

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
15 012 100 009 12 8 3	9375 STEAMBURG RD	09/24/24	\$60,000	\$39,900	66.50	\$33,714	\$26,286	\$63,782	0.412	400
15 012 300 010 12 8 3	2392 BRAD ST	03/08/24	\$76,000	\$21,900	28.82	\$6,557	\$69,443	\$61,102	1.137	400
15 014 200 015 14 8 3	1655 E MONTGOMERY RD	09/12/24	\$90,500	\$48,100	53.15	\$55,530	\$34,970	\$66,600	0.525	400
15 015 400 008 15 8 3	10550 S HILLSDALE RD	07/13/23	\$120,000	\$45,200	37.67	\$5,395	\$114,605	\$168,851	0.679	400
Totals:			\$346,500	\$155,100			\$245,304	\$360,334		
					Sale. Ratio =>	44.76	E.C.F. =>		0.681	
					Std. Dev. =>	16.68	Ave. E.C.F. =>		0.688	

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15 001 400 003 01 8 3	2640 SNYDER RD	02/21/24	\$425,000	\$135,600	31.91	\$195,245	\$229,755	\$199,107	1.154	400
15 005 100 011 05 8 3	8271 CARPENTER RD	02/02/24	\$93,000	\$48,600	52.26	\$41,185	\$51,815	\$120,931	0.428	400
15 005 100 014 05 8 3	8201 CARPENTER RD	09/18/23	\$185,000	\$74,300	40.16	\$107,497	\$77,503	\$137,455	0.564	400
15 008 400 009 08 8 3	9680 CAMBRIA RD	06/18/24	\$190,000	\$67,700	35.63	\$57,521	\$132,479	\$112,748	1.175	400
15 010 400 010 10 8 3	9650 S HILLSDALE RD	05/01/23	\$270,000	\$107,400	39.78	\$144,148	\$125,852	\$156,684	0.803	400
15 010 400 013 10 8 3	1106 W MONTGOMERY RD	12/08/23	\$25,000	\$14,600	58.40	\$8,946	\$16,054	\$92,910	0.173	400
15 012 400 009 12 8 3	2571 BRAD ST	02/21/24	\$39,500	\$25,000	63.29	\$9,763	\$29,737	\$79,122	0.376	400
15 012 400 018 12 8 3	2960 E MONTGOMERY RD	06/07/24	\$160,000	\$64,700	40.44	\$41,032	\$118,968	\$121,114	0.982	400
15 013 100 014 13 8 3	2215 E MONTGOMERY RD	06/14/24	\$106,000	\$36,900	34.81	\$2,075	\$103,925	\$95,515	1.088	400
15 013 100 024 13 8 3	2339 E MONTGOMERY RD	03/27/24	\$46,000	\$25,200	54.78	\$4,150	\$41,850	\$94,470	0.443	400
15 013 200 033 13 8 3	2511 E MONTGOMERY RD	06/08/23	\$165,000	\$0	0.00	\$12,881	\$152,119	\$146,804	1.036	400
15 014 200 003 14 8 3	1811 E MONTGOMERY RD	09/07/23	\$60,000	\$26,100	43.50	\$7,802	\$52,198	\$90,726	0.575	400
15 014 200 006 14 8 3	10020 FRONTIER RD	12/24/24	\$55,000	\$60,400	109.82	\$9,759	\$45,241	\$41,374	1.093	400
15 017 200 004 17 8 3	10340 CAMBRIA RD	08/14/24	\$175,000	\$62,900	35.94	\$8,664	\$166,336	\$154,503	1.077	400
15 021 100 003 21 8 3	11031 CAMBRIA RD	08/19/24	\$275,000	\$122,100	44.40	\$58,051	\$216,949	\$273,228	0.794	400
15 025 200 002 25 8 3	2631 E CAMDEN RD	12/24/24	\$360,000	\$137,700	38.25	\$104,680	\$255,320	\$240,264	1.063	400
15 029 300 002 29 8 3	3600 AUSTIN RD	02/10/25	\$550,000	\$230,000	41.82	\$377,217	\$172,783	\$167,127	1.034	400
15 030 200 007 30 8 3	12100 CARPENTER RD	06/26/24	\$178,000	\$97,500	54.78	\$24,810	\$153,190	\$227,760	0.673	400
Totals:			\$3,357,500	\$1,336,700			\$2,142,074	\$2,551,843		
					Sale. Ratio =>	39.81	E.C.F. =>		0.839	
					Std. Dev. =>	21.08	Ave. E.C.F. =>		0.807	

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15 005 100 011 05 8 3	8271 CARPENTER RD	02/02/24	\$93,000	\$48,600	52.26	\$41,185	\$51,815	\$120,931	0.428	400
15 005 100 014 05 8 3	8201 CARPENTER RD	09/18/23	\$185,000	\$74,300	40.16	\$107,497	\$77,503	\$137,455	0.564	400
15 008 400 009 08 8 3	9680 CAMBRIA RD	06/18/24	\$190,000	\$67,700	35.63	\$57,521	\$132,479	\$112,748	1.175	400
15 010 400 010 10 8 3	9650 S HILLSDALE RD	05/01/23	\$270,000	\$107,400	39.78	\$144,148	\$125,852	\$156,684	0.803	400
15 010 400 013 10 8 3	1106 W MONTGOMERY RD	12/08/23	\$25,000	\$14,600	58.40	\$8,946	\$16,054	\$92,910	0.173	400
15 012 400 009 12 8 3	2571 BRAD ST	02/21/24	\$39,500	\$25,000	63.29	\$9,763	\$29,737	\$79,122	0.376	400
15 012 400 018 12 8 3	2960 E MONTGOMERY RD	06/07/24	\$160,000	\$64,700	40.44	\$41,032	\$118,968	\$121,114	0.982	400
15 013 100 014 13 8 3	2215 E MONTGOMERY RD	06/14/24	\$106,000	\$36,900	34.81	\$2,075	\$103,925	\$95,515	1.088	400
15 013 100 024 13 8 3	2339 E MONTGOMERY RD	03/27/24	\$46,000	\$25,200	54.78	\$4,150	\$41,850	\$94,470	0.443	400
15 013 200 033 13 8 3	2511 E MONTGOMERY RD	06/08/23	\$165,000	\$0	0.00	\$12,881	\$152,119	\$146,804	1.036	400
15 014 200 003 14 8 3	1811 E MONTGOMERY RD	09/07/23	\$60,000	\$26,100	43.50	\$7,802	\$52,198	\$90,726	0.575	400
15 014 200 006 14 8 3	10020 FRONTIER RD	12/24/24	\$55,000	\$60,400	109.82	\$9,759	\$45,241	\$41,374	1.093	400
15 017 200 004 17 8 3	10340 CAMBRIA RD	08/14/24	\$175,000	\$62,900	35.94	\$8,664	\$166,336	\$154,503	1.077	400
15 021 100 003 21 8 3	11031 CAMBRIA RD	08/19/24	\$275,000	\$122,100	44.40	\$58,051	\$216,949	\$273,228	0.794	400
15 025 200 002 25 8 3	2631 E CAMDEN RD	12/24/24	\$360,000	\$137,700	38.25	\$104,680	\$255,320	\$240,264	1.063	400
15 029 300 002 29 8 3	3600 AUSTIN RD	02/10/25	\$550,000	\$230,000	41.82	\$377,217	\$172,783	\$167,127	1.034	400
15 030 200 007 30 8 3	12100 CARPENTER RD	06/26/24	\$178,000	\$97,500	54.78	\$24,810	\$153,190	\$227,760	0.673	400
Totals:			\$3,357,500	\$1,336,700			\$2,142,074	\$2,551,843		
					Sale. Ratio =>	39.81	E.C.F. =>		0.839	
					Std. Dev. =>	21.08	Ave. E.C.F. =>		0.807	

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11 034 200 021 34 7 3	7375 ANSLEY LN	07/18/23	\$198,550	\$95,100	47.90	\$40,990	\$157,560	\$152,293	1.035	4009
11 034 200 022 34 7 3	7373 ANSLEY LN	08/11/23	\$369,900	\$138,100	37.33	\$41,113	\$328,787	\$217,627	1.511	4009
11 100 001 002	7260 LAKEVIEW DR	01/11/25	\$177,000	\$64,300	36.33	\$36,663	\$140,337	\$88,997	1.577	4009
15 045 001 020	1280 VAN SICKLE'S DR	08/18/23	\$199,900	\$100,700	50.38	\$126,143	\$73,757	\$123,297	0.598	410
15 045 001 020	1280 VAN SICKLE'S DR	08/19/24	\$209,900	\$120,800	57.55	\$126,143	\$83,757	\$123,297	0.679	410
Totals:			\$1,155,250	\$519,000			\$784,198	\$705,511		
					Sale. Ratio =>	44.93			E.C.F. =>	1.112
					Std. Dev. =>	9.01			Ave. E.C.F. =>	1.080

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12 004 300 033 04 7 2	5471 HUDSON RD	9/3/2024	\$125,000	\$77,700	62.16	\$13,661	\$111,339	\$194,111	0.574	'200
006-126-160-11	47 N BROAD	6/23/2023	\$240,000	\$69,900	29.13	\$94,223	\$145,777	\$287,814	0.506	34OLD
006-126-160-22	77 N BROAD	6/21/2023	\$237,500	\$90,600	19.07	\$81,721	\$393,279	\$474,640	0.829	34OLD
006-126-162-06	27 N BROAD	6/6/2024	\$159,000	\$53,000	33.33	\$61,155	\$97,845	\$133,400	0.733	34OLD
006-227-128-08	150 LEWIS	2/27/2024	\$220,000	\$101,400	46.09	\$159,320	\$60,680	\$140,713	0.431	2
006-227-282-13	56 N HOWELL	1/10/2025	\$200,000	\$71,300	35.65	\$72,490	\$127,510	\$271,278	0.470	34OLD
006-227-285-24	20 N HOWELL	9/28/2023	\$165,000	\$41,900	25.39	\$65,776	\$99,224	\$232,540	0.427	34OLD
006-227-285-25	22 N HOWELL	9/25/2023	\$155,000	\$42,300	27.29	\$51,739	\$103,261	\$205,441	0.503	34OLD
02 004 400 040 04 5 3	11180 CONCORD RD	4/12/2023	\$170,000	\$69,400	40.82	\$12,100	\$157,900	\$196,344	0.804	009
04 010 400 042 10 5 1	12823 E CHICAGO RD	12/28/2023	\$100,000	\$49,740	49.74	\$28,031	\$71,969	\$170,192	0.423	12
04 012 300 031 12 5 1	14247 E CHICAGO RD	12/20/2023	\$350,000	\$110,980	31.71	\$24,601	\$325,399	\$535,588	0.608	12
05 016 100 009 16 6 4	8651 W CHICAGO RD	10/29/2024	\$290,000	\$225,300	77.69	\$57,722	\$232,278	\$404,204	0.575	COMM
07 029 400 003 29 6 3	3031 W BACON RD	7/17/2024	\$235,000	\$14,500	75.06	\$0	\$19,317	\$32,389	0.596	200
13 045 001 004	9008 E MARKET ST	10/11/2023	\$75,000	\$55,500	74.00	\$1,656	\$73,344	\$115,555	0.635	COM
17 065 001 084	101 S MAIN ST	9/13/2024	\$41,000	\$15,800	38.54	\$0	\$41,000	\$48,849	0.839	200
17 065 001 170	108 N MAIN ST	6/30/2023	\$50,000	\$24,700	49.40	\$545	\$49,455	\$87,503	0.565	200
19 040 001 080	413 N CHICAGO ST	8/16/2024	\$105,000	\$74,000	70.48	\$14,350	\$90,650	\$161,267	0.562	L-COM
19 040 001 171	111 MARSHALL ST	10/23/2023	\$67,000	\$29,800	44.48	\$8,120	\$58,880	\$82,340	0.715	L-COM
19 040 001 172	115 MARSHALL ST	12/4/2023	\$140,000	\$56,600	40.43	\$12,805	\$127,195	\$140,441	0.906	L-COM
19 040 001 176	115 MARSHALL ST	12/4/2023	\$140,000	\$56,600	40.43	\$12,805	\$127,195	\$140,441	0.906	L-COM
19 040 001 552	102 JONESVILLE ST	8/18/2023	\$85,000	\$40,900	48.12	\$22,026	\$62,974	\$81,853	0.769	L-COM
12 190 001 011	4454 S PITTSFORD RD	9/12/2024	\$145,000	\$85,200	58.76	\$64,167	\$80,833	\$143,158	0.565	'200
12 205 010 001 04 7 2	5489 MONROE ST	1/15/2025	\$30,000	\$19,900	72.26	\$1,482	\$26,057	\$54,103	0.482	'200
Totals:			\$3,524,500	\$1,477,020			\$2,683,361	\$4,334,164		
					Sale. Ratio =>	41.68			E.C.F. =>	0.619
					Std. Dev. =>	17.50			Ave. E.C.F. =>	0.627