

Neighborhoods Used: 404.404 NORTH MAIN

404 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-014-003-00		03/29/2024	404	401	150,000	24,748
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	59	125,252	82,599	1.516	



204 W GENESEE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-007-025-00		03/15/2024	404	401	85,000	20,657
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	59	64,343	102,544	0.627	



604 N OAK ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-44-027-016-00		03/08/2024	404	401	108,000	17,227
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	59	90,773	76,588	1.185	



409 LINCOLN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-36-026-002-00		11/29/2023	404	401	139,000	24,544
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	60	114,456	108,690	1.053	



402 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-014-002-00		11/13/2023	404	401	133,000	25,810
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	60	107,190	107,049	1.001	



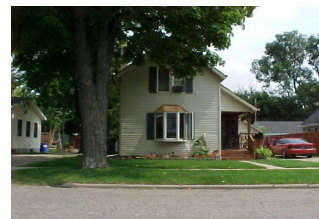
406 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-014-004-00		10/26/2023	404	401	143,000	24,748
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	118,252	120,384	0.982	



205 MACKINAW ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-72-003-006-00		09/29/2023	404	401	136,500	25,742
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	59	102,684	148,807	0.690	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		8074	11700	0.690		

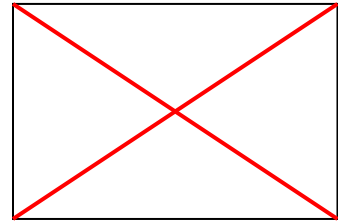


306 MARQUETTE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-011-017-00		09/18/2023	404	401	170,000	25,742
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	60	144,258	104,042	1.387	



Neighborhoods Used: 404.404 NORTH MAIN

512 LINCOLN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-36-019-013-00		09/12/2023	404	401	80,000	20,630
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	59,370	90,385	0.657	



402 MACKINAW ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-16-001-000-00		09/08/2023	404	401	155,000	24,793
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	63	130,207	111,420	1.169	



405 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-015-003-00		09/05/2023	404	401	108,000	22,832
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	58	85,168	70,201	1.213	



407 E CLINTON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-74-005-007-00		08/17/2023	404	401	137,900	25,853
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	59	112,047	92,812	1.207	



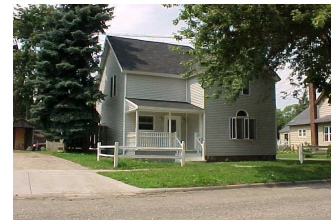
102 OAKLAND ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-44-028-006-00		07/07/2023	404	401	141,000	22,139
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	59	118,861	101,238	1.174	



203 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-32-003-002-00		06/16/2023	404	401	144,900	22,832
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	122,068	114,911	1.062	



103 MACKINAW ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-72-002-010-00		03/30/2023	404	401	110,000	13,768
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	96,232	103,516	0.930	



311 SHIAWASSEE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-007-007-00		02/06/2023	404	401	170,000	26,280
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	60	143,720	146,130	0.984	



Neighborhoods Used: 404.404 NORTH MAIN

406 MARQUETTE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-16-034-000-00 01/27/2023 404 401 125,000 24,252
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 60 100,748 97,254 1.036



400 MERCER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-34-014-001-00 01/20/2023 404 401 140,000 28,737
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 59 111,263 102,876 1.082



310 DETROIT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-42-002-002-00 12/21/2022 404 401 106,000 25,071
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 60 80,929 72,997 1.109



300 KENT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-36-019-015-00 12/09/2022 404 401 155,500 40,039
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 115,461 119,683 0.965



408 N SAGINAW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-34-015-019-01 12/07/2022 404 401 155,000 36,658
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 60 118,342 126,517 0.935



102 ELM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-34-022-002-00 11/07/2022 404 401 173,900 18,180
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 60 155,720 115,476 1.349



108 OAKLAND ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-44-028-011-00 10/26/2022 404 401 155,000 22,139
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 60 132,861 108,849 1.221



303 E CLINTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-72-003-007-00 09/14/2022 404 401 138,000 25,856
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 60 112,144 92,502 1.212



Neighborhoods Used: 404.404 NORTH MAIN

409 LINCOLN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-36-026-002-00		08/19/2022 404	401	118,500	22,682	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	60	95,818	101,083	0.948	

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504 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-014-011-00		08/12/2022 404	401	144,900	24,060	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	59	120,840	139,036	0.869	



510 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-014-014-00		08/01/2022 404	401	152,000	22,336	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	129,664	135,716	0.955	



206 W GENESEE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-007-019-00		07/28/2022 404	401	82,500	24,526	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	57,974	98,124	0.591	



406 MERCER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-34-014-004-00		06/28/2022 404	401	125,000	22,871	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	102,129	111,961	0.912	



207 FITCH ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-26-017-000-00		06/24/2022 404	401	125,000	21,789	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 STORY	60	103,211	74,632	1.383	



205 MARQUETTE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-72-001-013-00		06/15/2022 404	401	115,000	25,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	59	89,580	109,672	0.817	



201 W GENESEE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
020-32-006-006-00		05/24/2022 404	401	96,000	20,376	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	60	75,624	108,864	0.695	



Neighborhoods Used: 404.404 NORTH MAIN

105 PINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-34-017-001-00 05/23/2022 404 401 85,000 21,252
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 60 63,748 100,658 0.633



99 DETROIT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-74-004-014-00 05/19/2022 404 401 168,000 26,036
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 60 141,964 97,123 1.462



102 DETROIT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-26-002-000-00 05/09/2022 404 401 100,000 23,315
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 59 76,685 127,485 0.602



505 MARQUETTE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-16-049-000-00 05/02/2022 404 401 80,000 24,432
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 59 55,568 93,811 0.592



306 KENT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-36-019-009-00 04/26/2022 404 401 118,000 24,928
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 60 93,072 78,120 1.191



101 GRATIOT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 020-34-007-014-00 04/08/2022 404 401 165,000 39,808
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 60 125,192 257,383 0.486



Minimum E.C.F. (Commercial): 0.10
Maximum E.C.F. (Commercial): 3.00