

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
003-32-300-001-01	3306 HINTZ RD	9/28/2021	WD	\$ 92,000	\$ 17,282	\$ 74,718	\$ 145,617	0.5131	
003-17-300-005	1257 HENDERSON RD	11/23/2021	WD	\$ 132,000	\$ 17,094	\$ 114,906	\$ 176,695	0.6503	
003-33-100-007	2006 JUDDVILLE RD	4/30/2021	WD	\$ 180,000	\$ 17,376	\$ 162,624	\$ 241,492	0.6734	
003-19-200-003	818 HENDERSON RD	5/27/2021	WD	\$ 225,000	\$ 40,501	\$ 184,499	\$ 267,528	0.6896	
003-11-300-004	7700 CRAM RD	10/2/2020	WD	\$ 114,900	\$ 14,620	\$ 100,280	\$ 143,878	0.6970	
003-31-400-002-01	3401 HINTZ RD	1/15/2021	WD	\$ 240,000	\$ 20,525	\$ 219,475	\$ 311,031	0.7056	
003-28-100-008-02	4700 MC CAFFREY RD	7/30/2021	WD	\$ 35,000	\$ 21,700	\$ 13,300	\$ 18,599	0.7151	
003-10-200-005	3811 EASTON RD	5/5/2020	WD	\$ 289,000	\$ 41,675	\$ 247,325	\$ 312,387	0.7917	
003-11-300-002	7740 CRAM RD	8/6/2021	WD	\$ 69,000	\$ 7,140	\$ 61,860	\$ 75,987	0.8141	
003-17-400-006	1787 HENDERSON RD	9/2/2021	WD	\$ 229,000	\$ 29,103	\$ 199,897	\$ 244,698	0.8169	
003-18-300-008	6200 M-52	12/10/2021	WD	\$ 169,900	\$ 17,000	\$ 152,900	\$ 187,079	0.8173	
003-29-200-002-01	1688 RILEY RD	4/16/2020	WD	\$ 287,500	\$ 20,525	\$ 266,975	\$ 313,525	0.8515	
003-34-400-001-05	3765 CRONK RD	6/18/2021	WD	\$ 235,000	\$ 23,499	\$ 211,501	\$ 244,699	0.8643	
003-06-100-005	8550 M-52	11/23/2021	WD	\$ 295,000	\$ 39,382	\$ 255,618	\$ 286,810	0.8912	
003-30-200-001-01	800 RILEY RD	8/20/2020	WD	\$ 149,000	\$ 18,058	\$ 130,942	\$ 143,357	0.9134	
003-10-300-001-01	7180 STATE RD	10/20/2021	WD	\$ 240,500	\$ 19,265	\$ 221,235	\$ 239,460	0.9239	
003-22-400-002	3581 RILEY RD	7/1/2021	WD	\$ 170,000	\$ 19,327	\$ 150,673	\$ 160,619	0.9381	
003-22-400-002	3581 RILEY RD	2/15/2022	WD	\$ 170,000	\$ 19,327	\$ 150,673	\$ 160,619	0.9381	
003-24-100-003-03	5618 KERBY RD	6/14/2021	WD	\$ 149,000	\$ 14,875	\$ 134,125	\$ 141,326	0.9490	
003-18-400-003	651 SIX MILE CREEK RD	10/9/2020	WD	\$ 98,000	\$ 20,074	\$ 77,926	\$ 80,321	0.9702	
003-02-200-004	4547 NORTH RIDGE RD	4/13/2021	WD	\$ 180,000	\$ 32,046	\$ 147,954	\$ 146,752	1.0082	
003-34-100-002-01	3032 E JUDDVILLE RD	12/1/2021	WD	\$ 294,000	\$ 17,823	\$ 276,177	\$ 260,968	1.0583	
Totals:				\$ 4,043,800		\$ 3,555,583	\$ 4,303,444		
							E.C.F. =>	0.8262	
							Residential	USED	0.826

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
003-39-015-002	280 HAVEN DR	5/21/2021	WD	\$ 424,500	\$ 72,768	\$ 351,732	\$ 501,339	0.7016	
003-39-017-002	262 HAVEN DR	7/7/2020	WD	\$ 315,000	\$ 35,450	\$ 279,550	\$ 382,504	0.7308	
Totals:				\$ 739,500		\$ 631,282	\$ 883,843		
							E.C.F. =>	0.7142	
							Haven Bluffs	USED	0.714

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
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003-14-100-003	4220 ALLAN RD	8/23/2021	WD	\$ 200,000	\$ 145,950	\$ 54,050	\$ 125,428	0.4309
003-20-200-003	1500 HENDERSON RD	12/1/2020	WD	\$ 320,000	\$ 304,200	\$ 15,800	\$ 8,621	1.8327
003-28-100-006	2108 RILEY RD	3/5/2021	WD	\$ 325,000	\$ 141,396	\$ 183,604	\$ 220,485	0.8327
003-30-400-003-01	687 JUDDVILLE RD	9/29/2020	WD	\$ 600,000	\$ 189,900	\$ 410,100	\$ 524,625	0.7817
Totals:				\$ 1,445,000		\$ 663,554	\$ 879,160	

E.C.F. => 0.7548
Agricultural USED 0.75

* Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 050-470-031-002-00	516 N PARK ST	1/1/2021	PTA	\$ 110,000	\$ 82,427	\$ 27,573	\$ 137,679	0.200269837
* 050-660-015-004-00	902 W MAIN ST	3/15/2022	WD	\$ 104,900	\$ 89,565	\$ 15,335	\$ 73,839	0.207681595
* 024-49-003-007	124 S MAIN	6/1/2020	WD	\$ 66,000	\$ 55,499	\$ 10,501	\$ 44,537	0.235780919
* 007-17-400-006-04	1865 E MAIN	6/3/2020	WD	\$ 443,000	\$ 303,803	\$ 139,197	\$ 583,767	0.23844604
* 050-470-013-012-00	315 N BALL ST	9/10/2020	OTH	\$ 125,000	\$ 68,496	\$ 56,504	\$ 152,540	0.37042179
* 050-470-015-019-00	207 N WASHINGTON ST	8/23/2021	WD	\$ 100,000	\$ 65,790	\$ 34,210	\$ 86,564	0.39520111
* 050-470-015-019-00	207 N WASHINGTON ST	8/23/2021	WD	\$ 100,000	\$ 65,790	\$ 34,210	\$ 86,564	0.39520111
* 006-12-300-021	1475 N M-52	1/6/2022	WD	\$ 135,000	\$ 80,673	\$ 54,327	\$ 132,765	0.409197379
* 024-49-002-002	129 N MAIN	2/10/2021	WD	\$ 125,000	\$ 56,603	\$ 68,397	\$ 143,765	0.475756302
* 050-080-000-002-00	209 W MAIN ST	4/1/2020	OTH	\$ 150,000	\$ 61,170	\$ 88,830	\$ 175,722	0.505514356
* 024-45-004-007	328 MAIN	3/7/2022	WD	\$ 110,000	\$ 41,885	\$ 68,115	\$ 131,733	0.517067308
* 050-541-000-063-00	306 N GOULD ST	5/3/2021	WD	\$ 407,500	\$ 156,422	\$ 251,078	\$ 473,527	0.530229484
* 024-60-006-000	2811 W LANSING	10/21/2020	WD	\$ 325,000	\$ 130,351	\$ 194,649	\$ 365,079	0.533169175
* 016-60-003-008	110 N SAGINAW	4/16/2020	WD	\$ 73,000	\$ 37,584	\$ 35,416	\$ 65,405	0.541487393
* 050-011-019-004-00	518 GLENWOOD AV	3/29/2021	PTA	\$ 165,000	\$ 104,100	\$ 60,900	\$ 112,167	0.542939006
* 050-470-000-008-00	206 S WATER ST	11/19/2020	LC	\$ 349,000	\$ 119,010	\$ 229,990	\$ 423,433	0.543155967
* 050-602-001-016-00	1225 W STEWART ST	7/23/2021	WD	\$ 169,000	\$ 120,240	\$ 48,760	\$ 89,114	0.547161449
* 026-70-049-000	1041 SHIAWASSEE	8/3/2021	WD	\$ 200,000	\$ 99,225	\$ 100,775	\$ 177,584	0.56747906
* 004-60-005-008-03	9449 GENESEE	8/20/2020	WD	\$ 147,815	\$ 52,513	\$ 95,302	\$ 167,147	0.570168194
* 026-70-079-000	2600 E M-21	9/18/2020	WD	\$ 310,000	\$ 218,476	\$ 91,524	\$ 156,327	0.585464918
* 050-470-022-013-00	109 N WASHINGTON ST	2/25/2021	WD	\$ 450,000	\$ 89,279	\$ 360,721	\$ 615,268	0.586282797
* 014-60-004-020	329 MAIN	4/16/2021	WD	\$ 132,500	\$ 45,676	\$ 86,824	\$ 147,942	0.586878093
* 020-32-002-015-00	114 N SAGINAW ST	1/10/2022	WD	\$ 55,000	\$ 15,000	\$ 40,000	\$ 68,014	0.588115626
* 050-470-015-014-00	116 W EXCHANGE ST	11/30/2021	WD	\$ 120,000	\$ 43,560	\$ 76,440	\$ 127,225	0.600824567
* 050-470-015-014-00	116 W EXCHANGE ST	11/30/2021	MLC	\$ 120,285	\$ 43,560	\$ 76,725	\$ 127,225	0.60306469
* 006-15-400-006	119 N DELANEY	12/7/2020	WD	\$ 500,000	\$ 136,611	\$ 363,389	\$ 602,089	0.603546675

* 050-470-014-009-00	202 W EXCHANGE ST	8/19/2020	WD	\$ 100,000	\$ 17,688	\$ 82,312	\$ 133,764	0.615354611
* 024-40-007-005	201 MAIN	10/19/2021	WD	\$ 200,000	\$ 77,097	\$ 122,903	\$ 196,722	0.62475469
* 008-70-029-000	1246 S M-13	10/8/2020	WD	\$ 140,000	\$ 33,122	\$ 106,878	\$ 164,405	0.650089589
* 050-470-016-005-00	210 N WASHINGTON ST	9/9/2020	WD	\$ 210,000	\$ 95,908	\$ 114,092	\$ 171,463	0.665403446
* 050-537-000-042-00	1302 W MAIN ST	10/29/2020	WD	\$ 140,000	\$ 110,690	\$ 29,310	\$ 43,818	0.668909143
* 007-18-400-021	1031 E MAIN	11/1/2021	WD	\$ 500,000	\$ 172,904	\$ 327,096	\$ 486,352	0.672549647
* 006-35-300-001	2707 DELANEY	2/23/2021	WD	\$ 509,000	\$ 199,279	\$ 309,721	\$ 460,166	0.67306358
* 050-660-014-010-00	820 W MAIN ST	10/19/2021	MLC	\$ 100,000	\$ 38,016	\$ 61,984	\$ 91,088	0.68048443
* 012-60-003-013	111 MAIN	11/22/2021	WD	\$ 50,000	\$ 24,227	\$ 25,773	\$ 37,571	0.685979946
* 026-10-024-007	111 /113 SHIAWASSEE	5/13/2021	WD	\$ 60,000	\$ 22,865	\$ 37,135	\$ 54,039	0.687188962
* 004-60-011-001	9518 GENESEE	4/21/2021	WD	\$ 125,000	\$ 39,960	\$ 85,040	\$ 121,543	0.699667782
* 024-46-001-025	445 N MAIN	6/24/2021	WD	\$ 120,000	\$ 17,475	\$ 102,525	\$ 144,595	0.709049564
* 012-16-200-016	5224 DURAND	3/3/2021	WD	\$ 130,000	\$ 43,306	\$ 86,694	\$ 121,909	0.711134464
* 013-54-013-000	12900 SHAFTSBURG	11/6/2020	WD	\$ 440,000	\$ 124,228	\$ 315,772	\$ 443,829	0.711472322
* 050-470-021-011-00	110 N WASHINGTON ST	11/11/2020	WD	\$ 130,000	\$ 52,272	\$ 77,728	\$ 108,824	0.714254869
* 004-74-042-002-10	7475 NORTHWOOD	3/16/2022	WD	\$ 181,000	\$ 37,014	\$ 143,986	\$ 195,927	0.734895995
* 050-120-005-005-00	208 N SHIAWASSEE ST	1/13/2022	WD	\$ 625,000	\$ 144,352	\$ 480,648	\$ 629,298	0.76378427
* 050-470-011-006-00	320 N WASHINGTON ST	2/10/2022	MLC	\$ 180,000	\$ 91,741	\$ 88,259	\$ 114,239	0.772582085
* 050-470-014-013-00	216 W EXCHANGE ST	5/26/2021	WD	\$ 169,847	\$ 56,400	\$ 113,447	\$ 144,708	0.783970907
* 016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$ 150,000	\$ 45,659	\$ 104,341	\$ 133,089	0.783992354
* 006-34-400-009	DELANEY	8/27/2020	MLC	\$ 275,000	\$ 89,630	\$ 185,370	\$ 236,314	0.784420877
* 050-111-006-002-00	620 E OLIVER ST	10/14/2021	MLC	\$ 115,000	\$ 46,523	\$ 68,477	\$ 87,035	0.786773445
* 050-470-022-016-00	108 W MAIN ST	6/24/2020	OTH	\$ 50,000	\$ 4,277	\$ 45,723	\$ 58,107	0.786877043
* 004-74-051-000	10054 GENESEE	7/31/2020	WD	\$ 200,000	\$ 39,615	\$ 160,385	\$ 203,507	0.788105885
* 007-18-400-029	1083 E MAIN	2/11/2022	WD	\$ 275,000	\$ 66,234	\$ 208,766	\$ 253,161	0.824637266
* 050-120-006-008-00	344 W MAIN ST	10/14/2020	WD	\$ 710,000	\$ 119,628	\$ 590,372	\$ 702,176	0.840774842
* 016-60-015-013	134 S SAGINAW	8/10/2021	WD	\$ 62,000	\$ 13,548	\$ 48,452	\$ 57,439	0.843538455
* 050-660-017-001-00	108 N CHIPMAN ST	9/16/2021	MLC	\$ 900,000	\$ 171,216	\$ 728,784	\$ 841,254	0.866306637
* 016-66-003-000	426 N CHURCH	5/20/2021	WD	\$ 480,000	\$ 79,834	\$ 400,166	\$ 457,831	0.874046558
* 006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000	\$ 138,028	\$ 461,972	\$ 522,947	0.883400899
* 050-470-021-004-00	108 E EXCHANGE ST	8/10/2020	WD	\$ 72,500	\$ 11,004	\$ 61,496	\$ 68,452	0.89838696
* COMPARIBLE UNIT			TOTALS	\$ 13,092,347	\$ 4,607,048	\$ 8,485,299	\$ 12,952,595	0.655104172
						Commercial	USED:	0.655