

2023 Residential Sales Analysis & ECF Calculations

ECF Neighborhood: Bayberry

Also to be used for Duplex/Triplex/Modular house styles

USE: .815

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. 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	Building Style	Land Value	Other Parcels in Sale	Property Class
54-175-002-00	726 BAYBERRY	03/10/20	\$158,000	WD	\$158,000	\$70,300	44.49	\$174,147	\$20,737	\$137,263	\$182,849	0.751	1,560	\$87.99		BAYBE CONDO	\$20,000		401
54-175-005-00	718 BAYBERRY	02/27/20	\$150,000	WD	\$150,000	\$60,700	40.47	\$150,012	\$20,737	\$129,263	\$154,082	0.839	1,084	\$119.25		BAYBE CONDO	\$20,000		401
54-175-008-00	712 BAYBERRY	05/03/19	\$149,900	WD	\$149,900	\$54,100	36.09	\$132,845	\$20,737	\$129,163	\$133,621	0.967	976	\$132.34		BAYBE CONDO	\$20,000		401
54-175-037-00	755 BAYBERRY	10/01/20	\$149,827	WD	\$149,827	\$73,700	49.19	\$178,303	\$20,780	\$129,047	\$187,751	0.687	1,192	\$108.26		BAYBE CONDO	\$20,000		401
54-175-053-00	762 BAYBERRY	04/23/21	\$230,400	WD	\$230,400	\$107,800	46.79	\$247,794	\$22,797	\$207,603	\$268,173	0.774	1,404	\$147.87		BAYBE CONDO	\$20,000		401
54-700-079-00	347 MCKINLEY	09/27/21	\$150,000	WD	\$150,000	\$64,400	42.93	\$134,613	\$33,885	\$116,115	\$114,986	1.010	1,404	\$82.70		WASHG MODULA	\$21,780	54-700-078	401
Totals:			\$988,127		\$988,127	\$431,000		\$1,017,714		\$848,454	\$1,041,462			\$113.07					
							Sale. Ratio =>	43.62				E.C.F. =>	0.815						
							Std. Dev. =>	4.66				Ave. E.C.F.	0.838						

ECF Neighborhood: 100 'Original'

USE: 1.197

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. 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	Building Style	Land Value	Property Class
54-320-023-00	123 N GRANT	01/05/21	\$125,000	WD	\$125,000	\$0	0.00	\$130,302	\$19,297	\$105,703	\$98,061	1.078	1,030	\$102.62		100 RANCH	\$19,297	401
54-119-002-00	215 W HAMMOND	11/12/20	\$167,500	WD	\$167,500	\$57,100	34.09	\$130,133	\$10,801	\$156,699	\$105,417	1.486	832	\$188.34		100 RANCH	\$8,026	401
54-453-008-00	428 E MORRELL	03/08/21	\$152,000	WD	\$152,000	\$52,000	34.21	\$126,741	\$8,903	\$143,097	\$104,097	1.375	1,201	\$119.15		100 TWO STO	\$8,903	401
54-115-003-00	116 E MORRELL	11/17/21	\$179,900	WD	\$179,900	\$63,400	35.24	\$144,352	\$12,150	\$167,750	\$116,786	1.436	1,442	\$116.33		100 TWO STO	\$12,150	401
54-207-037-00	303 W ORLEANS	07/28/20	\$199,900	WD	\$199,900	\$70,600	35.32	\$165,639	\$10,684	\$189,216	\$136,886	1.382	2,040	\$92.75		100 TWO STO	\$10,684	401
54-100-054-20	210 S FARMER	07/06/20	\$152,000	WD	\$152,000	\$53,700	35.33	\$125,850	\$8,883	\$143,117	\$103,328	1.385	1,791	\$79.91		100 TWO STO	\$8,883	401
54-300-013-00	613 KALAMAZOO	05/21/21	\$110,000	WD	\$110,000	\$39,300	35.73	\$88,822	\$11,387	\$98,613	\$68,405	1.442	904	\$109.09		100 RANCH	\$11,387	401
54-022-135-00	232 W HAMMOND	09/04/20	\$157,000	WD	\$157,000	\$56,100	35.73	\$131,306	\$13,755	\$143,245	\$103,844	1.379	1,205	\$118.88		100 TWO STO	\$12,114	401
54-400-045-00	422 W MORRELL	01/15/21	\$126,000	WD	\$126,000	\$45,500	36.11	\$111,061	\$16,390	\$109,610	\$83,632	1.311	828	\$132.38		100 RANCH	\$16,390	401
54-120-001-00	125 W HAMMOND	01/13/22	\$140,579	WD	\$140,579	\$51,100	36.35	\$117,564	\$15,353	\$125,226	\$90,292	1.387	1,346	\$93.04		100 TWO STO	\$13,871	401
54-022-067-00	407 W ORLEANS	04/30/21	\$160,000	WD	\$160,000	\$58,400	36.50	\$132,610	\$12,852	\$147,148	\$105,793	1.391	1,536	\$95.80		100 TWO STO	\$11,172	401
54-110-005-00	308 S WILMOTT	04/07/20	\$158,000	WD	\$158,000	\$57,700	36.52	\$130,559	\$11,850	\$146,150	\$104,867	1.394	1,170	\$124.91		100 TWO STO	\$11,850	401
54-300-006-00	628 KALAMAZOO	08/02/21	\$155,000	WD	\$155,000	\$58,400	37.68	\$132,437	\$14,719	\$140,281	\$103,991	1.349	1,288	\$108.91		100 RANCH	\$12,940	401
54-117-010-00	348 E MORRELL	12/02/20	\$128,750	WD	\$128,750	\$48,800	37.90	\$107,605	\$16,350	\$112,400	\$80,614	1.394	1,088	\$103.31		100 RANCH	\$16,350	401
54-100-093-80	114 E FRANKLIN	02/28/22	\$212,000	WD	\$212,000	\$81,800	38.58	\$187,561	\$8,577	\$203,423	\$158,113	1.287	2,014	\$101.00		100 CAPECOD	\$8,281	401
54-300-007-00	630 KALAMAZOO	02/28/22	\$156,500	WD	\$156,500	\$61,600	39.36	\$140,181	\$10,598	\$145,902	\$114,473	1.275	1,288	\$113.28		100 RANCH	\$10,598	401
54-108-010-00	352 E ORLEANS	07/28/20	\$160,000	WD	\$160,000	\$63,000	39.38	\$142,371	\$13,655	\$146,345	\$113,707	1.287	1,551	\$94.36		100 TWO STO	\$11,214	401
54-107-081-60	211 S FAIR	03/23/22	\$121,500	WD	\$121,500	\$48,200	39.67	\$102,666	\$7,695	\$113,805	\$83,897	1.356	768	\$148.18		100 CAPECOD	\$5,391	401
54-022-113-00	323 W FRANKLIN	11/17/21	\$190,000	WD	\$190,000	\$76,600	40.32	\$208,368	\$13,112	\$176,888	\$172,488	1.026	2,182	\$81.07		100 TWO STO	\$13,112	401
54-023-088-00	724 S FARMER	08/04/20	\$179,900	WD	\$179,900	\$73,200	40.69	\$165,520	\$16,350	\$163,550	\$131,776	1.241	1,664	\$98.29		100 CAPECOD	\$16,350	401
54-113-003-00	217 W MORRELL	02/03/22	\$102,000	WD	\$102,000	\$41,900	41.08	\$95,887	\$14,148	\$87,852	\$72,208	1.217	1,112	\$79.00		100 TWO STO	\$14,148	401
54-452-010-00	525 E MORRELL	03/22/22	\$65,000	MLC	\$65,000	\$27,100	41.69	\$62,056	\$8,627	\$56,373	\$47,199	1.194	638	\$88.36		100 RANCH	\$8,627	401
54-022-165-00	233 W HAMMOND	10/29/21	\$175,000	WD	\$175,000	\$73,000	41.71	\$166,929	\$14,169	\$160,831	\$134,947	1.192	1,184	\$135.84		100 TWO STO	\$11,387	401

54-209-061-50	317 S NORTH	04/01/21	\$108,000	WD	\$108,000	\$46,000	42.59	\$130,172	\$10,794	\$97,206	\$105,458	0.922	1,176	\$82.66	100 TWO STO	\$9,193	401
54-400-030-00	407 W FRANKLIN	11/22/21	\$175,000	WD	\$175,000	\$75,500	43.14	\$172,469	\$14,598	\$160,402	\$139,462	1.150	1,599	\$100.31	100 CAPECOD	\$12,940	401
54-022-090-00	352 W ORLEANS	06/26/20	\$124,000	WD	\$124,000	\$53,500	43.15	\$123,601	\$11,387	\$112,613	\$99,129	1.136	1,116	\$100.91	100 TWO STO	\$11,387	401
54-022-063-00	412 W ORLEANS	11/02/21	\$154,888	WD	\$154,888	\$68,500	44.23	\$156,473	\$10,538	\$144,350	\$128,918	1.120	1,628	\$88.67	100 TWO STO	\$10,007	401
54-100-065-00	215 W ORLEANS	04/30/21	\$170,000	MLC	\$170,000	\$75,600	44.47	\$172,303	\$12,320	\$157,680	\$141,328	1.116	2,205	\$71.51	100 TWO STO	\$11,214	401
54-320-087-00	533 W ORLEANS	11/24/20	\$185,000	WD	\$185,000	\$82,500	44.59	\$186,238	\$17,527	\$167,473	\$149,038	1.124	1,818	\$92.12	100 RANCH	\$16,830	401
54-400-007-00	410 W FRANKLIN	06/19/20	\$165,000	WD	\$165,000	\$75,700	45.88	\$171,693	\$19,102	\$145,898	\$134,798	1.082	1,452	\$100.48	100 TWO STO	\$15,972	401
54-022-089-00	356 W ORLEANS	05/28/21	\$131,000	WD	\$131,000	\$62,100	47.40	\$141,430	\$12,718	\$118,282	\$113,703	1.040	1,388	\$85.22	100 TWO STO	\$11,387	401
54-211-067-50	309 W MORRELL	11/03/20	\$130,000	WD	\$130,000	\$64,100	49.31	\$144,577	\$12,038	\$117,962	\$117,084	1.007	1,754	\$67.25	100 TWO STO	\$11,019	401
54-114-007-00	411 KALAMAZOO	04/27/20	\$96,500	WD	\$96,500	\$48,600	50.36	\$109,321	\$12,343	\$84,157	\$85,670	0.982	1,416	\$59.43	100 TWO STO	\$10,890	401
54-111-001-00	304 E FRANKLIN	09/09/20	\$130,000	WD	\$130,000	\$66,800	51.38	\$151,122	\$11,560	\$118,440	\$123,288	0.961	1,656	\$71.52	100 TWO STO	\$11,560	401
54-115-001-00	405 S FARMER	11/05/21	\$159,900	WD	\$159,900	\$82,500	51.59	\$191,301	\$14,234	\$145,666	\$156,420	0.931	2,639	\$55.20	100 TWO STO	\$14,234	401
54-111-009-00	346 E FRANKLIN	01/31/22	\$97,850	WD	\$97,850	\$51,900	53.04	\$113,268	\$11,560	\$86,290	\$89,848	0.960	1,355	\$63.68	100 TWO STO	\$11,560	401
54-454-009-00	532 E MORRELL	11/03/21	\$124,900	WD	\$124,900	\$62,600	50.12	\$144,868	\$17,253	\$107,647	\$112,734	0.955	1,040	\$103.51	100 RANCH	\$17,253	401
Totals:			\$5,425,567		\$5,425,567	\$2,174,400		\$5,155,356		\$4,947,290	\$4,131,695			\$99.12			
							Sale. Ratio =>	40.08				E.C.F. =>	1.197				
							Std. Dev. =>	8.73				Ave. E.C.F.	1.209				

ECF Neighborhood: Allegan St FRTG
Use: 1.163

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. 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	Building Style	Land Value	Property Class
54-022-042-00	432 W ALLEGAN	10/08/21	\$245,000	WD	\$245,000	\$61,500	25.10	\$220,990	\$21,927	\$223,073	\$171,754	1.299	1,829	\$121.96	ALLEG CAPECOD	\$21,622	401	
54-022-048-00	419 W ALLEGAN	03/23/21	\$140,000	WD	\$140,000	\$47,600	34.00	\$128,201	\$11,817	\$128,183	\$100,418	1.276	1,408	\$91.04	ALLEG TWO STO	\$10,182	401	
54-022-050-00	423 W ALLEGAN	06/30/20	\$139,900	WD	\$139,900	\$42,200	30.16	\$113,854	\$12,627	\$127,273	\$87,340	1.457	1,272	\$100.06	ALLEG TWO STO	\$8,278	401	
54-022-052-00	435 W ALLEGAN	12/23/20	\$110,000	WD	\$110,000	\$37,600	34.18	\$100,274	\$10,420	\$99,580	\$77,527	1.284	1,617	\$61.58	ALLEG TWO STO	\$10,420	401	
54-022-053-00	439 W ALLEGAN	08/07/20	\$152,000	WD	\$152,000	\$49,000	32.24	\$132,556	\$11,364	\$140,636	\$104,566	1.345	1,102	\$127.62	ALLEG TWO STO	\$11,364	401	
54-022-055-00	451 W ALLEGAN	10/29/21	\$285,000	WD	\$285,000	\$103,900	36.46	\$247,987	\$39,259	\$245,741	\$180,093	1.365	2,490	\$98.69	ALLEG TWO STO	\$20,773	401	
54-023-222-00	521 E ALLEGAN	11/23/21	\$75,000	WD	\$75,000	\$36,300	48.40	\$86,353	\$10,420	\$64,580	\$65,516	0.986	959	\$67.34	ALLEG TWO STO	\$10,420	401	
54-100-002-00	223 W ALLEGAN	08/06/21	\$185,000	WD	\$185,000	\$71,200	38.49	\$171,826	\$11,909	\$173,091	\$137,978	1.254	1,957	\$88.45	ALLEG TWO STO	\$9,659	401	
54-100-100-50	239 W ALLEGAN	12/29/21	\$150,000	WD	\$150,000	\$71,200	47.47	\$166,154	\$11,397	\$138,603	\$133,526	1.038	1,922	\$72.11	ALLEG TWO STO	\$7,673	401	
54-105-004-00	320 E ALLEGAN	09/14/20	\$136,500	WD	\$136,500	\$53,800	39.41	\$146,456	\$11,796	\$124,704	\$116,186	1.073	1,247	\$100.00	ALLEG TWO STO	\$8,608	401	
54-204-004-60	274 W ALLEGAN	06/26/20	\$133,500	WD	\$133,500	\$57,300	42.92	\$156,756	\$6,761	\$126,739	\$129,418	0.979	1,897	\$66.81	ALLEG TWO STO	\$5,768	401	
54-452-005-00	612 E ALLEGAN	08/18/20	\$77,500	LC	\$77,500	\$42,700	55.10	\$111,556	\$18,750	\$58,750	\$80,074	0.734	1,540	\$38.15	ALLEG RANCH	\$17,587	401	
54-651-005-00	401 E ALLEGAN	04/01/21	\$120,000	LC	\$120,000	\$67,200	56.00	\$159,820	\$24,233	\$95,767	\$116,986	0.819	1,366	\$70.11	ALLEG TWO STO	\$21,401	401	
Totals:			\$1,949,400		\$1,949,400	\$741,500		\$1,942,783		\$1,746,720	\$1,501,383			\$84.92				
							Sale. Ratio =>	38.04				E.C.F. =>	1.163					
							Std. Dev. =>	9.50				Ave. E.C.F.	1.147					

ECF Neighborhood: Misc Res
USE: 1.489

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. 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	Building Style	Land Value	Other Parcels in Sale	Property Class
54-022-025-00	324 WATER	10/11/21	\$74,900	MLC	\$74,900	\$46,800	62.48	\$99,063	\$19,007	\$55,893	\$55,882	1.000	912	\$61.29	MISC RANCH	\$19,007	54-202-008-5	401	

54-022-032-00	110 N GRANT	12/14/21	\$165,000	WD	\$165,000	\$41,000	24.85	\$91,592	\$11,032	\$153,968	\$56,257	2.737	724	\$212.66	MISC CAPECOD	\$10,385	401	
54-022-040-20	501 WATER	11/23/20	\$160,000	WD	\$160,000	\$65,300	40.81	\$169,472	\$16,847	\$143,153	\$106,582	1.343	1,456	\$98.32	MISC TWO STO	\$15,750	401	
54-022-041-11	438 WATER	12/17/21	\$280,000	WD	\$280,000	\$138,500	49.46	\$293,549	\$33,909	\$246,091	\$181,313	1.357	1,296	\$189.89	MISC RANCH	\$25,775	401	
54-101-002-50	211 COURT	05/11/20	\$165,000	WD	\$165,000	\$54,000	32.73	\$145,936	\$10,728	\$154,272	\$94,419	1.634	1,645	\$93.78	MISC TWO STO	\$9,661	401	
54-201-004-00	272 WATER	03/04/22	\$92,750	WD	\$92,750	\$45,200	48.73	\$102,928	\$8,585	\$84,165	\$65,882	1.278	1,092	\$77.07	MISC RANCH	\$8,585	401	
54-651-003-00	114 N PLATT	11/19/21	\$150,000	WD	\$150,000	\$49,600	33.07	\$131,739	\$11,125	\$138,875	\$84,228	1.649	1,171	\$118.60	MISC TWO STO	\$10,575	401	
54-651-014-00	113 EDELL	11/20/20	\$150,000	WD	\$150,000	\$64,100	42.73	\$167,158	\$17,723	\$132,277	\$104,354	1.268	1,164	\$113.64	MISC TWO STO	\$10,575	401	
54-651-016-00	123 EDELL	01/11/21	\$160,000	WD	\$160,000	\$57,000	35.63	\$148,396	\$11,878	\$148,122	\$95,334	1.554	1,526	\$97.07	MISC TWO STO	\$10,575	401	
Totals:			\$1,397,650		\$1,397,650	\$561,500		\$1,349,833		\$1,256,816	\$844,250			\$118.03				
								Sale. Ratio =>	40.17					E.C.F. =>	1.489			
								Std. Dev. =>	11.27					Ave. E.C.F.	1.535			

ECF Neighborhood: Northside

USE: 1.231

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Building Style	Land Value	Property Class
54-015-002-00	329 WATSON	09/11/20	\$207,000	WD	03-ARM'S LE	\$207,000	\$72,400	34.98	\$188,137	\$33,666	\$173,334	\$153,397	1.130	1,188	\$145.90		NORTH RANCH	\$27,673	401
54-250-030-00	211 HELEN	12/10/21	\$135,000	WD	03-ARM'S LE	\$135,000	\$42,100	31.19	\$98,173	\$10,151	\$124,849	\$87,410	1.428	1,584	\$78.82		NORTH TWO STOR	\$9,077	401
54-550-002-00	164 W RIVER	10/22/21	\$135,000	WD	03-ARM'S LE	\$135,000	\$47,500	35.19	\$110,421	\$17,680	\$117,320	\$92,096	1.274	1,366	\$85.89		NORTH TWO STOR	\$10,322	401
54-550-005-00	114 FLORENCE	11/12/20	\$155,000	WD	03-ARM'S LE	\$155,000	\$35,900	23.16	\$114,708	\$13,439	\$141,561	\$100,565	1.408	1,302	\$108.73		NORTH TWO STOR	\$10,310	401
54-653-001-50	130 EDELL	04/29/21	\$140,000	WD	03-ARM'S LE	\$140,000	\$69,500	49.64	\$138,970	\$29,699	\$110,301	\$108,511	1.016	1,520	\$72.57		NORTH CAPECOD	\$28,438	401
Totals:			\$772,000			\$772,000	\$267,400		\$650,409		\$667,365	\$541,980			\$98.38				
								Sale. Ratio =	34.64					E.C.F. =>	1.231				
								Std. Dev. =>	9.60					Ave. E.C.F. =:	1.251				

ECF Neighborhood: Dix/Brookside

USE: 1.093

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Building Style	Land Value	Other Parcels in Sale	Property Class
54-023-059-00	522 S FAIR	08/13/20	\$118,000	WD	03-ARM'S LE	\$118,000	\$44,800	37.97	\$104,653	\$16,763	\$101,237	\$85,247	1.188	1,000	\$101.24		DXBRK RANCH	\$15,219		401
54-023-099-00	235 DIX	10/27/20	\$88,000	WD	03-ARM'S LE	\$88,000	\$31,800	36.14	\$74,787	\$17,487	\$70,513	\$55,577	1.269	788	\$89.48		DXBRK RANCH	\$13,739		401
54-023-214-00	416 DIX	09/24/21	\$232,000	WD	03-ARM'S LE	\$232,000	\$80,900	34.87	\$193,505	\$25,124	\$206,876	\$163,318	1.267	1,348	\$153.47		DXBRK RANCH	\$14,769		401
54-122-014-00	218 E HAMMOND	08/21/20	\$150,000	WD	03-ARM'S LE	\$150,000	\$68,400	45.60	\$175,724	\$22,408	\$127,592	\$148,706	0.858	1,943	\$65.67		DXBRK TWO STOR	\$21,523		401
54-123-001-00	304 E HAMMOND	10/08/21	\$111,400	WD	03-ARM'S LE	\$111,400	\$53,100	47.67	\$125,932	\$16,982	\$94,418	\$105,674	0.893	1,638	\$57.64		DXBRK TWO STOR	\$12,175		401
54-123-003-00	316 E HAMMOND	02/15/22	\$390,000	WD	03-ARM'S LE	\$390,000	\$195,100	50.03	\$431,080	\$48,266	\$341,734	\$371,304	0.920	2,331	\$146.60		DXBRK RANCH	\$30,416		401
54-123-010-00	520 S PLATT	06/24/21	\$252,000	WD	03-ARM'S LE	\$252,000	\$108,600	43.10	\$228,056	\$38,996	\$213,004	\$196,528	1.084	1,588	\$134.13		DXBRK RANCH	\$32,831	54-123-003	401
54-123-013-00	410 E HAMMOND	01/15/21	\$145,000	WD	03-ARM'S LE	\$145,000	\$46,200	31.86	\$112,930	\$17,478	\$127,522	\$92,582	1.377	1,385	\$92.07		DXBRK TWO STOR	\$17,478		401
54-340-014-00	192 DIX	03/23/21	\$95,000	WD	03-ARM'S LE	\$95,000	\$25,500	26.84	\$69,907	\$11,236	\$83,764	\$56,907	1.472	816	\$102.65		DXBRK RANCH	\$10,890		401
54-453-017-00	419 E HAMMOND	12/21/20	\$55,000	WD	03-ARM'S LE	\$55,000	\$22,900	41.64	\$61,245	\$10,242	\$44,758	\$49,469	0.905	800	\$55.95		DXBRK RANCH	\$7,133		401
54-750-015-00	802 KAY	05/06/21	\$230,000	WD	03-ARM'S LE	\$230,000	\$92,900	40.39	\$221,708	\$26,844	\$203,156	\$189,005	1.075	1,794	\$113.24		DXBRK BI & TRI LE'	\$20,000		401
54-852-001-00	504 DIX	11/05/20	\$177,500	WD	03-ARM'S LE	\$177,500	\$79,500	44.79	\$179,143	\$13,111	\$164,389	\$161,040	1.021	1,309	\$125.58		DXBRK RANCH	\$10,383		401
54-854-008-00	720 BROOKSIDE	07/26/21	\$230,000	WD	03-ARM'S LE	\$230,000	\$74,100	32.22	\$174,903	\$28,270	\$201,730	\$142,224	1.418	1,652	\$122.11		DXBRK BI & TRI LE'	\$21,780		401
54-854-013-00	712 DIX	10/22/21	\$121,000	WD	03-ARM'S LE	\$121,000	\$45,800	37.85	\$108,647	\$13,501	\$107,499	\$92,285	1.165	816	\$131.74		DXBRK RANCH	\$11,609		401
Totals:			\$2,394,900			\$2,394,900	\$969,600		\$2,262,220		\$2,088,192	\$1,909,867			\$106.54					
								Sale. Ratio =	40.49					E.C.F. =>	1.093					

Std. Dev. => 6.62

Ave. E.C.F. =: 1.137

ECF Neighborhood: Eley

USE: 1.024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Building Style	Land Value	Property Class	
54-277-129-00	907 GOODSSELL	08/28/20	\$225,000	WD	03-ARM'S LE	\$225,000	\$107,000	47.56	\$269,832	\$28,499	\$196,501	\$225,677	0.871	1,435	\$136.93		ELEY RANCH	\$20,000	401	
54-277-137-00	800 BARDEEN	10/27/20	\$278,000	WD	03-ARM'S LE	\$278,000	\$137,600	49.50	\$317,598	\$27,602	\$250,398	\$263,199	0.951	1,600	\$156.50		ELEY RANCH	\$20,000	401	
54-278-173-00	1004 ELEY	01/12/21	\$252,000	WD	03-ARM'S LE	\$252,000	\$123,700	49.09	\$285,301	\$24,869	\$227,131	\$254,328	0.893	1,626	\$139.69		ELEY RANCH	\$20,000	401	
54-160-014-00	701 BARTON	07/24/20	\$212,500	WD	03-ARM'S LE	\$212,500	\$102,200	48.09	\$233,433	\$43,547	\$168,953	\$185,436	0.911	1,349	\$125.24		ELEY RANCH	\$20,000	401	
54-278-172-00	1002 ELEY	07/10/20	\$257,000	WD	03-ARM'S LE	\$257,000	\$121,800	47.39	\$280,962	\$25,219	\$231,781	\$249,749	0.928	1,564	\$148.20		ELEY RANCH	\$20,000	401	
54-276-088-00	1102 BARTON	07/16/20	\$249,000	WD	03-ARM'S LE	\$249,000	\$112,400	45.14	\$269,452	\$26,481	\$222,519	\$237,276	0.938	1,634	\$136.18		ELEY RANCH	\$20,000	401	
54-275-049-00	1005 BARTON	08/12/21	\$304,900	WD	03-ARM'S LE	\$304,900	\$158,400	51.95	\$330,478	\$23,033	\$281,867	\$300,239	0.939	2,061	\$136.76		ELEY RANCH	\$20,000	401	
54-278-176-00	1010 ELEY	08/14/20	\$262,500	WD	03-ARM'S LE	\$262,500	\$122,100	46.51	\$281,359	\$29,068	\$233,432	\$246,378	0.947	1,536	\$151.97		ELEY RANCH	\$20,000	401	
54-276-090-00	1029 BARTON	11/05/21	\$336,100	WD	03-ARM'S LE	\$336,100	\$155,200	46.18	\$354,263	\$24,810	\$311,290	\$321,731	0.968	1,635	\$190.39		ELEY RANCH	\$20,000	401	
54-260-018-00	905 WINDIGO	01/06/22	\$327,900	WD	03-ARM'S LE	\$327,900	\$147,800	45.07	\$336,524	\$49,591	\$278,309	\$280,208	0.993	1,868	\$148.99		ELEY RANCH	\$20,000	401	
54-260-010-00	912 WINDIGO	04/22/21	\$249,900	WD	03-ARM'S LE	\$249,900	\$112,900	45.18	\$256,604	\$22,993	\$226,907	\$228,136	0.995	1,636	\$138.70		ELEY RANCH	\$20,000	401	
54-270-035-00	916 BARTON	07/16/20	\$228,000	WD	03-ARM'S LE	\$228,000	\$100,300	43.99	\$229,452	\$22,725	\$205,275	\$201,882	1.017	1,621	\$126.63		ELEY RANCH	\$20,000	401	
54-277-127-00	903 GOODSSELL	10/06/21	\$295,000	WD	03-ARM'S LE	\$295,000	\$129,700	43.97	\$295,541	\$25,757	\$269,243	\$257,461	1.046	1,736	\$155.09		ELEY TWO STOR	\$20,000	401	
54-276-089-00	1038 BARTON	08/30/21	\$378,900	WD	03-ARM'S LE	\$378,900	\$165,000	43.55	\$376,524	\$46,499	\$332,401	\$322,290	1.031	2,264	\$146.82		ELEY TWO STOR	\$20,000	401	
54-260-015-00	917 WINDIGO	09/17/20	\$284,728	WD	03-ARM'S LE	\$284,728	\$121,900	42.81	\$279,145	\$27,721	\$257,007	\$235,531	1.091	1,862	\$138.03		ELEY RANCH	\$20,000	401	
54-260-004-00	812 WINDIGO	08/18/21	\$275,000	WD	03-ARM'S LE	\$275,000	\$116,600	42.40	\$264,745	\$27,148	\$247,852	\$232,028	1.068	1,908	\$129.90		ELEY RANCH	\$20,000	401	
54-275-081-00	1008 BARTON	10/08/20	\$257,000	WD	03-ARM'S LE	\$257,000	\$105,800	41.17	\$242,341	\$26,031	\$230,969	\$211,240	1.093	1,818	\$127.05		ELEY TWO STOR	\$20,000	401	
54-275-056-00	1019 BARTON	10/30/20	\$224,900	WD	03-ARM'S LE	\$224,900	\$91,500	40.68	\$208,719	\$28,848	\$196,052	\$175,655	1.116	1,523	\$128.73		ELEY TWO STOR	\$20,000	401	
54-275-059-00	837 WILDWOOD	10/12/20	\$295,000	WD	03-ARM'S LE	\$295,000	\$118,000	40.00	\$270,633	\$27,108	\$267,892	\$237,817	1.126	1,748	\$153.26		ELEY CAPECOD	\$20,000	401	
54-270-036-00	732 RUBY	11/25/20	\$285,500	WD	03-ARM'S LE	\$285,500	\$113,400	39.72	\$260,109	\$27,721	\$257,779	\$226,941	1.136	1,619	\$159.22		ELEY RANCH	\$20,000	401	
54-275-084-00	1002 BARTON	09/29/21	\$305,000	WD	03-ARM'S LE	\$305,000	\$103,600	33.97	\$271,108	\$26,396	\$278,604	\$238,977	1.166	1,633	\$170.61		ELEY RANCH	\$20,000	401	
54-270-033-00	908 BARTON	02/15/22	\$270,000	WD	03-ARM'S LE	\$270,000	\$99,600	36.89	\$235,983	\$22,160	\$247,840	\$208,812	1.187	1,504	\$164.79		ELEY RANCH	\$20,000	401	
54-260-015-00	917 WINDIGO	06/21/21	\$320,000	WD	03-ARM'S LE	\$320,000	\$122,800	38.38	\$279,145	\$27,721	\$292,279	\$245,531	1.190	1,862	\$156.97		ELEY RANCH	\$20,000	401	
54-278-178-00	1014 ELEY	04/15/21	\$255,000	WD	03-ARM'S LE	\$255,000	\$97,800	38.35	\$249,109	\$24,791	\$230,209	\$219,061	1.051	1,410	\$163.27		ELEY RANCH	\$20,000	401	
Totals:			\$6,628,828			\$6,628,828	\$2,887,100		\$6,678,360		\$5,942,490	\$5,805,584			\$147.08					
								Sale. Ratio =	43.55					E.C.F. =>	1.024					
								Std. Dev. =>	4.40					Ave. E.C.F. =:	1.027					

ECF Neighborhood: Washington/Lincoln

USE: 1.244

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Building Style	Land Value	Other Parcels in Sale	Property Class
54-022-136-00	415 S NORTH	06/15/20	\$132,980	WD	03-ARM'S LE	\$132,980	\$46,700	35.12	\$116,614	\$10,493	\$122,487	\$86,488	1.416	1,027	\$119.27		WASHG TWO STOR	\$10,493		401
54-022-138-00	416 S NORTH	12/09/21	\$200,000	WD	03-ARM'S LE	\$200,000	\$80,900	40.45	\$196,286	\$12,529	\$187,471	\$149,761	1.252	1,289	\$145.44		WASHG RANCH	\$10,091		401
54-022-167-00	519 S NORTH	08/27/21	\$185,000	WD	03-ARM'S LE	\$185,000	\$75,400	40.76	\$180,121	\$32,636	\$152,364	\$120,200	1.268	1,512	\$100.77		WASHG TWO STOR	\$13,598		401
54-022-184-00	221 WASHINGTON	11/25/20	\$134,900	WD	03-ARM'S LE	\$134,900	\$47,100	34.91	\$115,692	\$18,725	\$116,175	\$79,028	1.470	981	\$118.43		WASHG RANCH	\$17,478		401
54-022-193-00	373 WASHINGTON	12/17/21	\$100,000	WD	03-ARM'S LE	\$100,000	\$54,400	54.40	\$125,313	\$49,136	\$50,864	\$62,084	0.819	1,044	\$48.72		WASHG RANCH	\$29,979		401
54-300-008-50	210 WASHINGTON	11/06/20	\$155,000	WD	03-ARM'S LE	\$155,000	\$48,200	31.10	\$151,568	\$16,737	\$138,263	\$109,887	1.258	1,465	\$94.38		WASHG RANCH	\$10,727		401
54-600-003-00	612 CONFERENCE	09/08/21	\$160,000	WD	03-ARM'S LE	\$160,000	\$46,500	29.06	\$128,160	\$17,780	\$142,220	\$89,959	1.581	1,040	\$136.75		WASHG RANCH	\$16,981		401
54-600-008-00	408 WASHINGTON	10/15/21	\$65,000	WD	03-ARM'S LE	\$65,000	\$59,300	91.23	\$142,523	\$13,494	\$51,506	\$105,158	0.490	1,486	\$34.66		WASHG CAPECOD	\$10,661		401

54-700-002-00	531 S NORTH	07/20/20	\$133,700	WD	03-ARM'S LE	\$133,700	\$45,100	33.73	\$111,324	\$21,455	\$112,245	\$73,243	1.533	896	\$125.27	WASHG RANCH	\$10,890	401
54-700-045-00	330 GARFIELD	12/08/20	\$130,000	WD	03-ARM'S LE	\$130,000	\$48,100	37.00	\$120,060	\$15,244	\$114,756	\$85,425	1.343	757	\$151.59	WASHG RANCH	\$10,890	401
54-700-064-00	336 MCKINLEY	06/30/21	\$170,000	WD	03-ARM'S LE	\$170,000	\$63,200	37.18	\$152,605	\$12,013	\$157,987	\$114,582	1.379	955	\$165.43	WASHG RANCH	\$10,890	401
54-700-079-00	347 MCKINLEY	09/27/21	\$150,000	WD	03-ARM'S LE	\$150,000	\$64,400	42.93	\$134,613	\$33,885	\$116,115	\$114,986	1.010	1,404	\$82.70	WASHG MODULAR	\$21,780	54-700-078 401
54-700-089-00	356 WASHINGTON	08/31/21	\$115,000	WD	03-ARM'S LE	\$115,000	\$37,900	32.96	\$89,993	\$14,312	\$100,688	\$61,680	1.632	728	\$138.31	WASHG RANCH	\$10,890	401
54-700-091-00	336 WASHINGTON	09/18/20	\$151,000	WD	03-ARM'S LE	\$151,000	\$61,200	40.53	\$153,799	\$13,247	\$137,753	\$114,549	1.203	1,120	\$122.99	WASHG CAPECOD	\$10,890	401
Totals:			\$1,982,580			\$1,982,580	\$778,400		\$1,918,671	\$1,700,894	\$1,367,029			\$113.19				
								Sale. Ratio =	39.26			E.C.F. =>	1.244					
								Std. Dev. =>	15.60			Ave. E.C.F. =:	1.261					