

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
13-004-016-00	1805 N IRVING RD	04/28/23	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$320,600	62.13	\$710,843	\$224,151	\$291,849	\$586,376	0.498
55-201-009-00	209 W MILL	08/25/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$304,500	59.71	\$698,863	\$88,599	\$421,401	\$735,258	0.573
55-055-009-00	121 E WOODLAWN	12/19/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$139,200	71.38	\$226,528	\$67,236	\$127,764	\$191,918	0.666
55-040-014-00	220 W COLFAX	09/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,300	50.77	\$352,714	\$74,267	\$225,733	\$335,478	0.673
55-001-205-00	502 W STATE	07/15/24	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$108,700	39.96	\$295,031	\$141,946	\$130,054	\$184,440	0.705
55-201-131-00	124 E STATE	09/29/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,700	40.56	\$142,486	\$22,374	\$102,626	\$144,713	0.709
55-001-149-00	505 W APPLE	02/22/24	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$62,500	39.06	\$174,540	\$72,979	\$87,021	\$122,363	0.711
41-023-021-00	611 GRAND RAPIDS	04/24/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$181,100	91.01	\$214,295	\$76,196	\$122,804	\$166,384	0.738
55-140-018-00	1220 W STATE	02/06/25	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$460,700	54.20	\$926,522	\$218,267	\$631,733	\$853,319	0.740
14-027-002-09	3451 N M-37 HWY	12/13/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$801,700	50.11	\$1,686,267	\$536,371	\$1,063,629	\$1,385,417	0.768
55-201-151-00	114 S JEFFERSON	12/09/24	\$320,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$143,400	44.81	\$342,574	\$36,832	\$283,168	\$368,364	0.769
16-020-023-00	11332 W M-179 HWY	10/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,400	53.47	\$313,692	\$125,391	\$174,609	\$226,869	0.770
16-018-012-10	1083 S PATTERSON R	02/02/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$77,200	22.06	\$355,947	\$272,811	\$77,189	\$100,164	0.771
09-013-001-61	4825 FRUIN	07/03/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$187,200	37.44	\$530,204	\$82,314	\$417,686	\$539,627	0.774
41-013-011-00	120 E MAIN ST	01/24/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,900	49.94	\$190,993	\$26,045	\$153,955	\$198,733	0.775
08-031-022-00	2275 MCCANN RD	01/12/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$97,200	24.30	\$409,977	\$98,933	\$301,067	\$374,752	0.803
07-090-016-00	7575 S M43 HWY	12/13/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,100	50.07	\$138,428	\$19,386	\$120,614	\$143,424	0.841
Totals:			\$6,917,000			\$6,917,000	\$3,407,400		\$7,709,904		\$4,732,902	\$6,657,598	
								Sale. Ratio =>	49.26			E.C.F. =>	0.711
								Std. Dev. =>	16.47			Ave. E.C.F. =>	0.723