

Residential Water 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	
01-103-0012-000	200 ALGONA LN	12/28/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,700	49.24	\$219,285	\$49,725	\$120,275	\$152,757	0.787	1,888	\$63.70	4200	41.9864	FRACTIONAL STY		\$49,725	No	/ /		
01-111-0036-000	135 ISLAND	08/01/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,200	41.79	\$168,286	\$104,000	\$64,000	\$57,915	1.105	791	\$80.91	4200	10.2165	RANCH/1STY		\$104,000	No	/ /		
01-111-0059-000	701 PTE TREMBLE RD	06/23/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,100	42.63	\$271,284	\$99,844	\$170,156	\$154,450	1.102	1,865	\$91.24	4200	10.5541	RANCH/1STY		\$97,500	No	/ /		
01-111-0058-000	149 KENYON DR	03/04/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,900	30.85	\$132,788	\$52,000	\$113,000	\$72,782	1.553	858	\$131.70	4200	34.5355	RANCH/1STY		\$52,000	No	/ /		
01-111-0069-000	117 KENYON DR	03/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,500	30.89	\$181,688	\$65,000	\$160,000	\$105,124	1.522	1,024	\$98.52	4200	31.4780	FRACTIONAL STY		\$65,000	No	/ /		
01-111-0107-000	110 ST CLAIR RIVER DR	08/13/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$118,200	32.38	\$305,768	\$132,340	\$232,660	\$156,241	1.489	1,681	\$138.41	4200	28.1878	FRACTIONAL STY		\$131,560	No	/ /		
01-111-0108-000	120 ST CLAIR RIVER DR	12/08/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,500	42.12	\$262,651	\$132,546	\$127,454	\$117,212	1.087	1,466	\$86.94	4200	11.9844	FRACTIONAL STY		\$131,560	No	/ /		
01-111-0114-000	210 ST CLAIR RIVER DR	07/29/22	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$182,300	39.72	\$423,956	\$156,000	\$303,000	\$241,402	1.255	3,490	\$86.82	4200	4.7942	FRACTIONAL STY		\$156,000	No	/ /		
01-125-0014-000	143 CHANNELSYDE DR	01/30/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,500	37.40	\$220,772	\$73,741	\$176,259	\$132,460	1.331	1,512	\$116.57	4200	12.3427	RANCH/1STY		\$72,865	No	/ /		
01-127-0003-000	846 RUSKIN AVE	08/11/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$108,500	28.18	\$291,931	\$65,389	\$319,611	\$204,092	1.566	2,346	\$136.24	4200	35.8788	FRACTIONAL STY		\$65,000	No	/ /		
01-127-0035-000	850 TOWNSEND DR	10/22/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$119,600	29.97	\$251,056	\$66,143	\$332,857	\$204,190	1.630	2,460	\$135.31	4200	42.2904	FRACTIONAL STY		\$37,272	No	/ /	01-127-0034-000	
01-127-0040-000	720 TOWNSEND DR	10/22/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$47,300	32.07	\$136,601	\$33,750	\$113,750	\$92,659	1.228	1,138	\$99.96	4200	2.0398	FRACTIONAL STY		\$33,750	No	/ /		
01-127-0047-000	721 TOWNSEND DR	08/12/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$187,594	\$42,540	\$122,460	\$130,679	0.937	1,320	\$92.77	4200	27.0124	RANCH/1STY		\$40,118	No	/ /		
01-129-0128-000	1928 ST CLAIR RIVER DR	06/25/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$72,500	25.00	\$233,308	\$102,960	\$187,040	\$117,431	1.593	1,211	\$154.45	4200	38.5543	RANCH/1STY		\$102,960	No	/ /		
01-129-0131-000	226 ROSELAWN ST	03/02/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,600	46.18	\$256,912	\$102,258	\$117,742	\$139,328	0.845	2,316	\$50.84	4200	36.2156	FRACTIONAL STY		\$102,258	No	/ /		
01-129-0131-000	226 ROSELAWN ST	02/27/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$108,600	46.02	\$256,912	\$102,258	\$133,742	\$139,328	0.960	2,316	\$57.75	4200	24.7319	FRACTIONAL STY		\$102,258	No	/ /		
01-129-0133-000	123 CHERRY LN	07/26/21	\$914,500	CD	03-ARM'S LENGTH	\$914,500	\$403,900	44.17	\$985,943	\$424,317	\$490,183	\$505,969	0.969	3,847	\$127.42	4200	23.8427	2 STY		\$408,200	No	/ /		
01-133-0014-000	120 N PARK DR	11/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$48,300	34.83	\$148,048	\$52,000	\$93,000	\$82,025	1.134	902	\$103.10	4200	7.3490	RANCH/1STY		\$52,000	No	/ /		
01-133-0014-000	104 N PARK DR	08/09/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,900	33.95	\$188,496	\$109,807	\$90,193	\$70,891	1.272	980	\$92.03	4200	6.5050	RANCH/1STY		\$104,000	No	/ /		
01-135-0023-000	432 LATHROP AVE	04/15/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,200	35.09	\$204,375	\$22,500	\$197,500	\$163,851	1.205	2,344	\$84.26	4200	0.1866	FRACTIONAL STY		\$22,500	No	/ /		
01-135-0023-000	432 LATHROP AVE	01/12/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,400	37.51	\$204,375	\$22,500	\$202,500	\$163,851	1.236	2,344	\$86.39	4200	2.8649	FRACTIONAL STY		\$22,500	No	/ /		
01-143-0013-000	411 PTE TREMBLE RD	09/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,600	27.33	\$190,738	\$55,240	\$184,760	\$122,070	1.514	1,080	\$171.07	4200	30.6327	RANCH/1STY		\$52,000	No	/ /		
01-143-0013-000	401 PTE TREMBLE RD	05/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,600	34.20	\$258,201	\$43,779	\$256,221	\$193,173	1.326	1,681	\$152.42	4200	11.9154	FRACTIONAL STY		\$42,900	No	/ /		
01-147-0003-000	139 VENETIAN WAY	05/26/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,500	41.56	\$243,456	\$97,500	\$127,500	\$131,492	0.970	1,368	\$93.20	4200	23.7586	RANCH/1STY		\$97,500	No	/ /		
01-152-0012-001	501 LATHROP AVE	04/12/21	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000	\$470,100	34.19	\$1,165,732	\$389,088	\$985,912	\$699,679	1.409	6,329	\$155.78	4200	20.1864	FRACTIONAL STY		\$377,000	No	/ /		
01-155-0010-000	2238 ELM ST	12/09/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$131,500	37.57	\$327,681	\$130,000	\$220,000	\$178,091	1.235	2,072	\$106.18	4200	2.8096	FRACTIONAL STY		\$130,000	No	/ /		
01-155-0012-000	2230 ELM ST	02/18/22	\$387,450	WD	03-ARM'S LENGTH	\$387,450	\$130,300	33.63	\$317,746	\$130,689	\$256,761	\$168,520	1.524	1,917	\$133.94	4200	31.6398	FRACTIONAL STY		\$130,000	No	/ /		
01-155-0014-000	2216 ELM ST	04/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,600	42.64	\$246,017	\$130,000	\$120,000	\$104,520	1.148	1,344	\$89.29	4200	5.9120	2 STY		\$130,000	No	/ /		
01-155-0018-000	105 NORTH AVE	02/03/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$71,000	33.49	\$167,773	\$66,727	\$145,273	\$91,032	1.596	1,234	\$117.73	4200	38.8611	FRACTIONAL STY		\$65,000	No	/ /		
01-157-0010-000	229 NORTH AVE	04/23/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$61,500	43.01	\$160,777	\$60,944	\$82,056	\$89,940	0.912	934	\$87.85	4200	29.4882	RANCH/1STY		\$60,944	No	/ /		
01-159-0002-000	240 EDGEWATER DR	03/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$126,000	66.32	\$280,994	\$138,831	\$51,169	\$137,084	0.373	1,996	\$25.64	4200	83.3959	FRACTIONAL STY		\$136,032	No	/ /		
01-159-0005-000	220 EDGEWATER DR	07/28/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$147,300	38.76	\$341,949	\$136,032	\$243,968	\$185,511	1.315	1,770	\$137.84	4200	10.7888	FRACTIONAL STY		\$136,032	No	/ /		
01-159-0010-000	316 CONLEY AVE	11/24/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,700	37.83	\$150,874	\$23,075	\$126,825	\$115,134	1.102	1,380	\$91.90	4200	10.5687	FRACTIONAL STY		\$22,500	No	/ /		
01-159-0030-000	438 WILLARD AVE	08/31/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$73,500	29.88	\$243,285	\$118,192	\$127,808	\$112,696	1.134	1,466	\$87.18	4200	7.3136	FRACTIONAL STY		\$117,000	No	/ /		
01-159-0049-000	418 RUSKIN AVE	08/01/22	\$138,600	WD	03-ARM'S LENGTH	\$138,600	\$72,200	52.09	\$170,617	\$66,166	\$72,434	\$94,100	0.770	1,348	\$53.73	4200	43.7472	FRACTIONAL STY		\$65,000	No	/ /		
01-161-0002-000	2002 E PARK DR	06/30/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$305,300	44.57	\$787,764	\$117,678	\$567,322	\$603,681	0.940	5,013	\$113.17	4200	26.7456	FRACTIONAL STY		\$109,460	No	/ /		
01-169-0005-000	422 EDGEWATER DR	04/13/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$34,800	27.84	\$95,598	\$26,139	\$98,861	\$62,576	1.580	845	\$117.00	4200	37.2636	RANCH/1STY		\$21,870	No	/ /		
01-169-0008-000	314 EDGEWATER DR	04/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,400	35.36	\$232,831	\$62,023	\$187,977	\$153,881	1.222	1,756	\$107.05	4200	1.4346	FRACTIONAL STY		\$56,100	No	/ /		
<b>Totals:</b>			<b>\$11,525,950</b>			<b>\$11,525,950</b>	<b>\$4,341,500</b>		<b>\$10,919,062</b>	<b>\$7,722,229</b>	<b>\$6,447,819</b>			<b>\$104.11</b>			<b>0.9577</b>							
						<b>Sale. Ratio =&gt;</b>		<b>37.67</b>			<b>E.C.F. =&gt;</b>	<b>1.198</b>		<b>Std. Deviation=&gt;</b>	<b>0.28427297</b>									
						<b>Std. Dev. =&gt;</b>	<b>7.99</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.207</b>		<b>Ave. Variance=&gt;</b>	<b>22.3686</b>			<b>Coefficient of Var=&gt;</b>	<b>18.52890784</b>					

Removed condo parcels

Remove 01-111-0042-000 no home on parcel

Remove 01-135-0017-000 vacant land sale

Remove 01-135-0025-000 no home on parcel

Remove 01-111-0034-000 outlier

Remove 01-169-0004-000 outlier

Remove 01-131-0102-000 outlier

Remove 01-159-0034-000 outlier

Adjusted 01-127-0035-000 with updated appraisal values

Remove 01-165-0023-000 outlier

Remove 01-159-0038-050 purchased as rental not typical of neighborhood