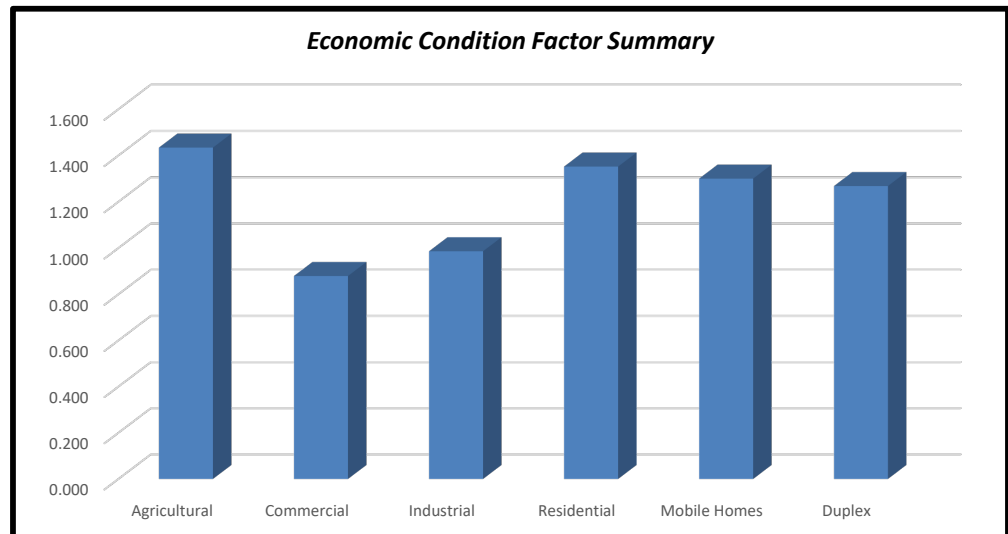


<b>Year</b>	<b>2025</b>
<b>Economic Condition Factors</b>	<b>Summary</b>
<b>Agricultural</b>	<b>1.434</b>
<b>Commercial</b>	<b>0.879</b>
<b>Industrial</b>	<b>0.986</b>
<b>Residential</b>	<b>1.352</b>
<b>Mobile Homes</b>	<b>1.300</b>
<b>Duplex</b>	<b>1.268</b>

**2025**  
**Sparta Township**  
**Economic Condition Factor Summary**



Sparta Township

2025

Agricultural Buildings ECF Study

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.	ECF Area Dev. by Mean (%)	Building Style	Use Code	
41-05-01-100-016	12831 LONG LAKE DR NW	08/29/23	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$170,400	42.81	\$401,906	\$381,465	\$16,535	\$15,381	1.075	ST01	34.2472	AGRICULTURAL	AGRICULTURAL
41-05-02-100-070	1380 16 MILE RD NW	01/27/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,200	41.87	\$134,757	\$125,040	\$13,960	\$7,675	1.819	ST01	40.1290	AGRICULTURAL	AGRICULTURAL
41-05-02-300-007	12795 STEBBINS AVE NW	02/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,100	41.56	\$396,109	\$373,084	\$16,916	\$18,187	0.930	ST01	48.7414	AGRICULTURAL	AGRICULTURAL
41-05-06-300-017	12756 KENOWA AVE NW	11/14/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$114,300	35.72	\$325,633	\$286,304	\$33,696	\$29,593	1.139	ST01	27.8868	AGRICULTURAL	AGRICULTURAL
41-05-11-400-007	11750 STEBBINS AVE NW	12/15/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$195,500	34.60	\$554,471	\$542,585	\$22,415	\$8,991	2.493	ST01	107.5552	AGRICULTURAL	AGRICULTURAL
41-05-12-200-040	10 15 MILE RD NW	10/21/22	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$121,100	35.36	\$328,774	\$307,034	\$35,466	\$17,392	2.039	ST01	62.1695	AGRICULTURAL	AGRICULTURAL
41-05-12-451-017	11728 LONG LAKE DR NW	10/03/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,900	43.44	\$375,674	\$345,122	\$29,878	\$24,442	1.222	ST01	19.5094	AGRICULTURAL	AGRICULTURAL
41-05-15-401-014	379 STATE ST N NW	03/04/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$270,000	51.92	\$539,114	\$518,344	\$1,656	\$15,759	0.105	ST01	131.2434	AGRICULTURAL	AGRICULTURAL
41-05-17-200-022	3520 14 MILE RD NW	05/13/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$176,100	33.87	\$493,261	\$435,183	\$84,817	\$43,701	1.941	ST01	52.3351	AGRICULTURAL	AGRICULTURAL
41-05-17-300-018	3785 13 MILE RD NW	04/26/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$97,100	48.57	\$204,903	\$193,158	\$6,742	\$9,886	0.682	ST01	73.5569	AGRICULTURAL	AGRICULTURAL
41-05-22-279-004	148 KINGS BLVD W NW	09/01/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$136,500	44.03	\$311,640	\$306,092	\$3,908	\$4,175	0.936	ST01	48.1373	AGRICULTURAL	AGRICULTURAL
41-05-24-102-029	720 13 MILE RD NW	08/19/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$97,500	29.55	\$325,296	\$316,996	\$13,004	\$6,640	1.958	ST01	54.0916	AGRICULTURAL	AGRICULTURAL
41-05-25-400-041	335 11 MILE RD NW	11/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,600	41.08	\$235,602	\$225,132	\$14,868	\$8,376	1.775	ST01	35.7553	AGRICULTURAL	AGRICULTURAL
41-05-26-300-015	9552 SPARTA AVE NW	05/12/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,700	44.39	\$335,825	\$330,322	\$4,678	\$4,141	1.130	ST01	28.7760	AGRICULTURAL	AGRICULTURAL
41-05-26-476-009	9397 ALPINE AVE NW	06/01/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$115,300	37.19	\$300,031	\$280,806	\$29,194	\$14,466	2.018	ST01	60.0626	AGRICULTURAL	AGRICULTURAL
<b>Totals:</b>			<b>\$5,294,400</b>			<b>\$5,294,400</b>	<b>\$2,124,300</b>		<b>\$5,262,996</b>		<b>\$327,733</b>	<b>\$228,803</b>			<b>1.4860</b>		
								<b>Sale. Ratio =&gt;</b>	<b>40.12</b>								
								<b>Std. Dev. =&gt;</b>	<b>5.97</b>								
												<b>E.C.F. =&gt;</b>	<b>1.434</b>				
												<b>Ave. E.C.F. =&gt;</b>	<b>1.418</b>	<b>0.644104567</b>	<b>54.9464</b>	<b>Coefficient of V:</b>	<b>38.76242292</b>

Sparta Township

2025  
Commercial ECF Study

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 (%)	Use Code	Land Value	Other Parcels in Sale
41-05-14-351-067	108 STATE ST N NW	02/06/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,500	46.77	\$170,621	\$31,287	\$123,713	\$169,920	0.728	2,302	\$53.74	ST01	121.1264	GAR SERVICE	\$29,950	
41-05-14-353-003	94 UNION ST N NW	11/16/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,100	36.37	\$160,952	\$28,033	\$139,967	\$158,994	0.880	6,327	\$22.12	ST01	16.0952	FRATERNAL	\$20,965	
41-05-14-353-031	209 DIVISION ST E NW	01/16/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,300	22.00	\$80,510	\$10,905	\$154,095	\$79,458	1.939	2,355	\$65.43	ST01	98.7632	LAUNDRY	\$10,800	
41-05-14-379-004	9 LOOMIS ST NW	02/17/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,300	55.49	\$287,715	\$97,689	\$117,311	\$163,073	0.719	7,350	\$15.96	ST01	37.4818	WHS BAG/FERTILZER	\$74,900	41-05-14-380-021
41-05-14-452-023	425 DIVISION ST E NW	05/27/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,700	44.40	\$166,234	\$82,944	\$92,056	\$84,131	1.094	1,024	\$89.90	ST01	14.2494	BARBER/BEAUTY	\$71,000	
41-05-14-476-002	1055 13 MILE RD NW	09/21/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,300	53.73	\$86,741	\$55,815	\$19,185	\$35,919	0.534	1,200	\$15.99	ST01	111.9740	GAR SERVICE	\$55,815	
41-05-15-478-033	125 STATE ST N NW	03/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$230,400	76.80	\$471,422	\$77,429	\$222,571	\$457,599	0.486	16,519	\$13.47	ST01	116.7475	BOWL	\$46,906	
41-05-15-478-034	169 STATE ST N NW	02/04/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,000	49.41	\$168,943	\$54,381	\$115,619	\$121,487	0.952	2,627	\$44.01	ST01	13.8295	STORE RETAIL	\$47,349	
41-05-15-478-035	147 STATE ST N NW	02/15/23	\$170,000	LC	03-ARM'S LENGTH	\$170,000	\$49,600	29.18	\$110,550	\$45,991	\$124,009	\$74,981	1.654	2,500	\$49.60	ST01	64.2543	GAR SERVICE	\$39,350	
41-05-22-130-011	25 IDA RED AVE NW	05/10/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$383,900	38.39	\$921,496	\$144,270	\$855,730	\$785,077	1.090	15,000	\$57.05	ST01	20.3043	SHOP NBHD	\$109,500	
41-05-22-283-005	343 STATE ST S NW	05/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,400	48.27	\$147,667	\$39,335	\$110,665	\$109,426	1.011	875	\$126.47	ST01	62.1589	MED DENTAL	\$37,900	
41-05-22-476-040	1655 12 MILE RD NW	10/18/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$248,300	53.98	\$496,511	\$145,744	\$314,256	\$354,310	0.887	9,242	\$34.00	ST01	4.4591	SCHOOL-ELEM PUBLIC	\$124,150	
41-05-23-101-005	72 DIVISION ST E NW	05/10/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,700	47.23	\$297,520	\$37,749	\$262,251	\$282,360	0.929	3,869	\$67.78	ST01	31.8001	MED DENTAL	\$34,050	
41-05-23-101-044	17 UNION ST S NW	11/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$13,300	9.85	\$84,279	\$6,175	\$128,825	\$78,893	1.633	396	\$325.32	ST01	99.6953	REST FAST	\$5,685	
41-05-23-101-056	98 DIVISION ST E NW	12/22/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$381,600	38.16	\$889,053	\$29,950	\$970,050	\$1,041,337	0.932	16,400	\$59.15	ST01	0.9535	SHOP MIXED	\$29,950	
41-05-23-126-016	220 DIVISION ST E NW	10/06/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$110,400	22.08	\$401,937	\$23,867	\$476,133	\$381,889	1.247	8,439	\$56.42	ST01	24.7682	SHOP MIXED	\$28,375	41-05-23-126-014
41-05-23-152-019	340 STATE ST S NW	12/14/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$101,000	52.33	\$237,861	\$50,383	\$142,617	\$224,256	0.636	2,400	\$59.42	ST01	38.4016	LAUNDRY	\$40,000	
41-05-23-153-017	350 STATE ST S NW	04/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$305,400	52.66	\$611,695	\$150,198	\$429,802	\$466,159	0.922	34,464	\$12.47	ST01	6.4207	SHED LUMBER	\$108,128	
41-05-23-130-017	278 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,400	40.74	\$296,960	\$95,561	\$229,439	\$229,645	0.999	24,440	\$9.39	ST01	54.9403	WHS STG	\$81,000	
41-05-23-177-030	325 MARTINDALE ST NW	12/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,700	42.46	\$432,065	\$170,827	\$304,173	\$298,217	1.020	11,664	\$26.08	ST01	4.0490	GAR SERVICE	\$96,319	41-05-23-177-029
41-05-23-301-010	410 STATE ST S NW	11/03/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$94,400	45.83	\$206,546	\$63,745	\$142,255	\$144,243	0.986	3,616	\$39.34	ST01	9.4773	SHOP NBHD	\$56,800	
41-05-23-301-026	470 STATE ST S NW	03/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,700	35.85	\$152,029	\$77,320	\$122,680	\$79,225	1.549	2,608	\$47.04	ST01	60.6112	OFFICE BUILDINGS	\$71,000	
41-05-23-351-041	530 STATE ST S NW	09/15/22	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$850,400	53.15	\$1,615,113	\$192,532	\$1,407,468	\$1,436,951	0.979	25,756	\$54.65	ST01	56.6251	SHOPPING CENTERS	\$110,172	
41-05-14-351-067	108 STATE ST N NW	04/11/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,500	37.18	\$181,074	\$29,551	\$165,449	\$153,054	1.081	2,302	\$71.87	ST01	13.8595	GAR SERVICE	\$28,400	
41-05-23-376-003	181 CLARK ST NW	09/30/22	\$2,050,000	WD	03-ARM'S LENGTH	\$2,050,000	\$934,800	45.60	\$2,135,678	\$353,978	\$1,696,022	\$1,799,697	0.942	39,872	\$42.54	ST01	2144.1837	MULTIPLE RESIDENCES	\$136,100	
41-05-26-176-005	9660 SPARTA AVE NW	09/04/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$289,800	72.45	\$592,393	\$243,118	\$156,882	\$379,647	0.413	20,830	\$7.53	ST01	2197.0998	STORE WHS SHOW	\$210,078	
41-05-27-400-020	9213 SPARTA AVE NW	04/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,500	50.00	\$870,743	\$7,204	\$83,123	\$101,340	0.820	10,779	\$7.71	ST01	82.0239	HOSP VET	\$152,076	
41-05-34-200-018	9161 SPARTA AVE NW	11/17/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$184,000	45.54	\$480,527	\$159,189	\$244,811	\$450,274	0.544	7,802	\$31.38	ST01	33.5307	SHOP NBHD	\$145,338	41-05-34-200-019, 41-05-34-200-012
41-05-36-351-003	797 10 MILE RD NW	02/01/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$19,400	10.49	\$81,127	\$74,900	\$10,100	\$4,919	22.384	960	\$114.69	ST01	2150.5230	GAR STG	\$74,900	41-05-36-351-004
<b>Totals:</b>			<b>\$12,186,000</b>			<b>\$12,186,000</b>	<b>\$5,497,800</b>		<b>\$12,835,962</b>		<b>\$9,461,257</b>	<b>\$10,146,479</b>			<b>\$334.23</b>		<b>21.5063</b>			
								<b>Sale. Ratio =&gt;</b>	<b>33.01</b>				<b>E.C.F. =&gt;</b>	<b>0.879</b>		<b>Std. Deviation=&gt;</b>	<b>1.318131136</b>			
								<b>Std. Dev. =&gt;</b>	<b>17.67</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.869</b>		<b>Ave. Variance=&gt;</b>	<b>109.6593</b>	<b>Coefficient of Var=&gt;</b>		

Sparta Township

2025  
Industrial ECF Study

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 (%)	Use Code	Land Value	Other Parcels in Sale	
41-05-22-126-021	475 APPLEJACK CT NW	05/31/24	\$915,000	WD	03-ARM'S LEN	\$915,000	\$365,300	39.92	\$877,263	\$168,830	\$746,170	\$749,665	0.995	10,502	\$71.05	ST01	0.0000	IND LIGHT	\$133,304		
41-05-23-127-012	275 HICKORY ST NW	05/26/22	\$850,000	WD	03-ARM'S LEN	\$850,000	\$245,100	28.84	\$781,937	\$76,807	\$773,193	\$792,281	0.976	27,552	\$28.06	ST01	1.0092	IND LIGHT	\$43,206		
41-05-23-176-008	200 MAPLE ST NW	12/05/22	\$1,760,000	WD	03-ARM'S LEN	\$1,760,000	\$1,787,000	101.53	\$4,056,592	\$204,757	\$1,555,243	\$4,275,067	0.364	114,493	\$13.58	ST01	36.3794	IND LIGHT	\$124,850	41-05-23-155-013	
41-01-34-100-020	2100 17 MILE RD	07/14/22	\$1,030,000	WD	03-ARM'S LEN	\$1,030,000	\$481,400	46.74	\$962,776	\$70,276	\$959,724	\$1,072,716	0.895	24,400	\$39.33	TT01	8.8333	IND LIGHT	\$32,827		
<b>Totals:</b>			<b>\$4,555,000</b>			<b>\$4,555,000</b>	<b>\$2,878,800</b>		<b>\$6,678,568</b>		<b>\$4,034,330</b>	<b>\$6,889,728</b>			<b>\$31.53</b>		<b>0.3000</b>				
								<b>Sale. Ratio =&gt;</b>	<b>63.20</b>			<b>E.C.F. =&gt;</b>	<b>0.986</b>			<b>Ave. Variar</b>	<b>8.8333</b>				
												<b>Ave. E.C.F. =&gt;</b>	<b>0.983</b>								

**Sparta Township  
2025  
Residential ECF Study**

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
41-05-01-100-016	12831 LONG LAKE DR NW	08/29/23	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$170,400	42.81	\$401,906	\$69,195	\$328,805	\$261,155	1.259	1,980	\$166.06	ST01	11.3539	RANCH	RES 1 FAMILY	\$48,582
41-05-01-451-001	12588 LONG LAKE DR NW	03/01/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$127,400	43.95	\$277,663	\$41,376	\$248,524	\$187,678	1.324	1,232	\$201.77	ST01	4.8381	RANCH	RES 1 FAMILY	\$37,149
41-05-01-460-003	322 WINTER PINES CT NW	05/26/22	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$161,200	41.33	\$384,354	\$52,885	\$337,115	\$280,431	1.202	2,342	\$143.94	ST01	17.0449	RANCH	RES 1 FAMILY	\$48,636
41-05-01-460-005	350 WINTER PINES CT NW	05/11/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$157,800	38.30	\$384,505	\$45,698	\$366,302	\$286,639	1.278	1,794	\$204.18	ST01	9.4661	TWO-STORY	RES 1 FAMILY	\$42,267
41-05-01-460-006	345 WINTER PINES CT NW	06/02/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$185,300	47.53	\$394,674	\$65,644	\$324,256	\$258,265	1.256	1,656	\$195.81	ST01	11.7068	TWO-STORY	RES 1 FAMILY	\$62,096
41-05-01-460-008	281 WINTER PINES CT NW	07/15/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$154,000	34.71	\$383,203	\$53,965	\$381,035	\$254,517	1.497	1,339	\$284.57	ST01	12.4509	RANCH	RES 1 FAMILY	\$48,636
41-05-01-475-005	275 15 MILE RD NW	06/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,900	40.70	\$128,602	\$32,156	\$237,844	\$104,833	2.269	1,344	\$176.97	RO1	89.6215	RANCH	RES 1 FAMILY	\$30,600
41-05-01-476-046	12565 WINTER PINES DR NW	03/13/23	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$193,700	47.26	\$401,070	\$43,104	\$366,796	\$280,978	1.305	2,113	\$173.59	RO1	6.7157	RANCH	RES 1 FAMILY	\$38,638
41-05-01-476-048	12570 WINTER PINES DR NW	01/31/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$210,000	47.73	\$408,303	\$44,989	\$397,011	\$301,166	1.318	1,475	\$269.16	ST01	5.4335	RANCH	RES 1 FAMILY	\$38,638
41-05-01-476-049	12580 WINTER PINES DR NW	02/15/24	\$514,900	WD	03-ARM'S LENGTH	\$514,900	\$227,200	44.13	\$454,431	\$52,757	\$462,325	\$319,187	1.448	1,558	\$296.74	ST01	7.5864	RANCH	RES 1 FAMILY	\$46,683
41-05-02-300-070	1380 16 MILE RD NW	07/12/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,200	41.87	\$139,517	\$51,646	\$87,354	\$68,517	1.275	660	\$132.35	ST01	8.7656	RANCH	RES 1 FAMILY	\$38,600
41-05-02-200-062	1055 INDIAN LAKES RD NW	05/04/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$121,100	35.62	\$300,959	\$59,780	\$280,220	\$204,043	1.373	1,397	\$200.59	ST01	0.0754	RANCH	RES 1 FAMILY	\$43,632
41-05-02-300-004	12677 STEBBINS AVE NW	04/19/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$128,700	47.32	\$282,185	\$41,912	\$230,088	\$188,597	1.220	2,028	\$113.46	ST01	15.2587	RANCH	RES 1 FAMILY	\$38,462
41-05-02-300-007	12795 STEBBINS AVE NW	02/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$162,100	41.56	\$396,109	\$70,583	\$319,417	\$268,364	1.190	1,616	\$197.66	ST01	18.2346	RANCH	RES 1 FAMILY	\$40,920
41-05-03-100-034	2327 INDIAN LAKES RD NW	08/08/22	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$147,800	44.79	\$336,869	\$46,693	\$283,307	\$238,828	1.186	2,199	\$128.83	ST01	18.6344	BI-LEVEL	RES 1 FAMILY	\$38,714
41-05-03-100-036	13200 BALL CREEK RD NW	09/08/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$192,000	30.72	\$509,899	\$94,858	\$530,142	\$325,778	1.627	1,842	\$287.81	ST01	25.4729	RANCH	RES 1 FAMILY	\$87,000
41-05-03-200-006	12823 SPARTA AVE NW	05/27/22	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$83,200	34.38	\$225,664	\$40,824	\$201,176	\$156,379	1.286	1,626	\$123.72	ST01	8.6119	RANCH	RES 1 FAMILY	\$38,600
41-05-03-400-041	2000 INDIAN LAKES RD NW	10/14/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$111,000	33.13	\$295,525	\$118,169	\$216,831	\$158,972	1.485	1,074	\$201.89	ST01	11.2846	RANCH	RES 1 FAMILY	\$82,500
41-05-03-400-051	1931 15 MILE RD NW	11/17/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$167,900	50.88	\$335,737	\$46,646	\$283,354	\$229,437	1.235	1,673	\$169.37	ST01	13.7587	TWO-STORY	RES 1 FAMILY	\$49,001
41-05-05-400-013	3315 15 MILE RD NW	08/24/22	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$94,300	37.57	\$213,315	\$44,199	\$206,801	\$139,150	1.486	1,476	\$140.11	ST01	11.3162	TWO-STORY	RES 1 FAMILY	\$40,500
41-05-05-400-015	12727 PEACH RIDGE AVE NW	08/23/22	\$952,000	WD	03-ARM'S LENGTH	\$952,000	\$144,885	20.11	\$544,685	\$93,000	\$520,115	\$409,315	1.281	2,140	\$243.61	ST01	11.1508	TWO-STORY	RES 1 FAMILY	\$40,270
41-05-06-300-017	12756 KENOWA AVE NW	11/14/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$114,300	12.42	\$325,633	\$103,960	\$216,040	\$173,998	1.242	1,436	\$150.45	ST01	13.0957	TWO-STORY	RES 1 FAMILY	\$59,155
41-05-08-300-031	3991 14 MILE RD NW	07/08/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$161,300	42.45	\$382,889	\$65,588	\$314,412	\$261,153	1.204	2,144	\$146.65	ST01	16.8645	RANCH	RES 1 FAMILY	\$59,000
41-05-09-100-016	2880 15 MILE RD NW	02/28/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$106,600	39.48	\$276,347	\$136,350	\$233,650	\$197,854	1.181	1,480	\$157.87	ST01	19.1662	RANCH	RES 1 FAMILY	\$32,900
41-05-09-400-018	11933 PHELPS AVE NW	09/14/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$129,400	35.16	\$313,472	\$57,003	\$310,997	\$201,310	1.545	1,092	\$284.80	ST01	17.2283	RANCH	RES 1 FAMILY	\$48,131
41-05-11-400-007	11750 STEBBINS AVE NW	12/15/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$195,500	34.60	\$554,471	\$152,610	\$412,390	\$323,737	1.293	1,772	\$322.73	ST01	7.9570	TWO-STORY	RES 1 FAMILY	\$131,334
41-05-11-400-011	11690 STEBBINS AVE NW	07/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,800	45.60	\$313,185	\$30,230	\$269,770	\$222,100	1.215	1,712	\$157.58	ST01	15.7948	RANCH	RES 1 FAMILY	\$25,641
41-05-11-400-013	11706 STEBBINS AVE NW	03/25/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,700	42.80	\$294,035	\$71,347	\$216,653	\$168,448	1.251	1,064	\$197.98	ST01	12.2029	RANCH	RES 1 FAMILY	\$66,171
41-05-12-100-041	450 BEAM CT NW	05/31/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$114,200	40.07	\$277,410	\$44,220	\$240,780	\$197,284	1.220	2,040	\$118.03	ST01	15.2110	BI-LEVEL	RES 1 FAMILY	\$38,866
41-05-12-200-028	190 15 MILE RD NW	05/19/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$80,400	29.24	\$247,001	\$35,784	\$239,216	\$159,236	1.502	1,104	\$216.68	ST01	12.9690	RANCH	RES 1 FAMILY	\$29,000
41-05-12-200-040	1015 15 MILE RD NW	07/22/23	\$424,500	WD	03-ARM'S LENGTH	\$424,500	\$141,000	35.36	\$328,774	\$67,658	\$274,842	\$214,910	1.279	3,064	\$89.70	ST01	8.3714	RANCH	RES 1 FAMILY	\$39,664
41-05-12-200-057	12054 LONG LAKE DR NW	07/05/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$79,900	53.27	\$120,348	\$34,725	\$115,274	\$80,775	1.427	756	\$152.48	ST01	5.4509	RANCH	RES 1 FAMILY	\$34,306
41-05-12-376-009	536 OLD SCHOOL FOREST LN NW	08/17/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$211,500	43.16	\$493,279	\$46,684	\$443,316	\$367,598	1.206	2,252	\$196.85	ST01	16.6504	RANCH	RES 1 FAMILY	\$41,340
41-05-12-401-006	11870 LONG LAKE DR NW	03/06/24	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$155,500	44.11	\$394,338	\$57,183	\$295,317	\$253,034	1.158	1,652	\$178.76	ST01	21.4631	TWO-STORY	RES 1 FAMILY	\$38,100
41-05-12-451-017	11728 LONG LAKE DR NW	10/03/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,900	43.44	\$375,674	\$83,670	\$291,330	\$241,725	1.205	1,616	\$180.28	ST01	16.7371	RANCH	RES 1 FAMILY	\$45,201
41-05-12-476-003	11655 DIVISION AVE NW	10/13/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$159,000	42.97	\$380,209	\$72,651	\$297,349	\$241,411	1.232	3,869	\$76.85	ST01	14.0872	TWO-STORY	RES 1 FAMILY	\$62,225
41-05-12-476-005	113 14 MILE RD NW	10/21/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,500	35.23	\$384,696	\$108,178	\$321,822	\$211,126	1.524	1,313	\$245.10	ST01	15.1730	RANCH	RES 1 FAMILY	\$87,305
41-05-13-300-008	731 13 MILE RD NW	06/09/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$172,200	37.44	\$446,272	\$124,797	\$335,103	\$252,335	1.328	1,820	\$184.12	ST01	4.4575	RANCH	RES 1 FAMILY	\$86,833
41-05-13-300-037	11081 LONG LAKE DR NW	06/27/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,800	35.95	\$488,516	\$102,002	\$397,998	\$208,557	1.429	1,360	\$219.12	ST01	5.6276	RANCH	RES 1 FAMILY	\$87,987
41-05-13-300-042	685 13 MILE RD NW	08/28/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,000	48.00	\$216,566	\$39,801	\$185,199	\$138,348	1.339	936	\$197.86	ST01	3.3934	RANCH	RES 1 FAMILY	\$36,719
41-05-14-100-010	11275 STEBBINS AVE NW	07/07/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,300	37.85	\$140,579	\$44,539	\$145,315	\$102,972	1.092	1,028	\$137.84	ST01	11.2638	RANCH	RES 1 FAMILY	\$25,700
41-05-14-100-025	11475 STEBBINS AVE NW	08/28/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$91,600	70.46	\$200,360	\$42,248	\$87,752	\$140,107	0.707	1,008	\$87.06	ST01	66.5514	RANCH	RES 1 FAMILY	\$36,273
41-05-14-301-012	99 MARK ST E NW	03/03/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,800	36.80	\$219,991	\$24,967	\$200,033	\$160,778	1.244	1,176	\$170.10	ST01	12.8428	RANCH	RES 1 FAMILY	\$23,200
41-05-14-302-009	88 MARK ST E NW	02/01/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$72,700	33.20	\$194,417	\$19,078	\$199,922	\$123,383	1.620	936	\$213.59	ST01	24.7756	RANCH	RES 1 FAMILY	\$17,100
41-05-14-302-015	49 CARRIE ST E NW	09/09/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$59,100	28.83	\$165,686	\$24,734	\$180,266	\$116,682	1.545	1,192	\$151.23	ST01	17.2350	RANCH	RES 1 FAMILY	\$23,200
41-05-14-302-026	326 STATE ST N NW	11/16/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,500	50.86	\$159,466	\$28,040	\$111,960	\$103,160	1.085	875	\$127.95	ST01	28.7280	RANCH	RES 1 FAMILY	\$25,700
41-05-14-302-026	326 STATE ST N NW	01/05/24	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$70,500	31.90	\$183,338	\$28,324	\$192,676	\$123,125	1.565	875	\$220.20	ST01	19.2302	RANCH	RES 1 FAMILY	\$25,700
41-05-14-303-022	49 ALMA ST E NW	03/05/24	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$75,700	31.41	\$169,804	\$26,896	\$214,104	\$113,509	1.886	1,014	\$211.15	ST01	51.3644	TWO-STORY	RES 1 FAMILY	\$25,700
41-05-14-303-026	23 ALMA ST E NW	10/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,100	30.84	\$210,381	\$28,183	\$221,817	\$149,957	1.479	984	\$225.42	ST01	10.6619	RANCH	RES 1 FAMILY	\$23,200
41-05-14-304-017	225 UNION ST N NW	02/07/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$68,100	47.79	\$147,678	\$25,189	\$117,311	\$100,814	1.164	1,284	\$91.36	ST01	20.8945	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-14-307-002	317 ELM ST N NW	02/02/24	\$27																	

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	Use Code	Land Value
41-05-22-228-000	86 NASH ST NW	04/25/23	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$61,400	26.70	\$153,745	\$25,963	\$204,037	\$100,300	2.034	750	\$272.05	ST01	66.1688	RANCH	RES 1 FAMILY	\$23,200
41-05-22-229-029	141 GARDNER ST W NW	05/06/22	\$221,000	WD	03-ARMY'S LENGTH	\$221,000	\$66,500	31.00	\$182,190	\$26,565	\$197,435	\$129,970	1.481	1,168	\$164.76	ST01	10.8024	RANCH	RES 1 FAMILY	\$24,500
41-05-22-230-305	802 SOUTHW ST NW	07/02/22	\$242,000	WD	03-ARMY'S LENGTH	\$242,000	\$71,200	29.44	\$142,300	\$24,905	\$167,341	\$121,241	1.342	1,402	\$115.73	ST01	1.482	TWO-STORY	RES 1 FAMILY	\$23,500
41-05-22-230-013	123 AMELIA ST W NW	07/26/22	\$183,000	WD	03-ARMY'S LENGTH	\$183,000	\$66,800	36.50	\$182,180	\$27,173	\$155,827	\$127,578	1.221	1,714	\$90.91	ST01	15.1355	BI-LEVEL	RES 1 FAMILY	\$23,200
41-05-22-231-000	123 AMELIA ST W NW	10/26/22	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$66,800	27.27	\$124,253	\$27,532	\$217,468	\$152,680	1.415	1,714	\$126.88	ST01	4.2489	BI-LEVEL	RES 1 FAMILY	\$23,200
41-05-22-231-009	166 PINE ST NW	06/16/22	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$59,700	30.62	\$147,894	\$26,652	\$168,348	\$102,574	1.641	768	\$219.20	ST01	26.8658	RANCH	RES 1 FAMILY	\$23,200
41-05-22-231-012	69 GARDNER ST W NW	04/29/22	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$73,200	28.15	\$239,293	\$27,772	\$232,228	\$178,952	1.298	1,508	\$154.00	ST01	7.4870	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-22-231-022	179 STATE ST S NW	04/22/22	\$247,000	WD	03-ARMY'S LENGTH	\$247,000	\$88,900	35.99	\$219,732	\$24,284	\$222,716	\$165,354	1.347	1,826	\$121.97	ST01	2.5676	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-22-254-003	208 BLOSSOM DR NW	05/08/23	\$232,000	WD	03-ARMY'S LENGTH	\$232,000	\$85,500	36.85	\$91,790	\$31,992	\$200,008	\$125,430	1.595	759	\$263.52	ST01	22.1994	RANCH	RES 1 FAMILY	\$30,600
41-05-22-254-020	209 PIPPIN DR NW	11/30/23	\$210,000	WD	03-ARMY'S LENGTH	\$210,000	\$85,300	40.62	\$201,482	\$33,022	\$176,978	\$133,805	1.323	759	\$233.17	ST01	4.9923	RANCH	RES 1 FAMILY	\$32,100
41-05-22-254-002	213 HEATHERVIEW ST NW	09/01/23	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$90,600	38.55	\$211,850	\$31,522	\$203,478	\$149,394	1.362	866	\$234.96	ST01	1.0560	RANCH	RES 1 FAMILY	\$30,600
41-05-22-255-004	227 HEATHERVIEW ST NW	05/26/23	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$90,900	39.52	\$122,212	\$31,522	\$198,478	\$141,829	1.399	845	\$234.89	ST01	2.6836	RANCH	RES 1 FAMILY	\$30,600
41-05-22-255-004	214 HEATHERVIEW ST NW	05/26/23	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$90,900	39.52	\$122,212	\$31,522	\$198,478	\$141,829	1.399	845	\$234.89	ST01	2.6836	RANCH	RES 1 FAMILY	\$30,600
41-05-22-255-015	224 HEATHERVIEW ST NW	08/01/22	\$224,000	WD	03-ARMY'S LENGTH	\$224,000	\$80,200	35.80	\$189,511	\$29,864	\$204,344	\$131,327	1.441	866	\$185.98	ST01	16.8054	RANCH	RES 1 FAMILY	\$23,200
41-05-22-256-002	337 ROBINS LN NW	07/25/23	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$102,500	43.62	\$237,654	\$32,981	\$202,019	\$160,654	1.257	960	\$210.44	ST01	11.5103	RANCH	RES 1 FAMILY	\$30,600
41-05-22-256-016	322 ROBINS LN NW	06/17/22	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$103,900	42.41	\$235,425	\$31,208	\$213,792	\$166,434	1.285	1,152	\$185.58	ST01	8.8036	RANCH	RES 1 FAMILY	\$29,000
41-05-22-256-016	322 ROBINS LN NW	07/21/22	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$103,900	41.56	\$233,425	\$31,208	\$218,792	\$166,434	1.315	1,152	\$189.92	ST01	5.7994	RANCH	RES 1 FAMILY	\$29,000
41-05-22-276-002	164 GARDNER ST W NW	07/18/23	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$58,000	44.62	\$129,766	\$26,334	\$103,666	\$81,187	1.277	832	\$124.60	ST01	9.5700	RANCH	RES 1 FAMILY	\$24,500
41-05-22-276-002	164 GARDNER ST W NW	12/18/23	\$224,000	WD	03-ARMY'S LENGTH	\$224,000	\$58,000	25.89	\$169,653	\$27,659	\$196,341	\$112,622	1.743	832	\$235.99	ST01	37.0777	RANCH	RES 1 FAMILY	\$25,700
41-05-22-278-001	172 AVERILL ST W NW	02/02/24	\$211,000	WD	03-ARMY'S LENGTH	\$211,000	\$67,800	32.13	\$155,019	\$26,853	\$184,147	\$101,800	1.809	1,040	\$177.06	ST01	43.6330	RANCH	RES 1 FAMILY	\$25,700
41-05-22-278-019	128 KINGS BLVD W NW	11/28/22	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$120,500	45.47	\$265,854	\$24,338	\$240,626	\$198,779	1.211	1,790	\$134.45	ST01	16.1879	RANCH	RES 1 FAMILY	\$23,200
41-05-22-279-004	148 KINGS BLVD W NW	09/01/23	\$310,000	WD	03-ARMY'S LENGTH	\$310,000	\$136,500	44.03	\$181,640	\$34,320	\$275,891	\$217,842	1.266	1,585	\$174.06	ST01	10.6111	RANCH	RES 1 FAMILY	\$24,500
41-05-22-281-013	141 ORCHARD DR NW	05/23/22	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$71,400	33.23	\$143,200	\$20,372	\$148,828	\$103,128	1.311	1,003	\$149.07	ST01	11.8047	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-22-281-003	52 GARDNER ST W NW	11/30/22	\$118,500	WD	03-ARMY'S LENGTH	\$118,500	\$41,800	35.27	\$108,048	\$24,010	\$94,490	\$69,281	1.364	624	\$151.43	ST01	0.8719	RANCH	RES 1 FAMILY	\$23,200
41-05-22-282-001	56 AVERILL ST W NW	03/28/24	\$260,500	WD	03-ARMY'S LENGTH	\$260,500	\$103,100	39.58	\$258,107	\$32,316	\$228,184	\$170,795	1.336	1,092	\$208.96	ST01	3.6572	RANCH	RES 1 FAMILY	\$26,900
41-05-22-282-007	42 AVERILL ST W NW	10/16/23	\$205,000	WD	03-ARMY'S LENGTH	\$205,000	\$68,600	33.46	\$180,380	\$29,714	\$175,286	\$118,262	1.482	988	\$177.41	ST01	10.9599	RANCH	RES 1 FAMILY	\$25,700
41-05-22-283-007	59 ORCHARD DR NW	01/06/23	\$250,500	WD	03-ARMY'S LENGTH	\$250,500	\$79,100	31.58	\$124,068	\$26,370	\$224,130	\$154,611	1.450	1,174	\$190.91	ST01	7.7054	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-22-283-015	21 ORCHARD DR NW	02/06/24	\$227,500	WD	03-ARMY'S LENGTH	\$227,500	\$106,900	46.99	\$234,774	\$30,693	\$196,807	\$162,098	1.214	1,200	\$164.01	ST01	15.8457	RANCH	RES 1 FAMILY	\$25,700
41-05-22-401-014	223 NELSON ST NW	04/05/22	\$257,291	WD	03-ARMY'S LENGTH	\$257,291	\$52,000	20.21	\$256,840	\$23,770	\$233,521	\$197,183	1.184	2,048	\$114.02	ST01	18.8295	BI-LEVEL	RES 1 FAMILY	\$21,600
41-05-22-476-025	1687 12 MILE RD NW	08/10/23	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$83,700	59.79	\$187,261	\$32,898	\$107,102	\$121,164	0.884	1,484	\$72.17	ST01	48.8641	TWO-STORY	RES 1 FAMILY	\$30,600
41-05-22-476-025	1687 12 MILE RD NW	01/12/24	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$83,700	30.44	\$255,248	\$37,899	\$237,101	\$127,636	1.373	1,484	\$159.77	ST01	0.0831	TWO-STORY	RES 1 FAMILY	\$32,100
41-05-22-101-039	27 CENTENNIAL AVE NW	05/28/22	\$248,000	WD	03-ARMY'S LENGTH	\$248,000	\$57,700	23.27	\$173,350	\$26,945	\$221,155	\$123,947	1.784	950	\$232.79	ST01	41.1692	RANCH	RES 1 FAMILY	\$23,200
41-05-23-102-020	41 WASHINGTON ST NW	07/02/22	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$57,200	39.42	\$145,530	\$25,986	\$119,014	\$83,286	0.893	47	\$960.28	ST01	47.9660	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-23-102-021	41 WASHINGTON ST NW	05/12/23	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$90,100	45.05	\$202,572	\$26,292	\$173,708	\$132,947	1.255	1,703	\$102.00	ST01	11.7171	TWO-STORY	RES 1 FAMILY	\$24,500
41-05-23-102-035	24 UNION ST S NW	05/27/22	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$83,000	57.24	\$183,530	\$25,986	\$119,014	\$133,286	0.893	1,872	\$63.58	ST01	47.9660	TWO-STORY	PRK LOT PUBLIC	\$23,200
41-05-23-102-036	33 WASHINGTON ST NW	05/27/22	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$83,000	57.24	\$183,530	\$25,986	\$119,014	\$133,286	0.893	1,872	\$63.58	ST01	47.9660	TWO-STORY	RES 2 FAMILY	\$23,200
41-05-23-103-009	56 WASHINGTON ST NW	07/15/22	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$89,300	38.00	\$238,051	\$27,494	\$207,506	\$173,298	1.197	2,066	\$100.44	ST01	17.5188	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-23-103-009	56 WASHINGTON ST NW	09/29/23	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$118,900	44.87	\$260,395	\$30,274	\$234,726	\$180,629	1.299	1,946	\$120.62	ST01	7.3088	TWO-STORY	RES 1 FAMILY	\$25,700
41-05-23-103-017	57 MAPLE ST NW	08/04/23	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$116,900	44.11	\$262,453	\$27,845	\$237,155	\$184,151	1.288	1,942	\$122.12	ST01	8.4752	TWO-STORY	RES 1 FAMILY	\$24,500
41-05-23-103-018	69 MAPLE ST NW	08/19/22	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$88,400	45.30	\$193,317	\$24,801	\$170,699	\$130,101	1.227	1,808	\$94.41	ST01	14.5484	TWO-STORY	RES 2 FAMILY	\$23,200
41-05-23-103-018	69 MAPLE ST NW	04/19/23	\$227,000	WD	03-ARMY'S LENGTH	\$227,000	\$96,500	42.51	\$222,309	\$25,569	\$201,431	\$154,427	1.304	1,808	\$111.41	ST01	6.8206	TWO-STORY	RES 2 FAMILY	\$24,500
41-05-23-104-013	110 STATE ST S NW	11/21/23	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$108,500	49.22	\$199,260	\$26,790	\$199,210	\$155,075	1.279	1,330	\$145.27	ST01	9.3685	TWO-STORY	RES 1 FAMILY	\$25,700
41-05-23-104-018	55 PEARL ST NW	05/19/23	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$70,400	32.73	\$144,486	\$20,869	\$129,131	\$102,366	1.052	1,730	\$156.66	ST01	7.3566	TWO-STORY	RES 1 FAMILY	\$23,200
41-05-23-104-019	63 PEARL ST NW	06/21/22	\$242,100	WD	03-ARMY'S LENGTH	\$242,100	\$82,900	34.24	\$210,678	\$18,849	\$223,251	\$162,392	1.376	1,716	\$130.10	ST01	0.3031	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-23-105-004	156 CENTENNIAL AVE E NW	07/05/23	\$258,000	WD	03-ARMY'S LENGTH	\$258,000	\$106,700	41.36	\$258,324	\$28,039	\$229,961	\$182,327	1.261	2,055	\$111.90	ST01	11.1329	TWO-STORY	RES 1 FAMILY	\$24,500
41-05-23-106-003	24 PEARL ST NW	04/13/22	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$84,100	34.33	\$186,475	\$24,356	\$220,644	\$137,157	1.609	884	\$249.60	ST01	23.6120	RANCH	RES 1 FAMILY	\$21,600
41-05-23-106-006	168 STATE ST S NW	12/16/22	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$67,500													

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
41-05-25-327-007	9480 MINNIES WAY DR NW	12/16/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,800	36.48	\$257,821	\$35,929	\$254,071	\$182,928	1.389	1,742	\$145.85	ST01	1.6328	BI-LEVEL	RES 1 FAMILY	\$32,900
41-05-25-327-009	9420 MINNIES WAY DR NW	10/21/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,000	36.79	\$247,028	\$34,396	\$245,604	\$175,006	1.403	1,582	\$155.25	ST01	3.0822	BI-LEVEL	RES 1 FAMILY	\$29,000
41-05-25-351-032	9312 ALPINE AVE NW	10/27/22	\$293,767	WD	03-ARM'S LENGTH	\$293,767	\$134,900	45.92	\$207,035	\$50,065	\$243,702	\$183,006	1.346	1,092	\$223.17	ST01	2.6499	RANCH	RES 1 FAMILY	\$42,096
41-05-25-351-033	9300 ALPINE AVE NW	06/10/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$87,500	36.84	\$261,618	\$58,478	\$179,022	\$171,861	1.042	1,092	\$163.94	ST01	33.0917	RANCH	RES 1 FAMILY	\$52,000
41-05-25-352-006	608 SCHULTZ ST NW	07/07/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$79,400	36.09	\$197,766	\$34,633	\$185,367	\$138,014	1.343	1,266	\$146.42	ST01	2.9483	RANCH	RES 1 FAMILY	\$32,900
41-05-25-376-014	9211 VINTON AVE NW	09/30/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$136,200	36.32	\$364,901	\$53,238	\$321,672	\$257,925	1.247	1,755	\$183.29	ST01	12.5428	TWO-STORY	RES 1 FAMILY	\$45,272
41-05-25-400-041	335 11 MILE RD NW	11/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,600	41.08	\$255,602	\$60,694	\$179,306	\$146,577	1.246	960	\$186.78	ST01	12.7032	RANCH	RES 1 FAMILY	\$46,671
41-05-26-101-033	1424 12 MILE RD NW	08/18/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,000	46.23	\$386,404	\$51,364	\$335,040	\$275,753	1.210	2,427	\$137.47	ST01	16.2674	TWO-STORY	RES 1 FAMILY	\$32,900
41-05-26-129-001	156 LIBERTY ST	07/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,400	41.64	\$329,376	\$21,186	\$308,814	\$241,907	1.277	1,342	\$230.11	ST01	9.6003	RANCH	RES 1 FAMILY	\$19,300
41-05-26-129-009	235 LIBERTY ST	09/05/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$189,300	52.28	\$381,636	\$21,212	\$323,688	\$282,907	1.144	1,888	\$171.44	ST01	22.8434	TWO-STORY	RES 1 FAMILY	\$16,800
41-05-26-129-010	245 LIBERTY ST	04/28/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$165,800	42.62	\$365,681	\$18,677	\$270,223	\$226,063	1.638	1,186	\$212.35	ST01	26.5559	RANCH	RES 1 FAMILY	\$16,300
41-05-26-129-011	255 LIBERTY ST	07/14/23	\$380,973	WD	03-ARM'S LENGTH	\$380,973	\$167,300	43.91	\$334,537	\$18,905	\$362,068	\$247,749	1.461	1,186	\$305.28	ST01	8.8849	RANCH	RES 1 FAMILY	\$16,300
41-05-26-129-014	285 LIBERTY ST	08/24/22	\$385,647	WD	03-ARM'S LENGTH	\$385,647	\$161,600	41.90	\$323,168	\$18,763	\$366,884	\$250,539	1.464	1,374	\$267.02	ST01	9.1796	RANCH	RES 1 FAMILY	\$15,500
41-05-26-129-020	200 LIBERTY ST	04/04/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$159,600	43.14	\$370,000	\$16,642	\$353,358	\$232,140	1.522	1,374	\$257.17	ST01	14.9596	RANCH	RES 1 FAMILY	\$14,400
41-05-26-129-021	210 LIBERTY ST	07/01/22	\$393,816	WD	03-ARM'S LENGTH	\$393,816	\$163,800	41.59	\$319,245	\$18,983	\$374,833	\$254,029	1.476	1,374	\$272.80	ST01	10.2971	RANCH	RES 1 FAMILY	\$15,500
41-05-26-129-022	220 LIBERTY ST	05/27/22	\$383,693	WD	03-ARM'S LENGTH	\$383,693	\$143,000	37.27	\$387,666	\$17,742	\$369,924	\$282,362	1.603	1,374	\$266.34	ST01	22.9921	RANCH	RES 1 FAMILY	\$15,500
41-05-26-129-079	601 BEDFORD FALLS DR	06/14/22	\$273,372	WD	03-ARM'S LENGTH	\$273,372	\$119,400	43.68	\$238,782	\$17,661	\$255,711	\$192,279	1.330	1,530	\$167.13	ST01	4.2688	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-079	601 BEDFORD FALLS DR	08/14/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$124,800	44.41	\$282,812	\$20,623	\$262,377	\$217,044	1.200	1,530	\$170.18	ST01	17.2931	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-080	603 BEDFORD FALLS DR	08/10/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$124,800	47.11	\$249,547	\$19,502	\$245,398	\$200,039	1.227	1,530	\$160.39	ST01	14.5833	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-081	603 BEDFORD FALLS DR	07/28/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$124,600	45.90	\$245,293	\$19,502	\$245,293	\$194,601	1.261	1,530	\$160.39	ST01	11.1550	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-082	607 BEDFORD FALLS DR	06/15/22	\$265,175	WD	03-ARM'S LENGTH	\$265,175	\$119,400	45.89	\$30,773	\$17,661	\$243,514	\$174,076	1.613	1,530	\$158.51	ST01	1124.0076	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-083	609 BEDFORD FALLS DR	07/15/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$124,800	47.01	\$249,547	\$19,502	\$245,998	\$200,039	1.230	1,530	\$160.78	ST01	14.2833	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-084	611 BEDFORD FALLS DR	06/29/22	\$251,785	WD	03-ARM'S LENGTH	\$251,785	\$119,400	47.42	\$238,782	\$17,661	\$234,124	\$192,279	1.210	1,530	\$153.02	ST01	15.4957	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-091	614 BEDFORD FALLS DR	06/23/23	\$271,200	WD	03-ARM'S LENGTH	\$271,200	\$123,900	45.69	\$280,915	\$18,726	\$252,474	\$217,044	1.163	1,530	\$165.02	ST01	20.9343	TWO-STORY	RES 1 FAMILY	\$16,300
41-05-26-129-092	616 BEDFORD FALLS DR	03/22/23	\$255,620	WD	03-ARM'S LENGTH	\$255,620	\$128,900	50.43	\$257,731	\$18,518	\$237,102	\$198,024	1.197	1,530	\$154.97	ST01	17.5243	TWO-STORY	RES 1 FAMILY	\$16,300
41-05-26-129-093	618 BEDFORD FALLS DR	03/17/23	\$256,220	WD	03-ARM'S LENGTH	\$256,220	\$123,900	48.36	\$256,929	\$17,716	\$238,504	\$198,024	1.204	1,530	\$155.88	ST01	18.6163	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-094	620 BEDFORD FALLS DR	03/17/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,900	49.56	\$256,929	\$17,716	\$232,284	\$198,024	1.173	1,530	\$151.82	ST01	19.9573	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-095	622 BEDFORD FALLS DR	03/01/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$123,900	48.40	\$247,791	\$17,746	\$238,254	\$200,039	1.191	1,530	\$155.72	ST01	18.1546	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-096	624 BEDFORD FALLS DR	03/17/23	\$256,058	MLC	03-ARM'S LENGTH	\$256,058	\$123,900	48.39	\$256,929	\$17,716	\$238,342	\$198,024	1.204	1,530	\$155.78	ST01	16.8981	TWO-STORY	RES 1 FAMILY	\$15,500
41-05-26-129-097	626 BEDFORD FALLS DR	03/31/23	\$265,615	WD	03-ARM'S LENGTH	\$265,615	\$129,600	48.79	\$259,107	\$19,894	\$245,721	\$198,024	1.241	1,530	\$160.60	ST01	13.1718	TWO-STORY	RES 1 FAMILY	\$16,300
41-05-26-289-004	869 COSBY WAY DR NW	06/07/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$193,600	30.48	\$354,149	\$60,079	\$364,921	\$246,790	1.467	1,273	\$286.66	ST01	9.4199	RANCH	RES 1 FAMILY	\$22,000
41-05-26-300-015	9552 SPARTA AVE NW	05/12/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,700	44.39	\$335,825	\$55,237	\$279,763	\$220,242	1.270	2,395	\$116.81	ST01	10.2329	TWO-STORY	RES 1 FAMILY	\$45,990
41-05-26-300-035	9422 SPARTA AVE NW	10/27/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$96,500	39.39	\$239,299	\$36,133	\$208,867	\$167,215	1.249	1,512	\$138.14	ST01	12.3489	TWO-STORY	RES 1 FAMILY	\$29,000
41-05-26-476-009	9397 ALPINE AVE NW	06/01/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$115,300	37.19	\$290,031	\$69,196	\$240,804	\$181,189	1.329	1,992	\$120.89	ST01	4.3563	RANCH	RES 1 FAMILY	\$43,650
41-05-26-479-001	9229 ALPINE AVE NW	10/12/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$94,800	33.26	\$283,345	\$35,362	\$249,638	\$194,649	1.283	1,248	\$200.03	ST01	9.0080	RANCH	RES 1 FAMILY	\$32,100
41-05-27-100-046	2150 SPARTY LANE NW	12/23/22	\$614,289	WD	03-ARM'S LENGTH	\$614,289	\$322,500	52.50	\$624,873	\$144,770	\$469,519	\$395,798	1.186	1,907	\$246.21	ST01	18.6324	RANCH	RES 1 FAMILY	\$144,770
41-05-27-201-022	1981 SKYVIEW DR NW	05/30/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$145,400	40.39	\$362,031	\$44,436	\$315,564	\$249,290	1.266	2,080	\$151.71	ST01	10.6730	TWO-STORY	RES 1 FAMILY	\$37,444
41-05-27-276-012	74 HOMESTEAD ACRES RD NW	08/04/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$155,400	53.22	\$324,954	\$34,874	\$257,126	\$227,692	1.129	1,239	\$207.53	ST01	24.3313	DUPLEX	RES 1 FAMILY	\$30,600
41-05-27-276-040	105 HOMESTEAD ACRES RD NW	09/16/22	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$112,100	41.91	\$255,657	\$31,067	\$236,433	\$185,919	1.272	1,106	\$213.77	ST01	10.0883	DUPLEX	RES 1 FAMILY	\$29,000
41-05-29-100-003	3976 12 MILE RD NW	01/12/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$217,263	\$31,657	\$193,343	\$147,423	1.311	1,092	\$177.05	ST01	6.1101	RANCH	RES 1 FAMILY	\$30,779
41-05-30-102-005	4650 12 MILE RD NW	06/23/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$162,400	45.11	\$370,823	\$58,057	\$301,943	\$245,499	1.230	1,746	\$172.93	ST01	14.2668	RANCH	RES 1 FAMILY	\$41,438
41-05-31-400-004	4331 10 MILE RD NW	04/13/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,700	40.72	\$224,462	\$23,342	\$211,658	\$170,152	1.244	1,650	\$128.28	ST01	12.8650	TWO-STORY	RES 1 FAMILY	\$21,600
41-05-33-300-015	8570 PEACH RIDGE AVE NW	12/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,700	42.44	\$310,339	\$45,719	\$269,281	\$210,016	1.282	1,248	\$215.77	ST01	9.0389	RANCH	RES 1 FAMILY	\$40,703
41-05-33-400-036	8705 THOME DR NW	09/21/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$246,800	44.88	\$526,320	\$53,000	\$496,900	\$391,821	1.268	1,966	\$252.75	ST01	10.4402	RANCH	RES 1 FAMILY	\$44,406
41-05-33-400-044	2585 10 MILE RD NW	05/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$130,600	37.31	\$309,912	\$47,733	\$302,267	\$221,810	1.363	1,290	\$234.32	ST01	0.9851	RANCH	RES 1 FAMILY	\$41,886
41-05-35-276-021	8991 ALPINE AVE NW	05/05/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$104,400	32.93	\$272,368	\$44,956	\$272,044	\$178,502	1.524	1,776	\$153.18	ST01	15.1453	TWO-STORY	RES 1 FAMILY	\$41,684
41-05-35-351-012	8670 SPARTA AVE NW	10/02/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$69,300	54.57	\$145,280	\$40,957	\$86,043	\$81,886	1.051	892	\$96.46	ST01	32.1819	TWO-STORY	RES 1 FAMILY	\$40,957
41-05-35-351-013	8610 SPARTA AVE NW	04/22/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,900	37.75	\$262,252	\$54,238	\$260,762	\$175,985	1.482	1,088	\$239.67	ST01	10.9148	RANCH	RES 1 FAMILY	\$43,731
41-05-35-389-011	1187 SOUTH HILL DR NW	09/15/23	\$324,325	WD	03-ARM'S LENGTH	\$324,325	\$119,900	36.97	\$281,663	\$36,400	\$287,925	\$192,514	1.496	1,565	\$183.98	ST01	12.3022	BI-LEVEL	RES 1 FAMILY	\$30,600
41-05-35-389-021	1227 TREWAY DR NW	06/09/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$116,800	34.66	\$286,363	\$67,355	\$269,645	\$185,286	1.455	1,380	\$195.39	ST01	8.2708	TWO-STORY	RES 1 FAMILY	\$29,000
41-05-36-100-064	465 ENGELAIRE CT NW	12/22/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$136,400	4												

Sparta Township

2025

Mobile Home Residential ECF Study

Street Address	Sale Date	Sale Price	Instr.	rms of S.	Adj. Sale \$	Cur. Asmnt.	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	Use Code	Land Value
17737 PEACH RIDGE AVE	03/15/24	\$275,000	WD	03-ARM'	\$275,000	\$105,400	38.33	\$210,803	\$40,968	\$234,032	\$118,517	1.975	1,539	\$152.07	TT01	11.0021	MANUFACTURED	RES 1 FAMILY	\$39,273
3366 22 MILE RD	07/01/24	\$225,000	WD	03-ARM'	\$225,000	\$109,300	48.58	\$218,686	\$55,078	\$169,922	\$114,172	1.488	1,716	\$99.02	TT01	37.6345	MANUFACTURED	RES 1 FAMILY	\$36,668
17545 PEACH RIDGE AVE	06/25/24	\$260,000	WD	03-ARM'	\$260,000	\$125,900	48.42	\$251,724	\$71,801	\$188,199	\$125,557	1.499	1,344	\$140.03	TT01	36.5733	MANUFACTURED	RES 1 FAMILY	\$71,253
16975 PEACH RIDGE AVE	08/19/22	\$155,250	WD	03-ARM'	\$155,250	\$64,200	41.35	\$128,486	\$35,598	\$119,652	\$71,452	1.675	1,296	\$92.32	TT01	17.9455	MANUFACTURED	RES 1 FAMILY	\$34,417
16141 PEACH RIDGE AVE	09/30/22	\$212,000	WD	03-ARM'	\$212,000	\$82,700	39.01	\$165,411	\$48,609	\$163,391	\$89,848	1.819	1,408	\$116.04	TT01	32.3416	MANUFACTURED	RES 1 FAMILY	\$45,960
69 E DIVISION ST	11/04/22	\$169,900	WD	03-ARM'	\$169,900	\$81,500	47.97	\$162,961	\$19,947	\$149,953	\$110,011	1.363	1,736	\$86.38	TT01	13.2041	MANUFACTURED	RES 1 FAMILY	\$18,600
120 E DIVISION ST	08/19/24	\$220,000	WD	03-ARM'	\$220,000	\$88,200	40.09	\$176,334	\$31,370	\$188,630	\$101,161	1.865	1,536	\$122.81	TT01	47.1280	MANUFACTURED	RES 1 FAMILY	\$28,000
15225 BARBER CREEK AVE	01/03/24	\$205,000	WD	03-ARM'	\$205,000	\$95,200	46.44	\$190,358	\$47,630	\$157,370	\$104,563	1.505	1,080	\$145.71	TT01	11.1663	MANUFACTURED	RES 1 FAMILY	\$39,855
15450 BARBER CREEK AVE	07/07/22	\$240,000	WD	03-ARM'	\$240,000	\$95,400	39.75	\$190,863	\$43,244	\$196,756	\$113,553	1.733	1,620	\$121.45	TT01	23.7606	MANUFACTURED	RES 1 FAMILY	\$41,400
14710 SPARTA AVE	10/21/22	\$87,000	WD	03-ARM'	\$87,000	\$41,400	47.59	\$82,875	\$25,441	\$61,559	\$44,180	1.393	784	\$78.52	TT01	10.1749	MANUFACTURED	RES 1 FAMILY	\$23,200



Sparta Township

2025

Duplex & Townhome Residential ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	isd/Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by	Mean (%)	Building Style
41-05-14-327-005	186 ELM ST N NW	03/21/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$100,800	38.77	\$238,212	\$24,651	\$235,349	\$167,630	1.404	1,633	\$144.12	ST01	140.3977	DUPLEX
41-05-14-351-028	57 DIVISION ST E NW	08/09/23	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$97,600	47.49	\$207,983	\$27,169	\$178,331	\$141,926	1.257	2,023	\$88.15	ST01	0.0000	DUPLEX
41-05-22-201-009	238 DIVISION ST W NW	04/19/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,000	34.00	\$202,128	\$23,165	\$176,835	\$155,620	1.136	1,836	\$96.32	ST01	16.2805	DUPLEX
41-05-23-102-020	33 WASHINGTON ST NW	05/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$83,000	57.24	\$183,530	\$25,986	\$119,014	\$133,286	0.893	1,872	\$63.58	ST01	31.7603	DUPLEX
41-05-23-202-037	164 LONE PINE ST NW	09/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,700	41.65	\$274,316	\$27,737	\$257,263	\$204,122	1.260	2,142	\$120.10	ST01	0.0691	DUPLEX
41-05-23-376-008	545 DONNA DR NW	09/27/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$165,700	49.17	\$331,334	\$24,500	\$312,500	\$240,843	1.298	864	\$361.69	ST01	0.0000	DUPLEX
41-05-26-129-079	601 BEDFORD FALLS DR	06/21/22	\$273,372	WD	03-ARM'S LENGTH	\$273,372	\$119,400	43.68	\$238,782	\$17,661	\$255,711	\$192,279	1.330	1,530	\$167.13	ST01	2.3143	TOWNHOME
41-05-26-129-080	603 BEDFORD FALLS DR	08/10/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$124,800	47.11	\$249,547	\$19,502	\$245,398	\$200,039	1.227	1,530	\$160.39	ST01	12.6288	TOWNHOME
41-05-26-129-081	605 BEDFORD FALLS DR	07/28/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$121,600	45.90	\$243,293	\$19,502	\$245,398	\$194,601	1.261	1,530	\$160.39	ST01	9.2005	TOWNHOME
41-05-26-129-083	609 BEDFORD FALLS DR	07/15/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$124,800	47.01	\$249,547	\$19,502	\$245,998	\$200,039	1.230	1,530	\$160.78	ST01	12.3288	TOWNHOME
41-05-26-129-084	611 BEDFORD FALLS DR	06/29/22	\$251,785	WD	03-ARM'S LENGTH	\$251,785	\$119,400	47.42	\$238,782	\$17,661	\$234,124	\$192,279	1.218	1,530	\$153.02	ST01	13.5412	TOWNHOME
41-05-26-129-093	618 BEDFORD FALLS DR	03/17/23	\$256,220	WD	03-ARM'S LENGTH	\$256,220	\$123,900	48.36	\$256,929	\$17,716	\$238,504	\$198,024	1.204	1,530	\$155.88	ST01	14.8618	TOWNHOME
41-05-26-129-094	620 BEDFORD FALLS DR	03/17/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,900	49.56	\$256,929	\$17,716	\$232,284	\$198,024	1.173	1,530	\$151.82	ST01	18.0029	TOWNHOME
41-05-26-129-095	622 BEDFORD FALLS DR	03/01/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$123,900	48.40	\$247,791	\$17,746	\$238,254	\$200,039	1.191	1,530	\$155.72	ST01	16.2001	TOWNHOME
41-05-26-129-096	624 BEDFORD FALLS DR	03/17/23	\$256,058	WD	03-ARM'S LENGTH	\$256,058	\$123,900	48.39	\$256,929	\$17,716	\$238,342	\$198,024	1.204	1,530	\$155.78	ST01	14.9436	TOWNHOME
41-05-26-129-097	626 BEDFORD FALLS DR	03/31/23	\$265,615	WD	03-ARM'S LENGTH	\$265,615	\$129,600	48.79	\$259,107	\$19,894	\$245,721	\$198,024	1.241	1,530	\$160.60	ST01	3.0339	TOWNHOME
41-01-29-451-013	391 W MUSKEGON ST	03/22/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,100	49.80	\$204,150	\$37,774	\$167,226	\$158,756	1.053	1,344	\$124.42	TT01	15.7171	DUPLEX
<b>Totals:</b>			<b>\$4,241,850</b>			<b>\$4,241,850</b>	<b>\$1,971,100</b>		<b>\$4,139,289</b>		<b>\$3,866,252</b>	<b>\$3,173,555</b>			<b>\$151.76</b>		<b>2.4880</b>	
								<b>Sale. Ratio =&gt;</b>	<b>22.33</b>									
								<b>Std. Dev. =&gt;</b>	<b>21.37</b>									
									<b>E.C.F. =&gt;</b>	<b>1.268</b>	<b>Std. Deviation:</b>		<b>2.132991288</b>					
									<b>Ave. E.C.F. =&gt;</b>	<b>1.211</b>	<b>Ave. Variance:</b>		<b>163.4445</b>	<b>Coefficient of V</b>	<b>71.77192273</b>			