

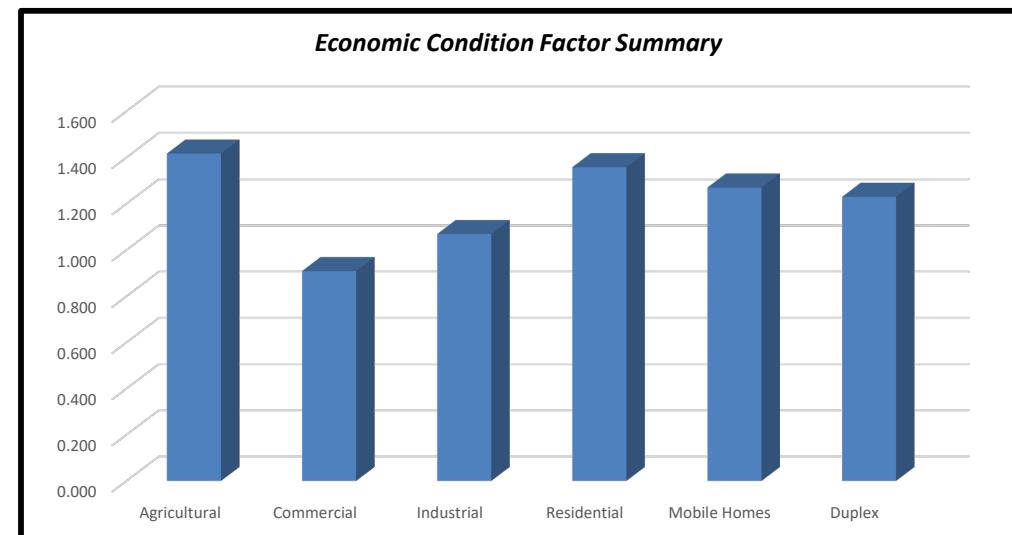
Year	2026
Economic Condition Factors	Summary
Agricultural	1.417
Commercial	0.909
Industrial	1.069
Residential	1.358
Mobile Homes	1.270
Duplex	1.230



SPARTA TOWNSHIP

160 E. Division St, Sparta MI 49345
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www.spartatownship.org

Sparta Township
Economic Condition Factor Summary
2025 State of Michigan Assessor's Manuals



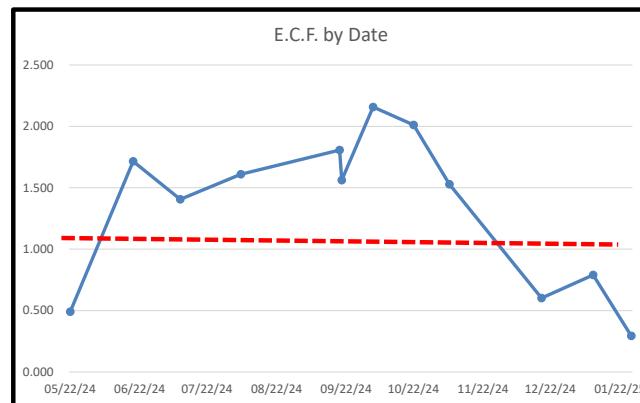
Sparta Township

Sparta Township

2026

Agricultural Buildings ECF Study

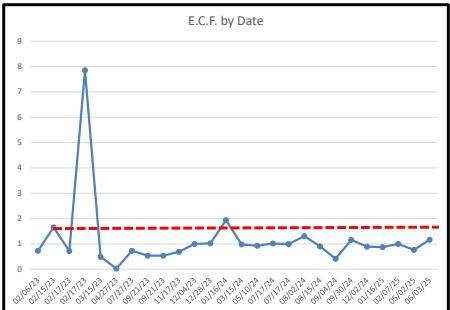
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area Jev. by Mean (%)	Building Style	Use Code	Land Value	
41-05-25-301-023	775 SCHULTZ ST NW	05/22/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$161,900	44.97	\$369,232	\$354,926	\$5,074	\$10,329	0.491	ST01	74.5629	AGRICULTURAL	AGRICULTURAL	\$33,600
41-05-36-100-062	8900 ALPINE AVE NW	06/19/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$165,200	42.36	\$376,786	\$321,358	\$68,642	\$40,020	1.715	ST01	47.8327	AGRICULTURAL	AGRICULTURAL	\$53,290
41-05-13-300-037	11081 LONG LAKE DR NW	07/10/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$204,600	49.90	\$409,783	\$395,144	\$14,856	\$10,570	1.406	ST01	16.8675	AGRICULTURAL	AGRICULTURAL	\$100,351
41-05-12-401-001	11978 LONG LAKE DR NW	08/06/24	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$148,300	46.36	\$317,984	\$306,195	\$13,705	\$8,512	1.610	ST01	37.3241	AGRICULTURAL	AGRICULTURAL	\$64,592
41-05-28-300-022	3155 11 MILE RD NW	09/19/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$229,100	38.18	\$588,336	\$540,898	\$59,102	\$32,716	1.807	ST01	56.9669	AGRICULTURAL	AGRICULTURAL	\$63,331
41-05-14-304-005	45 GROVE ST NW	09/20/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$88,700	34.65	\$250,116	\$173,858	\$82,142	\$52,592	1.562	ST01	32.5025	AGRICULTURAL	AGRICULTURAL	\$29,500
41-05-35-400-070	879 10 MILE RD NW	10/04/24	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$135,000	40.72	\$320,173	\$296,967	\$34,533	\$16,004	2.158	ST01	92.0899	AGRICULTURAL	AGRICULTURAL	\$50,450
41-05-12-376-010	500 OLD SCHOOL FOREST LN NW	10/22/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$274,400	47.31	\$574,922	\$561,802	\$18,198	\$9,048	2.011	ST01	77.4356	AGRICULTURAL	AGRICULTURAL	\$52,160
41-05-12-100-017	12065 LONG LAKE DR NW	11/07/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$189,100	45.02	\$416,930	\$360,218	\$59,782	\$39,112	1.528	ST01	29.1637	AGRICULTURAL	AGRICULTURAL	\$125,766
41-05-35-351-013	8610 SPARTA AVE NW	12/18/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$158,300	46.83	\$340,056	\$336,506	\$1,494	\$2,481	0.602	ST01	63.4626	AGRICULTURAL	AGRICULTURAL	\$57,065
41-05-22-230-002	120 SOUTH ST NW	01/10/25	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$103,900	47.77	\$221,183	\$212,955	\$4,545	\$5,750	0.790	ST01	44.6397	AGRICULTURAL	AGRICULTURAL	\$30,900
41-05-12-200-064	12181 DIVISION AVE NW	01/27/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$173,000	45.02	\$320,694	\$313,535	\$1,465	\$4,992	0.293	ST01	94.3405	AGRICULTURAL	AGRICULTURAL	\$57,340
Totals:			\$5,057,900			\$5,057,900	\$2,128,500		\$5,045,309		\$365,194	\$247,884			23.6387			
						Sale. Ratio =>	42.08							E.C.F. =>	1.417	0.688498236		
						Std. Dev. =>	13.26							Ave. E.C.F. =>	1.435	60.0281	Coefficient of V:	48.53285245



Sparta Township
2026

Commercial ECF Analysis

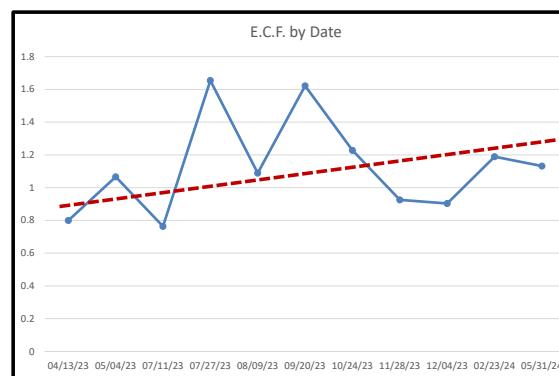
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
41-05-14-351-067	108 STATE ST N NW	02/06/23	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$72,500	46.77	\$170,621	\$31,267	\$123,713	\$169,920	0.728	2,302	\$53.74	\$701	58.3059	CHURCH	CHURCH	\$29,950		
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	\$49.60	\$701	34.2736	GAR SERVICE	GAR SERVICE	\$39,350		
41-05-14-379-004	9 LOOMIS ST NW	02/17/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$96,400	44.84	\$231,409	\$97,689	\$117,311	\$163,073	0.719	3,350	\$35.02	\$701	59.1750	WHS BAG/FERTILIZER	WHS BAG/FERTILIZER	\$37,450	41-05-14-380-021	
41-05-14-380-021	50 LOOMIS ST NW	02/17/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$22,900	10.65	\$56,306	\$37,809	\$177,191	\$22,557	7.855	4,000	\$44.30	\$701	654.4018	SHED UTILITY	SHED UTILITY	\$37,450	41-05-14-379-004	
41-05-15-478-033	125 STATE ST N NW	03/15/23	\$300,000	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	\$701	82.4738	BOWL	BOWL	\$46,906		
41-05-27-400-020	9213 SPARTA AVE NW	04/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,500	50.00	\$870,743	\$215,093	\$19,907	\$761,498	0.02	10,779	\$1.85	\$701	128.4985	STORE DISC	STORE DISC	\$152,076		
41-01-29-480-018	29 N MAIN ST	07/27/23	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$449,300	112.33	\$988,525	\$48,300	\$351,500	\$483,459	0.727	19,315	\$18.21	\$701	22.0355	GAR SERVICE	GAR SERVICE	\$187,537		
41-05-14-476-002	1055 13 MILE RD NW	09/21/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,300	53.73	\$86,741	\$55,815	\$19,185	\$35,919	0.534	1,200	\$15.99	\$701	77.7004	GAR SERVICE	GAR SERVICE	\$55,815		
41-05-14-476-005	1055 13 MILE RD NW	09/21/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,300	53.73	\$86,741	\$55,815	\$19,185	\$35,919	0.534	1,200	\$15.99	\$701	77.7004	GAR SERVICE	GAR SERVICE	\$55,815		
41-05-34-200-018	9161 SPARTA AVE NW	11/17/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$144,300	35.72	\$480,527	\$92,841	\$311,159	\$450,274	0.691	7,802	\$39.88	\$701	62.0083	SHOP NBHD	SHOP NBHD	\$63,000	41-05-34-200-019, 41-05-34-200-012	
41-05-23-130-017	278 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,400	40.74	\$296,960	\$95,561	\$229,439	\$229,645	0.999	24,440	\$9.39	\$701	31.2026	IND LIGHT	IND LIGHT	\$81,000		
41-05-23-177-030	325 MARTINDALE ST NW	12/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,700	42.46	\$432,065	\$170,827	\$304,173	\$298,217	1.020	11,664	\$26.08	\$701	29.1155	GAR SERVICE	GAR SERVICE	\$96,319	41-05-23-177-029	
41-05-14-353-031	209 DIVISION ST E NW	01/16/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,300	22.00	\$80,518	\$10,905	\$154,095	\$79,458	1.939	2,355	\$65.43	\$701	62.8205	BARBER/BEAUTY	BARBER/BEAUTY	\$10,800		
41-01-32-227-021	915 MAIN ST	03/15/24	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$77,600	59.69	\$155,200	\$28,719	\$101,281	\$103,454	0.979	1,924	\$52.64	\$701	3.1175	SHOP MIXED	SHOP MIXED	\$26,800		
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	\$701	38.2344	MED DENTAL	MED DENTAL	\$34,050		
41-01-33-101-009	80 S MAIN ST	07/17/24	\$290,000	WD	03-ARM'S LENGTH	\$295,000	\$166,600	56.47	\$333,107	\$48,101	\$246,899	\$243,163	1.015	2,400	\$102.87	\$701	6.7543	RESTAURANTS	RESTAURANTS	\$40,200		
41-01-33-101-009	80 S MAIN ST	07/17/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$166,600	55.53	\$333,107	\$48,101	\$251,899	\$253,653	0.993	2,400	\$104.96	\$701	4.5264	RESTAURANTS	RESTAURANTS	\$40,200		
41-05-23-128-022	390 DIVISION ST E NW	08/02/24	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$118,000	23.60	\$373,819	\$72,901	\$427,099	\$327,085	1.303	12,000	\$35.59	\$701	0.5352	WHS DIST	WHS DIST	\$53,142		
41-05-14-304-026	111 GROVE ST NW	08/15/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,500	46.77	\$202,588	\$47,355	\$152,645	\$168,723	0.905	3,884	\$39.30	\$701	40.6418	CHURCH BUILDINGS	CHURCH BUILDINGS	\$41,216		
41-05-26-176-005	9660 SPARTA AVE NW	09/04/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$289,800	72.45	\$592,393	\$243,318	\$156,882	\$379,647	0.413	20,830	\$7.53	\$701	89.7895	STORE WHS SHOW	STORE WHS SHOW	\$210,078		
41-01-32-276-028	135 KEEF RIDGE DR	09/30/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$132,800	44.41	\$265,674	\$89,803	\$209,197	\$180,937	1.156	4,500	\$46.49	\$701	20.8365	WHS MINI	WHS MINI	\$73,848		
41-01-34-100-021	2020 17 MILE RD	12/02/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$237,800	52.84	\$475,682	\$168,659	\$281,341	\$315,867	0.891	9,000	\$31.26	\$701	5.7127	WHS MINI	WHS MINI	\$99,865		
41-01-33-151-001	168 S MAIN ST	01/16/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,200	53.26	\$186,407	\$74,461	\$100,539	\$115,171	0.873	1,920	\$52.36	\$701	7.4865	CARWASH SELF SERV	CARWASH SELF SERV	\$57,730		
41-05-23-357-001	500 STATE ST S NW	02/07/25	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$101,600	43.23	\$223,830	\$81,605	\$153,395	\$154,090	0.995	1,517	\$101.12	\$701	31.5637	REST FAST	REST FAST	\$72,150		
41-05-23-154-015	172 GARDNER ST E NW	05/02/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70.06	\$191,195	\$30,547	\$125,453	\$164,299	0.764	4,551	\$27.57	\$701	54.7562	OFFICE BUILDINGS	OFFICE BUILDINGS	\$24,034			
41-05-14-351-074	11 DIVISION ST E NW	06/03/25	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$467,500	38.96	\$991,775	\$205,630	\$994,370	\$851,728	1.167	8,052	\$123.49	\$701	14.3653	STORE RETAIL	STORE RETAIL	\$169,800		
Totals:			\$2,044,000			\$7,858,200	\$3,849,200		\$8,895,417		\$5,636,889	\$6,802,696		\$45.46			3.7959					
Sale. Ratio =>			64.61					E.C.F. =>	0.909				Std. Deviation=>	0.13442664								
Std. Dev. =>			22.66					Ave. E.C.F. =>	0.948				Ave. Variance=>	10.0671	Coefficient of Var=>	10.62126333						



Sparta Township

Sparta Township

2026



Sparta Township

2026

Residential ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./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
41-05-23-353-007	532 UNION ST S NW	04/10/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,700	36.75	\$292,552	\$35,968	\$219,032	\$180,439	1.214	1,172	\$186.89	ST01	7.9787	RANCH	RES 1 FAMILY	\$34,300
41-05-22-201-002	390 DIVISION ST W NW	04/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,700	48.23	\$363,897	\$45,113	\$254,887	\$224,180	1.137	1,264	\$201.65	ST01	15.6697	RANCH	RES 1 FAMILY	\$42,900
41-05-14-309-030	236 UNION ST N NW	04/18/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$128,100	41.66	\$315,880	\$29,678	\$277,822	\$201,267	1.380	2,066	\$134.47	ST01	8.6692	BI-LEVEL	RES 1 FAMILY	\$22,900
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	\$307,312	\$50,372	\$221,628	\$180,689	1.227	2,028	\$109.28	ST01	6.7101	RANCH	RES 1 FAMILY	\$46,765
41-05-23-103-018	69 MAPLE ST NW	04/19/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$96,500	42.51	\$260,120	\$35,408	\$191,592	\$158,025	1.212	1,808	\$105.97	ST01	8.1258	TWO-STORY	RES 2 FAMILY	\$34,300
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	\$203,016	\$37,396	\$59,604	\$116,470	0.512	987	\$60.39	ST01	78.1917	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-22-255-010	214 HEATHERVIEW ST NW	04/24/23	\$235,800	WD	03-ARM'S LENGTH	\$235,800	\$90,600	38.42	\$250,120	\$43,776	\$192,024	\$145,108	1.323	866	\$221.74	ST01	2.9643	RANCH	RES 1 FAMILY	\$42,900
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	\$185,725	\$35,915	\$194,085	\$105,352	1.842	750	\$258.78	ST01	54.8588	RANCH	RES 1 FAMILY	\$34,300
41-05-26-129-010	245 LIBERTY ST	04/28/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$165,800	42.62	\$373,253	\$26,804	\$362,196	\$243,635	1.487	1,186	\$305.39	ST01	19.2962	RANCH	RES 1 FAMILY	\$22,900
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	\$263,882	\$48,458	\$236,542	\$151,494	1.495	1,216	\$186.30	ST01	20.1718	TWO-STORY	RES 1 FAMILY	\$34,300
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	\$246,098	\$40,423	\$203,577	\$144,638	1.407	832	\$244.68	ST01	11.3823	RANCH	RES 1 FAMILY	\$34,300
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	\$375,863	\$60,033	\$249,967	\$222,103	1.125	1,546	\$161.69	ST01	16.8215	RANCH	RES 1 FAMILY	\$52,532
41-05-35-276-021	8991 ALPINE AVE NW	05/05/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$104,400	32.93	\$310,830	\$61,727	\$255,273	\$175,176	1.457	1,776	\$143.73	ST01	16.3556	TWO-STORY	RES 1 FAMILY	\$58,492
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	\$234,509	\$44,228	\$187,772	\$133,812	1.403	759	\$247.39	ST01	10.9578	RANCH	RES 1 FAMILY	\$42,900
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	\$242,996	\$36,179	\$163,821	\$145,441	1.126	1,703	\$96.20	ST01	16.7297	TWO-STORY	RES 1 FAMILY	\$34,300
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	\$381,283	\$74,314	\$260,886	\$151,871	1.208	2,395	\$108.85	ST01	8.6073	TWO-STORY	RES 1 FAMILY	\$64,542
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	\$535,053	\$124,729	\$395,271	\$288,554	1.370	1,812	\$218.14	ST01	7.6161	RANCH	RES 1 FAMILY	\$50,609
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	\$341,660	\$55,637	\$249,863	\$201,141	1.242	2,127	\$117.47	ST01	5.1446	BI-LEVEL	RES 1 FAMILY	\$42,900
41-05-25-200-029	9961 DIVISION AVE NW	05/19/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,900	50.81	\$340,683	\$73,758	\$221,242	\$187,711	1.179	1,740	\$127.15	ST01	11.5041	TWO-STORY	RES 1 FAMILY	\$55,293
41-05-23-177-035	211 MINTARDINE ST NW	05/25/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$91,100	56.23	\$288,356	\$36,615	\$177,035	\$177,035	0.708	1,560	\$80.38	ST01	58.5414	TWO-STORY	RES 2 FAMILY	\$34,300
41-05-25-227-004	227 HEATHERVIEW ST NW	05/26/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,900	39.52	\$257,834	\$43,776	\$186,224	\$150,533	1.237	845	\$220.38	ST01	5.6575	RANCH	RES 1 FAMILY	\$42,900
41-05-27-201-022	1981 SKYVIEW DR NW	05/30/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$145,400	40.39	\$406,941	\$59,306	\$300,694	\$244,469	1.230	2,080	\$144.56	ST01	6.3688	TWO-STORY	RES 1 FAMILY	\$52,532
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	\$205,286	\$36,904	\$198,096	\$118,412	1.673	1,104	\$179.43	ST01	37.9266	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-26-647-009	9397 ALPINE AVE NW	06/01/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$115,300	37.19	\$349,641	\$88,863	\$221,137	\$183,388	1.206	1,992	\$111.01	ST01	8.7831	RANCH	RES 1 FAMILY	\$61,280
41-05-01-460-006	345 WINTER PINES CT NW	06/02/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$185,300	47.53	\$451,906	\$92,248	\$297,652	\$252,924	1.177	1,656	\$179.74	ST01	11.6828	TWO-STORY	RES 1 FAMILY	\$87,129
41-05-26-129-123	275 LIBERTY ST	06/05/23	\$371,680	WD	03-ARM'S LENGTH	\$371,680	\$62,600	16.84	\$356,838	\$13,800	\$357,880	\$241,236	1.484	1,886	\$301.75	ST01	18.9853	RANCH	RES 1 FAMILY	\$13,800
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	\$550,101	\$186,975	\$272,925	\$255,363	1.069	1,820	\$149.96	ST01	22.4898	RANCH	RES 1 FAMILY	\$121,407
41-05-23-154-007	137 AVERILL ST E NW	06/09/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$95,900	30.44	\$329,866	\$36,662	\$278,338	\$206,191	1.350	2,277	\$122.24	ST01	5.6230	TWO-STORY	RES 3 FAMILY	\$34,300
41-05-23-177-008	203 MINTARDINE ST NW	06/09/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$47,900	19.96	\$189,594	\$46,390	\$193,610	\$100,700	1.923	912	\$212.29	ST01	62.8854	TWO-STORY	RES 1 FAMILY	\$42,900
41-05-25-301-005	9516 ALPINE AVE NW	06/09/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$56,000	57.14	\$144,232	\$44,052	\$53,948	\$70,450	0.766	600	\$89.91	ST01	52.7909	RANCH	RES 1 FAMILY	\$42,900
41-05-15-427-003	319 DORIS ST NW	06/20/23	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$108,700	42.54	\$284,152	\$41,284	\$214,216	\$170,793	1.254	1,092	\$196.17	ST01	3.9430	RANCH	RES 1 FAMILY	\$34,300
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	\$306,688	\$45,585	\$244,415	\$183,617	1.222	1,613	\$139.13	ST01	7.1479	BI-LEVEL	RES 1 FAMILY	\$42,900
41-05-26-129-011	614 BEDFORD FALLS DR	06/23/23	\$271,200	WD	03-ARM'S LENGTH	\$271,200	\$123,900	45.69	\$305,474	\$25,283	\$245,917	\$210,196	1.170	1,530	\$160.73	ST01	12.3729	TWO-STORY	RES 1 FAMILY	\$22,900
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	\$416,502	\$74,703	\$285,297	\$240,365	1.187	1,746	\$163.40	ST01	10.6739	RANCH	RES 1 FAMILY	\$58.144
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	\$199,501	\$63,241	\$86,759	\$95,823	0.905	756	\$114.76	ST01	38.6281	RANCH	RES 1 FAMILY	\$62,716
41-05-23-105-004	156 CENTENNIAL AVE E NW	07/05/23	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$105,700	41.36	\$293,148	\$37,710	\$220,290	\$179,633	1.226	2,055	\$107.20	ST01	6.7337	TWO-STORY	RES 1 FAMILY	\$34,300
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	\$209,594	\$36,077	\$151,423	\$122,022	1.241	1,043	\$145.18	ST01	5.2738	RANCH	RES 1 FAMILY	\$34,300
41-05-11-401-011	11690 STFRINS AVE NW	07/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,800	45.60	\$347,299	\$40,406	\$259,594	\$215,818	1.203	1,712	\$151.63	ST01	9.0833	RANCH	RES 1 FAMILY	\$35.973
41-05-14-330-018	249 RIVER DR NW	07/13/23	\$182,310	WD	03-ARM'S LENGTH	\$182,310	\$69,000	37.85	\$203,016	\$37,396	\$144,914	\$116,470	1.244	987	\$146.82	ST01	4.9452	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-23-257-002	516 HILL VALLEY LANE NW	07/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,100	45.31	\$397,658	\$59,566	\$302,434	\$251,823	1.272	2,064	\$155.25	ST01	2.2123	TWO-STORY	RES 1 FAMILY	

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
41-05-13-300-015	8570 PEACH RIDGE AVE NW	12/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,700	42.44	\$350,346	\$59,287	\$255,713	\$204,683	1.249	1,248	\$204.90	ST01	4.4358	RANCH	RES 1 FAMILY	\$54,496
41-05-22-203-009	175 IDA RED AVE NW	12/08/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,000	40.94	\$340,241	\$49,422	\$270,578	\$204,514	1.323	1,196	\$226.24	ST01	2.9357	RANCH	RES 1 FAMILY	\$42,900
41-05-23-351-009	1500 12 MILE RD NW	12/13/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$106,000	43.27	\$268,725	\$65,277	\$179,723	\$143,072	1.256	1,248	\$144.01	ST01	3.7498	RANCH	RES 1 FAMILY	\$48,600
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	\$640,508	\$195,706	\$369,294	\$312,800	1.181	1,772	\$208.41	ST01	11.3065	TWO-STORY	RES 1 FAMILY	\$173,460
41-05-22-276-002	164 GARDNER ST NW	12/18/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$58,000	25.89	\$199,610	\$36,170	\$187,830	\$114,937	1.634	832	\$225.76	ST01	34.0532	RANCH	RES 1 FAMILY	\$34,300
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	\$316,399	\$64,112	\$216,888	\$177,417	1.222	1,354	\$160.18	ST01	7.1196	RANCH	RES 1 FAMILY	\$58,028
41-05-22-226-001	200 DIVISION ST NW	12/28/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,200	48.98	\$335,482	\$36,795	\$188,205	\$210,047	0.896	1,474	\$127.68	ST01	39.7658	RANCH	RES 1 FAMILY	\$34,300
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	\$212,958	\$36,958	\$184,042	\$123,769	1.487	875	\$210.33	ST01	19.3304	RANCH	RES 1 FAMILY	\$34,300
41-05-22-226-003	174 DIVISION ST NW	01/10/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$86,800	42.34	\$252,366	\$48,036	\$156,964	\$143,692	1.092	1,056	\$148.64	ST01	20.1307	TWO-STORY	RES 1 FAMILY	\$42,900
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	\$298,220	\$48,942	\$226,058	\$175,301	1.290	1,484	\$152.33	ST01	0.4130	TWO-STORY	RES 1 FAMILY	\$42,900
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	\$252,946	\$42,086	\$182,914	\$148,284	1.234	1,092	\$167.50	ST01	6.0118	RANCH	RES 1 FAMILY	\$41,439
41-05-23-129-006	120 MAPLE ST NW	01/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$59,600	29.80	\$195,718	\$38,414	\$161,586	\$110,622	1.461	933	\$173.19	ST01	16.7037	TWO-STORY	RES 1 FAMILY	\$34,300
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	\$219,662	\$38,754	\$161,246	\$127,221	1.267	1,418	\$113.71	ST01	2.6222	TWO-STORY	RES 1 FAMILY	\$34,300
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	\$193,650	\$24,805	\$194,195	\$118,738	1.635	936	\$207.47	ST01	34.1824	RANCH	RES 1 FAMILY	\$22,900
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	\$299,297	\$40,220	\$23,780	\$182,192	1.283	1,064	\$219.72	ST01	1.0520	RANCH	RES 1 FAMILY	\$34,300
41-05-22-278-001	172 AVERILL ST NW	02/02/24	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$67,800	32.13	\$217,158	\$38,006	\$172,994	\$125,986	1.373	1,040	\$166.34	ST01	7.9450	RANCH	RES 1 FAMILY	\$34,300
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	\$271,143	\$39,280	\$188,220	\$163,054	1.154	1,200	\$156.85	ST01	13.9331	RANCH	RES 1 FAMILY	\$34,300
41-05-014-476-049	12580 WINTER PINES DR NW	02/15/24	\$514,900	WD	03-ARM'S LENGTH	\$514,900	\$301,500	58.56	\$640,331	\$115,479	\$399,421	\$369,094	1.082	1,558	\$256.37	ST01	21.1500	RANCH	RES 1 FAMILY	\$62,496
41-05-014-451-001	12588 LONG LAKE DR NW	03/01/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$127,400	43.95	\$310,516	\$53,691	\$236,209	\$180,608	1.308	1,232	\$191.73	ST01	1.4181	RANCH	RES 1 FAMILY	\$49,677
41-05-27-276-016	90 HOMESTEAD ACRES RD NW	03/01/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,100	50.04	\$299,569	\$45,987	\$234,013	\$178,328	1.312	1,267	\$184.70	ST01	1.8592	RANCH	RES 1 FAMILY	\$42,900
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	\$603,823	\$103,819	\$416,181	\$351,620	1.184	3,407	\$122.15	ST01	11.0062	TWO-STORY	RES 1 FAMILY	\$67,900
41-05-22-228-024	97 STATE ST S NW	03/04/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,800	41.24	\$256,320	\$36,277	\$188,723	\$154,742	1.220	1,861	\$101.41	ST01	7.4073	TWO-STORY	RES 3 FAMILY	\$34,300
41-05-03-303-022	49 ALMA ST E NW	03/05/24	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$75,700	31.41	\$210,305	\$36,177	\$204,823	\$122,453	1.673	1,014	\$202.00	ST01	37.8996	TWO-STORY	RES 1 FAMILY	\$34,300
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	\$232,832	\$35,288	\$204,712	\$138,920	1.474	1,269	\$161.32	ST01	17.9926	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-12-401-006	11870 LONG LAKE DR NW	03/06/24	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$155,500	44.11	\$397,559	\$67,773	\$284,727	\$231,917	1.228	1,652	\$172.35	ST01	6.5961	TWO-STORY	RES 1 FAMILY	\$48,600
41-05-14-306-010	151 CARRIE ST E NW	03/11/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,200	32.48	\$186,464	\$34,997	\$175,003	\$106,517	1.643	912	\$191.89	ST01	34.9289	RANCH	RES 1 FAMILY	\$34,300
41-05-14-308-016	195 ALMA ST E NW	03/12/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$107,400	38.36	\$277,733	\$42,072	\$237,928	\$165,725	1.436	936	\$254.20	ST01	14.2004	RANCH	RES 1 FAMILY	\$34,300
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	\$266,592	\$37,159	\$212,841	\$161,345	1.319	1,224	\$253.89	ST01	2.5493	RANCH	RES 1 FAMILY	\$34,300
41-05-22-226-003	174 DIVISION ST NW	03/15/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$86,800	33.38	\$252,366	\$48,036	\$211,964	\$143,692	1.475	1,056	\$200.72	ST01	18.1456	TWO-STORY	RES 1 FAMILY	\$42,900
41-05-03-131-002	336 HICKORY ST NW	03/15/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$63,300	27.52	\$212,879	\$37,340	\$192,660	\$123,445	1.561	1,033	\$182.96	ST01	26.7021	RANCH	RES 1 FAMILY	\$34,300
41-05-11-404-013	11706 STEBBINS AVE NW	03/25/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,700	42.80	\$324,684	\$89,573	\$192,427	\$165,338	1.164	1,064	\$180.85	ST01	12.9833	RANCH	RES 1 FAMILY	\$84,525
41-05-22-282-001	56 AVERILL ST NW	03/28/24	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$103,100	39.58	\$277,161	\$39,637	\$220,863	\$167,035	1.322	1,092	\$202.26	ST01	2.8583	RANCH	RES 1 FAMILY	\$34,300
41-05-22-201-004	328 DIVISION ST NW	03/29/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$120,000	40.68	\$334,897	\$46,298	\$248,702	\$202,953	1.225	1,419	\$175.27	ST01	6.8254	RANCH	RES 1 FAMILY	\$42,900
41-05-23-355-009	125 CLARK ST NW	04/05/24	\$206,100	WD	03-ARM'S LENGTH	\$206,100	\$118,500	57.50	\$245,240	\$23,933	\$182,167	\$155,631	1.171	993	\$183.45	ST01	12.1364	RANCH	RES 1 FAMILY	\$22,900
41-05-22-223-001	235 GARDNER ST NW	04/10/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$163,100	54.37	\$354,347	\$45,058	\$254,942	\$217,503	1.172	1,463	\$174.26	ST01	12.1540	RANCH	RES 1 FAMILY	\$42,900
41-05-22-256-019	312 ROBINS LN NW	04/11/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$114,900	44.88	\$258,064	\$45,218	\$210,782	\$149,681	1.408	960	\$219.56	ST01	11.4539	RANCH	RES 1 FAMILY	\$42,900
41-05-08-100-027	3620 15 MILE RD NW	04/12/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,200	55.73	\$369,402	\$69,605	\$230,395	\$210,828	1.093	1,732	\$133.02	ST01	20.0860	BI-LEVEL	RES 1 FAMILY	\$63,200
41-05-14-376-012	125 HARPER DR NW	04/16/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,200	37.43	\$268,512	\$45,919	\$219,081	\$156,535	1.400	1,080	\$202.85	ST01	10.5893	RANCH	RES 1 FAMILY	\$42,900
41-05-23-151-012	82 GARDNER ST E NW	04/26/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$77,100	47.89	\$175,945	\$34,393	\$126,607	\$99,544	1.272	1,294	\$97.84	ST01	2.1806	RANCH	RES 1 FAMILY	\$34,300
41-05-23-133-005	374 CLAY ST E NW	04/29/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$117,700	40.17	\$276,471	\$34,494	\$258,506	\$170,167	1.519	1,344	\$192.34	ST01	22.5462	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-32-200-007	8875 PEACH RIDGE AVE NW	05/03/24	\$700,000	WD	03-ARM'S LENGTH</															

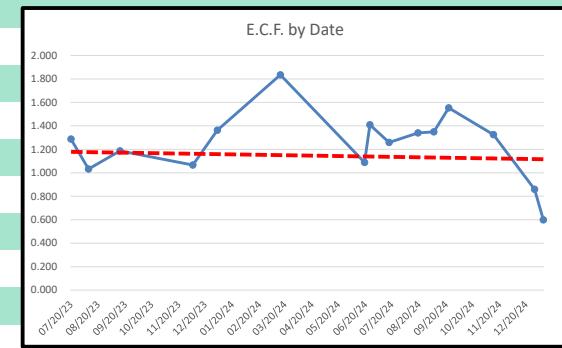
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
41-05-24-126-006	534 13 MILE RD NW	09/13/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$147,100	48.23	\$334,901	\$42,141	\$262,859	\$205,879	1.277	1,280	\$205.36	ST01	1.6907	RANCH	RES 1 FAMILY	\$34,300
41-05-14-352-009	184 GROVE ST NW	09/19/24	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$160,700	48.26	\$357,865	\$37,730	\$295,270	\$225,130	1.312	2,003	\$147.41	ST01	1.7881	BI-LEVEL	RES 1 FAMILY	\$34,300
41-05-28-300-022	3155 11 MILE RD NW	09/19/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$229,100	38.18	\$622,396	\$145,291	\$454,709	\$335,517	1.355	1,523	\$298.56	ST01	6.1578	RANCH	RES 1 FAMILY	\$73,684
41-05-14-304-005	45 GROVE ST NW	09/20/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$88,700	34.65	\$255,788	\$114,024	\$141,976	\$99,693	1.424	899	\$157.93	ST01	13.0455	RANCH	RES 1 FAMILY	\$34,300
41-05-35-351-012	8670 SPARTA AVE NW	09/26/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,300	42.87	\$240,497	\$56,922	\$93,078	\$129,096	0.721	892	\$104.35	ST01	57.2675	TWO-STORY	RES 1 FAMILY	\$54,817
41-05-14-376-011	159 LOOMIS ST NW	10/04/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,900	41.19	\$170,559	\$46,069	\$113,931	\$87,546	1.301	752	\$151.50	ST01	0.7717	RANCH	RES 1 FAMILY	\$42,900
41-05-22-278-021	101 KINGS BLVD W NW	10/04/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,900	42.34	\$302,322	\$37,991	\$257,009	\$185,887	1.383	1,622	\$158.45	ST01	8.8939	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-35-400-070	879 10 MILE RD NW	10/04/24	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$135,000	40.72	\$338,997	\$100,181	\$231,319	\$167,944	1.377	962	\$240.46	ST01	8.3688	RANCH	RES 1 FAMILY	\$58,666
41-05-22-283-007	59 ORCHARD DR NW	10/09/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$119,100	42.54	\$269,809	\$37,640	\$242,360	\$163,269	1.484	1,174	\$206.44	ST01	19.0747	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-26-129-097	626 BEDFORD FALLS DR	10/09/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,600	48.00	\$306,926	\$26,735	\$268,265	\$210,196	1.276	1,530	\$175.34	ST01	1.7409	TWO-STORY	RES 1 FAMILY	\$22,900
41-05-01-100-021	13068 PAINTE AV NW	10/11/24	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$215,200	41.46	\$529,601	\$61,801	\$457,199	\$328,973	1.390	1,565	\$292.14	ST01	9.6104	RANCH	RES 1 FAMILY	\$53,572
41-05-12-376-010	500 OLD SCHOOL FOREST LN NW	10/23/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$274,400	47.31	\$614,672	\$87,296	\$492,704	\$371,010	1.328	2,544	\$193.67	ST01	3.4336	TWO-STORY	RES 1 FAMILY	\$60,640
41-05-01-401-006	256 INDIAN LAKES RD NW	10/24/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,600	18.50	\$118,139	\$23,418	\$136,582	\$66,611	2.050	480	\$284.55	ST01	75.6767	RANCH	RES 1 FAMILY	\$22,900
41-05-01-451-015	12521 WINTER PINES DR NW	10/25/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$164,700	51.47	\$369,580	\$63,416	\$256,584	\$215,305	1.192	1,843	\$139.22	ST01	10.1944	BI-LEVEL	RES 1 FAMILY	\$58,840
41-05-23-255-040	507 HILL VALLEY LANE NW	10/25/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$177,200	49.64	\$372,024	\$38,689	\$318,311	\$234,413	1.358	2,064	\$154.22	ST01	6.4236	TWO-STORY	RES 1 FAMILY	\$36,015
41-05-22-228-002	86 PLEASANT ST NW	11/01/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,300	44.38	\$246,788	\$37,040	\$197,960	\$147,502	1.342	1,283	\$154.29	ST01	4.8411	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-23-254-007	456 TENTREE ST NW	11/01/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$155,800	49.94	\$335,614	\$38,921	\$273,079	\$208,645	1.309	2,048	\$133.34	ST01	1.5150	BI-LEVEL	RES 1 FAMILY	\$34,300
41-05-14-308-004	252 UNION ST NW	11/06/24	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$100,700	39.88	\$262,151	\$41,623	\$210,877	\$155,083	1.360	1,282	\$164.49	ST01	6.6097	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-11-200-018	12808 STEBBINS AVE NW	11/07/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$188,100	40.45	\$474,284	\$142,411	\$322,589	\$233,385	1.382	1,388	\$232.41	ST01	8.8548	RANCH	RES 1 FAMILY	\$123,244
41-05-12-100-017	12065 LONG LAKE DR NW	11/07/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$189,100	45.02	\$451,253	\$212,981	\$207,019	\$167,561	1.235	1,300	\$159.25	ST01	5.8189	RANCH	RES 1 FAMILY	\$140,753
41-05-12-129-024	141 ELM ST S NW	11/12/24	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$69,200	78.64	\$129,798	\$34,541	\$354,959	\$315,459	0.798	1,073	\$49.82	ST01	49.5634	RANCH	RES 1 FAMILY	\$34,300
41-05-26-129-014	285 LIBERTY ST	11/13/24	\$336,900	WD	03-ARM'S LENGTH	\$336,900	\$181,800	53.96	\$403,967	\$27,101	\$309,799	\$265,025	1.169	1,374	\$225.47	ST01	12.4731	RANCH	RES 1 FAMILY	\$22,900
41-05-14-377-003	172 LOOMIS ST NW	11/15/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$76,700	54.79	\$174,895	\$36,150	\$103,850	\$97,570	1.064	924	\$112.39	ST01	22.9311	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-35-276-011	8823 ALPINE AVE NW	11/15/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$123,200	49.88	\$265,757	\$60,611	\$186,389	\$144,266	1.292	1,104	\$168.83	ST01	0.1680	RANCH	RES 1 FAMILY	\$48,600
41-05-22-231-009	166 PINE ST NW	11/18/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,600	38.45	\$193,665	\$37,858	\$182,142	\$109,569	1.662	768	\$237.16	ST01	36.8679	RANCH	RES 1 FAMILY	\$34,300
41-05-14-351-010	169 UNION ST NW	11/21/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,800	43.78	\$190,108	\$23,211	\$156,789	\$117,368	1.398	1,404	\$111.67	ST01	4.2206	TWO-STORY	RES 3 FAMILY	\$22,900
41-05-14-303-018	285 UNION ST NW	11/22/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$104,900	42.47	\$249,037	\$51,314	\$195,686	\$139,046	1.407	1,444	\$135.52	ST01	11.3679	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-36-400-006	8446 VINTON AVE NW	11/27/24	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$135,800	65.45	\$244,214	\$99,011	\$168,489	\$144,306	1.168	1,472	\$114.46	ST01	12.6090	RANCH	RES 1 FAMILY	\$34,260
41-05-14-352-021	171 ELM ST N NW	12/06/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,800	37.18	\$247,602	\$36,043	\$218,957	\$148,776	1.472	1,236	\$177.15	ST01	17.8054	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-23-132-005	125 MARTINDALE ST NW	12/06/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$97,000	35.93	\$264,059	\$34,946	\$235,054	\$161,120	1.459	1,336	\$175.94	ST01	16.5201	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-25-327-006	9510 MINNIES WAY DR NW	12/10/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$163,300	44.14	\$380,332	\$51,421	\$318,579	\$231,302	1.377	1,644	\$193.78	ST01	8.3659	TWO-STORY	RES 1 FAMILY	\$42,900
41-05-27-276-018	98 HOMESTEAD ACRES RD NW	12/17/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$151,900	52.56	\$295,598	\$45,064	\$243,936	\$176,184	1.385	1,267	\$192.53	ST01	9.0879	RANCH	RES 1 FAMILY	\$42,900
41-05-35-351-013	8610 SPARTA AVE NW	12/18/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$158,300	46.83	\$357,775	\$76,027	\$261,973	\$198,135	1.322	1,088	\$240.78	ST01	2.8532	RANCH	RES 1 FAMILY	\$65,414
41-05-22-229-014	165 WHITE ST NW	12/20/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$135,400	42.31	\$311,087	\$39,223	\$280,777	\$191,184	1.469	1,814	\$154.78	ST01	17.4948	BI-LEVEL	RES 1 FAMILY	\$34,300
41-05-13-104-005	52 CENTENNIAL AVE E NW	12/20/24	\$168,600	WD	03-ARM'S LENGTH	\$168,600	\$90,800	53.86	\$231,808	\$39,345	\$129,255	\$135,347	0.955	1,301	\$99.35	ST01	33.8680	TWO-STORY	RES 1 FAMILY	\$34,300
41-05-30-013-006	9810 KENOWA AVE NW	12/30/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$101,700	50.35	\$224,292	\$53,774	\$148,226	\$119,914	1.236	1,040	\$142.53	ST01	5.7571	RANCH	RES 1 FAMILY	\$48,600
41-05-17-300-014	3631 13 MILE RD NW	01/06/25	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$727,800	38.15	\$763,170	\$193,348	\$521,652	\$400,710	1.302	2,408	\$216.63	ST01	0.8119	RANCH	RES 1 FAMILY	\$152,939
41-05-22-230-002	120 SOUTH ST NW	01/10/25	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$103,900	47.77	\$240,034	\$47,908	\$169,592	\$135,110	1.255	1,458	\$16.32	ST01	3.8455	RANCH	RES 1 FAMILY	\$34,300
41-05-23-107-004	158 VINE ST NW	01/21/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,300	43.53	\$238,996	\$40,698	\$194,302	\$139,450	1.393	760	\$255.66	ST01	9.9673	RANCH	RES 1 FAMILY	\$34,300
41-05-23-106-020	193 VINE ST NW	01/28/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,200	44.56	\$185,624	\$60,852	\$145,045	\$105,956	1.369	792	\$184.14	ST01	7.5250	RANCH	RES 1 FAMILY	\$34,200
41-05-15-151-010	11222 PHELPS AVE NW	01/31/25	\$231,100																	

Sparta Township

Sparta Township
2026

Mobile Home Residential ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 (%)	Building Style	Use Code	Land Value
41-01-33-154-010	91 WYNDSONG CT	07/20/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,700	56.70	\$113,469	\$33,743	\$66,257	\$51,436	1.288	924	\$71.71	TT01	0.4859	MANUFACTURED	RES 1 FAMILY	\$29,349
41-01-01-100-039	540 22 MILE RD	08/09/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$114,000	59.22	\$228,062	\$121,484	\$71,016	\$68,760	1.033	884	\$80.33	TT01	0.9561	MANUFACTURED	RES 1 FAMILY	\$99,349
41-01-23-400-042	14931 RED PINE DR	09/14/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$106,300	59.06	\$212,581	\$73,420	\$106,580	\$89,781	1.187	1,232	\$86.51	TT01	118.7107	MANUFACTURED	RES 1 FAMILY	\$68,870
41-01-23-400-005	15017 RED PINE DR	12/06/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$58,000	61.05	\$116,060	\$48,548	\$46,452	\$43,556	1.066	924	\$50.27	TT01	4.3237	MANUFACTURED	RES 1 FAMILY	\$48,300
41-01-22-100-026	15225 BARBER CREEK AVE	01/03/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,200	54.73	\$224,413	\$63,126	\$141,874	\$104,056	1.363	1,080	\$131.36	TT01	136.3437	MANUFACTURED	RES 1 FAMILY	\$55,383
41-01-05-200-034	17737 PEACH RIDGE AVE	03/15/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,300	43.75	\$240,602	\$53,714	\$221,286	\$120,573	1.835	1,539	\$143.79	TT01	183.5288	MANUFACTURED	RES 1 FAMILY	\$52,062
41-05-36-100-062	8900 ALPINE AVE NW	06/19/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$165,200	42.36	\$461,296	\$132,899	\$257,101	\$236,257	1.088	1,430	\$179.79	ST01	20.4419	MOBILE DW	RES 1 FAMILY	\$67,897
41-01-05-400-052	17545 PEACH RIDGE AVE	06/25/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$138,300	53.19	\$276,524	\$95,008	\$164,992	\$117,107	1.409	1,344	\$122.76	TT01	38.5650	MANUFACTURED	RES 1 FAMILY	\$94,480
41-05-14-100-031	11525 STEBBINS AVE NW	07/17/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,400	30.67	\$226,428	\$51,975	\$158,025	\$125,506	1.259	1,664	\$94.97	ST01	3.4418	MOBILE DW	RES 1 FAMILY	\$50,819
41-01-19-354-030	120 E DIVISION ST	08/19/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$124,100	56.41	\$248,105	\$41,009	\$178,991	\$133,610	1.340	1,536	\$116.53	TT01	133.9649	MANUFACTURED	RES 1 FAMILY	\$37,100
41-01-09-400-061	16580 WHISPERING OAKS	09/06/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$145,400	55.92	\$290,860	\$52,864	\$207,136	\$153,546	1.349	1,620	\$127.86	TT01	134.9018	MANUFACTURED	RES 1 FAMILY	\$49,400
41-01-25-376-031	14166 RED PINE DR	09/23/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,800	49.91	\$169,628	\$57,259	\$112,641	\$72,496	1.554	980	\$114.94	TT01	155.3752	MANUFACTURED	RES 1 FAMILY	\$35,074
41-01-32-201-003	288 W MUSKEGON ST	11/13/24	\$170,407	WD	03-ARM'S LENGTH	\$170,407	\$95,000	55.75	\$190,006	\$54,592	\$115,815	\$87,364	1.326	1,512	\$76.60	TT01	132.5662	MANUFACTURED	RES 1 FAMILY	\$42,000
41-01-31-400-028	4135 16 MILE RD	12/30/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$121,700	76.06	\$243,375	\$56,377	\$103,623	\$120,644	0.859	1,296	\$79.96	TT01	16.4332	MANUFACTURED	RES 1 FAMILY	\$45,089
41-01-04-200-024	2580 22 MILE RD	01/09/25	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$142,300	94.24	\$284,661	\$84,102	\$140,492	0.599	1,512	\$55.62	TT01	42.4550	MANUFACTURED	RES 1 FAMILY	\$60,586	
Totals:			\$3,082,807			\$3,082,807	\$1,395,700		\$2,791,369		\$2,082,106	\$1,270,401		\$109.90		13.0363				
								Sale. Ratio =>	45.27				E.C.F. =>	1.270		Std. Deviation=>	0.759594851			
								Std. Dev. =>	9.45				Ave. E.C.F. =>	1.293		Ave. Variance=>	51.6827	Coefficient of Var=:	29.21085213	



Sparta Township

Sparta Township
2026

Duplex & Townhome Residential ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Rev. by Mean (%)	Building Style	Use Code	Land Value	
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	\$305,474	\$25,283	\$245,917	\$210,196	1.170	1,530	\$160.73	ST01	12.3811	TOWNHOME	RES 1 FAMILY	\$22,900
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	\$161,359	1.257	2,023	\$88.15	ST01	0.0000	DUPLEX	RES 3 FAMILY	\$24,500
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	\$307,307	\$27,116	\$253,884	\$210,196	1.208	1,530	\$165.94	ST01	8.5908	TOWNHOME	RES 1 FAMILY	\$22,900
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	\$331,735	\$37,355	\$247,645	\$220,840	1.121	2,142	\$115.61	ST01	17.0541	DUPLEX	RES 2 FAMILY	\$34,300
41-05-23-376-008	137 CLARK ST NW	09/27/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$167,500	49.70	\$371,270	\$40,327	\$296,673	\$232,731	1.275	864	\$343.37	ST01	1.8923	DUPLEX	RES 2 FAMILY	\$34,300
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	17.6646	DUPLEX	RES 2 FAMILY	\$28,000
41-05-26-129-097	626 BEDFORD FALLS DR	10/09/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,600	48.00	\$306,926	\$26,735	\$268,265	\$210,196	1.276	1,530	\$175.34	ST01	1.7491	TOWNHOME	RES 1 FAMILY	\$22,900
Totals:			\$1,879,700			\$1,879,700		\$876,200		\$2,034,845		\$1,657,941	\$1,404,273		\$167.65		2.4880			
Sale. Ratio =>						22.33							E.C.F. =>	1.230		Std. Deviation	2.132991288			
Std. Dev. =>						21.37							Ave. E.C.F. =>	1.239		Ave. Variance:	163.4445	Coefficient of V	71.77192273	

