ECF 2023 REINHARDT/GOETZ, SANDY ACRES/WESTHILLS, OLDER LIKE HOMES NO CURB/GUTTER, MONITOR FARM/S, MIDLAND ROAD 2YR 4/01/2020-3/31/2022

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	Land Value	Other Parcels in Sale	Property Class
100-006-400-050-02	451 E WHEELER RD	01/10/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$124,100	34.96	$269,101	$158,158	$196,842	$106,676	1.845	1,963	$100.28	RM-40	84.2126	FARM HOUSE	$24,372		101
100-019-400-030-00	334 MIDLAND RD	07/16/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$33,200	44.27	$81,714	$7,950	$67,050	$70,927	0.945	992	$67.59	RD-50	5.7768	RANCH	$7,950		401
100-020-100-071-00	625 MIDLAND RD	08/14/20	$125,000	WD	03-ARM'S LENGTH	$125,000	$58,200	46.56	$154,943	$16,928	$108,072	$132,707	0.814	1,448	$74.64	RD-50	18.8740	RANCH	$14,888		401
100-020-200-060-01	937 MIDLAND RD	01/19/21	$152,000	WD	03-ARM'S LENGTH	$152,000	$68,900	45.33	$182,329	$37,950	$114,050	$138,826	0.822	2,448	$46.59	RD-50	18.1575	RANCH	$37,950		401
100-020-200-110-01	987 MIDLAND RD	01/11/22	$129,500	OTH	03-ARM'S LENGTH	$129,500	$42,900	33.13	$106,869	$19,275	$110,225	$84,225	1.309	1,396	$78.96	RD-50	30.5590	RANCH	$19,275		401
100-020-400-030-00	782 E MIDLAND RD	08/31/20	$259,900	WD	03-ARM'S LENGTH	$259,900	$92,300	35.51	$248,234	$54,499	$205,401	$186,284	1.103	1,962	$104.69	RD-50	9.9518	RANCH	$36,338		401
100-021-200-060-00	4686 S MACKINAW RD	10/01/20	$246,950	MLC	09-FAMILY	$246,950	$127,000	51.43	$301,001	$163,035	$83,915	$132,660	0.633	1,748	$48.01	RM-40	37.0548	FARM HOUSE	$147,723		101
100-021-200-170-00	1403 MIDLAND RD	03/23/21	$138,000	WD	03-ARM'S LENGTH	$138,000	$63,700	46.16	$176,620	$25,050	$112,950	$145,740	0.775	1,766	$63.96	RD-50	22.8099	RANCH	$25,050		401
100-021-200-260-00	1269 MIDLAND RD	10/01/20	$60,000	LC	03-ARM'S LENGTH	$60,000	$28,600	47.67	$72,035	$36,300	$23,700	$34,361	0.690	642	$36.92	RD-50	31.3363	RANCH	$36,300		401
100-021-300-100-00	4913 S FRASER RD	10/26/20	$62,519	WD	03-ARM'S LENGTH	$62,519	$32,600	52.14	$91,127	$15,001	$47,518	$73,198	0.649	1,358	$34.99	RD-50	35.3937	RANCH	$15,000		401
100-021-300-250-04	MIDLAND RD	05/20/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$74,700	53.36	$181,133	$59,474	$80,526	$116,980	0.688	1,295	$62.18	RD-50	31.4732		$40,313	100-021-300-310-00	402
100-021-300-290-00	1084 MIDLAND RD	12/27/21	$94,000	WD	03-ARM'S LENGTH	$94,000	$31,700	33.72	$78,274	$7,725	$86,275	$67,836	1.272	572	$150.83	RD-50	26.8718	RANCH	$7,725		401
100-021-300-310-00	1108 MIDLAND RD	05/20/21	$140,000	PTA	03-ARM'S LENGTH	$140,000	$55,000	39.29	$136,659	$15,000	$125,000	$116,980	1.069	1,295	$96.53	RD-50	6.5454	RANCH	$15,000		401
100-021-300-310-00	1108 MIDLAND RD	05/20/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$74,700	53.36	$181,133	$59,474	$80,526	$116,980	0.688	1,295	$62.18	RD-50	31.4732	RANCH	$40,313	100-021-300-250-04	401
100-021-300-370-00	1246 MIDLAND RD	08/27/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$47,100	62.80	$113,637	$19,538	$55,462	$90,480	0.613	1,044	$53.12	RD-50	39.0130	RANCH	$19,538		401
100-022-100-100-03	1547 MIDLAND RD	04/16/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$101,300	46.05	$250,295	$22,220	$197,780	$219,303	0.902	1,792	$110.37	RD-50	10.1249	RANCH	$15,750		401
100-023-100-120-00	2139 MIDLAND RD	02/18/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$72,500	27.88	$205,411	$59,937	$200,063	$139,879	1.430	1,797	$111.33	RD-50	42.7152	RANCH	$54,056		401
100-023-100-240-08	4571 FOUR MILE RD	02/01/21	$380,000	WD	03-ARM'S LENGTH	$380,000	$159,100	41.87	$429,475	$50,400	$329,600	$364,495	0.904	2,780	$118.56	RD-50	9.8843	RANCH	$50,400		401
100-023-200-140-00	2393 MIDLAND RD	08/07/20	$104,000	WD	09-FAMILY	$104,000	$46,200	44.42	$124,974	$33,750	$70,250	$87,715	0.801	1,251	$56.16	RD-50	20.2221	1 & 1/4 STORY	$33,750		401
100-023-300-010-01	MIDLAND RD	08/13/20	$265,000	WD	20-MULTI PARCEL SAI	$265,000	$83,300	31.43	$224,241	$58,170	$206,830	$159,684	1.295	2,478	$83.47	RD-50	29.2142	1 & 1/2 STORY	$48,240		1
100-023-300-090-00	2246 MIDLAND RD	03/12/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$51,900	37.07	$143,881	$32,825	$107,175	$106,785	1.004	1,600	$66.98	RD-50	0.0549	RANCH	$16,538		401
100-023-400-110-00	4761 WESTVIEW DR	06/24/20	$92,500	WD	03-ARM'S LENGTH	$92,500	$41,000	44.32	$109,560	$16,163	$76,337	$89,805	0.850	1,300	$58.72	RD-50	15.3074	RANCH	$16,163		401
100-025-400-070-00	5439 BAXMAN RD	05/26/21	$168,000	WD	08-ESTATE	$168,000	$65,000	38.69	$174,675	$40,250	$127,750	$129,255	0.988	1,936	$65.99	/GOTZ	1.4749	RANCH	$40,250		401
100-038-300-010-09	5776 WS SAGINAW RD	05/03/21	$223,500	WD	03-ARM'S LENGTH	$223,500	$134,700	60.27	$317,609	$96,085	$127,415	$213,004	0.598	2,400	$53.09	MM-60	40.4925	CONDO	$96,085	100-038-300-350-00	401
100-A05-000-003-00	5041 KASEMEYER RD	03/24/21	$166,500	WD	03-ARM'S LENGTH	$166,500	$70,200	42.16	$189,837	$49,255	$117,245	$135,175	0.867	1,606	$73.00	O/NCG	13.5750	RANCH	$47,190		401
100-B07-000-001-00	2880 E FISHER RD	11/20/20	$192,000	WD	03-ARM'S LENGTH	$192,000	$87,500	45.57	$215,308	$48,050	$143,950	$160,825	0.895	1,488	$96.74	O/NCG	10.8035	RANCH	$48,050		401
100-B07-000-009-00	2968 E FISHER RD	07/02/20	$200,000	WD	03-ARM'S LENGTH	$200,000	$97,900	48.95	$257,206	$31,000	$169,000	$217,506	0.777	1,670	$101.20	O/NCG	22.6116	RANCH	$31,000		401
100-B07-000-011-00	2988 E FISHER RD	11/02/20	$255,000	WD	03-ARM'S LENGTH	$255,000	$102,400	40.16	$262,496	$41,230	$213,770	$212,756	1.005	1,557	$137.30	O/NCG	0.1660	1 & 1/2 STORY	$41,230		401
100-B10-000-003-00	2987 BERTHIAUME DR	08/03/21	$82,000	WD	03-ARM'S LENGTH	$82,000	$34,100	41.59	$82,299	$16,200	$65,800	$63,557	1.035	832	$79.09	O/NCG	3.2189	RANCH	$16,200		401
100-B10-000-006-00	2973 BERTHIAUME DR	04/20/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$38,300	38.30	$93,564	$24,300	$75,700	$66,600	1.137	1,104	$68.57	O/NCG	13.3530	RANCH	$24,300		401
100-B10-000-023-00	2952 BERTHIAUME DR	02/08/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$41,700	33.36	$114,932	$32,400	$92,600	$79,358	1.167	1,224	$75.65	O/NCG	16.3762	RANCH	$32,400		401
100-B10-000-031-00	2992 BERTHIAUME DR	02/24/22	$129,900	OTH	03-ARM'S LENGTH	$129,900	$60,700	46.73	$147,902	$39,529	$90,371	$104,205	0.867	1,610	$56.13	O/NCG	13.5863	RANCH	$39,528		401
100-B15-000-008-00	5585 CHRISTYWAY CT	10/05/20	$160,000	WD	03-ARM'S LENGTH	$160,000	$74,800	46.75	$205,076	$44,245	$115,755	$154,645	0.749	1,800	$64.31	O/NCG	25.4587	RANCH	$37,752		401
100-B15-000-016-00	5530 CHRISTYWAY CT	10/22/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$67,000	41.88	$166,401	$50,076	$109,924	$111,851	0.983	1,914	$57.43	O/NCG	2.0335	1 & 3/4 STORY	$36,300		401
100-B25-000-006-00	4715 MONITOR RD	06/11/21	$86,500	WD	03-ARM'S LENGTH	$86,500	$45,300	52.37	$93,618	$23,250	$63,250	$67,662	0.935	1,008	$62.75	O/NCG	6.8307	RANCH	$23,250		401
100-B25-000-016-00	4641 MONITOR RD	01/08/21	$147,750	WD	03-ARM'S LENGTH	$147,750	$44,000	29.78	$111,228	$37,536	$110,214	$70,858	1.555	932	$118.26	O/NCG	55.2321	RANCH	$23,250		401
100-F05-000-003-00	3264 E FISHER RD	03/30/21	$177,900	WD	03-ARM'S LENGTH	$177,900	$61,700	34.68	$158,720	$37,101	$140,799	$116,941	1.204	1,820	$77.36	O/NCG	20.0907	COLONIAL	$33,891		401
100-G05-000-015-00	5442 ELMVIEW DR	11/29/21	$195,000	OTH	03-ARM'S LENGTH	$195,000	$63,300	32.46	$136,069	$26,880	$168,120	$104,989	1.601	1,258	$133.64	O/NCG	59.8197	RANCH	$26,880		401
100-G05-000-020-00	5405 MEADOWBROOK D	02/12/21	$130,000	WD	03-ARM'S LENGTH	$130,000	$77,100	59.31	$184,432	$55,294	$74,706	$124,171	0.602	1,720	$43.43	O/NCG	40.1470	RANCH	$35,000		401
100-G05-000-035-00	2693 ROYAL OAK DR	10/26/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$81,400	54.27	$196,465	$30,067	$119,933	$159,998	0.750	1,841	$65.15	O/NCG	25.3517	RANCH	$29,400		401
100-G05-000-047-00	5414 BAXMAN RD	02/03/21	$111,000	WD	03-ARM'S LENGTH	$111,000	$52,300	47.12	$122,589	$28,000	$83,000	$90,951	0.913	1,234	$67.26	O/NCG	9.0527	RANCH	$28,000		401
100-H05-000-001-00	3180 HABERLAND DR	04/03/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$44,600	37.17	$116,361	$37,323	$82,677	$75,998	1.088	1,215	$68.05	O/NCG	8.4776	RANCH	$37,323		401
100-H05-000-012-00	5117 OAKHURST CT	07/24/20	$135,000	WD	03-ARM'S LENGTH	$135,000	$42,300	31.33	$118,902	$48,761	$86,239	$67,443	1.279	2,058	$41.90	O/NCG	27.5583	RANCH	$40,326		401
100-H10-000-011-00	5546 CHRISTOPHER CT	09/07/21	$182,400	WD	03-ARM'S LENGTH	$182,400	$72,300	39.64	$180,842	$43,560	$138,840	$132,002	1.052	1,528	$90.86	O/NCG	4.8696	RANCH	$43,560		401
100-H15-000-003-00	5455 HILLTOP DR	09/09/20	$168,000	WD	03-ARM'S LENGTH	$168,000	$72,900	43.39	$190,388	$42,900	$125,100	$141,815	0.882	2,136	$58.57	O/NCG	12.0974	2ST/TRADITIONAL	$42,900		401
100-H15-000-016-00	5404 HILLTOP DR	06/12/20	$130,000	WD	03-ARM'S LENGTH	$130,000	$68,100	52.38	$185,801	$42,900	$87,100	$137,405	0.634	1,425	$61.12	O/NCG	36.9214	RANCH	$42,900		401
100-R05-000-004-00	5459 HARVEST CT	09/22/20	$145,000	WD	03-ARM'S LENGTH	$145,000	$53,600	36.97	$133,043	$35,623	$109,377	$93,673	1.168	1,332	$82.11	O/NCG	16.4539	RANCH	$35,000		401
100-R05-000-018-00	2819 SECURITY LANE	07/30/21	$141,500	WD	03-ARM'S LENGTH	$141,500	$52,400	37.03	$111,040	$35,061	$106,439	$73,057	1.457	960	$110.87	O/NCG	45.3829	RANCH	$24,500		401
100-R05-000-025-00	2804 SECURITY LANE	02/03/21	$127,900	WD	03-ARM'S LENGTH	$127,900	$52,100	40.73	$132,872	$38,941	$88,959	$90,318	0.985	1,316	$67.60	O/NCG	1.8157	RANCH	$35,000		401
100-H10-000-025-00	53 CHRISTOPHER CT	09/16/21	$82,500	WD	03-ARM'S LENGTH	$82,500	$35,700	43.27	$88,915	$23,595	$58,905	$62,808	0.938	898	$65.60	O/NCG	6.5244	RANCH	$23,595		401
100-R05-000-029-00	2834 SECURITY LANE	03/16/22	$95,000	WD	03-ARM'S LENGTH	$95,000	$55,700	58.63	$112,839	$36,057	$58,943	$73,829	0.798	1,080	$54.58	O/NCG	20.4733	RANCH	$35,000		401
100-R06-000-036-01	5457 HOMESTEAD LANE	11/03/20	$155,000	WD	03-ARM'S LENGTH	$155,000	$75,900	48.97	$192,431	$28,350	$126,650	$157,770	0.803	1,640	$77.23	O/NCG	20.0357	RANCH	$28,350		401
100-R06-000-045-00	2784 SPORTSMAN CT	06/23/20	$120,000	WD	03-ARM'S LENGTH	$120,000	$51,000	42.50	$132,998	$35,111	$84,889	$94,122	0.902	1,254	$67.69	O/NCG	10.1204	RANCH	$35,000		401
100-023-300-080-00	2238 MIDLAND RD	03/18/22	$169,000	WD	03-ARM'S LENGTH	$169,000	$47,000	27.81	$118,147	$16,538	$152,462	$97,701	1.560	1,358	$112.27	RD-50	55.7390	RANCH	$16,538		401
100-022-100-100-02	1549 MIDLAND RD	03/01/21	$149,900	WD	03-ARM'S LENGTH	$149,900	$44,900	29.95	$125,529	$20,438	$129,462	$101,049	1.281	2,070	$62.54	RD-50	27.8073	1 & 1/2 STORY	$20,438		401
100-S05-000-010-00	2094 KARL DR	03/10/22	$135,000	WD	03-ARM'S LENGTH	$135,000	$50,500	37.41	$124,411	$40,861	$94,139	$80,337	1.172	1,008	$93.39	O/NCG	16.8701	RANCH	$39,200		401
100-S05-000-015-00	2093 KARL DR	11/18/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$51,500	42.92	$123,309	$40,915	$79,085	$79,225	0.998	1,008	$78.46	O/NCG	0.4874	RANCH	$39,200		401
100-S06-000-025-00	5431 S FOUR MILE RD	08/11/20	$183,000	WD	03-ARM'S LENGTH	$183,000	$70,100	38.31	$182,249	$39,200	$143,800	$137,547	1.045	1,520	$94.61	O/NCG	4.2353	RANCH	$39,200		401
100-S06-000-036-00	5431 SUNSHINE LANE	11/09/21	$154,000	WD	03-ARM'S LENGTH	$154,000	$70,100	45.52	$166,926	$63,790	$90,210	$99,169	0.910	1,368	$65.94	O/NCG	9.3450	TRI LEVEL	$60,000		401
100-S06-000-041-00	2081 KENNETH DR	08/21/20	$169,500	WD	03-ARM'S LENGTH	$169,500	$59,700	35.22	$154,624	$42,410	$127,090	$107,898	1.178	1,444	$88.01	O/NCG	17.4764	RANCH	$39,200		401
100-S06-000-042-00	2073 KENNETH DR	11/24/20	$150,000	WD	03-ARM'S LENGTH	$150,000	$56,200	37.47	$145,704	$39,200	$110,800	$102,408	1.082	1,176	$94.22	O/NCG	7.8843	RANCH	$39,200		401
100-W10-000-011-00	5435 MAXINE CT	06/22/21	$150,675	WD	03-ARM'S LENGTH	$150,675	$51,200	33.98	$127,026	$36,000	$114,675	$87,525	1.310	1,124	$102.02	O/NCG	30.7090	RANCH	$36,000		401
100-W10-000-014-00	5457 MAXINE CT	01/05/21	$129,900	WD	03-ARM'S LENGTH	$129,900	$52,400	40.34	$136,766	$36,000	$93,900	$96,890	0.969	1,040	$90.29	O/NCG	3.3970	RANCH	$36,000		401
100-W11-000-046-00	5368 LORRAINE CT	07/28/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$64,900	39.33	$158,666	$34,000	$131,000	$119,871	1.093	1,340	$97.76	O/NCG	8.9733	RANCH	$34,000		401
100-W11-000-047-00	5360 LORRAINE CT	08/13/21	$128,350	WD	03-ARM'S LENGTH	$128,350	$59,500	46.36	$144,216	$34,000	$94,350	$105,977	0.890	2,124	$44.42	O/NCG	11.2819	RANCH	$34,000		401
	Totals:		**$10,021,044**			**$10,021,044**	**$4,164,000**		**$10,497,077**		**$7,409,940**	**$7,582,666**			**$77.75**		**2.7107**				
							Sale. Ratio =>	**41.55**				**E.C.F. =>**	**0.976**		**Std. Deviation=>**	**0.2663089**					
							Std. Dev. =>	**8.08**				**Ave. E.C.F. =>**	**1.003**		**Ave. Variance=>**	**20.6406**	**Coefficient of Var=>**		**20.57663856**		
												2023 USED ECF: .976									