

Condo/Land/ECF Analysis

Creekside

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
053-505-001-00	07/02/20	\$140,000	WD	\$140,000	\$84,700	60.50	\$145,473	\$140,000	\$145,473	157.3	0.03	0.03	\$890	\$5,384,615	\$123.61
053-505-003-00	06/16/20	\$259,600	WD	\$259,600	\$168,200	64.79	\$336,580	\$259,600	\$336,580	314.5	0.05	0.03	\$825	\$4,992,308	\$114.61
053-505-005-00	07/28/20	\$139,500	WD	\$139,500	\$84,700	60.72	\$145,473	\$139,500	\$145,473	157.3	0.03	0.03	\$887	\$5,365,385	\$123.17
Totals:		\$539,100		\$539,100	\$337,600		\$627,526	\$539,100	\$627,526	629.0	0.10	0.08		Average per SqFt=>	\$119.00

Harborage

Parcel Number	reet Addre	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Net Acres	Dollars/Acre	Dollars/SqFt
053-780-001-00	420 LAKE S	11/05/20	\$207,000	WD	\$207,000	\$85,500	41.30	\$191,106	\$207,000	\$191,106	629.1	0.02	\$9,857,143	\$226.29
053-780-010-00	420 LAKE S	06/19/20	\$200,000	WD	\$200,000	\$86,200	43.10	\$192,538	\$200,000	\$192,538	629.1	0.02	\$9,090,909	\$208.70
053-780-014-00	420 LAKE S	10/30/20	\$260,000	WD	\$260,000	\$115,100	44.27	\$257,195	\$260,000	\$257,195	629.1	0.03	\$8,965,517	\$205.82
053-780-017-00	420 LAKE S	03/09/21	\$240,000	WD	\$240,000	\$116,900	48.71	\$261,287	\$240,000	\$261,287	629.1	0.03	\$8,275,862	\$189.99
Totals:			\$907,000		\$907,000	\$403,700		\$902,126	\$907,000	\$902,126	2,516.5	0.10	Average per SqFt=>	\$206.16

Smugglers Cove Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
053-875-008-00	06/20/17	\$123,000	WD	\$123,000	\$70,900	57.64	\$117,103	\$123,000	\$117,103	271.7	0.02	0.02	\$453	\$8,200,000	\$188.25
053-875-011-00	08/03/17	\$115,000	WD	\$115,000	\$62,600	54.43	\$117,103	\$115,000	\$117,103	271.7	0.02	0.02	\$423	\$7,666,667	\$176.00
Totals:		\$238,000		\$238,000	\$133,500		\$234,206	\$238,000	\$234,206	543.4	0.03	0.03		Average per SqFt=>	\$182.12

expanded date range used to find sales. Based on other condo unit sales in East Jordan, No change in rate needed.

4094-Condo Units Vacant Creekside sales

Parcel Number	reet Addre	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
053-505-006-00	317 LAKE S	07/15/202	\$30,000	WD	\$30,000	\$9,000	30.00	\$18,000	\$18,000	\$18,000	0.0	0.0	0.0			
Totals:			\$30,000		\$30,000	\$9,000		\$18,000	\$10,000	\$18,000	0.0	0.0	0.0	Average Site Value	\$10,000	

Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF
053-014-015-00	461 LAKEWOODS PVT DR	01/08/21	\$130,000	WD	\$130,000	\$48,100	37.00	\$64,584	\$130,000	\$64,584	36.0	0.25	0.25	\$3,611
053-014-016-00	451 LAKEWOODS PVT DR	05/07/21	\$535,000	WD	\$535,000	\$174,500	32.62	\$421,035	\$286,189	\$172,224	72.0	0.50	0.50	\$3,975
053-014-049-00	2318 SHEPARD LN	07/30/21	\$460,000	WD	\$460,000	\$190,400	41.39	\$460,856	\$257,480	\$258,336	108.0	0.72	0.72	\$2,384
053-015-004-00	1945 LALONDE RD	08/31/20	\$607,000	WD	\$607,000	\$203,400	33.51	\$508,675	\$337,525	\$239,200	100.0	0.92	0.92	\$3,375
053-015-006-00	1965 LALONDE RD	07/24/20	\$525,000	WD	\$525,000	\$130,200	24.80	\$691,702	\$72,498	\$239,200	100.0	0.92	0.92	\$725
053-023-058-10	300 WATER ST	03/03/22	\$1,099,000	WD	\$1,099,000	\$417,900	38.03	\$993,702	\$574,130	\$468,832	196.0	0.35	0.35	\$2,929
Totals:			\$3,356,000		\$3,356,000	\$1,164,500		\$3,140,554	\$1,657,822	\$1,442,376	612.0	3.65	3.65	
										Average	per FF=>			
											\$2,709			

Water influence land

Water influence land															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
053-650-020-00	301 LAKE ST N	02/22/22	\$190,000	WD	\$190,000	\$59,800	31.47	\$153,553	\$89,457	\$53,010	57.0	138.0	0.18	0.18	\$1,569
053-705-001-10	218 ELIZABETH ST	12/08/21	\$400,000	WD	\$400,000	\$138,400	34.60	\$339,563	\$209,237	\$148,800	160.0	0.0	0.83	0.00	\$1,308
053-750-006-00	211 LAKE ST N	08/06/21	\$62,000	WD	\$62,000	\$34,700	55.97	\$79,245	\$19,955	\$37,200	40.0	150.0	0.14	0.14	\$499
Totals:			\$652,000		\$652,000	\$232,900		\$572,361	\$318,649	\$239,010	257.0		1.15	0.32	
										Average	per FF=>				
											\$1,240				

City Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF
053-424-005-65	THIRD ST	01/13/21	\$5,000	WD	\$5,000	\$0	0.00	\$2,240	\$5,000	\$2,240	35.0	0.11	0.11	\$143
053-704-009-00	VANCE ST	04/24/20	\$8,600	WD	\$8,600	\$5,400	62.79	\$10,800	\$8,600	\$10,800	180.0	0.62	0.31	\$48
053-725-004-00	503 GRANT ST	11/25/20	\$10,000	WD	\$10,000	\$3,000	30.00	\$6,000	\$10,000	\$6,000	100.0	0.30	0.30	\$100
053-775-028-00	102 WOODLAND DR	10/20/21	\$20,000	WD	\$20,000	\$3,800	19.00	\$8,000	\$20,000	\$8,000	125.0	0.48	0.48	\$160
Totals:			\$43,600		\$43,600	\$12,200		\$27,040	\$43,600	\$27,040	440.0	1.51	1.20	
										Average	per FF=>			
											\$99			

Residential Acreage Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-010-012-05	1100 LALONDE RD	11/17/20	\$5,000	WD	\$5,000	\$2,500	50.00	\$4,973	\$5,000	\$4,973	0.66	0.66	\$7,541
014-026-007-10	7767 ROGERS RD	08/31/21	\$150,000	WD	\$150,000	\$67,000	44.67	\$133,989	\$23,511	\$7,500	1.00	1.00	\$23,511
014-034-005-00	8380 ROGERS RD	10/27/20	\$139,900	WD	\$139,900	\$71,800	51.32	\$143,664	\$3,736	\$7,500	1.00	1.00	\$3,736
014-036-007-00	AIRPORT DR	12/17/20	\$55,000	WD	\$55,000	\$0	0.00	\$62,367	\$133	\$7,500	1.00	1.00	\$133
Totals:			\$349,900		\$349,900	\$141,300		\$344,993	\$32,380	\$27,473	3.66	3.66	Average per Net Acre=> 8,839.75

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-012-008-30	1140 ADVANCE RD S	12/14/20	\$199,000	WD	\$199,000	\$99,700	50.10	\$199,361	\$10,639	\$11,000	2.00	2.00	\$5,320
014-014-006-20	2282 ADVANCE RD S	09/16/21	\$155,000	WD	\$155,000	\$77,600	50.06	\$155,246	\$10,954	\$11,200	2.20	2.20	\$4,979
014-033-009-00	9164 GRAHAM RD	12/17/21	\$200,000	WD	\$200,000	\$101,800	50.90	\$203,650	\$7,850	\$11,500	2.50	2.50	\$3,140
Totals:			\$554,000		\$554,000	\$279,100		\$558,257	\$29,443	\$33,700	6.70	6.70	Average per Net Acre=> 4,394.48

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-030-024-40	SIX MILE LAKE RD	04/06/21	\$12,900	WD	\$12,900	\$6,300	48.84	\$12,640	\$12,900	\$12,640	3.20	3.20	\$4,031
014-025-002-20	4100 SLOOP RD	06/05/20	\$12,000	WD	\$12,000	\$40,400	336.67	\$13,280	\$12,000	\$13,280	3.40	3.40	\$3,529
Totals:			\$24,900		\$24,900	\$46,700		\$25,920	\$24,900	\$25,920	6.60	6.60	Average per Net Acre=> 3,772.73

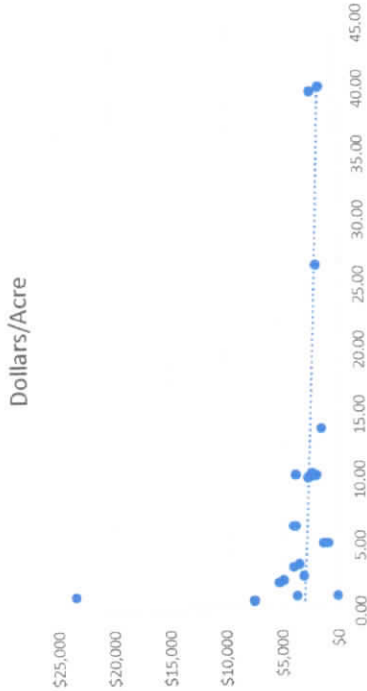
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-004-019-10	470 RANNEY RD S	09/15/21	\$59,000	WD	\$59,000	\$36,600	62.03	\$73,269	\$4,731	\$19,000	5.00	5.00	\$946
014-028-003-00	4091 WATERMAN RD	09/25/20	\$37,595	WD	\$37,595	\$25,000	66.50	\$49,902	\$6,693	\$19,000	5.00	5.00	\$1,339
014-004-022-50	942 RANNEY RD S	10/30/20	\$25,123	WD	\$25,123	\$11,300	44.98	\$22,575	\$25,123	\$22,575	6.30	6.30	\$3,988
014-004-022-55	850 RANNEY RD S	05/20/20	\$24,000	WD	\$24,000	\$11,300	47.08	\$22,575	\$24,000	\$22,575	6.30	6.30	\$3,810
Totals:			\$145,718		\$145,718	\$84,200		\$168,321	\$60,547	\$83,150	22.60	22.60	Average per Net Acre=> 2,679.07

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-029-013-00	RANNEY RD S	08/20/20	\$27,000	WD	\$27,000	\$13,300	49.26	\$26,500	\$27,000	\$26,500	10.00	10.00	\$2,700
014-004-022-25	9505 METZ RD	08/11/20	\$25,000	WD	\$25,000	\$94,200	376.80	\$26,643	\$25,000	\$26,643	10.11	10.11	\$2,473
014-022-012-00	ELLSWORTH RD	08/06/20	\$19,900	WD	\$19,900	\$0	0.00	\$24,084	\$19,900	\$24,084	10.20	10.20	\$1,951
014-033-007-50	5570 RANNEY RD S	11/16/20	\$38,500	WD	\$38,500	\$13,400	34.81	\$26,799	\$38,500	\$26,799	10.23	10.23	\$3,763
014-019-007-40	SIX MILE LAKE RD	10/02/20	\$24,000	WD	\$24,000	\$13,500	56.25	\$26,955	\$24,000	\$26,955	10.35	10.35	\$2,319
014-032-017-00	5822 MILES RD	11/15/21	\$50,000	WD	\$50,000	\$30,600	61.20	\$61,203	\$20,237	\$31,440	13.80	13.80	\$1,466
Totals:			\$184,400		\$184,400	\$165,000		\$192,184	\$154,637	\$162,421	64.69	64.69	Average per Net Acre=> 2,390.43

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-004-022-20	9649 METZ RD	11/04/20	\$50,000	PTA	\$50,000	\$30,400	60.80	\$60,794	\$50,000	\$60,794	26.39	16.49	\$1,895
Totals:			\$50,000		\$50,000	\$30,400		\$60,794	\$50,000	\$60,794	26.39	16.49	
Average												per Net Acre=>	1,894.66

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-028-017-60	9646 BAILEY RD	06/28/21	\$90,000	WD	\$90,000	\$30,200	33.56	\$60,347	\$90,000	\$60,347	39.63	39.63	\$2,271
014-032-027-00	PESEK RD	10/06/20	\$60,000	WD	\$60,000	\$32,000	53.33	\$64,000	\$60,000	\$64,000	40.00	40.00	\$1,500
Totals:			\$150,000		\$150,000	\$62,200		\$124,347	\$150,000	\$124,347	79.63	79.63	
Average												per Net Acre=>	1,883.64

Acres	Value
1.00	\$8,000
1.50	\$8,400
2.00	\$8,800
2.50	\$9,950
3.00	\$11,100
4.00	\$12,000
5.00	\$13,000
7.00	\$18,500
10.00	\$24,000
15.00	\$31,600
20.00	\$39,200
25.00	\$47,000
30.00	\$54,000
40.00	\$72,000
50.00	\$82,000
100.00	\$160,000



Comm/Ind FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
053-023-039-45	319 LAKE ST S	03/22/2021	\$125,000	WD	\$125,000	\$97,400	77.92	\$221,855	\$40,945	\$137,800	200.0	\$205
053-023-093-50	MILL ST	01/22/2021	\$200,000	WD	\$200,000	\$0	0.00	\$217,035	\$200,000	\$217,035	315.0	\$635
053-023-122-10	103 STATE ST	02/18/2022	\$210,000	WD	\$210,000	\$0	0.00	\$206,171	\$141,629	\$137,800	200.0	\$708
Totals:					\$535,000	\$97,400		\$645,061	\$382,574	\$492,635	715.0	
										Average per FF=>		\$535

Commercial Downtown

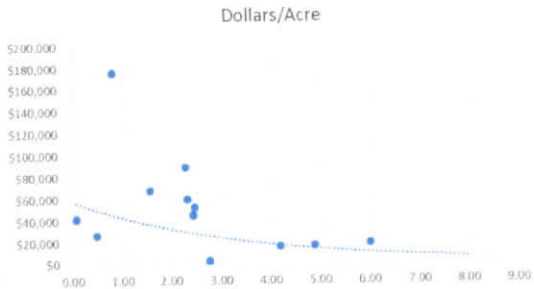
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
052-234-034-25	1518 BRIDGE ST	10/05/22	\$95,000	WD	\$95,000	\$30,700	32.32	\$61,410	\$95,000	\$57,760	80.0	\$1,188
052-361-001-00		11/04/22	\$173,000	WD	\$173,000	\$86,500	50.00	\$154,508	\$173,000	\$154,508	214.0	\$808
053-023-090-30	114 MILL ST	01/29/2021	\$250,000	WD	\$250,000	\$135,600	54.24	\$225,456	\$250,000	\$225,456	168.0	\$1,488
052-369-059-00	1108 BRIDGE ST	12/02/20	\$82,500	WD	\$82,500	\$46,200	56.00	\$95,304	\$82,500	\$95,304	132.0	\$625
Totals:					\$600,500	\$299,000		\$536,678	\$600,500	\$533,028	594.0	
										Average per FF=>		\$1,011

Com/Ind Rate table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
053-023-093-30	206 MILL ST	01/21/2021	\$2,000	WD	\$2,000	\$200	10.00	\$624	\$2,000	\$624	0.05	0.05	\$41,667
015-700-080-00	149 BV STORAGE DR (PVT)	12/30/21	\$117,800	WD	\$117,800	\$55,000	46.69	\$110,122	\$12,278	\$4,600	0.46	0.46	\$26,691
051-300-001-00	100 AIR INDUSTRIAL PARK DR	09/30/20	\$375,000	WD	\$375,000	\$128,300	34.21	\$269,341	\$140,768	\$35,109	0.80	0.80	\$175,303
Totals:			\$494,800		\$494,800	\$183,500		\$380,087	\$155,046	\$40,333	1.31	1.31	
											Average per Net Acre=> 118,265.45		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
051-336-166-20	1311 BOYNE AVE	04/01/21	\$529,000	LC	\$529,000	\$202,500	38.28	\$497,521	\$103,928	\$72,449	1.54	1.54	\$67,486
015-001-002-10	1255 M-75 S	05/27/21	\$535,000	WD	\$535,000	\$232,700	43.50	\$465,331	\$200,170	\$130,501	2.26	2.26	\$88,571
014-025-010-20	4033 JONATHON DR (PVT)	01/05/22	\$268,000	LC	\$268,000	\$71,600	26.72	\$143,161	\$136,139	\$11,300	2.30	2.30	\$59,191
053-023-093-60	MILL ST	01/22/2021	\$108,000	WD	\$108,000	\$8,000	7.41	\$31,330	\$108,000	\$31,330	2.41	2.41	\$44,813
052-130-008-00	8855 ANCE RD	10/15/21	\$400,000	WD	\$400,000	\$95,600	23.90	\$312,892	\$126,100	\$38,992	2.44	2.44	\$51,744
014-035-008-30	7474 ROGERS RD	04/01/21	\$105,000	WD	\$105,000	\$55,100	52.48	\$110,116	\$6,617	\$11,733	2.73	2.73	\$2,421
Totals:			\$1,945,000		\$1,945,000	\$665,500		\$1,560,351	\$680,954	\$296,305	13.68	13.68	
											Average per Net Acre=> 49,777.34		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
014-035-008-30	7474 ROGERS RD	04/01/21	\$105,000	WD	\$105,000	\$55,100	52.48	\$110,116	\$6,617	\$11,733	2.73	2.73	\$2,421
051-306-016-00	825	04/03/19	\$65,000	WD	\$65,000	\$0	0.00	\$2,422,130	\$65,000	\$65,000	4.16	4.16	\$15,625
052-124-012-10	8911 MARTIN RD	04/25/19	\$322,440	WD	\$322,440	\$154,400	47.88	\$320,684	\$79,516	\$77,760	4.86	4.86	\$16,361
051-301-005-00	1308 BOYNE AVE	11/16/21	\$255,000	WD	\$255,000	\$0	0.00	\$236,243	\$112,132	\$93,375	5.98	5.98	\$18,764
Totals:			\$747,440		\$747,440	\$209,500		\$3,089,173	\$263,265	\$247,868	17.73	17.73	
											Average per Net Acre=> 14,849.40		



Acreage	Dollars/Acre
Average Rate	\$14,849
Large Tract	\$7,500

Economic Condition Factor

An ECF adjusts the assessor's use of the State cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of construction costs found in the STC's Assessor's Manual and to bring those costs to the County level. ECF's are adjusted annually by the assessor to further refine these costs to the local market.

Enclosed you will find the sales and ECF analysis conducted for the 2021 tax assessments. Sales were verified and selected that best represent the subject neighborhood. Some sales were removed that were not representative of the market. The result of each ECF analysis are enclosed for each neighborhood.

City Lots ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
053-013-005-25	635 NICHOLLS ST	08/12/21	\$291,500	WD	\$291,500	\$117,800	40.41	\$232,172	\$15,542	\$275,958	\$236,238	1.168
053-013-011-00	756 DIVISION ST	09/01/20	\$175,000	WD	\$175,000	\$54,600	31.20	\$151,791	\$16,121	\$158,879	\$138,157	1.150
053-014-001-00	111 HULBERT ST	08/10/20	\$177,000	WD	\$177,000	\$45,200	25.54	\$167,370	\$8,415	\$168,585	\$161,869	1.041
053-014-003-00	906 MAIN ST	11/30/20	\$189,900	WD	\$189,900	\$61,400	32.33	\$170,564	\$13,476	\$176,424	\$159,967	1.103
053-014-046-20	737 SEVENTH ST	10/23/20	\$127,400	WD	\$127,400	\$43,300	33.99	\$121,166	\$10,425	\$116,975	\$112,771	1.037
053-014-048-00	771 SEVENTH ST	09/17/21	\$165,000	WD	\$165,000	\$65,700	39.82	\$166,652	\$24,028	\$140,972	\$145,238	0.971
053-014-066-25	1042 SUNSET ST	06/09/20	\$187,000	WD	\$187,000	\$87,000	46.52	\$240,195	\$44,743	\$142,257	\$199,035	0.715
053-014-066-30	1044 SUNSET ST	03/12/21	\$150,000	WD	\$150,000	\$46,400	30.93	\$129,974	\$15,359	\$134,641	\$116,716	1.154
053-022-025-10	VANCE ST	05/05/21	\$90,000	WD	\$90,000	\$29,800	33.11	\$58,695	\$5,181	\$84,819	\$58,358	1.453
053-022-058-00	120 CEDAR ST	06/28/21	\$215,000	WD	\$215,000	\$74,000	34.42	\$207,280	\$11,666	\$203,334	\$199,200	1.021
053-022-065-10	1009 WATER ST	12/22/21	\$264,900	WD	\$264,900	\$44,400	16.76	\$190,146	\$16,773	\$248,127	\$176,551	1.405
053-022-070-15	414 LAKE ST	04/15/21	\$130,000	WD	\$130,000	\$53,800	41.38	\$106,456	\$10,829	\$119,171	\$104,282	1.143
053-022-070-20	414 LAKE ST S	04/15/21	\$130,000	WD	\$130,000	\$53,800	41.38	\$106,456	\$10,829	\$119,171	\$104,282	1.143
053-023-004-00	615 MAIN ST	03/05/21	\$110,000	WD	\$110,000	\$58,700	53.36	\$130,456	\$9,249	\$100,751	\$132,178	0.762
053-023-023-10	303 ECHO ST	07/30/21	\$77,900	WD	\$77,900	\$23,700	30.42	\$60,296	\$8,712	\$69,188	\$52,530	1.317
053-023-050-00	104 MC KENZIE ST	10/16/20	\$110,000	WD	\$110,000	\$35,200	32.00	\$133,526	\$12,070	\$97,930	\$123,682	0.792
053-023-057-00	115 MC KENZIE ST	02/28/22	\$47,650	WD	\$47,650	\$12,800	26.86	\$34,339	\$5,858	\$41,792	\$29,003	1.441
053-023-084-00	516 MAPLE ST	05/24/21	\$159,900	WD	\$159,900	\$29,900	18.70	\$95,483	\$5,383	\$154,517	\$91,752	1.684
053-023-116-00	404 MAPLE ST	08/18/21	\$20,000	LC	\$20,000	\$22,400	112.00	\$56,027	\$7,217	\$12,783	\$49,705	0.257
053-024-014-00	512 SEVENTH ST	11/05/21	\$157,500	WD	\$157,500	\$38,500	24.44	\$97,484	\$13,246	\$144,254	\$85,782	1.682
053-024-025-20	315 ELM ST	02/18/22	\$80,000	WD	\$80,000	\$49,600	62.00	\$124,392	\$18,158	\$61,842	\$108,181	0.572
053-024-029-00	601 STATE ST	08/13/21	\$102,000	WD	\$102,000	\$45,900	45.00	\$116,391	\$16,807	\$85,193	\$101,409	0.840
053-024-029-00	601 STATE ST	12/23/21	\$169,900	WD	\$169,900	\$45,900	27.02	\$116,391	\$16,807	\$153,093	\$101,409	1.510
053-024-033-00	501 STATE ST	03/19/21	\$179,000	WD	\$179,000	\$35,300	19.72	\$126,293	\$11,880	\$167,120	\$116,510	1.434
053-024-036-00	602 STATE ST	07/29/21	\$172,000	LC	\$172,000	\$61,800	35.93	\$122,387	\$36,141	\$135,859	\$94,052	1.445
053-026-009-00	802 MAPLE ST	10/15/21	\$159,000	WD	\$159,000	\$44,200	27.80	\$111,958	\$13,816	\$145,184	\$99,941	1.453
053-026-011-15	810 MAPLE ST	08/26/21	\$90,000	WD	\$90,000	\$8,600	9.56	\$38,130	\$8,828	\$81,172	\$69,767	1.163
053-026-013-00	111 COOPERAGE ST	08/17/20	\$50,000	WD	\$50,000	\$21,100	42.20	\$50,675	\$5,957	\$44,043	\$45,538	0.967
053-354-001-00	111 ESTERLY ST	07/08/21	\$104,000	WD	\$104,000	\$46,400	44.62	\$114,642	\$8,958	\$95,042	\$107,621	0.883
053-354-006-00	106 WILLIAMS ST	11/04/20	\$156,000	WD	\$156,000	\$43,400	27.82	\$188,467	\$6,150	\$149,850	\$185,659	0.807
053-354-006-50	104 WILLIAMS ST	10/22/20	\$122,000	WD	\$122,000	\$39,400	32.30	\$121,021	\$5,940	\$116,060	\$117,190	0.990
053-355-011-00	204 SECOND ST	01/14/22	\$339,900	WD	\$339,900	\$85,600	25.18	\$212,280	\$10,879	\$329,021	\$205,093	1.604
053-376-004-00	107 THIRD ST	08/21/20	\$140,000	WD	\$140,000	\$52,800	37.71	\$135,413	\$5,940	\$134,060	\$131,846	1.017
053-377-007-00	304 ESTERLY ST	07/26/21	\$135,000	WD	\$135,000	\$38,300	28.37	\$95,655	\$5,940	\$129,060	\$91,359	1.413
053-378-012-50	303 ESTERLY ST	10/22/21	\$90,000	WD	\$90,000	\$40,800	45.33	\$102,166	\$5,643	\$84,357	\$98,292	0.858
053-380-005-50	206 GARFIELD ST	08/23/21	\$60,000	WD	\$60,000	\$52,400	87.33	\$130,109	\$7,821	\$52,179	\$124,530	0.419
053-415-001-00	207 GARFIELD ST	01/28/22	\$190,000	WD	\$190,000	\$52,200	27.47	\$131,253	\$7,821	\$182,179	\$125,695	1.449
053-415-007-50	406 SECOND ST	06/10/21	\$161,000	WD	\$161,000	\$70,000	43.48	\$174,185	\$9,518	\$151,482	\$167,685	0.903

053-416-001-00	401 FOURTH ST	03/17/22	\$100,051	\$50,300	50.27	\$126,458	\$7,821	\$92,230	\$120,812	0.763
053-416-002-00	305 GARFIELD ST	10/07/21	\$174,900	\$50,100	28.64	\$125,046	\$9,682	\$165,218	\$117,479	1.406
053-417-006-00	406 NICHOLLS ST	12/23/20	\$160,000	\$38,600	24.13	\$116,176	\$8,681	\$151,319	\$109,465	1.382
053-419-001-00	407 ESTERLY ST	06/04/21	\$119,000	\$41,000	34.45	\$102,625	\$9,214	\$109,786	\$95,123	1.154
053-419-010-00	202 FOURTH ST	02/12/21	\$95,000	\$49,600	52.21	\$116,538	\$5,940	\$89,060	\$112,625	0.791
053-423-013-10	618 MAIN ST	12/07/20	\$185,000	\$46,800	25.30	\$127,261	\$14,048	\$170,952	\$115,288	1.483
053-451-011-00	301 NORTH ST	08/26/20	\$173,000	\$51,200	29.60	\$161,437	\$16,564	\$156,436	\$147,529	1.060
053-471-003-00	307 MAPLE ST	02/19/21	\$150,000	\$40,700	27.13	\$120,203	\$5,940	\$144,060	\$116,357	1.238
053-471-004-00	309 MAPLE ST	08/28/20	\$133,900	\$23,300	17.40	\$99,781	\$5,940	\$127,960	\$95,561	1.339
053-471-014-10	316 BOWEN ST	02/03/22	\$255,000	\$64,700	25.37	\$161,711	\$8,910	\$246,090	\$155,602	1.582
053-471-017-00	308 BOWEN ST	06/07/21	\$93,000	\$35,200	37.85	\$88,292	\$5,940	\$87,060	\$83,862	1.038
053-473-001-00	313 BOWEN ST	11/20/20	\$57,000	\$35,800	62.81	\$85,670	\$8,436	\$48,564	\$78,650	0.617
053-473-001-00	313 BOWEN ST	07/26/21	\$205,000	\$34,500	16.83	\$85,670	\$8,436	\$196,564	\$78,650	2.499
053-500-009-00	506 STATE ST	03/05/21	\$75,000	\$19,800	26.40	\$61,752	\$7,187	\$67,813	\$55,565	1.220
053-500-012-00	512 STATE ST	12/29/20	\$62,500	\$44,600	71.36	\$160,836	\$5,940	\$56,560	\$157,735	0.359
053-500-015-00	602 STATE ST	07/29/21	\$172,000	\$61,800	35.93	\$122,387	\$36,141	\$135,859	\$94,052	1.445
053-500-019-50	610 STATE ST	02/02/22	\$82,000	\$31,100	37.93	\$90,530	\$16,460	\$65,540	\$75,428	0.869
053-525-004-15	205 MAPLE ST	01/28/22	\$150,000	\$62,200	41.47	\$154,662	\$7,029	\$142,971	\$150,339	0.951
053-525-019-00	209 BOWEN ST	03/16/22	\$160,000	\$54,800	34.25	\$137,762	\$10,890	\$149,110	\$129,198	1.154
053-525-021-00	705 MILL ST	01/13/21	\$115,000	\$39,100	34.00	\$109,421	\$13,305	\$101,695	\$97,878	1.039
053-576-003-20	709 JOSEPHINE ST	04/16/21	\$86,250	\$62,700	72.70	\$156,153	\$9,301	\$76,949	\$149,544	0.515
053-576-003-20	709 JOSEPHINE ST	09/03/21	\$123,000	\$62,700	50.98	\$156,153	\$9,301	\$113,699	\$149,544	0.760
053-601-003-00	702 MILTON ST	02/26/21	\$95,000	\$40,400	42.53	\$112,283	\$17,999	\$77,001	\$96,012	0.802
053-603-004-50	926 SUNSET ST	12/29/20	\$155,000	\$46,700	30.13	\$131,851	\$17,953	\$137,047	\$115,986	1.182
053-628-012-00	103 JOHN ST	09/13/21	\$230,000	\$73,800	32.09	\$150,693	\$11,298	\$218,702	\$152,012	1.439
053-650-008-20	909 VANCE ST	05/05/21	\$90,000	\$29,800	33.11	\$58,695	\$5,181	\$84,819	\$58,358	1.453
053-650-020-00	301 LAKE ST N	02/22/22	\$190,000	\$59,800	31.47	\$171,223	\$72,263	\$117,737	\$100,774	1.168
053-650-021-00	303 LAKE ST N	11/20/20	\$260,000	\$84,800	32.62	\$207,986	\$70,680	\$189,320	\$139,823	1.354
053-676-012-00	306 BRIDGE ST	04/01/22	\$207,000	\$64,000	30.92	\$142,700	\$12,276	\$194,724	\$132,815	1.466
053-676-021-50	307 UNION ST	10/21/20	\$160,000	\$50,800	31.75	\$164,678	\$6,138	\$153,862	\$161,446	0.953
053-678-004-10	110 ECHO ST	09/30/21	\$110,000	\$16,500	15.00	\$152,621	\$9,900	\$100,100	\$145,337	0.689
053-678-004-10	110 ECHO ST	03/07/22	\$241,000	\$16,500	6.85	\$152,621	\$9,900	\$231,100	\$145,337	1.590
053-704-001-00	213 ELIZABETH ST	08/14/20	\$85,000	\$36,500	42.94	\$112,295	\$17,673	\$67,327	\$96,356	0.699
053-704-010-00	201 ELIZABETH ST	08/20/20	\$140,000	\$55,000	39.29	\$171,054	\$17,372	\$122,628	\$156,499	0.784
053-706-001-00	1120 WATER ST	08/16/21	\$130,000	\$56,500	43.46	\$145,052	\$20,691	\$109,309	\$126,641	0.863
053-706-004-00	1114 WATER ST	10/12/21	\$193,500	\$51,900	26.82	\$129,439	\$9,979	\$183,521	\$121,650	1.509
053-708-009-00	1006 WATER ST	06/04/20	\$27,500	\$7,500	27.27	\$24,068	\$13,532	\$13,968	\$10,729	1.302
053-709-012-35	301 HUGH ST	06/30/20	\$190,000	\$55,500	29.21	\$162,192	\$14,292	\$175,708	\$150,611	1.167
053-709-012-35	301 HUGH ST	10/15/21	\$228,855	\$61,900	27.05	\$162,192	\$14,292	\$214,563	\$150,611	1.425
053-709-012-45	204 NORTON ST	09/02/21	\$369,000	\$71,400	19.35	\$247,214	\$13,245	\$355,755	\$238,258	1.493

053-724-008-00	500 LAKE ST S	12/22/20	\$220,000	WD	\$220,000	\$11,000	5.00	\$219,602	\$12,464	\$207,536	\$210,935	0.984
053-724-010-00	512 LAKE ST S	02/02/22	\$90,000	WD	\$90,000	\$44,400	49.33	\$124,116	\$11,773	\$78,227	\$114,402	0.684
053-724-012-00	514 LAKE ST S	08/04/20	\$135,000	WD	\$135,000	\$37,300	27.63	\$103,274	\$11,213	\$123,787	\$93,748	1.320
053-725-012-10	804 HURON ST	07/09/20	\$154,900	WD	\$154,900	\$41,000	26.47	\$132,088	\$13,068	\$141,832	\$121,202	1.170
053-726-010-15	502 GRANT ST	02/04/21	\$100,000	WD	\$100,000	\$54,700	54.70	\$128,857	\$7,425	\$92,575	\$123,658	0.749
053-750-006-00	211 LAKE ST N	08/06/21	\$62,000	WD	\$62,000	\$34,700	55.97	\$91,645	\$50,125	\$11,875	\$42,281	0.281
053-750-010-50	204 PINE ST	02/18/21	\$250,000	WD	\$250,000	\$8,000	3.20	\$242,692	\$9,900	\$240,100	\$237,059	1.013
053-775-006-00	110 HILLCREST DR	10/28/20	\$256,500	WD	\$256,500	\$77,600	30.25	\$214,000	\$14,673	\$241,827	\$202,981	1.191
053-775-038-00	102 ORCHARD DR	05/27/21	\$200,000	WD	\$200,000	\$64,700	32.35	\$162,177	\$18,409	\$181,591	\$146,403	1.240
053-775-046-00	111 TERRACE DR	08/06/20	\$150,000	WD	\$150,000	\$55,900	37.27	\$153,138	\$14,264	\$135,736	\$141,420	0.960
053-825-006-00	702 SHERMAN ST	08/03/21	\$160,000	WD	\$160,000	\$60,700	37.94	\$145,878	\$10,352	\$149,648	\$138,010	1.084
053-880-002-00	109 WILSON DR	09/30/21	\$125,000	WD	\$125,000	\$43,100	34.48	\$108,756	\$9,405	\$115,595	\$101,172	1.143
053-880-006-00	101 WILSON DR	02/11/22	\$148,000	WD	\$148,000	\$40,600	27.43	\$102,686	\$10,692	\$137,308	\$93,680	1.466
Totals:			\$13,555,306		\$13,555,306	\$4,285,700		\$12,062,626		\$12,307,647	\$11,121,562	1.107
											E.C.F. =>	

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.
053-014-016-00	451 LAKEWOODS PVT DR	05/07/2021	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$174,500	32.62	\$443,859	\$195,228	\$339,772	\$137,975	2.463
053-014-049-00	2318 SHEPARD LN	07/30/2021	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$190,400	41.39	\$552,404	\$292,572	\$167,428	\$144,190	1.161
053-015-004-00	1945 LALONDE RD	08/31/2020	\$607,000	WD	03-ARM'S LENGTH	\$607,000	\$203,400	33.51	\$540,375	\$274,038	\$332,962	\$147,800	2.253
053-015-006-00	1965 LALONDE ROAD	07/24/2020	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$130,200	24.80	\$1,670,755	\$270,900	\$254,100	\$776,834	0.327
053-023-058-10	300 WATER ST	03/03/2022	\$1,099,000	WD	03-ARM'S LENGTH	\$1,099,000	\$417,900	38.03	\$1,055,834	\$615,184	\$483,816	\$244,533	1.979
Totals:			\$3,226,000			\$3,226,000	\$1,116,400		\$4,263,227		\$1,578,078	\$1,451,332	1.087
												E.C.F. =>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,499,322	\$262,043	\$1,237,957	\$1,995,611	0.620
052-124-012-10	8911 MARTIN RD	04/25/19	\$322,440	WD	\$322,440	\$154,400	47.88	\$322,438	\$101,007	\$221,433	\$505,550	0.438
Totals:			\$1,822,440		\$1,822,440	\$579,700		\$1,821,760		\$1,459,390	\$2,501,162	0.583
											E.C.F. ==>	

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.
053-023-087-00	108 MILL ST	02/01/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$48,800	18.77	\$114,201	\$56,874	\$203,126	\$75,232	2.700
053-352-001-30	109 MAIN ST	05/20/2021	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$24,400	17.75	\$85,915	\$62,165	\$75,335	\$31,167	2.417
053-352-003-00	111 MAIN ST	11/04/2021	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$42,300	32.79	\$124,183	\$25,498	\$103,502	\$129,507	0.799
053-353-002-00	207 MAIN ST	06/03/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$71,100	71.10	\$204,280	\$30,866	\$69,134	\$227,577	0.304
053-353-005-00	221 MAIN ST	01/13/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,000	37.50	\$239,767	\$104,676	\$95,324	\$177,284	0.538
053-354-009-10	214 MAIN ST	01/04/2022	\$265,000	WD	03-ARM'S LENGTH	\$240,000	\$156,800	65.33	\$307,165	\$184,467	\$55,533	\$161,020	0.345
053-354-012-20	103 ESTERLY ST	01/13/2022	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69	\$66,206	\$32,208	\$32,792	\$44,616	0.735
053-356-008-00	201 MILL ST	02/02/2022	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$220,900	32.49	\$754,903	\$536,888	\$143,112	\$286,108	0.500
Totals:			\$1,836,500			\$1,811,500	\$659,900		\$1,896,620		\$777,858	\$1,132,511	E.C.F. => 0.651

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.
053-023-122-10	103 STATE ST	02/18/2022	\$210,000	WD	\$210,000	\$0	0.00	\$212,443	\$142,164	\$67,836	\$142,553	0.476
053-678-010-00	401 WATER ST	01/24/2022	\$91,000	WD	\$91,000	\$61,400	67.47	\$155,307	\$45,474	\$45,526	\$109,833	0.415
Totals:			\$301,000		\$301,000	\$61,400		\$367,750		\$113,362	\$252,386	
											E.C.F. =>	0.449