\$195,500	\$190,038	1.029
41-222-006-00	669 WREN CT	11/14/24	\$289,900	WD	31-SPLIT IMPROVED	\$289,900	\$0	0.00	\$272,503	\$49,500	\$240,400	\$216,929	1.108
41-222-012-00	608 WREN CT	09/12/24	\$250,000	WD	31-SPLIT IMPROVED	\$250,000	\$0	0.00	\$248,827	\$49,500	\$200,500	\$193,898	1.034
Totals:			\$2,881,900			\$2,881,900	\$702,000		\$2,847,848		\$2,331,734	\$2,235,099	
								Sale. Ratio =>	24.36			E.C.F. =>	1.043
								Std. Dev. =>	22.79			Ave. E.C.F. =>	1.044

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-007-011-10	6454 IVAN TRAIL	10/05/23	\$700,000	WD	24-PARTIAL ASSESSMENT	\$700,000	\$200,300	28.61	\$743,323	\$415,738	\$284,262	\$288,367	0.986
14-050-026-00	7431 N NOFFKE DR	07/26/24	\$695,000	WD	24-PARTIAL ASSESSMENT	\$695,000	\$236,700	34.06	\$630,143	\$341,515	\$353,485	\$244,186	1.448
14-050-046-00	7715 N NOFFKE DR	03/22/24	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$163,600	33.18	\$561,362	\$262,578	\$230,422	\$252,778	0.912
14-050-050-00	7771 N NOFFKE DR	11/13/24	\$610,000	WD	24-PARTIAL ASSESSMENT	\$610,000	\$214,500	35.16	\$622,537	\$294,832	\$315,168	\$277,246	1.137
14-070-009-00	6881 N NOFFKE DR	08/16/23	\$725,000	WD	24-PARTIAL ASSESSMENT	\$725,000	\$232,800	32.11	\$721,367	\$435,772	\$289,228	\$241,620	1.197
Totals:			\$3,223,000			\$3,223,000	\$1,047,900		\$3,278,732		\$1,472,565	\$1,304,198	
								Sale. Ratio =>	32.51			E.C.F. =>	1.129
								Std. Dev. =>	2.51			Ave. E.C.F. =>	1.136

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-195-011-00	136 IRVING RD	12/15/23	\$185,000	WD	24-PARTIAL ASSESSMENT	\$185,000	\$62,900	34.00	\$178,813	\$27,500	\$157,500	\$131,806	1.195
41-195-012-00	136 IRVING RD	02/25/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,700	36.34	\$138,572	\$22,500	\$122,500	\$110,545	1.108
41-195-013-00	136 IRVING RD	09/03/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$166,176	\$22,500	\$142,500	\$136,834	1.041
41-195-015-00	136 IRVING RD	10/30/23	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$64,200	37.65	\$154,863	\$27,500	\$143,000	\$110,943	1.289
41-195-018-00	130 IRVING RD	05/25/21	\$140,000	WD	24-PARTIAL ASSESSMENT	\$140,000	\$48,900	34.93	\$145,292	\$22,500	\$117,500	\$116,945	1.005
Totals:			\$805,500			\$805,500	\$287,200		\$783,716		\$683,000	\$607,073	
								Sale. Ratio =>	35.65			E.C.F. =>	1.125
								Std. Dev. =>	1.39			Ave. E.C.F. =>	1.128

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
08-55-600-025-00	770 S COOK	12/15/23	\$1,724,058	WD	03-ARM'S LENGTH	\$1,724,058	\$1,799,208	\$290,834	\$1,433,224	\$1,817,318	0.789	301
03-13-216-033-00	1110 ELECTRIC AVE	05/10/24	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$1,307,907	\$324,408	\$1,375,592	\$1,244,935	1.105	301
08-15-002-200-02	7775 CLARK RD	06/10/24	\$2,000,000	CD	19-MULTI PARCEL ARM'S L	\$2,000,000	\$1,835,501	\$1,208,291	\$791,709	\$755,675	1.048	301
03-05-012-001-10	4578 DIVISION ST	09/03/24	\$2,030,000	WD	03-ARM'S LENGTH	\$2,030,000	\$2,035,602	\$502,472	\$1,527,528	\$1,940,671	0.787	301
Totals:			\$7,454,058			\$7,454,058	\$6,978,218		\$5,128,053	\$5,758,599		
									E.C.F. =>	0.891		
									Ave. E.C.F. =>	0.932		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
41-150-017-00	324 STADIUM DR	09/29/23	\$251,000	WD	24-PARTIAL ASSESSMENT	\$251,000	\$87,600	34.90	\$254,115	\$67,572	\$183,428	\$125,449	1.462		
41-155-003-00	816 GREENWOOD ST	03/20/25	\$285,000	WD	24-PARTIAL ASSESSMENT	\$285,000	\$89,000	31.23	\$245,545	\$58,341	\$226,659	\$125,894	1.800		
41-160-022-00	928 GREENWOOD ST	06/28/23	\$246,000	WD	24-PARTIAL ASSESSMENT	\$246,000	\$76,600	31.14	\$234,662	\$67,137	\$178,863	\$112,660	1.588		
41-170-001-00	935 GREENWOOD ST	06/07/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$104,300	40.58	\$240,692	\$67,205	\$189,795	\$116,669	1.627		
41-170-024-00	208 MEADOWLARK ST	11/06/24	\$250,000	WD	24-PARTIAL ASSESSMENT	\$250,000	\$80,200	32.08	\$253,260	\$68,689	\$181,311	\$124,123	1.461		
41-170-028-00	216 MEADOWLARK ST	03/22/24	\$225,000	WD	24-PARTIAL ASSESSMENT	\$225,000	\$92,700	41.20	\$249,812	\$83,667	\$141,333	\$111,732	1.265		
41-175-021-00	1014 GREENWOOD ST	12/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$97,800	36.22	\$272,727	\$60,203	\$209,797	\$142,921	1.468		
41-175-025-00	1019 GREENWOOD ST	11/12/24	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$103,300	39.73	\$267,458	\$58,830	\$201,170	\$140,301	1.434		
Totals:			\$2,044,000			\$2,044,000	\$731,500		\$2,018,271		\$1,512,356	\$999,749			
								Sale. Ratio =>	35.79					E.C.F. =>	1.513
								Std. Dev. =>	4.22					Ave. E.C.F. =>	1.513

Township Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-012-007-25	6800 MOE RD	11/07/24	\$280,000	WD	24-PARTIAL ASSESSMENT	\$280,000	\$101,800	36.36	\$247,116	\$76,069	\$203,931	\$128,414	1.588
14-016-007-00	10795 GARBOW RD	12/18/24	\$280,000	WD	24-PARTIAL ASSESSMENT	\$280,000	\$74,600	26.64	\$235,169	\$51,179	\$228,821	\$138,131	1.657
14-034-001-03	9197 ADAMS RD	06/06/24	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,800	40.59	\$387,459	\$207,030	\$129,970	\$135,457	0.959
Totals:			\$897,000			\$897,000	\$313,200		\$869,744		\$562,722	\$402,001	
								Sale. Ratio =>	34.92			E.C.F. =>	1.400
								Std. Dev. =>	7.15			Ave. E.C.F. =>	1.401

Village Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-026-292-00	19 MARKET ST	06/12/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,400	48.55	\$175,824	\$83,841	\$61,159	\$69,056	0.886
41-067-002-10	512 THIRD ST	10/25/24	\$224,500	WD	24-PARTIAL ASSESSMENT	\$224,500	\$75,200	33.50	\$199,074	\$59,400	\$165,100	\$104,860	1.574
Totals:			\$369,500			\$369,500	\$145,600		\$374,898		\$226,259	\$173,917	
								Sale. Ratio =>	39.40			E.C.F. =>	1.301
								Std. Dev. =>	10.65			Ave. E.C.F. =>	1.230

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-150-003-00	4681 REDBUD CT	06/18/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$155,200	40.84	\$347,948	\$70,506	\$309,494	\$215,238	1.438
14-150-047-00	10395 COTTONWOOD CT	07/14/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$141,000	44.06	\$353,684	\$67,650	\$252,350	\$221,904	1.137
Totals:			\$700,000			\$700,000	\$296,200		\$701,632		\$561,844	\$437,142	
								Sale. Ratio =>	42.31			E.C.F. =>	1.285
								Std. Dev. =>	2.28			Ave. E.C.F. =>	1.288

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-050-026-00	7431 N NOFFKE DR	07/26/24	\$695,000	WD	24-PARTIAL ASSESSMENT	\$695,000	\$236,700	34.06	\$630,143	\$341,515	\$353,485	\$244,186	1.448
14-050-046-00	7715 N NOFFKE DR	03/22/24	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$163,600	33.18	\$561,362	\$262,578	\$230,422	\$252,778	0.912
14-050-050-00	7771 N NOFFKE DR	11/13/24	\$610,000	WD	24-PARTIAL ASSESSMENT	\$610,000	\$214,500	35.16	\$622,537	\$294,832	\$315,168	\$277,246	1.137
14-070-009-00	6881 N NOFFKE DR	08/16/23	\$725,000	WD	24-PARTIAL ASSESSMENT	\$725,000	\$232,800	32.11	\$721,367	\$435,772	\$289,228	\$241,620	1.197
Totals:			\$2,523,000			\$2,523,000	\$847,600		\$2,535,409		\$1,188,303	\$1,015,831	
								Sale. Ratio =>	33.59			E.C.F. =>	1.170
								Std. Dev. =>	1.30			Ave. E.C.F. =>	1.173

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
14-090-009-00	9801 TARO RD	12/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$93,000	33.82	\$236,058	\$62,073	\$212,927	\$135,714	1.569	
14-090-013-00	5854 HILLTOP DR	08/25/23	\$264,900	WD	24-PARTIAL ASSESSMENT	\$264,900	\$89,100	33.64	\$274,893	\$58,981	\$205,919	\$144,230	1.428	
14-090-018-00	5787 HILLTOP DR	04/08/24	\$255,000	WD	24-PARTIAL ASSESSMENT	\$255,000	\$89,100	34.94	\$258,382	\$61,161	\$193,839	\$131,744	1.471	
14-120-020-00	2092 FAWN AVE	11/30/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$91,400	38.10	\$219,285	\$27,300	\$212,600	\$149,754	1.420	
Totals:			\$1,034,800			\$1,034,800	\$362,600		\$988,618		\$825,285	\$561,442		
							Sale. Ratio =>	35.04					E.C.F. =>	1.470
							Std. Dev. =>	2.07					Ave. E.C.F. =>	1.472

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
14-002-012-10	8695 PARMALEE RD	04/12/23	\$679,000	WD	24-PARTIAL ASSESSMENT	\$679,000	\$267,700	39.43	\$743,357	\$116,447	\$562,553	\$529,038	1.063		
14-040-001-05	7055 BOUMAN DR	12/07/22	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$116,200	30.99	\$359,375	\$150,647	\$224,353	\$196,542	1.141		
14-040-001-70	7075 BOUMAN DR	08/21/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$169,000	41.73	\$428,810	\$192,331	\$212,669	\$199,560	1.066		
Totals:			\$1,459,000			\$1,459,000	\$552,900		\$1,531,542		\$999,575	\$925,141			
								Sale. Ratio =>	37.90					E.C.F. =>	1.080
								Std. Dev. =>	5.66					Ave. E.C.F. =>	1.090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
14-001-002-30	9400 108TH ST	10/13/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$230,400	48.51	\$597,095	\$219,595	\$255,405	\$278,187	0.918		
14-001-006-47	7080 ROLLING OAKS LANE	01/05/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,900	46.08	\$432,118	\$120,000	\$240,000	\$230,006	1.043		
14-001-006-84	7825 WHITETAIL TRAIL	06/26/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$141,700	41.07	\$390,466	\$107,260	\$237,740	\$208,700	1.139		
14-001-010-00	7410 PARMALEE RD	10/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,300	38.15	\$202,459	\$41,189	\$158,811	\$118,843	1.336		
14-001-013-01	7728 EAGLE RIDGE DR	09/13/24	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$150,400	43.22	\$349,214	\$89,332	\$258,668	\$191,512	1.351		
14-001-015-33	7175 ROLLING OAKS LANE	09/28/23	\$455,000	WD	24-PARTIAL ASSESSMENT	\$455,000	\$159,300	35.01	\$451,619	\$110,000	\$345,000	\$251,746	1.370		
14-002-014-00	7025 OAK CREEK DR	07/02/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$182,700	43.50	\$412,454	\$76,576	\$343,424	\$247,515	1.387		
14-002-016-10	8350 PARMALEE RD	05/15/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$134,500	36.35	\$375,403	\$90,381	\$279,619	\$210,038	1.331		
14-003-012-20	7699 108TH ST	02/16/24	\$566,500	WD	03-ARM'S LENGTH	\$566,500	\$201,300	35.53	\$626,047	\$225,899	\$340,601	\$294,877	1.155		
14-004-004-06	7300 N M-37 HWY	12/06/24	\$550,000	WD	31-SPLIT IMPROVED	\$550,000	\$0	0.00	\$624,473	\$218,031	\$331,969	\$299,515	1.108		
14-005-015-30	7875 HEATHER DR	06/07/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$159,500	40.91	\$381,053	\$108,148	\$281,752	\$201,109	1.401		
14-008-007-10	6498 DUNCAN LK RD	10/31/23	\$391,500	WD	24-PARTIAL ASSESSMENT	\$391,500	\$133,000	33.97	\$412,699	\$196,838	\$194,662	\$159,072	1.224		
14-008-016-60	6140 DUNCAN LK RD	07/12/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$145,100	35.74	\$335,028	\$55,707	\$350,293	\$205,837	1.702		
14-009-024-10	6080 CHERRY VALLEY RD	10/06/23	\$520,000	WD	24-PARTIAL ASSESSMENT	\$520,000	\$177,100	34.06	\$522,000	\$153,702	\$366,298	\$271,406	1.350		
14-010-001-00	9375 PARMALEE RD	05/11/23	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$89,700	32.62	\$254,876	\$19,093	\$255,907	\$173,753	1.473		
14-011-017-10	6750 NICHOLAS DR	01/17/25	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$196,900	40.18	\$495,143	\$265,678	\$224,322	\$169,097	1.327		
14-012-004-20	7420 GARBOW RD	04/28/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,300	37.65	\$360,578	\$84,578	\$285,422	\$203,390	1.403		
14-012-005-04	6115 MOE RD	01/30/24	\$316,685	WD	31-SPLIT IMPROVED	\$316,685	\$0	0.00	\$321,264	\$156,148	\$160,537	\$121,677	1.319		
14-012-005-05	7864 GARBOW RD	08/31/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$0	0.00	\$513,709	\$120,326	\$569,674	\$289,892	1.965		
14-012-005-07	6047 MOE RD	08/31/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$0	0.00	\$547,845	\$117,526	\$572,474	\$317,111	1.805		
14-012-009-00	7515 PARMALEE RD	04/07/23	\$348,000	WD	24-PARTIAL ASSESSMENT	\$348,000	\$95,700	27.50	\$370,227	\$118,141	\$229,859	\$185,767	1.237		
14-012-010-20	6243 ROBERTSON RD	04/21/23	\$645,000	WD	24-PARTIAL ASSESSMENT	\$645,000	\$264,600	41.02	\$759,377	\$216,055	\$428,945	\$400,385	1.071		
14-012-017-00	6425 MOE RD	08/02/24	\$745,000	WD	24-PARTIAL ASSESSMENT	\$745,000	\$235,900	31.66	\$779,641	\$231,471	\$513,529	\$403,957	1.271		
14-012-018-30	6000 MOE RD	07/31/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$162,200	33.79	\$485,224	\$94,860	\$385,140	\$287,667	1.339		
14-012-018-40	7650 GARBOW RD	02/24/25	\$280,000	WD	08-ESTATE	\$280,000	\$133,700	47.75	\$315,421	\$99,760	\$180,240	\$158,925	1.134		
14-015-019-55	5582 STIMSON RD	04/26/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$139,500	43.87	\$350,418	\$72,930	\$245,070	\$204,486	1.198		
14-017-004-00	11804 FINKBEINER RD	01/28/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,100	38.76	\$282,078	\$97,759	\$217,241	\$135,828	1.599		
14-019-008-08	4458 SCHAD RD	08/11/23	\$355,000	WD	25-PARTIAL CONSTRUCTION	\$355,000	\$24,000	6.76	\$411,535	\$71,877	\$283,123	\$250,301	1.131		
14-021-004-04	4985 PRAIRIE SUNSET LN	02/26/25	\$334,900	WD	24-PARTIAL ASSESSMENT	\$334,900	\$127,400	38.04	\$314,703	\$93,099	\$241,801	\$163,304	1.481		
14-021-016-00	10286 DYKSTRA RD	06/30/23	\$330,000	WD	24-PARTIAL ASSESSMENT	\$330,000	\$126,300	38.27	\$344,985	\$199,278	\$130,722	\$107,374	1.217		
14-022-008-00	4168 BENDER RD	06/29/23	\$226,000	WD	24-PARTIAL ASSESSMENT	\$226,000	\$62,400	27.61	\$217,344	\$51,931	\$174,069	\$121,896	1.428		
14-025-001-50	7600 IRVING RD	03/15/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$273,400	42.06	\$727,530	\$267,983	\$382,017	\$338,649	1.128		
14-025-004-20	3911 MCNAUGHTON HILLS DR	09/23/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$193,200	33.03	\$587,946	\$177,322	\$407,678	\$302,597	1.347		
14-026-005-00	8035 IRVING RD	06/04/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$141,600	39.33	\$380,812	\$90,419	\$269,581	\$213,996	1.260		
14-026-013-00	3129 LOOP CT	02/22/24	\$307,000	WD	08-ESTATE	\$307,000	\$136,200	44.36	\$355,553	\$130,701	\$176,299	\$165,698	1.064		
14-026-013-93	3199 LOOP CT	08/16/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$290,900	45.10	\$657,421	\$245,223	\$399,777	\$303,757	1.316		
14-026-013-95	3125 LOOP CT	04/26/24	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$184,100	46.03	\$442,309	\$141,546	\$258,454	\$221,638	1.166		
14-030-011-20	12007 GREEN LK RD	08/27/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$186,800	41.98	\$426,284	\$70,920	\$374,080	\$261,875	1.428		
14-031-012-35	12550 BASS RD	01/05/24	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$151,300	33.62	\$487,743	\$140,493	\$309,507	\$255,895	1.210		
14-032-002-50	2225 SPENCER DR	08/16/24	\$445,000	WD	33-TO BE DETERMINED	\$445,000	\$251,400	56.49	\$590,462	\$133,179	\$311,821	\$336,981	0.925		
14-032-027-15	2738 OLD DUTCH DR	10/25/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$178,000	44.50	\$417,957	\$124,088	\$275,912	\$216,558	1.274		
14-032-027-16	2804 OLD DUTCH DR	10/13/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$171,300	39.84	\$452,370	\$115,625	\$314,375	\$248,154	1.267		
14-032-031-00	2615 HARWOOD LAKE RD	05/23/23	\$295,000	WD	24-PARTIAL ASSESSMENT	\$295,000	\$71,400	24.20	\$212,387	\$45,306	\$249,694	\$123,125	2.028		
14-034-006-20	2487 KISER RD	06/13/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$349,000	55.40	\$726,172	\$156,460	\$473,540	\$419,832	1.128		
14-034-007-28	9700 FOREST RIDGE LANE	05/03/24	\$602,000	WD	24-PARTIAL ASSESSMENT	\$602,000	\$189,700	31.51	\$595,608	\$173,414	\$428,586	\$311,123	1.378		
41-022-031-11	1026 W MAIN ST	03/08/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$154,400	36.33	\$390,124	\$48,601	\$376,399	\$251,675	1.496		
41-022-031-13	1012 W MAIN ST	04/21/23	\$400,000	WD	24-PARTIAL ASSESSMENT	\$400,000	\$152,900	38.23	\$444,992	\$42,745	\$357,255	\$296,424	1.205		
41-022-031-14	4072 BENDER RD	02/07/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$183,200	42.11	\$463,184	\$83,964	\$351,036	\$279,455	1.256		
Totals:			\$20,909,485			\$20,909,485	\$7,235,700		\$21,595,350		\$14,798,328	\$11,410,606			
								Sale. Ratio =>	34.60					E.C.F. =>	1.297
								Std. Dev. =>	13.30					Ave. E.C.F. =>	1.314

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
14-012-002-45	6694 AMBER RIDGE DR	08/16/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$395,500	51.03	\$877,113	\$220,111	\$554,889	\$602,202	0.921		
14-027-002-05	3300 CALMING MEADOWS CT	03/28/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$330,800	38.92	\$901,268	\$243,667	\$606,333	\$602,751	1.006		
14-027-002-07	3368 CALMING MEADOWS CT	02/20/24	\$732,000	WD	03-ARM'S LENGTH	\$732,000	\$96,300	13.16	\$761,795	\$131,032	\$600,968	\$578,151	1.039		
14-165-006-00	12679 STAGS LEAP CT	04/28/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$218,400	43.69	\$502,790	\$65,432	\$434,468	\$400,878	1.084		
14-165-029-00	5649 CARIBOU CT	05/28/24	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$281,700	49.42	\$592,945	\$71,695	\$498,305	\$477,773	1.043		
14-175-002-00	12189 BEAUTERRA LN	11/03/23	\$366,000	WD	25-PARTIAL CONSTRUCTION	\$366,000	\$27,100	7.40	\$368,223	\$84,484	\$281,516	\$260,072	1.082		
14-175-006-00	12043 BEAUTERRA LN	02/12/24	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$185,800	41.30	\$436,308	\$85,203	\$364,697	\$321,819	1.133		
14-175-012-00	12078 BEAUTERRA LN	05/30/23	\$358,700	WD	24-PARTIAL ASSESSMENT	\$358,700	\$139,800	38.97	\$384,672	\$80,954	\$277,746	\$278,385	0.998		
Totals:			\$4,601,500			\$4,601,500	\$1,675,400		\$4,825,114		\$3,618,922	\$3,522,031			
								Sale. Ratio =>	36.41					E.C.F. =>	1.028
								Std. Dev. =>	16.25					Ave. E.C.F. =>	1.038

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-127-003-00	377 RIVERWOOD DR	07/18/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$114,100	39.48	\$251,100	\$70,815	\$218,185	\$149,863	1.456
41-127-011-00	940 BRYANWOOD CT	11/01/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$120,200	39.15	\$296,645	\$68,932	\$238,068	\$189,288	1.258
41-127-030-00	178 RIVERWOOD DR	09/20/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$125,200	38.52	\$290,601	\$82,287	\$242,713	\$173,162	1.402
41-127-036-00	286 RIVERWOOD DR	04/05/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$131,900	40.58	\$291,265	\$70,107	\$254,893	\$183,839	1.387
41-127-041-00	376 RIVERWOOD DR	05/14/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,400	48.16	\$264,285	\$69,869	\$180,131	\$161,609	1.115
41-128-064-00	775 GREEN MEADOWS DR	10/30/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$117,400	42.31	\$257,416	\$51,468	\$262,032	\$171,195	1.320
41-128-068-00	735 GREEN MEADOWS DR	02/26/25	\$322,500	WD	24-PARTIAL ASSESSMENT	\$322,500	\$104,200	32.31	\$269,209	\$55,207	\$267,293	\$177,890	1.503
41-128-083-00	915 GREEN MEADOWS DR	10/25/24	\$364,900	WD	24-PARTIAL ASSESSMENT	\$364,900	\$140,000	38.37	\$314,847	\$58,248	\$306,652	\$213,299	1.438
41-128-094-00	870 GREEN MEADOWS DR	06/21/23	\$335,000	WD	24-PARTIAL ASSESSMENT	\$335,000	\$104,500	31.19	\$297,935	\$55,719	\$279,281	\$201,343	1.387
41-128-102-00	637 MISTY RIDGE DR	04/17/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$146,900	49.13	\$327,337	\$58,138	\$240,862	\$223,773	1.076
41-128-110-00	745 VIEW POINTE DR	01/28/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,200	44.24	\$324,118	\$56,248	\$278,752	\$222,668	1.252
41-128-117-00	903 VIEW POINTE DR	05/14/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,300	43.50	\$360,505	\$58,959	\$321,041	\$250,662	1.281
41-128-121-00	900 VIEW POINTE DR	07/03/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$163,100	47.28	\$357,479	\$72,091	\$272,909	\$237,230	1.150
41-128-129-00	748 VIEW POINTE DR	03/04/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$146,200	46.41	\$325,294	\$57,031	\$257,969	\$222,995	1.157
41-128-139-00	635 TALL RIDGE DR	08/11/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$148,500	42.07	\$363,206	\$75,347	\$277,653	\$239,284	1.160
41-128-147-00	529 TALL RIDGE DR	02/28/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$122,200	43.66	\$271,525	\$59,759	\$220,141	\$176,032	1.251
41-128-161-00	934 VIEW POINTE DR	07/22/24	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$164,500	46.73	\$359,795	\$65,096	\$286,904	\$244,970	1.171
41-128-163-00	944 VIEW POINTE DR	12/13/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$159,400	46.20	\$347,775	\$56,764	\$288,236	\$241,904	1.192
41-128-166-00	958 VIEW POINTE DR	04/10/23	\$319,900	WD	25-PARTIAL CONSTRUCTION	\$319,900	\$104,200	32.57	\$333,812	\$59,930	\$259,970	\$227,666	1.142
41-128-178-00	947 VIEW POINTE DR	06/23/23	\$309,900	WD	25-PARTIAL CONSTRUCTION	\$309,900	\$37,600	12.13	\$331,908	\$57,943	\$251,957	\$227,735	1.106
41-128-180-00	939 VIEW POINTE DR	06/15/23	\$329,900	WD	25-PARTIAL CONSTRUCTION	\$329,900	\$37,900	11.49	\$340,526	\$59,718	\$270,182	\$233,423	1.157
41-128-198-00	744 MISTY RIDGE DR	08/05/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$159,200	42.45	\$348,275	\$56,784	\$318,216	\$242,303	1.313
41-135-010-00	307 LLOYD CT	10/24/23	\$299,900	WD	24-PARTIAL ASSESSMENT	\$299,900	\$116,600	38.88	\$289,562	\$70,941	\$228,959	\$181,730	1.260
41-135-013-00	403 LLOYD CT	05/11/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,800	37.85	\$298,548	\$70,124	\$264,876	\$189,879	1.395
41-135-014-00	421 LLOYD CT	06/14/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$129,000	41.61	\$287,913	\$72,210	\$237,790	\$179,304	1.326
41-135-019-00	426 LLOYD CT	12/29/23	\$341,650	WD	03-ARM'S LENGTH	\$341,650	\$123,300	36.09	\$312,499	\$75,492	\$266,158	\$197,013	1.351
41-135-026-00	264 LLOYD CT	04/01/24	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$155,500	46.77	\$338,167	\$73,927	\$258,573	\$219,651	1.177
41-135-032-00	323 MINSTEHR DR	10/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,600	44.59	\$348,635	\$68,591	\$271,409	\$232,788	1.166
41-135-039-00	379 MINSTEHR DR	08/28/23	\$357,900	WD	03-ARM'S LENGTH	\$357,900	\$155,300	43.39	\$364,176	\$76,252	\$318,648	\$239,338	1.177
41-135-054-00	931 OAK BROOK DR	10/11/24	\$398,000	WD	24-PARTIAL ASSESSMENT	\$398,000	\$167,600	42.11	\$399,543	\$74,603	\$323,397	\$270,108	1.197
41-135-059-00	561 OAK MEADOW DR	06/25/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$156,200	42.22	\$340,640	\$75,013	\$294,987	\$220,804	1.336
41-135-063-00	585 OAK MEADOW DR	05/30/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$149,100	39.76	\$347,419	\$74,935	\$300,065	\$226,504	1.325
41-135-081-00	917 OAK WIND CT	01/09/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$132,300	43.38	\$317,319	\$71,870	\$233,130	\$204,031	1.143
41-135-094-00	414 OAK HILL CT	11/22/24	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$158,200	43.35	\$345,762	\$74,974	\$289,926	\$225,094	1.288
41-135-103-00	901 OAK WIND CT	10/28/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$156,500	43.47	\$344,938	\$69,167	\$290,833	\$229,236	1.269
41-135-110-00	409 OAK VIEW DR	08/27/24	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$161,300	48.29	\$378,275	\$91,920	\$242,080	\$238,034	1.017
41-135-125-00	515 OAK VIEW DR	07/20/23	\$342,040	WD	25-PARTIAL CONSTRUCTION	\$342,040	\$40,600	11.87	\$374,558	\$67,967	\$274,073	\$254,855	1.075
41-135-126-00	523 OAK VIEW DR	04/21/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$164,800	48.48	\$366,198	\$66,894	\$273,006	\$248,798	1.097
41-135-143-00	807 OAK SUMMIT CT	07/12/23	\$359,900	WD	25-PARTIAL CONSTRUCTION	\$359,900	\$46,700	12.98	\$383,118	\$73,145	\$286,755	\$257,667	1.113
41-135-147-00	426 OAK VIEW DR	04/19/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,100	49.34	\$314,379	\$65,076	\$224,924	\$207,234	1.085
41-200-004-00	475 SENECA RIDGE DR	02/15/24	\$374,539	WD	25-PARTIAL CONSTRUCTION	\$374,539	\$28,400	7.58	\$410,093	\$71,231	\$303,308	\$281,681	1.077
41-200-005-00	483 SENECA RIDGE DR	12/02/24	\$380,000	WD	25-PARTIAL CONSTRUCTION	\$380,000	\$167,000	43.95	\$404,398	\$84,598	\$295,402	\$265,835	1.111
41-200-006-00	476 SENECA RIDGE DR	01/26/24	\$370,072	WD	25-PARTIAL CONSTRUCTION	\$370,072	\$29,000	7.84	\$374,465	\$71,592	\$298,480	\$251,765	1.186
41-200-008-00	460 SENECA RIDGE DR	05/03/24	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$165,700	47.21	\$363,076	\$64,629	\$286,371	\$248,086	1.154
41-200-011-00	463 ACADIA CT	10/25/24	\$380,000	WD	24-PARTIAL ASSESSMENT	\$380,000	\$164,900	43.39	\$391,240	\$64,446	\$315,554	\$271,649	1.162
41-200-012-00	471 ACADIA CT	12/22/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$185,400	48.80	\$398,340	\$63,615	\$316,285	\$278,242	1.137
41-200-014-00	487 ACADIA CT	08/09/23	\$369,000	WD	25-PARTIAL CONSTRUCTION	\$369,000	\$45,400	12.30	\$383,244	\$77,681	\$291,319	\$254,001	1.147
41-200-016-00	472 ACADIA CT	09/20/24	\$399,900	WD	25-PARTIAL CONSTRUCTION	\$399,900	\$61,200	15.30	\$426,915	\$64,695	\$335,205	\$301,097	1.113
41-200-034-00	407 SENECA RIDGE DR	12/22/23	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$164,000	52.40	\$349,879	\$61,605	\$251,395	\$239,629	1.049
41-200-039-00	401 SENECA RIDGE DR	02/28/25	\$410,000	WD	25-PARTIAL CONSTRUCTION	\$410,000	\$25,900	6.32	\$334,302	\$61,602	\$348,398	\$226,683	1.537
41-200-049-00	736 HAWTHORN CT	01/16/25	\$379,900	WD	25-PARTIAL CONSTRUCTION	\$379,900	\$26,300	6.92	\$412,359	\$62,712	\$317,188	\$290,646	1.091
41-200-052-00	712 HAWTHORN CT	11/12/24	\$380,000	WD	25-PARTIAL CONSTRUCTION	\$380,000	\$27,200	7.16	\$368,217	\$64,624	\$315,376	\$252,363	1.250
41-200-053-00	711 HAWTHORN CT	07/02/24	\$425,844	WD	25-PARTIAL CONSTRUCTION	\$425,844	\$27,200	6.39	\$422,834	\$66,356	\$359,488	\$296,324	1.213
41-205-008-00	143 HUNTERS TRAIL CT	07/28/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$130,500	46.61	\$300,678	\$77,543	\$202,457	\$185,482	1.092
41-205-010-00	123 HUNTERS TRAIL CT	03/14/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$118,100	36.34	\$318,779	\$71,283	\$253,717	\$205,732	1.233
41-205-015-00	122 HUNTERS TRAIL CT	02/29/24	\$346,900	WD	03-ARM'S LENGTH	\$346,900	\$31,000	8.94	\$367,155	\$87,765	\$259,135	\$232,244	1.116
41-205-019-00	178 HUNTERS TRAIL CT	12/29/23	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$136,600	45.61	\$310,332	\$70,222	\$229,278	\$199,593	1.149
Totals:			\$19,454,745			\$19,454,745	\$6,749,400		\$19,412,813		\$15,578,985	\$12,915,256	
						Sale. Ratio =>	34.69					E.C.F. =>	1.206
						Std. Dev. =>	14.70					Ave. E.C.F. =>	1.216

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Asd. when	Asd/Adj.		Bldg.					
						\$	Sold	Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.		
41-009-007-00	303 FREMONT ST	10/27/23	\$264,000	WD	24-PARTIAL ASSESSMENT	\$264,000	\$65,000	24.62	\$227,619	\$57,106	\$206,894	\$133,946	1.545		
41-015-001-00	306 E MAIN ST	11/06/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$112,900	38.80	\$266,779	\$91,087	\$199,913	\$138,014	1.448		
41-017-005-00	411 FREMONT ST	12/09/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,800	38.81	\$240,553	\$69,001	\$200,999	\$134,762	1.492		
41-019-004-10	403 GRAND RAPIDS ST	12/03/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,300	45.56	\$288,023	\$92,912	\$182,088	\$153,269	1.188		
41-022-442-00	313 ARLINGTON ST	03/24/25	\$255,000	WD	24-PARTIAL ASSESSMENT	\$255,000	\$84,800	33.25	\$232,102	\$62,156	\$192,844	\$133,500	1.445		
41-023-243-00	701 GRAND RAPIDS ST	07/24/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,900	48.10	\$329,948	\$93,124	\$201,876	\$186,036	1.085		
41-024-004-00	209 KEELER ST	02/27/24	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$21,500	6.52	\$352,944	\$61,440	\$268,460	\$228,990	1.172		
41-033-006-00	205 DAYTON ST	12/19/23	\$250,000	WD	24-PARTIAL ASSESSMENT	\$250,000	\$82,900	33.16	\$234,245	\$60,940	\$189,060	\$136,139	1.389		
41-048-004-00	213 W MAIN ST	06/28/24	\$285,000	WD	25-PARTIAL CONSTRUCTION	\$285,000	\$0	0.00	\$293,983	\$52,324	\$232,676	\$189,834	1.226		
41-049-014-00	115 BROADWAY	11/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,700	41.96	\$230,477	\$54,566	\$185,434	\$138,186	1.342		
41-058-007-00	307 DEARBORN ST	07/07/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$143,900	46.42	\$327,034	\$60,538	\$249,462	\$209,345	1.192		
41-061-007-00	42 STATE ST	02/18/25	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,900	37.22	\$216,928	\$101,951	\$153,049	\$90,320	1.695		
41-062-006-00	415 RUSSELL ST	09/24/24	\$270,000	WD	24-PARTIAL ASSESSMENT	\$270,000	\$119,400	44.22	\$299,781	\$86,420	\$183,580	\$167,605	1.095		
41-063-001-00	404 RUSSELL ST	07/02/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,900	48.22	\$245,237	\$97,201	\$132,799	\$148,036	0.897		
41-063-004-01	414 RUSSELL ST	08/07/23	\$270,000	WD	31-SPLIT IMPROVED	\$270,000	\$0	0.00	\$324,981	\$89,435	\$180,565	\$185,032	0.976		
41-080-010-00	112 LEM PAUL ST	07/25/23	\$253,500	WD	24-PARTIAL ASSESSMENT	\$253,500	\$73,000	28.80	\$231,944	\$47,188	\$206,312	\$145,134	1.422		
41-080-023-00	502 JOHNSON ST	02/05/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,800	40.30	\$244,224	\$84,688	\$180,312	\$125,323	1.439		
41-080-030-00	411 SHERMAN ST	11/20/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$100,800	46.24	\$233,023	\$61,228	\$156,772	\$134,953	1.162		
41-084-003-00	116 WASHINGTON ST	06/09/23	\$240,000	WD	24-PARTIAL ASSESSMENT	\$240,000	\$77,600	32.33	\$229,393	\$77,566	\$162,434	\$119,267	1.362		
41-084-005-00	112 WASHINGTON ST	06/29/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,700	40.63	\$255,966	\$79,434	\$190,566	\$138,674	1.374		
41-085-010-00	414 THORNTON ST	09/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,900	44.40	\$234,548	\$78,173	\$146,827	\$122,840	1.195		
41-090-024-00	411 CHARLES ST	09/19/24	\$327,500	WD	24-PARTIAL ASSESSMENT	\$327,500	\$88,400	26.99	\$290,563	\$70,065	\$257,435	\$173,211	1.486		
41-095-003-00	505 CHARLES ST	07/06/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,000	36.15	\$227,449	\$70,065	\$189,935	\$123,632	1.536		
41-095-006-00	541 CHARLES ST	06/28/24	\$325,000	WD	24-PARTIAL ASSESSMENT	\$325,000	\$125,000	38.46	\$320,777	\$70,065	\$254,935	\$196,946	1.294		
41-095-008-00	514 CHARLES ST	10/31/24	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$99,200	38.15	\$243,053	\$70,069	\$189,931	\$135,887	1.398		
41-100-004-00	514 ARTHUR CT	01/17/25	\$310,000	WD	24-PARTIAL ASSESSMENT	\$310,000	\$123,300	39.77	\$291,263	\$98,195	\$211,805	\$151,664	1.397		
41-100-024-10	613 BERNARD ST	02/16/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,600	46.41	\$321,294	\$81,867	\$208,133	\$188,081	1.107		
41-105-020-02	449 HOLES AVE	09/10/24	\$307,500	WD	24-PARTIAL ASSESSMENT	\$307,500	\$126,600	41.17	\$296,087	\$86,743	\$220,757	\$164,449	1.342		
41-128-200-00	722 MISTY RIDGE DR	04/21/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,800	46.40	\$337,719	\$57,267	\$267,733	\$220,308	1.215		
41-130-001-00	703 E MAIN ST	12/23/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,000	52.22	\$208,522	\$60,543	\$119,457	\$116,244	1.028		
41-130-005-20	744 FREMONT ST	10/15/24	\$219,900	WD	24-PARTIAL ASSESSMENT	\$219,900	\$72,100	32.79	\$197,130	\$67,590	\$152,310	\$101,760	1.497		
41-130-007-20	188 IRVING RD	04/05/23	\$299,900	WD	25-PARTIAL CONSTRUCTION	\$299,900	\$120,400	40.15	\$304,201	\$47,017	\$252,883	\$202,030	1.252		
41-180-005-00	136 MANOR DR	08/24/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$128,700	42.89	\$318,682	\$86,069	\$214,031	\$182,728	1.171		
41-230-009-00	717 GRAND RAPIDS ST	03/24/25	\$285,000	WD	24-PARTIAL ASSESSMENT	\$285,000	\$108,700	38.14	\$263,165	\$113,092	\$171,908	\$117,889	1.458		
Totals:			\$9,251,300			\$9,251,300	\$3,342,500		\$9,159,637		\$6,714,175	\$5,234,034			
								Sale. Ratio =>	36.13					E.C.F. =>	1.283
								Std. Dev. =>	12.54					Ave. E.C.F. =>	1.304