

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	sd/Adj. Sa
043-353-010-00	4554 MIDDLE	05/18/22	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$49,200	47.77
043-356-005-00	4432 PINE	10/14/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$56,700	42.63
043-356-009-50	4454 LAPEER	12/21/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$55,700	69.63
043-358-005-00	4643 MIDDLE	12/22/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,700	54.97
043-358-009-50	4576 PINE	03/29/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$54,000	40.91
043-359-001-50	4435 CENTRAL	04/06/21	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$50,600	68.19
043-359-006-00	4425 CENTRAL	07/28/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,800	35.05
043-361-010-00	4420 LAPEER	01/03/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$86,600	47.07
043-434-002-00	4340 OUR ACRES	11/17/22	\$253,750	WD	03-ARM'S LENGTH	\$253,750	\$108,100	42.60
043-434-003-50	4261 COLUMBIA	07/02/21	\$308,500	WD	03-ARM'S LENGTH	\$303,500	\$137,900	45.44
043-450-001-00	4298 LAPEER	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,100	41.24
043-450-011-00	4354 LAPEER	08/27/21	\$239,900	WD	19-MULTI PARCEL AR	\$210,000	\$94,600	45.05
043-450-016-50	4396 LAPEER	11/19/21	\$118,100	WD	03-ARM'S LENGTH	\$118,100	\$73,200	61.98
043-450-032-00	4377 CENTRAL	09/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,100	57.36
043-450-107-00	4283 LAPEER	12/29/21	\$142,000	WD	11-FROM LENDING II	\$142,000	\$71,700	50.49
043-502-001-00	4743 SECOND ST	02/03/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$45,500	42.92
043-502-002-00	4739 SECOND	12/01/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$37,400	29.92
043-502-016-00	4726 THIRD	04/19/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$49,000	46.67
043-502-018-00	4734 THIRD	05/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,600	47.38
043-503-008-00	4792 WATER	01/14/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$46,600	40.88
043-503-009-00	4710 FOURTH	12/14/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$68,900	52.20
043-504-003-00	4727 FOURTH	03/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,700	48.36
043-504-006-00	4820 WATER	10/15/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$57,500	39.38
043-504-010-00	4714 FIFTH	07/22/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$44,800	49.78
043-506-003-00	4469 THIRD	11/17/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$66,500	46.83
043-506-008-00	4793 WATER	08/02/22	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$53,800	44.28
043-507-005-00	4740 PINE	02/09/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$57,600	72.00
043-509-002-00	4427 FIRST	11/15/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$77,300	59.46
043-509-003-00	4415 FIRST	10/21/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,800	45.23
043-510-007-00	4743 PINE	08/31/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,600	57.49
043-510-007-50	4727 PINE	04/07/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$77,500	46.41
043-513-007-00	4399 GILBERT	07/01/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,900	48.25
043-520-038-00	4359 FIFTH	09/15/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24

Totals:	\$4,736,950	\$4,702,050	\$2,235,100	
			Sale. Ratio =>	47.53
			Std. Dev. =>	9.61

Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$98,471	\$21,258	\$81,742	\$85,036	0.961	1,600	\$51.09	043
\$113,465	\$6,914	\$126,086	\$117,347	1.074	1,048	\$120.31	043
\$111,304	\$4,454	\$75,546	\$117,676	0.642	1,480	\$51.04	043
\$203,326	\$11,713	\$173,287	\$211,028	0.821	2,088	\$82.99	043
\$107,978	\$8,173	\$123,827	\$112,393	1.102	1,934	\$64.03	043
\$101,146	\$9,428	\$64,772	\$101,011	0.641	1,701	\$38.08	043
\$73,548	\$6,310	\$98,690	\$74,051	1.333	1,152	\$85.67	043
\$173,266	\$20,800	\$163,200	\$167,914	0.972	1,838	\$88.79	043
\$216,136	\$20,650	\$233,100	\$215,293	1.083	1,310	\$177.94	043
\$348,575	\$41,230	\$262,270	\$338,486	0.775	3,316	\$79.09	043
\$206,239	\$49,338	\$200,662	\$172,798	1.161	1,860	\$107.88	043
\$221,276	\$19,541	\$190,459	\$222,175	0.857	1,668	\$114.18	043
\$146,325	\$16,432	\$101,668	\$143,054	0.711	1,542	\$65.93	043
\$126,254	\$17,351	\$92,649	\$119,937	0.772	1,296	\$71.49	043
\$143,359	\$19,637	\$122,363	\$136,258	0.898	1,008	\$121.39	043
\$91,061	\$6,687	\$99,313	\$95,016	1.045	1,060	\$93.69	043
\$74,795	\$6,935	\$118,065	\$74,736	1.580	980	\$120.47	043
\$97,991	\$8,908	\$96,092	\$98,109	0.979	792	\$121.33	043
\$123,198	\$5,716	\$124,284	\$129,385	0.961	1,352	\$91.93	043
\$93,183	\$6,454	\$107,546	\$95,517	1.126	752	\$143.01	043
\$137,721	\$5,876	\$126,124	\$145,204	0.869	1,456	\$86.62	043
\$135,315	\$11,091	\$128,909	\$136,811	0.942	1,978	\$65.17	043
\$115,060	\$16,901	\$129,099	\$108,105	1.194	1,088	\$118.66	043
\$89,641	\$8,814	\$81,186	\$89,017	0.912	1,070	\$75.87	043
\$133,097	\$12,992	\$129,008	\$132,274	0.975	1,396	\$92.41	043
\$107,671	\$7,530	\$113,970	\$110,287	1.033	1,244	\$91.62	043
\$115,226	\$7,530	\$72,470	\$121,279	0.598	1,358	\$53.37	043
\$154,570	\$16,952	\$113,048	\$151,562	0.746	1,720	\$65.73	043
\$117,501	\$14,367	\$115,633	\$113,584	1.018	1,376	\$84.04	043
\$201,167	\$13,713	\$161,287	\$206,447	0.781	2,116	\$76.22	043
\$154,929	\$8,099	\$158,901	\$161,707	0.983	1,699	\$93.53	043
\$115,756	\$17,691	\$102,309	\$108,001	0.947	1,059	\$96.61	043
\$126,292	\$26,705	\$138,295	\$109,677	1.261	1,440	\$96.04	043

\$4,574,842	\$4,225,860	\$4,521,174		\$90.49	
		E.C.F. =>	0.935	Std. Deviation=>	0.208430505
		Ave. E.C.F. =>	0.962	Ave. Variance=>	15.2958

Dev. by Mean (%)

0.0985

11.2228

32.0263

14.1086

13.9488

32.1008

37.0492

0.9681

12.0466

18.7411

19.9004

10.4997

25.1548

18.9765

6.4218

8.2982

61.7523

1.7196

0.1673

16.3697

9.3644

2.0000

23.1960

5.0212

1.3063

7.1146

36.4698

21.6357

5.5798

18.0994

2.0403

1.4949

29.8682

2.7562

Coefficient of Var=>