

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Property Class
006-126-160-11	47 N BROAD	06/23/23	\$240,000	\$69,900	29.13	\$25,822	\$214,178	\$289,017	0.741	34OLD	201
006-126-160-12	45 N BROAD	05/25/22	\$210,000	\$77,100	36.98	\$31,822	\$176,678	\$368,748	0.479	34OLD	201
006-126-162-13	31 N BROAD	01/09/23	\$247,000	\$75,300	30.49	\$29,087	\$217,913	\$473,848	0.460	34OLD	201
006-227-128-08	150 LEWIS	02/27/24	\$220,000	\$101,400	46.09	\$25,929	\$194,071	\$471,261	0.412	2	201
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	\$68,200	26.96	\$54,900	\$198,100	\$252,713	0.784	1CFW	201
006-227-285-05	42 N HOWELL	01/10/23	\$227,800	\$57,400	25.20	\$13,694	\$214,106	\$303,252	0.706	34OLD	201
006-227-285-08	36 N HOWELL	07/29/22	\$200,000	\$46,500	23.25	\$8,216	\$191,784	\$295,299	0.649	34OLD	201
006-227-285-14	14 N HOWELL	01/10/23	\$435,000	\$52,000	11.95	\$27,901	\$407,099	\$251,440	1.619	34OLD	201
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	\$126,000	34.52	\$39,312	\$325,688	\$603,288	0.540	34OLD	1
006-227-285-24	20 N HOWELL	09/28/23	\$165,000	\$41,900	25.39	\$13,523	\$151,477	\$310,055	0.489	34OLD	201
006-227-285-25	22 N HOWELL	09/25/23	\$155,000	\$42,300	27.29	\$9,072	\$145,928	\$273,921	0.533	34OLD	201
006-327-427-08	12 E BACON	08/15/22	\$165,000	\$44,200	26.79	\$23,964	\$141,036	\$224,724	0.628	34S	201
01 022 100 006 22 5 4	8998 ANDERSON RD	12/30/22	\$138,000	\$33,000	23.91	\$5,889	\$132,111	\$103,546	1.276	2001	201
02 003 300 003 03 5 3	11191 CONCORD RD	03/14/23	\$500,000	\$96,400	19.28	\$32,190	\$467,810	\$370,865	1.261	009	201
02 004 400 040 04 5 3	11180 CONCORD RD	04/12/23	\$170,000	\$69,400	40.82	\$14,250	\$155,750	\$204,387	0.762	009	201
02 004 400 043 04 5 3	11120 CONCORD RD	07/13/23	\$1,392,800	\$172,400	12.38	\$16,650	\$1,376,150	\$1,450,893	0.948	009	201
03 010 300 011 10 5 2	6330 E CHICAGO	11/14/22	\$72,500	\$19,100	26.34	\$5,740	\$66,760	\$45,688	1.461	2000	201
04 010 400 011 10 5 1	12745 E CHICAGO RD	02/07/23	\$116,000	\$52,510	45.27	\$21,069	\$94,931	\$254,950	0.372	12	201
04 012 300 031 12 5 1	14247 E CHICAGO RD	12/20/23	\$350,000	\$110,980	31.71	\$23,973	\$326,027	\$558,636	0.584	12	201
04 012 400 014 12 5 1	14811 E CHICAGO RD	02/28/23	\$1,272,000	\$222,220	17.47	\$69,887	\$1,202,113	\$828,143	1.452	12	201
11 001 400 009 01 7 3	2860 HUDSON RD	03/19/24	\$245,000	\$80,600	32.90	\$34,651	\$210,349	\$177,338	1.186	2001	201
19 009 400 013 09 5 4	515 MARSHALL ST	04/08/22	\$568,000	\$184,400	32.46	\$32,404	\$535,596	\$500,088	1.071	L-COM	201
19 040 001 103	506 MARSHALL ST	10/06/22	\$139,000	\$54,900	39.50	\$36,914	\$102,086	\$119,815	0.852	L-COM	201
19 040 001 171	111 MARSHALL ST	10/23/23	\$67,000	\$29,800	44.48	\$8,120	\$58,880	\$72,047	0.817	L-COM	201
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	\$40,900	48.12	\$22,026	\$62,974	\$83,801	0.751	L-COM	201
21 105 001 023	319 READING AVE	03/04/24	\$1,200,000	\$309,500	25.79	\$77,880	\$1,122,120	\$673,688	1.666	200	201
Totals:			\$9,198,100	\$2,278,310			\$8,491,715	\$9,561,449			
					Sale. Ratio =>	24.77		E.C.F. =>	0.888	0.387905	
					Std. Dev. =>	9.83		Ave. E.C.F. =>	0.865	31.9403	

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006-126-160-07	59 N BROAD	11/08/22	\$160,000	\$64,300	40.19	\$15,389	\$144,611	\$330,765	0.437	34OLD	201
006-126-160-11	47 N BROAD	06/23/23	\$240,000	\$69,900	29.13	\$25,822	\$214,178	\$289,017	0.741	34OLD	201
006-126-160-12	45 N BROAD	05/25/22	\$210,000	\$77,100	36.98	\$31,822	\$176,678	\$368,748	0.479	34OLD	201
006-126-162-13	31 N BROAD	01/09/23	\$247,000	\$75,300	30.49	\$29,087	\$217,913	\$473,848	0.460	34OLD	201
006-221-276-08	250 INDUSTRIAL	11/01/22	\$725,000	\$130,600	18.01	\$46,351	\$678,649	\$759,567	0.893	IND	301
006-227-128-08	150 LEWIS	02/27/24	\$220,000	\$101,400	46.09	\$25,929	\$194,071	\$471,261	0.412	2	201
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	\$68,200	26.96	\$54,900	\$198,100	\$252,713	0.784	1CFW	201
006-227-285-05	42 N HOWELL	01/10/23	\$227,800	\$57,400	25.20	\$13,694	\$214,106	\$303,252	0.706	34OLD	201
006-227-285-08	36 N HOWELL	07/29/22	\$200,000	\$46,500	23.25	\$8,216	\$191,784	\$295,299	0.649	34OLD	201
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	\$126,000	34.52	\$39,312	\$325,688	\$603,288	0.540	34OLD	1
006-227-285-24	20 N HOWELL	09/28/23	\$165,000	\$41,900	25.39	\$13,523	\$151,477	\$310,055	0.489	34OLD	201
006-227-285-25	22 N HOWELL	09/25/23	\$155,000	\$42,300	27.29	\$9,072	\$145,928	\$273,921	0.533	34OLD	201
006-327-427-08	12 E BACON	08/15/22	\$165,000	\$44,200	26.79	\$23,964	\$141,036	\$224,724	0.628	34S	201
006-327-428-18	16 S HOWELL	01/09/23	\$147,000	\$40,100	27.28	\$10,270	\$136,730	\$147,283	0.928	34S	201
02 004 400 040 04 5 3	11180 CONCORD RD	04/12/23	\$170,000	\$69,400	40.82	\$14,250	\$155,750	\$204,387	0.762	009	201
02 004 400 043 04 5 3	11120 CONCORD RD	07/13/23	\$1,392,800	\$172,400	12.38	\$16,650	\$1,376,150	\$1,450,893	0.948	009	201
04 010 400 042 10 5 1	12823 E CHICAGO RD	12/28/23	\$100,000	\$49,740	49.74	\$27,377	\$72,623	\$174,448	0.416	12	201
Totals:			\$5,142,600	\$1,276,740			\$4,735,472	\$6,933,467			
					Sale. Ratio =>	24.83		E.C.F. =>	0.683	0.183487	
					Std. Dev. =>	9.72		Ave. E.C.F. =>	0.636	15.6197	

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07 025 100 019 25 6 3	1610 BRIDGE RD	08/15/22	\$380,000	\$127,000	33.42	\$22,925	\$357,075	\$272,510	1.310	400	401
07 025 200 003 25 6 3	2611 STATE RD	05/12/23	\$231,100	\$86,000	37.21	\$79,887	\$151,213	\$101,088	1.496	400	401
07 032 200 016 32 6 3	1170 S LAKE WILSON RD	06/20/23	\$315,000	\$126,200	40.06	\$47,651	\$267,349	\$222,788	1.200	400	401
07 032 200 018 32 6 3	1500 S LAKE WILSON RD	02/16/24	\$280,000	\$95,800	34.21	\$18,888	\$261,112	\$186,180	1.402	400	401
07 032 400 012 32 6 3	3100 BANKERS RD	04/01/22	\$399,900	\$137,900	34.48	\$101,305	\$298,595	\$225,368	1.325	400	401
07 035 300 018 35 6 3	1615 S HILLSDALE RD	11/23/22	\$377,000	\$153,200	40.64	\$37,140	\$339,860	\$317,668	1.070	400	401
07 036 400 005 36 6 3	1860 PETERSON RD	04/29/22	\$151,000	\$47,600	31.52	\$16,904	\$134,096	\$96,707	1.387	400	401
07 036 400 027 36 6 3	1500 MEADOW LN	07/24/23	\$420,000	\$168,900	40.21	\$37,075	\$382,925	\$324,295	1.181	400	401
Totals:			\$2,554,000	\$942,600			\$2,192,225	\$1,746,603			
					Sale. Ratio =>	36.91		E.C.F. =>	1.255	0.51728858	
					Std. Dev. =>	3.54		Ave. E.C.F. =>	1.296	10.9602	

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07 025 100 019 25 6 3	1610 BRIDGE RD	08/15/22	\$380,000	\$127,000	33.42	\$22,925	\$357,075	\$272,510	1.310	400	401
07 025 200 003 25 6 3	2611 STATE RD	05/12/23	\$231,100	\$86,000	37.21	\$79,887	\$151,213	\$101,088	1.496	400	401
07 032 200 016 32 6 3	1170 S LAKE WILSON RD	06/20/23	\$315,000	\$126,200	40.06	\$47,651	\$267,349	\$222,788	1.200	400	401
07 032 200 018 32 6 3	1500 S LAKE WILSON RD	02/16/24	\$280,000	\$95,800	34.21	\$18,888	\$261,112	\$186,180	1.402	400	401
07 032 400 012 32 6 3	3100 BANKERS RD	04/01/22	\$399,900	\$137,900	34.48	\$101,305	\$298,595	\$225,368	1.325	400	401
07 035 300 018 35 6 3	1615 S HILLSDALE RD	11/23/22	\$377,000	\$153,200	40.64	\$37,140	\$339,860	\$317,668	1.070	400	401
07 036 400 005 36 6 3	1860 PETERSON RD	04/29/22	\$151,000	\$47,600	31.52	\$16,904	\$134,096	\$96,707	1.387	400	401
07 036 400 027 36 6 3	1500 MEADOW LN	07/24/23	\$420,000	\$168,900	40.21	\$37,075	\$382,925	\$324,295	1.181	400	401
Totals:			\$2,554,000	\$942,600			\$2,192,225	\$1,746,603			
					Sale. Ratio =>	36.91		E.C.F. =>	1.255	0.51728858	
					Std. Dev. =>	3.54		Ave. E.C.F. =>	1.296	10.9602	

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07 028 200 058 28 6 3	2060 SPRING RD	08/16/23	\$190,000	\$81,500	42.89	\$6,513	\$183,487	\$161,302	1.138	410	401
07 205 001 009	4139 W BACON RD	03/29/24	\$67,500	\$29,900	44.30	\$29,174	\$38,326	\$38,494	0.996	410	401
07 245 001 004	2372 IVY LN	01/05/24	\$416,000	\$206,500	49.64	\$77,086	\$338,914	\$358,338	0.946	410	401
07 245 001 010	1905 WILDWOOD DR E	07/21/23	\$410,000	\$174,300	42.51	\$32,294	\$377,706	\$339,445	1.113	410	401
07 245 001 014	1829 WILDWOOD DR E	08/04/23	\$230,000	\$104,400	45.39	\$18,680	\$211,320	\$202,127	1.045	410	401
07 250 001 022	2254 PONDBROOKE DR	01/31/24	\$299,500	\$0	0.00	\$41,303	\$258,197	\$209,877	1.230	410	401
07 260 001 008	1222 LOCHAVEN CIR	09/22/23	\$435,000	\$161,800	37.20	\$20,276	\$414,724	\$317,702	1.305	410	407
07 260 001 011	1190 LOCHAVEN CIR	11/24/23	\$621,250	\$62,800	10.11	\$13,557	\$607,693	\$470,405	1.292	410	407
07 260 001 012	1186 LOCHAVEN CIR	05/31/23	\$650,623	\$62,800	9.65	\$13,557	\$637,066	\$470,405	1.354	410	407
Totals:			\$3,319,873	\$884,000			\$3,067,433	\$2,568,097			
					Sale. Ratio =>	26.63		E.C.F. =>	1.194	0.51728858	
					Std. Dev. =>	19.03		Ave. E.C.F. =>	1.158	12.2473	

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07 030 100 022 30 6 3	1844 FERNDAL DR	05/26/22	\$300,000	\$128,500	42.83	\$37,524	\$262,476	\$233,049	1.126	420	401
07 165 001 083	1189 HICKORY RD	06/22/22	\$333,000	\$98,900	29.70	\$106,668	\$226,332	\$154,520	1.465	420	401
07 180 001 003	1940 STEAMBURG RD	06/29/22	\$235,000	\$115,500	49.15	\$19,628	\$215,372	\$225,409	0.955	420	401
07 205 001 039	1500 SOUTH DR	05/23/22	\$455,000	\$209,600	46.07	\$187,492	\$267,508	\$337,796	0.792	420	401
07 230 001 022	1464 NORTHVIEW DR	11/21/23	\$185,000	\$55,000	29.73	\$37,931	\$147,069	\$87,459	1.682	420	401
Totals:			\$1,508,000	\$607,500			\$1,118,757	\$1,038,232			
					Sale. Ratio =>	40.29		E.C.F. =>	1.078	0.51728858	
					Std. Dev. =>	9.20		Ave. E.C.F. =>	1.204	29.5328	