

NGHB 00001: Borders Kelly Rd-Detroit up to Beaconsfield
Hwd Sch Dist

2024 ECF	Final	REC	Sales
2023 ECF	0.903	0.903	123
	0.723		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 001 02 0895 000	18713 KINGSVILLE	03/10/22	03-ARM'S LENGTH	\$80,000	\$33,100	41.38	\$87,931	\$22,961	26%	\$57,039	\$89,862	0.635	1,296	\$44.01	00001	26.5445	1.50 STORY	45
42 001 02 0896 000	18721 KINGSVILLE	03/18/22	03-ARM'S LENGTH	\$65,000	\$23,100	35.54	\$63,782	\$22,520	35%	\$42,480	\$57,071	0.744	684	\$62.11	00001	15.5845	1.00 STORY	45
42 001 02 0908 000	18905 KINGSVILLE	02/06/23	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$71,306	\$27,698	39%	\$32,302	\$60,315	0.536	725	\$44.55	00001	36.4635	1.00 STORY	38
42 001 02 0910 000	18923 KINGSVILLE	09/15/21	03-ARM'S LENGTH	\$60,000	\$22,500	37.50	\$62,285	\$22,520	36%	\$37,480	\$55,000	0.681	698	\$53.70	00001	21.8732	1.00 STORY	45
42 001 02 0970 000	18705 WASHTENAW	07/20/21	03-ARM'S LENGTH	\$55,000	\$23,900	43.45	\$66,709	\$26,042	39%	\$28,958	\$56,248	0.515	685	\$42.27	00001	38.5356	1.00 STORY	45
42 001 02 0976 000	18753 WASHTENAW	09/17/21	03-ARM'S LENGTH	\$50,000	\$24,400	48.80	\$66,836	\$22,902	34%	\$27,098	\$60,766	0.446	672	\$40.32	00001	45.4249	1.00 STORY	45
42 001 02 0977 000	18761 WASHTENAW	03/30/23	03-ARM'S LENGTH	\$107,000	\$31,500	29.44	\$78,132	\$22,520	29%	\$84,480	\$76,918	1.098	940	\$89.87	00001	19.8120	1.25 STORY	45
42 001 02 0989 000	18949 WASHTENAW	07/14/22	03-ARM'S LENGTH	\$83,450	\$29,200	34.99	\$72,912	\$22,520	31%	\$60,930	\$69,698	0.874	980	\$62.17	00001	2.5993	1.00 STORY	45
42 001 02 1013 000	18800 KENOSHA	11/04/21	03-ARM'S LENGTH	\$69,900	\$25,300	36.19	\$69,218	\$22,999	33%	\$46,901	\$63,927	0.734	725	\$64.69	00001	16.6519	1.00 STORY	45
42 001 02 1039 000	18549 KENOSHA	08/31/21	03-ARM'S LENGTH	\$53,000	\$24,200	45.66	\$66,563	\$22,520	34%	\$30,480	\$60,917	0.500	819	\$37.22	00001	39.9834	1.00 STORY	45
42 001 02 1057 000	18793 KENOSHA	03/01/23	03-ARM'S LENGTH	\$65,000	\$33,300	51.23	\$86,236	\$34,495	40%	\$30,505	\$71,564	0.426	748	\$40.78	00001	47.3927	1.00 STORY	45
42 001 02 1074 000	19014 ELKHART	04/27/21	03-ARM'S LENGTH	\$114,000	\$31,000	27.19	\$83,757	\$25,434	30%	\$88,566	\$80,668	1.098	1,073	\$82.54	00001	19.7720	1.50 STORY	45
42 001 02 1083 000	18940 ELKHART	05/25/21	03-ARM'S LENGTH	\$95,000	\$28,000	29.47	\$75,724	\$22,700	30%	\$72,300	\$73,339	0.986	900	\$80.33	00001	8.5648	1.25 STORY	45
42 001 02 1087 000	18904 ELKHART	05/27/22	03-ARM'S LENGTH	\$81,000	\$30,500	37.65	\$76,897	\$25,335	33%	\$55,665	\$71,317	0.781	728	\$76.46	00001	11.9655	1.00 STORY	45
42 001 02 1089 000	18800 ELKHART	05/17/21	03-ARM'S LENGTH	\$80,000	\$30,000	37.50	\$80,466	\$24,275	30%	\$55,725	\$77,719	0.717	934	\$59.66	00001	18.3183	1.25 STORY	45
42 001 02 1090 000	18792 ELKHART	06/11/21	03-ARM'S LENGTH	\$90,000	\$24,400	27.11	\$69,855	\$23,775	34%	\$66,225	\$63,734	1.039	1,266	\$52.31	00001	13.8890	1.25 STORY	36
42 001 02 1103 000	18590 ELKHART	05/16/22	03-ARM'S LENGTH	\$89,000	\$30,300	34.04	\$76,407	\$25,335	33%	\$63,665	\$70,639	0.901	741	\$85.92	00001	0.1086	1.00 STORY	45
42 001 02 1107 000	18556 ELKHART	02/14/22	03-ARM'S LENGTH	\$80,000	\$23,100	28.88	\$63,985	\$22,520	35%	\$57,480	\$57,351	1.002	919	\$62.55	00001	10.2057	1.25 STORY	34
42 001 02 1110 000	18532 ELKHART	04/14/22	03-ARM'S LENGTH	\$80,000	\$22,200	27.75	\$57,456	\$22,520	39%	\$57,480	\$48,321	1.190	711	\$80.84	00001	28.9361	1.00 STORY	34
42 001 02 1127 000	18745 ELKHART	06/21/21	03-ARM'S LENGTH	\$110,000	\$29,700	27.00	\$79,838	\$22,973	29%	\$87,027	\$78,651	1.106	900	\$96.70	00001	20.6302	1.25 STORY	45
42 001 02 1146 000	18989 ELKHART	02/07/23	03-ARM'S LENGTH	\$60,000	\$29,000	48.33	\$72,655	\$23,675	33%	\$36,325	\$67,746	0.536	919	\$39.53	00001	36.3989	1.25 STORY	45
42 001 02 1153 000	18988 ROSCOMMON	09/08/22	03-ARM'S LENGTH	\$45,000	\$22,100	49.11	\$57,257	\$22,520	39%	\$22,480	\$48,046	0.468	1,050	\$21.41	00001	43.2299	1.00 STORY	34
42 001 02 1165 000	18800 ROSCOMMON	12/21/21	03-ARM'S LENGTH	\$60,000	\$23,900	39.83	\$65,681	\$22,682	35%	\$37,318	\$59,473	0.627	833	\$44.80	00001	27.2709	1.00 STORY	45
42 001 02 1173 000	18736 ROSCOMMON	02/18/22	03-ARM'S LENGTH	\$78,000	\$24,400	31.28	\$66,988	\$22,729	34%	\$55,271	\$61,216	0.903	806	\$68.57	00001	0.2701	1.00 STORY	45
42 001 02 1178 000	18598 ROSCOMMON	10/06/22	03-ARM'S LENGTH	\$89,900	\$28,100	31.26	\$71,569	\$25,335	35%	\$64,565	\$63,947	1.010	680	\$94.95	00001	10.9470	1.00 STORY	45
42 001 03 1884 000	19189 KINGSVILLE	01/26/23	03-ARM'S LENGTH	\$80,000	\$24,800	31.00	\$64,146	\$25,335	39%	\$54,665	\$53,680	1.018	900	\$60.74	00001	11.8153	1.25 STORY	36
42 001 03 1888 000	19214 WASHTENAW	09/14/22	03-ARM'S LENGTH	\$86,000	\$30,800	35.81	\$76,859	\$23,961	31%	\$62,039	\$73,165	0.848	672	\$92.32	00001	5.2250	1.00 STORY	45
42 001 03 1894 000	19162 WASHTENAW	06/10/22	03-ARM'S LENGTH	\$85,000	\$25,700	30.24	\$65,281	\$23,241	36%	\$61,759	\$58,147	1.062	728	\$84.83	00001	16.1938	1.00 STORY	45
42 001 03 1894 000	19162 WASHTENAW	03/10/22	03-ARM'S LENGTH	\$65,000	\$23,700	36.46	\$65,281	\$23,241	36%	\$41,759	\$58,147	0.718	728	\$57.36	00001	18.2020	1.00 STORY	45
42 001 03 1921 000	19170 KENOSHA	06/24/22	03-ARM'S LENGTH	\$97,000	\$30,000	30.93	\$74,870	\$23,334	31%	\$73,666	\$71,281	1.033	872	\$84.48	00001	13.3275	1.25 STORY	45
42 001 03 1923 000	19154 KENOSHA	01/18/22	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$79,842	\$22,520	28%	\$47,480	\$79,284	0.599	944	\$50.30	00001	30.1324	1.25 STORY	45
42 001 03 1947 000	19188 ELKHART	07/15/22	03-ARM'S LENGTH	\$113,000	\$29,900	26.46	\$55,571	\$25,335	34%	\$87,665	\$69,483	1.262	725	\$120.92	00001	36.1494	1.00 STORY	45
42 001 03 1947 000	19188 ELKHART	01/26/22	03-ARM'S LENGTH	\$51,000	\$27,500	53.92	\$75,571	\$25,335	34%	\$25,665	\$69,483	0.369	725	\$35.40	00001	53.0815	1.00 STORY	45
42 001 03 1972 000	19214 ROSCOMMON	03/24/23	03-ARM'S LENGTH	\$90,000	\$28,800	32.00	\$72,306	\$24,067	33%	\$65,933	\$66,721	0.988	994	\$66.33	00001	8.8008	1.25 STORY	45
42 001 03 1982 000	19130 ROSCOMMON	12/22/21	03-ARM'S LENGTH	\$75,000	\$27,900	37.20	\$75,386	\$23,222	31%	\$51,778	\$72,149	0.718	1,154	\$44.87	00001	18.2537	1.00 STORY	45
42 001 04 0019 000	18763 ROSCOMMON	10/21/22	03-ARM'S LENGTH	\$78,000	\$30,100	38.59	\$77,856	\$23,826	31%	\$54,174	\$74,730	0.725	881	\$61.49	00001	17.5260	1.00 STORY	45
42 001 05 0070 000	19192 WOODSIDE	04/12/22	03-ARM'S LENGTH	\$115,000	\$29,900	26.00	\$74,464	\$22,239	30%	\$92,761	\$72,234	1.284	900	\$103.07	00001	38.3991	1.25 STORY	45
42 001 05 0081 000	19104 WOODSIDE	05/24/21	03-ARM'S LENGTH	\$150,000	\$32,700	21.80	\$91,210	\$22,239	24%	\$127,761	\$95,396	1.339	928	\$137.67	00001	43.9089	1.00 STORY	45
42 001 05 0094 000	18920 WOODSIDE	09/10/21	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$75,170	\$22,862	30%	\$37,138	\$72,349	0.513	906	\$40.99	00001	38.6866	1.25 STORY	45
42 001 05 0105 000	18770 WOODSIDE	08/02/21	03-ARM'S LENGTH	\$119,900	\$30,800	25.69	\$82,398	\$22,520	27%	\$97,380	\$82,819	1.176	928	\$104.94	00001	27.5633	1.00 STORY	45
42 001 05 0116 000	18582 WOODSIDE	04/06/22	03-ARM'S LENGTH	\$110,000	\$34,800	31.64	\$85,470	\$23,930	28%	\$86,070	\$85,118	1.011	910	\$94.58	00001	11.1003	1.00 STORY	45
42 001 05 0117 000	18574 WOODSIDE	07/22/21	03-ARM'S LENGTH	\$125,000	\$31,800	25.44	\$84,871	\$22,520	27%	\$102,480	\$86,239	1.188	916	\$111.88	00001	28.8135	1.00 STORY	45
42 001 06 0020 000	19165 WOODSIDE	05/04/22	03-ARM'S LENGTH	\$100,000	\$33,400	33.40	\$82,591	\$23,734	29%	\$76,266	\$81,407	0.937	941	\$81.05	00001	3.6665	1.00 STORY	45
42 001 06 0024 000	19131 WOODSIDE	06/15/22	03-ARM'S LENGTH	\$115,000	\$35,200	30.61	\$86,526	\$23,587	27%	\$91,413	\$87,053	1.050	910	\$100.45	00001	14.9903	1.00 STORY	45
42 001 06 0067 000	18543 WOODSIDE	06/29/22	03-ARM'S LENGTH	\$80,000	\$28,900	36.13	\$72,304	\$22,777	32%	\$57,223	\$68,502	0.835	1,134	\$50.46	00001	6.4840	1.25 STORY	41
42 001 07 0119 000	19198 WOODCREST	06/03/22	03-ARM'S LENGTH	\$141,000	\$36,100	25.60	\$88,525	\$25,135	28%	\$115,865	\$87,676	1.322	941	\$123.13	00001	42.1321	1.00 STORY	45
42 001 07 0148 000	18818 WOODCREST	08/19/21	03-ARM'S LENGTH	\$60,000	\$30,900	51.50	\$82,778	\$22,520	27%	\$37,480	\$83,344	0.450	930	\$40.30	00001	45.0487	1.00 STORY	45

42 001 07 0158 000	18738 WOODCREST	06/18/71	03-ARM'S LENGTH	\$68,000	\$32,700	48.09	\$87,006	\$24,062	28%	\$43,938	\$87,059	0.505	910	\$48.28	00001	39,5498	1.00 STORY	45
42 001 07 0189 000	18787 WOODCREST	02/17/72	03-ARM'S LENGTH	\$91,250	\$31,100	34.08	\$83,102	\$23,671	28%	\$67,579	\$82,201	0.822	941	\$71.82	00001	7,8064	1.00 STORY	45
42 001 07 0192 000	18811 WOODCREST	04/09/71	03-ARM'S LENGTH	\$30,000	\$30,000	40.05	\$80,525	\$22,500	28%	\$52,380	\$80,228	0.681	930	\$57.56	00001	24,7300	1.00 STORY	45
42 001 07 0202 000	18953 WOODCREST	07/01/72	03-ARM'S LENGTH	\$80,000	\$33,900	42.38	\$83,047	\$22,500	28%	\$56,958	\$83,617	0.653	930	\$61.25	00001	21,9009	1.00 STORY	45
42 001 07 0204 000	18969 WOODCREST	06/01/72	03-ARM'S LENGTH	\$94,500	\$35,900	38.62	\$96,344	\$22,816	24%	\$71,684	\$101,698	0.705	1384	\$51.79	00001	19,5319	1.50 STORY	45
42 001 07 0209 000	19008 WOODCREST	04/28/72	03-ARM'S LENGTH	\$154,000	\$35,900	22.01	\$83,518	\$22,829	27%	\$131,171	\$83,941	1.563	941	\$139.40	00001	66,2479	1.00 STORY	45
42 001 07 0213 000	19123 WOODCREST	09/24/71	03-ARM'S LENGTH	\$94,500	\$32,700	29.31	\$69,768	\$23,242	33%	\$71,258	\$64,351	1.107	917	\$77.71	00001	20,7141	1.00 STORY	34
42 001 07 0219 000	19173 WOODCREST	07/16/73	03-ARM'S LENGTH	\$150,000	\$33,800	22.53	\$89,703	\$23,223	26%	\$126,777	\$94,950	1.379	941	\$134.73	00001	47,8570	1.00 STORY	45
42 001 07 0226 000	19201 WOODCREST	09/11/72	03-ARM'S LENGTH	\$132,000	\$33,800	24.85	\$87,328	\$23,520	26%	\$109,480	\$89,638	1.221	928	\$117.97	00001	32,1175	1.00 STORY	45
42 001 08 0261 000	19300 WOODLAND	01/13/73	03-ARM'S LENGTH	\$150,000	\$33,800	22.53	\$89,703	\$23,223	26%	\$126,777	\$94,950	1.379	941	\$134.73	00001	47,8570	1.00 STORY	45
42 001 08 0266 000	19340 WOODLAND	08/03/72	03-ARM'S LENGTH	\$115,000	\$31,900	26.77	\$100,359	\$24,072	24%	\$130,928	\$105,515	1.241	1372	\$95.43	00001	43,6478	1.50 STORY	45
42 001 08 0271 000	19380 WOODLAND	01/13/73	03-ARM'S LENGTH	\$115,000	\$31,900	26.77	\$100,359	\$24,072	24%	\$130,928	\$105,515	1.241	1372	\$95.43	00001	43,6478	1.50 STORY	45
42 001 08 0296 000	18944 WOODLAND	08/06/73	03-ARM'S LENGTH	\$82,500	\$32,800	39.76	\$92,296	\$23,999	26%	\$94,001	\$94,463	0.995	1030	\$91.26	00001	34,0666	1.00 STORY	45
42 001 08 0301 000	18944 WOODLAND	08/06/73	03-ARM'S LENGTH	\$82,500	\$32,800	39.76	\$92,296	\$23,999	26%	\$94,001	\$94,463	0.995	1030	\$91.26	00001	34,0666	1.00 STORY	45
42 001 08 0305 000	18816 WOODLAND	05/26/72	03-ARM'S LENGTH	\$78,177	\$31,800	40.68	\$78,803	\$23,593	29%	\$58,907	\$77,846	0.715	910	\$61.16	00001	18,5229	1.00 STORY	45
42 001 08 0305 000	18816 WOODLAND	05/26/72	03-ARM'S LENGTH	\$78,177	\$31,800	40.68	\$78,803	\$23,593	29%	\$58,907	\$77,846	0.715	910	\$61.16	00001	18,5229	1.00 STORY	45
42 001 08 0305 000	18816 WOODLAND	05/26/72	03-ARM'S LENGTH	\$78,177	\$31,800	40.68	\$78,803	\$23,593	29%	\$58,907	\$77,846	0.715	910	\$61.16	00001	18,5229	1.00 STORY	45
42 001 08 0343 000	18771 WOODLAND	11/29/72	03-ARM'S LENGTH	\$85,000	\$32,300	46.86	\$87,346	\$23,202	27%	\$45,004	\$81,614	0.551	928	\$48.50	00001	34,8763	1.25 STORY	45
42 001 08 0391 000	18771 WOODLAND	11/29/72	03-ARM'S LENGTH	\$85,000	\$32,300	46.86	\$87,346	\$23,202	27%	\$45,004	\$81,614	0.551	928	\$48.50	00001	34,8763	1.25 STORY	45
42 001 08 0391 000	18771 WOODLAND	11/29/72	03-ARM'S LENGTH	\$85,000	\$32,300	46.86	\$87,346	\$23,202	27%	\$45,004	\$81,614	0.551	928	\$48.50	00001	34,8763	1.25 STORY	45
42 001 08 0399 000	19437 WOODLAND	11/09/71	03-ARM'S LENGTH	\$85,000	\$32,300	46.86	\$87,346	\$23,202	27%	\$45,004	\$81,614	0.551	928	\$48.50	00001	34,8763	1.25 STORY	45
42 001 08 0402 000	19461 WOODLAND	06/29/72	03-ARM'S LENGTH	\$70,000	\$34,200	48.86	\$84,198	\$23,086	27%	\$46,914	\$84,526	0.555	910	\$51.55	00001	29,8493	1.50 STORY	41
42 001 08 1251 002	19215 BEACONSFIELD	12/02/72	03-ARM'S LENGTH	\$98,500	\$34,100	34.62	\$83,833	\$22,334	27%	\$76,166	\$85,061	0.895	934	\$81.55	00001	34,1560	1.00 STORY	45
42 001 08 1259 002	19233 BEACONSFIELD	02/28/73	03-ARM'S LENGTH	\$94,500	\$31,800	33.65	\$78,745	\$22,334	28%	\$72,166	\$84,024	0.925	900	\$80.18	00001	2,4758	1.25 STORY	45
42 001 08 1267 002	19239 BEACONSFIELD	12/09/72	03-ARM'S LENGTH	\$100,000	\$37,200	37.20	\$94,324	\$33,147	35%	\$66,853	\$84,615	0.790	900	\$74.28	00001	2,4759	1.25 STORY	45
42 001 08 1284 002	19265 BEACONSFIELD	06/09/71	03-ARM'S LENGTH	\$105,000	\$26,300	25.05	\$71,398	\$22,733	32%	\$82,267	\$67,310	1.222	900	\$91.41	00001	11,0107	1.25 STORY	45
42 001 08 1284 002	19265 BEACONSFIELD	06/09/71	03-ARM'S LENGTH	\$105,000	\$26,300	25.05	\$71,398	\$22,733	32%	\$82,267	\$67,310	1.222	900	\$91.41	00001	11,0107	1.25 STORY	45
42 001 08 1310 002	19274 BEACONSFIELD	06/09/71	03-ARM'S LENGTH	\$73,000	\$30,100	41.23	\$80,657	\$23,009	29%	\$72,666	\$78,438	0.951	900	\$80.74	00001	37,2027	1.25 STORY	45
42 001 08 1316 000	19381 KINGSVILLE	06/09/72	03-ARM'S LENGTH	\$68,000	\$29,400	43.24	\$73,486	\$22,520	31%	\$45,480	\$78,492	0.645	725	\$62.73	00001	27,3318	1.25 STORY	45
42 001 08 1527 000	19637 KINGSVILLE	02/25/72	03-ARM'S LENGTH	\$98,900	\$34,700	31.33	\$84,473	\$26,130	31%	\$73,770	\$80,696	0.934	1005	\$73.55	00001	25,5011	1.00 STORY	45
42 001 08 1541 000	19748 KINGSVILLE	04/11/72	03-ARM'S LENGTH	\$88,500	\$34,700	35.33	\$85,301	\$22,520	32%	\$75,980	\$86,854	0.875	1154	\$83.94	00001	1,3988	1.25 STORY	45
42 001 08 1542 000	19757 KINGSVILLE	05/25/72	03-ARM'S LENGTH	\$82,500	\$32,600	38.55	\$79,795	\$25,335	32%	\$71,165	\$75,325	0.759	1063	\$53.78	00001	2,5184	1.25 STORY	45
42 001 08 1597 000	19657 WASHNETAW	09/13/72	03-ARM'S LENGTH	\$90,000	\$25,600	31.11	\$76,981	\$26,315	34%	\$63,685	\$70,077	0.909	994	\$64.07	00001	14,1276	1.25 STORY	45
42 001 08 1610 000	19709 WASHNETAW	06/22/72	03-ARM'S LENGTH	\$88,000	\$30,700	34.89	\$74,966	\$26,284	35%	\$63,716	\$75,526	0.879	994	\$64.07	00001	14,1276	1.25 STORY	45
42 001 08 1612 000	19725 WASHNETAW	07/09/71	03-ARM'S LENGTH	\$69,000	\$30,200	43.77	\$81,115	\$22,520	28%	\$46,480	\$81,044	0.574	991	\$63.76	00001	4,6090	1.00 STORY	45
42 001 08 1648 000	19356 KENOSHA	09/23/71	03-ARM'S LENGTH	\$94,000	\$25,300	31.17	\$78,729	\$23,874	30%	\$70,126	\$75,871	0.924	900	\$77.92	00001	32,6673	1.25 STORY	45
42 001 08 1649 000	19348 KENOSHA	02/08/72	03-ARM'S LENGTH	\$65,000	\$25,900	39.85	\$70,636	\$22,520	32%	\$42,480	\$66,550	0.638	711	\$59.75	00001	2,4088	1.25 STORY	45
42 001 08 1651 000	19653 KENOSHA	02/01/73	03-ARM'S LENGTH	\$58,000	\$31,700	54.66	\$78,478	\$23,827	30%	\$34,173	\$75,589	0.452	906	\$37.72	00001	26,1875	1.00 STORY	45
42 001 08 1681 000	19685 KENOSHA	01/20/72	03-ARM'S LENGTH	\$50,000	\$28,700	57.40	\$77,404	\$22,963	30%	\$27,037	\$75,299	0.359	930	\$39.07	00001	44,8099	1.00 STORY	45
42 001 08 1683 000	19701 KENOSHA	01/06/72	03-ARM'S LENGTH	\$121,000	\$28,100	24.05	\$78,292	\$22,520	29%	\$98,480	\$77,140	1.277	892	\$110.40	00001	54,1124	1.25 STORY	45
42 001 08 1686 000	19725 KENOSHA	05/21/71	03-ARM'S LENGTH	\$50,000	\$29,100	58.20	\$78,292	\$22,520	29%	\$98,480	\$77,140	1.277	892	\$110.40	00001	54,1124	1.25 STORY	45
42 001 08 1688 000	19775 KENOSHA	12/21/71	03-ARM'S LENGTH	\$45,000	\$25,500	56.67	\$69,723	\$22,520	32%	\$22,480	\$65,288	0.344	677	\$33.21	00001	55,5865	1.00 STORY	45
42 001 08 1691 000	19775 KENOSHA	12/01/71	03-ARM'S LENGTH	\$104,000	\$31,35	31.35	\$88,190	\$26,852	30%	\$77,148	\$84,838	0.909	916	\$84.22	00001	0,9168	1.25 STORY	45
42 001 08 1706 000	19652 ELKHART	04/30/71	03-ARM'S LENGTH	\$50,000	\$25,800	51.60	\$70,299	\$22,520	32%	\$27,480	\$66,084	0.416	755	\$56.40	00001	48,4355	1.25 STORY	45
42 001 08 1708 000	19652 ELKHART	01/14/72	03-ARM'S LENGTH	\$95,000	\$25,600	26.95	\$89,891	\$22,520	32%	\$72,480	\$65,520	1.106	930	\$77.94	00001	20,6039	1.25 STORY	45
42 001 08 1711 000	19446 ELKHART	06/18/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1716 000	19322 ELKHART	04/16/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1719 000	19305 ELKHART	07/15/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	04/27/71	03-ARM'S LENGTH	\$92,000	\$28,700	36.33	\$78,316	\$26,700	34%	\$52,300	\$71,391	0.733	826	\$63.32	00001	16,7606	1.25 STORY	45
42 001 08 1729 000	19305 ELKHART	0																

42 002 02 2189 000	19953 KENOSHA	06/21/22	03-ARM'S LENGTH	\$156,000	\$34,500	21.84	\$84,886	\$23,130	27%	\$134,870	\$85,416	1.579	1,009	\$135.67	00001	67.8785	1.25 STORY	45
42 002 01 1736 000	19365 ELKHART	06/25/21	03-ARM'S LENGTH	\$76,000	\$27,600	36.32	\$74,792	\$23,871	32%	\$52,129	\$70,130	0.740	720	\$72.40	00001	16.0035	1.00 STORY	45
42 002 01 1744 000	19429 ELKHART	08/25/22	03-ARM'S LENGTH	\$85,000	\$27,700	32.59	\$69,647	\$23,500	32%	\$62,480	\$65,183	0.959	711	\$67.88	00001	5.8551	1.00 STORY	45
42 002 01 1752 000	19661 ELKHART	05/11/21	03-ARM'S LENGTH	\$96,000	\$26,400	27.50	\$71,764	\$23,505	33%	\$72,495	\$66,348	1.086	825	\$87.87	00001	18.5908	1.25 STORY	45
42 002 01 1762 000	19741 ELKHART	05/25/22	03-ARM'S LENGTH	\$72,000	\$31,700	44.03	\$78,712	\$23,520	29%	\$49,480	\$77,721	0.837	872	\$50.91	00001	26.3548	1.50 STORY	45
42 002 01 1786 000	19436 ROSCOMMON	03/11/22	03-ARM'S LENGTH	\$60,000	\$24,000	40.00	\$67,067	\$23,138	39%	\$33,862	\$56,610	0.598	698	\$46.31	00001	30.2024	1.00 STORY	45
42 002 02 2107 000	20001 KINGSVILLE	03/22/23	03-ARM'S LENGTH	\$79,000	\$35,500	44.94	\$86,970	\$23,789	27%	\$55,211	\$87,387	0.852	995	\$55.49	00001	26.8390	1.25 STORY	39
42 002 02 2109 000	20017 KINGSVILLE	02/01/23	03-ARM'S LENGTH	\$79,000	\$35,500	46.32	\$86,970	\$23,789	26%	\$55,211	\$87,387	0.852	995	\$55.49	00001	29.3661	1.00 STORY	45
42 002 02 2126 000	19984 WASHTEENAW	11/30/21	03-ARM'S LENGTH	\$65,000	\$26,400	40.62	\$71,813	\$23,880	32%	\$42,120	\$67,681	0.622	826	\$37.38	00001	27.7851	1.25 STORY	45
42 002 02 2136 000	19920 WASHTEENAW	12/06/21	03-ARM'S LENGTH	\$115,000	\$34,100	29.65	\$80,447	\$22,500	25%	\$92,480	\$93,552	0.884	1,000	\$92.48	00001	8.4150	1.25 STORY	45
42 002 02 2146 000	19961 KENOSHA	07/30/21	03-ARM'S LENGTH	\$60,000	\$31,300	52.00	\$83,535	\$22,500	27%	\$37,480	\$64,391	0.444	945	\$39.66	00001	45.6066	1.25 STORY	45
42 002 02 2165 000	20056 KENOSHA	12/28/22	03-ARM'S LENGTH	\$109,000	\$39,600	36.07	\$76,209	\$22,500	30%	\$86,480	\$74,259	1.165	898	\$96.30	00001	26.4391	1.25 STORY	45
42 002 02 2195 000	20001 KENOSHA	05/21/21	03-ARM'S LENGTH	\$89,900	\$29,300	32.59	\$78,698	\$23,341	30%	\$66,480	\$76,566	0.869	914	\$72.82	00001	3.0881	1.25 STORY	45
42 002 02 2211 000	20004 ELKHART	04/23/21	03-ARM'S LENGTH	\$115,000	\$27,800	24.17	\$77,521	\$23,370	33%	\$85,659	\$72,131	1.243	941	\$95.25	00001	34.2406	1.25 STORY	45
42 002 02 2216 000	19984 ELKHART	03/18/22	03-ARM'S LENGTH	\$116,000	\$34,100	29.40	\$90,421	\$22,500	25%	\$93,480	\$93,916	0.995	1,168	\$80.03	00001	9.5174	1.25 STORY	45
42 002 02 2225 000	19928 ELKHART	02/21/22	03-ARM'S LENGTH	\$37,000	\$30,300	53.16	\$81,224	\$22,500	28%	\$54,480	\$81,195	0.425	1,024	\$33.67	00001	47.5530	1.25 STORY	45
42 002 02 2231 000	19937 ELKHART	09/21/21	03-ARM'S LENGTH	\$87,500	\$28,300	32.34	\$76,488	\$22,629	30%	\$64,871	\$74,494	0.871	744	\$87.19	00001	2.9363	1.00 STORY	45
42 002 02 2245 000	20049 ELKHART	07/13/22	03-ARM'S LENGTH	\$110,000	\$32,600	29.64	\$80,541	\$22,909	28%	\$87,091	\$79,712	1.093	878	\$99.19	00001	19.2379	1.25 STORY	45
42 002 02 2245 000	20083 ELKHART	07/13/21	03-ARM'S LENGTH	\$83,290	\$27,800	33.38	\$74,828	\$21,687	29%	\$61,603	\$73,501	0.838	878	\$70.16	00001	6.2059	1.25 STORY	45
42 002 02 2262 000	19988 ROSCOMMON	01/21/22	03-ARM'S LENGTH	\$106,000	\$31,500	29.72	\$84,035	\$22,236	28%	\$82,764	\$84,093	0.984	911	\$90.85	00001	8.4013	1.25 STORY	45
Totals:				\$11,357,692	\$3,714,400	32.70	\$9,677,547	\$23,236	28%	\$4,427,000	\$9,331,750	0.903	911	\$74.93	0.36428954	0.2859		
					Std. Dev. =>	9.81					Ave. E.C.F. =>	0.900			Ave. Variance=>	28.4488	Coefficient of Var=>	31.60324753

NGHB 00002: W of I-94, HWD SD, Borders Gpte
Hwd Sch Dist

Final REC Sales
2024 ECF 1.148 33
2023 ECF 0.961

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.					
42 005 05 0016 000	19325 WOODMONT	10/07/22	03-ARM'S LENGTH	\$165,000	\$51,100	30.97	\$119,749	\$30,400	25%	\$134,600	\$92,975	1.448	1,007	\$133.66	00002	29.1777	1.00 STORY	45					
42 005 05 0036 000	19106 WOODMONT	05/24/22	03-ARM'S LENGTH	\$150,150	\$64,600	43.02	\$150,517	\$51,725	34%	\$98,425	\$102,801	0.957	1,007	\$97.74	00002	19.8493	1.00 STORY	45					
42 005 05 0070 000	19524 WOODMONT	05/13/22	03-ARM'S LENGTH	\$159,000	\$62,600	39.37	\$145,737	\$49,149	34%	\$109,851	\$100,508	1.093	1,007	\$109.09	00002	6.2963	1.00 STORY	45					
42 005 05 0071 000	19538 WOODMONT	03/04/22	03-ARM'S LENGTH	\$160,000	\$54,000	33.75	\$144,370	\$50,010	35%	\$109,990	\$98,189	1.120	1,007	\$109.23	00002	3.5741	1.00 STORY	45					
42 005 05 0004 000	19525 WOODMONT	12/08/22	03-ARM'S LENGTH	\$135,000	\$62,700	46.44	\$147,443	\$30,894	21%	\$104,106	\$121,279	0.858	1,501	\$69.36	00002	29.7522	2.00 STORY	45					
42 006 05 0551 000	19683 DAMMAN	02/10/23	03-ARM'S LENGTH	\$180,000	\$50,600	28.11	\$119,123	\$24,938	21%	\$155,062	\$98,007	1.582	1,110	\$139.70	00002	42.6224	1.25 STORY	45					
42 007 01 0042 002	20465 DAMMAN	06/03/21	03-ARM'S LENGTH	\$90,000	\$49,500	55.00	\$134,447	\$30,313	23%	\$59,687	\$108,360	0.551	1,015	\$58.80	00002	60.5102	1.00 STORY	45					
42 005 05 0045 000	19892 HARPER	04/09/21	03-ARM'S LENGTH	\$118,000	\$48,100	40.76	\$129,270	\$38,328	30%	\$79,672	\$94,633	0.842	1,007	\$79.12	00002	31.4015	1.00 STORY	45					
42 006 02 2123 000	19886 WOODMONT	06/16/21	03-ARM'S LENGTH	\$170,000	\$53,400	31.41	\$145,646	\$25,536	18%	\$144,464	\$124,984	1.156	1,309	\$110.36	00002	0.0067	1.00 STORY	45					
42 006 02 2128 000	20028 WOODMONT	12/02/22	03-ARM'S LENGTH	\$159,900	\$66,500	41.59	\$155,204	\$47,137	30%	\$112,763	\$112,453	1.003	1,045	\$107.91	00002	15.3163	1.00 STORY	45					
42 006 02 2130 000	20218 WOODMONT	07/02/21	03-ARM'S LENGTH	\$128,900	\$48,000	37.24	\$130,837	\$26,610	20%	\$102,290	\$108,457	0.943	1,188	\$86.10	00002	21.2783	1.00 STORY	45					
42 006 02 2138 000	20282 WOODMONT	09/24/21	03-ARM'S LENGTH	\$145,000	\$55,400	38.21	\$152,243	\$24,820	16%	\$120,680	\$133,114	0.907	1,590	\$75.90	00002	24.9335	1.50 STORY	45					
42 006 02 2151 000	20466 WOODMONT	03/20/23	03-ARM'S LENGTH	\$176,900	\$58,100	32.84	\$136,940	\$24,721	18%	\$152,179	\$116,773	1.303	1,244	\$122.33	00002	14.7279	1.25 STORY	45					
42 006 02 2160 001	20600 WOODMONT	08/01/22	03-ARM'S LENGTH	\$170,000	\$57,200	33.65	\$134,511	\$29,306	22%	\$140,694	\$109,475	1.285	1,064	\$132.23	00002	12.9253	1.00 STORY	45					
42 006 02 2160 004	20608 WOODMONT	10/27/22	03-ARM'S LENGTH	\$172,000	\$53,100	30.87	\$124,810	\$27,761	22%	\$144,239	\$100,988	1.428	1,064	\$135.56	00002	27.2362	1.00 STORY	45					
42 006 02 2247 002	20685 WOODMONT	08/11/22	03-ARM'S LENGTH	\$131,500	\$57,100	43.42	\$134,255	\$30,400	23%	\$101,100	\$108,070	0.936	1,045	\$96.75	00002	22.0416	1.00 STORY	45					
42 006 02 2251 000	20661 WOODMONT	07/22/21	03-ARM'S LENGTH	\$140,000	\$45,400	32.43	\$124,005	\$24,320	20%	\$115,680	\$103,730	1.115	1,025	\$112.86	00002	4.0726	1.00 STORY	45					
42 006 02 2264 002	20477 WOODMONT	05/28/21	03-ARM'S LENGTH	\$145,000	\$51,800	35.72	\$141,612	\$27,360	19%	\$117,640	\$118,889	0.989	1,342	\$87.66	00002	16.6426	1.25 STORY	45					
42 006 02 2269 003	20421 WOODMONT	05/27/22	03-ARM'S LENGTH	\$180,000	\$69,700	38.72	\$161,657	\$63,106	39%	\$116,894	\$102,550	1.140	1,045	\$111.86	00002	1.6055	1.00 STORY	45					
42 006 02 2281 000	20265 WOODMONT	06/17/22	03-ARM'S LENGTH	\$160,000	\$50,200	31.38	\$118,211	\$24,812	21%	\$135,188	\$97,189	1.391	1,110	\$121.79	00002	23.5052	1.25 STORY	45					
42 006 02 2285 000	20233 WOODMONT	10/27/22	03-ARM'S LENGTH	\$165,000	\$50,000	30.30	\$117,602	\$24,789	21%	\$140,211	\$96,580	1.452	1,111	\$126.20	00002	29.5843	1.25 STORY	45					
42 006 02 2288 000	20209 WOODMONT	12/10/21	03-ARM'S LENGTH	\$160,000	\$42,100	26.31	\$114,677	\$24,830	22%	\$135,170	\$93,493	1.446	1,096	\$123.33	00002	28.9850	1.25 STORY	45					
42 006 03 0483 000	19736 DAMMAN	05/28/21	03-ARM'S LENGTH	\$132,900	\$44,400	33.41	\$121,183	\$24,320	20%	\$108,580	\$100,794	1.077	1,088	\$99.80	00002	7.8676	1.25 STORY	45					
42 006 03 0553 000	19663 DAMMAN	09/20/21	03-ARM'S LENGTH	\$149,000	\$47,300	31.74	\$129,303	\$25,691	20%	\$123,509	\$108,025	1.143	1,110	\$111.27	00002	1.2586	1.25 STORY	45					
42 006 04 0029 000	19775 WOODMONT	01/23/23	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$133,696	\$26,408	20%	\$118,592	\$111,642	1.062	1,142	\$103.85	00002	9.3671	1.25 STORY	45					
42 006 04 0030 000	19765 WOODMONT	05/25/22	03-ARM'S LENGTH	\$163,000	\$52,800	32.39	\$124,147	\$27,360	22%	\$135,640	\$100,715	1.347	1,053	\$128.81	00002	19.0849	1.00 STORY	45					
42 006 04 0039 000	19675 WOODMONT	02/28/22	03-ARM'S LENGTH	\$174,900	\$47,400	27.10	\$129,675	\$24,540	19%	\$150,360	\$109,402	1.374	1,040	\$144.58	00002	21.8462	1.00 STORY	45					
42 006 04 0040 000	19665 WOODMONT	01/06/22	03-ARM'S LENGTH	\$150,000	\$46,900	31.27	\$132,254	\$24,320	18%	\$125,680	\$112,314	1.119	1,142	\$110.05	00002	3.6920	1.25 STORY	45					
42 006 04 0041 000	19655 WOODMONT	04/15/22	03-ARM'S LENGTH	\$164,900	\$56,200	34.08	\$132,476	\$25,247	19%	\$139,653	\$111,581	1.252	1,130	\$123.59	00002	9.5665	1.25 STORY	45					
42 007 01 0004 000	20340 DAMMAN	12/16/22	03-ARM'S LENGTH	\$151,000	\$53,000	35.10	\$124,453	\$30,400	24%	\$120,600	\$97,870	1.232	950	\$126.95	00002	7.6324	1.00 STORY	45					
42 007 01 0005 000	20400 DAMMAN	09/20/21	03-ARM'S LENGTH	\$155,000	\$47,400	30.58	\$128,691	\$30,400	24%	\$124,600	\$102,280	1.218	978	\$127.40	00002	6.2302	1.00 STORY	45					
42 007 01 0009 000	20432 DAMMAN	08/26/22	03-ARM'S LENGTH	\$190,000	\$67,800	35.68	\$159,320	\$36,480	23%	\$153,520	\$127,825	1.201	1,358	\$113.05	00002	4.5092	1.00 STORY	45					
42 007 01 0037 000	20621 DAMMAN	08/30/22	03-ARM'S LENGTH	\$160,000	\$58,200	36.38	\$136,755	\$32,003	23%	\$127,997	\$109,003	1.174	1,131	\$113.17	00002	1.8327	1.25 STORY	45					
Totals:														\$5,097,050	\$17,799,400	34.91	\$4,434,819	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$4,059,316	\$1,779,400	0.21902075	\$110.61	0.7585		
														\$154,456	\$1,779,400	5.97	\$						

NGHB 0002A (HWD S.D.)
Streets between Peerless and I-94

Final REC Sales
2024 ECF 0.898 33
2023 ECF 0.74

Paced Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Adj. when Sold Adj. Adj. Sale/Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EC Area	Dev. by Mean (%)	Building Style	Building Depr.
42 003 01 0298 000	20405 KINGSVILLE	06/18/21	03-ARM'S LENGTH	\$97,000	\$9,276	\$24,228	27%	\$71,572	\$90,943	0.787	1,004	\$71.29	0002A	9.6756	1.25 STORY	45
42 003 01 0310 000	20413 KINGSVILLE	12/03/21	03-ARM'S LENGTH	\$96,000	\$9,586	\$25,335	26%	\$70,655	\$98,988	0.714	1,104	\$64.01	0002A	16.9877	1.25 STORY	45
42 003 01 0318 000	20469 KINGSVILLE	08/05/22	03-ARM'S LENGTH	\$110,000	\$79,974	\$22,520	28%	\$87,480	\$77,641	1.127	903	\$96.88	0002A	24.2979	1.00 STORY	45
42 003 01 0329 000	20220 WASHTENAW	08/10/21	03-ARM'S LENGTH	\$80,000	\$88,840	\$22,994	26%	\$57,066	\$88,981	0.841	995	\$57.29	0002A	24.3099	1.25 STORY	45
42 003 01 0330 000	20228 WASHTENAW	09/10/21	03-ARM'S LENGTH	\$85,000	\$80,590	\$22,520	28%	\$62,480	\$78,473	0.796	870	\$71.82	0002A	8.7555	1.25 STORY	45
42 003 01 0347 000	20444 WASHTENAW	10/12/22	03-ARM'S LENGTH	\$73,184	\$81,780	\$23,646	29%	\$49,538	\$78,559	0.631	1,069	\$46.34	0002A	25.3173	1.25 STORY	45
42 003 01 0351 300	20476 WASHTENAW	09/03/21	03-ARM'S LENGTH	\$95,000	\$108,897	\$46,563	42%	\$48,437	\$85,586	0.566	1,001	\$86.39	0002A	31.7810	1.25 STORY	45
42 003 01 0353 000	20492 WASHTENAW	02/17/22	03-ARM'S LENGTH	\$108,000	\$79,287	\$24,520	28%	\$85,480	\$76,712	1.114	950	\$89.98	0002A	23.0543	1.25 STORY	45
42 003 01 0355 000	20516 WASHTENAW	12/09/22	03-ARM'S LENGTH	\$138,000	\$101,856	\$26,535	26%	\$111,465	\$103,758	1.095	1,148	\$97.09	0002A	21.1640	1.50 STORY	45
42 003 01 0357 000	20604 WASHTENAW	05/29/22	03-ARM'S LENGTH	\$87,500	\$89,438	\$26,026	29%	\$61,474	\$85,692	0.717	1,362	\$45.14	0002A	16.6368	1.50 STORY	45
42 003 01 0359 000	20624 WASHTENAW	05/31/22	03-ARM'S LENGTH	\$128,000	\$85,144	\$26,026	29%	\$101,974	\$85,692	1.190	1,362	\$74.87	0002A	30.6255	1.50 STORY	45
42 003 01 0401 000	20293 WASHTENAW	02/18/22	03-ARM'S LENGTH	\$52,000	\$52,144	\$25,335	49%	\$26,665	\$36,228	0.736	759	\$35.13	0002A	14.7727	1.00 STORY	23
42 003 01 0590 000	20244 ROSCOMMON	07/26/22	03-ARM'S LENGTH	\$70,000	\$75,445	\$22,520	30%	\$47,480	\$71,520	0.664	770	\$61.66	0002A	21.9885	1.00 STORY	45
42 003 01 0490 000	20269 KENOSHA	01/18/23	03-ARM'S LENGTH	\$149,000	\$89,529	\$22,520	25%	\$126,480	\$90,553	1.397	976	\$129.59	0002A	51.3003	1.25 STORY	45
42 003 01 0617 000	20624 ROSCOMMON	07/15/22	03-ARM'S LENGTH	\$170,000	\$139,111	\$25,335	18%	\$147,480	\$103,422	1.426	1,059	\$139.26	0002A	54.2255	1.25 STORY	45
42 003 01 0408 000	20237 WASHTENAW	02/17/22	03-ARM'S LENGTH	\$96,500	\$91,167	\$22,520	25%	\$75,980	\$92,766	0.797	1,202	\$72.53	0002A	120.1063	2.00 STORY	45
42 003 01 0417 000	20236 KENOSHA	01/23/23	03-ARM'S LENGTH	\$98,000	\$81,023	\$22,520	28%	\$75,480	\$79,058	0.955	950	\$79.12	0002A	8.6264	1.25 STORY	45
42 003 01 0435 000	20468 KENOSHA	12/07/22	03-ARM'S LENGTH	\$85,000	\$84,095	\$22,520	27%	\$62,480	\$83,209	0.751	980	\$63.76	0002A	7.0989	1.25 STORY	45
42 003 01 0437 000	20478 KENOSHA	05/28/21	03-ARM'S LENGTH	\$61,500	\$77,407	\$22,520	29%	\$38,980	\$74,172	0.526	928	\$42.00	0002A	13.2876	1.25 STORY	45
42 003 01 0447 000	20640 KENOSHA	08/03/21	03-ARM'S LENGTH	\$83,500	\$93,792	\$23,125	32%	\$60,375	\$67,455	0.895	897	\$67.31	0002A	35.8214	1.25 STORY	45
42 003 01 0460 000	20461 KENOSHA	04/21/22	03-ARM'S LENGTH	\$115,000	\$93,792	\$22,520	24%	\$92,480	\$96,314	0.960	989	\$93.51	0002A	1.1284	1.50 STORY	45
42 003 01 0476 000	20678 KENOSHA	09/10/21	03-ARM'S LENGTH	\$122,000	\$88,112	\$23,575	27%	\$98,425	\$87,212	1.129	1,161	\$84.78	0002A	7.6445	1.25 STORY	45
42 003 01 0491 000	20261 KENOSHA	05/14/21	03-ARM'S LENGTH	\$92,900	\$79,911	\$22,520	28%	\$70,380	\$77,555	0.907	925	\$76.09	0002A	24.4817	2.00 STORY	45
42 003 01 0524 000	20484 ELKHART	06/02/22	03-ARM'S LENGTH	\$178,400	\$118,029	\$33,780	29%	\$144,620	\$113,850	1.270	1,238	\$116.82	0002A	38.6516	1.25 STORY	45
42 003 01 0524 000	20663 ELKHART	11/03/22	03-ARM'S LENGTH	\$100,000	\$92,116	\$22,520	24%	\$66,220	\$113,850	0.582	1,036	\$53.49	0002A	30.2110	1.25 STORY	45
42 003 01 0572 000	20301 ELKHART	02/25/22	03-ARM'S LENGTH	\$76,000	\$73,602	\$22,520	31%	\$53,480	\$69,030	0.775	723	\$73.97	0002A	15.2733	1.25 STORY	45
42 003 01 0581 001	20229 ELKHART	11/30/22	03-ARM'S LENGTH	\$83,000	\$82,439	\$21,113	26%	\$61,887	\$82,873	0.747	966	\$64.07	0002A	10.9014	1.00 STORY	45
42 003 01 0581 002	20221 ELKHART	10/28/22	03-ARM'S LENGTH	\$103,000	\$88,942	\$22,893	26%	\$80,107	\$89,255	0.898	1,082	\$74.04	0002A	13.6983	1.25 STORY	45
42 003 01 0590 000	20244 ROSCOMMON	08/23/22	03-ARM'S LENGTH	\$115,000	\$89,529	\$22,520	25%	\$92,480	\$90,553	1.021	976	\$94.75	0002A	1.3751	1.25 STORY	45
42 003 01 0599 000	20316 ROSCOMMON	07/07/22	03-ARM'S LENGTH	\$80,000	\$107,898	\$23,431	22%	\$56,569	\$114,145	0.496	1,194	\$47.38	0002A	38.8162	1.25 STORY	45
42 003 01 0601 000	20412 ROSCOMMON	11/03/22	03-ARM'S LENGTH	\$80,000	\$90,623	\$26,271	29%	\$53,729	\$86,962	0.618	990	\$54.27	0002A	26.5909	1.25 STORY	45
Totals:						\$2,977,429		\$2,619,493	\$2,916,808			\$74.98				
										E.C.F. =>	Std. Dev. =>		Coefficient of Var=>			
										0.898	33.58		0.252280215			
										0.884	7.45		23.7797			
											Ave. Variance=>		26.90783708			

NGHB 00014 (HWD SD)

Goodrest-Woodland-Old Hmstd-Eastwood-Huntingth
Larger Lot Properties, Larger Homes

REC Sales
1.005 41
Final
2024 ECF 1.005
2023 ECF 0.895

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 002 03 0048 000	20049 WOODCREST	08/11/22	03-ARM'S LENGTH	\$113,000	\$52,800	46.73	\$124,548	\$43,177	35%	\$69,823	\$90,917	0.768	904	\$77.24	00014	24.6375	1.25 STORY	45
42 002 03 0051 001	20005 WOODCREST	09/12/22	03-ARM'S LENGTH	\$169,900	\$56,200	33.08	\$132,791	\$42,062	32%	\$127,838	\$101,373	1.261	1,085	\$117.82	00014	24.6705	1.25 STORY	45
42 002 03 0055 000	19901 WOODCREST	01/27/23	03-ARM'S LENGTH	\$145,000	\$59,300	40.90	\$140,055	\$43,058	31%	\$101,942	\$108,377	0.941	1,233	\$87.68	00014	7.3730	1.25 STORY	45
42 002 03 0062 000	19633 WOODCREST	12/06/21	03-ARM'S LENGTH	\$230,000	\$88,800	38.61	\$232,347	\$42,197	18%	\$187,803	\$212,458	0.884	2,335	\$58.98	00014	13.0405	QUAD/TRI-LEVEL	45
42 002 03 0075 000	19954 WOODCREST	06/02/21	03-ARM'S LENGTH	\$180,000	\$81,900	45.50	\$181,853	\$51,659	28%	\$128,341	\$215,468	0.882	2,235	\$57.42	00014	13.2096	1.00 STORY	36
42 002 03 0096 000	20620 WOODCREST	07/19/21	03-ARM'S LENGTH	\$150,000	\$44,100	29.40	\$115,427	\$30,067	26%	\$119,933	\$95,374	1.257	1,289	\$93.04	00014	24.3140	1.00 STORY	45
42 002 03 0105 000	20401 WOODSIDE	06/29/22	03-ARM'S LENGTH	\$195,000	\$76,600	39.28	\$181,642	\$42,480	23%	\$152,520	\$155,488	0.981	1,584	\$96.29	00014	3.3448	1.00 STORY	45
42 002 03 0128 000	19633 WOODSIDE	10/21/22	03-ARM'S LENGTH	\$175,000	\$66,000	37.71	\$156,323	\$42,562	27%	\$132,438	\$127,107	1.042	1,196	\$110.73	00014	2.7581	1.00 STORY	45
42 002 04 0063 000	20043 ROSCOMMON	12/30/22	03-ARM'S LENGTH	\$173,500	\$59,300	34.18	\$140,925	\$26,176	19%	\$147,324	\$128,211	1.149	1,421	\$103.68	00014	13.4715	1.25 STORY	45
42 002 04 0080 000	19703 ROSCOMMON	04/25/22	03-ARM'S LENGTH	\$142,000	\$50,500	35.56	\$119,855	\$27,028	23%	\$114,972	\$103,717	1.109	1,064	\$108.06	00014	9.4155	1.00 STORY	45
42 002 04 0087 000	19621 ROSCOMMON	05/20/22	03-ARM'S LENGTH	\$170,000	\$55,000	32.35	\$130,515	\$27,889	21%	\$142,111	\$114,666	1.239	1,346	\$105.58	00014	22.4990	1.00 STORY	45
42 002 03 0038 000	20088 WOODLAND	05/14/21	03-ARM'S LENGTH	\$144,586	\$69,400	48.00	\$181,371	\$45,156	25%	\$99,430	\$152,196	0.653	1,741	\$57.11	00014	36.1054	1.00 STORY	45
42 002 04 0115 000	20074 WOODSIDE	01/31/23	03-ARM'S LENGTH	\$100,000	\$51,000	51.00	\$120,990	\$25,916	21%	\$73,084	\$106,228	0.697	956	\$77.49	00014	31.6952	1.00 STORY	45
42 003 03 0015 000	20455 ROSCOMMON	03/21/22	03-ARM'S LENGTH	\$89,000	\$41,000	46.07	\$107,281	\$25,916	24%	\$63,084	\$90,911	0.694	894	\$70.56	00014	32.0446	1.00 STORY	45
42 003 05 0015 000	20468 WOODLAND	03/07/23	03-ARM'S LENGTH	\$207,000	\$104,100	50.29	\$246,894	\$52,419	21%	\$154,581	\$217,291	0.711	1,662	\$93.01	00014	30.2956	1.00 STORY	45
42 003 05 0088 000	20329 WOODCREST	04/12/21	03-ARM'S LENGTH	\$205,000	\$117,000	57.07	\$237,162	\$43,332	18%	\$161,668	\$216,570	0.746	2,739	\$59.02	00014	26.7864	1.00 STORY	32
42 006 01 0049 000	20402 HUNTINGTON	05/20/22	03-ARM'S LENGTH	\$199,000	\$61,200	30.75	\$144,757	\$46,816	32%	\$152,184	\$109,431	1.391	1,260	\$120.78	00014	37.6323	1.00 STORY	45
42 005 01 0031 000	19330 EASTWOOD	04/12/21	03-ARM'S LENGTH	\$105,000	\$46,700	44.48	\$122,563	\$42,062	34%	\$62,938	\$89,945	0.700	1,050	\$59.94	00014	31.4621	1.25 STORY	45
42 003 03 0031 000	20206 WOODSIDE	06/09/21	03-ARM'S LENGTH	\$189,500	\$60,200	31.77	\$157,717	\$40,739	26%	\$148,761	\$130,702	1.138	1,420	\$104.76	00014	12.3814	1.00 STORY	45
42 003 03 0053 000	20618 WOODSIDE	03/08/22	03-ARM'S LENGTH	\$186,000	\$54,000	29.03	\$141,419	\$25,498	18%	\$160,502	\$129,521	1.239	1,163	\$138.01	00014	22.4842	1.00 STORY	45
42 003 04 0074 000	20635 WOODSIDE	07/08/22	03-ARM'S LENGTH	\$173,000	\$45,200	26.13	\$130,729	\$30,840	24%	\$142,160	\$111,608	1.274	1,161	\$122.45	00014	25.9388	1.00 STORY	45
42 003 05 0011 000	20318 WOODLAND	08/15/22	03-ARM'S LENGTH	\$195,000	\$71,400	36.62	\$169,243	\$41,800	25%	\$153,200	\$142,394	1.076	1,473	\$104.01	00014	6.1527	1.25 STORY	45
42 003 06 0021 000	20499 WOODLAND	04/01/22	03-ARM'S LENGTH	\$205,000	\$73,000	35.61	\$172,722	\$46,234	27%	\$158,766	\$141,327	1.123	1,758	\$90.31	00014	10.9034	1.00 STORY	45
42 005 01 0032 000	19350 EASTWOOD	02/22/23	03-ARM'S LENGTH	\$227,000	\$72,000	31.72	\$188,213	\$44,950	24%	\$182,050	\$160,070	1.137	1,784	\$102.05	00014	12.2954	1.25 STORY	45
42 005 01 0046 000	19748 EASTWOOD	02/22/23	03-ARM'S LENGTH	\$160,000	\$66,700	41.69	\$158,123	\$41,800	26%	\$118,200	\$129,070	0.909	1,494	\$79.12	00014	10.4916	1.50 STORY	45
42 005 01 0080 000	20479 OLD HOMESTEAD	01/09/23	03-ARM'S LENGTH	\$192,800	\$84,500	43.83	\$200,504	\$42,283	21%	\$150,517	\$176,783	0.851	2,037	\$73.89	00014	16.2357	1.00 STORY	45
42 005 01 0084 000	20445 OLD HOMESTEAD	09/12/22	03-ARM'S LENGTH	\$152,500	\$66,700	43.74	\$157,935	\$44,808	28%	\$107,692	\$126,399	0.852	1,679	\$64.14	00014	16.2357	1.00 STORY	45
42 005 01 0098 000	19921 OLD HOMESTEAD	11/17/22	03-ARM'S LENGTH	\$221,500	\$85,800	38.74	\$203,759	\$42,117	21%	\$179,383	\$180,606	0.993	2,211	\$81.13	00014	2.1127	1.75 STORY	45
42 005 01 0122 000	19137 OLD HOMESTEAD	12/20/22	03-ARM'S LENGTH	\$151,000	\$64,800	42.91	\$153,422	\$42,268	28%	\$108,732	\$124,194	0.875	1,380	\$78.79	00014	13.8860	1.00 STORY	45
42 005 01 0193 002	20220 OLD HOMESTEAD	04/07/22	03-ARM'S LENGTH	\$260,000	\$88,300	33.96	\$209,165	\$56,324	27%	\$203,676	\$170,772	1.193	2,266	\$89.88	00014	17.8320	2.00 STORY	45
42 005 02 0015 300	18925 EASTWOOD	05/12/21	03-ARM'S LENGTH	\$217,000	\$63,100	29.08	\$165,589	\$54,060	33%	\$162,940	\$124,613	1.308	1,378	\$118.24	00014	29.3206	1.50 STORY	45
42 005 02 0040 000	19655 EASTWOOD	10/04/22	03-ARM'S LENGTH	\$125,000	\$51,400	41.12	\$121,332	\$42,256	35%	\$82,744	\$88,353	0.937	1,299	\$63.70	00014	7.7843	1.00 STORY	45
42 005 02 0055 000	20215 EASTWOOD	12/20/21	03-ARM'S LENGTH	\$210,000	\$69,700	33.19	\$175,210	\$42,222	24%	\$167,778	\$148,590	1.129	1,675	\$100.17	00014	11.4776	1.00 STORY	56
42 005 02 0057 000	20235 EASTWOOD	07/13/21	03-ARM'S LENGTH	\$239,500	\$84,500	35.28	\$221,298	\$46,722	21%	\$192,778	\$195,048	0.988	2,155	\$89.46	00014	2.5996	1.00 STORY	45
42 005 02 0068 000	20517 EASTWOOD	07/12/21	03-ARM'S LENGTH	\$227,500	\$67,500	29.67	\$185,578	\$42,877	23%	\$184,623	\$159,442	1.158	1,662	\$111.08	00014	14.3571	1.50 STORY	48
42 005 03 0032 000	19119 HUNTINGTON	03/21/22	03-ARM'S LENGTH	\$192,500	\$64,600	33.56	\$168,934	\$36,710	22%	\$155,790	\$147,736	1.055	1,314	\$118.56	00014	4.0156	1.00 STORY	45
42 005 03 0055 000	18571 HUNTINGTON	04/29/22	03-ARM'S LENGTH	\$196,000	\$79,600	40.61	\$188,464	\$50,016	27%	\$145,984	\$154,691	0.944	1,931	\$75.60	00014	7.0641	1.00 STORY	45
42 006 01 0021 000	20417 HUNTINGTON	09/16/22	03-ARM'S LENGTH	\$190,000	\$61,700	32.47	\$145,738	\$46,816	32%	\$143,184	\$110,527	1.295	1,389	\$103.08	00014	28.1104	1.50 STORY	45
42 006 01 0022 000	20439 HUNTINGTON	10/27/22	03-ARM'S LENGTH	\$185,000	\$69,100	37.35	\$162,020	\$46,816	29%	\$138,184	\$128,720	1.074	1,574	\$87.79	00014	5.9170	2.00 STORY	45
42 006 01 0024 000	20473 HUNTINGTON	10/31/22	03-ARM'S LENGTH	\$160,000	\$78,000	48.75	\$184,763	\$46,437	28%	\$111,563	\$152,320	0.732	1,728	\$64.56	00014	28.1931	1.00 STORY	45
42 006 01 0042 000	20552 HUNTINGTON	05/23/22	03-ARM'S LENGTH	\$250,000	\$83,700	33.48	\$198,480	\$48,010	24%	\$201,990	\$168,123	1.201	1,820	\$110.98	00014	18.7084	1.75 STORY	45
Totals:														\$5,668,238	\$5,694,211	\$90.76	0.9776	
Sale, Ratio =>														\$2,786,400	\$5,668,238	\$90.76	0.9776	
Std. Dev. =>														37.66	E.C.F. =>	1.005	Std. Deviation=>	0.2025302
														7.15	Ave. E.C.F. =>	1.014	Coefficient of Var=>	17.05538295

NGHB 00015: East of 94, Moross Bordering Detroit

Hwd Sch Dist

Final REC Sales
2024 ECF 1.095 39
2023 ECF 0.968

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Ard. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Building Depr
42 003 08 0015 000	20956 LITTLESTONE	10/13/22	03-ARM'S LENGTH	\$179,000	\$63,700	35.59	\$148,733	\$36,002	24%	\$142,998	\$116,458	1.228	1,242	\$115.14	12.7996	1.00 STORY	45
42 003 08 0017 000	20974 LITTLESTONE	06/03/23	03-ARM'S LENGTH	\$137,000	\$66,400	48.47	\$154,841	\$36,002	23%	\$100,998	\$122,768	0.823	1,219	\$82.85	27.7224	1.00 STORY	45
42 003 08 0020 000	21126 LITTLESTONE	06/02/22	03-ARM'S LENGTH	\$190,000	\$64,800	34.11	\$151,230	\$36,992	24%	\$153,008	\$118,014	1.297	1,281	\$119.44	19.6618	1.25 STORY	45
42 003 08 0023 000	21216 LITTLESTONE	06/21/21	03-ARM'S LENGTH	\$175,000	\$59,200	33.83	\$164,588	\$36,370	22%	\$138,630	\$132,457	1.047	1,443	\$96.07	5.3294	1.00 STORY	45
42 003 08 0028 000	21306 LITTLESTONE	07/28/21	03-ARM'S LENGTH	\$181,000	\$50,900	28.12	\$141,910	\$37,726	27%	\$143,274	\$107,628	1.331	1,119	\$128.04	23.1294	1.00 STORY	45
42 003 08 0030 000	21326 LITTLESTONE	06/15/21	03-ARM'S LENGTH	\$160,000	\$53,500	33.44	\$148,939	\$37,218	25%	\$122,782	\$115,414	1.064	1,119	\$109.72	3.6063	1.00 STORY	45
42 003 08 0054 000	21303 LITTLESTONE	07/11/22	03-ARM'S LENGTH	\$195,000	\$76,300	39.13	\$177,664	\$36,002	20%	\$158,998	\$146,345	1.086	1,818	\$87.46	1.3441	1.50 STORY	45
42 003 08 0071 000	20915 LITTLESTONE	09/28/21	03-ARM'S LENGTH	\$165,000	\$54,800	33.21	\$152,619	\$35,236	23%	\$129,764	\$121,263	1.070	1,240	\$104.65	2.9801	1.25 STORY	45
42 003 08 0048 000	21363 LITTLESTONE	08/03/21	03-ARM'S LENGTH	\$123,000	\$54,600	44.39	\$152,153	\$36,002	24%	\$86,998	\$119,991	0.725	1,348	\$64.54	37.4861	1.25 STORY	45
42 004 03 0082 000	21228 NEWCASTLE	10/25/22	03-ARM'S LENGTH	\$120,000	\$62,800	52.33	\$146,333	\$33,718	23%	\$86,282	\$116,338	0.742	1,403	\$61.50	35.8250	1.25 STORY	45
42 004 03 0139 001	21564 PRESTWICK	07/15/22	03-ARM'S LENGTH	\$190,000	\$53,800	28.32	\$125,553	\$31,451	25%	\$158,549	\$97,213	1.631	1,092	\$145.19	53.1047	1.25 STORY	45
42 004 02 0373 000	19203 TYRONE	04/08/22	03-ARM'S LENGTH	\$121,900	\$55,600	45.61	\$129,876	\$33,939	26%	\$87,961	\$99,108	0.888	1,062	\$82.83	21.2378	1.25 STORY	45
42 004 02 0398 000	19204 BERDEN	05/04/22	03-ARM'S LENGTH	\$142,000	\$66,500	46.83	\$154,954	\$35,275	23%	\$106,725	\$123,635	0.863	1,351	\$79.00	23.6677	1.25 STORY	45
42 004 02 0405 000	19251 ROLANDE	03/22/23	03-ARM'S LENGTH	\$134,500	\$55,700	41.41	\$129,923	\$32,472	25%	\$102,028	\$100,673	1.013	1,102	\$92.58	8.6437	1.25 STORY	45
42 004 03 0022 000	21525 BOURNEMOUTH	05/14/21	03-ARM'S LENGTH	\$135,000	\$45,000	33.33	\$125,842	\$32,938	26%	\$102,062	\$95,975	1.063	1,079	\$94.59	3.6480	1.25 STORY	45
42 004 03 0029 000	21617 BOURNEMOUTH	12/09/21	03-ARM'S LENGTH	\$169,900	\$50,000	29.43	\$139,359	\$32,938	24%	\$136,962	\$109,939	1.246	1,308	\$104.71	14.5899	1.50 STORY	45
42 004 03 0034 000	21663 BOURNEMOUTH	03/23/22	03-ARM'S LENGTH	\$160,000	\$46,100	28.81	\$128,784	\$32,938	26%	\$127,062	\$99,014	1.283	1,079	\$117.76	18.3366	1.25 STORY	45
42 004 03 0045 000	21752 NEWCASTLE	08/18/22	03-ARM'S LENGTH	\$190,000	\$65,600	34.53	\$152,926	\$33,448	22%	\$156,552	\$123,428	1.268	1,448	\$108.12	16.8469	1.50 STORY	45
42 004 03 0047 000	21732 NEWCASTLE	06/29/21	03-ARM'S LENGTH	\$131,000	\$46,800	35.73	\$150,677	\$32,938	25%	\$96,062	\$100,970	0.971	1,092	\$89.80	12.8702	1.25 STORY	45
42 004 03 0053 000	21654 NEWCASTLE	01/24/22	03-ARM'S LENGTH	\$137,000	\$46,000	33.58	\$128,558	\$33,309	26%	\$103,691	\$98,398	1.054	1,086	\$95.48	4.6106	1.25 STORY	45
42 004 03 0053 000	21654 NEWCASTLE	09/30/22	03-ARM'S LENGTH	\$163,000	\$55,000	33.74	\$128,558	\$33,309	26%	\$129,691	\$98,398	1.318	1,086	\$119.42	21.8128	1.25 STORY	45
42 004 03 0098 000	21365 NEWCASTLE	12/22/22	03-ARM'S LENGTH	\$120,000	\$54,800	45.67	\$128,094	\$33,038	26%	\$86,962	\$98,198	0.886	1,078	\$80.67	21.4326	1.25 STORY	45
42 004 03 0123 000	21721 NEWCASTLE	08/03/22	03-ARM'S LENGTH	\$138,000	\$56,200	40.72	\$131,338	\$33,142	25%	\$104,858	\$101,442	1.034	1,092	\$96.02	6.6228	1.25 STORY	45
42 004 03 0139 002	21554 PRESTWICK	12/14/21	03-ARM'S LENGTH	\$163,000	\$52,700	32.33	\$146,947	\$35,236	24%	\$127,764	\$115,404	1.107	1,330	\$96.06	0.7202	1.50 STORY	45
42 004 04 0152 000	21366 PRESTWICK	06/30/21	03-ARM'S LENGTH	\$160,000	\$50,400	31.50	\$140,313	\$33,517	24%	\$126,483	\$110,326	1.146	1,064	\$118.88	4.6542	1.00 STORY	45
42 004 04 0156 000	21326 PRESTWICK	09/16/21	03-ARM'S LENGTH	\$164,900	\$47,200	28.62	\$131,855	\$33,704	26%	\$131,196	\$101,396	1.294	1,064	\$123.30	19.4001	1.00 STORY	45
42 004 04 0164 000	21202 PRESTWICK	12/08/21	03-ARM'S LENGTH	\$145,000	\$48,100	33.17	\$134,059	\$33,757	25%	\$111,243	\$103,618	1.074	1,064	\$104.55	2.6311	1.00 STORY	45
42 004 05 0034 001	21519 SLOAN	06/16/21	03-ARM'S LENGTH	\$175,000	\$62,600	35.77	\$175,069	\$45,359	26%	\$129,641	\$133,998	0.967	1,690	\$76.71	13.2416	1.50 STORY	45
42 004 08 0056 000	21420 BRIERSTONE	02/08/23	03-ARM'S LENGTH	\$170,000	\$66,500	39.12	\$155,772	\$46,608	30%	\$123,392	\$112,773	1.094	1,065	\$115.86	0.5736	1.00 STORY	45
42 004 08 0066 002	21216 BRIERSTONE	05/12/22	03-ARM'S LENGTH	\$191,000	\$70,900	37.12	\$165,344	\$39,249	24%	\$151,751	\$130,263	1.165	1,240	\$122.38	6.5054	1.00 STORY	45
42 004 08 0076 000	21329 BRIERSTONE	07/30/21	03-ARM'S LENGTH	\$170,000	\$54,600	32.12	\$152,711	\$39,832	26%	\$130,168	\$116,611	1.116	1,257	\$103.55	1.6962	1.00 STORY	45
42 004 09 0094 000	21338 BROADSTONE	05/13/22	03-ARM'S LENGTH	\$160,000	\$68,200	42.63	\$159,541	\$45,960	29%	\$114,040	\$117,336	0.972	1,165	\$97.89	12.7989	1.00 STORY	45
42 004 09 0095 000	21326 BROADSTONE	12/22/22	03-ARM'S LENGTH	\$180,000	\$71,200	39.56	\$166,468	\$45,960	28%	\$134,040	\$124,492	1.077	1,162	\$115.35	2.3203	1.00 STORY	45
42 008 01 0264 002	21132 HUNTINGTON	05/25/21	03-ARM'S LENGTH	\$160,000	\$49,900	31.19	\$138,788	\$31,801	23%	\$128,199	\$110,524	1.160	1,125	\$113.95	6.0022	1.25 STORY	45
42 008 01 0286 003	21264 HUNTINGTON	10/14/22	03-ARM'S LENGTH	\$180,500	\$69,100	38.28	\$160,916	\$34,470	21%	\$146,030	\$130,626	1.118	1,518	\$96.20	1.8023	1.25 STORY	45
42 008 02 0089 000	21215 MANCHESTER	11/18/22	03-ARM'S LENGTH	\$160,000	\$57,200	35.75	\$133,924	\$38,900	29%	\$121,100	\$98,165	1.234	962	\$125.88	13.3733	1.00 STORY	45
42 008 03 0016 004	20916 MANCHESTER	12/02/21	03-ARM'S LENGTH	\$197,000	\$65,200	33.10	\$181,477	\$43,340	24%	\$153,660	\$142,704	1.077	1,576	\$97.50	2.3123	1.25 STORY	45
42 008 05 0006 000	20885 PARKCREST	06/14/22	03-ARM'S LENGTH	\$160,000	\$62,100	38.81	\$145,052	\$38,331	26%	\$121,669	\$110,249	1.104	1,033	\$117.78	0.3683	1.00 STORY	45
42 008 05 0029 002	20914 PARKCREST	03/20/23	03-ARM'S LENGTH	\$160,000	\$56,500	35.31	\$132,171	\$40,389	31%	\$119,611	\$94,816	1.262	847	\$141.22	16.1604	1.00 STORY	45
Totals:														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
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														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,834,884	0.5136
														\$5,693,859	\$4,834,884	\$4,	

NGHB 00011: Borders Detroit and Grosse Pte Woods

Gpte Sch Dist

	Final	REC	Sales
2024 ECF	1.421	1.421	2
2023 ECF	1.278		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Dep
42 004 02 0449 002	19274 EASTBOURNE	11/07/22	03-ARMY'S LENGTH	\$220,000	\$79,900	36.32	\$203,787	\$39,346	19%	\$180,654	\$127,771	1.414	1,329	\$135.93	00011	0.7983	1.25 STORY	45
42 004 02 0449 002	19212 EASTBORNE	03/13/23	03-ARMY'S LENGTH	\$182,500	\$65,900	36.11	\$168,287	\$40,243	24%	\$142,257	\$99,490	1.430	1,074	\$132.46	00011	0.7983	1.25 STORY	45
Totals:										\$322,911	\$227,261			\$134.19		0.0993		
										E.C.F. =>		1.421	Std. Deviation=		0.011290241			
										Sale. Ratio =>		36.22	Ave. Variance=		0.7983	Coefficient of Var=		
										Std. Dev. =>		0.15				0.561470418		

	REC	Sales	REC	Sales
2024 ECF	1.075	20	1.261	47
2023 ECF	1.078		1.29	

[illegible]

CPD No	CPD Title	CPD Type	CPD Hours	CPD Category	CPD Description	CPD Status	CPD Date	CPD Location	CPD Contact	CPD Notes
42-0101-01-01	CPD 1	CPD Type 1	1.00	CPD Category 1	CPD Description 1	CPD Status 1	CPD Date 1	CPD Location 1	CPD Contact 1	CPD Notes 1
42-0101-01-02	CPD 2	CPD Type 1	1.00	CPD Category 1	CPD Description 2	CPD Status 2	CPD Date 2	CPD Location 2	CPD Contact 2	CPD Notes 2
42-0101-01-03	CPD 3	CPD Type 1	1.00	CPD Category 1	CPD Description 3	CPD Status 3	CPD Date 3	CPD Location 3	CPD Contact 3	CPD Notes 3
42-0101-01-04	CPD 4	CPD Type 1	1.00	CPD Category 1	CPD Description 4	CPD Status 4	CPD Date 4	CPD Location 4	CPD Contact 4	CPD Notes 4
42-0101-01-05	CPD 5	CPD Type 1	1.00	CPD Category 1	CPD Description 5	CPD Status 5	CPD Date 5	CPD Location 5	CPD Contact 5	CPD Notes 5
42-0101-01-06	CPD 6	CPD Type 1	1.00	CPD Category 1	CPD Description 6	CPD Status 6	CPD Date 6	CPD Location 6	CPD Contact 6	CPD Notes 6
42-0101-01-07	CPD 7	CPD Type 1	1.00	CPD Category 1	CPD Description 7	CPD Status 7	CPD Date 7	CPD Location 7	CPD Contact 7	CPD Notes 7
42-0101-01-08	CPD 8	CPD Type 1	1.00	CPD Category 1	CPD Description 8	CPD Status 8	CPD Date 8	CPD Location 8	CPD Contact 8	CPD Notes 8
42-0101-01-09	CPD 9	CPD Type 1	1.00	CPD Category 1	CPD Description 9	CPD Status 9	CPD Date 9	CPD Location 9	CPD Contact 9	CPD Notes 9
42-0101-01-10	CPD 10	CPD Type 1	1.00	CPD Category 1	CPD Description 10	CPD Status 10	CPD Date 10	CPD Location 10	CPD Contact 10	CPD Notes 10
42-0101-01-11	CPD 11	CPD Type 1	1.00	CPD Category 1	CPD Description 11	CPD Status 11	CPD Date 11	CPD Location 11	CPD Contact 11	CPD Notes 11
42-0101-01-12	CPD 12	CPD Type 1	1.00	CPD Category 1	CPD Description 12	CPD Status 12	CPD Date 12	CPD Location 12	CPD Contact 12	CPD Notes 12
42-0101-01-13	CPD 13	CPD Type 1	1.00	CPD Category 1	CPD Description 13	CPD Status 13	CPD Date 13	CPD Location 13	CPD Contact 13	CPD Notes 13
42-0101-01-14	CPD 14	CPD Type 1	1.00	CPD Category 1	CPD Description 14	CPD Status 14	CPD Date 14	CPD Location 14	CPD Contact 14	CPD Notes 14
42-0101-01-15	CPD 15	CPD Type 1	1.00	CPD Category 1	CPD Description 15	CPD Status 15	CPD Date 15	CPD Location 15	CPD Contact 15	CPD Notes 15
42-0101-01-16	CPD 16	CPD Type 1	1.00	CPD Category 1	CPD Description 16	CPD Status 16	CPD Date 16	CPD Location 16	CPD Contact 16	CPD Notes 16
42-0101-01-17	CPD 17	CPD Type 1	1.00	CPD Category 1	CPD Description 17	CPD Status 17	CPD Date 17	CPD Location 17	CPD Contact 17	CPD Notes 17
42-0101-01-18	CPD 18	CPD Type 1	1.00	CPD Category 1	CPD Description 18	CPD Status 18	CPD Date 18	CPD Location 18	CPD Contact 18	CPD Notes 18
42-0101-01-19	CPD 19	CPD Type 1	1.00	CPD Category 1	CPD Description 19	CPD Status 19	CPD Date 19	CPD Location 19	CPD Contact 19	CPD Notes 19
42-0101-01-20	CPD 20	CPD Type 1	1.00	CPD Category 1	CPD Description 20	CPD Status 20	CPD Date 20	CPD Location 20	CPD Contact 20	CPD Notes 20
42-0101-01-21	CPD 21	CPD Type 1	1.00	CPD Category 1	CPD Description 21	CPD Status 21	CPD Date 21	CPD Location 21	CPD Contact 21	CPD Notes 21
42-0101-01-22	CPD 22	CPD Type 1	1.00	CPD Category 1	CPD Description 22	CPD Status 22	CPD Date 22	CPD Location 22	CPD Contact 22	CPD Notes 22
42-0101-01-23	CPD 23	CPD Type 1	1.00	CPD Category 1	CPD Description 23	CPD Status 23	CPD Date 23	CPD Location 23	CPD Contact 23	CPD Notes 23
42-0101-01-24	CPD 24	CPD Type 1	1.00	CPD Category 1	CPD Description 24	CPD Status 24	CPD Date 24	CPD Location 24	CPD Contact 24	CPD Notes 24
42-0101-01-25	CPD 25	CPD Type 1	1.00	CPD Category 1	CPD Description 25	CPD Status 25	CPD Date 25	CPD Location 25	CPD Contact 25	CPD Notes 25
42-0101-01-26	CPD 26	CPD Type 1	1.00	CPD Category 1	CPD Description 26	CPD Status 26	CPD Date 26	CPD Location 26	CPD Contact 26	CPD Notes 26
42-0101-01-27	CPD 27	CPD Type 1	1.00	CPD Category 1	CPD Description 27	CPD Status 27	CPD Date 27	CPD Location 27	CPD Contact 27	CPD Notes 27
42-0101-01-28	CPD 28	CPD Type 1	1.00	CPD Category 1	CPD Description 28	CPD Status 28	CPD Date 28	CPD Location 28	CPD Contact 28	CPD Notes 28
42-0101-01-29	CPD 29	CPD Type 1	1.00	CPD Category 1	CPD Description 29	CPD Status 29	CPD Date 29	CPD Location 29	CPD Contact 29	CPD Notes 29
42-0101-01-30	CPD 30	CPD Type 1	1.00	CPD Category 1	CPD Description 30	CPD Status 30	CPD Date 30	CPD Location 30	CPD Contact 30	CPD Notes 30
42-0101-01-31	CPD 31	CPD Type 1	1.00	CPD Category 1	CPD Description 31	CPD Status 31	CPD Date 31	CPD Location 31	CPD Contact 31	CPD Notes 31
42-0101-01-32	CPD 32	CPD Type 1	1.00	CPD Category 1	CPD Description 32	CPD Status 32	CPD Date 32	CPD Location 32	CPD Contact 32	CPD Notes 32
42-0101-01-33	CPD 33	CPD Type 1	1.00	CPD Category 1	CPD Description 33	CPD Status 33	CPD Date 33	CPD Location 33	CPD Contact 33	CPD Notes 33
42-0101-01-34	CPD 34	CPD Type 1	1.00	CPD Category 1	CPD Description 34	CPD Status 34	CPD Date 34	CPD Location 34	CPD Contact 34	CPD Notes 34
42-0101-01-35	CPD 35	CPD Type 1	1.00	CPD Category 1	CPD Description 35	CPD Status 35	CPD Date 35	CPD Location 35	CPD Contact 35	CPD Notes 35
42-0101-01-36	CPD 36	CPD Type 1	1.00	CPD Category 1	CPD Description 36	CPD Status 36	CPD Date 36	CPD Location 36	CPD Contact 36	CPD Notes 36
42-0101-01-37	CPD 37	CPD Type 1	1.00	CPD Category 1	CPD Description 37	CPD Status 37	CPD Date 37	CPD Location 37	CPD Contact 37	CPD Notes 37
42-0101-01-38	CPD 38	CPD Type 1	1.00	CPD Category 1	CPD Description 38	CPD Status 38	CPD Date 38	CPD Location 38	CPD Contact 38	CPD Notes 38
42-0101-01-39	CPD 39	CPD Type 1	1.00	CPD Category 1	CPD Description 39	CPD Status 39	CPD Date 39	CPD Location 39	CPD Contact 39	CPD Notes 39
42-0101-01-40	CPD 40	CPD Type 1	1.00	CPD Category 1	CPD Description 40	CPD Status 40	CPD Date 40	CPD Location 40	CPD Contact 40	CPD Notes 40
42-0101-01-41	CPD 41	CPD Type 1	1.00	CPD Category 1	CPD Description 41	CPD Status 41	CPD Date 41	CPD Location 41	CPD Contact 41	CPD Notes 41
42-0101-01-42	CPD 42	CPD Type 1	1.00	CPD Category 1	CPD Description 42	CPD Status 42	CPD Date 42	CPD Location 42	CPD Contact 42	CPD Notes 42
42-0101-01-43	CPD 43	CPD Type 1	1.00	CPD Category 1	CPD Description 43	CPD Status 43	CPD Date 43	CPD Location 43	CPD Contact 43	CPD Notes 43
42-0101-01-44	CPD 44	CPD Type 1	1.00	CPD Category 1	CPD Description 44	CPD Status 44	CPD Date 44	CPD Location 44	CPD Contact 44	CPD Notes 44
42-0101-01-45	CPD 45	CPD Type 1	1.00	CPD Category 1	CPD Description 45	CPD Status 45	CPD Date 45	CPD Location 45	CPD Contact 45	CPD Notes 45
42-0101-01-46	CPD 46	CPD Type 1	1.00	CPD Category 1	CPD Description 46	CPD Status 46	CPD Date 46	CPD Location 46	CPD Contact 46	CPD Notes 46
42-0101-01-47	CPD 47	CPD Type 1	1.00	CPD Category 1	CPD Description 47	CPD Status 47	CPD Date 47	CPD Location 47	CPD Contact 47	CPD Notes 47
42-0101-01-48	CPD 48	CPD Type 1	1.00	CPD Category 1	CPD Description 48	CPD Status 48	CPD Date 48	CPD Location 48	CPD Contact 48	CPD Notes 48
42-0101-01-49	CPD 49	CPD Type 1	1.00	CPD Category 1	CPD Description 49	CPD Status 49	CPD Date 49	CPD Location 49	CPD Contact 49	CPD Notes 49
42-0101-01-50	CPD 50	CPD Type 1	1.00	CPD Category 1	CPD Description 50	CPD Status 50	CPD Date 50	CPD Location 50	CPD Contact 50	CPD Notes 50
42-0101-01-51	CPD 51	CPD Type 1	1.00	CPD Category 1	CPD Description 51	CPD Status 51	CPD Date 51	CPD Location 51	CPD Contact 51	CPD Notes 51
42-0101-01-52	CPD 52	CPD Type 1	1.00	CPD Category 1	CPD Description 52	CPD Status 52	CPD Date 52	CPD Location 52	CPD Contact 52	CPD Notes 52
42-0101-01-53	CPD 53	CPD Type 1	1.00	CPD Category 1	CPD Description 53	CPD Status 53	CPD Date 53	CPD Location 53	CPD Contact 53	CPD Notes 53
42-0101-01-54	CPD 54	CPD Type 1	1.00	CPD Category 1	CPD Description 54	CPD Status 54	CPD Date 54	CPD Location 54	CPD Contact 54	CPD Notes 54
42-0101-01-55	CPD 55	CPD Type 1	1.00	CPD Category 1	CPD Description 55	CPD Status 55	CPD Date 55	CPD Location 55	CPD Contact 55	CPD Notes 55
42-0101-01-56	CPD 56	CPD Type 1	1.00	CPD Category 1	CPD Description 56	CPD Status 56	CPD Date 56	CPD Location 56	CPD Contact 56	CPD Notes 56
42-0101-01-57	CPD 57	CPD Type 1	1.00	CPD Category 1	CPD Description 57	CPD Status 57	CPD Date 57	CPD Location 57	CPD Contact 57	CPD Notes 57
42-0101-01-58	CPD 58	CPD Type 1	1.00	CPD Category 1	CPD Description 58	CPD Status 58	CPD Date 58	CPD Location 58	CPD Contact 58	CPD Notes 58
42-0101-01-59	CPD 59	CPD Type 1	1.00	CPD Category 1	CPD Description 59	CPD Status 59	CPD Date 59	CPD Location 59	CPD Contact 59	CPD Notes 59
42-0101-01-60	CPD 60	CPD Type 1	1.00	CPD Category 1	CPD Description 60	CPD Status 60	CPD Date 60	CPD Location 60	CPD Contact 60	CPD Notes 60
42-0101-01-61	CPD 61	CPD Type 1	1.00	CPD Category 1	CPD Description 61	CPD Status 61	CPD Date 61	CPD Location 61	CPD Contact 61	CPD Notes 61
42-0101-01-62	CPD 62	CPD Type 1	1.00	CPD Category 1	CPD Description 62	CPD Status 62	CPD Date 62	CPD Location 62	CPD Contact 62	CPD Notes 62
42-0101-01-63	CPD 63	CPD Type 1	1.00	CPD Category 1	CPD Description 63	CPD Status 63	CPD Date 63	CPD Location 63	CPD Contact 63	CPD Notes 63
42-0101-01-64	CPD 64	CPD Type 1	1.00	CPD Category 1	CPD Description 64	CPD Status 64	CPD Date 64	CPD Location 64	CPD Contact 64	CPD Notes 64
42-0101-01-65	CPD 65	CPD Type 1	1.00	CPD Category 1	CPD Description 65	CPD Status 65	CPD Date 65	CPD Location 65	CPD Contact 65	CPD Notes 65
42-0101-01-66	CPD 66	CPD Type 1	1.00	CPD Category 1	CPD Description 66	CPD Status 66	CPD Date 66	CPD Location 66	CPD Contact 66	CPD Notes 66
42-0101-01-67	CPD 67	CPD Type 1	1.00	CPD Category 1	CPD Description 67	CPD Status 67	CPD Date 67	CPD Location 67	CPD Contact 67	CPD Notes 67
42-0101-01-68	CPD 68	CPD Type 1	1.00	CPD Category 1	CPD Description 68	CPD Status 68	CPD Date 68	CPD Location 68	CPD Contact 68	CPD Notes 68
42-0101-01-69	CPD 69	CPD Type 1	1.00	CPD Category 1	CPD Description 69	CPD Status 69	CPD Date 69	CPD Location 69	CPD Contact 69	CPD Notes 69
42-0101-01-70	CPD 70	CPD Type 1	1.00	CPD Category 1	CPD Description 70	CPD Status 70	CPD Date 70	CPD Location 70	CPD Contact 70	CPD Notes 70
42-0101-01-71	CPD 71	CPD Type 1	1.00	CPD Category 1	CPD Description 71	CPD Status 71	CPD Date 71	CPD Location 71	CPD Contact 71	CPD Notes 71
42-0101-01-72	CPD 72	CPD Type 1	1.00	CPD Category 1	CPD Description 72	CPD Status 72	CPD Date 72	CPD Location 72	CPD Contact 72	CPD Notes 72
42-0101-01-73	CPD 73	CPD Type 1	1.00	CPD Category 1	CPD Description 73	CPD Status 73	CPD Date 73	CPD Location 73	CPD Contact 73	CPD Notes 73
42-0101-01-74	CPD 74	CPD Type 1	1.00	CPD Category 1	CPD Description 74	CPD Status 74	CPD Date 74	CPD Location 74	CPD Contact 74	CPD Notes 74
42-0101-01-75	CPD 75	CPD Type 1	1.00	CPD Category 1	CPD Description 75	CPD Status 75	CPD Date 75	CPD Location 75	CPD Contact 75	CPD Notes 75
42-0101-01-76	CPD 76	CPD Type 1	1.00	CPD Category 1	CPD Description 76	CPD Status 76	CPD Date 76	CPD Location 76	CPD Contact 76	CPD Notes 76
42-0101-01-77	CPD 77	CPD Type 1	1.00	CPD Category 1	CPD Description 77	CPD Status 77	CPD Date 77	CPD Location 77	CPD Contact 77	CPD Notes 77
42-0101-01-78	CPD 78	CPD Type 1	1.00	CPD Category 1	CPD Description 78	CPD Status 78	CPD Date 78	CPD Location 78	CPD Contact 78	CPD Notes 78
42-0101-01-79	CPD 79	CPD Type 1	1.00	CPD Category 1	CPD Description 79	CPD Status 79	CPD Date 79	CPD Location 79	CPD Contact 79	CPD Notes 79
42-0101-01-80	CPD 80	CPD Type 1	1.00	CPD Category 1	CPD Description 80	CPD Status 80	CPD Date 80	CPD Location 80	CPD Contact 80	CPD Notes 80
42-0101-01-81	CPD 81	CPD Type 1	1.00	CPD Category 1	CPD Description 81	CPD Status 81	CPD Date 81	CPD Location 81	CPD Contact 81	CPD Notes 81
42-0101-01-82	CPD 82	CPD Type 1	1.00	CPD Category 1	CPD Description 82	CPD Status 82	CPD Date 82	CPD Location 82	CPD Contact 82	CPD Notes 82
42-0101-01-83	CPD 83	CPD Type 1	1.00	CPD Category 1	CPD Description 83	CPD Status 83	CPD Date 83	CPD Location 83	CPD Contact 83	CPD Notes 83
42-0101-01-84	CPD 84	CPD Type 1	1.00	CPD Category 1	CPD Description 84	CPD Status 84	CPD Date 84	CPD Location 84	CPD Contact 84	CPD Notes 84
42-0101-01-85	CPD 85	CPD Type 1	1.00	CPD Category 1	CPD Description 85	CPD Status 85	CPD Date 85	CPD Location 85	CPD Contact 85	CPD Notes 85
42-0101-01-86	CPD 86	CPD Type 1	1.00	CPD Category 1	CPD Description 86	CPD Status 86	CPD Date 86	CPD Location 86	CPD Contact 86	CPD Notes 86
42-0101-01-87	CPD 87	CPD Type 1	1.00	CPD Category 1	CPD Description 87	CPD Status 87	CPD Date 87	CPD Location 87	CPD Contact 87	CPD Notes 87
42-0101-01-88	CPD 88	CPD Type 1	1.00	CPD Category 1	CPD Description 88	CPD Status 88	CPD Date 88	CPD Location 88	CPD Contact 88	CPD Notes 88
42-0101-01-89	CPD 89	CPD Type 1	1.00	CPD Category 1	CPD Description 89	CPD Status 89	CPD Date 89	CPD Location 89	CPD Contact 89	CPD Notes 89
42-0101-01-90	CPD 90	CPD Type 1	1.00	CPD Category 1	CPD Description 90	CPD Status 90	CPD Date 90	CPD Location 90	CPD Contact 90	CPD Notes 90
42-0101-01-91	CPD 91	CPD Type 1	1.00	CPD Category 1	CPD Description 91	CPD Status 91	CPD Date 91	CPD Location 91	CPD Contact 91	CPD Notes 91
42-0101-01-92	CPD 92	CPD Type 1	1.00	CPD Category 1	CPD Description 92	CPD Status 92	CPD Date 92	CPD Location 92	CPD Contact 92	CPD Notes 92
42-0101-01-93	CPD 93	CPD Type 1	1.00	CPD Category 1	CPD Description 93	CPD Status 93	CPD Date 93	CPD Location 93	CPD Contact 93	CPD Notes 93
42-0101-01-94	CPD 94	CPD Type 1	1.00	CPD Category 1	CPD Description 94	CPD Status 94	CPD Date 94	CPD Location 94	CPD Contact 94	CPD Notes 94
42-0101-01-95	CPD 95	CPD Type 1	1.00	CPD Category 1	CPD Description 95	CPD Status 95	CPD Date 95	CPD Location 95	CPD Contact 95	CPD Notes 95
42-0101-01-96	CPD 96	CPD Type 1	1.00	CPD Category 1	CPD Description 96	CPD Status 96	CPD Date 96	CPD Location 96	CPD Contact 96	CPD Notes 96
42-0101-01-97	CPD 97	CPD Type 1	1.00	CPD Category 1	CPD Description 97	CPD Status 97	CPD Date 97	CPD Location 97	CPD Contact 97	CPD Notes 97
42-0101-01-98	CPD 98	CPD								

00005 GROSSE PTE GARDEN CONDOS

Hwds Sch Dist

Final REC Sales
 2024 ECF 0.488 6
 2023 ECF 0.465

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 004 10 0110 000	21401 SLOAN	04/29/22	03-ARM'S LENGTH	\$34,500	\$14,600	42.32	\$34,940	\$11,100	32%	\$23,400	\$58,864	0.398	759	\$30.83	00005	11.4961	1.00 STORY	45
42 004 11 0007 000	21217 KINGSVILLE	12/07/22	03-ARM'S LENGTH	\$32,000	\$16,600	51.88	\$39,448	\$11,100	28%	\$20,900	\$57,618	0.363	708	\$29.52	00006	12.0736	1.00 STORY	45
42 004 11 0033 000	21319 KINGSVILLE	01/03/23	03-ARM'S LENGTH	\$48,500	\$19,800	40.82	\$47,005	\$11,100	24%	\$37,400	\$72,978	0.512	944	\$39.62	00006	2.9015	1.00 STORY	45
42 004 11 0053 000	21417 KINGSVILLE	11/29/21	03-ARM'S LENGTH	\$45,500	\$14,200	31.21	\$42,953	\$11,100	26%	\$34,400	\$64,742	0.531	816	\$42.16	00006	4.7870	1.00 STORY	45
42 004 11 0072 000	21501 KINGSVILLE #105	08/15/22	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$47,005	\$11,100	24%	\$40,900	\$72,978	0.560	944	\$43.33	00006	7.6975	1.00 STORY	45
42 004 11 0082 000	21519 KINGSVILLE #102	04/20/22	03-ARM'S LENGTH	\$42,000	\$16,600	39.52	\$39,448	\$11,100	28%	\$30,900	\$57,618	0.536	708	\$43.64	00006	5.2821	1.00 STORY	45
Totals:				\$254,500	\$101,600	39.92	\$250,799			\$187,900	\$384,797	0.488		\$38.18		0.4839		
					Sale Ratio =>	39.92					E.C.F. =>	0.488		Std. Deviation=>	0.082234			
					Std. Dev. =>	6.72					Ave. E.C.F. =>	0.483		Ave. Variance=>	7.3730		Coefficient of Var=>	15.25008665

00006 GROSSE POINTE PC

Hwds Sch Dist

Final REC Sales
0.505 0.505 5
2024 ECF
2023 ECF 0.492

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Ard when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 004 11 0007 000	21217 KINGSVILLE	12/07/22	03-ARM'S LENGTH	\$32,000	\$16,600	51.88	\$39,448	\$11,100	28%	\$20,900	\$57,618	0.363	708	\$29.52	00006	13.7925	1.00 STORY	45
42 004 11 0033 000	21319 KINGSVILLE	01/03/23	03-ARM'S LENGTH	\$48,500	\$19,800	40.82	\$47,005	\$11,100	24%	\$37,400	\$72,978	0.512	944	\$39.62	00006	1.1826	1.00 STORY	45
42 004 11 0053 000	21417 KINGSVILLE	11/29/21	03-ARM'S LENGTH	\$45,500	\$14,200	31.21	\$42,953	\$11,100	26%	\$34,400	\$64,742	0.531	816	\$42.16	00006	3.0681	1.00 STORY	45
42 004 11 0072 000	1501 KINGSVILLE #11	08/15/22	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$47,005	\$11,100	24%	\$40,900	\$72,978	0.560	944	\$43.33	00006	5.9786	1.00 STORY	45
42 004 11 0082 000	1519 KINGSVILLE #11	04/20/22	03-ARM'S LENGTH	\$42,000	\$16,600	39.52	\$39,448	\$11,100	28%	\$30,900	\$57,618	0.536	708	\$43.64	00006	3.5632	1.00 STORY	45
Totals:				\$220,000	\$87,000	39.55	\$215,859			\$164,500	\$325,933			\$39.65		0.4005		
				Sale. Ratio =>	Std. Dev. =>	39.55					E.C.F. =>	0.505		Std. Deviation=		0.07897552		
						7.46					Ave. E.C.F. =>	0.501		Ave. Variance=	5.5170	Coefficient of Var=>	11.01947142	

Hwds Sch Dist

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Ast. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yrd	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	rev. by Mean %Building Styling Dep
42-012 05 0019 00X	19670 E 8 MILE	05/05/72	ARM'S LENK	\$40,000	\$14,200	35.50	\$39,599	\$15,000	38%	\$25,000	\$73,650	0.339	941	\$26.57	00013	0.0000
Totals:																
				\$40,000	\$14,200		\$39,599			\$25,000	\$73,650			\$26.57		0.0000
					Sale. Ratio =>							0.339		Std. Deviation		
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>		0.339		Ave. Variance		
																oefficient of Var 0

00010 HARPER TERRACE CONDOS

Hwd's Sch Dist

Final REC Sales
0.591 0.591 5
2024 ECF
2023 ECF 0.572

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd./Adj. Sale	Cur. Appraisal	Land +Yard	% of Land	Blide. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 003 02 0002 000	20931 KINGSVILLE	08/22/22	03-ARM'S LENGTH	\$62,000	\$25,300	40.81	\$56,589	\$11,100	20%	\$50,900	\$79,526	0.640	950	\$53.58	00010	4.9227	2.00 STORY	45
42 003 02 0006 000	19211 ROCKCASTLE	05/26/21	03-ARM'S LENGTH	\$53,000	\$21,900	41.32	\$52,926	\$11,100	21%	\$41,900	\$73,122	0.573	930	\$45.05	00010	1.7702	1.00 STORY	45
42 003 02 0012 000	19235 ROCKCASTLE	05/26/22	03-ARM'S LENGTH	\$59,000	\$25,600	43.73	\$57,686	\$11,100	19%	\$47,900	\$81,444	0.388	1,053	\$45.49	00010	0.2580	1.00 STORY	45
42 003 02 0016 000	19291 ROCKCASTLE	08/31/22	03-ARM'S LENGTH	\$55,000	\$25,300	46.00	\$56,589	\$11,100	20%	\$43,900	\$79,526	0.552	950	\$46.21	00010	3.8695	2.00 STORY	45
42 003 02 0020 000	20920 BOURNEMOUTH	11/15/21	03-ARM'S LENGTH	\$55,000	\$21,900	39.82	\$52,926	\$11,100	21%	\$43,900	\$73,122	0.600	930	\$47.20	00010	0.9650	1.00 STORY	45
Totals:														\$276,716	\$386,741	0.0121		
														Ave. E.C.F. =>	Ave. E.C.F. =>	Coefficient of Var=>		
														0.591	0.032952681	3.993564164		
														Std. Dev. =>	Std. Deviations			
														2.50	2.3591			
														Ave. Variance	Ave. Variance			
														\$47.51	0.032952681			

00004 LITTLESTONE CONDOS

Hwds Sch Dist

Final REC Sales
2024 ECF 0.606 5
2023 ECF 0.515

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 003 11 0001 000	20812 LITTLESTONE	05/26/22	03-ARM'S LENGTH	\$60,000	\$15,400	25.67	\$36,644	\$11,100	30%	\$48,900	\$49,600	0.986	632	\$77.37	00004	47.3401	1.00 STORY	45
42 004 11 0033 000	21319 KINGSVILLE	01/03/23	03-ARM'S LENGTH	\$48,500	\$19,800	40.82	\$47,005	\$11,100	24%	\$37,400	\$72,978	0.512	944	\$39.62	00006	11.2804	1.00 STORY	45
42 004 11 0053 000	21417 KINGSVILLE	11/29/21	03-ARM'S LENGTH	\$45,500	\$14,200	31.21	\$44,953	\$11,100	26%	\$34,400	\$64,742	0.531	816	\$42.16	00006	9.3949	1.00 STORY	45
42 004 11 0072 000	1501 KINGSVILLE #10	09/15/22	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$47,005	\$11,100	24%	\$40,900	\$72,978	0.560	944	\$43.33	00006	6.4845	1.00 STORY	45
42 004 11 0082 000	1519 KINGSVILLE #10	04/20/22	03-ARM'S LENGTH	\$42,000	\$16,600	39.52	\$39,448	\$11,100	28%	\$30,900	\$57,618	0.536	708	\$43.64	00006	8.8998	1.00 STORY	45
Totals:				\$248,000	\$85,800	34.60	\$213,055			\$192,500	\$317,915			\$49.22		1.9783		
												E.C.F. =>	Std. Deviations=>	Ave. Variance=>	0.202304	Coefficient of Var=>	26.67555667	
												Ave. E.C.F. =>			16.6800			
												0.625						

00008 WILLIAMSBURG CONDO

GPTE Sch Dist

2024 ECF 0.517 REC 0.517 Sales 3

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 010 10 0026 000	20579 WILLIAMSBURG	09/09/22	03-ARM'S LENGTH	\$82,500	\$28,000	33.94	\$74,482	\$22,000	30%	\$60,500	\$101,513	0.596	1,272	\$47.56	00008	7.4588	2.00 STORY
42 010 10 0029 000	20565 WILLIAMSBURG	05/06/22	03-ARM'S LENGTH	\$80,000	\$27,600	34.50	\$73,603	\$22,000	30%	\$58,000	\$99,812	0.581	1,230	\$47.15	00008	5.9693	2.00 STORY
42 010 10 0044 000	20485 WILLIAMSBURG	08/23/22	03-ARM'S LENGTH	\$65,000	\$30,100	46.31	\$79,427	\$22,000	28%	\$43,000	\$111,077	0.387	1,436	\$29.94	00008	13.4280	2.00 STORY
Totals:											\$312,402			\$41.55		0.4436	
											E.C.F. =>	0.517	Std. Deviation	0.11652824			
											Ave. E.C.F. =>	0.521	Ave. Variance	8.9520		Coefficient of Var=>	17.16925267

00009 BALFOUR SQUARE
GPTE Sch Dist

1 Sty Final	REC	Sales
0.300	0.339	0
0.400	0.387	
0.358		

2024 ECF
2023 ECF
Reviewed with Comparable
Condos in Gpte School District

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 010 10 0044 000	20485 WILLIAMSBURG	08/23/22	03-ARM'S LENGTH	\$65,000	\$30,100	46.31	\$79,427	\$22,000	28%	\$43,000	\$111,077	0.387	1,436	\$29.94	00008	0.0000	2.00 STORY
Totals:																	
				\$65,000	\$30,100	46.31	\$79,427			\$43,000	\$111,077	0.387		\$29.94		0.0000	
					Sale, Ratio =>	#DIV/0!					Ave. E.C.F. =>	0.387		Std. Deviation=>	#DIV/0!	Coefficient of Var=>	0
					Std. Dev. =>									Ave. Variance=>			
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
42 012 05 0019 000	19670 E 8 MILE	05/05/22	03-ARM'S LENGTH	\$40,000	\$14,200	35.50	\$39,599	\$15,000	38%	\$25,000	\$73,650	0.339	941	\$26.57	00013	0.0000	1.00 STORY
Totals:																	
				\$40,000	\$14,200	35.50	\$39,599			\$25,000	\$73,650	0.339		\$26.57		0.0000	
					Sale, Ratio =>	#DIV/0!					Ave. E.C.F. =>	0.339		Std. Deviation=>	#DIV/0!	Coefficient of Var=>	0
					Std. Dev. =>									Ave. Variance=>			

00013 WOOD MANOR - WOODS VILLA CONDOS

Gpte Sch Dist

	Final	REC	Sales
2024 ECF	0.339	0.339	1
2023 ECF	0.334		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.
42 012 05 0019 000	19670 E 8 MILE	05/05/22	03-ARM'S LENGTH	\$40,000	\$14,200	35.50	\$39,599	\$15,000	38%	\$25,000	\$73,650	0.339	941	\$26.57	00013	0.0000	1.00 STORY	46
Totals:				\$40,000	\$14,200	35.50	\$39,599	\$15,000		\$25,000	\$73,650			\$26.57		0.0000		
				Sale Ratio =>		35.50	E.C.F. =>			Std. Dev. =>		0.339	Std. Deviations		#DIV/0!	Coefficient of Var=>		0
							Ave. E.C.F. =>			Ave. Variance=>		0.339			0.0000			