

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
17 019 300 006 19 8 1	9190 E CAMDEN RD	09/08/22	\$215,000	\$78,600	36.56	\$61,738	\$153,262	\$167,175	0.917	400	401
17 026 100 007 26 8 1	13347 E CAMDEN RD	11/04/22	\$105,000	\$43,700	41.62	\$38,111	\$66,889	\$73,768	0.907	400	401
17 027 200 002 27 8 1	12651 E CAMDEN RD	11/22/22	\$115,000	\$62,100	54.00	\$43,922	\$71,078	\$139,169	0.511	400	401
17 015 100 003 15 8 1	12351 PRATTVILLE RD	06/16/22	\$375,000	\$222,900	59.44	\$328,507	\$46,493	\$131,769	0.353	100	101
17 004 400 011 04 8 1	8900 S WALDRON RD	07/20/22	\$197,000	\$37,700	19.14	\$10,115	\$186,885	\$115,436	1.619	400	401
17 020 100 004 20 8 1	10251 E BURT RD	11/10/21	\$60,000	\$53,000	88.33	\$58,129	\$1,871	\$91,040	0.021	400	401
17 007 100 004 07 9 1	15111 S PITTSFORD RD	01/25/23	\$142,000	\$41,600	29.30	\$22,816	\$119,184	\$104,743	1.138	400	401
17 028 400 002 28 8 1	11760 HARTLEY RD	10/18/21	\$123,900	\$32,700	26.39	\$6,331	\$117,569	\$111,184	1.057	400	401
17 031 100 009 31 8 1	13341 S PITTSFORD RD	08/27/21	\$305,000	\$77,500	25.41	\$46,103	\$258,897	\$173,164	1.495	400	401
<b>Totals:</b>			<b>\$1,637,900</b>	<b>\$649,800</b>			<b>\$1,022,128</b>	<b>\$1,107,449</b>			
					<b>Sale. Ratio =&gt;</b>	<b>39.67</b>			<b>E.C.F. =&gt;</b>	<b>0.923</b>	<b>0.52157169</b>
					<b>Std. Dev. =&gt;</b>	<b>21.87</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.891</b>	<b>26.2479</b>

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
006-222-454-01	90 W FAYETTE	10/03/22	\$135,000	\$48,900	36.22	\$9,500	\$125,500	\$245,353	0.512	99	301
21 009 100 007 09 6 3	530 BECK ST	10/04/21	\$130,000	\$52,600	40.46	\$25,158	\$104,842	\$200,066	0.524	300	301
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	\$126,000	34.52	\$43,138	\$321,862	\$603,287	0.534	34OLD	201
08 045 001 225	100 E MAIN ST	01/04/22	\$12,000	\$5,600	46.67	\$1,536	\$10,464	\$19,364	0.540	200	201
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	\$68,200	26.96	\$60,242	\$192,758	\$336,951	0.572	1CFW	201
21 105 001 072	461 OLDS ST	04/26/21	\$300,000	\$164,900	54.97	\$43,400	\$256,600	\$436,768	0.587	200	201
006-227-285-08	36 N HOWELL	07/29/22	\$200,000	\$46,500	23.25	\$21,622	\$178,378	\$300,057	0.594	34OLD	201
006-221-276-08	250 INDUSTRIAL	11/01/22	\$725,000	\$130,600	18.01	\$68,775	\$656,225	\$1,096,038	0.599	IND	301
006-327-428-18	16 S HOWELL	01/09/23	\$147,000	\$40,100	27.28	\$26,000	\$121,000	\$194,989	0.621	34S	201
21 280 001 099	E CHICAGO ST	06/21/21	\$160,000	\$80,100	50.06	\$144,634	\$15,366	\$24,762	0.621	0002	401
21 280 001 100	456 E CHICAGO ST	06/21/21	\$160,000	\$80,100	50.06	\$144,634	\$15,366	\$24,762	0.621	0002	401
19 040 001 194	160 MARSHALL ST	11/03/21	\$195,000	\$0	0.00	\$16,000	\$179,000	\$287,071	0.624	L-COM	202
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	\$142,000	\$37,700	26.55	\$32,973	\$109,027	\$170,001	0.641	2001	201
21 060 001 044	223 E CHICAGO ST	12/08/21	\$245,000	\$143,800	58.69	\$11,719	\$233,281	\$356,731	0.654	200	201
006-227-285-05	42 N HOWELL	01/10/23	\$227,800	\$57,400	25.20	\$26,000	\$201,800	\$303,253	0.665	34OLD	201
21 004 100 008 04 6 3	202 W CHICAGO ST	06/08/22	\$65,000	\$39,900	61.38	\$20,925	\$44,075	\$65,750	0.670	200	201
006-126-162-13	31 N BROAD	01/09/23	\$247,000	\$75,300	30.49	\$32,159	\$214,841	\$308,429	0.697	34OLD	201
11 029 200 011 29 7 3	3245 W READING RD	09/28/21	\$150,000	\$61,300	40.87	\$32,175	\$117,825	\$167,228	0.705	2001	201
006-227-285-14	14 N HOWELL	01/10/23	\$435,000	\$100,700	23.15	\$52,000	\$383,000	\$542,465	0.706	34OLD	201
21 004 300 008 04 6 3	439 BECK ST	07/29/22	\$375,000	\$203,000	54.13	\$49,446	\$325,554	\$440,567	0.739	200	201
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	\$420,000	\$101,600	24.19	\$26,010	\$393,990	\$517,393	0.761	300	301
19 040 001 190	100 MARSHALL ST	12/30/21	\$70,000	\$29,400	42.00	\$13,530	\$56,470	\$71,716	0.787	L-COM	201
<b>Totals:</b>			<b>\$5,158,800</b>	<b>\$1,693,700</b>			<b>\$4,257,224</b>	<b>\$6,713,000</b>			
					<b>Sale. Ratio =&gt;</b>	<b>32.83</b>			<b>E.C.F. =&gt;</b>	<b>0.634</b>	<b>0.08</b>
					<b>Std. Dev. =&gt;</b>	<b>15.31</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.635</b>	

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
006-335-001-21	3251 BECK	03/16/23	\$345,000	\$164,300	50.20	\$27,000	\$300,300	\$784,246	0.383	2BECK	201
006-222-177-03	305 ARCH	06/24/22	\$240,000	\$118,500	49.38	\$19,000	\$221,000	\$563,720	0.392	IND	301
006-227-128-05	160 LEWIS	09/24/21	\$82,500	\$33,500	40.61	\$17,032	\$65,468	\$165,018	0.397	2	201
006-126-160-07	59 N BROAD	11/08/22	\$160,000	\$64,300	40.19	\$26,000	\$134,000	\$336,890	0.398	34OLD	201
006-426-302-08	51 S HOWELL	01/31/23	\$225,000	\$115,600	51.38	\$56,075	\$168,925	\$415,055	0.407	34S	201
006-327-427-04	8 E BACON	06/28/21	\$124,400	\$37,900	30.47	\$10,357	\$114,043	\$277,753	0.411	34S	201
19 040 001 404	111 S CHICAGO ST	11/18/21	\$100,000	\$65,300	65.30	\$32,516	\$67,484	\$158,286	0.426	L-COM	201
006-126-160-11	47 N BROAD	06/25/21	\$154,900	\$62,200	40.15	\$30,003	\$124,897	\$289,017	0.432	34OLD	201
19 040 001 475	100 S CHICAGO ST	12/02/21	\$110,000	\$78,000	70.91	\$8,704	\$101,296	\$232,337	0.436	L-COM	201
006-327-428-17	12 S HOWELL	01/21/22	\$149,900	\$47,000	31.35	\$26,000	\$123,900	\$277,078	0.447	34S	201
006-227-278-25	96 N BROAD	06/27/22	\$42,000	\$32,800	78.10	\$16,817	\$25,183	\$54,416	0.463	34OLD	201
006-227-285-07	34 N HOWELL	03/04/22	\$120,000	\$38,300	31.92	\$25,069	\$94,931	\$202,870	0.468	34OLD	201
006-222-100-09	2856 W CARLETON	05/28/21	\$1,259,473	\$743,200	59.01	\$817,617	\$441,856	\$936,067	0.472	99	201
21 090 001 058	107 OLDS ST	09/13/22	\$370,000	\$253,700	68.57	\$25,662	\$344,338	\$703,822	0.489	200	201
006-327-427-08	12 E BACON	08/15/22	\$165,000	\$63,700	38.61	\$49,751	\$115,249	\$229,586	0.502	34S	201
006-126-160-12	45 N BROAD	05/25/22	\$210,000	\$77,100	36.98	\$34,918	\$173,582	\$342,839	0.506	34OLD	201
006-222-454-01	90 W FAYETTE	10/03/22	\$0	\$48,900	36.22	\$9,500	\$125,500	\$245,353	0.512	99	301
<b>Totals:</b>			<b>\$3,858,173</b>	<b>\$2,044,300</b>			<b>\$2,741,952</b>	<b>\$6,214,353</b>			
					<b>Sale. Ratio =&gt;</b>	<b>51.44</b>			<b>E.C.F. =&gt;</b>	<b>0.441</b>	<b>0.04</b>
					<b>Std. Dev. =&gt;</b>	<b>15.13</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.444</b>	

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17 019 300 006 19 8 1	9190 E CAMDEN RD	09/08/22	\$215,000	\$78,600	36.56	\$61,738	\$153,262	\$167,175	0.917	400	401
17 026 100 007 26 8 1	13347 E CAMDEN RD	11/04/22	\$105,000	\$43,700	41.62	\$38,111	\$66,889	\$73,768	0.907	400	401
17 027 200 002 27 8 1	12651 E CAMDEN RD	11/22/22	\$115,000	\$62,100	54.00	\$43,922	\$71,078	\$139,169	0.511	400	401
17 015 100 003 15 8 1	12351 PRATTVILLE RD	06/16/22	\$375,000	\$222,900	59.44	\$328,507	\$46,493	\$131,769	0.353	100	101
17 004 400 011 04 8 1	8900 S WALDRON RD	07/20/22	\$197,000	\$37,700	19.14	\$10,115	\$186,885	\$115,436	1.619	400	401
17 020 100 004 20 8 1	10251 E BURT RD	11/10/21	\$60,000	\$53,000	88.33	\$58,129	\$1,871	\$91,040	0.021	400	401
17 007 100 004 07 9 1	15111 S PITTSFORD RD	01/25/23	\$142,000	\$41,600	29.30	\$22,816	\$119,184	\$104,743	1.138	400	401
17 028 400 002 28 8 1	11760 HARTLEY RD	10/18/21	\$123,900	\$32,700	26.39	\$6,331	\$117,569	\$111,184	1.057	400	401
17 031 100 009 31 8 1	13341 S PITTSFORD RD	08/27/21	\$305,000	\$77,500	25.41	\$46,103	\$258,897	\$173,164	1.495	400	401
<b>Totals:</b>			<b>\$1,637,900</b>	<b>\$649,800</b>			<b>\$1,022,128</b>	<b>\$1,107,449</b>			
					<b>Sale. Ratio =&gt;</b>	<b>39.67</b>			<b>E.C.F. =&gt;</b>	<b>0.923</b>	<b>0.52157169</b>
					<b>Std. Dev. =&gt;</b>	<b>21.87</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.891</b>	<b>26.2479</b>

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17 003 100 002 03 9 1	307 CHURCH ST	06/24/22	\$40,000	\$8,300	20.75	\$3,235	\$36,765	\$28,253	1.301	410	401
17 033 400 021 33 8 1	120 LARRY DR	07/29/22	\$190,000	\$64,000	33.68	\$5,013	\$184,987	\$257,519	0.718	410	401
17 033 400 023 33 8 1	416 W CENTER ST	04/06/22	\$144,200	\$35,600	24.69	\$11,342	\$132,858	\$126,061	1.054	410	401
17 065 001 053	130 S MAIN ST	02/22/23	\$90,000	\$28,800	32.00	\$2,193	\$87,807	\$111,417	0.788	410	401
17 065 001 149	209 S MAIN ST	10/06/21	\$37,000	\$13,200	35.68	\$1,921	\$35,079	\$55,810	0.629	410	401
17 065 001 155	118 S MAIN ST	05/27/21	\$50,000	\$19,700	39.40	\$2,217	\$47,783	\$85,156	0.561	410	401
17 065 001 186	116 N MAIN ST	03/04/22	\$70,000	\$34,000	48.57	\$6,058	\$63,942	\$101,961	0.627	410	401
17 085 001 021	104 CARPENTER ST	07/29/21	\$36,000	\$19,600	54.44	\$3,011	\$32,989	\$82,813	0.398	410	401
17 085 001 026	502 S MAIN ST	09/11/21	\$46,500	\$15,200	32.69	\$2,046	\$44,454	\$64,764	0.686	410	401
17 090 001 001	413 W CENTER ST	11/22/22	\$40,000	\$28,600	71.50	\$3,530	\$36,470	\$112,590	0.324	410	401
17 090 001 005	431 W CENTER ST	02/04/22	\$110,000	\$32,900	29.91	\$3,011	\$106,989	\$143,355	0.746	410	401
17 090 001 011	426 BRUCE CT	10/22/21	\$60,000	\$10,900	18.17	\$2,797	\$57,203	\$43,385	1.318	410	401
17 090 001 020	125 LARRY DR	08/18/22	\$138,000	\$28,900	20.94	\$3,471	\$134,529	\$114,024	1.180	410	401
17 090 001 025	414 BRUCE CT	08/05/22	\$148,000	\$36,900	24.93	\$4,047	\$143,953	\$146,231	0.984	410	401

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<b>Totals:</b>		<b>\$1,199,700</b>	<b>\$376,600</b>			<b>\$1,145,808</b>	<b>\$1,473,338</b>				
			<b>Sale. Ratio =&gt;</b>	<b>31.39</b>			<b>E.C.F. =&gt;</b>	<b>0.778</b>	<b>0.314864</b>		
			<b>Std. Dev. =&gt;</b>	<b>14.80</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.808</b>	<b>25.6635</b>		

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17 085 001 021	104 CARPENTER ST	07/29/21	\$36,000	\$19,600	54.44	\$3,011	\$32,989	\$82,813	0.398	410	401
17 014 100 033 14 8 1	13151 PRATTVILLE RD	05/05/22	\$6,000	\$9,200	153.33	\$3,055	\$2,945	\$56,486	0.052	420	401
17 065 001 026	200 N MAIN ST	10/14/22	\$32,500	\$33,800	104.00	\$7,075	\$25,425	\$129,643	0.196	410	401
17 003 100 010 03 9 1	345 CHURCH ST	09/29/21	\$20,000	\$14,700	73.50	\$6,451	\$13,549	\$52,708	0.257	410	1
17 065 001 056	116 S MAIN ST	06/24/21	\$22,000	\$17,700	80.45	\$398	\$21,602	\$79,805	0.271	410	401
17 090 001 001	413 W CENTER ST	11/22/22	\$40,000	\$28,600	71.50	\$3,530	\$36,470	\$112,590	0.324	410	401
17 065 001 186	116 N MAIN ST	03/04/22	\$70,000	\$34,000	48.57	\$6,058	\$63,942	\$101,961	0.627	410	401
17 065 001 149	209 S MAIN ST	10/06/21	\$37,000	\$13,200	35.68	\$1,921	\$35,079	\$55,810	0.629	410	401
17 085 001 026	502 S MAIN ST	09/11/21	\$46,500	\$15,200	32.69	\$2,046	\$44,454	\$64,764	0.686	410	401
<b>Totals:</b>			<b>\$310,000</b>	<b>\$186,000</b>			<b>\$276,455</b>	<b>\$736,579</b>			
					<b>Sale. Ratio =&gt;</b>	<b>60.00</b>	<b>E.C.F. =&gt;</b>		<b>0.375</b>	<b>0.220379</b>	
					<b>Std. Dev. =&gt;</b>	<b>37.80</b>	<b>Ave. E.C.F. =&gt;</b>		<b>0.382</b>	<b>#REF!</b>	

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17 045 001 012	13853 YOUNG DR	10/08/21	\$140,000	\$50,100	35.79	\$37,305	\$102,695	\$82,496	1.245	430	401
17 045 001 020	13771 YOUNG DR	08/19/21	\$183,340	\$69,700	38.02	\$49,213	\$134,127	\$123,612	1.085	430	401
17 045 001 023	13733 YOUNG DR	11/14/22	\$350,000	\$115,100	32.89	\$37,004	\$312,996	\$198,196	1.579	430	401
17 045 001 041	13537 YOUNG DR	09/13/22	\$169,000	\$63,100	37.34	\$42,731	\$126,269	\$85,655	1.474	430	401
17 050 001 003	13774 EMENS DR	07/13/22	\$210,000	\$65,100	31.00	\$43,163	\$166,837	\$96,251	1.733	430	401
17 050 001 004	13784 EMENS DR	10/13/21	\$260,000	\$74,200	28.54	\$43,270	\$216,730	\$148,137	1.463	430	401
17 050 001 011	13854 EMENS DR	11/04/21	\$270,000	\$77,700	28.78	\$38,846	\$231,154	\$157,788	1.465	430	401
17 055 001 015	9935 W CHANNEL DR	10/05/21	\$145,000	\$0	0.00	\$47,385	\$97,615	\$112,396	0.868	430	401
17 095 001 010	14374 ZIMMERMAN RD	06/28/21	\$150,000	\$51,800	34.53	\$37,685	\$112,315	\$86,404	1.300	430	401
<b>Totals:</b>			<b>\$1,877,340</b>	<b>\$566,800</b>			<b>\$1,500,738</b>	<b>\$1,090,935</b>			
					<b>Sale. Ratio =&gt;</b>	<b>30.19</b>	<b>E.C.F. =&gt;</b>		<b>1.376</b>	<b>0.263647</b>	
					<b>Std. Dev. =&gt;</b>	<b>11.64</b>	<b>Ave. E.C.F. =&gt;</b>		<b>1.357</b>	<b>20.6605</b>	