

Residential North ECF

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	Appr. by Eq.	Appr. Date	Other Parcels in Sale
01-107-0021-000	757 MILL ST	07/16/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$70,900	43.00	\$182,811	\$39,000	\$125,900	\$152,990	0.823	1,200	\$104.92	4100N	23.0887	RANCH/1STY		\$39,000	No	/ /	
01-117-0010-000	1947 WASHINGTON ST	11/18/22	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$73,900	41.54	\$176,099	\$39,000	\$138,900	\$145,850	0.952	1,152	\$120.57	4100N	10.1466	RANCH/1STY		\$39,000	No	/ /	
01-117-0027-000	1954 ST CLAIR BLVD	10/26/21	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$72,000	33.64	\$196,040	\$39,000	\$175,000	\$167,915	1.042	1,200	\$145.83	4100N	1.1619	RANCH/1STY		\$39,000	No	/ /	
01-117-0042-000	1817 ST CLAIR BLVD	05/19/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$52,700	30.29	\$126,359	\$39,886	\$134,114	\$91,993	1.458	1,110	\$120.82	4100N	40.4065	RANCH/1STY		\$39,000	No	/ /	
01-117-0045-000	1827 ST CLAIR BLVD	08/19/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$113,400	54.00	\$269,451	\$39,000	\$171,000	\$245,161	0.698	2,232	\$76.61	4100N	35.6312	RANCH/1STY		\$39,000	No	/ /	
01-117-0046-000	737 DIXIE BLVD	10/29/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$90,300	45.17	\$235,255	\$45,210	\$154,690	\$202,176	0.765	1,554	\$99.54	4100N	28.8687	RANCH/1STY		\$39,000	No	/ /	
01-117-0059-000	984 LEE ST	08/17/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,000	38.42	\$172,792	\$39,000	\$151,000	\$142,332	1.061	1,276	\$118.34	4100N	0.7086	RANCH/1STY		\$39,000	No	/ /	
01-123-0013-000	490 DIXIE BLVD	03/15/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,000	34.17	\$102,051	\$39,000	\$81,000	\$67,076	1.208	954	\$84.91	4100N	15.3780	RANCH/1STY		\$39,000	No	/ /	
01-123-0018-000	480 DIXIE BLVD	07/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,200	30.15	\$91,434	\$41,133	\$88,867	\$53,512	1.661	763	\$116.47	4100N	60.6888	RANCH/1STY		\$39,000	No	/ /	
01-123-0035-000	478 MAPLE ST	03/21/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$59,600	40.27	\$125,486	\$68,000	\$80,000	\$63,171	1.266	1,102	\$72.60	4100N	21.2581	RANCH/1STY		\$68,000	No	/ /	01-123-0034-000
01-129-0006-000	2128 LEE ST	06/21/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$46,600	30.66	\$109,403	\$39,000	\$113,000	\$74,897	1.509	930	\$121.51	4100N	45.4929	RANCH/1STY		\$39,000	No	/ /	
01-129-0013-100	1050 LEE ST	02/18/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$68,900	34.47	\$177,223	\$39,000	\$160,900	\$147,046	1.094	1,488	\$108.13	4100N	4.0403	RANCH/1STY		\$39,000	No	/ /	
01-129-0015-001	661 GOLDFVIEW	04/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,900	34.47	\$210,335	\$39,000	\$216,000	\$182,271	1.185	1,112	\$194.24	4100N	13.1233	RANCH/1STY		\$39,000	No	/ /	
01-129-0017-000	630 MILL ST	09/16/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,200	47.08	\$156,878	\$40,075	\$89,925	\$124,259	0.724	963	\$93.38	4100N	33.0121	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0040-000	1725 MICHIGAN ST	10/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,300	47.88	\$89,538	\$39,000	\$41,000	\$53,764	0.763	810	\$50.62	4100N	29.1219	RANCH/1STY		\$39,000	No	/ /	
01-129-0066-000	2030 WASHINGTON ST	04/19/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,200	47.45	\$122,739	\$39,000	\$71,000	\$89,084	0.797	1,120	\$63.39	4100N	25.6814	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0069-050	458 MAPLE ST	03/29/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$78,900	35.70	\$212,149	\$39,000	\$182,000	\$184,201	0.988	1,537	\$118.41	4100N	6.5763	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0069-250	1950 BLAUVELT	01/13/23	\$0	MLC	03-ARM'S LENGTH	\$250,000	\$109,600	43.84	\$263,040	\$39,000	\$211,000	\$238,340	0.885	1,506	\$140.11	4100N	16.8526	RANCH/1STY		\$39,000	No	/ /	
01-129-0082-000	2114 MICHIGAN ST	07/22/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$81,200	46.67	\$193,793	\$39,000	\$135,000	\$164,673	0.820	1,104	\$122.28	4100N	23.4009	RANCH/1STY		\$39,000	No	/ /	
01-129-0084-000	2001 MEADOW LN	09/13/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,900	35.07	\$168,934	\$40,052	\$164,948	\$137,109	1.203	1,768	\$93.30	4100N	14.9233	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0095-000	1835 ST CLAIR RIVER DR	03/16/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$59,100	42.24	\$150,938	\$39,000	\$100,900	\$119,083	0.847	1,385	\$72.85	4100N	30.6506	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0102-000	1805 ST CLAIR RIVER DR	10/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$93,300	25.92	\$268,876	\$44,375	\$315,625	\$238,831	1.322	2,600	\$121.39	4100N	26.7728	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0104-000	1769 ST CLAIR RIVER DR	05/21/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,500	35.64	\$189,723	\$39,000	\$156,000	\$160,344	0.973	1,842	\$84.69	4100N	8.0903	FRACTIONAL STY		\$39,000	No	/ /	
01-129-0109-050	1750 MICHIGAN	11/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,300	51.64	\$157,850	\$39,000	\$101,000	\$126,436	0.799	1,426	\$70.83	4100N	25.4992	FRACTIONAL STY		\$39,000	No	/ /	
01-131-0003-000	378 NORTH AVE	09/07/21	\$0	MLC	03-ARM'S LENGTH	\$160,000	\$40,600	25.38	\$117,506	\$40,933	\$119,067	\$81,461	1.462	1,040	\$114.49	4100N	40.7837	RANCH/1STY		\$39,000	No	/ /	
01-131-0033-000	380 COLONIAL	05/21/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$80,100	52.70	\$183,039	\$39,000	\$153,233	\$137,721	0.737	1,721	\$65.66	4100N	31.6375	RANCH/1STY		\$39,000	No	/ /	
01-131-0034-000	370 COLONIAL	08/31/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,700	37.54	\$155,063	\$40,794	\$134,206	\$121,563	1.104	1,118	\$120.04	4100N	5.0192	RANCH/1STY		\$39,000	No	/ /	
01-131-0059-000	380 SHERWOOD LN	11/12/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$46,400	28.64	\$155,034	\$39,000	\$123,000	\$123,440	0.996	1,410	\$87.23	4100N	5.7382	FRACTIONAL STY		\$39,000	No	/ /	
01-131-0073-000	2425 ST CLAIR RIVER DR	05/20/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$70,000	29.79	\$164,879	\$39,122	\$195,878	\$133,784	1.464	1,684	\$116.32	4100N	41.0322	FRACTIONAL STY		\$39,000	No	/ /	
01-137-0001-000	2015 ST CLAIR RIVER DR	12/22/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$59,700	43.26	\$139,973	\$58,500	\$79,500	\$86,673	0.917	884	\$89.93	4100N	13.6578	RANCH/1STY		\$58,500	No	/ /	
01-139-0001-000	960 GOLDFVIEW AVE	05/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,500	32.07	\$126,956	\$39,000	\$106,000	\$93,570	1.133	952	\$111.34	4100N	7.9025	RANCH/1STY		\$39,000	No	/ /	
01-145-0005-000	2031 ST CLAIR RIVER DR	09/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,700	43.17	\$201,214	\$39,000	\$141,000	\$172,568	0.817	1,846	\$76.38	4100N	23.6745	FRACTIONAL STY		\$39,000	No	/ /	
01-145-0024-000	349 SOUTH AVE	05/10/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$68,800	49.18	\$171,701	\$48,750	\$91,150	\$130,799	0.697	1,442	\$63.21	4100N	35.6943	RANCH/1STY		\$48,750	No	/ /	
01-145-0026-000	351 NORTH AVE	04/13/22	\$0	MLC	03-ARM'S LENGTH	\$87,800	\$37,100	42.26	\$86,481	\$39,000	\$48,800	\$50,512	0.966	870	\$56.09	4100N	8.7701	RANCH/1STY		\$39,000	No	/ /	
01-145-0026-000	351 NORTH AVE	01/23/23	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$37,100	35.85	\$86,481	\$39,000	\$64,500	\$50,512	1.277	870	\$74.14	4100N	22.3118	RANCH/1STY		\$39,000	No	/ /	
01-145-0066-000	425 CENTER ST	12/06/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,800	39.45	\$177,129	\$159,000	\$64,000	\$80,321	0.797	1,400	\$45.71	4100N	25.7008	RANCH/1STY		\$107,250	No	/ /	01-145-0061-000, 01-145-0062-000
01-151-0005-100	345 VIRGINIA AVE	06/30/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,700	40.35	\$209,981	\$39,000	\$161,000	\$181,895	0.885	1,432	\$122.43	4100N	15.8686	FRACTIONAL STY		\$39,000	No	/ /	
01-151-0010-000	2445 LOCUST LN	06/10/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,900	36.43	\$108,026	\$39,000	\$76,000	\$73,432	1.035	949	\$80.08	4100N	1.8842	RANCH/1STY		\$39,000	No	/ /	
01-151-0017-000	376 VIRGINIA AVE	05/25/22	\$158,900	WD	03-ARM'S LENGTH	\$158,900	\$52,000	32.72	\$121,876	\$39,000	\$119,900	\$88,166	1.360	1,100	\$109.00	4100N	30.6121	RANCH/1STY		\$39,000	No	/ /	
01-163-0001-000	820 GOLDFVIEW AVE	09/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$205,424	\$65,339	\$149,661	\$149,027	1.004	1,912	\$78.27	4100N	4.9557	RANCH/1STY		\$39,000	No	/ /	
01-163-0008-000	840 GOLDFVIEW	11/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,100	33.23	\$185,998	\$50,551	\$169,449	\$144,093	1.176	1,783	\$95.04	4100N	12.2159	RANCH/1STY		\$48,750	No	/ /	
01-163-0018-000	925 GOLDFVIEW AVE	08/12/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,600	34.36	\$126,731	\$42,985	\$113,015	\$89,091	1.269	1,008	\$112.12	4100N	21.4713	RANCH/1STY		\$39,000	No	/ /	
01-163-0029-000	719 MILL	06/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,600	32.00	\$115,970	\$48,750	\$106,250	\$71,511	1.486	899	\$118.19	4100N	43.1979	RANCH/1STY		\$48,750	No	/ /	
01-976-0007-000	600 CHERRY ST	01/21/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$113,800	37.95	\$298,778	\$39,173	\$26												