

110 Big Bend - Weeks - Weny 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-110-028-00	422 LAKE DR	10/01/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,000	46.90
51-290-010-00	3 WEEKS ST	09/15/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$86,500	37.94
51-305-227-00	19 OAK CT	06/17/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$61,100	30.55
51-390-012-00	13 OAK CT	01/08/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$66,200	42.71
Totals:			\$873,000			\$873,000	\$349,800	
							Sale. Ratio =>	40.07
							Std. Dev. =>	7.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$289,684	\$94,493	\$195,507	\$325,861	0.600	2,437	\$80.22	110	12.7662
\$189,055	\$71,543	\$156,457	\$196,180	0.798	1,375	\$113.79	110	6.9885
\$150,405	\$53,463	\$146,537	\$161,840	0.905	1,742	\$84.12	110	17.7814
\$175,795	\$51,633	\$103,367	\$170,125	0.608	1,418	\$72.90	110	12.0038
\$804,939		\$601,868	\$854,007			\$87.76		2.2873
			E.C.F. =>	0.705		Std. Deviation=>	0.14967541	
			Ave. E.C.F. =>	0.728		Ave. Variance=>	12.3850	Coefficient of Var=>

Used 0.705

Orig ECF 0.705
 Orig Std. Dev. 0.150
 Max ECF 0.930
 Min ECF 0.480

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
ONE-STORY		\$94,493	No	//		BIG BEND/WEEKS/WENY	401
BI-LEVEL		\$71,543	No	//		BIG BEND/WEEKS/WENY	401
TWO-STORY		\$48,023	No	//		BIG BEND/WEEKS/WENY	401
ONE-STORY		\$51,633	No	//	51-390-009-00	BIG BEND/WEEKS/WENY	401

17.02091888

Building Depr.

84

69

76

74

190 - West Sunset Acres (with Allegan Proper) 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-100-019-00	10 PARK DRIVE CT	12/03/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$71,400	33.84
51-100-029-00	840 ELY ST	10/13/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,800	41.52
51-100-060-00	715 ACADEMY ST	06/30/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$52,500	32.31
51-105-003-00	525 HUBBARD ST	11/12/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,000	46.00
51-105-006-00	602 TROWBRIDGE ST	07/02/20	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$68,100	43.13
51-105-013-00	215 PINE ST	08/11/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,800	35.42
51-105-020-00	319 PINE ST	11/17/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$47,200	32.11
51-105-032-00	414 MONROE ST	12/01/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$73,800	37.09
51-105-037-00	437 MONROE ST	06/26/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,000	37.86
51-105-040-00	417 MONROE ST	06/26/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$43,200	29.19
51-105-042-00	409 MONROE ST	07/06/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$66,000	34.92
51-105-057-00	411 CUTLER ST	07/28/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$37,800	29.76
51-105-061-00	205 N CEDAR ST	08/11/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$41,800	58.06
51-105-070-00	154 PINE ST	02/04/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$28,100	38.49
51-105-073-00	521 TROWBRIDGE ST	07/23/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$50,300	26.61
51-105-074-00	515 TROWBRIDGE ST	05/01/20	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$48,400	33.04
51-105-077-00	103 N CEDAR ST	09/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$40,600	25.06
51-105-080-00	510 HUBBARD ST	07/28/20	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$41,100	35.43
51-105-085-00	536 HUBBARD ST	07/08/21	\$189,750	WD	03-ARM'S LENGTH	\$189,750	\$75,900	40.00
51-105-102-00	426 TROWBRIDGE ST	09/11/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,100	36.06
51-105-114-00	343 CUTLER ST	08/27/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,300	44.33
51-105-115-00	347 CUTLER ST	10/13/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$69,800	29.33
51-105-120-00	334 CUTLER ST	09/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,800	46.53
51-105-127-00	327 MONROE ST	06/26/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$87,100	50.64
51-105-136-00	340 MONROE ST	06/30/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$125,800	57.18
51-105-145-00	410 WALNUT ST	01/29/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$34,200	38.86
51-105-147-00	250 MONROE ST	01/07/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,700	30.54
51-105-162-00	242 CUTLER ST	10/20/21	\$255,000	WD	19-MULTI PARCEL ARM'S L	\$255,000	\$87,700	34.39
51-105-174-00	221 CUTLER ST	04/12/21	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$55,100	27.76
51-105-253-00	126 JAMES ST	10/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,700	37.87
51-105-254-00	320 ELY ST	05/11/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$46,200	45.29

51-120-043-00	204 ADAMS ST	02/07/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$61,900	33.83
51-120-099-00	301 DELANO ST	04/28/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$36,600	31.02
51-120-100-00	311 DELANO ST	11/12/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,600	30.81
51-120-117-00	120 ROBINSON ST	07/31/20	\$174,100	WD	03-ARM'S LENGTH	\$174,100	\$63,600	36.53
51-120-124-00	229 ROBINSON ST	11/09/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$31,500	38.18
51-120-126-00	225 ROBINSON ST	07/15/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$30,400	37.07
51-120-135-00	319 DAVIS ST	08/04/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$60,300	36.11
51-120-155-00	224 WESTERN AVE	07/16/20	\$151,250	WD	03-ARM'S LENGTH	\$151,250	\$41,200	27.24
51-120-164-00	300 DAVIS ST	08/25/20	\$289,250	WD	19-MULTI PARCEL ARM'S L	\$289,250	\$140,000	48.40
51-120-167-00	350 DAVIS ST	01/29/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$155,000	55.56
51-125-014-00	527 ACADEMY ST	06/30/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$72,700	29.67
51-135-006-00	510 DELANO ST	08/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$62,900	30.68
51-135-029-00	476 DELANO ST	09/11/20	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$74,200	38.15
51-135-030-00	478 DELANO ST	09/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,200	37.24
51-135-047-00	134 GOODWIN ST	08/26/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,900	45.82
51-160-020-00	107 ELM ST	12/07/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,100	27.56
51-170-003-00	405 DELANO ST	04/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,200	32.85
51-170-011-00	316 N SHERMAN ST	11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$33,400	66.80
51-170-018-00	306 N SHERMAN ST	11/02/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$32,700	27.02
51-170-029-00	115 HUDSON ST	12/28/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$26,200	20.33
51-170-033-00	417 GRANT ST	06/30/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,500	41.36
51-170-043-00	404 ROBINSON ST	07/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,400	31.62
51-170-048-01	418 ROBINSON ST	03/23/21	\$300,000	WD	31-SPLIT IMPROVED	\$300,000	\$0	0.00
51-170-057-00	211 LINCOLN ST	09/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,500	28.21
51-180-022-00	318 ACADEMY ST	03/23/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$78,000	30.59
51-180-042-00	117 JAMES ST	03/02/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$41,100	39.14
51-180-043-00	120 ARBOR ST	08/14/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,500	34.50
51-180-053-20	530 ACADEMY ST	07/09/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$59,200	30.36
51-185-004-00	102 THOMPSON ST	04/09/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$46,100	41.53
51-185-005-00	304 ARBOR ST	06/10/20	\$150,800	WD	03-ARM'S LENGTH	\$150,800	\$52,200	34.62
51-190-030-00	606 S SHERMAN ST	08/28/20	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$100,000	58.31
51-200-011-00	725 RIVER ST	07/10/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,700	30.41
51-200-048-00	208 IDA ST	01/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,000	33.19
51-200-056-00	413 GRAND ST	04/09/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$68,800	35.83

51-200-059-00	345 GRAND ST	08/14/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,300	29.38
51-210-004-00	267 NORTH ST	07/17/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$33,700	33.73
51-210-008-00	110 ALLETT ST	08/12/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$39,200	71.27
51-215-007-00	403 RIVER ST	06/19/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,300	27.15
51-215-010-00	220 NORTH ST	07/16/20	\$116,200	WD	03-ARM'S LENGTH	\$116,200	\$36,500	31.41
51-220-001-00	138 BRIGGS ST	03/11/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,600	40.37
51-220-004-00	114 CHARLES ST	09/07/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,900	44.11
51-220-018-00	113 CHARLES ST	04/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,100	37.48
51-225-011-00	103 DELLA CT	11/25/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,300	41.23
51-225-012-00	102 DELLA CT	01/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,600	37.57
51-230-035-00	124 BRIGGS ST	02/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,100	36.62
51-230-043-00	128 BRIGGS ST	10/01/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$37,100	19.53
51-240-009-00	206 CORA ST	05/06/21	\$149,100	WD	03-ARM'S LENGTH	\$149,100	\$56,600	37.96
51-240-014-00	225 IDA ST	10/27/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$61,000	28.37
51-240-017-00	247 IDA ST	10/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,000	40.50
51-240-054-00	615 N MAIN ST	07/30/20	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$39,100	22.59
51-245-002-00	111 GREEN ST	09/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,900	29.27
51-251-036-00	234 EASTERN AVE	12/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$45,800	30.74
51-255-008-00	274 LOWE ST	12/28/21	\$118,750	WD	03-ARM'S LENGTH	\$118,750	\$60,000	50.53
51-255-010-00	262 LOWE ST	08/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,600	39.22
51-265-004-00	207 EASTERN AVE	04/17/20	\$77,000	MLC	03-ARM'S LENGTH	\$77,000	\$43,300	56.23
51-280-008-00	400 N MAIN ST	12/16/20	\$105,600	WD	03-ARM'S LENGTH	\$105,600	\$51,800	49.05
51-280-010-00	304 N MAIN ST	12/15/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,100	30.07
51-280-013-00	320 N MAIN ST	09/04/20	\$196,600	WD	03-ARM'S LENGTH	\$196,600	\$59,400	30.21
51-280-028-00	206 RACE ST	09/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$59,900	33.46
51-280-030-00	161 NORTH ST	09/16/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$41,600	28.20
51-280-032-00	310 RIVER ST	06/30/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,100	33.55
51-280-042-00	134 NORTH ST	08/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,200	41.83
51-280-051-00	240 N MAIN ST	10/22/20	\$170,000	WD	19-MULTI PARCEL ARM'S L	\$170,000	\$61,300	36.06
51-280-071-00	120 PARK AVE	06/08/21	\$178,800	WD	03-ARM'S LENGTH	\$178,800	\$64,200	35.91
51-280-074-00	111 RIVER ST	02/24/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$27,700	24.95
51-280-097-00	224 RIVER ST	04/02/20	\$141,260	WD	03-ARM'S LENGTH	\$141,260	\$59,400	42.05
51-280-104-00	432 RIVER ST	07/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,800	35.20
51-280-111-00	102 NORTH ST	02/22/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$51,200	38.21

51-280-124-00	176 S MAIN ST	09/25/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,800	44.89	
51-280-131-00	137 PARK AVE	10/05/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,900	43.71	
51-280-137-00	139 GRAND ST	03/07/22	\$172,000	OTH	03-ARM'S LENGTH	\$172,000	\$65,800	38.26	
51-285-001-00	315 RIVER ST	09/18/20	\$145,800	WD	03-ARM'S LENGTH	\$145,800	\$66,600	45.68	
Totals:			\$16,374,260			\$16,374,260	\$5,871,700		
								Sale. Ratio =>	35.86
								Std. Dev. =>	9.80

51-105-006-00	602 TROWBRIDGE ST	05/21/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$64,300	33.66
51-280-091-00	135 COOK ST	07/16/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$35,900	66.48
51-280-032-00	310 RIVER ST	03/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$67,100	32.73
51-170-034-00	419 GRANT ST	02/16/22	\$105,000	LC	03-ARM'S LENGTH	\$105,000	\$24,700	23.52
51-140-015-00	579 ACADEMY ST	04/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$26,400	66.00
51-120-128-00	201 ROBINSON ST	07/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$41,500	83.00
51-120-128-00	201 ROBINSON ST	11/02/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$41,500	28.82
51-120-099-00	301 DELANO ST	02/05/21	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$36,600	26.93
51-105-070-00	154 PINE ST	03/30/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,100	29.58
51-105-061-00	205 N CEDAR ST	03/31/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$41,800	22.59
51-105-076-00	503 TROWBRIDGE ST	02/18/22	\$27,725	MLC	03-ARM'S LENGTH	\$27,725	\$52,400	189.00

51-170-019-00	304 N SHERMAN ST	03/09/21	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$8,300	72.17
51-170-062-00	325 GRANT ST	07/16/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$38,600	193.00
51-180-003-01	102 JULIA ST	06/16/20	\$22,500	WD	31-SPLIT IMPROVED	\$22,500	\$0	0.00
51-180-017-00	221 GROVE ST	01/04/22	\$23,474	MLC	03-ARM'S LENGTH	\$23,474	\$27,300	116.30
51-280-080-00	120 GRAND ST	02/04/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$31,700	25.36
51-280-091-00	135 COOK ST	04/28/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$35,900	79.78
51-240-052-00	129 IDA ST	06/04/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,400	27.00
51-250-009-11	645 GRAND ST	03/05/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$28,400	28.43
51-180-009-00	219 WESTERN AVE	01/21/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$47,500	23.75
51-180-024-00	228 JAMES ST	04/14/21	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$45,000	90.00
51-170-034-00	419 GRANT ST	01/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,700	24.70
51-170-032-00	135 HUDSON ST	03/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,700	24.38
51-140-015-00	579 ACADEMY ST	08/21/20	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$27,900	79.71
51-120-132-00	117 ROBINSON ST	09/07/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$42,700	23.72
51-120-133-00	119 ROBINSON ST	11/18/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,000	23.20
51-105-027-00	415 HASTINGS ST	11/24/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$46,900	25.35
51-135-008-00	181 ARNOLD ST	03/15/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$59,400	27.00
51-120-139-00	218 RUSSELL ST	08/31/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$55,100	26.88
51-120-113-00	208 ROBINSON ST	12/21/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$37,900	23.99
51-105-124-00	302 CUTLER ST	06/19/20	\$265,000	CD	03-ARM'S LENGTH	\$265,000	\$271,500	102.45
51-105-041-00	415 MONROE ST	10/24/20	\$57,000	LC	03-ARM'S LENGTH	\$57,000	\$45,700	80.18
51-105-046-00	416 CUTLER ST	08/06/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$40,400	23.49

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$163,341	\$28,477	\$182,523	\$168,791	1.081	1,530	\$119.30	PREC1	16.1082
\$319,539	\$86,011	\$228,989	\$292,275	0.783	2,055	\$111.43	PREC1	13.6803
\$121,529	\$32,338	\$130,162	\$111,628	1.166	1,118	\$116.42	PREC1	24.5757
\$188,029	\$51,773	\$98,227	\$170,533	0.576	1,776	\$55.31	PREC1	34.4274
\$146,240	\$23,196	\$134,704	\$153,998	0.875	1,804	\$74.67	PREC1	4.5558
\$117,755	\$19,669	\$98,331	\$122,761	0.801	1,446	\$68.00	PREC1	11.9278
\$150,712	\$25,197	\$121,803	\$157,090	0.775	1,596	\$76.32	PREC1	14.4903
\$166,767	\$25,248	\$173,752	\$177,120	0.981	1,850	\$93.92	PREC1	6.0710
\$128,689	\$26,417	\$113,583	\$128,000	0.887	1,154	\$98.43	PREC1	3.2906
\$147,597	\$25,351	\$122,649	\$152,999	0.802	1,392	\$88.11	PREC1	11.8640
\$160,486	\$25,351	\$163,649	\$169,130	0.968	1,953	\$83.79	PREC1	4.7319
\$86,507	\$16,133	\$110,867	\$88,078	1.259	1,416	\$78.30	PREC1	33.8469
\$95,181	\$13,251	\$58,749	\$102,541	0.573	1,406	\$41.78	PREC1	34.7340
\$64,243	\$13,749	\$59,251	\$63,196	0.938	1,440	\$41.15	PREC1	1.7294
\$180,740	\$26,885	\$162,115	\$192,559	0.842	3,084	\$52.57	PREC1	7.8378
\$146,383	\$26,904	\$119,596	\$149,536	0.800	1,610	\$74.28	PREC1	12.0491
\$136,794	\$21,315	\$140,685	\$144,529	0.973	1,519	\$92.62	PREC1	5.3127
\$129,301	\$26,904	\$89,096	\$128,156	0.695	1,788	\$49.83	PREC1	22.5061
\$174,932	\$29,840	\$159,910	\$181,592	0.881	2,028	\$78.85	PREC1	3.9673
\$187,609	\$38,851	\$136,149	\$186,180	0.731	2,248	\$60.56	PREC1	18.8998
\$247,830	\$25,351	\$189,649	\$278,447	0.681	2,480	\$76.47	PREC1	23.9178
\$165,763	\$20,873	\$217,127	\$181,339	1.197	2,224	\$97.63	PREC1	27.7079
\$159,273	\$25,347	\$124,653	\$167,617	0.744	1,960	\$63.60	PREC1	17.6596
\$179,498	\$22,816	\$149,184	\$196,098	0.761	2,776	\$53.74	PREC1	15.9510
\$288,777	\$66,818	\$153,182	\$277,796	0.551	3,382	\$45.29	PREC1	36.8855
\$88,933	\$31,738	\$56,262	\$71,583	0.786	1,224	\$45.97	PREC1	13.4307
\$90,868	\$17,275	\$112,725	\$92,106	1.224	1,547	\$72.87	PREC1	30.3583
\$243,952	\$23,663	\$231,337	\$269,038	0.860	2,667	\$86.74	PREC1	6.0405
\$131,150	\$18,677	\$179,823	\$140,767	1.277	1,566	\$114.83	PREC1	35.7176
\$134,471	\$25,740	\$129,260	\$136,084	0.950	1,469	\$87.99	PREC1	2.9582
\$130,047	\$25,740	\$76,260	\$130,547	0.584	1,624	\$46.96	PREC1	33.6116

\$145,601	\$54,922	\$128,078	\$113,491	1.129	1,223	\$104.72	PREC1	20.8260
\$96,247	\$27,893	\$90,107	\$85,549	1.053	1,020	\$88.34	PREC1	13.3000
\$101,534	\$27,893	\$107,107	\$92,166	1.162	840	\$127.51	PREC1	24.1830
\$188,280	\$49,784	\$124,316	\$173,337	0.717	2,210	\$56.25	PREC1	20.3080
\$73,923	\$28,778	\$53,722	\$56,502	0.951	996	\$53.94	PREC1	3.0527
\$70,879	\$23,529	\$58,471	\$59,262	0.987	832	\$70.28	PREC1	6.6386
\$122,715	\$26,219	\$140,781	\$120,771	1.166	1,128	\$124.81	PREC1	24.5412
\$138,324	\$22,797	\$128,453	\$144,589	0.888	1,896	\$67.75	PREC1	3.1876
\$430,001	\$84,684	\$204,566	\$428,531	0.477	3,456	\$59.19	PREC1	44.2907
\$352,764	\$115,429	\$163,571	\$297,040	0.551	3,130	\$52.26	PREC1	36.9604
\$171,800	\$75,487	\$169,513	\$120,542	1.406	1,536	\$110.36	PREC1	48.5984
\$145,969	\$40,432	\$164,568	\$132,086	1.246	1,236	\$133.15	PREC1	32.5639
\$169,864	\$38,020	\$156,480	\$165,011	0.948	1,104	\$141.74	PREC1	2.8025
\$165,796	\$34,694	\$175,306	\$164,083	1.068	1,310	\$133.82	PREC1	14.8127
\$155,065	\$32,367	\$137,633	\$153,564	0.896	1,234	\$111.53	PREC1	2.4018
\$154,961	\$37,125	\$122,875	\$147,479	0.833	1,008	\$121.90	PREC1	8.7106
\$158,354	\$50,299	\$114,701	\$135,238	0.848	1,099	\$104.37	PREC1	7.2130
\$66,421	\$25,740	\$24,260	\$50,915	0.476	808	\$30.02	PREC1	44.3792
\$117,869	\$41,815	\$79,185	\$95,186	0.832	800	\$98.98	PREC1	8.8380
\$103,552	\$25,740	\$103,160	\$97,387	1.059	1,539	\$67.03	PREC1	13.9008
\$105,832	\$31,981	\$78,019	\$92,429	0.844	1,116	\$69.91	PREC1	7.6180
\$130,018	\$51,212	\$98,688	\$98,631	1.001	864	\$114.22	PREC1	8.0306
\$257,724	\$43,997	\$256,003	\$267,493	0.957	2,000	\$128.00	PREC1	3.6772
\$90,781	\$18,201	\$121,799	\$90,839	1.341	720	\$169.17	PREC1	42.0556
\$192,693	\$22,512	\$232,488	\$212,992	1.092	1,816	\$128.02	PREC1	17.1258
\$100,736	\$31,525	\$73,475	\$86,622	0.848	989	\$74.29	PREC1	7.2048
\$96,673	\$18,744	\$81,256	\$97,533	0.833	1,098	\$74.00	PREC1	8.7162
\$135,962	\$28,164	\$166,836	\$134,916	1.237	1,020	\$163.56	PREC1	31.6317
\$107,579	\$34,051	\$76,949	\$92,025	0.836	945	\$81.43	PREC1	8.4099
\$124,664	\$21,446	\$129,354	\$129,184	1.001	1,443	\$89.64	PREC1	8.1043
\$195,852	\$43,447	\$128,053	\$176,804	0.724	1,906	\$67.18	190	19.6008
\$153,796	\$39,778	\$130,222	\$142,701	0.913	1,760	\$73.99	PREC1	0.7721
\$190,920	\$44,583	\$190,417	\$183,150	1.040	1,706	\$111.62	PREC1	11.9403
\$160,114	\$48,584	\$143,416	\$139,587	1.027	1,792	\$80.03	PREC1	10.7157

\$162,654	\$29,039	\$165,961	\$167,228	0.992	1,812	\$91.59	PREC1	7.2151
\$95,678	\$23,230	\$76,670	\$90,673	0.846	1,340	\$57.22	PREC1	7.4711
\$75,076	\$25,740	\$29,260	\$61,747	0.474	1,625	\$18.01	PREC1	44.6406
\$117,627	\$21,533	\$108,467	\$120,268	0.902	1,182	\$91.77	PREC1	1.8395
\$105,618	\$32,454	\$83,746	\$91,569	0.915	1,213	\$69.04	PREC1	0.5711
\$117,904	\$34,221	\$73,779	\$104,735	0.704	1,461	\$50.50	PREC1	21.5836
\$100,105	\$33,627	\$61,373	\$83,202	0.738	1,023	\$59.99	PREC1	18.2631
\$136,014	\$46,448	\$108,552	\$112,098	0.968	1,396	\$77.76	PREC1	4.8097
\$157,560	\$20,738	\$169,162	\$171,242	0.988	2,504	\$67.56	PREC1	6.7583
\$122,591	\$36,489	\$103,511	\$107,762	0.961	1,110	\$93.25	PREC1	4.0277
\$113,902	\$23,695	\$121,305	\$112,900	1.074	1,510	\$80.33	PREC1	15.4174
\$132,853	\$32,561	\$157,439	\$125,522	1.254	1,148	\$137.14	PREC1	33.4002
\$130,326	\$28,778	\$120,322	\$127,094	0.947	1,420	\$84.73	PREC1	2.6444
\$140,142	\$28,778	\$186,222	\$139,379	1.336	1,418	\$131.33	PREC1	41.5808
\$185,637	\$38,248	\$161,752	\$184,467	0.877	2,408	\$67.17	PREC1	4.3411
\$123,038	\$31,525	\$141,575	\$114,534	1.236	1,412	\$100.27	PREC1	31.5818
\$101,362	\$25,260	\$124,740	\$95,247	1.310	1,285	\$97.07	PREC1	38.9380
\$106,879	\$16,840	\$132,160	\$112,690	1.173	1,400	\$94.40	PREC1	25.2505
\$142,326	\$60,547	\$58,203	\$102,352	0.569	1,056	\$55.12	PREC1	35.1617
\$165,537	\$58,637	\$121,363	\$133,792	0.907	1,152	\$105.35	PREC1	1.3173
\$89,589	\$36,402	\$40,598	\$66,567	0.610	1,200	\$33.83	PREC1	31.0391
\$119,127	\$35,258	\$70,342	\$104,967	0.670	1,704	\$41.28	PREC1	25.0142
\$106,274	\$18,129	\$121,871	\$110,319	1.105	1,192	\$102.24	PREC1	18.4439
\$192,551	\$25,730	\$170,870	\$208,787	0.818	2,128	\$80.30	PREC1	10.1881
\$137,407	\$25,740	\$153,260	\$139,758	1.097	1,355	\$113.11	PREC1	17.6333
\$104,750	\$25,740	\$121,760	\$98,886	1.231	1,230	\$98.99	PREC1	31.1042
\$203,004	\$41,386	\$158,614	\$202,275	0.784	2,355	\$67.35	PREC1	13.6125
\$115,947	\$30,749	\$89,251	\$106,631	0.837	1,748	\$51.06	PREC1	8.3264
\$204,238	\$54,354	\$115,646	\$151,443	0.764	1,356	\$85.28	PREC1	15.6647
\$148,570	\$40,740	\$138,060	\$134,956	1.023	1,248	\$110.63	PREC1	10.2725
\$70,433	\$16,861	\$94,139	\$67,049	1.404	988	\$95.28	PREC1	48.3763
\$143,946	\$31,981	\$109,279	\$140,131	0.780	1,536	\$71.15	PREC1	14.0441
\$121,383	\$25,740	\$124,260	\$119,703	1.038	1,716	\$72.41	PREC1	11.7792
\$112,151	\$24,915	\$109,085	\$109,181	0.999	1,404	\$77.70	PREC1	7.8843

\$155,992	\$22,404	\$117,496	\$167,194	0.703	2,270	\$51.76	PREC1	21.7521
\$120,484	\$53,366	\$51,634	\$84,003	0.615	990	\$52.16	PREC1	30.5601
\$160,631	\$40,059	\$131,941	\$150,904	0.874	1,920	\$68.72	PREC1	4.5934
\$134,715	\$19,880	\$125,920	\$143,723	0.876	2,063	\$61.04	PREC1	4.4146
\$15,020,220		\$12,927,668	\$14,424,730			\$83.44		2.4058
		E.C.F. =>	0.896			Std. Deviation=>	0.215634	
		Ave. E.C.F. =>	0.920			Ave. Variance=>	17.1793	Coefficient of Var=>

Used 0.896

Orig ECF 0.909
 Orig Std. Dev. 0.331
 Max ECF 1.406
 Min ECF 0.413

\$146,240	\$23,196	\$167,804	\$153,998	1.090	1,804	\$93.02	PREC1	16.9380
\$82,704	\$19,688	\$34,312	\$78,869	0.435	1,027	\$33.41	PREC1	48.5221
\$203,004	\$41,386	\$163,614	\$202,275	0.809	2,355	\$69.48	PREC1	11.1406
\$57,546	\$18,759	\$86,241	\$48,544	1.777	660	\$130.67	PREC1	85.6264
\$62,849	\$30,092	\$9,908	\$40,997	0.242	640	\$15.48	PREC1	67.8600
\$115,492	\$30,734	\$19,266	\$106,080	0.182	1,376	\$14.00	PREC1	73.8656
\$115,492	\$30,734	\$113,266	\$106,080	1.068	1,376	\$82.32	PREC1	14.7467
\$96,247	\$27,893	\$108,007	\$85,549	1.263	1,020	\$105.89	PREC1	34.2236
\$64,243	\$13,749	\$81,251	\$63,196	1.286	1,440	\$56.42	PREC1	36.5415
\$95,181	\$13,251	\$171,749	\$102,541	1.675	1,406	\$122.15	PREC1	75.4662
\$125,762	\$26,885	\$840	\$123,751	0.007	1,836	\$0.46	PREC1	91.3486

\$87,044	\$27,952	(\$16,452)	\$73,957	(0.222)	1,742	(\$9.44)	PREC1	114.2726
\$54,364	\$25,740	(\$5,740)	\$35,825	(0.160)	1,359	(\$4.22)	PREC1	108.0498
\$58,962	\$41,307	(\$18,807)	\$22,096	(0.851)	1,716	(\$10.96)	PREC1	177.1409
\$64,347	\$25,544	(\$2,070)	\$48,564	(0.043)	568	(\$3.64)	PREC1	96.2897
\$75,185	\$34,188	\$90,812	\$51,310	1.770	768	\$118.24	PREC1	84.9583
\$82,704	\$19,688	\$25,312	\$78,869	0.321	1,027	\$24.65	PREC1	59.9335
\$76,200	\$28,778	\$91,222	\$59,352	1.537	725	\$125.82	PREC1	61.6700
\$69,604	\$32,641	\$67,259	\$46,262	1.454	720	\$93.42	PREC1	53.3611
\$120,535	\$20,307	\$179,693	\$125,442	1.432	1,417	\$126.81	PREC1	51.2207
\$103,559	\$41,815	\$8,185	\$77,277	0.106	1,458	\$5.61	PREC1	81.4355
\$57,546	\$18,759	\$81,241	\$48,544	1.674	660	\$123.09	PREC1	75.3266
\$77,919	\$25,740	\$104,260	\$65,305	1.596	791	\$131.81	PREC1	67.6226
\$62,849	\$30,092	\$4,908	\$40,997	0.120	640	\$7.67	PREC1	80.0559
\$98,684	\$25,175	\$154,825	\$92,001	1.683	1,236	\$125.26	PREC1	76.2584
\$67,856	\$21,839	\$103,161	\$57,593	1.791	672	\$153.51	PREC1	87.0926
\$108,141	\$25,747	\$159,253	\$103,121	1.544	1,024	\$155.52	PREC1	62.4052
\$138,601	\$43,539	\$176,461	\$118,976	1.483	1,146	\$153.98	PREC1	56.2888
\$128,111	\$39,333	\$165,667	\$111,111	1.491	1,355	\$122.26	PREC1	57.0726
\$89,316	\$29,489	\$128,511	\$74,877	1.716	1,232	\$104.31	PREC1	79.6013
\$518,379	\$51,192	\$213,808	\$584,715	0.366	6,251	\$34.20	PREC1	55.4611
\$107,886	\$25,351	\$31,649	\$103,298	0.306	1,687	\$18.76	PREC1	61.3888
\$93,282	\$22,816	\$149,184	\$88,193	1.692	1,321	\$112.93	PREC1	77.1294

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
TWO-STORY		\$28,477	No	//		ALLEGAN PROPER	401	78
1.5 STORY		\$82,011	No	//		ALLEGAN PROPER	401	84
ONE-STORY		\$32,338	No	//		ALLEGAN PROPER	401	66
TWO-STORY		\$51,773	No	//		ALLEGAN PROPER	401	71
TWO-STORY		\$19,792	No	//		ALLEGAN PROPER	401	72
TWO-STORY		\$19,669	No	//		ALLEGAN PROPER	401	68
TWO-STORY		\$25,197	No	//		ALLEGAN PROPER	401	79
TWO-STORY		\$25,248	No	//		ALLEGAN PROPER	401	69
ONE-STORY		\$26,417	No	//		ALLEGAN PROPER	401	69
TWO-STORY		\$25,351	No	//		ALLEGAN PROPER	401	79
TWO-STORY		\$25,351	No	//		ALLEGAN PROPER	401	69
TWO-STORY		\$16,133	No	//		ALLEGAN PROPER	401	56
TWO-STORY		\$13,251	No	//		ALLEGAN PROPER	401	64
TWO-STORY		\$13,749	No	//		ALLEGAN PROPER	401	46
TWO-STORY		\$26,885	No	//		ALLEGAN PROPER	401	58
ONE-STORY		\$26,904	No	//		ALLEGAN PROPER	401	74
TWO-STORY		\$21,315	No	//		ALLEGAN PROPER	401	76
TWO-STORY		\$26,904	No	//		ALLEGAN PROPER	401	67
TWO-STORY		\$29,840	No	//		ALLEGAN PROPER	401	70
TWO-STORY		\$30,155	No	//		ALLEGAN PROPER	401	70
TWO-STORY		\$25,351	No	//		ALLEGAN PROPER	401	70
TWO-STORY		\$20,873	No	//		ALLEGAN PROPER	401	68
TWO-STORY		\$25,347	No	//		ALLEGAN PROPER	401	67
TWO-STORY		\$22,816	No	//		ALLEGAN PROPER	401	59
TWO-STORY		\$66,818	No	//		ALLEGAN PROPER	401	58
TWO-STORY		\$31,738	No	//		ALLEGAN PROPER	401	59
TWO-STORY		\$16,673	No	//		ALLEGAN PROPER	401	58
TWO-STORY		\$23,663	No	//	51-105-165-00	ALLEGAN PROPER	401	66
TWO-STORY		\$18,677	No	//		ALLEGAN PROPER	401	69
TWO-STORY		\$25,740	No	//		ALLEGAN PROPER	401	71
TWO-STORY		\$25,740	No	//		ALLEGAN PROPER	401	67

TWO-STORY	\$54,422	No	//		ALLEGAN PROPER	401	67
TWO-STORY	\$27,893	No	//		ALLEGAN PROPER	401	69
ONE-STORY	\$27,893	No	//		ALLEGAN PROPER	401	69
TWO-STORY	\$48,884	No	//		ALLEGAN PROPER	401	69
ONE-STORY	\$28,778	No	//		ALLEGAN PROPER	401	48
ONE-STORY	\$23,529	No	//		ALLEGAN PROPER	401	54
1.5 STORY	\$22,291	No	//		ALLEGAN PROPER	401	77
TWO-STORY	\$22,797	No	//		ALLEGAN PROPER	401	68
TWO-STORY	\$66,085	No	//	51-105-231-00	ALLEGAN PROPER	401	84
TWO-STORY	\$112,332	No	//		ALLEGAN PROPER	401	55
ONE-STORY	\$68,012	No	//		ALLEGAN PROPER	401	64
ONE-STORY	\$40,432	No	//		ALLEGAN PROPER	401	72
BI-LEVEL	\$38,020	No	//		ALLEGAN PROPER	401	76
ONE-STORY	\$34,694	No	//		ALLEGAN PROPER	401	80
ONE-STORY	\$32,367	No	//		ALLEGAN PROPER	401	77
ONE-STORY	\$37,125	No	//		ALLEGAN PROPER	401	80
ONE-STORY	\$50,299	No	//		ALLEGAN PROPER	401	74
ONE-STORY	\$25,740	No	//		ALLEGAN PROPER	401	46
ONE-STORY	\$41,815	No	//		ALLEGAN PROPER	401	89
ONE-STORY	\$25,740	No	//		ALLEGAN PROPER	401	72
TWO-STORY	\$31,981	No	//		ALLEGAN PROPER	401	66
ONE-STORY	\$51,212	No	//		ALLEGAN PROPER	401	77
ONE-STORY	\$41,815	No	//		ALLEGAN PROPER	401	79
BI-LEVEL	\$18,201	No	//		ALLEGAN PROPER	401	81
TWO-STORY	\$22,512	No	//		ALLEGAN PROPER	401	86
TWO-STORY	\$31,525	No	//		ALLEGAN PROPER	401	61
TWO-STORY	\$18,744	No	//		ALLEGAN PROPER	401	68
BI-LEVEL	\$28,164	No	//		ALLEGAN PROPER	401	67
ONE-STORY	\$34,051	No	//		ALLEGAN PROPER	401	66
TWO-STORY	\$21,446	No	//		ALLEGAN PROPER	401	73
ONE-STORY	\$43,447	No	//		WEST SUNSET ACRES	401	64
TWO-STORY	\$34,550	No	//		ALLEGAN PROPER	401	69
1.5 STORY	\$44,583	No	//		ALLEGAN PROPER	401	74
TWO-STORY	\$48,584	No	//		ALLEGAN PROPER	401	59

TWO-STORY	\$29,039	No	//		ALLEGAN PROPER	401	68
TWO-STORY	\$23,230	No	//		ALLEGAN PROPER	401	61
TWO-STORY	\$25,740	No	//		ALLEGAN PROPER	401	39
TWO-STORY	\$21,533	No	//		ALLEGAN PROPER	401	77
TWO-STORY	\$32,454	No	//		ALLEGAN PROPER	401	69
TWO-STORY	\$32,345	No	//		ALLEGAN PROPER	401	64
TWO-STORY	\$33,627	No	//		ALLEGAN PROPER	401	66
TWO-STORY	\$46,448	No	//		ALLEGAN PROPER	401	69
TWO-STORY	\$20,349	No	//		ALLEGAN PROPER	401	62
ONE-STORY	\$36,489	No	//		ALLEGAN PROPER	401	76
TWO-STORY	\$23,695	No	//		ALLEGAN PROPER	401	67
TWO-STORY	\$24,845	No	//		ALLEGAN PROPER	401	78
TWO-STORY	\$28,778	No	//		ALLEGAN PROPER	401	68
TWO-STORY	\$28,778	No	//		ALLEGAN PROPER	401	71
TWO-STORY	\$36,587	No	//		ALLEGAN PROPER	401	67
TWO-STORY	\$31,525	No	//		ALLEGAN PROPER	401	74
TWO-STORY	\$25,260	No	//		ALLEGAN PROPER	401	64
TWO-STORY	\$16,840	No	//		ALLEGAN PROPER	401	67
ONE-STORY	\$60,547	No	//		ALLEGAN PROPER	401	67
ONE-STORY	\$56,620	No	//		ALLEGAN PROPER	401	72
ONE-STORY	\$36,402	No	//		ALLEGAN PROPER	401	47
TWO-STORY	\$34,755	No	//		ALLEGAN PROPER	401	50
TWO-STORY	\$18,129	No	//		ALLEGAN PROPER	401	69
TWO-STORY	\$25,730	No	//		ALLEGAN PROPER	401	75
TWO-STORY	\$25,740	No	//		ALLEGAN PROPER	401	78
ONE-STORY	\$25,740	No	//		ALLEGAN PROPER	401	66
TWO-STORY	\$41,386	No	//		ALLEGAN PROPER	401	61
TWO-STORY	\$28,778	No	//		ALLEGAN PROPER	401	59
1.5 STORY	\$54,354	No	//	51-280-152-00	ALLEGAN PROPER	401	85
TWO-STORY	\$35,346	No	//		ALLEGAN PROPER	401	88
TWO-STORY	\$16,861	No	//		ALLEGAN PROPER	401	56
TWO-STORY	\$31,981	No	//		ALLEGAN PROPER	401	71
TWO-STORY	\$25,740	No	//		ALLEGAN PROPER	401	59
TWO-STORY	\$24,915	No	//		ALLEGAN PROPER	401	64

TWO-STORY	\$22,404	No	//	ALLEGAN PROPER	401	67
ONE-STORY	\$53,366	No	//	ALLEGAN PROPER	401	61
TWO-STORY	\$40,059	No	//	ALLEGAN PROPER	401	60
TWO-STORY	\$19,484	No	//	ALLEGAN PROPER	401	61

18.66765454

TWO-STORY	\$19,792	No	//	ALLEGAN PROPER	401	72
TWO-STORY	\$19,688	No	//	ALLEGAN PROPER	401	59
TWO-STORY	\$41,386	No	//	ALLEGAN PROPER	401	61
ONE-STORY	\$18,759	No	//	ALLEGAN PROPER	401	48
ONE-STORY	\$30,092	No	//	ALLEGAN PROPER	401	49
TWO-STORY	\$30,734	No	//	ALLEGAN PROPER	401	66
TWO-STORY	\$30,734	No	//	ALLEGAN PROPER	401	66
TWO-STORY	\$27,893	No	//	ALLEGAN PROPER	401	69
TWO-STORY	\$13,749	No	//	ALLEGAN PROPER	401	46
TWO-STORY	\$13,251	No	//	ALLEGAN PROPER	401	64
TWO-STORY	\$26,885	No	//	ALLEGAN PROPER	401	57

ONE-STORY	\$25,740	No	//	ALLEGAN PROPER	401	68
ONE-STORY	\$25,740	No	//	ALLEGAN PROPER	401	23
TWO-STORY	\$37,663	No	//	ALLEGAN PROPER	401	11
ONE-STORY	\$25,544	No	//	ALLEGAN PROPER	401	61
ONE-STORY	\$34,188	No	//	ALLEGAN PROPER	401	44
TWO-STORY	\$19,688	No	//	ALLEGAN PROPER	401	59
ONE-STORY	\$28,778	No	//	ALLEGAN PROPER	401	67
ONE-STORY	\$32,641	No	//	ALLEGAN PROPER	401	58
TWO-STORY	\$20,307	No	//	ALLEGAN PROPER	401	65
ONE-STORY	\$41,815	No	//	ALLEGAN PROPER	401	50
ONE-STORY	\$18,759	No	//	ALLEGAN PROPER	401	48
TWO-STORY	\$25,740	No	//	ALLEGAN PROPER	401	67
ONE-STORY	\$30,092	No	//	ALLEGAN PROPER	401	49
ONE-STORY	\$25,175	No	//	ALLEGAN PROPER	401	69
ONE-STORY	\$21,839	No	//	ALLEGAN PROPER	401	69
TWO-STORY	\$25,253	No	//	ALLEGAN PROPER	401	71
ONE-STORY	\$43,539	No	//	ALLEGAN PROPER	401	68
TWO-STORY	\$34,254	No	//	ALLEGAN PROPER	401	68
TWO-STORY	\$29,489	No	//	ALLEGAN PROPER	401	45
TWO-STORY	\$51,192	No	//	ALLEGAN PROPER	401	60
TWO-STORY	\$25,351	No	//	ALLEGAN PROPER	401	54
TWO-STORY	\$22,816	No	//	ALLEGAN PROPER	401	61

275 - Riverview Addition (with Allegan Proper) 2023**ECF Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-100-019-00	10 PARK DRIVE CT	12/03/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$71,400	33.84
51-100-029-00	840 ELY ST	10/13/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,800	41.52
51-105-003-00	525 HUBBARD ST	11/12/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,000	46.00
51-105-006-00	602 TROWBRIDGE ST	07/02/20	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$68,100	43.13
51-105-013-00	215 PINE ST	08/11/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,800	35.42
51-105-020-00	319 PINE ST	11/17/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$47,200	32.11
51-105-032-00	414 MONROE ST	12/01/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$73,800	37.09
51-105-037-00	437 MONROE ST	06/26/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,000	37.86
51-105-040-00	417 MONROE ST	06/26/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$43,200	29.19
51-105-042-00	409 MONROE ST	07/06/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$66,000	34.92
51-105-061-00	205 N CEDAR ST	08/11/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$41,800	58.06
51-105-070-00	154 PINE ST	02/04/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$28,100	38.49
51-105-073-00	521 TROWBRIDGE ST	07/23/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$50,300	26.61
51-105-074-00	515 TROWBRIDGE ST	05/01/20	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$48,400	33.04
51-105-077-00	103 N CEDAR ST	09/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$40,600	25.06
51-105-080-00	510 HUBBARD ST	07/28/20	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$41,100	35.43
51-105-085-00	536 HUBBARD ST	07/08/21	\$189,750	WD	03-ARM'S LENGTH	\$189,750	\$75,900	40.00
51-105-102-00	426 TROWBRIDGE ST	09/11/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,100	36.06
51-105-114-00	343 CUTLER ST	08/27/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,300	44.33
51-105-120-00	334 CUTLER ST	09/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,800	46.53
51-105-124-00	302 CUTLER ST	06/19/20	\$265,000	CD	03-ARM'S LENGTH	\$265,000	\$271,500	102.45
51-105-127-00	327 MONROE ST	06/26/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$87,100	50.64
51-105-136-00	340 MONROE ST	06/30/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$125,800	57.18
51-105-145-00	410 WALNUT ST	01/29/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$34,200	38.86
51-105-162-00	242 CUTLER ST	10/20/21	\$255,000	WD	19-MULTI PARCEL ARM	\$255,000	\$87,700	34.39
51-105-253-00	126 JAMES ST	10/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,700	37.87
51-105-254-00	320 ELY ST	05/11/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$46,200	45.29
51-120-099-00	301 DELANO ST	04/28/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$36,600	31.02
51-120-117-00	120 ROBINSON ST	07/31/20	\$174,100	WD	03-ARM'S LENGTH	\$174,100	\$63,600	36.53
51-120-124-00	229 ROBINSON ST	11/09/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$31,500	38.18
51-120-126-00	225 ROBINSON ST	07/15/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$30,400	37.07

51-120-155-00	224 WESTERN AVE	07/16/20	\$151,250	WD	03-ARM'S LENGTH	\$151,250	\$41,200	27.24
51-120-164-00	300 DAVIS ST	08/25/20	\$289,250	WD	19-MULTI PARCEL ARM	\$289,250	\$140,000	48.40
51-120-167-00	350 DAVIS ST	01/29/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$155,000	55.56
51-135-029-00	476 DELANO ST	09/11/20	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$74,200	38.15
51-135-030-00	478 DELANO ST	09/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,200	37.24
51-135-047-00	134 GOODWIN ST	08/26/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,900	45.82
51-160-020-00	107 ELM ST	12/07/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,100	27.56
51-170-003-00	405 DELANO ST	04/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,200	32.85
51-170-011-00	316 N SHERMAN ST	11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$33,400	66.80
51-170-018-00	306 N SHERMAN ST	11/02/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$32,700	27.02
51-170-029-00	115 HUDSON ST	12/28/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$26,200	20.33
51-170-033-00	417 GRANT ST	06/30/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,500	41.36
51-170-043-00	404 ROBINSON ST	07/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,400	31.62
51-170-048-01	418 ROBINSON ST	03/23/21	\$300,000	WD	31-SPLIT IMPROVED	\$300,000	\$0	0.00
51-180-022-00	318 ACADEMY ST	03/23/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$78,000	30.59
51-180-042-00	117 JAMES ST	03/02/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$41,100	39.14
51-180-043-00	120 ARBOR ST	08/14/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,500	34.50
51-185-004-00	102 THOMPSON ST	04/09/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$46,100	41.53
51-185-005-00	304 ARBOR ST	06/10/20	\$150,800	WD	03-ARM'S LENGTH	\$150,800	\$52,200	34.62
51-200-011-00	725 RIVER ST	07/10/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,700	30.41
51-200-048-00	208 IDA ST	01/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,000	33.19
51-200-056-00	413 GRAND ST	04/09/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$68,800	35.83
51-200-059-00	345 GRAND ST	08/14/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,300	29.38
51-210-004-00	267 NORTH ST	07/17/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$33,700	33.73
51-210-008-00	110 ALLETT ST	08/12/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$39,200	71.27
51-215-007-00	403 RIVER ST	06/19/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,300	27.15
51-215-010-00	220 NORTH ST	07/16/20	\$116,200	WD	03-ARM'S LENGTH	\$116,200	\$36,500	31.41
51-220-001-00	138 BRIGGS ST	03/11/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,600	40.37
51-220-004-00	114 CHARLES ST	09/07/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,900	44.11
51-220-018-00	113 CHARLES ST	04/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,100	37.48
51-225-011-00	103 DELLA CT	11/25/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,300	41.23
51-225-012-00	102 DELLA CT	01/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,600	37.57
51-230-035-00	124 BRIGGS ST	02/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,100	36.62
51-240-009-00	206 CORA ST	05/06/21	\$149,100	WD	03-ARM'S LENGTH	\$149,100	\$56,600	37.96

51-240-017-00	247 IDA ST	10/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,000	40.50	
51-255-008-00	274 LOWE ST	12/28/21	\$118,750	WD	03-ARM'S LENGTH	\$118,750	\$60,000	50.53	
51-255-010-00	262 LOWE ST	08/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,600	39.22	
51-265-004-00	207 EASTERN AVE	04/17/20	\$77,000	MLC	03-ARM'S LENGTH	\$77,000	\$43,300	56.23	
51-275-034-00	110 WOLCOTT ST	09/17/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$54,600	31.02	
51-275-036-00	111 WOLCOTT ST	06/16/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$65,300	51.42	
51-280-008-00	400 N MAIN ST	12/16/20	\$105,600	WD	03-ARM'S LENGTH	\$105,600	\$51,800	49.05	
51-280-013-00	320 N MAIN ST	09/04/20	\$196,600	WD	03-ARM'S LENGTH	\$196,600	\$59,400	30.21	
51-280-028-00	206 RACE ST	09/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$59,900	33.46	
51-280-032-00	310 RIVER ST	06/30/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,100	33.55	
51-280-042-00	134 NORTH ST	08/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,200	41.83	
51-280-051-00	240 N MAIN ST	10/22/20	\$170,000	WD	19-MULTI PARCEL ARM	\$170,000	\$61,300	36.06	
51-280-071-00	120 PARK AVE	06/08/21	\$178,800	WD	03-ARM'S LENGTH	\$178,800	\$64,200	35.91	
51-280-091-00	135 COOK ST	07/16/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$35,900	66.48	
51-280-097-00	224 RIVER ST	04/02/20	\$141,260	WD	03-ARM'S LENGTH	\$141,260	\$59,400	42.05	
51-280-104-00	432 RIVER ST	07/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,800	35.20	
51-280-111-00	102 NORTH ST	02/22/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$51,200	38.21	
51-280-124-00	176 S MAIN ST	09/25/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,800	44.89	
51-280-131-00	137 PARK AVE	10/05/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,900	43.71	
51-280-137-00	139 GRAND ST	03/07/22	\$172,000	OTH	03-ARM'S LENGTH	\$172,000	\$65,800	38.26	
51-285-001-00	315 RIVER ST	09/18/20	\$145,800	WD	03-ARM'S LENGTH	\$145,800	\$66,600	45.68	
Totals:			\$13,423,160			\$13,423,160	\$5,207,700		
								Sale. Ratio =>	38.80
								Std. Dev. =>	12.24

51-170-034-00	419 GRANT ST	02/16/22	\$105,000	LC	03-ARM'S LENGTH	\$105,000	\$24,700	23.52
51-105-076-00	503 TROWBRIDGE ST	02/18/22	\$27,725	MLC	03-ARM'S LENGTH	\$27,725	\$52,400	189.00
51-140-015-00	579 ACADEMY ST	08/21/20	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$27,900	79.71
51-105-003-00	525 HUBBARD ST	11/12/20	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$69,000	46.00
51-280-091-00	135 COOK ST	04/28/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$35,900	79.78
51-280-032-00	310 RIVER ST	03/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$67,100	32.73
51-250-009-11	645 GRAND ST	11/12/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$28,400	109.23
51-120-128-00	201 ROBINSON ST	07/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$41,500	83.00
51-120-128-00	201 ROBINSON ST	11/02/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$41,500	28.82
51-120-099-00	301 DELANO ST	02/05/21	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$36,600	26.93
51-105-070-00	154 PINE ST	03/30/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,100	29.58
51-105-061-00	205 N CEDAR ST	03/31/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$41,800	22.59
51-105-006-00	602 TROWBRIDGE ST	05/21/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$64,300	33.66
51-170-019-00	304 N SHERMAN ST	03/09/21	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$8,300	72.17
51-105-027-00	415 HASTINGS ST	11/24/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$46,900	25.35
51-280-074-00	111 RIVER ST	02/24/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$27,700	24.95
51-280-080-00	120 GRAND ST	02/04/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$31,700	25.36
51-250-009-11	645 GRAND ST	03/05/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$28,400	28.43
51-240-052-00	129 IDA ST	06/04/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,400	27.00
51-180-024-00	228 JAMES ST	04/14/21	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$45,000	90.00
51-180-009-00	219 WESTERN AVE	01/21/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$47,500	23.75
51-170-034-00	419 GRANT ST	01/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,700	24.70
51-170-032-00	135 HUDSON ST	03/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,700	24.38
51-120-132-00	117 ROBINSON ST	09/07/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$42,700	23.72
51-120-133-00	119 ROBINSON ST	11/18/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,000	23.20
51-140-015-00	579 ACADEMY ST	04/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$26,400	66.00

51-135-008-00	181 ARNOLD ST	03/15/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$59,400	27.00
51-125-014-00	527 ACADEMY ST	06/30/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$72,700	29.67
51-120-139-00	218 RUSSELL ST	08/31/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$55,100	26.88
51-120-113-00	208 ROBINSON ST	12/21/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$37,900	23.99
51-105-046-00	416 CUTLER ST	08/06/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$40,400	23.49
51-105-041-00	415 MONROE ST	10/24/20	\$57,000	LC	03-ARM'S LENGTH	\$57,000	\$45,700	80.18
51-105-057-00	411 CUTLER ST	07/28/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$37,800	29.76
51-280-030-00	161 NORTH ST	09/16/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$41,600	28.20
51-240-054-00	615 N MAIN ST	07/30/20	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$39,100	22.59
51-245-002-00	111 GREEN ST	09/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,900	29.27
51-240-014-00	225 IDA ST	10/27/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$61,000	28.37
51-230-043-00	128 BRIGGS ST	10/01/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$37,100	19.53
51-180-053-20	530 ACADEMY ST	07/09/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$59,200	30.36
51-170-057-00	211 LINCOLN ST	09/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,500	28.21
51-135-006-00	510 DELANO ST	08/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$62,900	30.68
51-105-174-00	221 CUTLER ST	04/12/21	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$55,100	27.76
51-105-147-00	250 MONROE ST	01/07/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,700	30.54
51-105-115-00	347 CUTLER ST	10/13/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$69,800	29.33
51-280-010-00	304 N MAIN ST	12/15/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,100	30.07
51-251-036-00	234 EASTERN AVE	12/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$45,800	30.74
51-120-135-00	319 DAVIS ST	08/04/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$60,300	36.11
51-120-100-00	311 DELANO ST	11/12/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,600	30.81
51-120-043-00	204 ADAMS ST	02/07/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$61,900	33.83
51-100-060-00	715 ACADEMY ST	06/30/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$52,500	32.31

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$163,341	\$28,477	\$182,523	\$168,791	1.081	1,530	\$119.30	PREC1	25.1690
\$319,539	\$86,011	\$228,989	\$292,275	0.783	2,055	\$111.43	PREC1	4.6195
\$188,029	\$51,773	\$98,227	\$170,533	0.576	1,776	\$55.31	PREC1	25.3666
\$146,240	\$23,196	\$134,704	\$153,998	0.875	1,804	\$74.67	PREC1	4.5050
\$117,755	\$19,669	\$98,331	\$122,761	0.801	1,446	\$68.00	PREC1	2.8670
\$150,712	\$25,197	\$121,803	\$157,090	0.775	1,596	\$76.32	PREC1	5.4295
\$166,767	\$25,248	\$173,752	\$177,120	0.981	1,850	\$93.92	PREC1	15.1318
\$128,689	\$26,417	\$113,583	\$128,000	0.887	1,154	\$98.43	PREC1	5.7702
\$147,597	\$25,351	\$122,649	\$152,999	0.802	1,392	\$88.11	PREC1	2.8031
\$160,486	\$25,351	\$163,649	\$169,130	0.968	1,953	\$83.79	PREC1	13.7927
\$95,181	\$13,251	\$58,749	\$102,541	0.573	1,406	\$41.78	PREC1	25.6732
\$64,243	\$13,749	\$59,251	\$63,196	0.938	1,440	\$41.15	PREC1	10.7902
\$180,740	\$26,885	\$162,115	\$192,559	0.842	3,084	\$52.57	PREC1	1.2230
\$146,383	\$26,904	\$119,596	\$149,536	0.800	1,610	\$74.28	PREC1	2.9883
\$136,794	\$21,315	\$140,685	\$144,529	0.973	1,519	\$92.62	PREC1	14.3735
\$129,301	\$26,904	\$89,096	\$128,156	0.695	1,788	\$49.83	PREC1	13.4453
\$174,932	\$29,840	\$159,910	\$181,592	0.881	2,028	\$78.85	PREC1	5.0935
\$187,609	\$38,851	\$136,149	\$186,180	0.731	2,248	\$60.56	PREC1	9.8390
\$247,830	\$25,351	\$189,649	\$278,447	0.681	2,480	\$76.47	PREC1	14.8569
\$159,273	\$25,347	\$124,653	\$167,617	0.744	1,960	\$63.60	PREC1	8.5988
\$518,379	\$51,192	\$213,808	\$584,715	0.366	6,251	\$34.20	PREC1	46.4003
\$179,498	\$22,816	\$149,184	\$196,098	0.761	2,776	\$53.74	PREC1	6.8901
\$288,777	\$66,818	\$153,182	\$277,796	0.551	3,382	\$45.29	PREC1	27.8246
\$88,933	\$31,738	\$56,262	\$71,583	0.786	1,224	\$45.97	PREC1	4.3699
\$243,952	\$23,663	\$231,337	\$269,038	0.860	2,667	\$86.74	PREC1	3.0203
\$134,471	\$25,740	\$129,260	\$136,084	0.950	1,469	\$87.99	PREC1	12.0190
\$130,047	\$25,740	\$76,260	\$130,547	0.584	1,624	\$46.96	PREC1	24.5508
\$96,247	\$27,893	\$90,107	\$85,549	1.053	1,020	\$88.34	PREC1	22.3609
\$188,280	\$49,784	\$124,316	\$173,337	0.717	2,210	\$56.25	PREC1	11.2472
\$73,923	\$28,778	\$53,722	\$56,502	0.951	996	\$53.94	PREC1	12.1135
\$70,879	\$23,529	\$58,471	\$59,262	0.987	832	\$70.28	PREC1	15.6994

\$138,324	\$22,797	\$128,453	\$144,589	0.888	1,896	\$67.75	PREC1	5.8733
\$430,001	\$84,684	\$204,566	\$428,531	0.477	3,456	\$59.19	PREC1	35.2299
\$352,764	\$115,429	\$163,571	\$297,040	0.551	3,130	\$52.26	PREC1	27.8996
\$169,864	\$38,020	\$156,480	\$165,011	0.948	1,104	\$141.74	PREC1	11.8633
\$165,796	\$34,694	\$175,306	\$164,083	1.068	1,310	\$133.82	PREC1	23.8735
\$155,065	\$32,367	\$137,633	\$153,564	0.896	1,234	\$111.53	PREC1	6.6590
\$154,961	\$37,125	\$122,875	\$147,479	0.833	1,008	\$121.90	PREC1	0.3502
\$158,354	\$50,299	\$114,701	\$135,238	0.848	1,099	\$104.37	PREC1	1.8478
\$66,421	\$25,740	\$24,260	\$50,915	0.476	808	\$30.02	PREC1	35.3184
\$117,869	\$41,815	\$79,185	\$95,186	0.832	800	\$98.98	PREC1	0.2228
\$103,552	\$25,740	\$103,160	\$97,387	1.059	1,539	\$67.03	PREC1	22.9616
\$105,832	\$31,981	\$78,019	\$92,429	0.844	1,116	\$69.91	PREC1	1.4429
\$130,018	\$51,212	\$98,688	\$98,631	1.001	864	\$114.22	PREC1	17.0915
\$257,724	\$43,997	\$256,003	\$267,493	0.957	2,000	\$128.00	PREC1	12.7380
\$192,693	\$22,512	\$232,488	\$212,992	1.092	1,816	\$128.02	PREC1	26.1866
\$100,736	\$31,525	\$73,475	\$86,622	0.848	989	\$74.29	PREC1	1.8560
\$96,673	\$18,744	\$81,256	\$97,533	0.833	1,098	\$74.00	PREC1	0.3446
\$107,579	\$34,051	\$76,949	\$92,025	0.836	945	\$81.43	PREC1	0.6509
\$124,664	\$21,446	\$129,354	\$129,184	1.001	1,443	\$89.64	PREC1	17.1651
\$153,796	\$39,778	\$130,222	\$142,701	0.913	1,760	\$73.99	PREC1	8.2887
\$190,920	\$44,583	\$190,417	\$183,150	1.040	1,706	\$111.62	PREC1	21.0011
\$160,114	\$48,584	\$143,416	\$139,587	1.027	1,792	\$80.03	PREC1	19.7766
\$162,654	\$29,039	\$165,961	\$167,228	0.992	1,812	\$91.59	PREC1	16.2759
\$95,678	\$23,230	\$76,670	\$90,673	0.846	1,340	\$57.22	PREC1	1.5897
\$75,076	\$25,740	\$29,260	\$61,747	0.474	1,625	\$18.01	PREC1	35.5798
\$117,627	\$21,533	\$108,467	\$120,268	0.902	1,182	\$91.77	PREC1	7.2213
\$105,618	\$32,454	\$83,746	\$91,569	0.915	1,213	\$69.04	PREC1	8.4897
\$117,904	\$34,221	\$73,779	\$104,735	0.704	1,461	\$50.50	PREC1	12.5228
\$100,105	\$33,627	\$61,373	\$83,202	0.738	1,023	\$59.99	PREC1	9.2022
\$136,014	\$46,448	\$108,552	\$112,098	0.968	1,396	\$77.76	PREC1	13.8705
\$157,560	\$20,738	\$169,162	\$171,242	0.988	2,504	\$67.56	PREC1	15.8191
\$122,591	\$36,489	\$103,511	\$107,762	0.961	1,110	\$93.25	PREC1	13.0885
\$113,902	\$23,695	\$121,305	\$112,900	1.074	1,510	\$80.33	PREC1	24.4782
\$130,326	\$28,778	\$120,322	\$127,094	0.947	1,420	\$84.73	PREC1	11.7052

\$185,637	\$38,248	\$161,752	\$184,467	0.877	2,408	\$67.17	PREC1	4.7197
\$142,326	\$60,547	\$58,203	\$102,352	0.569	1,056	\$55.12	PREC1	26.1008
\$165,537	\$58,637	\$121,363	\$133,792	0.907	1,152	\$105.35	PREC1	7.7435
\$89,589	\$36,402	\$40,598	\$66,567	0.610	1,200	\$33.83	PREC1	21.9783
\$164,001	\$58,913	\$117,087	\$152,967	0.765	1,069	\$109.53	275	6.4223
\$136,951	\$73,388	\$53,612	\$92,523	0.579	992	\$54.04	275	25.0218
\$119,127	\$35,258	\$70,342	\$104,967	0.670	1,704	\$41.28	PREC1	15.9534
\$192,551	\$25,730	\$170,870	\$208,787	0.818	2,128	\$80.30	PREC1	1.1272
\$137,407	\$25,740	\$153,260	\$139,758	1.097	1,355	\$113.11	PREC1	26.6941
\$203,004	\$41,386	\$158,614	\$202,275	0.784	2,355	\$67.35	PREC1	4.5516
\$115,947	\$30,749	\$89,251	\$106,631	0.837	1,748	\$51.06	PREC1	0.7344
\$204,238	\$54,354	\$115,646	\$151,443	0.764	1,356	\$85.28	PREC1	6.6038
\$148,570	\$40,740	\$138,060	\$134,956	1.023	1,248	\$110.63	PREC1	19.3333
\$82,704	\$19,688	\$34,312	\$78,869	0.435	1,027	\$33.41	PREC1	39.4613
\$143,946	\$31,981	\$109,279	\$140,131	0.780	1,536	\$71.15	PREC1	4.9833
\$121,383	\$25,740	\$124,260	\$119,703	1.038	1,716	\$72.41	PREC1	20.8400
\$112,151	\$24,915	\$109,085	\$109,181	0.999	1,404	\$77.70	PREC1	16.9451
\$155,992	\$22,404	\$117,496	\$167,194	0.703	2,270	\$51.76	PREC1	12.6913
\$120,484	\$53,366	\$51,634	\$84,003	0.615	990	\$52.16	PREC1	21.4993
\$160,631	\$40,059	\$131,941	\$150,904	0.874	1,920	\$68.72	PREC1	4.4674
\$134,715	\$19,880	\$125,920	\$143,723	0.876	2,063	\$61.04	PREC1	4.6462
\$13,330,493	\$10,389,142	\$12,874,643				\$75.45		2.2719
		E.C.F. =>	0.807			Std. Deviation=>	0.170275	
		Ave. E.C.F. =>	0.830			Ave. Variance=>	13.4865	Coefficient of Var=>

Used 0.807

Orig ECF 0.909
 Orig Std. Dev. 0.327
 Max ECF 1.400
 Min ECF 0.419

\$57,546	\$18,759	\$86,241	\$48,544	1.777	660	\$130.67	PREC1	94.6872
\$125,762	\$26,885	\$840	\$123,751	0.007	1,836	\$0.46	PREC1	82.2878
\$62,849	\$30,092	\$4,908	\$40,997	0.120	640	\$7.67	PREC1	70.9951
\$188,029	\$51,773	\$98,227	\$170,533	0.576	1,776	\$55.31	PREC1	25.3666
\$82,704	\$19,688	\$25,312	\$78,869	0.321	1,027	\$24.65	PREC1	50.8726
\$203,004	\$41,386	\$163,614	\$202,275	0.809	2,355	\$69.48	PREC1	2.0798
\$69,604	\$32,641	(\$6,641)	\$46,262	(0.144)	720	(\$9.22)	PREC1	97.3219
\$115,492	\$30,734	\$19,266	\$106,080	0.182	1,376	\$14.00	PREC1	64.8048
\$115,492	\$30,734	\$113,266	\$106,080	1.068	1,376	\$82.32	PREC1	23.8075
\$96,247	\$27,893	\$108,007	\$85,549	1.263	1,020	\$105.89	PREC1	43.2844
\$64,243	\$13,749	\$81,251	\$63,196	1.286	1,440	\$56.42	PREC1	45.6023
\$95,181	\$13,251	\$171,749	\$102,541	1.675	1,406	\$122.15	PREC1	84.5270
\$146,240	\$23,196	\$167,804	\$153,998	1.090	1,804	\$93.02	PREC1	25.9989
\$87,044	\$27,952	(\$16,452)	\$73,957	(0.222)	1,742	(\$9.44)	PREC1	105.2118
\$108,141	\$25,747	\$159,253	\$103,121	1.544	1,024	\$155.52	PREC1	71.4660
\$70,433	\$16,861	\$94,139	\$67,049	1.404	988	\$95.28	PREC1	57.4371
\$75,185	\$34,188	\$90,812	\$51,310	1.770	768	\$118.24	PREC1	94.0191
\$69,604	\$32,641	\$67,259	\$46,262	1.454	720	\$93.42	PREC1	62.4219
\$76,200	\$28,778	\$91,222	\$59,352	1.537	725	\$125.82	PREC1	70.7308
\$103,559	\$41,815	\$8,185	\$77,277	0.106	1,458	\$5.61	PREC1	72.3747
\$120,535	\$20,307	\$179,693	\$125,442	1.432	1,417	\$126.81	PREC1	60.2816
\$57,546	\$18,759	\$81,241	\$48,544	1.674	660	\$123.09	PREC1	84.3874
\$77,919	\$25,740	\$104,260	\$65,305	1.596	791	\$131.81	PREC1	76.6834
\$98,684	\$25,175	\$154,825	\$92,001	1.683	1,236	\$125.26	PREC1	85.3192
\$67,856	\$21,839	\$103,161	\$57,593	1.791	672	\$153.51	PREC1	96.1534
\$62,849	\$30,092	\$9,908	\$40,997	0.242	640	\$15.48	PREC1	58.7992

\$138,601	\$43,539	\$176,461	\$118,976	1.483	1,146	\$153.98	PREC1	65.3497
\$171,800	\$75,487	\$169,513	\$120,542	1.406	1,536	\$110.36	PREC1	57.6592
\$128,111	\$39,333	\$165,667	\$111,111	1.491	1,355	\$122.26	PREC1	66.1334
\$89,316	\$29,489	\$128,511	\$74,877	1.716	1,232	\$104.31	PREC1	88.6621
\$93,282	\$22,816	\$149,184	\$88,193	1.692	1,321	\$112.93	PREC1	86.1902
\$107,886	\$25,351	\$31,649	\$103,298	0.306	1,687	\$18.76	PREC1	52.3280
\$86,507	\$16,133	\$110,867	\$88,078	1.259	1,416	\$78.30	PREC1	42.9077
\$104,750	\$25,740	\$121,760	\$98,886	1.231	1,230	\$98.99	PREC1	40.1650
\$123,038	\$31,525	\$141,575	\$114,534	1.236	1,412	\$100.27	PREC1	40.6426
\$101,362	\$25,260	\$124,740	\$95,247	1.310	1,285	\$97.07	PREC1	47.9988
\$140,142	\$28,778	\$186,222	\$139,379	1.336	1,418	\$131.33	PREC1	50.6416
\$132,853	\$32,561	\$157,439	\$125,522	1.254	1,148	\$137.14	PREC1	42.4610
\$135,962	\$28,164	\$166,836	\$134,916	1.237	1,020	\$163.56	PREC1	40.6925
\$90,781	\$18,201	\$121,799	\$90,839	1.341	720	\$169.17	PREC1	51.1164
\$145,969	\$40,432	\$164,568	\$132,086	1.246	1,236	\$133.15	PREC1	41.6247
\$131,150	\$18,677	\$179,823	\$140,767	1.277	1,566	\$114.83	PREC1	44.7784
\$90,868	\$17,275	\$112,725	\$92,106	1.224	1,547	\$72.87	PREC1	39.4191
\$165,763	\$20,873	\$217,127	\$181,339	1.197	2,224	\$97.63	PREC1	36.7688
\$106,274	\$18,129	\$121,871	\$110,319	1.105	1,192	\$102.24	PREC1	27.5048
\$106,879	\$16,840	\$132,160	\$112,690	1.173	1,400	\$94.40	PREC1	34.3114
\$122,715	\$26,219	\$140,781	\$120,771	1.166	1,128	\$124.81	PREC1	33.6020
\$101,534	\$27,893	\$107,107	\$92,166	1.162	840	\$127.51	PREC1	33.2438
\$145,601	\$54,922	\$128,078	\$113,491	1.129	1,223	\$104.72	PREC1	29.8868
\$121,529	\$32,338	\$130,162	\$111,628	1.166	1,118	\$116.42	PREC1	33.6365

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
TWO-STORY		\$28,477	No	//		ALLEGAN PROPER	401
1.5 STORY		\$82,011	No	//		ALLEGAN PROPER	401
TWO-STORY		\$51,773	No	//		ALLEGAN PROPER	401
TWO-STORY		\$19,792	No	//		ALLEGAN PROPER	401
TWO-STORY		\$19,669	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,197	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,248	No	//		ALLEGAN PROPER	401
ONE-STORY		\$26,417	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,351	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,351	No	//		ALLEGAN PROPER	401
TWO-STORY		\$13,251	No	//		ALLEGAN PROPER	401
TWO-STORY		\$13,749	No	//		ALLEGAN PROPER	401
TWO-STORY		\$26,885	No	//		ALLEGAN PROPER	401
ONE-STORY		\$26,904	No	//		ALLEGAN PROPER	401
TWO-STORY		\$21,315	No	//		ALLEGAN PROPER	401
TWO-STORY		\$26,904	No	//		ALLEGAN PROPER	401
TWO-STORY		\$29,840	No	//		ALLEGAN PROPER	401
TWO-STORY		\$30,155	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,351	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,347	No	//		ALLEGAN PROPER	401
TWO-STORY		\$51,192	No	//		ALLEGAN PROPER	401
TWO-STORY		\$22,816	No	//		ALLEGAN PROPER	401
TWO-STORY		\$66,818	No	//		ALLEGAN PROPER	401
TWO-STORY		\$31,738	No	//		ALLEGAN PROPER	401
TWO-STORY		\$23,663	No	//	51-105-165-00	ALLEGAN PROPER	401
TWO-STORY		\$25,740	No	//		ALLEGAN PROPER	401
TWO-STORY		\$25,740	No	//		ALLEGAN PROPER	401
TWO-STORY		\$27,893	No	//		ALLEGAN PROPER	401
TWO-STORY		\$48,884	No	//		ALLEGAN PROPER	401
ONE-STORY		\$28,778	No	//		ALLEGAN PROPER	401
ONE-STORY		\$23,529	No	//		ALLEGAN PROPER	401

TWO-STORY	\$22,797	No	//		ALLEGAN PROPER	401
TWO-STORY	\$66,085	No	//	51-105-231-00	ALLEGAN PROPER	401
TWO-STORY	\$112,332	No	//		ALLEGAN PROPER	401
BI-LEVEL	\$38,020	No	//		ALLEGAN PROPER	401
ONE-STORY	\$34,694	No	//		ALLEGAN PROPER	401
ONE-STORY	\$32,367	No	//		ALLEGAN PROPER	401
ONE-STORY	\$37,125	No	//		ALLEGAN PROPER	401
ONE-STORY	\$50,299	No	//		ALLEGAN PROPER	401
ONE-STORY	\$25,740	No	//		ALLEGAN PROPER	401
ONE-STORY	\$41,815	No	//		ALLEGAN PROPER	401
ONE-STORY	\$25,740	No	//		ALLEGAN PROPER	401
TWO-STORY	\$31,981	No	//		ALLEGAN PROPER	401
ONE-STORY	\$51,212	No	//		ALLEGAN PROPER	401
ONE-STORY	\$41,815	No	//		ALLEGAN PROPER	401
TWO-STORY	\$22,512	No	//		ALLEGAN PROPER	401
TWO-STORY	\$31,525	No	//		ALLEGAN PROPER	401
TWO-STORY	\$18,744	No	//		ALLEGAN PROPER	401
ONE-STORY	\$34,051	No	//		ALLEGAN PROPER	401
TWO-STORY	\$21,446	No	//		ALLEGAN PROPER	401
TWO-STORY	\$34,550	No	//		ALLEGAN PROPER	401
1.5 STORY	\$44,583	No	//		ALLEGAN PROPER	401
TWO-STORY	\$48,584	No	//		ALLEGAN PROPER	401
TWO-STORY	\$29,039	No	//		ALLEGAN PROPER	401
TWO-STORY	\$23,230	No	//		ALLEGAN PROPER	401
TWO-STORY	\$25,740	No	//		ALLEGAN PROPER	401
TWO-STORY	\$21,533	No	//		ALLEGAN PROPER	401
TWO-STORY	\$32,454	No	//		ALLEGAN PROPER	401
TWO-STORY	\$32,345	No	//		ALLEGAN PROPER	401
TWO-STORY	\$33,627	No	//		ALLEGAN PROPER	401
TWO-STORY	\$46,448	No	//		ALLEGAN PROPER	401
TWO-STORY	\$20,349	No	//		ALLEGAN PROPER	401
ONE-STORY	\$36,489	No	//		ALLEGAN PROPER	401
TWO-STORY	\$23,695	No	//		ALLEGAN PROPER	401
TWO-STORY	\$28,778	No	//		ALLEGAN PROPER	401

TWO-STORY	\$36,587	No	//		ALLEGAN PROPER	401
ONE-STORY	\$60,547	No	//		ALLEGAN PROPER	401
ONE-STORY	\$56,620	No	//		ALLEGAN PROPER	401
ONE-STORY	\$36,402	No	//		ALLEGAN PROPER	401
ONE-STORY	\$56,138	No	//		RIVERVIEW ADDITION	401
ONE-STORY	\$56,138	No	//		RIVERVIEW ADDITION	401
TWO-STORY	\$34,755	No	//		ALLEGAN PROPER	401
TWO-STORY	\$25,730	No	//		ALLEGAN PROPER	401
TWO-STORY	\$25,740	No	//		ALLEGAN PROPER	401
TWO-STORY	\$41,386	No	//		ALLEGAN PROPER	401
TWO-STORY	\$28,778	No	//		ALLEGAN PROPER	401
1.5 STORY	\$54,354	No	//	51-280-152-00	ALLEGAN PROPER	401
TWO-STORY	\$35,346	No	//		ALLEGAN PROPER	401
TWO-STORY	\$19,688	No	//		ALLEGAN PROPER	401
TWO-STORY	\$31,981	No	//		ALLEGAN PROPER	401
TWO-STORY	\$25,740	No	//		ALLEGAN PROPER	401
TWO-STORY	\$24,915	No	//		ALLEGAN PROPER	401
TWO-STORY	\$22,404	No	//		ALLEGAN PROPER	401
ONE-STORY	\$53,366	No	//		ALLEGAN PROPER	401
TWO-STORY	\$40,059	No	//		ALLEGAN PROPER	401
TWO-STORY	\$19,484	No	//		ALLEGAN PROPER	401

16.25529177

ONE-STORY	\$18,759	No	//	ALLEGAN PROPER	401
TWO-STORY	\$26,885	No	//	ALLEGAN PROPER	401
ONE-STORY	\$30,092	No	//	ALLEGAN PROPER	401
TWO-STORY	\$51,773	No	//	ALLEGAN PROPER	401
TWO-STORY	\$19,688	No	//	ALLEGAN PROPER	401
TWO-STORY	\$41,386	No	//	ALLEGAN PROPER	401
ONE-STORY	\$32,641	No	//	ALLEGAN PROPER	401
TWO-STORY	\$30,734	No	//	ALLEGAN PROPER	401
TWO-STORY	\$30,734	No	//	ALLEGAN PROPER	401
TWO-STORY	\$27,893	No	//	ALLEGAN PROPER	401
TWO-STORY	\$13,749	No	//	ALLEGAN PROPER	401
TWO-STORY	\$13,251	No	//	ALLEGAN PROPER	401
TWO-STORY	\$19,792	No	//	ALLEGAN PROPER	401
ONE-STORY	\$25,740	No	//	ALLEGAN PROPER	401
TWO-STORY	\$25,253	No	//	ALLEGAN PROPER	401
TWO-STORY	\$16,861	No	//	ALLEGAN PROPER	401
ONE-STORY	\$34,188	No	//	ALLEGAN PROPER	401
ONE-STORY	\$32,641	No	//	ALLEGAN PROPER	401
ONE-STORY	\$28,778	No	//	ALLEGAN PROPER	401
ONE-STORY	\$41,815	No	//	ALLEGAN PROPER	401
TWO-STORY	\$20,307	No	//	ALLEGAN PROPER	401
ONE-STORY	\$18,759	No	//	ALLEGAN PROPER	401
TWO-STORY	\$25,740	No	//	ALLEGAN PROPER	401
ONE-STORY	\$25,175	No	//	ALLEGAN PROPER	401
ONE-STORY	\$21,839	No	//	ALLEGAN PROPER	401
ONE-STORY	\$30,092	No	//	ALLEGAN PROPER	401

ONE-STORY	\$43,539	No	//	ALLEGAN PROPER	401
ONE-STORY	\$68,012	No	//	ALLEGAN PROPER	401
TWO-STORY	\$34,254	No	//	ALLEGAN PROPER	401
TWO-STORY	\$29,489	No	//	ALLEGAN PROPER	401
TWO-STORY	\$22,816	No	//	ALLEGAN PROPER	401
TWO-STORY	\$25,351	No	//	ALLEGAN PROPER	401
TWO-STORY	\$16,133	No	//	ALLEGAN PROPER	401
ONE-STORY	\$25,740	No	//	ALLEGAN PROPER	401
TWO-STORY	\$31,525	No	//	ALLEGAN PROPER	401
TWO-STORY	\$25,260	No	//	ALLEGAN PROPER	401
TWO-STORY	\$28,778	No	//	ALLEGAN PROPER	401
TWO-STORY	\$24,845	No	//	ALLEGAN PROPER	401
BI-LEVEL	\$28,164	No	//	ALLEGAN PROPER	401
BI-LEVEL	\$18,201	No	//	ALLEGAN PROPER	401
ONE-STORY	\$40,432	No	//	ALLEGAN PROPER	401
TWO-STORY	\$18,677	No	//	ALLEGAN PROPER	401
TWO-STORY	\$16,673	No	//	ALLEGAN PROPER	401
TWO-STORY	\$20,873	No	//	ALLEGAN PROPER	401
TWO-STORY	\$18,129	No	//	ALLEGAN PROPER	401
TWO-STORY	\$16,840	No	//	ALLEGAN PROPER	401
1.5 STORY	\$22,291	No	//	ALLEGAN PROPER	401
ONE-STORY	\$27,893	No	//	ALLEGAN PROPER	401
TWO-STORY	\$54,422	No	//	ALLEGAN PROPER	401
ONE-STORY	\$32,338	No	//	ALLEGAN PROPER	401

Building Depr.

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400 - Summit Estates 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
51-400-006-00	128 SUMMIT DR	09/18/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$73,300	37.59	
51-400-015-00	185 SUMMIT DR	07/08/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,800	45.90	
51-400-018-00	167 SUMMIT DR	02/08/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$87,500	33.02	
51-400-019-00	161 SUMMIT DR	08/14/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$83,200	40.99	
51-400-020-00	155 SUMMIT DR	06/30/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,100	44.81	
51-400-027-00	113 SUMMIT DR	06/14/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,600	33.77	
Totals:			\$1,288,000			\$1,288,000	\$502,500		
								Sale. Ratio =>	39.01
								Std. Dev. =>	5.47

51-400-010-00	152 SUMMIT DR	01/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,200	29.68
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$186,361	\$40,104	\$154,896	\$150,161	1.032	966	\$160.35	400	10.0786
\$244,985	\$62,095	\$137,905	\$187,772	0.734	1,319	\$104.55	400	19.6318
\$259,013	\$42,914	\$222,086	\$221,868	1.001	2,016	\$110.16	400	7.0239
\$212,862	\$43,090	\$159,910	\$174,304	0.917	1,320	\$121.14	400	1.3325
\$236,874	\$44,822	\$165,178	\$197,179	0.838	1,212	\$136.29	400	9.3038
\$200,574	\$41,630	\$173,370	\$163,187	1.062	992	\$174.77	400	13.1656
\$1,340,669		\$1,013,345	\$1,094,470			\$134.54		0.4868
			E.C.F. =>	0.926		Std. Deviation=>	0.12633215	
			Ave. E.C.F. =>	0.931		Ave. Variance=>	10.0894	Coefficient of Var=>

Used 0.926

Orig ECF 0.968
 Orig Std. Dev. 0.164
 Max ECF 1.214
 Min ECF 0.722

\$205,101 \$39,921 \$210,079 \$169,589 1.239 1,068 \$196.70 400 30.8006

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
BI-LEVEL		\$38,084	No	//		SUMMIT	401	79
ONE-STORY		\$59,966	No	//		SUMMIT	401	84
TWO-STORY		\$40,501	No	//		SUMMIT	401	87
ONE-STORY		\$40,501	No	//		SUMMIT	401	83
ONE-STORY		\$40,501	No	//		SUMMIT	401	86
BI-LEVEL		\$39,125	No	//		SUMMIT	401	83

10.84009413

ONE-STORY		\$38,084	No	//		SUMMIT	401	82
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Apartments 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-115-001-00	134 DEPOT HILL CT	04/16/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$60,100	42.32
51-115-005-00	126 DEPOT HILL CT	03/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,700	39.13
51-115-007-00	122 DEPOT HILL CT	04/09/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,100	43.09
51-115-009-00	118 DEPOT HILL CT	08/19/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$12,800	7.80
51-115-010-00	116 DEPOT HILL CT	08/31/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$12,800	7.53
51-115-020-00	107 DEPOT HILL CT	09/04/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$76,700	40.58
51-270-009-00	134 IDA ST	01/22/21	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$16,000	35.56
51-280-087-01	140 GRAND ST	12/03/20	\$130,000	MLC	31-SPLIT IMPROVED	\$130,000	\$0	0.00
51-300-095-00	1297 32ND ST	10/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,300	36.43
51-305-052-01	315 HUBBARD ST	07/08/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$41,100	27.40
51-305-113-00	320 SPRUCE ST	05/28/21	\$95,000	WD	03-ARM'S LENGTH	\$90,000	\$21,800	24.22
51-305-168-00	133 MARSHALL ST	12/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$141,500	35.38
51-310-019-00	805 MARSHALL ST	12/11/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,400	30.96
51-335-011-00	823 HIGHBANKS DR	06/03/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,000	38.24
51-335-020-00	830 HIGHBANKS DR	06/15/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$62,100	36.85
51-335-032-00	802 HIGHBANKS DR	04/27/21	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$67,600	42.65
51-335-033-00	801 HIGHBANKS DR	01/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,900	39.39
Totals:			\$3,027,000			\$3,022,000	\$964,900	
							Sale. Ratio =>	31.93
							Std. Dev. =>	13.47

51-170-066-00	414 RUSSELL ST	02/17/21	\$300,000	WD	19-MULTI PARCEL ARM'S	\$300,000	\$31,900	10.63
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51-305-173-00	120 MARSHALL ST	08/10/21	\$618,617	CD	19-MULTI PARCEL ARM'S	\$618,617	\$105,900	17.12
51-205-031-00	138 WATER ST	06/08/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$8,400	12.92
51-310-026-00	919 MARSHALL ST	02/09/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,700	36.16
51-251-006-00	324 EASTERN AVE	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$27,000	15.00
51-305-095-00	500 LINN ST	04/09/21	\$175,000	WD	19-MULTI PARCEL ARM'S	\$175,000	\$78,800	45.03
51-335-015-00	844 Highbanks DR	02/28/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$74,800	37.59

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$137,930	\$26,800	\$115,200	\$124,168	0.928	1,135	\$101.50	DH1	12.0877
\$142,452	\$26,800	\$123,200	\$129,220	0.953	1,135	\$108.55	DH1	14.6510
\$164,910	\$26,800	\$138,200	\$154,313	0.896	1,238	\$111.63	DH1	8.8682
\$168,218	\$29,284	\$134,716	\$155,234	0.868	1,130	\$119.22	DH1	6.0926
\$177,798	\$29,284	\$140,716	\$165,937	0.848	1,235	\$113.94	DH1	4.1105
\$188,419	\$26,800	\$162,200	\$180,580	0.898	1,186	\$136.76	DH1	9.1316
\$55,694	\$23,378	\$21,622	\$42,188	0.513	3,430	\$6.30	COMM	29.4386
\$144,352	\$7,214	\$122,786	\$179,031	0.686	3,577	\$34.33	COMM	12.1066
\$295,749	\$88,075	\$211,925	\$271,115	0.782	4,764	\$44.48	COMM	2.5222
\$163,392	\$10,840	\$139,160	\$199,154	0.699	2,708	\$51.39	COMM	10.8146
\$99,025	\$10,654	\$79,346	\$115,367	0.688	960	\$82.65	COMM	11.9130
\$383,111	\$73,765	\$326,235	\$403,846	0.808	4,240	\$76.94	COMM	0.0919
\$266,940	\$58,385	\$191,615	\$272,265	0.704	1,180	\$162.39	COMM	10.3120
\$172,991	\$31,200	\$138,800	\$167,999	0.826	1,116	\$124.37	335.I	1.9295
\$165,631	\$31,200	\$137,300	\$159,278	0.862	1,126	\$121.94	335.I	5.5111
\$170,634	\$31,200	\$127,300	\$152,221	0.836	1,138	\$111.86	335.O	2.9385
\$178,736	\$31,200	\$148,800	\$161,066	0.924	1,138	\$130.76	335.O	11.6946

\$3,075,982 **\$2,459,121** **\$3,032,981** **\$96.41** **0.3892**

E.C.F. => **0.811** Std. Deviation=> **0.11567981**
Ave. E.C.F. => **0.807** Ave. Variance=> **9.0714** Coefficient of Var=>

Used **0.811**

Orig ECF 0.812
Orig Std. Dev. 0.268
Max ECF 1.214
Min ECF 0.410

\$103,272 \$26,820 \$273,180 \$99,807 2.737 0 #DIV/0! COMM 193.0187

\$376,650	\$72,865	\$545,752	\$379,954	1.436	2,409	\$226.55	COMM	62.9461
\$24,306	\$10,011	\$54,989	\$18,662	2.947	816	\$67.39	COMM	213.9693
\$118,513	\$49,605	\$140,395	\$89,958	1.561	540	\$259.99	COMM	75.3767
\$127,267	\$73,537	\$106,463	\$70,144	1.518	2,700	\$39.43	COMM	71.0885
\$301,612	\$54,450	\$120,550	\$322,666	0.374	2,160	\$55.81	COMM	43.3295
\$188,315	\$31,200	\$167,800	\$171,523	0.978	1,277	\$131.40	335.0	17.1393

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401
		\$23,378	No	//		COMMERCIAL	201
		\$4,470	No	//		COMMERCIAL	201
TWO-STORY		\$83,132	No	//		COMMERCIAL	201
		\$6,884	No	//		COMMERCIAL	201
		\$6,303	No	//		COMMERCIAL	201
		\$26,105	No	//		COMMERCIAL	201
		\$24,272	No	//		COMMERCIAL	201
ONE-STORY		\$31,200	No	//		HIGHBANKS CONDOS	401
ONE-STORY		\$31,200	No	//		HIGHBANKS CONDOS	401
ONE-STORY		\$31,200	No	//		HIGHBANKS CONDOS	401
ONE-STORY		\$31,200	No	//		HIGHBANKS CONDOS	401

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\$26,820 No // 51-170-064-00 COMMERCIAL 201

	\$31,201	No	/ /	51-305-175-00, 51-305-176-00	COMMERCIAL	201
	\$7,510	No	/ /		COMMERCIAL	201
	\$25,479	No	/ /		COMMERCIAL	201
	\$59,936	No	/ /		COMMERCIAL	201
	\$39,917	No	/ /	51-305-096-00	COMMERCIAL	201
ONE-STORY	\$31,200	No	/ /		HIGHBANKS CONDOS	401

Building Depr.

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Commercial - CBD 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-105-202-00	208 TROWBRIDGE ST	03/30/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,600	49.50
51-105-204-00	224 TROWBRIDGE ST	10/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,100	45.04
51-105-215-00	119 LOCUST ST	02/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,700	36.70
51-105-218-00	115 LOCUST ST	02/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$60,300	30.15
51-105-219-10	125 LOCUST ST	07/20/20	\$310,500	WD	19-MULTI PARCEL ARM'S	\$310,500	\$149,800	48.24
51-105-223-00	109 LOCUST ST	10/02/20	\$425,000	WD	19-MULTI PARCEL ARM'S	\$425,000	\$227,900	53.62
51-205-001-00	200 LOCUST ST	08/12/20	\$203,200	MLC	03-ARM'S LENGTH	\$127,400	\$67,100	52.67
51-205-002-00	128 LOCUST ST	04/17/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$54,100	69.36
51-205-025-00	118 BRADY ST	03/31/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,400	33.85
51-305-041-00	239 HUBBARD ST	08/25/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$81,500	27.35
51-305-043-00	241 HUBBARD ST	09/01/20	\$175,000	WD	03-ARM'S LENGTH	\$164,000	\$65,000	30.53
51-305-045-00	243 HUBBARD ST	10/30/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$57,900	52.64
Totals:			\$2,424,700			\$2,337,900	\$1,017,400	
							Sale. Ratio =>	43.52
							Std. Dev. =>	11.94

51-205-041-00	400 WATER ST	01/14/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$36,400	18.67
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$96,168	\$12,959	\$67,041	\$141,995	0.472	2,868	\$23.38	205	11.8850
\$248,948	\$20,149	\$219,851	\$390,442	0.563	6,135	\$35.84	205	2.7904
\$90,770	\$10,310	\$89,690	\$137,304	0.653	1,674	\$53.58	205	6.2237
\$121,254	\$11,560	\$188,440	\$187,191	1.007	4,112	\$45.83	205	41.5685
\$316,528	\$27,640	\$282,860	\$469,399	0.603	10,320	\$27.41	205	1.1613
\$509,800	\$32,493	\$392,507	\$780,744	0.503	11,829	\$33.18	205	8.8252
\$158,333	\$15,638	\$111,762	\$243,507	0.459	4,007	\$27.89	205	13.2018
\$83,733	\$11,791	\$66,209	\$122,768	0.539	3,090	\$21.43	205	5.1684
\$169,104	\$31,485	\$173,515	\$234,845	0.739	4,582	\$37.87	205	14.7863
\$207,706	\$29,005	\$268,995	\$304,951	0.882	2,258	\$119.13	205	29.1107
\$203,556	\$30,706	\$133,294	\$294,966	0.452	2,717	\$49.06	205	13.9090
\$240,432	\$31,488	\$78,512	\$356,420	0.220	1,774	\$44.26	205	37.0707
\$2,446,332		\$2,072,676	\$3,664,531			\$43.24		2.5382
			E.C.F. =>	0.566		Std. Deviation=>	0.2095388	
			Ave. E.C.F. =>	0.591		Ave. Variance=>	15.4751	Coefficient of Var=>

Used 0.566

Orig ECF 0.595
 Orig Std. Dev. 0.335
 Max ECF 1.098
 Min ECF 0.092

\$87,517	\$22,589	\$172,411	\$110,799	1.556	2,000	\$86.21	205	96.5089
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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
		\$12,959	No	//
		\$20,149	No	//
		\$10,310	No	//
		\$11,560	No	//
		\$27,640	No	//
		\$32,493	No	//
		\$15,638	No	//
		\$11,791	No	//
		\$23,830	No	//
		\$29,005	No	//
		\$30,706	No	//
		\$31,406	No	//

26.18518931

\$22,413 No //

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
51-105-219-00	COM BUSINESS DISTRICT	201	0
51-205-005-00, 51-105-223-88, 51-105-223-99, 51-205-005-88, 51-205-005-99	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0
51-305-045-88, 51-305-045-99	COM BUSINESS DISTRICT	201	0
	COM BUSINESS DISTRICT	201	0

	COM BUSINESS DISTRICT	201	0
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DH1 - Depot Hill Condos 2023**ECF Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-115-001-00	134 DEPOT HILL CT	04/16/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$60,100	42.32
51-115-005-00	126 DEPOT HILL CT	03/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,700	39.13
51-115-007-00	122 DEPOT HILL CT	04/09/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,100	43.09
51-115-009-00	118 DEPOT HILL CT	08/19/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$12,800	7.80
51-115-010-00	116 DEPOT HILL CT	08/31/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$12,800	7.53
51-115-020-00	107 DEPOT HILL CT	09/04/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$76,700	40.58
Totals:			\$980,000			\$980,000	\$292,200	
							Sale. Ratio =>	29.82
							Std. Dev. =>	17.41

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$140,538	\$26,800	\$115,200	\$124,168	0.928	1,135	\$101.50	DH1	2.9304
\$145,166	\$26,800	\$123,200	\$129,221	0.953	1,135	\$108.55	DH1	5.4939
\$168,151	\$26,800	\$138,200	\$154,313	0.896	1,238	\$111.63	DH1	0.2889
\$171,478	\$29,284	\$134,716	\$155,234	0.868	1,130	\$119.22	DH1	3.0643
\$181,282	\$29,284	\$140,716	\$165,937	0.848	1,235	\$113.94	DH1	5.0460
\$192,211	\$26,800	\$162,200	\$180,580	0.898	1,186	\$136.76	DH1	0.0252
\$998,826		\$814,232	\$909,452			\$115.27		0.3170
			E.C.F. =>	0.895		Std. Deviation=>	0.03839427	
			Ave. E.C.F. =>	0.898		Ave. Variance=>	2.8081	Coefficient of Var=>

Used **0.895**

Orig ECF 0.895

Orig Std. Dev. 0.038

Max ECF 0.953

Min ECF 0.837

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401	83
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401	82
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401	94
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401	98
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401	98
ONE-STORY		\$26,800	No	//		DEPOT HILL CONDO	401	82

3.125436124

General Commercial 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-270-009-00	134 IDA ST	01/22/21	\$45,000	MLC	03-ARM'S LENGTH	\$45,000	\$16,000	35.56
51-280-087-01	140 GRAND ST	12/03/20	\$130,000	MLC	31-SPLIT IMPROVED	\$130,000	\$0	0.00
51-300-095-00	1297 32ND ST	10/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,300	36.43
51-305-052-01	315 HUBBARD ST	07/08/21	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$41,100	27.40
51-305-113-00	320 SPRUCE ST	05/28/21	\$95,000	WD	03-ARM'S LENGTH	\$90,000	\$21,800	24.22
51-305-168-00	133 MARSHALL ST	12/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$141,500	35.38
51-310-019-00	805 MARSHALL ST	12/11/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,400	30.96
Totals:			\$1,370,000			\$1,365,000	\$407,100	
							Sale. Ratio =>	29.82
							Std. Dev. =>	12.81

51-305-173-00	120 MARSHALL ST	08/10/21	\$618,617	CD	19-MULTI PARCEL ARM'	\$618,617	\$105,900	17.12
51-170-066-00	414 RUSSELL ST	02/17/21	\$300,000	WD	19-MULTI PARCEL ARM'	\$300,000	\$31,900	10.63
51-205-031-00	138 WATER ST	06/08/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$8,400	12.92
51-305-095-00	500 LINN ST	04/09/21	\$175,000	WD	19-MULTI PARCEL ARM'	\$175,000	\$78,800	45.03
51-251-006-00	324 EASTERN AVE	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$27,000	15.00

51-310-026-00	919 MARSHALL ST	02/09/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,700	36.16
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$55,694	\$23,378	\$21,622	\$42,188	0.513	3,430	\$6.30	COMM	51.2516
\$144,352	\$7,214	\$122,786	\$179,031	0.686	3,577	\$34.33	COMM	68.5835
\$295,749	\$202,378	\$97,622	\$121,894	0.801	1,920	\$50.84	COMM	80.0874
\$163,392	\$10,840	\$139,160	\$199,154	0.699	2,708	\$51.39	COMM	69.8756
\$99,025	\$10,654	\$79,346	\$115,367	0.688	960	\$82.65	COMM	68.7771
\$383,111	\$73,765	\$326,235	\$403,846	0.808	4,240	\$76.94	COMM	80.7820
\$266,940	\$58,385	\$191,615	\$272,265	0.704	1,180	\$162.39	COMM	70.3781
\$1,408,263		\$978,386	\$1,333,745			\$66.41		3.3941
			E.C.F. =>	0.734		Std. Deviation=>	0.09773805	
			Ave. E.C.F. =>	0.700		Ave. Variance=>	69.9622	Coefficient of Var=>

Used 0.734

Orig ECF 0.741
 Orig Std. Dev. 0.393
 Max ECF 1.331
 Min ECF 0.152

\$376,650	\$72,865	\$545,752	\$379,954	1.436	2,409	\$226.55	COMM	73.6740
\$103,272	\$26,820	\$273,180	\$99,807	2.737	0	#DIV/0!	COMM	203.7466
\$24,306	\$10,011	\$54,989	\$18,662	2.947	816	\$67.39	COMM	224.6973
\$301,612	\$54,450	\$120,550	\$322,666	0.374	2,160	\$55.81	COMM	32.6016
\$127,267	\$73,537	\$106,463	\$70,144	1.518	2,700	\$39.43	COMM	81.8164

\$118,513	\$49,605	\$140,395	\$89,958	1.561	540	\$259.99	COMM	75.9794
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Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
		\$23,378	No	//		COMMERCIAL	201
		\$4,470	No	//		COMMERCIAL	201
TWO-STORY		\$83,132	No	//		COMMERCIAL	201
		\$6,884	No	//		COMMERCIAL	201
		\$6,303	No	//		COMMERCIAL	201
		\$26,105	No	//		COMMERCIAL	201
		\$24,272	No	//		COMMERCIAL	201

		\$31,201	No	//	51-305-175-00, 51-305-176-00	COMMERCIAL	201
		\$26,820	No	//	51-170-064-00	COMMERCIAL	201
		\$7,510	No	//		COMMERCIAL	201
		\$39,917	No	//	51-305-096-00	COMMERCIAL	201
		\$59,936	No	//		COMMERCIAL	201

\$25,479 No

//

COMMERCIAL

201

Building Depr.

0

0

49

0

0

0

0

0

0

0

0

0

335 - Highbanks.I Condos 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-335-011-00	823 Highbanks DR	06/03/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,000	38.24
51-335-020-00	830 Highbanks DR	06/15/21	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$62,100	36.85
Totals:			\$338,500			\$338,500	\$127,100	
							Sale. Ratio =>	37.55
							Std. Dev. =>	0.98

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$172,823	\$31,200	\$138,800	\$167,999	0.826	1,116	\$124.37	335.1	1.7910
\$165,471	\$31,200	\$137,300	\$159,278	0.862	1,126	\$121.94	335.1	1.7910
\$338,294		\$276,100	\$327,276			\$123.15		0.0477
			E.C.F. =>	0.844		Std. Deviation=>	0.02532914	
			Ave. E.C.F. =>	0.844		Ave. Variance=>	1.7910	Coefficient of Var=>

Used 0.844

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
ONE-STORY		\$31,200	No	//		HIGHBANKS CONDOS	401	79
ONE-STORY		\$31,200	No	//		HIGHBANKS CONDOS	401	80

2.121817549

335 - Highbanks.O Condos 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-335-015-00	844 Highbanks DR	02/28/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$74,800	37.59
51-335-032-00	802 Highbanks DR	04/27/21	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$67,600	42.65
51-335-033-00	801 Highbanks DR	01/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,900	39.39
Totals:			\$537,500			\$537,500	\$213,300	
							Sale. Ratio =>	39.68
							Std. Dev. =>	2.57

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$188,315	\$31,200	\$167,800	\$171,523	0.978	1,277	\$131.40	335.0	6.5485
\$170,634	\$31,200	\$127,300	\$152,221	0.836	1,138	\$111.86	335.0	7.6523
\$178,736	\$31,200	\$148,800	\$161,066	0.924	1,138	\$130.76	335.0	1.1038
\$537,685		\$443,900	\$484,809			\$124.67		0.2809
			E.C.F. =>	0.916		Std. Deviation=>	0.0716447	
			Ave. E.C.F. =>	0.913		Ave. Variance=>	5.1015	Coefficient of Var=>

Used 0.916

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
ONE-STORY		\$31,200	No	/ /		HIGHBANKS CONDOS	401	84
ONE-STORY		\$31,200	No	/ /		HIGHBANKS CONDOS	401	79
ONE-STORY		\$31,200	No	/ /		HIGHBANKS CONDOS	401	80

5.588832192

Industrial 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01-035-037-11	1234 LINCOLN RD	04/26/21	XXXXXX	WD	03-ARM'S LENGTH	XXXXXX	CONFIDENTIAL	
01-035-037-20	1226 LINCOLN RD	08/12/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000		
07-009-030-00	2187.5 68TH ST	10/02/20	XXXXXX	WD	03-ARM'S LENGTH	XXXXXX	CONFIDENTIAL	
09-008-017-90	LINCOLN RD	11/02/20	\$362,500	WD	03-ARM'S LENGTH	\$362,500		
09-017-015-00	4510 132ND AVE	06/30/20	\$732,000	WD	03-ARM'S LENGTH	\$732,000		
56-007-008-30	1075 133RD AVE	03/25/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000		
56-050-003-50	114 PINE ST	10/23/20	\$61,000	WD	03-ARM'S LENGTH	\$61,000		
Totals:			\$1,830,500			\$1,830,500	\$0	
							Sale. Ratio =>	0.00
							Std. Dev. =>	#DIV/0!

13-006-018-00	4665 DIVISION AVE	10/12/20	\$565,500	WD	03-ARM'S LENGTH	\$565,500		
51-022-001-35	845 INDUSTRIAL DR	12/01/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$32,200	27.06
51-251-006-00	324 EASTERN AVE	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000		
51-205-031-10	134 WATER ST	10/30/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,500	40.67
09-008-012-00	3392 M-40 HWY	09/15/21	\$910,000	WD	03-ARM'S LENGTH	\$910,000		
55-029-078-00	701 ACRON ST	12/07/21	XXXXXX	WD	03-ARM'S LENGTH	XXXXXX	CONFIDENTIAL	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
#VALUE!	\$311,108	\$528,521						
\$26,705	\$123,295	\$201,051	0.613					
\$35,760	\$114,240	\$189,975	0.601					
\$103,974	\$258,526	\$346,752	0.746					
\$395,225	\$336,775	\$445,931	0.755					
\$228,369	\$296,631	\$393,941	0.753					
\$21,788	\$39,212	\$60,484	0.648					
	\$1,479,787	\$2,166,655		#DIV/0!		1.0796		
		E.C.F. =>	0.683	Std. Deviation=>	0.076212			
		Ave. E.C.F. =>	0.672	Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!	

Used 0.683

\$356,371	\$209,129	\$214,333	0.976					
\$120,722	(\$1,722)	\$0	#DIV/0!	#REF!	IND	#DIV/0!		\$120,722
\$65,021	\$114,979	\$53,730	2.140					
\$11,930	\$63,070	\$44,484	1.418	#REF!	IND	76.9509		\$8,448
\$264,038	\$645,962	\$1,196,333	0.540					
\$23,473	\$101,527	\$88,827	1.143					

Other Parcels in Sale	Land Table	Property Class
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	INDUSTRIAL	302
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	COMMERCIAL	301
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Prec 1-Allegan Proper 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-100-019-00	10 PARK DRIVE CT	12/03/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$71,400	33.84
51-100-029-00	840 ELY ST	10/13/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,800	41.52
51-100-060-00	715 ACADEMY ST	06/30/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$52,500	32.31
51-105-003-00	525 HUBBARD ST	11/12/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,000	46.00
51-105-006-00	602 TROWBRIDGE ST	07/02/20	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$68,100	43.13
51-105-013-00	215 PINE ST	08/11/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$41,800	35.42
51-105-020-00	319 PINE ST	11/17/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$47,200	32.11
51-105-027-00	415 HASTINGS ST	11/24/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$46,900	25.35
51-105-032-00	414 MONROE ST	12/01/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$73,800	37.09
51-105-037-00	437 MONROE ST	06/26/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,000	37.86
51-105-040-00	417 MONROE ST	06/26/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$43,200	29.19
51-105-041-00	415 MONROE ST	10/24/20	\$57,000	LC	03-ARM'S LENGTH	\$57,000	\$45,700	80.18
51-105-042-00	409 MONROE ST	07/06/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$66,000	34.92
51-105-057-00	411 CUTLER ST	07/28/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$37,800	29.76
51-105-061-00	205 N CEDAR ST	08/11/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$41,800	58.06
51-105-070-00	154 PINE ST	02/04/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$28,100	38.49
51-105-073-00	521 TROWBRIDGE ST	07/23/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$50,300	26.61
51-105-074-00	515 TROWBRIDGE ST	05/01/20	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$48,400	33.04
51-105-077-00	103 N CEDAR ST	09/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$40,600	25.06
51-105-080-00	510 HUBBARD ST	07/28/20	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$41,100	35.43
51-105-085-00	536 HUBBARD ST	07/08/21	\$189,750	WD	03-ARM'S LENGTH	\$189,750	\$75,900	40.00
51-105-102-00	426 TROWBRIDGE ST	09/11/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,100	36.06
51-105-114-00	343 CUTLER ST	08/27/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,300	44.33
51-105-115-00	347 CUTLER ST	10/13/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$69,800	29.33
51-105-120-00	334 CUTLER ST	09/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,800	46.53
51-105-127-00	327 MONROE ST	06/26/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$87,100	50.64
51-105-136-00	340 MONROE ST	06/30/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$125,800	57.18
51-105-145-00	410 WALNUT ST	01/29/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$34,200	38.86
51-105-147-00	250 MONROE ST	01/07/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,700	30.54
51-105-162-00	242 CUTLER ST	10/20/21	\$255,000	WD	19-MULTI PARCEL ARM	\$255,000	\$87,700	34.39
51-105-174-00	221 CUTLER ST	04/12/21	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$55,100	27.76

51-105-253-00	126 JAMES ST	10/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,700	37.87
51-105-254-00	320 ELY ST	05/11/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$46,200	45.29
51-120-043-00	204 ADAMS ST	02/07/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$61,900	33.83
51-120-099-00	301 DELANO ST	04/28/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$36,600	31.02
51-120-100-00	311 DELANO ST	11/12/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,600	30.81
51-120-117-00	120 ROBINSON ST	07/31/20	\$174,100	WD	03-ARM'S LENGTH	\$174,100	\$63,600	36.53
51-120-124-00	229 ROBINSON ST	11/09/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$31,500	38.18
51-120-126-00	225 ROBINSON ST	07/15/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$30,400	37.07
51-120-135-00	319 DAVIS ST	08/04/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$60,300	36.11
51-120-139-00	218 RUSSELL ST	08/31/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$55,100	26.88
51-120-155-00	224 WESTERN AVE	07/16/20	\$151,250	WD	03-ARM'S LENGTH	\$151,250	\$41,200	27.24
51-120-164-00	300 DAVIS ST	08/25/20	\$289,250	WD	19-MULTI PARCEL ARM	\$289,250	\$140,000	48.40
51-120-167-00	350 DAVIS ST	01/29/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$155,000	55.56
51-125-014-00	527 ACADEMY ST	06/30/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$72,700	29.67
51-135-006-00	510 DELANO ST	08/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$62,900	30.68
51-135-008-00	181 ARNOLD ST	03/15/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$59,400	27.00
51-135-029-00	476 DELANO ST	09/11/20	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$74,200	38.15
51-135-030-00	478 DELANO ST	09/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,200	37.24
51-135-047-00	134 GOODWIN ST	08/26/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,900	45.82
51-160-020-00	107 ELM ST	12/07/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,100	27.56
51-170-003-00	405 DELANO ST	04/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,200	32.85
51-170-011-00	316 N SHERMAN ST	11/02/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$33,400	66.80
51-170-018-00	306 N SHERMAN ST	11/02/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$32,700	27.02
51-170-029-00	115 HUDSON ST	12/28/20	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$26,200	20.33
51-170-033-00	417 GRANT ST	06/30/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,500	41.36
51-170-043-00	404 ROBINSON ST	07/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,400	31.62
51-170-048-01	418 ROBINSON ST	03/23/21	\$300,000	WD	31-SPLIT IMPROVED	\$300,000	\$0	0.00
51-170-057-00	211 LINCOLN ST	09/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,500	28.21
51-180-009-00	219 WESTERN AVE	01/21/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$47,500	23.75
51-180-022-00	318 ACADEMY ST	03/23/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$78,000	30.59
51-180-042-00	117 JAMES ST	03/02/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$41,100	39.14
51-180-043-00	120 ARBOR ST	08/14/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,500	34.50
51-180-053-20	530 ACADEMY ST	07/09/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$59,200	30.36
51-185-004-00	102 THOMPSON ST	04/09/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$46,100	41.53

51-185-005-00	304 ARBOR ST	06/10/20	\$150,800	WD	03-ARM'S LENGTH	\$150,800	\$52,200	34.62
51-200-011-00	725 RIVER ST	07/10/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,700	30.41
51-200-048-00	208 IDA ST	01/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,000	33.19
51-200-056-00	413 GRAND ST	04/09/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$68,800	35.83
51-200-059-00	345 GRAND ST	08/14/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,300	29.38
51-210-004-00	267 NORTH ST	07/17/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$33,700	33.73
51-210-008-00	110 ALLETT ST	08/12/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$39,200	71.27
51-215-007-00	403 RIVER ST	06/19/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,300	27.15
51-215-010-00	220 NORTH ST	07/16/20	\$116,200	WD	03-ARM'S LENGTH	\$116,200	\$36,500	31.41
51-220-001-00	138 BRIGGS ST	03/11/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,600	40.37
51-220-004-00	114 CHARLES ST	09/07/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,900	44.11
51-220-018-00	113 CHARLES ST	04/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,100	37.48
51-225-011-00	103 DELLA CT	11/25/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,300	41.23
51-225-012-00	102 DELLA CT	01/11/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,600	37.57
51-230-035-00	124 BRIGGS ST	02/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,100	36.62
51-230-043-00	128 BRIGGS ST	10/01/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$37,100	19.53
51-240-009-00	206 CORA ST	05/06/21	\$149,100	WD	03-ARM'S LENGTH	\$149,100	\$56,600	37.96
51-240-014-00	225 IDA ST	10/27/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$61,000	28.37
51-240-017-00	247 IDA ST	10/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,000	40.50
51-240-052-00	129 IDA ST	06/04/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,400	27.00
51-240-054-00	615 N MAIN ST	07/30/20	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$39,100	22.59
51-245-002-00	111 GREEN ST	09/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,900	29.27
51-250-009-11	645 GRAND ST	03/05/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$28,400	28.43
51-251-036-00	234 EASTERN AVE	12/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$45,800	30.74
51-255-008-00	274 LOWE ST	12/28/21	\$118,750	WD	03-ARM'S LENGTH	\$118,750	\$60,000	50.53
51-255-010-00	262 LOWE ST	08/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,600	39.22
51-265-004-00	207 EASTERN AVE	04/17/20	\$77,000	MLC	03-ARM'S LENGTH	\$77,000	\$43,300	56.23
51-280-008-00	400 N MAIN ST	12/16/20	\$105,600	WD	03-ARM'S LENGTH	\$105,600	\$51,800	49.05
51-280-010-00	304 N MAIN ST	12/15/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,100	30.07
51-280-013-00	320 N MAIN ST	09/04/20	\$196,600	WD	03-ARM'S LENGTH	\$196,600	\$59,400	30.21
51-280-028-00	206 RACE ST	09/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$59,900	33.46
51-280-030-00	161 NORTH ST	09/16/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$41,600	28.20
51-280-032-00	310 RIVER ST	06/30/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,100	33.55
51-280-042-00	134 NORTH ST	08/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,200	41.83

51-280-051-00	240 N MAIN ST	10/22/20	\$170,000	WD	19-MULTI PARCEL ARM	\$170,000	\$61,300	36.06
51-280-071-00	120 PARK AVE	06/08/21	\$178,800	WD	03-ARM'S LENGTH	\$178,800	\$64,200	35.91
51-280-074-00	111 RIVER ST	02/24/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$27,700	24.95
51-280-091-00	135 COOK ST	04/28/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$35,900	79.78
51-280-097-00	224 RIVER ST	04/02/20	\$141,260	WD	03-ARM'S LENGTH	\$141,260	\$59,400	42.05
51-280-104-00	432 RIVER ST	07/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,800	35.20
51-280-111-00	102 NORTH ST	02/22/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$51,200	38.21
51-280-124-00	176 S MAIN ST	09/25/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,800	44.89
51-280-131-00	137 PARK AVE	10/05/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,900	43.71
51-280-137-00	139 GRAND ST	03/07/22	\$172,000	OTH	03-ARM'S LENGTH	\$172,000	\$65,800	38.26
51-285-001-00	315 RIVER ST	09/18/20	\$145,800	WD	03-ARM'S LENGTH	\$145,800	\$66,600	45.68
Totals:			\$17,334,660			\$17,334,660	\$6,123,000	
							Sale. Ratio =>	35.32
							Std. Dev. =>	11.22

51-170-019-00	304 N SHERMAN ST	03/09/21	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$8,300	72.17
51-170-062-00	325 GRANT ST	07/16/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$38,600	193.00
51-280-091-00	135 COOK ST	07/16/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$35,900	66.48
51-180-003-01	102 JULIA ST	06/16/20	\$22,500	WD	31-SPLIT IMPROVED	\$22,500	\$0	0.00
51-280-032-00	310 RIVER ST	03/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$67,100	32.73
51-170-034-00	419 GRANT ST	02/16/22	\$105,000	LC	03-ARM'S LENGTH	\$105,000	\$24,700	23.52

51-120-128-00	201 ROBINSON ST	07/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$41,500	83.00
51-120-128-00	201 ROBINSON ST	11/02/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$41,500	28.82
51-120-099-00	301 DELANO ST	02/05/21	\$135,900	WD	03-ARM'S LENGTH	\$135,900	\$36,600	26.93
51-105-070-00	154 PINE ST	03/30/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,100	29.58
51-105-061-00	205 N CEDAR ST	03/31/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$41,800	22.59
51-105-006-00	602 TROWBRIDGE ST	05/21/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$64,300	33.66
51-105-003-00	525 HUBBARD ST	11/12/20	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$69,000	46.00
51-280-080-00	120 GRAND ST	02/04/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$31,700	25.36
51-180-024-00	228 JAMES ST	04/14/21	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$45,000	90.00
51-170-062-00	325 GRANT ST	07/02/21	\$167,150	WD	25-PARTIAL CONSTRUC	\$167,150	\$22,600	13.52
51-170-034-00	419 GRANT ST	01/20/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$24,700	24.70
51-170-032-00	135 HUDSON ST	03/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,700	24.38
51-140-015-00	579 ACADEMY ST	04/01/21	\$40,000	LC	03-ARM'S LENGTH	\$40,000	\$26,400	66.00
51-120-132-00	117 ROBINSON ST	09/07/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$42,700	23.72
51-120-133-00	119 ROBINSON ST	11/18/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,000	23.20
51-120-113-00	208 ROBINSON ST	12/21/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$37,900	23.99
51-105-046-00	416 CUTLER ST	08/06/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$40,400	23.49
51-105-124-00	302 CUTLER ST	06/19/20	\$265,000	CD	03-ARM'S LENGTH	\$265,000	\$271,500	102.45

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$167,722	\$32,858	\$178,142	\$168,791	1.055	1,530	\$116.43	PREC1	15.2873
\$332,157	\$98,629	\$216,371	\$292,275	0.740	2,055	\$105.29	PREC1	16.2228
\$126,504	\$37,313	\$125,187	\$111,628	1.121	1,118	\$111.97	PREC1	21.8937
\$195,994	\$59,738	\$90,262	\$170,533	0.529	1,776	\$50.82	PREC1	37.3234
\$149,284	\$26,240	\$131,660	\$153,998	0.855	1,804	\$72.98	PREC1	4.7578
\$120,781	\$22,695	\$95,305	\$122,761	0.776	1,446	\$65.91	PREC1	12.6180
\$154,588	\$29,073	\$117,927	\$157,090	0.751	1,596	\$73.89	PREC1	15.1830
\$112,026	\$29,632	\$155,368	\$103,121	1.507	1,024	\$151.73	PREC1	60.4125
\$170,651	\$29,132	\$169,868	\$177,120	0.959	1,850	\$91.82	PREC1	5.6529
\$132,753	\$30,481	\$109,519	\$128,000	0.856	1,154	\$94.90	PREC1	4.6909
\$151,497	\$29,251	\$118,749	\$152,999	0.776	1,392	\$85.31	PREC1	12.6383
\$111,786	\$29,251	\$27,749	\$103,298	0.269	1,687	\$16.45	PREC1	63.3896
\$164,386	\$29,251	\$159,749	\$169,130	0.945	1,953	\$81.80	PREC1	4.2006
\$88,989	\$18,615	\$108,385	\$88,078	1.231	1,416	\$76.54	PREC1	32.8036
\$97,219	\$15,289	\$56,711	\$102,541	0.553	1,406	\$40.33	PREC1	34.9468
\$66,358	\$15,864	\$57,136	\$63,196	0.904	1,440	\$39.68	PREC1	0.1574
\$184,876	\$31,021	\$157,979	\$192,559	0.820	3,084	\$51.23	PREC1	8.2110
\$150,522	\$31,043	\$115,457	\$149,536	0.772	1,610	\$71.71	PREC1	13.0423
\$140,073	\$24,594	\$137,406	\$144,529	0.951	1,519	\$90.46	PREC1	4.8187
\$133,440	\$31,043	\$84,957	\$128,156	0.663	1,788	\$47.52	PREC1	23.9610
\$179,523	\$34,431	\$155,319	\$181,592	0.855	2,028	\$76.59	PREC1	4.7208
\$192,248	\$43,490	\$131,510	\$186,180	0.706	2,248	\$58.50	PREC1	19.6168
\$251,730	\$29,251	\$185,749	\$278,447	0.667	2,480	\$74.90	PREC1	23.5437
\$168,975	\$24,085	\$213,915	\$181,339	1.180	2,224	\$96.18	PREC1	27.7114
\$163,173	\$29,247	\$120,753	\$167,617	0.720	1,960	\$61.61	PREC1	18.2116
\$183,008	\$26,326	\$145,674	\$196,098	0.743	2,776	\$52.48	PREC1	15.9662
\$299,057	\$77,098	\$142,902	\$277,796	0.514	3,382	\$42.25	PREC1	38.8113
\$93,816	\$36,621	\$51,379	\$71,583	0.718	1,224	\$41.98	PREC1	18.4775
\$93,434	\$19,841	\$110,159	\$92,106	1.196	1,547	\$71.21	PREC1	29.3471
\$245,473	\$27,303	\$227,697	\$269,038	0.846	2,667	\$85.38	PREC1	5.6187
\$134,023	\$21,550	\$176,950	\$140,767	1.257	1,566	\$112.99	PREC1	35.4513

\$138,431	\$29,700	\$125,300	\$136,084	0.921	1,469	\$85.30	PREC1	1.8229
\$134,007	\$29,700	\$72,300	\$130,547	0.554	1,624	\$44.52	PREC1	34.8703
\$153,973	\$63,294	\$119,706	\$113,491	1.055	1,223	\$97.88	PREC1	15.2239
\$100,538	\$32,184	\$85,816	\$85,549	1.003	1,020	\$84.13	PREC1	10.0589
\$105,825	\$32,184	\$102,816	\$92,166	1.116	840	\$122.40	PREC1	21.3020
\$195,801	\$57,305	\$116,795	\$173,337	0.674	2,210	\$52.85	PREC1	22.8722
\$78,351	\$33,206	\$49,294	\$56,502	0.872	996	\$49.49	PREC1	3.0095
\$74,499	\$27,149	\$54,851	\$59,262	0.926	832	\$65.93	PREC1	2.3048
\$126,145	\$29,649	\$137,351	\$120,771	1.137	1,128	\$121.77	PREC1	23.4758
\$133,381	\$44,603	\$160,397	\$111,111	1.444	1,355	\$118.37	PREC1	54.1043
\$141,831	\$26,304	\$124,946	\$144,589	0.864	1,896	\$65.90	PREC1	3.8383
\$432,406	\$94,850	\$194,400	\$428,531	0.454	3,456	\$56.25	PREC1	44.8883
\$370,045	\$132,710	\$146,290	\$297,040	0.492	3,130	\$46.74	PREC1	41.0034
\$182,263	\$85,950	\$159,050	\$120,542	1.319	1,536	\$103.55	PREC1	41.6931
\$152,189	\$46,652	\$158,348	\$132,086	1.199	1,236	\$128.11	PREC1	29.6295
\$145,299	\$50,237	\$169,763	\$118,976	1.427	1,146	\$148.14	PREC1	52.4338
\$175,714	\$43,870	\$150,630	\$165,011	0.913	1,104	\$136.44	PREC1	1.0320
\$171,134	\$40,032	\$169,968	\$164,083	1.036	1,310	\$129.75	PREC1	13.3342
\$160,045	\$37,347	\$132,653	\$153,564	0.864	1,234	\$107.50	PREC1	3.8700
\$160,672	\$42,836	\$117,164	\$147,479	0.794	1,008	\$116.23	PREC1	10.8083
\$166,092	\$58,037	\$106,963	\$135,238	0.791	1,099	\$97.33	PREC1	11.1601
\$70,381	\$29,700	\$20,300	\$50,915	0.399	808	\$25.12	PREC1	50.3822
\$124,302	\$48,248	\$72,752	\$95,186	0.764	800	\$90.94	PREC1	13.8216
\$107,512	\$29,700	\$99,200	\$97,387	1.019	1,539	\$64.46	PREC1	11.6093
\$110,753	\$36,902	\$73,098	\$92,429	0.791	1,116	\$65.50	PREC1	11.1673
\$137,897	\$59,091	\$90,809	\$98,631	0.921	864	\$105.10	PREC1	1.8170
\$264,157	\$50,430	\$249,570	\$267,493	0.933	2,000	\$124.79	PREC1	3.0469
\$93,581	\$21,001	\$118,999	\$90,839	1.310	720	\$165.28	PREC1	40.7479
\$123,659	\$23,431	\$176,569	\$125,442	1.408	1,417	\$124.61	PREC1	50.5050
\$196,156	\$25,975	\$229,025	\$212,992	1.075	1,816	\$126.12	PREC1	17.2746
\$105,586	\$36,375	\$68,625	\$86,622	0.792	989	\$69.39	PREC1	11.0292
\$99,557	\$21,628	\$78,372	\$97,533	0.804	1,098	\$71.38	PREC1	9.8984
\$140,295	\$32,497	\$162,503	\$134,916	1.204	1,020	\$159.32	PREC1	30.1948
\$112,817	\$39,289	\$71,711	\$92,025	0.779	945	\$75.88	PREC1	12.3271

\$127,964	\$24,746	\$126,054	\$129,184	0.976	1,443	\$87.36	PREC1	7.3245
\$153,796	\$39,778	\$130,222	\$142,701	0.913	1,760	\$73.99	PREC1	1.0026
\$197,779	\$51,442	\$183,558	\$183,150	1.002	1,706	\$107.60	PREC1	9.9700
\$167,588	\$56,058	\$135,942	\$139,587	0.974	1,792	\$75.86	PREC1	7.1361
\$167,121	\$33,506	\$161,494	\$167,228	0.966	1,812	\$89.12	PREC1	6.3186
\$99,251	\$26,803	\$73,097	\$90,673	0.806	1,340	\$54.55	PREC1	9.6369
\$79,036	\$29,700	\$25,300	\$61,747	0.410	1,625	\$15.57	PREC1	49.2791
\$120,940	\$24,846	\$105,154	\$120,268	0.874	1,182	\$88.96	PREC1	2.8195
\$110,611	\$37,447	\$78,753	\$91,569	0.860	1,213	\$64.92	PREC1	4.2491
\$122,880	\$39,197	\$68,803	\$104,735	0.657	1,461	\$47.09	PREC1	24.5600
\$105,278	\$38,800	\$56,200	\$83,202	0.675	1,023	\$54.94	PREC1	22.7058
\$143,160	\$53,594	\$101,406	\$112,098	0.905	1,396	\$72.64	PREC1	0.2096
\$160,691	\$23,869	\$166,031	\$171,242	0.970	2,504	\$66.31	PREC1	6.7045
\$128,204	\$42,102	\$97,898	\$107,762	0.908	1,110	\$88.20	PREC1	0.5937
\$117,548	\$27,341	\$117,659	\$112,900	1.042	1,510	\$77.92	PREC1	13.9627
\$132,853	\$32,561	\$157,439	\$125,522	1.254	1,148	\$137.14	PREC1	35.1749
\$134,754	\$33,206	\$115,894	\$127,094	0.912	1,420	\$81.62	PREC1	0.9351
\$144,570	\$33,206	\$181,794	\$139,379	1.304	1,418	\$128.20	PREC1	40.1786
\$191,265	\$43,876	\$156,124	\$184,467	0.846	2,408	\$64.84	PREC1	5.6174
\$80,628	\$33,206	\$86,794	\$59,352	1.462	725	\$119.72	PREC1	55.9841
\$127,888	\$36,375	\$136,725	\$114,534	1.194	1,412	\$96.83	PREC1	29.1219
\$105,249	\$29,147	\$120,853	\$95,247	1.269	1,285	\$94.05	PREC1	36.6317
\$74,626	\$37,663	\$62,237	\$46,262	1.345	720	\$86.44	PREC1	44.2802
\$106,879	\$16,840	\$132,160	\$112,690	1.173	1,400	\$94.40	PREC1	27.0252
\$151,641	\$69,862	\$48,888	\$102,352	0.478	1,056	\$46.30	PREC1	42.4879
\$174,248	\$67,348	\$112,652	\$133,792	0.842	1,152	\$97.79	PREC1	6.0534
\$95,189	\$42,002	\$34,998	\$66,567	0.526	1,200	\$29.17	PREC1	37.6770
\$124,474	\$40,605	\$64,995	\$104,967	0.619	1,704	\$38.14	PREC1	28.3335
\$109,063	\$20,918	\$119,082	\$110,319	1.079	1,192	\$99.90	PREC1	17.6905
\$196,510	\$29,689	\$166,911	\$208,787	0.799	2,128	\$78.44	PREC1	10.3095
\$141,367	\$29,700	\$149,300	\$139,758	1.068	1,355	\$110.18	PREC1	16.5745
\$108,710	\$29,700	\$117,800	\$98,886	1.191	1,230	\$95.77	PREC1	28.8743
\$209,371	\$47,753	\$152,247	\$202,275	0.753	2,355	\$64.65	PREC1	14.9854
\$120,375	\$35,177	\$84,823	\$106,631	0.795	1,748	\$48.53	PREC1	10.7043

\$210,290	\$62,716	\$107,284	\$151,443	0.708	1,356	\$79.12	PREC1	19.4115
\$154,008	\$46,178	\$132,622	\$134,956	0.983	1,248	\$106.27	PREC1	8.0178
\$73,027	\$19,455	\$91,545	\$67,049	1.365	988	\$92.66	PREC1	46.2822
\$85,733	\$22,717	\$22,283	\$78,869	0.283	1,027	\$21.70	PREC1	61.9993
\$148,867	\$36,902	\$104,358	\$140,131	0.745	1,536	\$67.94	PREC1	15.7811
\$125,343	\$29,700	\$120,300	\$119,703	1.005	1,716	\$70.10	PREC1	10.2458
\$115,984	\$28,748	\$105,252	\$109,181	0.964	1,404	\$74.97	PREC1	6.1483
\$159,439	\$25,851	\$114,049	\$167,194	0.682	2,270	\$50.24	PREC1	22.0391
\$128,694	\$61,576	\$43,424	\$84,003	0.517	990	\$43.86	PREC1	38.5590
\$166,794	\$46,222	\$125,778	\$150,904	0.833	1,920	\$65.51	PREC1	6.9028
\$137,712	\$22,877	\$122,923	\$143,723	0.855	2,063	\$59.58	PREC1	4.7252
\$16,178,758		\$13,161,333	\$14,994,357			\$81.51		2.4774
			E.C.F. =>	0.878		Std. Deviation=>	0.26108	
			Ave. E.C.F. =>	0.903		Ave. Variance=>	20.2861	Coefficient of Var=>

Used 0.878

Orig ECF 0.883
 Orig Std. Dev. 0.419
 Max ECF 1.512
 Min ECF 0.255

\$91,004	\$31,912	(\$20,412)	\$73,957	(0.276)	1,742	(\$11.72)	PREC1	117.8523
\$58,324	\$29,700	(\$9,700)	\$35,825	(0.271)	1,359	(\$7.14)	PREC1	117.3289
\$85,733	\$22,717	\$31,283	\$78,869	0.397	1,027	\$30.46	PREC1	50.5879
\$64,756	\$47,101	(\$24,601)	\$22,096	(1.113)	1,716	(\$14.34)	PREC1	201.5877
\$209,371	\$47,753	\$157,247	\$202,275	0.777	2,355	\$66.77	PREC1	12.5136
\$60,432	\$21,645	\$83,355	\$48,544	1.717	660	\$126.30	PREC1	81.4560

\$120,220	\$35,462	\$14,538	\$106,080	0.137	1,376	\$10.57	PREC1	76.5479
\$120,220	\$35,462	\$108,538	\$106,080	1.023	1,376	\$78.88	PREC1	12.0644
\$100,538	\$32,184	\$103,716	\$85,549	1.212	1,020	\$101.68	PREC1	30.9825
\$66,358	\$15,864	\$79,136	\$63,196	1.252	1,440	\$54.96	PREC1	34.9695
\$97,219	\$15,289	\$169,711	\$102,541	1.655	1,406	\$120.70	PREC1	75.2534
\$149,284	\$26,240	\$164,760	\$153,998	1.070	1,804	\$91.33	PREC1	16.7361
\$195,994	\$59,738	\$90,262	\$170,533	0.529	1,776	\$50.82	PREC1	37.3234
\$80,445	\$39,448	\$85,552	\$51,310	1.667	768	\$111.40	PREC1	76.4816
\$109,992	\$48,248	\$1,752	\$77,277	0.023	1,458	\$1.20	PREC1	87.9855
\$58,324	\$29,700	\$137,450	\$35,825	3.837	1,359	\$101.14	PREC1	293.4203
\$60,432	\$21,645	\$78,355	\$48,544	1.614	660	\$118.72	PREC1	71.1562
\$81,879	\$29,700	\$100,300	\$65,305	1.536	791	\$126.80	PREC1	63.3335
\$67,478	\$34,721	\$5,279	\$40,997	0.129	640	\$8.25	PREC1	77.3763
\$102,557	\$29,048	\$150,952	\$92,001	1.641	1,236	\$122.13	PREC1	73.8234
\$71,216	\$25,199	\$99,801	\$57,593	1.733	672	\$148.51	PREC1	83.0333
\$93,853	\$34,026	\$123,974	\$74,877	1.656	1,232	\$100.63	PREC1	75.3168
\$96,792	\$26,326	\$145,674	\$88,193	1.652	1,321	\$110.28	PREC1	74.9242
\$526,255	\$59,068	\$205,932	\$584,715	0.352	6,251	\$32.94	PREC1	55.0334

Building Style	Land Value
TWO-STORY	\$32,858
1.5 STORY	\$94,629
ONE-STORY	\$37,313
TWO-STORY	\$59,738
TWO-STORY	\$22,836
TWO-STORY	\$22,695
TWO-STORY	\$29,073
TWO-STORY	\$29,138
TWO-STORY	\$29,132
ONE-STORY	\$30,481
TWO-STORY	\$29,251
TWO-STORY	\$29,251
TWO-STORY	\$29,251
TWO-STORY	\$18,615
TWO-STORY	\$15,289
TWO-STORY	\$15,864
TWO-STORY	\$31,021
ONE-STORY	\$31,043
TWO-STORY	\$24,594
TWO-STORY	\$31,043
TWO-STORY	\$34,431
TWO-STORY	\$34,794
TWO-STORY	\$29,251
TWO-STORY	\$24,085
TWO-STORY	\$29,247
TWO-STORY	\$26,326
TWO-STORY	\$77,098
TWO-STORY	\$36,621
TWO-STORY	\$19,239
TWO-STORY	\$27,303
TWO-STORY	\$21,550

TWO-STORY	\$29,700
TWO-STORY	\$29,700
TWO-STORY	\$62,794
TWO-STORY	\$32,184
ONE-STORY	\$32,184
TWO-STORY	\$56,405
ONE-STORY	\$33,206
ONE-STORY	\$27,149
1.5 STORY	\$25,721
TWO-STORY	\$39,524
TWO-STORY	\$26,304
TWO-STORY	\$76,251
TWO-STORY	\$129,613
ONE-STORY	\$78,475
ONE-STORY	\$46,652
ONE-STORY	\$50,237
BI-LEVEL	\$43,870
ONE-STORY	\$40,032
ONE-STORY	\$37,347
ONE-STORY	\$42,836
ONE-STORY	\$58,037
ONE-STORY	\$29,700
ONE-STORY	\$48,248
ONE-STORY	\$29,700
TWO-STORY	\$36,902
ONE-STORY	\$59,091
ONE-STORY	\$48,248
BI-LEVEL	\$21,001
TWO-STORY	\$23,431
TWO-STORY	\$25,975
TWO-STORY	\$36,375
TWO-STORY	\$21,628
BI-LEVEL	\$32,497
ONE-STORY	\$39,289

TWO-STORY	\$24,746
TWO-STORY	\$34,550
1.5 STORY	\$51,442
TWO-STORY	\$56,058
TWO-STORY	\$33,506
TWO-STORY	\$26,803
TWO-STORY	\$29,700
TWO-STORY	\$24,846
TWO-STORY	\$37,447
TWO-STORY	\$37,321
TWO-STORY	\$38,800
TWO-STORY	\$53,594
TWO-STORY	\$23,480
ONE-STORY	\$42,102
TWO-STORY	\$27,341
TWO-STORY	\$24,845
TWO-STORY	\$33,206
TWO-STORY	\$33,206
TWO-STORY	\$42,215
ONE-STORY	\$33,206
TWO-STORY	\$36,375
TWO-STORY	\$29,147
ONE-STORY	\$37,663
TWO-STORY	\$16,840
ONE-STORY	\$69,862
ONE-STORY	\$65,331
ONE-STORY	\$42,002
TWO-STORY	\$40,102
TWO-STORY	\$20,918
TWO-STORY	\$29,689
TWO-STORY	\$29,700
ONE-STORY	\$29,700
TWO-STORY	\$47,753
TWO-STORY	\$33,206

1.5 STORY	\$62,716
TWO-STORY	\$40,784
TWO-STORY	\$19,455
TWO-STORY	\$22,717
TWO-STORY	\$36,902
TWO-STORY	\$29,700
TWO-STORY	\$28,748
TWO-STORY	\$25,851
ONE-STORY	\$61,576
TWO-STORY	\$46,222
TWO-STORY	\$22,481

22.47699743

ONE-STORY	\$29,700
ONE-STORY	\$29,700
TWO-STORY	\$22,717
TWO-STORY	\$43,457
TWO-STORY	\$47,753
ONE-STORY	\$21,645

TWO-STORY	\$35,462
TWO-STORY	\$35,462
TWO-STORY	\$32,184
TWO-STORY	\$15,864
TWO-STORY	\$15,289
TWO-STORY	\$22,836
TWO-STORY	\$59,738
ONE-STORY	\$39,448
ONE-STORY	\$48,248
ONE-STORY	\$29,700
ONE-STORY	\$21,645
TWO-STORY	\$29,700
ONE-STORY	\$34,721
ONE-STORY	\$29,048
ONE-STORY	\$25,199
TWO-STORY	\$34,026
TWO-STORY	\$26,326
TWO-STORY	\$59,068

Prec 3 - South & East Central 2023

ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
51-300-015-00	553 ELY ST	05/13/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,400	49.91
51-300-023-00	601 ELY ST	09/08/20	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$61,500	57.48
51-300-040-00	515 MAPLE ST	06/25/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$10,900	9.01
51-300-043-01	527 MAPLE ST	08/04/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$64,500	32.09
51-300-058-00	215 KNAPP ST	10/06/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$91,800	65.57
51-300-067-11	239 KNAPP ST	08/20/20	\$166,000	WD	31-SPLIT IMPROVED	\$166,000	\$0	0.00
51-300-077-00	643 ELY ST	10/15/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$48,500	35.66
51-300-102-00	547 MARSHALL ST	08/21/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$45,200	27.07
51-300-109-00	630 MARSHALL ST	07/13/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$57,700	33.74
51-300-165-00	176 JACKSON ST	04/08/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,600	39.08
51-300-166-00	200 JACKSON ST	12/17/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$98,800	39.36
51-305-101-00	327 LINN ST	12/18/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,000	33.00
51-305-108-10	313 SPRUCE ST	12/18/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,900	37.42
51-305-111-00	317 SPRUCE ST	10/23/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$29,500	36.92
51-305-114-00	251 LINN ST	04/26/21	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$32,300	36.50
51-305-122-00	334 S CEDAR ST	03/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,200	44.65
51-305-136-00	327 S CEDAR ST	10/16/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$36,900	18.45
51-305-143-00	425 S CEDAR ST	12/15/21	\$123,735	WD	03-ARM'S LENGTH	\$123,735	\$44,000	35.56
51-305-186-00	249 MARSHALL ST	09/08/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$89,000	51.74
51-305-191-00	125 BOND ST	07/02/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$45,700	30.88
51-305-204-00	223 BOND ST	06/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,100	40.88
51-305-212-00	243 BOND ST	04/17/20	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$33,900	26.51
51-305-222-00	325 BOND ST	11/02/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,700	47.70
51-305-237-00	334 HERKIMER ST	07/13/20	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$34,100	27.75
51-305-261-00	415 MARSHALL ST	10/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,300	34.50
51-305-290-00	320 MARSHALL ST	07/16/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,400	40.29
51-305-302-00	246 MARSHALL ST	03/24/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$63,600	30.00
51-310-006-00	640 BROOKSIDE DR	03/19/21	\$195,000	CD	03-ARM'S LENGTH	\$195,000	\$59,000	30.26
51-310-013-00	871 ELY ST	08/17/21	\$262,287	WD	03-ARM'S LENGTH	\$262,287	\$82,400	31.42
51-310-017-00	334 THOMAS ST	08/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,000	43.23
51-330-006-00	252 THOMAS ST	04/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,400	50.27

51-330-007-00	248 THOMAS ST	11/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,000	30.30	
51-350-078-00	220 PARKWAY ST	10/04/21	\$118,450	WD	03-ARM'S LENGTH	\$118,450	\$47,600	40.19	
51-360-003-00	542 MARSHALL ST	03/03/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$81,100	51.01	
51-360-042-50	229 FIFTH ST	03/24/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$47,000	34.31	
51-360-063-00	103 FIFTH ST	09/22/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$60,300	34.86	
51-380-002-00	159 THOMAS ST	07/17/20	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$82,900	40.94	
Totals:			\$5,707,172			\$5,707,172	\$2,050,200		
								Sale. Ratio =>	35.92
								Std. Dev. =>	12.16

51-350-027-01	879 ALLEGAN AVE	10/28/21	\$150,000	WD	31-SPLIT IMPROVED	\$150,000	\$0	0.00
51-300-041-00	523 MAPLE ST	06/26/20	\$20,900	LC	03-ARM'S LENGTH	\$20,900	\$18,700	89.47
51-360-044-00	47 WAYNE ST	02/23/22	\$63,250	WD	03-ARM'S LENGTH	\$63,250	\$41,300	65.30
51-340-002-00	225 KNAPP ST	01/05/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$36,100	27.25
51-305-308-00	210 MARSHALL ST	10/15/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,300	62.89
51-300-070-00	218 KNAPP ST	07/27/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$51,500	33.66
51-300-070-00	218 KNAPP ST	10/28/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,600	28.50
51-305-231-00	537 MARSHALL ST	04/22/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$44,800	29.67
51-305-076-00	309 ELY ST	08/26/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$38,900	25.68
51-305-127-00	135 LINN ST	09/09/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,600	44.24
51-300-172-00	141 THOMAS ST	07/29/20	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$169,600	40.29

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$137,471	\$42,964	\$72,036	\$112,508	0.640	1,302	\$55.33	PREC3	64.0273
\$143,457	\$31,762	\$75,238	\$132,970	0.566	1,581	\$47.59	PREC3	56.5826
\$111,131	\$19,379	\$101,621	\$109,229	0.930	1,008	\$100.81	PREC3	93.0352
\$176,724	\$43,214	\$157,786	\$158,940	0.993	1,374	\$114.84	PREC3	99.2736
\$175,776	\$67,351	\$72,649	\$129,077	0.563	1,671	\$43.48	PREC3	56.2833
\$153,124	\$25,603	\$140,397	\$151,811	0.925	1,609	\$87.26	PREC3	92.4816
\$111,344	\$28,800	\$107,200	\$98,267	1.091	1,263	\$84.88	PREC3	109.0909
\$169,865	\$52,164	\$114,836	\$140,120	0.820	1,372	\$83.70	PREC3	81.9553
\$167,076	\$71,141	\$99,859	\$114,208	0.874	1,728	\$57.79	PREC3	87.4358
\$308,773	\$78,931	\$181,069	\$273,621	0.662	2,228	\$81.27	PREC3	66.1750
\$255,946	\$82,032	\$168,968	\$207,040	0.816	1,540	\$109.72	PREC3	81.6111
\$95,519	\$18,228	\$81,772	\$92,013	0.889	1,274	\$64.19	PREC3	88.8700
\$113,803	\$28,538	\$91,462	\$101,506	0.901	1,280	\$71.45	PREC3	90.1051
\$82,511	\$18,455	\$61,445	\$76,257	0.806	828	\$74.21	PREC3	80.5761
\$85,708	\$25,570	\$62,930	\$71,593	0.879	721	\$87.28	PREC3	87.8998
\$201,995	\$32,325	\$122,675	\$201,988	0.607	1,944	\$63.10	PREC3	60.7338
\$157,545	\$27,743	\$172,257	\$154,526	1.115	1,267	\$135.96	PREC3	111.4743
\$121,326	\$28,291	\$95,444	\$110,756	0.862	1,408	\$67.79	PREC3	86.1751
\$191,915	\$42,936	\$129,064	\$177,356	0.728	2,388	\$54.05	PREC3	72.7712
\$128,392	\$26,012	\$121,988	\$121,881	1.001	1,454	\$83.90	PREC3	100.0878
\$135,857	\$41,660	\$83,340	\$112,139	0.743	1,742	\$47.84	PREC3	74.3183
\$132,870	\$38,926	\$88,974	\$111,838	0.796	1,277	\$69.67	PREC3	79.5561
\$107,379	\$31,969	\$68,031	\$89,774	0.758	1,154	\$58.95	PREC3	75.7805
\$88,735	\$23,732	\$99,168	\$77,385	1.281	948	\$104.61	PREC3	128.1497
\$111,575	\$21,250	\$118,750	\$107,530	1.104	1,428	\$83.16	PREC3	110.4345
\$131,138	\$28,445	\$111,555	\$122,254	0.912	1,992	\$56.00	PREC3	91.2489
\$144,791	\$20,113	\$191,887	\$148,426	1.293	2,272	\$84.46	PREC3	129.2811
\$159,821	\$22,895	\$172,105	\$163,007	1.056	1,300	\$132.39	PREC3	105.5813
\$195,932	\$56,164	\$206,123	\$166,390	1.239	1,780	\$115.80	PREC3	123.8791
\$180,856	\$52,039	\$102,961	\$153,354	0.671	2,050	\$50.22	PREC3	67.1396
\$175,024	\$36,835	\$113,165	\$164,511	0.688	1,327	\$85.28	PREC3	68.7888

\$124,026	\$37,692	\$127,308	\$102,779	1.239	936	\$136.01	PREC3	123.8663
\$126,525	\$40,489	\$77,961	\$102,424	0.761	924	\$84.37	PREC3	76.1161
\$186,286	\$55,033	\$103,967	\$156,254	0.665	2,248	\$46.25	PREC3	66.5374
\$98,643	\$24,450	\$112,550	\$88,325	1.274	1,078	\$104.41	PREC3	127.4271
\$152,552	\$47,100	\$125,900	\$125,538	1.003	1,265	\$99.53	PREC3	100.2883
\$218,975	\$38,088	\$164,412	\$215,342	0.763	1,236	\$133.02	PREC3	76.3494
\$5,560,386		\$4,298,853	\$4,942,937			\$82.72		1.9868
			E.C.F. => 0.870			Std. Deviation=>	0.20955847	
			Ave. E.C.F. => 0.890			Ave. Variance=>	88.9564	Coefficient of Var=>

Used 0.870

Orig ECF 0.891
 Orig Std. Dev. 0.268
 Max ECF 1.293
 Min ECF 0.489

\$70,955	\$15,925	\$134,075	\$65,512	2.047	980	\$136.81	PREC3	204.6575
\$43,912	\$19,560	\$1,340	\$28,990	0.046	1,017	\$1.32	PREC3	4.6222
\$98,478	\$32,623	\$30,627	\$78,399	0.391	1,040	\$29.45	PREC3	39.0656
\$94,034	\$27,252	\$105,248	\$79,502	1.324	1,048	\$100.43	PREC3	132.3835
\$67,457	\$20,819	\$24,181	\$55,521	0.436	1,116	\$21.67	PREC3	43.5526
\$106,626	\$26,316	\$126,684	\$95,607	1.325	964	\$131.41	PREC3	132.5047
\$106,626	\$26,316	\$133,684	\$95,607	1.398	964	\$138.68	PREC3	139.8264
\$103,605	\$20,414	\$130,586	\$99,037	1.319	1,427	\$91.51	PREC3	131.8559
\$109,266	\$27,456	\$124,044	\$93,604	1.325	1,395	\$88.92	PREC3	132.5198
\$132,629	\$30,872	\$54,128	\$121,139	0.447	1,422	\$38.06	PREC3	44.6824
\$386,557	\$83,894	\$337,106	\$360,313	0.936	2,182	\$154.49	PREC3	93.5592

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
1.5 STORY		\$42,675	No	//		SOUTH & EAST CENTRAL	401
1.5 STORY		\$29,210	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$18,810	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$43,214	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$65,388	No	//		SOUTH & EAST CENTRAL	401
1.5 STORY		\$24,488	No	//		SOUTH & EAST CENTRAL	401
1.5 STORY		\$17,974	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$44,556	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$49,147	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$63,962	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$69,094	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$18,228	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$28,538	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$18,133	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$23,409	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$23,409	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$27,743	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$27,473	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$42,736	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$25,429	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$39,150	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$27,122	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$31,969	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$23,732	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$21,250	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$28,445	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$20,113	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$22,895	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$56,164	No	//		SOUTH & EAST CENTRAL	401
TWO-STORY		\$52,039	No	//		SOUTH & EAST CENTRAL	401
ONE-STORY		\$35,091	No	//		SOUTH & EAST CENTRAL	401

ONE-STORY	\$32,490	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$39,218	No	//	SOUTH & EAST CENTRAL	401
TWO-STORY	\$51,827	No	//	SOUTH & EAST CENTRAL	401
TWO-STORY	\$21,829	No	//	SOUTH & EAST CENTRAL	401
TWO-STORY	\$47,100	No	//	SOUTH & EAST CENTRAL	401
TRI-LEVEL	\$38,088	No	//	SOUTH & EAST CENTRAL	401

TWO-STORY	\$15,925	No	//	SOUTH & EAST CENTRAL	401
1.75 STORY	\$18,663	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$29,286	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$27,252	No	//	SOUTH & EAST CENTRAL	401
TWO-STORY	\$20,819	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$24,681	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$24,681	No	//	SOUTH & EAST CENTRAL	401
TWO-STORY	\$20,414	No	//	SOUTH & EAST CENTRAL	401
TWO-STORY	\$25,080	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$30,872	No	//	SOUTH & EAST CENTRAL	401
ONE-STORY	\$46,308	No	//	SOUTH & EAST CENTRAL	401

Building Depr.

64

67

80

98

53

68

69

62

56

79

74

64

71

68

66

76

86

68

61

72

62

69

67

59

59

53

60

75

66

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77

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77

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74

86

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23

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64

43

64

64

59

66

73

76