

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land ratio	Land Value
051-100-016-00	320 N LEWIS ST	06/21/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$70,400	25.51	\$290,795	\$37,057	\$238,943	\$184,537	1.295	1,570	\$152.19	4020	28.5908	1 1/2 STORY	13%	\$35,967
051-100-022-00	316 N GAYLORD AVE	09/15/21	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$188,000	51.44	\$502,486	\$65,082	\$300,418	\$318,112	0.944	2,353	\$127.67	4020	63.6356	2 STORY	17%	\$61,822
051-100-044-00	413 N RATH AVE	07/29/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$67,700	34.72	\$246,637	\$43,244	\$151,756	\$147,922	1.026	1,510	\$100.50	4020	55.4816	2 STORY	22%	\$42,000
051-100-073-00	405 N ROBERT ST	07/12/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$45,600	24.13	\$186,443	\$34,996	\$154,004	\$110,143	1.398	1,026	\$150.10	4020	18.2519	ONE STORY	19%	\$34,996
051-100-081-00	416 N WILLIAM ST	04/19/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$54,900	31.37	\$140,075	\$29,316	\$145,684	\$80,552	1.809	1,249	\$116.64	4020	22.7837	1 1/2 STORY	16%	\$28,574
051-100-084-00	410 N WILLIAM ST	07/23/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,900	52.96	\$169,089	\$45,365	\$69,635	\$89,981	0.774	1,684	\$41.35	4020	80.6849	ONE STORY	39%	\$45,365
051-100-095-00	413 N WILLIAM ST	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$73,900	29.56	\$191,573	\$37,423	\$212,577	\$112,109	1.896	1,146	\$185.49	4020	31.5428	1 1/2 STORY	15%	\$36,373
051-100-127-00	416 N GAYLORD AVE	05/13/22	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$72,300	22.99	\$188,205	\$44,347	\$270,153	\$104,624	2.582	1,270	\$212.72	4020	100.1398	ONE STORY	13%	\$42,000
051-100-161-00	413 N FERRY ST	11/24/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$62,800	25.63	\$173,312	\$34,990	\$210,010	\$100,598	2.088	844	\$248.83	4020	50.6886	ONE STORY	14%	\$33,861
051-100-163-00	409 N FERRY ST	06/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$85,300	25.85	\$220,992	\$44,739	\$285,261	\$128,184	2.225	1,206	\$236.53	4020	64.4668	1 1/2 STORY	13%	\$42,000
051-100-184-00	413 N PARK ST	06/18/21	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$119,900	37.29	\$329,418	\$43,021	\$278,479	\$208,289	1.337	1,533	\$181.66	4020	24.3749	2 STORY	13%	\$42,000
051-100-228-00	510 N GAYLORD AVE	11/24/21	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$93,800	31.53	\$258,701	\$52,256	\$245,244	\$150,142	1.633	1,596	\$153.66	4020	5.2682	ONE STORY	17%	\$49,100
051-100-231-00	504 N GAYLORD AVE	10/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,500	39.09	\$178,707	\$43,679	\$121,321	\$98,202	1.235	1,323	\$91.70	4020	34.5314	1 3/4 STORY	25%	\$42,000
051-100-262-00	204 W FITCH ST	06/03/22	\$213,750	WD	03-ARM'S LENGTH	\$213,750	\$49,400	23.11	\$182,314	\$30,977	\$182,773	\$110,063	1.661	1,071	\$170.66	4020	7.9883	1 3/4 STORY	14%	\$29,163
051-105-005-00	311 N RATH AVE	05/03/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$51,500	61.31	\$142,617	\$36,052	\$47,948	\$77,502	0.619	1,136	\$42.21	4020	96.2065	1 3/4 STORY	41%	\$34,293
051-105-005-00	311 N RATH AVE	03/28/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$54,700	21.97	\$142,617	\$36,052	\$212,948	\$77,502	2.748	1,136	\$187.45	4020	116.6917	1 3/4 STORY	14%	\$34,293
051-105-013-00	314 N ROBERT ST	08/31/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$49,900	22.68	\$131,785	\$42,000	\$178,000	\$65,298	2.726	1,656	\$107.49	4020	114.5222	ONE STORY	19%	\$42,000
051-105-017-00	304 N ROBERT ST	08/11/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$61,200	33.08	\$159,989	\$47,581	\$137,419	\$81,751	1.681	1,181	\$116.36	4020	10.0206	ONE STORY	23%	\$42,000
051-105-019-00	317 N ROBERT ST	06/30/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$92,200	24.59	\$239,538	\$55,838	\$319,162	\$133,600	2.389	1,929	\$165.45	4020	80.8203	1 3/4 STORY	14%	\$51,439
051-105-025-00	305 N ROBERT ST	02/03/23	\$168,368	WD	03-ARM'S LENGTH	\$168,368	\$58,500	34.75	\$164,567	\$42,243	\$126,125	\$88,963	1.418	1,209	\$104.32	4020	16.3008	1 1/2 STORY	25%	\$42,000
051-105-028-00	316 N WILLIAM ST	12/15/21	\$328,500	WD	25-PARTIAL CONSTRUCTION	\$328,500	\$54,200	16.50	\$291,598	\$42,902	\$285,598	\$180,870	1.579	1,743	\$163.85	4020	0.1709	1 3/4 STORY	13%	\$42,000
051-105-031-00	310 N WILLIAM ST	04/05/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$46,300	26.31	\$129,088	\$42,638	\$133,362	\$62,873	2.121	1,292	\$103.22	4020	54.0408	ONE STORY	24%	\$42,000
051-105-032-00	308 N WILLIAM ST	07/14/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$52,800	22.00	\$135,291	\$36,593	\$203,407	\$71,780	2.834	836	\$243.31	4020	125.3007	ONE STORY	15%	\$34,996
051-105-034-00	304 N WILLIAM ST	07/08/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$44,900	24.67	\$167,479	\$44,687	\$137,313	\$89,303	1.538	1,036	\$132.54	4020	4.3131	ONE STORY	23%	\$42,000
051-105-097-00	309 N PARK ST	08/05/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$54,200	24.09	\$138,857	\$34,996	\$190,004	\$75,535	2.515	1,198	\$158.60	4020	93.4700	1 3/4 STORY	16%	\$34,996
051-105-099-00	802 W PERE MARQUETTE ST	01/10/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$131,900	21.45	\$570,597	\$60,442	\$554,558	\$371,022	1.495	3,812	\$145.48	4020	8.6057	1 3/4 STORY	8%	\$49,908
051-105-118-00	209 N FERRY ST	08/27/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,300	45.82	\$352,027	\$45,693	\$234,307	\$222,788	1.052	1,836	\$127.62	4020	52.9032	1 1/4 STORY	15%	\$42,000
051-105-162-00	304 W COURT ST	10/19/22	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$66,900	27.76	\$171,931	\$26,928	\$214,072	\$105,457	2.030	1,260	\$169.90	4020	44.9217	1 3/4 STORY	10%	\$24,593
051-105-164-00	208 N WILLIAM ST	04/30/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,500	39.74	\$208,355	\$45,207	\$144,793	\$118,653	1.220	1,612	\$89.82	4020	36.0429	1 3/4 STORY	22%	\$42,000
051-105-169-00	310 W COURT ST	11/16/22	\$181,100	WD	03-ARM'S LENGTH	\$181,100	\$55,600	30.70	\$180,602	\$25,930	\$155,170	\$112,489	1.379	1,360	\$114.10	4020	20.1307	2 STORY	14%	\$24,464
051-105-177-00	208 N ROBERT ST	08/27/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,300	40.93	\$158,762	\$46,972	\$93,028	\$81,302	1.144	1,352	\$68.81	4020	43.6504	1 1/2 STORY	30%	\$42,000
051-105-208-00	106 N FERRY ST	10/05/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$130,600	26.12	\$425,234	\$77,018	\$422,982	\$253,248	1.670	2,178	\$194.21	4020	8.9494	2 STORY	12%	\$61,482
051-131-002-00	604 LAKEVIEW ST	07/27/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,000	30.59	\$141,167	\$36,275	\$133,725	\$76,285	1.753	873	\$153.18	4020	17.2230	ONE STORY	21%	\$34,996
051-132-001-00	704 LAKEVIEW ST	03/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,000	33.20	\$271,536	\$79,796	\$170,204	\$139,447	1.221	1,362	\$124.97	4020	36.0172	ONE STORY	29%	\$72,746
051-133-010-00	801 ST PAUL ST	11/18/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$76,600	37.55	\$197,726	\$43,638	\$160,362	\$112,064	1.431	1,272	\$126.07	4020	14.9748	ONE STORY	21%	\$42,000
051-136-006-00	809 ST CATHERINE ST	06/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,000	42.00	\$337,019	\$79,701	\$170,299	\$187,140	0.910	1,710	\$99.59	4020	67.0727	ONE STORY	29%	\$73,321
051-138-005-00	610 ST PAUL ST	09/03/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$59,900	24.96	\$162,692	\$36,255	\$203,745	\$91,954	2.216	1,006	\$202.53	4020	63.4989	ONE STORY	15%	\$34,996
051-139-002-00	302 W TINKHAM AVE	03/02/22	\$110,000	QC	03-ARM'S LENGTH	\$110,000	\$53,800	48.91	\$148,500	\$34,202	\$75,798	\$83,126	0.912	904	\$83.85	4020	66.8888	ONE STORY	29%	\$31,749
051-145-003-00	705 N RATH AVE	07/28/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$67,500	38.03	\$186,490	\$47,220	\$130,280	\$101,287	1.286	1,160	\$112.31	4020	29.4492	ONE STORY	24%	\$42,743
051-146-001-00	601 N RATH AVE	08/12/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$64,800	29.59	\$204,832	\$31,751	\$187,249	\$125,877	1.488	1,280	\$146.29	4020	9.3180	1 1/2 STORY	14%	\$30,844
051-161-023-00	1039 N FERRY ST	06/30/21	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$102,300	34.74	\$326,950	\$54,716	\$239,784	\$197,988	1.211	1,382	\$173.51	4020	36.9633	ONE STORY	17%	\$49,115
051-163-007-10	1026 N FERRY ST	09/17/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,500	35.50	\$293,549	\$58,117	\$241,883	\$171,223	1.413	1,400	\$172.77	4020	16.8058	ONE STORY	18%	\$54,222
051-163-011-00	1026 VOGEL ST	09/08/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,000	38.57	\$297,095	\$50,296	\$229,704	\$179,490	1.280	1,487	\$154.47	4020	30.0976	ONE STORY	17%	\$46,587
051-163-019-00	1025 N FERRY ST	07/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,100	29.64	\$290,776	\$67,025	\$317,975	\$162,728	1.954	2,028	\$156.79	4020	37.3293	TRI-LEVEL	12%	\$45,249
051-163-020-00	1023 N FERRY ST	05/24/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$99,800	26.61	\$257,565	\$49,881	\$325,119	\$151,043	2.152	1,089	\$298.55	4020	57.1760	ONE STORY	12%	\$43,996
051-164-004-50	906 N GAYLORD AVE	02/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,500	29.76	\$173,002	\$43,290	\$166,710	\$94,336	1.767	987	\$168.91	4020	18.6460	ONE STORY	20%	\$42,000
051-165-033-00	1015 N WILLIAM ST	11/23/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000														

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051-235-196-00	804 N RATH AVE	08/17/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$63,100	33.04	\$160,887	\$42,128	\$148,872	\$86,370	1.724	1,032	\$144.26	4020	14.2916	ONE STORY	18%	\$34,996
051-235-197-00	806 N RATH AVE	01/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$54,600	29.51	\$140,204	\$40,904	\$144,096	\$72,218	1.995	748	\$192.64	4020	41.4553	ONE STORY	22%	\$40,410
051-235-198-00	810 N RATH AVE	12/19/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$84,000	40.78	\$213,504	\$41,307	\$164,693	\$125,234	1.315	1,332	\$123.64	4020	26.5654	2 STORY	17%	\$34,996
051-235-200-00	814 N RATH AVE	06/23/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$69,800	25.38	\$177,801	\$35,600	\$239,400	\$103,419	2.315	1,020	\$234.71	4020	73.4123	ONE STORY	12%	\$31,947
051-235-200-00	814 N RATH AVE	02/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$69,800	27.92	\$177,801	\$35,600	\$214,400	\$103,419	2.073	1,020	\$210.20	4020	49.2388	ONE STORY	13%	\$31,947
051-235-209-00	817 N JAMES ST	04/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,900	29.29	\$205,350	\$47,409	\$177,591	\$114,866	1.546	1,596	\$111.27	4020	3.4666	1 1/2 STORY	20%	\$45,180
051-235-215-00	803 N JAMES ST	11/01/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$81,500	51.26	\$220,836	\$51,528	\$107,472	\$123,133	0.873	1,368	\$78.56	4020	70.7923	ONE STORY	28%	\$45,180
051-235-220-00	912 N RATH AVE	09/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,300	32.59	\$173,731	\$35,497	\$149,503	\$100,534	1.487	858	\$174.25	4020	9.3643	ONE STORY	17%	\$31,947
051-235-222-10	920 N RATH AVE	08/17/22	\$178,000	WD	31-SPLIT IMPROVED	\$178,000	\$0	0.00	\$153,045	\$29,099	\$148,901	\$90,143	1.652	1,003	\$148.46	4020	7.1105	ONE STORY	16%	\$29,099
051-235-228-00	914 N RATH AVE	04/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,200	31.74	\$176,216	\$34,261	\$120,739	\$103,240	1.169	936	\$128.99	4020	41.1236	ONE STORY	21%	\$31,947
051-235-229-00	921 N JAMES ST	04/29/21	\$81,200	WD	03-ARM'S LENGTH	\$81,200	\$35,200	43.35	\$95,550	\$39,127	\$42,073	\$41,035	1.025	680	\$61.87	4020	55.5436	ONE STORY	48%	\$39,127

<b>Totals:</b>			<b>\$15,391,918</b>			<b>\$15,391,918</b>	<b>\$4,794,000</b>		<b>\$14,224,094</b>	<b>\$12,498,057</b>	<b>\$8,240,169</b>		<b>\$147.76</b>				<b>6.4011</b>		<b>19%</b>
							<b>Sale. Ratio =&gt;</b>		<b>31.15</b>			<b>E.C.F. =&gt;</b>		<b>1.517</b>	<b>Std. Deviation=&gt;</b>		<b>0.50841506</b>		
							<b>Std. Dev. =&gt;</b>		<b>9.59</b>			<b>Ave. E.C.F. =&gt;</b>		<b>1.581</b>	<b>Ave. Variance=&gt;</b>		<b>40.7033</b>	<b>Coefficient of Var=&gt;</b>	<b>25.74964229</b>

