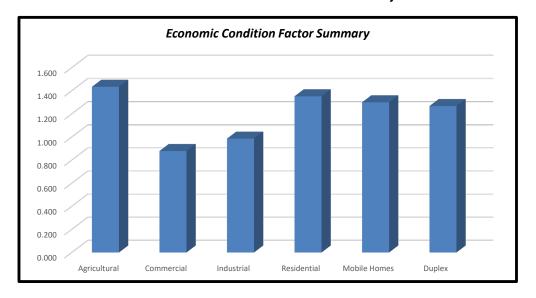
Year	2025
<b>Economic Condition Factors</b>	Summary
Agricultural	1.434
Commercial	0.879
Industrial	0.986
Residential	1.352
Mobile Homes	1.300
Duplex	1.268

2025 Sparta Township Economic Condition Factor Summary



2025
Agricultural Buildings ECF Study

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area Dev. by N	lean (% Building Style	e Use Code
41-05-01-100-016	12831 LONG LAKE DR NW	08/29/23	\$398,000 WD (	03-ARM'S LENGTH	\$398,000	\$170,400	42.81	\$401,906	\$381,465	\$16,535	\$15,381	1.075	ST01 3	1.2472 AGRICULTURAL	AGRICULTURAL
41-05-02-100-070	1380 16 MILE RD NW	01/27/23	\$139,000 WD (	03-ARM'S LENGTH	\$139,000	\$58,200	41.87	\$134,757	\$125,040	\$13,960	\$7,675	1.819	ST01 4	.1290 AGRICULTURAL	AGRICULTURAL
41-05-02-300-007	12795 STEBBINS AVE NW	02/17/23	\$390,000 WD (	03-ARM'S LENGTH	\$390,000	\$162,100	41.56	\$396,109	\$373,084	\$16,916	\$18,187	0.930	ST01 4	3.7414 AGRICULTURAL	AGRICULTURAL
41-05-06-300-017	12756 KENOWA AVE NW	11/14/23	\$320,000 WD (	03-ARM'S LENGTH	\$320,000	\$114,300	35.72	\$325,633	\$286,304	\$33,696	\$29,593	1.139	ST01 2	.8868 AGRICULTURAL	AGRICULTURAL
41-05-11-400-007	11750 STEBBINS AVE NW	12/15/23	\$565,000 WD (	03-ARM'S LENGTH	\$565,000	\$195,500	34.60	\$554,471	\$542,585	\$22,415	\$8,991	2.493	ST01 10	.5552 AGRICULTURAL	AGRICULTURAL
41-05-12-200-040	10 15 MILE RD NW	10/21/22	\$342,500 WD (	03-ARM'S LENGTH	\$342,500	\$121,100	35.36	\$328,774	\$307,034	\$35,466	\$17,392	2.039	ST01 6	.1695 AGRICULTURAL	AGRICULTURAL
41-05-12-451-017	11728 LONG LAKE DR NW	10/03/22	\$375,000 WD (	03-ARM'S LENGTH	\$375,000	\$162,900	43.44	\$375,674	\$345,122	\$29,878	\$24,442	1.222	ST01 1	.5094 AGRICULTURAL	AGRICULTURAL
41-05-15-401-014	379 STATE ST N NW	03/04/24	\$520,000 WD (	03-ARM'S LENGTH	\$520,000	\$270,000	51.92	\$539,114	\$518,344	\$1,656	\$15,759	0.105	ST01 13	2434 AGRICULTURAL	AGRICULTURAL
41-05-17-200-022	3520 14 MILE RD NW	05/13/23	\$520,000 WD (	03-ARM'S LENGTH	\$520,000	\$176,100	33.87	\$493,261	\$435,183	\$84,817	\$43,701	1.941	ST01 5	.3351 AGRICULTURAL	AGRICULTURAL
41-05-17-300-018	3785 13 MILE RD NW	04/26/22	\$199,900 WD (	03-ARM'S LENGTH	\$199,900	\$97,100	48.57	\$204,903	\$193,158	\$6,742	\$9,886	0.682	ST01 7	3.5569 AGRICULTURAL	AGRICULTURAL
41-05-22-279-004	148 KINGS BLVD W NW	09/01/23	\$310,000 WD (	03-ARM'S LENGTH	\$310,000	\$136,500	44.03	\$311,640	\$306,092	\$3,908	\$4,175	0.936	ST01 4	3.1373 AGRICULTURAL	AGRICULTURAL
41-05-24-102-029	720 13 MILE RD NW	08/19/22	\$330,000 WD (	03-ARM'S LENGTH	\$330,000	\$97,500	29.55	\$325,296	\$316,996	\$13,004	\$6,640	1.958	ST01 5	I.0916 AGRICULTURAL	AGRICULTURAL
41-05-25-400-041	335 11 MILE RD NW	11/02/22	\$240,000 WD (	03-ARM'S LENGTH	\$240,000	\$98,600	41.08	\$235,602	\$225,132	\$14,868	\$8,376	1.775	ST01 3	.7553 AGRICULTURAL	AGRICULTURAL
41-05-26-300-015	9552 SPARTA AVE NW	05/12/23	\$335,000 WD (	03-ARM'S LENGTH	\$335,000	\$148,700	44.39	\$335,825	\$330,322	\$4,678	\$4,141	1.130	ST01 2	3.7760 AGRICULTURAL	AGRICULTURAL
41-05-26-476-009	9397 ALPINE AVE NW	06/01/23	\$310,000 WD (	03-ARM'S LENGTH	\$310,000	\$115,300	37.19	\$300,031	\$280,806	\$29,194	\$14,466	2.018	ST01 6	0.0626 AGRICULTURAL	AGRICULTURAL
		Totals:	\$5,294,400		\$5,294,400	\$2,124,300		\$5,262,996		\$327,733	\$228,803			.4860	
						Sale. Ratio =>	40.12				E.C.F. =>	1.434	0.644104567		
						Std. Dev. =>	5.97				Ave. E.C.F. =>	1.418	54.9464 Coefficie	nt of V: 38.7624229	92

## 2025

#### Commercial ECF Study

41-05-14-353-003 94 UNION ST N NW 11/15/22 \$168,000 WD 03-ARM'S LENGTH \$168,000 \$61,100 36.37 \$160,952 \$28,033 \$139,967 \$158,994 0.880 6,327 \$22.12 \$101 16.0952 FRATERNAL \$21 41-05-14-353-001 209 DIVISION ST E NW 01/16/24 \$165,000 WD 03-ARM'S LENGTH \$155,000 \$36,300 22.00 \$80,510 \$10,905 \$154,095 \$79,688 1.939 2,355 \$65.43 \$101 39.87632 LAUNDRY \$11 41-05-14-359-004 91.00m/ST N NW 02/17/23 \$215,000 WD 03-ARM'S LENGTH \$215,000 \$119,300 55.49 \$228,715 \$97,689 \$117,311 1.094 1.024 \$89.90 \$101 37.4818 WHS BACHFERTILZER \$17 41-05-14-452-023 425 DIVISION ST E NW 05/27/22 \$175,000 WD 03-ARM'S LENGTH \$175,000 \$77,700 44.40 \$166,234 \$82,944 \$92,056 \$84,131 1.094 1.024 \$89.90 \$101 14.294 BARBER/BEAUTY \$7 41-05-14-475-002 1.055 13 MILE RD NW 09/21/23 \$75,000 WD 03-ARM'S LENGTH \$75,000 \$40,000 \$320,400 76.80 \$41,422 \$77,429 \$222,571 \$457,599 0.886 1.6519 \$13.47 \$101 11.0740 GAR SERVICE \$35 1.09	9,950 0,965 0,800 4,900 41-05-14-380-021 1,000 5,815 5,906 7,349 9,350
41-05-14-353-003 94 UNION ST N NW 11/16/22 \$168,000 WD 03-ARM/S LENGTH \$168,000 \$61,100 36.37 \$160,952 \$28,033 \$139,967 \$158,994 0.880 6,327 \$22.12 \$101 16.0952 FRATERNAL \$21,000 LP 03-ARM/S LENGTH \$165,000 \$36,300 22.00 \$80,510 \$10,905 \$154,095 \$79,458 1.939 2,355 \$65.43 \$101 39.87632 LAUNDRY \$11,000 \$14.05-14-357-004 \$10,000 \$17,000 \$10,0	0,965 0,800 4,900 1,000 5,815 5,906 7,349
41-05-14-379-004 9 LOOMIS TNW 01/16/24 \$155,000 WD 03-ARM/S LENGTH \$155,000 \$36,300 \$2.00 \$80,510 \$510,905 \$154,095 \$79.458 1.039 \$2,355 \$65,43 \$701 \$98.7632 LAUNDRY \$14.05-14-452-023 425 DIVISION ST E NW 05/27/22 \$175,000 WD 03-ARM/S LENGTH \$155,000 \$77,700 44.40 \$166,234 \$82,944 \$92,056 \$84,131 1.094 1,024 \$89.90 \$701 14.2494 BARBER/FREAUTY \$7.744.05-14-452-023 425 DIVISION ST E NW 05/27/22 \$175,000 WD 03-ARM/S LENGTH \$175,000 \$77,700 44.40 \$166,234 \$82,944 \$92,056 \$84,131 1.094 1,024 \$89.90 \$701 14.2494 BARBER/FREAUTY \$7.744.05-15-478-002 1.055 13 MILE RD NW 09/21/23 \$75,000 WD 03-ARM/S LENGTH \$75,000 \$40,300 \$3.73 \$86,741 \$558,815 \$19,185 \$35,919 0.534 1,200 \$15.99 \$701 11.19740 \$68 SERVICE \$57.447.05-15-478-033 1.25 STATE ST N NW 03/25/23 \$300,000 WD 03-ARM/S LENGTH \$75,000 \$240,000 \$76.80 \$471,422 \$77,429 \$222,577 \$45.00 \$15.99 \$101 11.19740 \$68 SERVICE \$58.40 \$41.05-15-478-034 169 STATE ST N NW 02/04/22 \$170,000 WD 03-ARM/S LENGTH \$170,000 \$84,000 49.41 \$168,943 \$54,381 \$115,619 \$121,487 0.952 \$2,627 \$44.01 \$701 13.8295 \$70R SERVICE \$44.05-15-478-035 147 \$718 ST N NW 02/15/23 \$170,000 UC 03-ARM/S LENGTH \$170,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$74,981 1.654 2,500 \$49,60 \$701 13.8295 \$70R SERVICE \$33.40 \$44.05-12-13-10-12 \$10R BED WER NW 05/10/22 \$1,000,000 WD 03-ARM/S LENGTH \$1,000,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$74,981 1.654 2,500 \$49,60 \$780,000 \$101 2.510R BED WER NW 05/04/22 \$150,000 WD 03-ARM/S LENGTH \$1,000,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$74,981 1.654 2,500 \$49,60 \$701 16.2434 \$64.5434 \$6	0,800 4,900 41-05-14-380-021 1,000 5,815 6,906 7,349 9,350
41-05-14-379-004 9 LOOMIS ST NW 02/17/23 \$215,000 WD 03-ARM'S LENGTH \$215,000 \$519,0	4,900 41-05-14-380-021 1,000 5,815 6,906 7,349 9,350
41-05-14-452-023 425 DIVISION ST E NW 05/27/22 \$175,000 WD 03-ARM'S LENGTH \$175,000 \$77,700 44.40 \$166,234 \$82,944 \$92,056 \$84,131 1.094 1,024 \$89.90 \$T01 14.249 BARBER/BEAUTY \$7.41-05-14-476-02 1055 13 MILE RD NW 09/21/23 \$75,000 WD 03-ARM'S LENGTH \$75,000 \$40,300 53.73 \$86,741 \$558,815 \$19,85 \$358,519 0.534 1,200 \$15.99 \$T01 111.9740 GARSERVICE \$55.41 \$14.05-15-478-034 1.05 1.05 1.05 1.05 1.05 1.05 1.05 1.05	1,000 5,815 6,906 7,349 9,350
41-05-14-476-002 1055 13 MILE RD NW 09/21/23 \$75,000 WD 03-ARMYS LENGTH \$75,000 \$40,300 \$3.73 \$86,741 \$55,815 \$19,185 \$35,919 0.534 1,200 \$15.99 \$T01 111.9740 GAR SERVICE \$55,410-15-478-033 125 STATE ST N NW 09/15/23 \$300,000 WD 03-ARMYS LENGTH \$300,000 \$230,400 76.80 \$41,422 \$77,429 \$222,571 \$45,7599 0.486 16,519 \$13.47 \$T01 118.7475 \$101 138.7475 \$101 140.7475 \$	5,815 6,906 7,349 9,350
41-05-15-478-033 125 STATE ST N NW 03/15/23 \$300,00 WD 03-ARM'S LENGTH \$300,000 \$230,400 76.80 \$471,422 \$77,429 \$222,571 \$457,599 0.486 16,519 \$13.47 \$T01 116.7475 BOWL \$44.05-15-478-034 169 STATE ST N NW 02/04/22 \$170,000 WD 03-ARM'S LENGTH \$170,000 \$49,600 29.18 \$110,550 \$45,991 \$124,000 \$74,981 \$165,400 \$170,400 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$	6,906 7,349 9,350
41-05-15-478-034 169 STATE ST N NW 02/04/22 \$170,000 WD 03-ARM/S LENGTH \$170,000 \$84,000 49.41 \$188,943 \$54,381 \$115,619 \$121,487 0.952 2,627 \$44.01 \$510 13.829\$ \$570 RETAIL \$4.05-15-478-035 147 STATE ST N NW 02/15/23 \$170,000 LC 03-ARM/S LENGTH \$170,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$74,981 1.654 2,500 \$49,600 \$510 \$64.254 \$68 RS RS RIVICE \$3.000 MD 03-ARM/S LENGTH \$1,000,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$74,981 1.654 2,500 \$49,600 \$510 \$64.254 \$68 RS RS RIVICE \$3.000 MD 03-ARM/S LENGTH \$1,000,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$785,977 1.090 \$570 \$570 \$570 \$570 \$570 \$570 \$570 \$57	7,349 9,350
41-05-15-478-035 147 STATE ST N NW 02/15/23 \$170,000 LC 03-ARM/S LENGTH \$170,000 \$49,600 29.18 \$110,550 \$45,991 \$124,009 \$74,981 1.654 2,500 \$49,600 ST01 64.2543 GAR SERVICE \$31 41-05-22-130-011 25 IDA RED AVE NW 05/10/22 \$1,000,000 WD 03-ARM/S LENGTH \$1,000,000 \$383,900 38.39 \$921,496 \$144,270 \$855,730 \$785,077 1.090 15,000 \$57.05 \$101 20.3043 \$HOP NBHD \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	9,350
41-05-22-130-011 25 IDA RED AVE NW 05/10/22 \$1,000,000 WD 03-ARM'S LENGTH \$1,000,000 \$38.39 \$921,496 \$144,270 \$855,730 \$785,077 1.090 15,000 \$57.05 \$T01 20.3043 SHOP NBHD \$10 14-05-22-4876-004 1655 12 MILE RD NW 05/04/22 \$150,000 WD 03-ARM'S LENGTH \$150,000 \$724,00 48.27 \$147,667 \$39,335 \$110,665 \$109,426 1.011 875 \$126,47 \$T01 62.1589 MED DENTAL \$38 14-05-22-4876-004 1655 12 MILE RD NW 10/18/22 \$460,000 WD 03-ARM'S LENGTH \$460,000 \$248,300 53.98 \$495,511 \$145,744 \$314,256 \$354,310 0.887 9.242 \$34.00 \$T01 44.510 SHOP NEHDLIC \$12 14-05-23-101-005 72 DUNISION ST E NW 05/10/24 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$141,700 47.23 \$295,520 \$37.749 \$262,251 \$283,500 0.929 3.869 \$67.78 \$T01 31.001 MED DENTAL \$38 14.500 MED D	,
41-05-22-483-005 343 \$TATE \$T \$NW 05/04/22 \$150,000 WD 03-ARM/\$LENGTH \$150,000 \$72,400 48.27 \$147,667 \$39,335 \$110,665 \$109,426 1.011 875 \$126.47 \$101 62.1589 MED DENTAL \$3 41-05-22-476-040 1555 12 MILE RD NW 10/18/22 \$460,000 WD 03-ARM/\$LENGTH \$460,000 \$248,300 \$53.98 \$436,511 \$145,744 \$314,256 \$353,410 0.887 9,242 \$34.00 \$101 4.591 \$CHOOL-LELM PUBIL \$12.40 \$10.4	100
41-05-22-476-040 1655 12 MILE RD NW 10/18/22 \$460,000 WD 03-ARM/S LENGTH \$460,000 \$248,300 53.98 \$496,511 \$145,744 \$314,256 \$354,310 0.887 9,242 \$34.00 \$510 4.4591 \$CHOOL-ELEM PUBLIC \$12-41-05-23-101-005 72 DIVISION ST E NW 05/10/24 \$300,000 WD 03-ARM/S LENGTH \$300,000 \$141,700 47.23 \$297,520 \$37,749 \$262,251 \$282,360 0.929 3,869 \$67.78 \$510 31.8001 MED DENTAL \$3	
41-05-23-101-005 72 DIVISION ST E NW 05/10/24 \$300,000 WD 03-ARM/S LENGTH \$300,000 \$141,700 47.23 \$297,520 \$37,749 \$262,251 \$282,360 0.929 3,869 \$67.78 \$T01 31.8001 MED DENTAL \$3	7,900
	4,150
41-05-23-101-044 17 UNION ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$T01 99.6953 REST FAST \$1.000 ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$T01 99.6953 REST FAST \$1.000 ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$T01 99.6953 REST FAST \$1.000 ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$100 ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$100 ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$100 ST S NW 11/01/22 \$135,000 WD 03-ARM/S LENGTH \$135,000 \$13,300 9.85 \$84,279 \$6,175 \$128,825 \$78,893 1.633 396 \$325.32 \$100 ST S NW 11/01/22 \$100 ST S NW 11/01	4,050
	5,685
41-05-23-101-056 98 DIVISION ST E NW 12/22/22 \$1,000,000 WD 03-ARM/S LENGTH \$1,000,000 \$381,600 38.16 \$889,053 \$29,950 \$970,050 \$1,041,337 0.932 16,400 \$59.15 \$T01 0.9535 SHOP MIXED \$2'	9,950
	8,375 41-05-23-126-014
	0,000
	8,128
	1,000
	6,319 41-05-23-177-029
	6,800
	1,000
	0,172
	8,400
	6,100
	0,078
	2,076
41-05-34-200-018 9161 SPARTA AVE NW 11/17/23 \$404,000 WD 03-ARM/S LENGTH \$404,000 \$184,000 45.54 \$480,527 \$159,189 \$244,811 \$450,274 0.544 7,802 \$31.38 \$T01 33.5307 SHOP NBHD \$14	5,338 41-05-34-200-019, 41-05-34-200-012
41-05-36-351-003 797 10 MILE RD NW 02/01/23 \$185,000 WD 03-ARM/S LENGTH \$185,000 \$19,400 10.49 \$81,127 \$74,900 \$110,100 \$4,919 22.384 960 \$114.69 \$T01 2150.5230 GAR STG \$7.	4,900 41-05-36-351-004
Totals: \$12,186,000 \$12,186,000 \$5,497,800 \$12,835,962 \$9,461,257 \$10,146,479 \$334.23 21.5063	
Sale. Ratio => 33.01 E.C.F. => 0.879 Std. Deviation=> 1.318131136	
Std. Dev. =>         17.67         Ave. E.C.F. =>         0.869         Ave. Variance=>         109.6593         Coefficient of Var=>	

# 2025

## Industrial ECF Study

										•									
Parcel Number	Street Address	Sale Date	Sale Price Ins	str. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale
41-05-22-126-021	475 APPLEJACK CT NW	05/31/24	\$915,000 WE	03-ARM'S LENG	\$915,000	\$365,300	39.92	\$877,263	\$168,830	\$746,170	\$749,665	0.995	10,502	\$71.05	ST01	0.0000 IN	ID LIGHT	\$133,304	
41-05-23-127-012	275 HICKORY ST NW	05/26/22	\$850,000 WE	03-ARM'S LENG	\$850,000	\$245,100	28.84	\$781,937	\$76,807	\$773,193	\$792,281	0.976	27,552	\$28.06	ST01	1.0092 IN	ID LIGHT	\$43,206	
41-05-23-176-008	200 MAPLE ST NW	12/05/22	\$1,760,000 WD	03-ARM'S LENG	\$1,760,000	\$1,787,000	101.53	\$4,056,592	\$204,757	\$1,555,243	\$4,275,067	0.364	114,493	\$13.58	ST01	36.3794 IN	ID LIGHT	\$124,850	11-05-23-155-013
41-01-34-100-020	2100 17 MILE RD	07/14/22	\$1,030,000 WE	O 03-ARM'S LENG	\$1,030,000	\$481,400	46.74	\$962,776	\$70,276	\$959,724	\$1,072,716	0.895	24,400	\$39.33	TT01	8.8333 IN	ID LIGHT	\$32,827	
		Totals:	\$4,555,000		\$4,555,000	\$2,878,800		\$6,678,568		\$4,034,330	\$6,889,728			\$31.53		0.3000			
					9	Sale. Ratio =>	63.20				E.C.F. =>	0.986							
											Ave. E.C.F. =>	0.983		Ave. Variar	8.8333				

## Sparta Township 2025

#### Residential ECF Study

							Resid	lential ECF Stud	у									
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Use Code	Land Value
41-05-01-100-016	12831 LONG LAKE DR NW 12588 LONG LAKE DR NW	08/29/23	\$398,000 WD	03-ARM'S LENGTH	\$398,000	\$170,400	42.81	\$401,906	\$69,195	\$328,805	\$261,155	1.259	1,980	\$166.06	ST01	11.3539 RANCH	RES 1 FAMILY	\$48,582
41-05-01-451-001 41-05-01-460-003	12588 LONG LAKE DR NW 322 WINTER PINES CT NW	03/01/24 05/26/22	\$289,900 WD \$390.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$289,900 \$390.000	\$127,400 \$161.200	43.95 41.33	\$277,663 \$384.354	\$41,376 \$52.885	\$248,524 \$337.115	\$187,678 \$280.431	1.324	1,232 2.342	\$201.72 \$143.94	ST01 ST01	4.8381 RANCH 17.0449 RANCH	RES 1 FAMILY RES 1 FAMILY	\$37,149 \$48.636
41-05-01-460-005	350 WINTER PINES CT NW	05/11/22	\$412,000 WD	03-ARM'S LENGTH	\$412,000	\$157,800	38.30	\$384,505	\$45,698	\$366,302	\$286,639	1.278	1,794	\$204.18	ST01	9.4661 TWO-STORY	RES 1 FAMILY	\$42,267
41-05-01-460-006 41-05-01-460-008	345 WINTER PINES CT NW 281 WINTER PINES CT NW	06/02/23 07/15/22	\$389,900 WD \$435.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$389,900 \$435,000	\$185,300 \$151,000	47.53 34.71	\$394,674 \$363,203	\$65,644 \$53,965	\$324,256 \$381,035	\$258,265 \$254,517	1.256	1,656 1,339	\$195.81 \$284.57	ST01 ST01	11.7068 TWO-STORY 12.4509 RANCH	RES 1 FAMILY RES 1 FAMILY	\$62,096 \$48.636
41-05-01-475-005	275 15 MILE RD NW	06/22/23	\$270,000 WD	03-ARM'S LENGTH	\$270,000	\$109,900	40.70	\$128,602	\$32,156	\$237,844	\$104,833	2.269	1,344	\$176.97	R01	89.6215 RANCH	RES 1 FAMILY	\$30,600
41-05-01-476-046 41-05-01-476-048	12565 WINTER PINES DR NW 12570 WINTER PINES DR NW	03/13/23 01/31/23	\$409,900 WD \$440,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$409,900 \$440,000	\$193,700 \$210,000	47.26 47.73	\$401,070 \$408,303	\$43,104 \$42,989	\$366,796 \$397,011	\$280,978 \$301,166	1.305 1.318	2,113 1,475	\$173.59 \$269.16	ST01 ST01	6.7157 RANCH 5.4335 RANCH	RES 1 FAMILY RES 1 FAMILY	\$38,638 \$38,638
41-05-01-476-049	12580 WINTER PINES DR NW	02/15/24	\$514,900 WD	03-ARM'S LENGTH	\$514,900	\$227,200	44.13	\$454,431	\$52,575	\$462,325	\$319,187	1.448	1,558	\$296.74	ST01	7.5864 RANCH	RES 1 FAMILY	\$46,683
41-05-02-100-070 41-05-02-200-062	1380 16 MILE RD NW 1055 INDIAN LAKES RD NW	01/27/23 05/04/22	\$139,000 WD \$340.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$139,000 \$340,000	\$58,200 \$121,100	41.87 35.62	\$134,757 \$300.959	\$51,646 \$59,780	\$87,354 \$280,220	\$68,517 \$204.043	1.275	660 1,397	\$132.35 \$200.59	ST01 ST01	9.7656 RANCH 0.0754 RANCH	RES 1 FAMILY RES 1 FAMILY	\$38,600 \$43,632
41-05-02-300-004	12677 STEBBINS AVE NW	04/19/23	\$272,000 WD	03-ARM'S LENGTH	\$272,000	\$128,700	47.32	\$282,185	\$41,912	\$230,088	\$188,597	1.220	2,028	\$113.46	ST01	15.2587 RANCH	RES 1 FAMILY	\$38,462
41-05-02-300-007 41-05-03-100-034	12795 STEBBINS AVE NW 2327 INDIAN LAKES RD NW	02/17/23 08/08/22	\$390,000 WD \$330,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$390,000 \$330,000	\$162,100 \$147.800	41.56 44.79	\$396,109 \$336,869	\$70,583 \$46,693	\$319,417 \$283.307	\$268,364 \$238.828	1.190 1.186	1,616 2,199	\$197.66 \$128.83	ST01 ST01	18.2346 RANCH 18.6344 BI-LEVEL	RES 1 FAMILY RES 1 FAMILY	\$40,920 \$38,714
41-05-03-100-036	13200 BALL CREEK RD NW	09/08/23	\$625,000 WD	03-ARM'S LENGTH	\$625,000	\$192,000	30.72	\$509,899	\$94,858	\$530,142	\$325,778	1.627	1,842	\$287.81	ST01	25.4729 RANCH	RES 1 FAMILY	\$87,000
41-05-03-200-006 41-05-03-400-041	12823 SPARTA AVE NW 2000 INDIAN LAKES RD NW	05/27/22 10/14/22	\$242,000 WD \$335.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$242,000 \$335.000	\$83,200 \$111.000	34.38 33.13	\$225,664 \$295,525	\$40,824 \$118,169	\$201,176 \$216.831	\$156,379 \$145.972	1.286	1,626 1.074	\$123.72 \$201.89	ST01 ST01	8.6119 RANCH 11.2846 RANCH	RES 1 FAMILY	\$38,600 \$82,500
41-05-03-400-051	1931 15 MILE RD NW	11/17/23	\$330,000 WD	03-ARM'S LENGTH	\$330,000	\$167,900	50.88	\$335,737	\$46,646	\$283,354	\$229,437	1.235	1,673	\$169.37	ST01	13.7587 TWO-STORY	RES 1 FAMILY	\$43,001
41-05-05-400-013 41-05-05-400-015	3315 15 MILE RD NW 12727 PEACH RIDGE AVE NW	08/24/22 08/10/22	\$251,000 WD \$95.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$251,000 \$95,000	\$94,300 \$19.100	37.57 20.11	\$213,315 \$364.626	\$44,199 \$44,685	\$206,801 \$50,315	\$139,190 \$263.326	1.486 0.191	1,476 2.140	\$140.11 \$23.51	ST01 ST01	11.3162 TWO-STORY 118.1508 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$40,500 \$42,600
41-05-06-300-017	12756 KENOWA AVE NW	11/14/23	\$320,000 WD	03-ARM'S LENGTH	\$320,000	\$114,300	35.72	\$325,633	\$103,960	\$216,040	\$173,998	1.242	1,436	\$150.45	ST01	13.0957 TWO-STORY	RES 1 FAMILY	\$59,155
41-05-08-300-031	3991 14 MILE RD NW	07/08/22	\$380,000 WD	03-ARM'S LENGTH	\$380,000	\$161,300	42.45	\$382,889	\$65,588	\$314,412	\$261,153	1.204	2,144	\$146.65	ST01	16.8645 RANCH	RES 1 FAMILY	\$59,000
41-05-09-100-016 41-05-09-400-018	2880 15 MILE RD NW 11933 PHELPS AVE NW	02/28/23 09/14/23	\$270,000 WD \$368,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$270,000 \$368,000	\$106,600 \$129,400	39.48 35.16	\$276,347 \$313,472	\$36,350 \$57,003	\$233,650 \$310,997	\$197,854 \$201,310	1.181 1.545	1,480 1,092	\$157.87 \$284.80	ST01 ST01	19.1662 RANCH 17.2283 RANCH	RES 1 FAMILY RES 1 FAMILY	\$32,900 \$48,131
41-05-11-400-007	11750 STEBBINS AVE NW	12/15/23	\$565,000 WD	03-ARM'S LENGTH	\$565,000	\$195,500	34.60	\$554,471	\$152,610	\$412,390	\$318,937	1.293	1,772	\$232.73	ST01	7.9570 TWO-STORY	RES 1 FAMILY	\$131,334
41-05-11-400-011 41-05-11-400-013	11690 STEBBINS AVE NW 11706 STEBBINS AVE NW	07/11/23 03/25/24	\$300,000 WD \$282,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$300,000 \$282,000	\$136,800 \$120,700	45.60 42.80	\$313,185 \$294,035	\$30,230 \$71,347	\$269,770 \$210,653	\$222,100 \$168,448	1.215	1,712 1,064	\$157.58 \$197.98	ST01 ST01	15.7948 RANCH 12.2029 RANCH	RES 1 FAMILY RES 1 FAMILY	\$25,641 \$66,171
41-05-12-100-041	450 BEAM CT NW	05/31/22	\$285,000 WD	03-ARM'S LENGTH	\$285,000	\$114,200	40.07	\$277,410	\$44,220	\$240,780	\$197,284	1.220	2,040	\$118.03	ST01	15.2110 BI-LEVEL	RES 1 FAMILY	\$38,866
41-05-12-200-028 41-05-12-200-040	190 15 MILE RD NW 10 15 MILE RD NW	05/19/22 10/21/22	\$275,000 WD \$342,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$275,000 \$342,500	\$80,400 \$121,100	29.24 35.36	\$224,001 \$328,774	\$35,784 \$67,658	\$239,216 \$274,842	\$159,236 \$214,910	1.502 1.279	1,104 3,064	\$216.68 \$89.70	ST01 ST01	12.9690 RANCH 9.3714 RANCH	RES 1 FAMILY RES 1 FAMILY	\$29,000 \$39,664
41-05-12-200-057	12054 LONG LAKE DR NW	07/05/23	\$150,000 MLC	03-ARM'S LENGTH	\$150,000	\$79,900	53.27	\$120,348	\$34,726	\$115,274	\$80,775	1.427	756	\$152.48	ST01	5.4509 RANCH	RES 1 FAMILY	\$34,306
41-05-12-376-009 41-05-12-401-006	536 OLD SCHOOL FOREST LN NW 11870 LONG LAKE DR NW	08/17/22 03/06/24	\$490,000 WD \$352,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$490,000 \$352,500	\$211,500 \$155,500	43.16 44.11	\$493,279 \$394,338	\$46,684 \$57,183	\$443,316 \$295,317	\$367,568 \$255,034	1.206 1.158	2,252 1,652	\$196.85 \$178.76	ST01 ST01	16.6504 RANCH 21.4631 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$41,340 \$38,100
41-05-12-451-017	11728 LONG LAKE DR NW	10/03/22	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$162,900	43.44	\$375,674	\$83,670	\$291,330	\$241,725	1.205	1,616	\$180.28	ST01	16.7371 RANCH	RES 1 FAMILY	\$45,201
41-05-12-476-003 41-05-12-476-005	11655 DIVISION AVE NW	10/13/23 10/21/22	\$370,000 WD \$430.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$370,000 \$430,000	\$159,000 \$151.500	42.97 35.23	\$380,209 \$364,696	\$72,651 \$108.178	\$297,349 \$321.822	\$241,411 \$211.126	1.232	3,869 1.313	\$76.85 \$245.10	ST01 ST01	14.0872 TWO-STORY 15.1730 RANCH	RES 1 FAMILY	\$62,225 \$87.305
41-05-13-300-008	731 13 MILE RD NW	06/09/23	\$459,900 WD	03-ARM'S LENGTH	\$459,900	\$172,200	37.44	\$446,272	\$124,797	\$335,103	\$252,335	1.328	1,820	\$184.12	ST01	4.4575 RANCH	RES 1 FAMILY	\$86,833
41-05-13-300-037 41-05-13-300-042	11081 LONG LAKE DR NW 685 13 MILE RD NW	06/27/22 08/28/23	\$400,000 WD \$225.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$400,000 \$225,000	\$143,800 \$108.000	35.95 48.00	\$348,516 \$216,056	\$102,002 \$39,801	\$297,998 \$185.199	\$208,557 \$138,348	1.429	1,360 936	\$219.12 \$197.86	ST01 ST01	5.6276 RANCH 3.3934 RANCH	RES 1 FAMILY RES 1 FAMILY	\$87,987 \$36,719
41-05-14-100-019	11275 STEBBINS AVE NW	12/02/22	\$230,000 WD	03-ARM'S LENGTH	\$230,000	\$85,700	37.26	\$226,269	\$44,539	\$185,461	\$149,572	1.240	1,092	\$169.84	ST01	13.2638 RANCH	RES 1 FAMILY	\$39,436
41-05-14-100-025 41-05-14-301-012	11475 STEBBINS AVE NW 99 MARK ST F NW	07/28/23 03/03/23	\$130,000 WD \$225.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,000 \$225,000	\$91,600 \$82,800	70.46 36.80	\$200,360 \$219.991	\$42,248 \$24,967	\$87,752 \$200.033	\$124,107 \$160.778	0.707 1.244	1,008 1.176	\$87.06 \$170.10	ST01 ST01	66.5514 RANCH 12.8428 RANCH	RES 1 FAMILY RES 1 FAMILY	\$36,223 \$23,200
41-05-14-302-009	88 MARK ST E NW	02/01/24	\$219,000 WD	03-ARM'S LENGTH	\$219,000	\$72,700	33.20	\$174,417	\$19,078	\$199,922	\$123,383	1.620	936	\$213.59	ST01	24.7756 RANCH	RES 1 FAMILY	\$17,100
41-05-14-302-015 41-05-14-302-026	49 CARRIE ST E NW 326 STATE ST N NW	09/09/22 11/16/23	\$205,000 WD \$140,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$205,000 \$140,000	\$59,100 \$70,500	28.83 50.36	\$165,686 \$159,466	\$24,734 \$28,040	\$180,266 \$111,960	\$116,682 \$103,160	1.545 1.085	1,192 875	\$151.23 \$127.95	ST01 ST01	17.2350 RANCH 28.7280 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$25,700
41-05-14-302-026	326 STATE ST N NW	01/05/24	\$221,000 WD	03-ARM'S LENGTH	\$221,000	\$70,500	31.90	\$183,338	\$28,324	\$192,676	\$123,125	1.565	875	\$220.20	ST01	19.2302 RANCH	RES 1 FAMILY	\$25,700
41-05-14-303-022	49 ALMA ST E NW	03/05/24	\$241,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$241,000	\$75,700	31.41	\$169,804	\$26,896	\$214,104	\$113,509	1.886	1,014 984	\$211.15	ST01	51.3644 TWO-STORY	RES 1 FAMILY	\$25,700
41-05-14-303-026 41-05-14-304-017	23 ALMA ST E NW 225 UNION ST N NW	10/14/22 10/27/22	\$250,000 WD \$142,500 WD	03-ARM'S LENGTH	\$250,000 \$142,500	\$77,100 \$68,100	30.84 47.79	\$210,381 \$147,678	\$28,183 \$25,189	\$221,817 \$117,311	\$149,957 \$100,814	1.479 1.164	1,284	\$225.42 \$91.36	ST01 ST01	10.6619 RANCH 20.8945 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$23,200
41-05-14-307-002	317 ELM ST N NW	02/01/24	\$274,000 WD	03-ARM'S LENGTH	\$274,000	\$110,000	40.15	\$268,073	\$31,885	\$242,115	\$187,600	1.291	1,064	\$227.55	ST01	8.1989 RANCH	RES 1 FAMILY	\$25,700
41-05-14-307-007 41-05-14-308-008	301 ELM ST N NW 180 CARRIE ST E NW	06/23/22 07/25/22	\$210,551 WD \$210,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,551 \$210,000	\$64,900 \$75,700	30.82 36.05	\$167,981 \$198,261	\$24,947 \$27,070	\$185,604 \$182,930	\$121,010 \$140,898	1.534 1.298	832 967	\$223.08 \$189.17	ST01 ST01	16.1206 RANCH 7.4267 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$23,200
41-05-14-308-016	195 ALMA ST E NW	07/29/22	\$246,000 WD	03-ARM'S LENGTH	\$246,000	\$76,500	31.10	\$215,131	\$27,179	\$218,821	\$154,693	1.415	936	\$233.78	ST01	4.1967 RANCH	RES 1 FAMILY	\$23,200
41-05-14-309-005 41-05-14-309-015	217 GROVE ST NW 198 ALMA ST E NW	11/18/22 12/22/22	\$262,000 WD \$190,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$262,000 \$190,000	\$70,200 \$88,200	26.79 46.42	\$248,215 \$208,521	\$24,259 \$18,160	\$237,741 \$171,840	\$184,326 \$156,934	1.290	1,758 1,123	\$135.23 \$153.02	ST01 ST01	8.2797 TWO-STORY 27.7600 BI-LEVEL	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$15,500
41-05-14-309-015	198 ALMA ST E NW	03/14/23	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$88,200	29.40	\$215,826	\$18,119	\$281,881	\$155,186	1.816	1,123	\$251.01	ST01	44.3824 BI-LEVEL	RES 1 FAMILY	\$15,500
41-05-14-309-030 41-05-14-327-005	236 UNION ST N NW 186 ELM ST N NW	04/18/23 03/21/23	\$307,500 WD \$260,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$307,500 \$260,000	\$128,100 \$100,800	41.66 38.77	\$271,627 \$238,212	\$19,770 \$24,651	\$287,730 \$235,349	\$197,690 \$167,630	1.455 1.404	2,066 1,633	\$139.27 \$144.12	ST01 ST01	8.2878 BI-LEVEL 3.1394 TWO-STORY	RES 1 FAMILY RES 2 FAMILY	\$16,300 \$23,200
41-05-14-330-018	249 RIVER RD NW	04/24/23	\$97,000 WD	03-ARM'S LENGTH	\$97,000	\$69,000	71.13	\$152,361	\$26,285	\$70,715	\$98,961	0.715	987	\$71.65	ST01	65.8006 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-14-330-018 41-05-14-330-021	249 RIVER RD NW 377 GROVE ST NW	07/13/23 11/02/22	\$182,310 WD \$230.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$182,310 \$230,000	\$69,000 \$78,500	37.85 34.13	\$172,881 \$187,469	\$26,459 \$33,744	\$155,851 \$196,256	\$114,931 \$126,523	1.356 1.551	987 1.186	\$157.90 \$165.48	ST01 ST01	1.6542 TWO-STORY 17.8571 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$24,500 \$29,000
41-05-14-351-007	82 GROVE ST NW	06/01/23	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$71,600	30.47	\$180,748	\$27,076	\$207,924	\$120,622	1.724	1,104	\$188.34	ST01	35.1187 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-14-351-028 41-05-14-351-028	57 DIVISION ST E NW 57 DIVISION ST E NW	03/30/23 08/09/23	\$155,000 WD \$205,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$205.500	\$78,300 \$97.600	50.52 47.49	\$202,896 \$207.983	\$26,935 \$27.169	\$128,065 \$178.331	\$138,117 \$141.926	0.927 1.257	2,023 2.023	\$63.30 \$88.15	ST01 ST01	44.5361 TWO-STORY 11.6078 TWO-STORY	RES 3 FAMILY RES 3 FAMILY	\$24,500 \$24,500
41-05-14-351-030	90 PARK LANE AVE NW	01/17/23	\$195,000 WD	03-ARM'S LENGTH	\$195,000	\$93,500	47.95	\$214,829	\$16,277	\$178,723	\$163,552	1.093	1,220	\$146.49	ST01	27.9822 RANCH	RES 1 FAMILY	\$15,500
41-05-14-352-015 41-05-14-352-021	159 OLMSTEAD ST NW 171 ELM ST N NW	07/25/22 07/22/22	\$230,000 WD \$218.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$230,000 \$218.000	\$73,600 \$65,200	32.00 29.91	\$195,754 \$169.331	\$24,323 \$24,772	\$205,677 \$193.228	\$141,095 \$118.979	1.458	1,191 1,236	\$172.69 \$156.33	ST01 ST01	8.5132 TWO-STORY 25.1474 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$23,200
41-05-14-377-016	147 CHERRY ST N NW	05/05/23	\$244,000 WD	03-ARM'S LENGTH	\$244,000	\$97,200	39.84	\$204,764	\$30,165	\$213,835	\$137,048	1.560	832	\$257.01	ST01	18.7711 RANCH	RES 1 FAMILY	\$24,500
41-05-14-377-021 41-05-14-378-001	161 CHERRY ST N NW 190 CHERRY ST N NW	11/09/23 05/03/22	\$230,000 WD \$225,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$230,000 \$225,000	\$79,000 \$72,400	34.35 32.18	\$191,328 \$181,322	\$29,404 \$24,530	\$200,596 \$200,470	\$127,099 \$132,650	1.578 1.511	966 1,400	\$207.66 \$143.19	ST01 ST01	20.5684 RANCH 13.8690 RANCH	RES 1 FAMILY RES 1 FAMILY	\$25,700 \$23,200
41-05-14-379-009	105 LOOMIS ST NW	04/17/23	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$111,300	49.47	\$222,650	\$29,254	\$195,746	\$151,802	1.289	1,488	\$131.55	ST01	8.3102 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-15-401-014 41-05-15-427-003	379 STATE ST N NW 319 DORIS ST NW	03/04/24 06/20/23	\$520,000 WD \$255,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$520,000 \$255,500	\$270,000 \$108,700	51.92 42.54	\$539,114 \$242,285	\$84,748 \$31,399	\$435,252 \$224,101	\$360,894 \$165,531	1.206 1.354	3,407 1,092	\$127.75 \$205.22	ST01 ST01	16.6546 TWO-STORY 1.8749 RANCH	RES 1 FAMILY RES 1 FAMILY	\$50,760 \$24,500
41-05-15-428-002	328 DORIS ST NW	03/15/24	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$98,000	39.20	\$230,116	\$29,824	\$220,176	\$151,507	1.453	1,224	\$179.88	ST01	8.0659 RANCH	RES 1 FAMILY	\$26,900
41-05-15-478-011 41-05-15-478-024	110 HARPER DR NW 166 HARPER DR NW	03/17/23 04/22/22	\$290,000 WD \$425.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$290,000 \$425.000	\$119,000 \$153.300	41.03 36.07	\$301,893 \$397.604	\$28,981 \$64,922	\$261,019 \$360.078	\$214,217 \$281.457	1.218	1,705 2.016	\$153.09 \$178.61	ST01 ST01	15.4101 RANCH 9.3246 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$55.836
41-05-15-479-039	102 TERRACE DR NW	05/03/23	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$92,500	33.64	\$237,047	\$38,140	\$236,860	\$156,128	1.517	1,216	\$194.79	ST01	14.4506 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-15-480-007 41-05-17-200-012	31 DIVISION ST W NW 11575 PEACH RIDGE AVE NW	12/01/23 08/02/23	\$243,300 WD \$285.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$243,300 \$285,000	\$114,000 \$131.500	46.86 46.14	\$246,185 \$295,597	\$30,176 \$44,331	\$213,124 \$240.669	\$171,436 \$197.226	1.243	1,750 1.313	\$121.79 \$183.30	ST01 ST01	12.9411 TWO-STORY 15.2313 RANCH	RES 1 FAMILY RES 1 FAMILY	\$25,700 \$42,217
41-05-17-200-022	3520 14 MILE RD NW	05/13/23	\$520,000 WD	03-ARM'S LENGTH	\$520,000	\$176,100	33.87	\$493,261	\$114,919	\$405,081	\$296,972	1.364	1,812	\$223.55	ST01	0.8544 RANCH	RES 1 FAMILY	\$36,036
41-05-17-300-018 41-05-17-400-018	3785 13 MILE RD NW 11155 PEACH RIDGE AVE NW	04/26/22 04/07/22	\$199,900 WD \$270,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$199,900 \$270,000	\$97,100 \$101.500	48.57 37.59	\$204,903 \$235.916	\$58,115 \$57,800	\$141,785 \$212,200	\$124,186 \$150.690	1.142	1,913 1.056	\$74.12 \$200.95	ST01 ST01	23.0869 TWO-STORY 3.5603 RANCH	RES 1 FAMILY RES 1 FAMILY	\$45,816 \$41,790
41-05-17-400-024	3209 13 MILE RD NW	08/11/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$65,500	36.39	\$167,117	\$30,721	\$149,279	\$150,690	1.330	984	\$151.71	ST01	4.2822 RANCH	RES 1 FAMILY	\$29,000
41-05-18-100-004 41-05-20-200-018	11530 KENOWA AVE NW 3318 13 MILE RD NW	01/20/23 09/09/22	\$92,500 WD \$330,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$92,500 \$330,000	\$60,500 \$127,400	65.41 38.61	\$148,550 \$308,359	\$43,768 \$52,440	\$48,732 \$277,560	\$86,311 \$210,633	0.565 1.318	1,656 1,886	\$29.43 \$147.17	ST01 ST01	80.7976 TWO-STORY 5.4840 BI-LEVEL	RES 1 FAMILY RES 1 FAMILY	\$40,794 \$42,600
41-05-20-200-018 41-05-20-200-019	10675 PEACH RIDGE AVE NW	10/12/22	\$330,000 WD \$300,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$300,000	\$127,400 \$204,800	38.61 68.27	\$308,359 \$433,911	\$52,440 \$242,728	\$277,560 \$57,272	\$210,633 \$158,264	0.362	1,886 1,884	\$147.17 \$30.40	ST01 ST01	5.4840 BI-LEVEL 101.0707 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$42,600 \$102,632
41-05-21-100-044	3090 13 MILE RD NW	11/29/22	\$425,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$425,000	\$95,200	22.40	\$277,476	\$99,012	\$325,988	\$146,884	2.219	1,468	\$222.06	ST01	84.6775 TWO-STORY 17.2284 RANCH	RES 1 FAMILY	\$49,360
41-05-22-201-001 41-05-22-201-002	394 DIVISION ST W NW 390 DIVISION ST W NW	06/29/22 04/14/23	\$225,000 WD \$300,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$225,000 \$300,000	\$87,900 \$144,700	39.07 48.23	\$222,113 \$300,848	\$35,625 \$32,732	\$189,375 \$267,268	\$157,773 \$210,452	1.200 1.270	1,053 1,264	\$179.84 \$211.45	ST01 ST01	17.2284 RANCH 10.2612 RANCH	RES 1 FAMILY RES 1 FAMILY	\$29,000 \$30,600
41-05-22-201-004	328 DIVISION ST W NW	03/29/24	\$295,000 WD	03-ARM'S LENGTH	\$295,000	\$120,000	40.68	\$308,254	\$37,080	\$257,920	\$205,124	1.257	1,419	\$181.76	ST01	11.5197 RANCH	RES 1 FAMILY	\$33,600
41-05-22-201-009 41-05-22-203-009	238 DIVISION ST W NW 175 IDA RED AVE NW	04/19/22 12/08/23	\$200,000 WD \$320,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$200,000 \$320,000	\$68,000 \$131,000	34.00 40.94	\$202,128 \$304,949	\$23,165 \$38,763	\$176,835 \$281,237	\$155,620 \$211,259	1.136 1.331	1,836 1,196	\$96.32 \$235.15	ST01 ST01	23.6257 DUPLEX 4.1338 RANCH	RES 2 FAMILY RES 1 FAMILY	\$21,600 \$32,100
41-05-22-226-001	200 DIVISION ST W NW	12/28/23	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$110,200	48.98	\$241,532	\$28,096	\$196,904	\$169,394	1.162	1,474	\$133.58	ST01	21.0178 RANCH	RES 1 FAMILY	\$25,700
41-05-22-226-003 41-05-22-226-003	174 DIVISION ST W NW 174 DIVISION ST W NW	01/10/24 03/15/24	\$205,000 WD \$260,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$205,000 \$260,000	\$86,800 \$86,800	42.34 33.38	\$220,361 \$230,886	\$37,397 \$38,766	\$167,603 \$221,234	\$145,325 \$145,325	1.153	1,056 1,056	\$158.71 \$209.50	ST01 ST01	21.9284 TWO-STORY 14.9754 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$32,100 \$33,600
41-05-22-226-005	32 ANDERSON ST NW	08/29/22	\$255,000 WD	03-ARM'S LENGTH	\$255,000	\$105,900	41.53	\$249,639	\$26,392	\$228,608	\$183,742	1.244	2,232	\$102.42	ST01	12.8406 DUPLEX	RES 2 FAMILY	\$23,200
41-05-22-227-016	75 NASH ST NW	03/05/24	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$86,800	36.17	\$194,524	\$26,742	\$213,258	\$133,266	1.600	1,269	\$168.05	ST01	22.7659 TWO-STORY	RES 1 FAMILY	\$25,700

Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Use Code	Land Value
41-05-22-228-006	86 NASH ST NW	04/25/23	\$230,000 WD	03-ARM'S LENGTH	\$230,000	\$61,400	26.70	\$153,745	\$25,963	\$204,037	\$100,300	2.034	750	\$272.05	ST01	66.1688 RANCH	RES 1 FAMILY	\$24,500
41-05-22-229-029 41-05-22-230-005	141 GARDNER ST W NW 80 SOUTH ST NW	05/06/22 07/21/23	\$221,000 WD \$240,901 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$221,000 \$240,901	\$68,500 \$87,300	31.00 36.24	\$182,190 \$221,222	\$28,565 \$25,286	\$192,435 \$215,615	\$129,970 \$153,796	1.481 1.402	1,168 1,342	\$164.76 \$160.67	ST01 ST01	10.8024 RANCH 2.9373 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$24,500
41-05-22-230-013 41-05-22-230-013	123 AMELIA ST W NW	07/26/22	\$183,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$183,000 \$245.000	\$66,800 \$66,800	36.50 27.27	\$182,180	\$27,173	\$155,827	\$127,578 \$153.680	1.221 1.415	1,714	\$90.91 \$126.88	ST01	15.1155 BI-LEVEL 4.2489 BI-LEVEL	RES 1 FAMILY RES 1 FAMILY	\$23,200
41-05-22-231-009	123 AMELIA ST W NW 166 PINE ST NW	10/26/22 06/16/22	\$245,000 WD \$195,000 WD	03-ARM'S LENGTH	\$195,000	\$59,700	30.62	\$214,253 \$147,894	\$27,532 \$26,652	\$217,468 \$168,348	\$102,574	1.641	1,714 768	\$219.20	ST01 ST01	26.8658 RANCH	RES 1 FAMILY	\$23,200 \$23,200
41-05-22-231-012 41-05-22-231-022	69 GARDNER ST W NW 179 STATE ST S NW	04/29/22 04/22/22	\$260,000 WD \$247,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$260,000 \$247,000	\$73,200 \$88,900	28.15 35.99	\$239,293 \$219,732	\$27,772 \$24,284	\$232,228 \$222,716	\$178,952 \$165,354	1.298 1.347	1,508 1,826	\$154.00 \$121.97	ST01 ST01	7.4870 TWO-STORY 2.5676 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$23,200
41-05-22-254-003	208 BLOSSOM DR NW	05/08/23	\$232,000 WD	03-ARM'S LENGTH	\$232,000	\$85,500	36.85	\$191,790	\$31,992	\$200,008	\$125,430	1.595	759	\$263.52	ST01	22.1994 RANCH	RES 1 FAMILY	\$30,600
41-05-22-254-020 41-05-22-255-002	209 PIPPIN DR NW 231 HEATHERVIEW ST NW	11/30/23 09/01/23	\$210,000 WD \$235,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,000 \$235,000	\$85,300 \$90,600	40.62 38.55	\$201,482 \$221,850	\$33,022 \$31,522	\$176,978 \$203,478	\$133,805 \$149,394	1.323 1.362	759 866	\$233.17 \$234.96	ST01 ST01	4.9923 RANCH 1.0560 RANCH	RES 1 FAMILY RES 1 FAMILY	\$32,100 \$30,600
41-05-22-255-004	227 HEATHERVIEW ST NW	05/26/23	\$230,000 WD \$235,800 WD	03-ARM'S LENGTH	\$230,000 \$235,800	\$90,900	39.52 38.42	\$212,212 \$200.344	\$31,522 \$31.441	\$198,478 \$204,359	\$141,829 \$132,577	1.399 1.541	845 866	\$234.89 \$235.98	ST01 ST01	2.6836 RANCH	RES 1 FAMILY RES 1 FAMILY	\$30,600 \$30,600
41-05-22-255-010 41-05-22-255-015	214 HEATHERVIEW ST NW 224 HEATHERVIEW ST NW	04/24/23 08/01/22	\$235,800 WD \$224,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$224,000	\$90,600 \$80,200	35.80	\$189,511	\$29,864	\$204,359 \$194,136	\$132,577	1.477	866	\$235.98	ST01	16.8854 RANCH 10.4897 RANCH	RES 1 FAMILY	\$29,000
41-05-22-256-002 41-05-22-256-016	337 ROBINS LN NW 322 ROBINS IN NW	07/25/23 06/17/22	\$235,000 WD \$245,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$235,000 \$245,000	\$102,500 \$103.900	43.62 42.41	\$237,654 \$233,425	\$32,981 \$31,208	\$202,019 \$213,792	\$160,654 \$166,434	1.257 1.285	960 1,152	\$210.44 \$185.58	ST01 ST01	11.5103 RANCH 8.8036 RANCH	RES 1 FAMILY RES 1 FAMILY	\$30,600 \$29,000
41-05-22-256-016	322 ROBINS LN NW	07/21/22	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$103,900	41.56	\$233,425	\$31,208	\$218,792	\$166,434	1.315	1,152	\$189.92	ST01	5.7994 RANCH	RES 1 FAMILY	\$29,000
41-05-22-276-002 41-05-22-276-002	164 GARDNER ST W NW 164 GARDNER ST W NW	07/18/23 12/18/23	\$130,000 WD \$224,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$130,000 \$224,000	\$58,000 \$58,000	44.62 25.89	\$129,766 \$169.563	\$26,334 \$27,659	\$103,666 \$196,341	\$81,187 \$112,622	1.277 1.743	832 832	\$124.60 \$235.99	ST01 ST01	9.5700 RANCH 37.0777 RANCH	RES 1 FAMILY RES 1 FAMILY	\$24,500 \$25,700
41-05-22-278-001	172 AVERILL ST W NW	02/02/24	\$211,000 WD	03-ARM'S LENGTH	\$211,000	\$67,800	32.13	\$155,019	\$26,853	\$184,147	\$101,800	1.809	1,040	\$177.06	ST01	43.6330 RANCH	RES 1 FAMILY	\$25,700
41-05-22-278-019 41-05-22-279-004	123 KINGS BLVD W NW 148 KINGS BLVD W NW	11/28/22 09/01/23	\$265,000 WD \$310,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$265,000 \$310,000	\$120,500 \$136,500	45.47 44.03	\$265,854 \$311,640	\$24,338 \$34,109	\$240,662 \$275,891	\$198,779 \$217,842	1.211 1.266	1,790 1,585	\$134.45 \$174.06	ST01 ST01	16.1879 RANCH 10.6111 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$24,500
41-05-22-279-013 41-05-22-281-003	141 ORCHARD DR NW 52 GARDNER ST W NW	12/13/22 11/30/22	\$215,100 WD \$118,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$215,100 \$118,500	\$79,000 \$41,800	36.73 35.27	\$200,537 \$108,048	\$26,272 \$24,010	\$188,828 \$94,490	\$143,428 \$69,281	1.317 1.364	1,003 624	\$188.26 \$151.43	ST01 ST01	5.6047 TWO-STORY 0.8719 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$23,200
41-05-22-282-001	56 AVERILL ST W NW	03/28/24	\$260,500 WD	03-ARM'S LENGTH	\$260,500	\$103,100	39.58	\$258,107	\$32,316	\$228,184	\$170,795	1.336	1,092	\$208.96	ST01	3.6572 RANCH	RES 1 FAMILY	\$26,900
41-05-22-282-007 41-05-22-283-007	42 AVERILL ST W NW 59 ORCHARD DR NW	10/16/23 01/06/23	\$205,000 WD \$250,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$205,000 \$250,500	\$68,600 \$79,100	33.46 31.58	\$180,380 \$214,068	\$29,714 \$26,370	\$175,286 \$224,130	\$118,262 \$154,611	1.482 1.450	988 1,174	\$177.41 \$190.91	ST01 ST01	10.9599 RANCH 7.7054 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$25,700 \$23,200
41-05-22-283-015	21 ORCHARD DR NW	02/06/24	\$227,500 WD	03-ARM'S LENGTH	\$227,500	\$106,900	46.99	\$234,774	\$30,693	\$196,807	\$162,098	1.214	1,200	\$164.01	ST01	15.8457 RANCH	RES 1 FAMILY	\$25,700
41-05-22-401-014 41-05-22-476-025	223 NELSON ST NW 1687 12 MILE RD NW	04/05/22 08/10/23	\$257,291 WD \$140.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$257,291 \$140.000	\$52,000 \$83,700	20.21 59.79	\$256,840 \$187.261	\$23,770 \$32,898	\$233,521 \$107,102	\$197,183 \$121,164	1.184 0.884	2,048 1.484	\$114.02 \$72.17	ST01 ST01	18.8295 BI-LEVEL 48.8641 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$21,600 \$30,600
41-05-22-476-025	1687 12 MILE RD NW	01/12/24	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$83,700	30.44	\$255,248	\$37,899	\$237,101	\$172,636	1.373	1,484	\$159.77	ST01	0.0831 TWO-STORY	RES 1 FAMILY	\$32,100
41-05-23-101-039 41-05-23-102-020	27 CENTENNIAL AVE E NW 33 WASHINGTON ST NW	05/31/22 05/27/22	\$248,000 WD \$145,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$248,000 \$145,000	\$57,700 \$83,000	23.27 57.24	\$173,350 \$183,530	\$26,845 \$25,986	\$221,155 \$119,014	\$123,947 \$133,286	1.784 0.893	950 1,872	\$232.79 \$63.58	ST01 ST01	41.1692 RANCH 47.9660 TWO-STORY	RES 1 FAMILY RES 2 FAMILY	\$23,200 \$23,200
41-05-23-102-021	41 WASHINGTON ST NW	05/12/23	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$90,100	45.05	\$202,572	\$26,292	\$173,708	\$138,367	1.255	1,703	\$102.00	ST01	11.7171 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-23-102-035 41-05-23-102-036	24 UNION ST S NW 33 WASHINGTON ST NW	05/27/22 05/27/22	\$145,000 WD \$145,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$145,000 \$145,000	\$83,000 \$83,000	57.24 57.24	\$183,530 \$183,530	\$25,986 \$25,986	\$119,014 \$119,014	\$133,286 \$133,286	0.893 0.893	1,872 1,872	\$63.58 \$63.58	ST01 ST01	47.9660 TWO-STORY 47.9660 TWO-STORY	PRK LOT PUBLIC RES 2 FAMILY	\$23,200 \$23,200
41-05-23-103-009 41-05-23-103-009	56 WASHINGTON ST NW	07/15/22	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$89,300	38.00	\$238,051	\$27,494	\$207,506	\$173,298	1.197	2,066	\$100.44	ST01	17.5188 TWO-STORY	RES 1 FAMILY	\$23,200
41-05-23-103-009 41-05-23-103-017	56 WASHINGTON ST NW 57 MAPLE ST NW	09/29/23 08/04/23	\$265,000 WD \$265,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$265,000 \$265,000	\$118,900 \$116,900	44.87 44.11	\$260,395 \$262,453	\$30,274 \$27,845	\$234,726 \$237,155	\$180,629 \$184,151	1.299 1.288	1,946 1,942	\$120.62 \$122.12	ST01 ST01	7.3088 TWO-STORY 8.4752 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$25,700 \$24,500
41-05-23-103-018	69 MAPLE ST NW	08/19/22	\$195,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$195,000	\$88,400	45.33	\$193,317 \$222,309	\$24,301 \$25,569	\$170,699	\$139,108	1.227 1.304	1,808	\$94.41	ST01	14.5484 TWO-STORY	RES 2 FAMILY	\$23,200
41-05-23-103-018 41-05-23-104-013	69 MAPLE ST NW 110 STATE ST S NW	04/19/23 11/21/23	\$227,000 WD \$220,000 WD	03-ARM'S LENGTH	\$227,000 \$220,000	\$96,500 \$108,500	42.51 49.32	\$222,309 \$219,260	\$25,569	\$201,431 \$193,210	\$154,427 \$151,075	1.279	1,808 1,330	\$111.41 \$145.27	ST01 ST01	6.8206 TWO-STORY 9.3685 TWO-STORY	RES 2 FAMILY RES 1 FAMILY	\$24,500 \$25,700
41-05-23-104-018 41-05-23-104-019	55 PEARL ST NW 63 PEARL ST NW	09/28/23 06/21/22	\$210,000 WD \$242,100 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,000 \$242,100	\$73,400 \$82,900	34.95 34.24	\$187,486 \$210,678	\$20,869 \$18,849	\$189,131 \$223,251	\$130,783 \$162,292	1.446 1.376	1,052 1,716	\$179.78 \$130.10	ST01 ST01	7.3566 TWO-STORY 0.3031 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$17,100 \$15,500
41-05-23-105-004	156 CENTENNIAL AVE E NW	07/05/23	\$258,000 WD	03-ARM'S LENGTH	\$258,000	\$106,700	41.36	\$260,324	\$28,039	\$229,961	\$182,327	1.261	2,055	\$111.90	ST01	11.1329 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-23-106-003 41-05-23-106-006	24 PEARL ST NW 168 STATE ST S NW	04/13/22 12/16/22	\$245,000 WD \$235,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$245,000 \$235,000	\$84,100 \$67.500	34.33 28.72	\$186,475 \$197,535	\$24,356 \$26.098	\$220,644 \$208.902	\$137,157 \$141,217	1.609 1.479	884 1.380	\$249.60 \$151.38	ST01 ST01	23.6120 RANCH 10.6719 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$21,600 \$23,200
41-05-23-107-005	168 VINE ST NW	12/01/23	\$215,000 WD	03-ARM'S LENGTH	\$215,000	\$81,400	37.86	\$199,728	\$26,909	\$188,091	\$137,158	1.371	864	\$217.70	ST01	0.1237 RANCH	RES 1 FAMILY	\$25,700
41-05-23-107-006 41-05-23-107-007	174 VINE ST NW 182 VINE ST NW	07/29/22 10/26/23	\$178,000 WD \$180.000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$178,000 \$180.000	\$48,600 \$59,100	27.30 32.83	\$127,490 \$149.005	\$26,037 \$28,078	\$151,963 \$151,922	\$83,500 \$94,919	1.820 1.601	768 780	\$197.87 \$194.77	ST01 ST01	44.7324 RANCH 22.7958 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$25,700
41-05-23-109-006	130 WASHINGTON ST NW	07/07/23	\$187,500 WD	03-ARM'S LENGTH	\$187,500	\$74,100	39.52	\$181,300	\$26,261	\$161,239	\$121,695	1.325	1,043	\$154.59	ST01	4.7636 RANCH	RES 1 FAMILY	\$24,500
41-05-23-109-007 41-05-23-127-002	146 WASHINGTON ST NW 340 DIVISION ST E NW	07/28/22 07/08/22	\$185,000 WD \$155.000 WD	03-ARM'S LENGTH 21-NOT USED/OTHE	\$185,000 \$155.000	\$54,900 \$54,400	29.68 35.10	\$158,193 \$194.539	\$24,471 \$56.958	\$160,529 \$98.042	\$110,059 \$113,235	1.459 0.866	896 1,624	\$179.16 \$60.37	ST01 ST01	8.5986 RANCH 50.6758 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$56.800
41-05-23-127-015	340 DIVISION ST E NW	07/08/22	\$155,000 WD	21-NOT USED/OTHE	\$155,000	\$54,400	35.10	\$194,539	\$56,958	\$98,042	\$113,235	0.866	1,624	\$60.37	ST01	50.6758 TWO-STORY	RES 1 FAMILY	\$56,800
41-05-23-129-002 41-05-23-129-006	82 MAPLE ST NW 120 MAPLE ST NW	08/29/22 01/19/24	\$210,000 WD \$200,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,000 \$200,000	\$75,400 \$59,600	35.90 29.80	\$198,970 \$169,422	\$24,603 \$29,507	\$185,397 \$170,493	\$143,512 \$111,044	1.292 1.535	1,626 933	\$114.02 \$182.74	ST01 ST01	8.0725 TWO-STORY 16.2787 TWO-STORY	RES 2 FAMILY RES 1 FAMILY	\$23,200 \$25,700
41-05-23-129-012	180 MAPLE ST NW 115 PROSPECT ST NW	09/21/22 09/12/22	\$155,000 WD \$105,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$105.000	\$43,000 \$51.000	27.74 48.57	\$123,248 \$118.134	\$25,906 \$16.708	\$129,094 \$88,292	\$80,581 \$83,962	1.602 1.052	651 878	\$198.30 \$100.56	ST01 ST01	22.9455 RANCH	RES 1 FAMILY	\$23,200 \$15,500
41-05-23-130-006 41-05-23-130-006	115 PROSPECT ST NW 115 PROSPECT ST NW	02/09/23	\$202,055 WD	03-ARM'S LENGTH	\$202,055	\$51,000	48.57 25.24	\$118,134 \$135,928	\$15,708	\$88,292 \$184,864	\$97,887	1.889	1,016	\$100.56	ST01	32.1011 TWO-STORY 51.5961 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$15,500 \$15,500
41-05-23-131-002 41-05-23-133-002	336 HICKORY ST NW 336 CLAY ST E NW	03/15/24 07/18/22	\$230,000 WD \$205,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$230,000 \$205,000	\$63,300 \$59,500	27.52 29.02	\$160,473 \$161.359	\$28,232 \$30.612	\$201,768 \$174,388	\$100,031 \$107.611	2.017 1.621	1,053 816	\$191.61 \$213.71	ST01 ST01	64.4472 RANCH 24.7962 RANCH	RES 1 FAMILY RES 1 FAMILY	\$26,900 \$29,000
41-05-23-133-002	356 CLAY ST E NW	06/16/22	\$195,000 WD	03-ARM'S LENGTH	\$195,000	\$56,400	28.92	\$153,086	\$25,286	\$169,714	\$108,122	1.570	818	\$207.47	ST01	19.7073 TWO-STORY	RES 1 FAMILY	\$23,200
41-05-23-133-011 41-05-23-154-007	371 GARDNER ST E NW 137 AVERILL ST E NW	11/27/23 06/09/23	\$160,000 WD \$315,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$160,000 \$315,000	\$65,100 \$95,900	40.69 30.44	\$161,036 \$290,263	\$26,963 \$26,842	\$133,037 \$288,158	\$106,407 \$206,767	1.250 1.394	1,030 2,277	\$129.16 \$126.55	ST01 ST01	12.2319 RANCH 2.1054 TWO-STORY	RES 1 FAMILY RES 3 FAMILY	\$25,700 \$24,500
41-05-23-177-002	322 GARDNER ST E NW	06/24/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$69,100	30.71	\$171,470	\$27,331	\$197,669	\$121,945	1.621	1,104	\$179.05	ST01	24.8386 TWO-STORY	RES 1 FAMILY	\$23,200
41-05-23-177-008 41-05-23-177-008	203 MARTINDALE ST NW 203 MARTINDALE ST NW	03/01/23 06/09/23	\$75,000 CD \$240,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$75,000 \$240.000	\$50,600 \$47,900	67.47 19.96	\$99,253 \$166,531	\$31,325 \$34,170	\$43,675 \$205,830	\$53,319 \$103,894	0.819 1.981	912 912	\$47.89 \$225.69	ST01 ST01	55.3451 TWO-STORY 60.8571 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$30,600 \$30,600
41-05-23-177-035	211 MARTINDALE ST NW	05/25/23	\$162,000 WD	03-ARM'S LENGTH	\$162,000	\$91,100	56.23	\$204,705	\$26,625	\$135,375	\$139,780	0.968	1,560	\$86.78	ST01	40.4098 TWO-STORY	RES 2 FAMILY	\$24,500
41-05-23-202-037 41-05-23-251-027	164 LONE PINE ST NW 208 MARTINDALE ST NW	09/22/23 09/27/22	\$285,000 WD \$196,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$285,000 \$196,000	\$118,700 \$67,200	41.65 34.29	\$274,316 \$170.822	\$27,737 \$30.644	\$257,263 \$165,356	\$204,122 \$116,041	1.260 1.425	2,142 864	\$120.10 \$191.38	ST01 ST01	11.2241 DUPLEX 5.2392 RANCH	RES 2 FAMILY RES 1 FAMILY	\$24,500 \$29,000
41-05-23-252-002	528 GARDNER ST E NW 320 MARTINDALE ST NW	08/22/23	\$237,500 WD	03-ARM'S LENGTH	\$237,500	\$95,600	40.25	\$221,262	\$28,689	\$208,811	\$151,156	1.381	1,064	\$196.25	ST01	0.8843 RANCH	RES 1 FAMILY	\$24,500
41-05-23-253-010 41-05-23-253-027	260 MARTINDALE ST NW	07/14/22 02/08/23	\$205,700 WD \$206,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$205,700 \$206,000	\$79,600 \$74,200	38.70 36.02	\$182,289 \$177,893	\$33,098 \$26,805	\$172,602 \$179,195	\$122,791 \$124,557	1.406 1.439	912 1,008	\$189.26 \$177.77	ST01 ST01	3.3075 RANCH 6.6072 RANCH	RES 1 FAMILY RES 1 FAMILY	\$29,000 \$23,200
41-05-23-254-001 41-05-23-254-017	400 TENTREE ST NW 500 TENTREE ST NW	10/31/23 04/28/22	\$240,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$240,000	\$107,600 \$156,700	44.83 46.78	\$234,904 \$313.396	\$38,331	\$201,669 \$309.486	\$154,296	1.307 1.271	1,008	\$200.07 \$145.09	ST01 ST01	6.5555 RANCH 10.1880 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$33,705
41-05-23-254-017	504 TENTREE ST NW	04/28/22	\$335,000 WD \$340,000 WD	03-ARM'S LENGTH	\$335,000 \$340,000	\$156,100	45.78 45.91	\$313,396	\$25,514 \$25,514	\$309,486 \$314,486	\$243,555 \$243,555	1.271	2,133 2,133	\$145.09	ST01	8.1351 TWO-STORY	RES 1 FAMILY	\$23,200 \$23,200
41-05-23-255-010 41-05-23-255-020	462 ATKINSON ST NW 302 MAIZIE CT NW	07/15/22 08/30/23	\$303,500 WD \$301,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$303,500 \$301.500	\$112,900 \$113.100	37.20 37.51	\$277,597 \$268.889	\$29,041 \$30.506	\$274,459 \$270.994	\$204,573 \$187.114	1.342	2,298 1.976	\$119.43 \$137.14	ST01 ST01	3.0963 BI-LEVEL 7.5702 BI-LEVEL	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$24,500
41-05-23-255-025	320 MAIZIE CT NW	05/16/23	\$305,500 WD	03-ARM'S LENGTH	\$305,500	\$136,100	44.55	\$316,328	\$39,623	\$265,877	\$217,194	1.224	2,127	\$137.14	ST01	14.8437 BI-LEVEL	RES 1 FAMILY	\$30,600
41-05-23-255-031 41-05-23-255-037	459 TENTREE ST NW 311 TAYLOR PLACE NW	08/10/22 09/08/23	\$284,900 WD \$340,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$284,900 \$340.000	\$113,100 \$160.100	39.70 47.09	\$277,709 \$353.347	\$28,663 \$32,545	\$256,237 \$307,455	\$204,976 \$251,807	1.250 1.221	2,048 2.064	\$125.12 \$148.96	ST01 ST01	12.2501 BI-LEVEL 15.1588 TWO-STORY	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$25,700
41-05-23-255-038	303 TAYLOR PLACE NW	07/25/22	\$335,000 WD	03-ARM'S LENGTH	\$335,000	\$137,400	41.01	\$336,478	\$34,379	\$300,621	\$248,641	1.209	1,609	\$186.84	ST01	16.3527 RANCH	RES 1 FAMILY	\$29,000
41-05-23-257-002 41-05-23-257-009	516 HILL VALLEY LANE NW 328 TAYLOR PLACE NW	07/14/23 01/12/23	\$360,000 WD \$298,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$360,000 \$298,000	\$163,100 \$116,600	45.31 39.13	\$396,092 \$286,607	\$29,883 \$27,117	\$330,117 \$270,883	\$287,448 \$213,748	1.148 1.267	2,064 2,070	\$159.94 \$130.86	ST01 ST01	22.4143 TWO-STORY 10.5282 BI-LEVEL	RES 1 FAMILY RES 1 FAMILY	\$24,500 \$23,200
41-05-23-277-011	528 TENTREE ST NW	09/05/23	\$325,000 WD	03-ARM'S LENGTH	\$325,000	\$186,200	57.29	\$372,323	\$33,519	\$291,481	\$265,937	1.096	2,140	\$136.21	ST01	27.6531 TWO-STORY	RES 1 FAMILY	\$24,500
41-05-23-326-014 41-05-23-326-028	376 FAIR LANE DR NW 395 FAIR LANE DR NW	11/30/23 03/29/23	\$310,000 WD \$210,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$310,000 \$210.000	\$125,400 \$82,500	40.45 39.29	\$313,129 \$199,691	\$35,649 \$37,843	\$274,351 \$172,157	\$220,222 \$127,039	1.246 1.355	2,560 1,243	\$107.17 \$138.50	ST01 ST01	12.6791 TWO-STORY 1.7435 RANCH	RES 1 FAMILY RES 1 FAMILY	\$32,100 \$34,600
41-05-23-326-033	373 FAIR LANE DR NW	05/05/23	\$310,000 WD	03-ARM'S LENGTH	\$310,000	\$154,300	49.77	\$348,069	\$45,118	\$264,882	\$237,795	1.114	1,546	\$171.33	ST01	25.8674 RANCH	RES 1 FAMILY	\$37,444
41-05-23-351-009 41-05-23-353-007	1505 12 MILE RD NW 532 UNION ST S NW	12/13/23 04/10/23	\$245,000 WD \$255,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$245,000 \$255,000	\$106,000 \$93,700	43.27 36.75	\$251,908 \$229,710	\$53,922 \$26,071	\$191,078 \$228,929	\$157,132 \$159,842	1.216 1.432	1,248 1,172	\$153.11 \$195.33	ST01 ST01	15.6546 RANCH 5.9636 RANCH	RES 1 FAMILY RES 1 FAMILY	\$36,300 \$24,500
41-05-23-354-006	578 UNION ST S NW	09/01/22	\$259,000 WD	03-ARM'S LENGTH	\$259,000	\$81,500	31.47	\$236,165	\$28,357	\$230,643	\$171,035	1.349	1,120	\$205.93	ST01	2.4072 RANCH	RES 1 FAMILY	\$23,200
41-05-23-354-007 41-05-23-354-015	586 UNION ST S NW 568 UNION ST S NW	08/08/22 07/31/23	\$251,500 WD \$195,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$251,500 \$195,000	\$85,300 \$79,600	33.92 40.82	\$209,838 \$202,253	\$27,401 \$26,165	\$224,099 \$168,835	\$150,154 \$138,217	1.492 1.222	1,120 1,120	\$200.09 \$150.75	ST01 ST01	11.9879 RANCH 15.1058 RANCH	RES 1 FAMILY RES 1 FAMILY	\$23,200 \$24,500
41-05-23-355-013	520 LAURIE DR NW	04/14/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$82,200	36.53	\$185,547	\$28,485	\$196,515	\$132,878	1.479	1,148	\$171.18	ST01	10.6328 RANCH	RES 1 FAMILY	\$27,000
41-05-23-355-019 41-05-23-376-008	508 LAURIE DR NW 137 CLARK ST NW	08/04/23 09/27/23	\$240,000 WD \$337,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$240,000 \$337,000	\$107,500 \$165,700	44.79 49.17	\$242,308 \$331,334	\$32,157 \$24,500	\$207,843 \$312,500	\$164,954 \$240,843	1.260 1.298	1,148 864	\$181.05 \$361.69	ST01 ST01	11.2575 RANCH 7.5057 DUPLEX	RES 1 FAMILY RES 2 FAMILY	\$30,600 \$24,500
	10719 ALPINE AVE NW	06/09/22	\$315,000 WD	03-ARM'S LENGTH	\$315,000	\$102,400	32.51	\$255,989	\$34,414	\$280,586	\$187,458	1.497	1,064	\$263.71	ST01	12.4214 RANCH	RES 1 FAMILY	\$29,000
41-05-24-102-015																		
	670 13 MILE RD NW 720 13 MILE RD NW	05/18/22 08/19/22	\$245,000 WD \$330,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$245,000 \$330,000	\$81,700 \$97,500	33.35 29.55	\$220,465 \$325,296	\$55,517 \$83,936	\$189,483 \$246,064	\$139,550 \$198,650	1.358 1.239	1,594 1,456	\$118.87 \$169.00	ST01 ST01	1.4768 TWO-STORY 13.3903 RANCH	RES 1 FAMILY RES 1 FAMILY	\$53,280 \$71,786
41-05-24-102-015 41-05-24-102-022 41-05-24-102-029 41-05-24-126-004	670 13 MILE RD NW 720 13 MILE RD NW 600 13 MILE RD NW	08/19/22 08/26/22	\$330,000 WD \$262,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$330,000 \$262,000	\$97,500 \$92,000	29.55 35.11	\$325,296 \$257,839	\$83,936 \$39,846	\$246,064 \$222,154	\$198,650 \$179,418	1.239 1.238	1,456 1,212	\$169.00 \$183.30	ST01 ST01	13.3903 RANCH 13.4391 RANCH	RES 1 FAMILY RES 1 FAMILY	\$71,786 \$32,900
41-05-24-102-015 41-05-24-102-022 41-05-24-102-029	670 13 MILE RD NW 720 13 MILE RD NW	08/19/22	\$330,000 WD	03-ARM'S LENGTH	\$330,000	\$97,500	29.55	\$325,296	\$83,936	\$246,064	\$198,650	1.239	1,456	\$169.00	ST01	13.3903 RANCH	RES 1 FAMILY	\$71,786

Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
41-05-25-327-007	9480 MINNIES WAY DR NW	12/16/22	\$290,000 WD	03-ARM'S LENGTH	\$290,000	\$105,800	36.48	\$257,821	\$35,929	\$254,071	\$182,928	1.389	1,742	\$145.85	ST01	1.6328 BI-LE	VEL	RES 1 FAMILY	\$32,900
41-05-25-327-009	9420 MINNIES WAY DR NW	10/21/22	\$280,000 WD	03-ARM'S LENGTH	\$280,000	\$103,000	36.79	\$247,028	\$34,396	\$245,604	\$175,006	1.403	1,582	\$155.25	ST01	3.0822 BI-LE	VEL	RES 1 FAMILY	\$29,000
41-05-25-351-032	9312 ALPINE AVE NW	10/27/22	\$293,767 WD	03-ARM'S LENGTH	\$293,767	\$134,900	45.92	\$270,035	\$50,065	\$243,702	\$181,045	1.346	1,092	\$223.17	ST01	2.6499 RAN		RES 1 FAMILY	\$42,096
41-05-25-351-033 41-05-25-352-006	9300 ALPINE AVE NW 608 SCHULTZ ST NW	06/10/22 07/07/22	\$237,500 WD \$220,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$237,500 \$220.000	\$87,500 \$79.400	36.84 36.09	\$261,618 \$197,766	\$58,478 \$34.633	\$179,022 \$185.367	\$171,861 \$138.014	1.042	1,092 1.266	\$163.94 \$146.42	ST01 ST01	33.0917 RAN		RES 1 FAMILY RES 1 FAMILY	\$52,000 \$32,900
41-05-25-376-014	9211 VINTON AVE NW	09/30/22	\$220,000 WD \$375,000 WD	03-ARM'S LENGTH	\$375,000	\$79,400 \$136,200	36.32	\$197,766	\$53,328	\$321,672	\$257,925	1.247	1,755	\$146.42	ST01	2.9483 KAN		RES 1 FAMILY	\$45,272
41-05-25-400-041	335 11 MILE RD NW	11/02/22	\$240.000 WD	03-ARM'S LENGTH	\$240,000	\$98,600	41.08	\$235.602	\$60,694	\$179.306	\$143,957	1.246	960	\$186.78	ST01	12.7032 RAN		RES 1 FAMILY	\$46,671
41-05-26-101-033	1424 12 MILE RD NW	08/18/22	\$385,000 WD	03-ARM'S LENGTH	\$385,000	\$178,000	46.23	\$386,404	\$51,364	\$333,636	\$275,753	1.210	2,427	\$137.47	ST01	16.2674 TWC	-STORY	RES 1 FAMILY	\$32,900
41-05-26-129-001	155 LIBERTY ST	07/14/23	\$330,000 WD	03-ARM'S LENGTH	\$330,000	\$137,400	41.64	\$329,376	\$21,186	\$308,814	\$241,907	1.277	1,342	\$230.11	ST01	9.6003 RAN		RES 1 FAMILY	\$16,300
41-05-26-129-009	235 LIBERTY ST	09/05/23	\$344,900 WD	03-ARM'S LENGTH	\$344,900	\$180,300	52.28	\$381,636	\$21,212	\$323,688	\$282,907	1.144	1,888	\$171.44	ST01	22.8434 TWC		RES 1 FAMILY	\$16,300
41-05-26-129-010	245 LIBERTY ST	04/28/23	\$389,000 WD	03-ARM'S LENGTH	\$389,000	\$165,800	42.62	\$306,681	\$18,677 \$18,905	\$370,323	\$226,063	1.638	1,186	\$312.25	ST01 ST01	26.5559 RAN		RES 1 FAMILY	\$16,300 \$16,300
41-05-26-129-011 41-05-26-129-014	255 LIBERTY ST 285 LIBERTY ST	07/14/23 08/24/22	\$380,973 WD \$385,647 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$380,973 \$385,647	\$167,300 \$161.600	43.91 41.90	\$334,537 \$323.168	\$18,905	\$362,068 \$366.884	\$247,749 \$250.539	1.461	1,186 1.374	\$305.28 \$267.02	ST01 ST01	8.8849 RAN		RES 1 FAMILY RES 1 FAMILY	\$16,300 \$15,500
41-05-26-129-020	200 LIBERTY ST	04/04/22	\$370,000 WD	03-ARM'S LENGTH	\$370,000	\$159,600	43.14	\$291,031	\$16,642	\$353,358	\$232,140	1.522	1,374	\$257.17	ST01	14.9596 RAN		RES 1 FAMILY	\$14,400
41-05-26-129-021	210 LIBERTY ST	07/01/22	\$393,816 WD	03-ARM'S LENGTH	\$393,816	\$163,800	41.59	\$319,245	\$18,983	\$374,833	\$254,029	1.476	1,374	\$272.80	ST01	10.2971 RAN		RES 1 FAMILY	\$15,500
41-05-26-129-022	220 LIBERTY ST	05/27/22	\$383,693 WD	03-ARM'S LENGTH	\$383,693	\$143,000	37.27	\$287,666	\$17,742	\$365,951	\$228,362	1.603	1,374	\$266.34	ST01	22.9921 RAN	CH	RES 1 FAMILY	\$15,500
41-05-26-129-079	601 BEDFORD FALLS DR	06/14/22	\$273,372 WD	03-ARM'S LENGTH	\$273,372	\$119,400	43.68	\$238,782	\$17,661	\$255,711	\$192,279	1.330	1,530	\$167.13	ST01	4.2688 TWC		RES 1 FAMILY	\$15,500
41-05-26-129-079	601 BEDFORD FALLS DR	08/14/23	\$281,000 WD	03-ARM'S LENGTH	\$281,000	\$124,800	44.41	\$282,812	\$20,623	\$260,377	\$217,044	1.200	1,530	\$170.18	ST01	17.2931 TWC		RES 1 FAMILY	\$16,300
41-05-26-129-080	603 BEDFORD FALLS DR	08/10/22	\$264,900 WD	03-ARM'S LENGTH	\$264,900	\$124,800	47.11	\$249,547	\$19,502	\$245,398	\$200,039	1.227	1,530	\$160.39	ST01	14.5833 TWC		RES 1 FAMILY	\$15,500
41-05-26-129-081 41-05-26-129-082	605 BEDFORD FALLS DR 607 BEDFORD FALLS DR	07/28/22 06/15/22	\$264,900 WD \$260,175 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$264,900 \$260,175	\$121,600 \$119,400	45.90 45.89	\$243,293 \$39,773	\$19,502 \$17,661	\$245,398 \$242,514	\$194,601 \$19,228	1.261 12.613	1,530 1,530	\$160.39 \$158.51	ST01 ST01	11.1550 TWC 1124.0076 TWC		RES 1 FAMILY RES 1 FAMILY	\$15,500 \$15,500
41-05-26-129-082	609 BEDFORD FALLS DR	07/15/22	\$265,500 WD	03-ARM'S LENGTH	\$265,500	\$124,800	47.01	\$249,547	\$19,502	\$245,998	\$200,039	1.230	1,530	\$160.78	ST01	14.2833 TWC		RES 1 FAMILY	\$15,500
41-05-26-129-084	611 BEDFORD FALLS DR	06/29/22	\$251,785 WD	03-ARM'S LENGTH	\$251,785	\$119,400	47.42	\$238.782	\$17,661	\$234.124	\$192,279	1.218	1,530	\$153.02	ST01	15.4957 TWO		RES 1 FAMILY	\$15,500
41-05-26-129-091	614 BEDFORD FALLS DR	06/23/23	\$271,200 WD	03-ARM'S LENGTH	\$271,200	\$123,900	45.69	\$280,915	\$18,726	\$252,474	\$217,044	1.163	1,530	\$165.02	ST01	20.9343 TWC	-STORY	RES 1 FAMILY	\$16,300
41-05-26-129-092	616 BEDFORD FALLS DR	03/22/23	\$255,620 WD	03-ARM'S LENGTH	\$255,620	\$128,900	50.43	\$257,731	\$18,518	\$237,102	\$198,024	1.197	1,530	\$154.97	ST01	17.5243 TWC	-STORY	RES 1 FAMILY	\$16,300
41-05-26-129-093	618 BEDFORD FALLS DR	03/17/23	\$256,220 WD	03-ARM'S LENGTH	\$256,220	\$123,900	48.36	\$256,929	\$17,716	\$238,504	\$198,024	1.204	1,530	\$155.88	ST01	16.8163 TWC		RES 1 FAMILY	\$15,500
41-05-26-129-094	620 BEDFORD FALLS DR	03/17/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$123,900	49.56	\$256,929	\$17,716	\$232,284	\$198,024	1.173	1,530	\$151.82	ST01	19.9573 TWC		RES 1 FAMILY	\$15,500
41-05-26-129-095	622 BEDFORD FALLS DR	03/01/23	\$256,000 WD	03-ARM'S LENGTH	\$256,000 \$256,058	\$123,900	48.40	\$247,791	\$17,746 \$17,716	\$238,254	\$200,039	1.191	1,530	\$155.72	ST01 ST01	18.1546 TWC		RES 1 FAMILY	\$15,500 \$15,500
41-05-26-129-096 41-05-26-129-097	624 BEDFORD FALLS DR 626 BEDFORD FALLS DR	03/17/23 03/31/23	\$256,058 MLC \$265,615 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$256,058	\$123,900 \$129,600	48.39 48.79	\$256,929 \$259,107	\$17,716	\$238,342 \$245,721	\$198,024 \$198,024	1.204 1.241	1,530 1,530	\$155.78 \$160.60	ST01	16.8981 TWC 13.1718 TWC		RES 1 FAMILY RES 1 FAMILY	\$15,500
41-05-26-298-004	869 COSBY WAY DR NW	06/07/22	\$425.000 WD	03-ARM'S LENGTH	\$425,000	\$129,600	30.49	\$354.149	\$60.079	\$364.921	\$248,790	1.467	1,273	\$286.66	ST01	9.4199 RAN		RES 1 FAMILY	\$32,900
41-05-26-300-015	9552 SPARTA AVE NW	05/12/23	\$335,000 WD	03-ARM'S LENGTH	\$335,000	\$148,700	44.39	\$335,825	\$55,237	\$279,763	\$220,242	1.270	2,395	\$116.81	ST01	10.2329 TWC		RES 1 FAMILY	\$45,990
41-05-26-300-035	9422 SPARTA AVE NW	10/27/22	\$245,000 WD	03-ARM'S LENGTH	\$245,000	\$96,500	39.39	\$239,299	\$36,133	\$208,867	\$167,215	1.249	1,512	\$138.14	ST01	12.3489 TWC		RES 1 FAMILY	\$29,000
41-05-26-476-009	9397 ALPINE AVE NW	06/01/23	\$310,000 WD	03-ARM'S LENGTH	\$310,000	\$115,300	37.19	\$300,031	\$69,196	\$240,804	\$181,189	1.329	1,992	\$120.89	ST01	4.3563 RAN		RES 1 FAMILY	\$43,650
41-05-26-479-001	9229 ALPINE AVE NW	10/12/23	\$285,000 WD	03-ARM'S LENGTH	\$285,000	\$94,800	33.26	\$283,345	\$35,362	\$249,638	\$194,649	1.283	1,248	\$200.03	ST01	9.0080 RAN		RES 1 FAMILY	\$32,100
41-05-27-100-046	2150 SPARTY LANE NW	12/23/22	\$614,289 WD	03-ARM'S LENGTH	\$614,289	\$322,500	52.50	\$624,873	\$144,770	\$469,519	\$395,798	1.186	1,907	\$246.21	ST01	18.6324 RAN		RES 1 FAMILY	\$144,770
41-05-27-201-022 41-05-27-276-012	1981 SKYVIEW DR NW 74 HOMESTEAD ACRES RD NW	05/30/23 08/04/23	\$360,000 WD \$292,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$360,000 \$292,000	\$145,400 \$155,400	40.39 53.22	\$362,031 \$324,954	\$44,436 \$34,874	\$315,564 \$257,126	\$249,290 \$227,692	1.266 1.129	2,080 1,239	\$151.71 \$207.53	ST01 ST01	10.6730 TWC 24.3313 DUP		RES 1 FAMILY RES 1 FAMILY	\$37,444 \$30,600
41-05-27-276-012	105 HOMESTEAD ACRES RD NW	09/16/22	\$292,000 WD \$267.500 WD	03-ARM'S LENGTH	\$267.500	\$112,100	41.91	\$255.657	\$31.067	\$236,433	\$185.919	1.272	1,239	\$213.77	ST01	10.0883 DUP		RES 1 FAMILY	\$29,000
41-05-29-100-003	3976 12 MILE RD NW	01/12/24	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$217,263	\$31,657	\$193,343	\$147,423	1.311	1,092	\$177.05	ST01	6.1101 RAN		RES 1 FAMILY	\$30,979
41-05-30-102-005	4650 12 MILE RD NW	06/23/23	\$360,000 WD	03-ARM'S LENGTH	\$360,000	\$162,400	45.11	\$370,823	\$58,057	\$301,943	\$245,499	1.230	1,746	\$172.93	ST01	14.2668 RAN		RES 1 FAMILY	\$41,438
41-05-31-400-004	4331 10 MILE RD NW	04/13/22	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$95,700	40.72	\$224,462	\$23,342	\$211,658	\$170,152	1.244	1,650	\$128.28	ST01	12.8650 TWO		RES 1 FAMILY	\$21,600
41-05-33-300-015	8570 PEACH RIDGE AVE NW	12/01/23	\$315,000 WD	03-ARM'S LENGTH	\$315,000	\$133,700	42.44	\$310,339	\$45,719	\$269,281	\$210,016	1.282	1,248	\$215.77	ST01	9.0389 RAN		RES 1 FAMILY	\$40,703
41-05-33-400-036	8705 THOME DR NW	09/21/22	\$549,900 WD	03-ARM'S LENGTH	\$549,900	\$246,800	44.88	\$526,320	\$53,000	\$496,900	\$391,821	1.268	1,966	\$252.75	ST01	10.4402 RAN		RES 1 FAMILY	\$44,406
41-05-33-400-044 41-05-35-276-021	2585 10 MILE RD NW 8991 ALPINE AVE NW	05/23/22 05/05/23	\$350,000 WD \$317,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$350,000 \$317,000	\$130,600 \$104,400	37.31 32.93	\$309,912 \$272,368	\$47,733 \$44,956	\$302,267 \$272,044	\$221,810 \$178,502	1.363 1.524	1,290 1,776	\$234.32 \$153.18	ST01 ST01	0.9851 RAN		RES 1 FAMILY RES 1 FAMILY	\$41,886 \$41,684
41-05-35-276-021	8670 SPARTA AVE NW	10/02/23	\$17,000 WD \$127.000 WD	03-ARM'S LENGTH	\$17,000	\$69,300	54.57	\$145,280	\$40,957	\$86.043	\$81.886	1.051	892	\$96.46	ST01	32.1819 TWC		RES 1 FAMILY	\$41,864
41-05-35-351-012	8610 SPARTA AVE NW	04/22/22	\$315,000 WD	03-ARM'S LENGTH	\$315,000	\$118,900	37.75	\$262,252	\$54,238	\$260,762	\$175,985	1.482	1,088	\$239.67	ST01	10.9148 RAN		RES 1 FAMILY	\$43,731
41-05-35-389-011	1187 SOUTH HILL DR NW	09/15/23	\$324,325 WD	03-ARM'S LENGTH	\$324,325	\$119,900	36.97	\$281,663	\$36,400	\$287,925	\$192,514	1.496	1,565	\$183.98	ST01	12.3022 BI-LE		RES 1 FAMILY	\$30,600
41-05-35-389-031	1227 TREEWAY DR NW	06/09/22	\$337,000 WD	03-ARM'S LENGTH	\$337,000	\$116,800	34.66	\$286,363	\$67,355	\$269,645	\$185,286	1.455	1,380	\$195.39	ST01	8.2708 TWC	-STORY	RES 1 FAMILY	\$29,000
41-05-36-100-064	485 ENGELAIRE CT NW	12/22/23	\$281,000 WD	03-ARM'S LENGTH	\$281,000	\$136,400	48.54	\$280,851	\$49,632	\$231,368	\$183,507	1.261	1,354	\$170.88	ST01	11.1771 RAN		RES 1 FAMILY	\$43,388
41-05-36-100-066	480 ENGELAIRE CT NW	07/28/22	\$277,000 WD	03-ARM'S LENGTH	\$277,000	\$107,000	38.63	\$266,342	\$46,084	\$230,916	\$181,282	1.274	1,352	\$170.80	ST01	9.8790 RAN		RES 1 FAMILY	\$39,208
41-05-36-276-001	8900 PARKER WOODS DR NW	09/15/23	\$328,000 WD	03-ARM'S LENGTH	\$328,000	\$115,900	35.34	\$276,645	\$39,040	\$288,960	\$186,503	1.549	1,764	\$163.81	ST01	17.6775 TWC		RES 1 FAMILY	\$30,600
41-05-36-276-007 41-05-36-276-023	65 LONETREE DR NW 74 LONETREE DR NW	07/21/22 07/14/23	\$255,000 WD \$333,500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$255,000 \$333,500	\$111,400 \$123,200	43.69 36.94	\$255,404 \$292,659	\$30,543 \$36.036	\$224,457 \$297.464	\$185,071 \$201.431	1.213 1.477	1,588 1.377	\$141.35 \$216.02	ST01 ST01	15.9766 TRI-L 10.4172 TWO		RES 1 FAMILY	\$29,000 \$30.600
41-05-36-276-023 41-05-36-276-029	120 TABBY TRAIL NW	0//14/23 02/02/23	\$333,500 WD \$300,000 WD	03-ARM'S LENGTH	\$333,500	\$123,200 \$109,600	36.94 36.53	\$292,659 \$268,573	\$36,036 \$44,130	\$297,464 \$255,870	\$201,431 \$185,031	1.4//	1,377	\$216.02 \$130.75	ST01 ST01	10.41/2 TWC 1.0264 BI-LE		RES 1 FAMILY	\$30,600
41-05-36-276-031	90 TABBY TRAIL NW	06/13/22	\$280,000 WD	03-ARM'S LENGTH	\$280,000	\$104,900	37.46	\$241,818	\$37,658	\$242,342	\$172,724	1.403	1,351	\$179.38	ST01	3.0475 TWC		RES 1 FAMILY	\$29,000
41-05-36-376-005	425 10 MILE RD NW	01/31/24	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$79,500	39.75	\$182,249	\$30,075	\$169,925	\$120,869	1.406	1,418	\$119.83	ST01	3.3279 TWO		RES 1 FAMILY	\$25,700
41-05-36-400-068	310 AMY'S WAY NW	08/04/22	\$625,000 WD	03-ARM'S LENGTH	\$625,000	\$228,700	36.59	\$585,451	\$66,452	\$558,548	\$427,160	1.308	2,327	\$240.03	ST01	6.4997 RAN		RES 1 FAMILY	\$57,614
	•	Totals:	\$70,643,063		\$70,643,063	\$28,248,000		\$66,668,298		\$60,588,850	\$45,921,355		•	\$170.36		5.3178			
						Sale. Ratio =>	39.99				E.C.F. =>	1.352		Std. Deviation=>	0.739166691				
						Std. Dev. =>	8.36				Ave. E.C.F. =>	1.373		Ave. Variance=>	21.4561 C	oefficient of Var=>	15.6319498		

## 2025

#### Mobile Home Residential ECF Study

Street Address	Sale Date	Sale Price	Instr.	rms of Si	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	<b>Building Style</b>	Use Code	Land Value
17737 PEACH RIDGE AVE	03/15/24	\$275,000 WD		03-ARM'	\$275,000	\$105,400	38.33	\$210,803	\$40,968	\$234,032	\$118,517	1.97	1,539	\$152.07	TT01	11.0021	MANUFACTURED	RES 1 FAMILY	\$39,273
3366 22 MILE RD	07/01/24	\$225,000 WD		03-ARM'	\$225,000	\$109,300	48.58	\$218,686	\$55,078	\$169,922	\$114,172	1.488	3 1,716	\$99.02	TT01	37.6345	MANUFACTURED	RES 1 FAMILY	\$36,668
17545 PEACH RIDGE AVE	06/25/24	\$260,000 WD		03-ARM'	\$260,000	\$125,900	48.42	\$251,724	\$71,801	\$188,199	\$125,557	1.499	1,344	\$140.03	TT01	36.5733	MANUFACTURED	RES 1 FAMILY	\$71,253
16975 PEACH RIDGE AVE	08/19/22	\$155,250 WD		03-ARM'	\$155,250	\$64,200	41.35	\$128,486	\$35,598	\$119,652	\$71,452	1.67	1,296	\$92.32	TT01	17.9455	MANUFACTURED	RES 1 FAMILY	\$34,417
16141 PEACH RIDGE AVE	09/30/22	\$212,000 WD		03-ARM'	\$212,000	\$82,700	39.01	\$165,411	\$48,609	\$163,391	\$89,848	1.819	1,408	\$116.04	TT01	32.3416	MANUFACTURED	RES 1 FAMILY	\$45,960
69 E DIVISION ST	11/04/22	\$169,900 WD		03-ARM'	\$169,900	\$81,500	47.97	\$162,961	\$19,947	\$149,953	\$110,011	1.363	1,736	\$86.38	TT01	13.2041	MANUFACTURED	RES 1 FAMILY	\$18,600
120 E DIVISION ST	08/19/24	\$220,000 WD		03-ARM'	\$220,000	\$88,200	40.09	\$176,334	\$31,370	\$188,630	\$101,161	1.865	1,536	\$122.81	TT01	47.1280	MANUFACTURED	RES 1 FAMILY	\$28,000
15225 BARBER CREEK AVE	01/03/24	\$205,000 WD		03-ARM'	\$205,000	\$95,200	46.44	\$190,358	\$47,630	\$157,370	\$104,563	1.50	1,080	\$145.71	TT01	11.1663	MANUFACTURED	RES 1 FAMILY	\$39,855
15450 BARBER CREEK AVE	07/07/22	\$240,000 WD		03-ARM'	\$240,000	\$95,400	39.75	\$190,863	\$43,244	\$196,756	\$113,553	1.73	1,620	\$121.45	TT01	23.7606	MANUFACTURED	RES 1 FAMILY	\$41,400
14710 SPARTA AVE	10/21/22	\$87,000 WD		03-ARM'	\$87,000	\$41,400	47.59	\$82,875	\$25,441	\$61,559	\$44,180	1.39	784	\$78.52	TT01	10.1749	MANUFACTURED	RES 1 FAMILY	\$23,200

2025
Duplex & Townhome Residential ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	ısd/Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area )ev	. by Mean (% E	Building Style
41-05-14-327-005	186 ELM ST N NW	03/21/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$100,800	38.77	\$238,212	\$24,651	\$235,349	\$167,630	1.404	1,633	\$144.12	ST01	140.3977 D	UPLEX
41-05-14-351-028	57 DIVISION ST E NW	08/09/23	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$97,600	47.49	\$207,983	\$27,169	\$178,331	\$141,926	1.257	2,023	\$88.15	ST01	0.0000 D	UPLEX
41-05-22-201-009	238 DIVISION ST W NW	04/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,000	34.00	\$202,128	\$23,165	\$176,835	\$155,620	1.136	1,836	\$96.32	ST01	16.2805 D	UPLEX
41-05-23-102-020	33 WASHINGTON ST NW	05/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$83,000	57.24	\$183,530	\$25,986	\$119,014	\$133,286	0.893	1,872	\$63.58	ST01	31.7603 D	UPLEX
41-05-23-202-037	164 LONE PINE ST NW	09/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,700	41.65	\$274,316	\$27,737	\$257,263	\$204,122	1.260	2,142	\$120.10	ST01	0.0691 D	UPLEX
41-05-23-376-008	545 DONNA DR NW	09/27/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$165,700	49.17	\$331,334	\$24,500	\$312,500	\$240,843	1.298	864	\$361.69	ST01	0.0000 D	UPLEX
41-05-26-129-079	601 BEDFORD FALLS DR	06/21/22	\$273,372	WD	03-ARM'S LENGTH	\$273,372	\$119,400	43.68	\$238,782	\$17,661	\$255,711	\$192,279	1.330	1,530	\$167.13	ST01	2.3143 TO	OWNHOME
41-05-26-129-080	603 BEDFORD FALLS DR	08/10/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$124,800	47.11	\$249,547	\$19,502	\$245,398	\$200,039	1.227	1,530	\$160.39	ST01	12.6288 TO	OWNHOME
41-05-26-129-081	605 BEDFORD FALLS DR	07/28/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$121,600	45.90	\$243,293	\$19,502	\$245,398	\$194,601	1.261	1,530	\$160.39	ST01	9.2005 TO	OWNHOME
41-05-26-129-083	609 BEDFORD FALLS DR	07/15/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$124,800	47.01	\$249,547	\$19,502	\$245,998	\$200,039	1.230	1,530	\$160.78	ST01	12.3288 TO	OWNHOME
41-05-26-129-084	611 BEDFORD FALLS DR	06/29/22	\$251,785	WD	03-ARM'S LENGTH	\$251,785	\$119,400	47.42	\$238,782	\$17,661	\$234,124	\$192,279	1.218	1,530	\$153.02	ST01	13.5412 TO	OWNHOME
41-05-26-129-093	618 BEDFORD FALLS DR	03/17/23	\$256,220	WD	03-ARM'S LENGTH	\$256,220	\$123,900	48.36	\$256,929	\$17,716	\$238,504	\$198,024	1.204	1,530	\$155.88	ST01	14.8618 TO	OWNHOME
41-05-26-129-094	620 BEDFORD FALLS DR	03/17/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,900	49.56	\$256,929	\$17,716	\$232,284	\$198,024	1.173	1,530	\$151.82	ST01	18.0029 TO	OWNHOME
41-05-26-129-095	622 BEDFORD FALLS DR	03/01/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$123,900	48.40	\$247,791	\$17,746	\$238,254	\$200,039	1.191	1,530	\$155.72	ST01	16.2001 TO	OWNHOME
41-05-26-129-096	624 BEDFORD FALLS DR	03/17/23	\$256,058	WD	03-ARM'S LENGTH	\$256,058	\$123,900	48.39	\$256,929	\$17,716	\$238,342	\$198,024	1.204	1,530	\$155.78	ST01	14.9436 TO	OWNHOME
41-05-26-129-097	626 BEDFORD FALLS DR	03/31/23	\$265,615	WD	03-ARM'S LENGTH	\$265,615	\$129,600	48.79	\$259,107	\$19,894	\$245,721	\$198,024	1.241	1,530	\$160.60	ST01	3.0339 TO	OWNHOME
41-01-29-451-013	391 W MUSKEGON ST	03/22/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,100	49.80	\$204,150	\$37,774	\$167,226	\$158,756	1.053	1,344	\$124.42	TT01	15.7171 D	UPLEX
		Totals:	\$4,241,850		<u> </u>	\$4,241,850	\$1,971,100		\$4,139,289		\$3,866,252	\$3,173,555			\$151.76	<u> </u>	2.4880	
						:	Sale. Ratio =>	22.33				E.C.F. =>	1.268	S	td. Deviation	2.132991288		
						:	Std. Dev. =>	21.37				Ave. E.C.F. =>	1.211	-	ve. Variance:	163.4445 Co	efficient of V	71.77192273