

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Other Parcels in		Property Class		
																Sale	Land Table			
006-227-128-08	150 LEWIS	02/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$206,701	\$13,299	\$140,713	0.095	2,420	\$5.50	2	38.4815	BANK BRANCH	006-426-377-16,	200.COMMERCIAL	201		
006-426-379-01	170 E SOUTH	02/23/22	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$227,374	\$155,428	\$71,946	\$500,960	0.144	176,000	\$0.41	IND	33.5711	IND LOFT	006-426-377-14	300.INDUSTRIAL	201		
006-335-001-21	3251 BECK	03/16/23	\$345,000	WD	03-ARM'S LENGTH	\$327,300	\$246,395	\$80,905	\$526,384	0.154	7,527	\$10.75	2BECK	32.5627	BANK BRANCH		200.COMMERCIAL	201		
006-327-479-29	151 S WEST	06/28/24	\$120,000	WD	21-NOT USED/OTHER	\$120,000	\$91,891	\$28,109	\$151,195	0.186	2,989	\$9.40	34COR	29.3415	CHURCH		400.RESIDENTIAL NEIGHBORHOODS	201		
006-227-282-10	70 N HOWELL	05/06/22	\$78,352	WD	25-PARTIAL CONSTRUCTION	\$78,352	\$73,180	\$5,172	\$27,242	0.190	6,400	\$0.81	34OLD	28.9470			200.COMMERCIAL	201		
006-126-160-06	73 N BROAD	06/07/22	\$70,000	QC	21-NOT USED/OTHER	\$70,000	\$60,446	\$9,554	\$31,014	0.308	712	\$13.42	34OLD	17.1268	RESTAURANTS		200.COMMERCIAL	201		
006-327-427-08	12 E BACON	08/15/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$106,378	\$58,622	\$188,777	0.311	2,210	\$26.53	34S	16.8791	OFFICE BUILDINGS	006-327-427-09	200.COMMERCIAL	201		
006-126-160-12	45 N BROAD	05/25/22	\$210,000	WD	03-ARM'S LENGTH	\$208,500	\$89,742	\$118,758	\$368,747	0.322	5,146	\$23.08	34OLD	15.7269	SHOP MIXED		200.COMMERCIAL	201		
006-227-285-24	20 N HOWELL	09/28/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$57,694	\$107,306	\$310,052	0.346	5,185	\$20.70	34OLD	13.3236			200.COMMERCIAL	201		
006-327-428-17	12 S HOWELL	01/21/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$69,534	\$80,366	\$231,817	0.347	5,653	\$14.22	34S	13.2647			200.COMMERCIAL	201		
006-227-285-07	34 N HOWELL	03/04/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,242	\$71,758	\$202,869	0.354	2,884	\$24.88	34OLD	12.5611			200.COMMERCIAL	201		
006-227-278-25	96 N BROAD	06/27/22	\$42,000	WD	25-PARTIAL CONSTRUCTION	\$42,000	\$32,361	\$9,639	\$27,208	0.354	5,040	\$1.91	34OLD	12.5052	SHOP MIXED		200.COMMERCIAL	201		
006-126-160-24	55 N BROAD	10/17/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$125,509	\$274,491	\$758,378	0.362	6,186	\$44.37	34OLD	11.7382	BAR		200.COMMERCIAL	201		
006-222-229-24	350 HILLSDALE	05/18/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$136,816	\$39,184	\$104,742	0.374	1,544	\$25.38	2MART	10.5227	RESTAURANTS		200.COMMERCIAL	201		
006-227-235-01	1 W CARLETON	05/05/22	\$375,000	CD	03-ARM'S LENGTH	\$375,000	\$178,555	\$196,445	\$521,608	0.377	2,818	\$69.71	13WAL	10.2712	BANK BRANCH		200.COMMERCIAL	201		
006-426-302-08	51 S HOWELL	01/31/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,935	\$111,065	\$284,818	0.390	5,718	\$19.42	34S	8.9376	SHOP NBHD		200.COMMERCIAL	201		
006-126-207-08	146 STATE	08/23/22	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$16,785	\$46,215	\$116,760	0.396	768	\$60.18	14CHL	8.3516			400.RESIDENTIAL NEIGHBORHOODS	201		
006-227-285-25	22 N HOWELL	09/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$45,942	\$109,058	\$273,921	0.398	3,035	\$35.93	34OLD	8.1190			200.COMMERCIAL	201		
006-126-160-27	75.5 N BROAD	01/09/23	\$75,000	WD	31-SPLIT IMPROVED	\$75,000	\$42,662	\$32,338	\$79,233	0.408	2,553	\$12.67	34OLD	7.1186	OFFICE BUILDINGS		200.COMMERCIAL	201		
006-227-278-26	92 N BROAD	07/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$53,358	\$246,642	\$599,828	0.411	6,213	\$39.70	34OLD	6.8139	SHOP MIXED		200.COMMERCIAL	201		
006-222-377-05	182 W CARLETON	12/15/23	\$290,000	WD	21-NOT USED/OTHER	\$290,000	\$173,606	\$116,394	\$281,014	0.414	5,348	\$21.76	99	6.5133	RESTAURANTS		200.COMMERCIAL	201		
006-126-159-13	52 WILLOW	02/02/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$52,651	\$187,349	\$443,527	0.422	26,429	\$7.09	14N	5.6920	WAREHOUSE STORAGE		300.INDUSTRIAL	201		
006-126-164-16	117 E BACON	12/15/23	\$525,000	WD	31-SPLIT IMPROVED	\$525,000	\$396,946	\$128,054	\$295,819	0.433	63,958	\$2.00	34OLD	4.6448	IND LOFT		200.COMMERCIAL	201		
006-426-328-18	171 E SOUTH	09/23/24	\$0	MLC	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$239,371	\$310,629	\$708,735	0.438	11,711	\$26.52	34S	4.1040	RESTAURANTS	006-426-328-08	200.COMMERCIAL	201		
006-222-376-03	131 W FAYETTE	07/26/24	\$0	MLC	21-NOT USED/OTHER	\$425,000	\$228,432	\$196,568	\$447,861	0.439	5,962	\$32.97	2	4.0422	CHURCH		200.COMMERCIAL	201		
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$99,945	\$265,055	\$603,289	0.439	10,565	\$25.09	34OLD	3.9977			200.COMMERCIAL	201		
006-126-160-07	59 N BROAD	11/08/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,620	\$98,380	\$210,281	0.468	1,652	\$59.55	34OLD	1.1476	OFFICE BUILDINGS		200.COMMERCIAL	201		
006-126-162-13	31 N BROAD	01/09/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$85,878	\$161,122	\$340,136	0.474	5,612	\$28.71	34OLD	0.5628	SHOP MIXED		200.COMMERCIAL	201		
006-126-162-06	27 N BROAD	06/06/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$53,940	\$105,060	\$214,415	0.490	4,380	\$23.99	34OLD	1.0657	SHOP MIXED		200.COMMERCIAL	201		
006-222-101-01	501 W CARLETON	07/12/24	\$1,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,000,000	\$821,555	\$178,445	\$357,832	0.499	198,361	\$0.90	99	1.9357	STORE WHS SHOW	006-015-300-07	200.COMMERCIAL	201		
006-227-282-13	56 N HOWELL	04/09/24	\$33,333	QC	09-FAMILY	\$199,998	\$63,150	\$136,848	\$271,278	0.504	8,640	\$15.84	34OLD	2.5130			200.COMMERCIAL	201		
006-227-285-21	30 N HOWELL	03/28/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$121,224	\$203,776	\$398,039	0.512	15,620	\$13.05	34OLD	3.2623		006-227-285-20,	200.COMMERCIAL	201		
006-227-236-07	49 E CARLETON	05/30/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$126,259	\$113,741	\$221,714	0.513	2,644	\$43.02	99	3.3681	OFFICE BUILDINGS	006-622-026-00	200.COMMERCIAL	201		
006-334-204-20	70 GOODRICH	10/11/23	\$70,000	WD	35-UNDER DURESS	\$70,000	\$39,389	\$30,611	\$59,127	0.518	5,898	\$5.19	34LP	3.8388	CHURCH		400.RESIDENTIAL NEIGHBORHOODS	201		
006-227-285-08	36 N HOWELL	07/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$41,607	\$158,393	\$295,298	0.536	4,450	\$35.59	34OLD	5.7057			200.COMMERCIAL	201		
006-126-160-11	47 N BROAD	06/23/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$80,605	\$159,395	\$289,018	0.552	4,326	\$36.85	34OLD	7.2179			200.COMMERCIAL	201		
006-227-285-05	42 N HOWELL	01/10/23	\$227,800	WD	03-ARM'S LENGTH	\$227,800	\$58,054	\$169,746	\$303,253	0.560	5,475	\$31.00	34OLD	8.0424			200.COMMERCIAL	201		
006-227-285-14	14 N HOWELL	01/10/23	\$435,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$435,000	\$117,189	\$317,811	\$542,465	0.586	8,129	\$39.10	34OLD	10.6538		006-227-285-15	200.COMMERCIAL	201		
006-327-428-18	16 S HOWELL	01/09/23	\$147,000	WD	25-PARTIAL CONSTRUCTION	\$147,000	\$50,854	\$96,146	\$158,363	0.607	2,609	\$36.85	34S	12.7796			200.COMMERCIAL	201		
006-222-377-06	162 LEWIS	10/13/23	\$0	WD	03-ARM'S LENGTH	\$550,000	\$198,635	\$351,365	\$553,371	0.635	9,080	\$38.70	99	15.5627			200.COMMERCIAL	201		
006-127-283-09	49 N HOWELL	04/28/23	\$330,000	WD	13-GOVERNMENT	\$330,000	\$73,066	\$256,934	\$389,247	0.660	11,000	\$23.36	34OLD	18.0753			200.COMMERCIAL	201		
006-426-401-22	300 E BACON	04/10/24	\$650,000	WD	25-PARTIAL CONSTRUCTION	\$650,000	\$211,155	\$438,845	\$618,635	0.709	9,108	\$48.18	MULFM	23.0050	MULTIPLE RESIDENCES		RD/RM.MULTI RESIDENCE ZONING	201		
006-227-282-09	74 N HOWELL	10/02/23	\$465,000	WD	25-PARTIAL CONSTRUCTION	\$465,000	\$91,163	\$373,837	\$496,447	0.753	10,734	\$34.83	34OLD	27.3698			200.COMMERCIAL	201		
006-426-302-01	62 WALDRON	02/20/24	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,078	\$64,922	\$85,452	0.760	1,485	\$43.72	34S	28.0423			200.COMMERCIAL	201		
006-126-160-22	77 N BROAD	06/21/23	\$237,500	LC	26-PARTIAL INTEREST	\$475,000	\$70,650	\$404,350	\$474,641	0.852	6,980	\$57.93	34OLD	37.2580	SHOP MIXED		200.COMMERCIAL	201		
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$118,057	\$134,943	\$144,443	0.934	9,812	\$13.75	1CFW	45.4903	WAREHOUSE STORAGE		200.COMMERCIAL	201		
006-327-326-13	601 HEATHCLIFF	07/26/23	\$0	WD	02-ABATED	\$15,400,000	\$769,186	\$14,630,814	\$17,540,273	0.834	182,236	\$80.28	3	35.4800	MULTIPLE RESIDENCES	006-227-277-32	RD/RM.MULTI RESIDENCE ZONING	201		
006-016-400-27	3275 W CARLETON	10/27/23	\$0	WD	03-ARM'S LENGTH	\$500,000	\$193,436	\$306,564	\$246,961	1.241	4,090	\$74.95	99	76.2019	STORE WHS SHOW		200.COMMERCIAL	201		
Totals:			\$10,631,885			\$28,439,224		\$21,806,969	\$32,437,198			\$28.33		19.2956						
										E.C.F. =>	0.672	Std. Deviation=>		0.21290727						
										Ave. E.C.F. =>	0.479	Ave. Variance=>		15.2862	Coefficient of Var=>		31.89094546			