

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
08 003 100 015 03 6 2	5631 DENNINGS RD	11/20/24	\$309,000	\$109,000	35.28	\$70,582	\$238,418	\$217,823	1.095	400
08 003 400 001 03 6 2	5435 KNOWLES RD	04/21/23	\$200,000	\$68,300	34.15	\$54,000	\$146,000	\$128,657	1.135	400
08 005 100 010 05 6 2	5700 BARKER RD	09/30/24	\$250,000	\$67,800	27.12	\$29,500	\$220,500	\$146,068	1.510	400
08 008 400 002 08 6 2	4820 GAY RD	10/13/23	\$232,000	\$93,800	40.43	\$87,327	\$144,673	\$144,198	1.003	400
08 016 300 016 16 6 2	5270 STATE RD	08/23/24	\$307,500	\$120,000	39.02	\$19,798	\$287,702	\$305,983	0.940	400
08 016 300 028 16 6 2	5450 STATE RD	09/26/23	\$275,000	\$82,400	29.96	\$96,492	\$178,508	\$118,117	1.511	400
08 021 300 015 21 6 2	5404 KEITH RD	03/14/25	\$203,000	\$76,300	37.59	\$16,793	\$186,207	\$191,962	0.970	400
08 023 200 012 23 6 2	2660 HOLCOMB RD	03/06/25	\$82,750	\$57,400	69.37	\$66,392	\$16,358	\$69,410	0.236	400
08 027 200 010 27 6 2	1580 N TRIPP RD	10/05/23	\$69,900	\$41,200	58.94	\$33,238	\$36,662	\$83,608	0.438	400
08 028 100 007 28 6 2	1790 N BIRD LAKE RD	09/12/23	\$108,500	\$93,300	85.99	\$19,728	\$88,772	\$247,646	0.358	400
08 028 300 003 28 6 2	5320 E BACON RD	06/05/24	\$75,000	\$19,900	26.53	\$14,300	\$60,700	\$42,102	1.442	400
08 029 100 019 29 6 2	4191 STATE RD	07/05/23	\$130,000	\$48,800	37.54	\$46,885	\$83,115	\$79,541	1.045	400
08 029 300 007 29 6 2	1250 HIDEAWAY LN	11/08/24	\$325,000	\$111,400	34.28	\$25,438	\$299,562	\$278,155	1.077	400
08 029 300 009 29 6 2	4280 E BACON RD	08/27/24	\$174,000	\$58,100	33.39	\$9,800	\$164,200	\$148,877	1.103	400
08 030 400 007 30 6 2	3680 E BACON RD	08/10/23	\$224,900	\$74,500	33.13	\$23,653	\$201,247	\$199,797	1.007	400
08 031 100 007 31 6 2	3425 E BACON RD	05/06/24	\$95,000	\$51,000	53.68	\$63,064	\$31,936	\$56,509	0.565	400
08 031 100 007 31 6 2	3425 E BACON RD	05/06/24	\$165,500	\$51,000	30.82	\$63,064	\$102,436	\$56,509	1.813	400
08 031 100 028 31 6 2	3265 E BACON RD	10/13/23	\$270,000	\$61,900	22.93	\$26,210	\$243,790	\$138,814	1.756	400
08 031 400 009 31 6 2	1500 S LAKE PLEASANT RD	04/21/23	\$697,500	\$394,700	56.59	\$228,584	\$468,916	\$754,953	0.621	400
08 032 100 009 32 6 2	4111 E BACON RD	05/26/23	\$160,000	\$81,200	50.75	\$20,375	\$139,625	\$209,261	0.667	400
08 036 300 017 36 6 2	1923 S RUMSEY RD	11/28/23	\$195,900	\$53,400	27.26	\$44,421	\$151,479	\$110,912	1.366	400
Totals:			\$4,550,450	\$1,815,400			\$3,490,806	\$3,728,902		
					Sale. Ratio =>	39.89			E.C.F. =>	0.936
					Std. Dev. =>	19.43			Ave. E.C.F. =>	1.031

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08 008 400 002 08 6 2	4820 GAY RD	10/13/23	\$232,000	\$93,800	40.43	\$87,327	\$144,673	\$144,198	1.003	400
08 016 300 016 16 6 2	5270 STATE RD	08/23/24	\$307,500	\$120,000	39.02	\$19,798	\$287,702	\$305,983	0.940	400
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08 023 200 012 23 6 2	2660 HOLCOMB RD	03/06/25	\$82,750	\$57,400	69.37	\$66,392	\$16,358	\$69,410	0.236	400
08 027 200 010 27 6 2	1580 N TRIPP RD	10/05/23	\$69,900	\$41,200	58.94	\$33,238	\$36,662	\$83,608	0.438	400
08 028 100 007 28 6 2	1790 N BIRD LAKE RD	09/12/23	\$108,500	\$93,300	85.99	\$19,728	\$88,772	\$247,646	0.358	400
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08 029 100 019 29 6 2	4191 STATE RD	07/05/23	\$130,000	\$48,800	37.54	\$46,885	\$83,115	\$79,541	1.045	400
08 029 300 007 29 6 2	1250 HIDEAWAY LN	11/08/24	\$325,000	\$111,400	34.28	\$25,438	\$299,562	\$278,155	1.077	400
08 029 300 009 29 6 2	4280 E BACON RD	08/27/24	\$174,000	\$58,100	33.39	\$9,800	\$164,200	\$148,877	1.103	400
08 030 400 007 30 6 2	3680 E BACON RD	08/10/23	\$224,900	\$74,500	33.13	\$23,653	\$201,247	\$199,797	1.007	400
08 031 100 007 31 6 2	3425 E BACON RD	05/06/24	\$95,000	\$51,000	53.68	\$63,064	\$31,936	\$56,509	0.565	400
08 031 100 007 31 6 2	3425 E BACON RD	05/06/24	\$165,500	\$51,000	30.82	\$63,064	\$102,436	\$56,509	1.813	400
08 031 100 028 31 6 2	3265 E BACON RD	10/13/23	\$270,000	\$61,900	22.93	\$26,210	\$243,790	\$138,814	1.756	400
08 031 400 009 31 6 2	1500 S LAKE PLEASANT RD	04/21/23	\$697,500	\$394,700	56.59	\$228,584	\$468,916	\$754,953	0.621	400
08 032 100 009 32 6 2	4111 E BACON RD	05/26/23	\$160,000	\$81,200	50.75	\$20,375	\$139,625	\$209,261	0.667	400
08 036 300 017 36 6 2	1923 S RUMSEY RD	11/28/23	\$195,900	\$53,400	27.26	\$44,421	\$151,479	\$110,912	1.366	400
Totals:			\$4,550,450	\$1,815,400			\$3,490,806	\$3,728,902		
					Sale. Ratio =>	39.89			E.C.F. =>	0.936
					Std. Dev. =>	19.43			Ave. E.C.F. =>	1.031

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08 045 001 106	419 W MAIN ST	06/22/23	\$85,000	\$26,700	31.41	\$7,957	\$77,043	\$70,626	1.091	405
08 045 001 138	308 W MAIN ST	09/15/23	\$151,000	\$59,100	39.14	\$14,239	\$136,761	\$160,126	0.854	405
08 045 001 140	300 W MAIN ST	06/05/23	\$72,500	\$44,100	60.83	\$8,357	\$64,143	\$127,622	0.503	405
08 045 001 140	300 W MAIN ST	05/13/24	\$140,000	\$43,500	31.07	\$8,357	\$131,643	\$127,622	1.032	405
08 045 001 141	108 PRATT ST	04/19/23	\$125,000	\$46,800	37.44	\$11,314	\$113,686	\$126,959	0.895	405
08 045 001 191	125 MONROE ST	04/03/23	\$123,000	\$53,400	43.41	\$9,203	\$113,797	\$150,887	0.754	405
08 045 001 239	102 KNAPP ST	05/26/23	\$25,000	\$15,300	61.20	\$3,907	\$21,093	\$41,589	0.507	405
08 045 001 240	104 KNAPP ST	01/09/25	\$60,000	\$16,200	27.00	\$4,471	\$55,529	\$41,589	1.335	405
08 045 001 249	207 WILBUR ST	01/09/25	\$59,900	\$17,500	29.22	\$10,585	\$49,315	\$36,402	1.355	405
08 045 001 256	218 E MAIN ST	12/12/24	\$124,000	\$32,300	26.05	\$11,540	\$112,460	\$85,986	1.308	405
08 046 001 019	711 BEVERLY CT	10/31/24	\$260,000	\$81,200	31.23	\$14,677	\$245,323	\$252,911	0.970	405
08 046 001 023	520 KYSER DR	08/25/23	\$189,000	\$54,300	28.73	\$8,257	\$180,743	\$170,101	1.063	405
Totals:			\$1,414,400	\$490,400			\$1,301,536	\$1,392,418		
					Sale. Ratio =>	34.67			E.C.F. =>	0.935
					Std. Dev. =>	12.24			Ave. E.C.F. =>	0.972

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08 050 001 030	4316 DAWN DR	09/26/23	\$340,000	\$96,800	28.47	\$67,095	\$272,905	\$141,192	1.933	410
08 055 001 026	4359 KIM DR	07/30/24	\$195,000	\$137,900	70.72	\$111,153	\$83,847	\$156,831	0.535	410
08 060 001 013	4452 DAWN DR	12/27/23	\$315,000	\$143,800	45.65	\$104,960	\$210,040	\$208,292	1.008	410
Totals:			\$850,000	\$378,500			\$566,792	\$506,315		
					Sale. Ratio =>	44.53	E.C.F. =>		1.119	
					Std. Dev. =>	21.25	Ave. E.C.F. =>		1.159	

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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
006-126-160-22	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
006-426-302-01	62 WALDRON	2/20/2024	\$108,000	\$29,600	27.41	\$48,515	\$59,485	\$85,453	0.696	34S
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
04 012 300 031 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
21 060 001 158	310 NORTH ST	5/31/2023	\$245,000	\$70,500	28.78	\$26,700	\$218,300	\$238,699	0.915	200
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

Totals:	\$2,767,500	\$1,180,680		\$2,326,668	\$3,296,236
		Sale. Ratio =>	42.33		E.C.F. => 0.706
		Std. Dev. =>	17.97		Ave. E.C.F. => 0.711

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08 016 200 017 16 6 2	5500 STATE RD	04/12/23	\$322,000	\$80,800	25.33	\$37,436	\$281,564	\$227,825	1.236	200
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
12 008 200 042 08 7 2	3435 PIONEER RD	8/22/2024	\$190,000	\$66,500	35.00	\$61,876	\$128,124	\$106,787	1.200	'200
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
006-126-159-13	52 WILLOW	2/2/2024	\$240,000	\$142,300	59.29	\$48,302	\$191,698	\$443,527	0.432	14N
06 016 200 005 16 6 3	2249 W MOORE RD	5/6/2024	\$870,000	\$319,400	36.71	\$51,443	\$818,557	\$1,276,533	0.641	300
13 018 300 033 18 7 1	9137 HUDSON RD	8/21/2023	\$67,000	\$31,600	47.16	\$21,824	\$45,176	\$88,528	0.510	IND
14 017 300 004 17 8 4	105 E MCCALLUM ST	3/12/2025	\$135,000	\$125,700	93.11	\$30,250	\$104,750	\$416,173	0.252	3000
14 017 300 004 17 8 4	105 E MCCALLUM ST	7/19/2024	\$125,000	\$125,700	100.56	\$30,250	\$94,750	\$416,173	0.228	3000
07 220 001 044	1456 HUDSON RD	10/29/2024	\$450,000	\$328,800	73.07	\$146,781	\$303,219	\$676,533	0.448	200
11 001 400 009 01 7 3	2860 HUDSON RD	3/19/2024	\$245,000	\$80,600	32.90	\$34,088	\$210,912	\$177,338	1.189	2001
17 065 001 083	101 S MAIN ST	9/13/2024	\$41,000	\$106,400	259.51	\$4,426	\$36,574	\$328,495	0.111	200
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
17 065 001 107	106 E CENTER ST	11/7/2024	\$12,000	\$200	1.67	\$356	\$11,644	\$30,018	0.388	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
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:			\$3,178,000	\$1,560,600			\$2,474,136	\$4,604,883		
					Sale. Ratio =>	52.78	E.C.F. =>		0.537	
					Std. Dev. =>	57.56	Ave. E.C.F. =>		0.606	