

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
006-126-160-07	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
006-126-160-24	55 N BROAD	12/28/23	\$365,000	\$202,500	55.48	\$62,078	\$302,922	\$758,378	0.399	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
006-222-229-24	350 HILLSDALE	05/18/23	\$176,000	\$50,500	28.69	\$53,637	\$122,363	\$120,431	1.016	2MART	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
006-227-278-26	92 N BROAD	07/26/22	\$300,000	\$99,500	33.17	\$11,461	\$288,539	\$942,645	0.306	34OLD	201
006-227-282-10	70 N HOWELL	05/06/22	\$78,352	\$31,100	39.69	\$21,225	\$57,127	\$176,583	0.324	34OLD	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
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
006-335-001-21	3251 BECK	03/16/23	\$345,000	\$164,300	50.20	\$35,779	\$291,521	\$768,242	0.379	2BECK	201
006-426-302-01	62 WALDRON	02/20/24	\$108,000	\$29,600	27.41	\$8,507	\$99,493	\$85,453	1.164	34S	201
006-426-302-08	51 S HOWELL	01/31/23	\$225,000	\$115,600	51.38	\$51,102	\$173,898	\$415,491	0.419	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
04 010 400 042 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
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
19 040 001 322	119 JONESVILLE ST	01/24/23	\$70,000	\$29,000	41.43	\$5,909	\$64,091	\$70,267	0.912	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
Totals:			\$10,072,452	\$2,845,050			\$9,123,513	\$12,877,746			
					Sale. Ratio =>	28.30			E.C.F. =>	0.708	0.359367712
					Std. Dev. =>	11.00			Ave. E.C.F. =>	0.765	29.3104

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
006-126-159-13	52 WILLOW	02/02/24	\$240,000	\$142,300	59.29	\$34,806	\$205,194	\$443,527	0.463	14N	301
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
006-126-160-24	55 N BROAD	12/28/23	\$365,000	\$202,500	55.48	\$62,078	\$302,922	\$758,378	0.399	34OLD	201
006-126-160-27	75.5 N BROAD	01/09/23	\$75,000	\$0	0.00	\$8,424	\$66,576	\$148,560	0.448	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
006-126-207-08	146 STATE	08/23/22	\$63,000	\$34,200	54.29	\$10,727	\$52,273	\$156,461	0.334	14CHL	201
006-221-226-11	282 INDUSTRIAL	02/22/23	\$2,500,000	\$1,345,500	53.82	\$49,645	\$2,450,355	\$5,136,435	0.477	IND	301
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
006-222-177-03	305 ARCH	06/24/22	\$240,000	\$108,500	45.21	\$29,353	\$210,647	\$551,189	0.382	IND	301
006-222-229-24	350 HILLSDALE	05/18/23	\$176,000	\$50,500	28.69	\$53,637	\$122,363	\$120,431	1.016	2MART	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
006-227-278-25	96 N BROAD	06/27/22	\$42,000	\$32,800	78.10	\$6,390	\$35,610	\$54,415	0.654	34OLD	201
006-227-278-26	92 N BROAD	07/26/22	\$300,000	\$99,500	33.17	\$11,461	\$288,539	\$942,645	0.306	34OLD	201
006-227-282-10	70 N HOWELL	05/06/22	\$78,352	\$31,100	39.69	\$21,225	\$57,127	\$176,583	0.324	34OLD	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
006-227-285-24	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
006-227-285-25	22 N HOWELL	10/07/22	\$85,000	\$37,600	44.24	\$9,072	\$75,928	\$273,921	0.277	34OLD	201
006-227-285-26	2 N HOWELL	11/02/22	\$365,000	\$0	0.00	\$33,669	\$331,331	\$470,942	0.704	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
006-335-001-21	3251 BECK	03/16/23	\$345,000	\$164,300	50.20	\$35,779	\$291,521	\$768,242	0.379	2BECK	201
006-426-302-01	62 WALDRON	02/20/24	\$108,000	\$29,600	27.41	\$8,507	\$99,493	\$85,453	1.164	34S	201
006-426-302-08	51 S HOWELL	01/31/23	\$225,000	\$115,600	51.38	\$51,102	\$173,898	\$415,491	0.419	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
04 008 100 008 08 5 1	10591 E CHICAGO RD	05/06/22	\$244,000	\$65,670	26.91	\$215,525	\$28,475	\$100,064	0.285	12	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
04 010 400 042 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
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
19 085 001 001	916 ANDERSON RD	06/24/22	\$340,000	\$97,700	28.74	\$18,900	\$321,100	\$1,227,472	0.262	L-IND	301
21 004 100 008 04 6 3	202 W CHICAGO ST	06/08/22	\$65,000	\$39,900	61.38	\$20,794	\$44,206	\$64,342	0.687	200	201
21 004 300 008 04 6 3	439 BECK ST	07/29/22	\$375,000	\$203,000	54.13	\$49,446	\$325,554	\$418,800	0.777	200	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
Totals:			\$11,844,952	\$4,368,200			\$10,658,192	\$20,160,938			
					Sale. Ratio =>	36.94		E.C.F. =>	0.529	0.226407	
					Std. Dev. =>	17.14		Ave. E.C.F. =>	0.565	18.8809	

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08 002 300 008 02 6 2	7300 NORTH ADAMS RD	06/09/22	\$90,000	\$29,500	32.78	\$8,527	\$81,473	\$78,130	1.043	400	401
08 003 400 001 03 6 2	5435 KNOWLES RD	04/21/23	\$200,000	\$68,300	34.15	\$65,000	\$135,000	\$123,859	1.090	400	401
08 008 100 004 08 6 2	4511 NORTH ADAMS RD	08/31/22	\$190,000	\$83,100	43.74	\$26,202	\$163,798	\$206,874	0.792	400	401
08 008 400 002 08 6 2	4820 GAY RD	10/13/23	\$232,000	\$93,800	40.43	\$90,063	\$141,937	\$137,711	1.031	400	401
08 016 300 029 16 6 2	5460 STATE RD	12/01/22	\$119,900	\$30,700	25.60	\$12,471	\$107,429	\$79,509	1.351	400	401
08 019 400 005 19 6 2	2250 N LAKE PLEASANT RD	11/02/22	\$160,500	\$78,700	49.03	\$15,088	\$145,412	\$215,538	0.675	400	401
08 020 200 008 20 6 2	4651 MAUCK RD	07/22/22	\$370,000	\$115,300	31.16	\$79,629	\$290,371	\$279,577	1.039	400	401
08 022 100 024 22 6 2	2557 N OSSEO RD	04/29/22	\$225,000	\$87,000	38.67	\$18,143	\$206,857	\$240,568	0.860	400	401
08 026 200 005 26 6 2	1591 HOLCOMB RD	01/06/23	\$115,000	\$47,600	41.39	\$20,671	\$94,329	\$123,808	0.762	400	401
08 026 400 007 26 6 2	1347 HOLCOMB RD	06/27/22	\$299,900	\$100,400	33.48	\$38,500	\$261,400	\$265,341	0.985	400	401
08 029 100 019 29 6 2	4191 STATE RD	07/05/23	\$130,000	\$48,800	37.54	\$56,045	\$73,955	\$77,943	0.949	400	401
08 029 300 026 29 6 2	1161 HIDEAWAY LN	07/27/22	\$380,000	\$107,600	28.32	\$51,608	\$328,392	\$271,049	1.212	400	401
08 029 300 048 29 6 2	1255 HIDEAWAY LN	11/28/22	\$450,000	\$0	0.00	\$83,592	\$366,408	\$659,600	0.556	400	401
08 030 400 007 30 6 2	3680 E BACON RD	08/10/23	\$224,900	\$74,500	33.13	\$21,246	\$203,654	\$191,765	1.062	400	401
08 031 400 010 31 6 2	1780 S LAKE PLEASANT RD	12/22/22	\$295,000	\$141,300	47.90	\$126,276	\$168,724	\$238,162	0.708	400	401
08 032 400 012 32 6 2	1460 BLACKBRIDGE RD	03/10/23	\$71,000	\$27,700	39.01	\$35,519	\$35,481	\$54,447	0.652	400	401
08 032 400 021 32 6 2	4740 PETERSON RD	07/05/23	\$331,000	\$0	0.00	\$49,127	\$281,873	\$245,014	1.150	400	401
08 035 100 014 35 6 2	7451 E BACON RD	11/17/22	\$802,000	\$356,300	44.43	\$170,802	\$631,198	\$845,603	0.746	400	401
08 036 100 004 36 6 2	1491 S RUMSEY RD	09/12/22	\$135,000	\$58,100	43.04	\$12,750	\$122,250	\$146,941	0.832	400	401
Totals:			\$4,821,200	\$1,548,700			\$3,839,941	\$4,481,439			
					Sale. Ratio =>	32.12		E.C.F. =>	0.857	0.21242779	
					Std. Dev. =>	13.51		Ave. E.C.F. =>	0.921	17.9382	

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08 002 300 008 02 6 2	7300 NORTH ADAMS RD	06/09/22	\$90,000	\$29,500	32.78	\$8,527	\$81,473	\$78,130	1.043	400	401
08 003 400 001 03 6 2	5435 KNOWLES RD	04/21/23	\$200,000	\$68,300	34.15	\$65,000	\$135,000	\$123,859	1.090	400	401
08 008 100 004 08 6 2	4511 NORTH ADAMS RD	08/31/22	\$190,000	\$83,100	43.74	\$26,202	\$163,798	\$206,874	0.792	400	401
08 008 400 002 08 6 2	4820 GAY RD	10/13/23	\$232,000	\$93,800	40.43	\$90,063	\$141,937	\$137,711	1.031	400	401
08 016 300 029 16 6 2	5460 STATE RD	12/01/22	\$119,900	\$30,700	25.60	\$12,471	\$107,429	\$79,509	1.351	400	401
08 019 400 005 19 6 2	2250 N LAKE PLEASANT RD	11/02/22	\$160,500	\$78,700	49.03	\$15,088	\$145,412	\$215,538	0.675	400	401
08 020 200 008 20 6 2	4651 MAUCK RD	07/22/22	\$370,000	\$115,300	31.16	\$79,629	\$290,371	\$279,577	1.039	400	401
08 022 100 024 22 6 2	2557 N OSSEO RD	04/29/22	\$225,000	\$87,000	38.67	\$18,143	\$206,857	\$240,568	0.860	400	401
08 026 200 005 26 6 2	1591 HOLCOMB RD	01/06/23	\$115,000	\$47,600	41.39	\$20,671	\$94,329	\$123,808	0.762	400	401
08 026 400 007 26 6 2	1347 HOLCOMB RD	06/27/22	\$299,900	\$100,400	33.48	\$38,500	\$261,400	\$265,341	0.985	400	401
08 029 100 019 29 6 2	4191 STATE RD	07/05/23	\$130,000	\$48,800	37.54	\$56,045	\$73,955	\$77,943	0.949	400	401
08 029 300 026 29 6 2	1161 HIDEAWAY LN	07/27/22	\$380,000	\$107,600	28.32	\$51,608	\$328,392	\$271,049	1.212	400	401
08 029 300 048 29 6 2	1255 HIDEAWAY LN	11/28/22	\$450,000	\$0	0.00	\$83,592	\$366,408	\$659,600	0.556	400	401
08 030 400 007 30 6 2	3680 E BACON RD	08/10/23	\$224,900	\$74,500	33.13	\$21,246	\$203,654	\$191,765	1.062	400	401
08 031 400 010 31 6 2	1780 S LAKE PLEASANT RD	12/22/22	\$295,000	\$141,300	47.90	\$126,276	\$168,724	\$238,162	0.708	400	401
08 032 400 012 32 6 2	1460 BLACKBRIDGE RD	03/10/23	\$71,000	\$27,700	39.01	\$35,519	\$35,481	\$54,447	0.652	400	401
08 032 400 021 32 6 2	4740 PETERSON RD	07/05/23	\$331,000	\$0	0.00	\$49,127	\$281,873	\$245,014	1.150	400	401
08 035 100 014 35 6 2	7451 E BACON RD	11/17/22	\$802,000	\$356,300	44.43	\$170,802	\$631,198	\$845,603	0.746	400	401
08 036 100 004 36 6 2	1491 S RUMSEY RD	09/12/22	\$135,000	\$58,100	43.04	\$12,750	\$122,250	\$146,941	0.832	400	401
Totals:			\$4,821,200	\$1,548,700			\$3,839,941	\$4,481,439			
					Sale. Ratio =>	32.12		E.C.F. =>	0.857	0.21242779	
					Std. Dev. =>	13.51		Ave. E.C.F. =>	0.921	17.9382	

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08 017 100 016 17 6 2	3577 N LAKE PLEASANT RD	07/15/22	\$700,000	\$0	0.00	\$229,230	\$470,770	\$420,869	1.119	400	401
08 050 001 024	4280 DAWN DR	10/03/22	\$385,000	\$148,800	38.65	\$70,750	\$314,250	\$277,915	1.131	410	401
08 050 001 030	4316 DAWN DR	08/22/22	\$185,000	\$80,900	43.73	\$66,730	\$118,270	\$139,000	0.851	410	401
08 055 001 029	4411 KIM DR	11/22/22	\$202,000	\$84,200	41.68	\$75,226	\$126,774	\$139,286	0.910	410	401
08 060 001 013	4452 DAWN DR	12/27/23	\$315,000	\$143,800	45.65	\$104,367	\$210,633	\$202,477	1.040	410	401
08 070 001 005	4464 DAWN DR	10/28/22	\$171,000	\$78,200	45.73	\$83,111	\$87,889	\$118,904	0.739	410	401
Totals:			\$1,958,000	\$535,900			\$1,328,586	\$1,298,451			
					Sale. Ratio =>	27.37		E.C.F. =>	1.023	0.15732519	
					Std. Dev. =>	17.79		Ave. E.C.F. =>	0.965	13.1565	

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
08 045 001 138	308 W MAIN ST	09/15/23	\$151,000	\$59,100	39.14	\$15,870	\$135,130	\$153,841	0.878	405	401
08 045 001 191	125 MONROE ST	04/03/23	\$123,000	\$53,400	43.41	\$11,687	\$111,313	\$144,539	0.770	405	401
08 045 001 325	307 N HILLSDALE ST	04/14/22	\$83,000	\$34,300	41.33	\$8,382	\$74,618	\$90,912	0.821	405	401
08 046 001 008	529 KYSER DR	04/04/22	\$170,000	\$62,900	37.00	\$13,089	\$156,911	\$177,068	0.886	405	401
Totals:			\$527,000	\$209,700			\$477,972	\$566,360			
					Sale. Ratio =>	39.79		E.C.F. =>	0.844	0.05431734	
					Std. Dev. =>	2.77		Ave. E.C.F. =>	0.839	4.3411	