

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Appr. by Eq.	Land Table	Property Class	Building Depr.		
52 003 03 0137 000	22525 CANDACE	08/31/23	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$79,600	36.20	\$166,683	\$35,750	\$184,150	\$96,345	1.911	1,368	\$134.61	20	40.3049	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	45		
52 003 03 0157 000	31745 E DITNER	08/08/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,900	40.40	\$188,064	\$35,750	\$189,250	\$112,078	1.689	1,752	\$108.02	20	18.0247	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	52		
52 003 03 0160 000	31709 E DITNER	06/30/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,700	43.08	\$166,628	\$37,205	\$147,795	\$95,234	1.552	1,368	\$108.04	20	4.3605	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	45		
52 003 03 0164 000	31643 E DITNER	03/10/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$67,700	34.72	\$153,759	\$35,750	\$159,250	\$86,835	1.834	1,368	\$116.41	20	32.5625	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	47		
52 003 03 0170 000	31630 E DITNER	10/04/23	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$77,600	56.23	\$159,991	\$35,750	\$102,250	\$91,421	1.118	1,368	\$74.74	20	38.9856	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	45		
52 003 03 0170 000	31630 E DITNER	01/25/23	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$71,200	51.59	\$151,568	\$35,750	\$102,250	\$87,874	1.164	1,368	\$74.74	20	34.4712	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	46		
52 003 04 0224 000	31833 LAFLER	12/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,900	45.45	\$195,411	\$40,950	\$159,050	\$113,658	1.399	1,339	\$118.78	20	10.8933	1.00 STORY		\$40,950	No	HURON RIVER GARDENS	401	45		
52 003 04 0237 000	31739 LAFLER	09/01/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,100	38.19	\$176,837	\$35,750	\$179,250	\$103,817	1.727	1,060	\$169.10	20	21.8291	1.25 STORY		\$35,750	No	HURON RIVER GARDENS	401	45		
52 003 04 0253 000	31617 LAFLER	02/06/23	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$62,900	36.36	\$135,583	\$35,750	\$137,250	\$75,746	1.812	1,141	\$120.29	20	30.3672	1.00 STORY		\$35,750	No	HURON RIVER GARDENS	401	45		
52 003 04 0261 000	21936 CANDACE	11/10/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$78,600	41.37	\$170,960	\$43,550	\$146,450	\$96,669	1.515	1,323	\$110.70	20	0.6651	BI-LEVEL		\$43,550	No	HURON RIVER GARDENS	401	46		
52 003 04 0276 000	22424 CANDACE	07/18/22	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$73,700	36.13	\$156,659	\$37,050	\$166,950	\$90,750	1.840	1,407	\$118.66	20	33.1353	BI-LEVEL		\$37,050	No	HURON RIVER GARDENS	401	47		
52 003 04 0293 000	31850 LYNNE	03/02/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$80,500	44.72	\$177,317	\$61,489	\$118,511	\$85,230	1.390	925	\$128.12	20	11.7830	1.00 STORY		\$45,500	No	HURON RIVER GARDENS	401	45		
52 003 04 0346 000	31654 WILLIAM CT	07/28/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$122,900	46.38	\$253,958	\$61,181	\$203,819	\$141,852	1.437	1,855	\$109.88	20	7.1467	QUAD/TRI-LEVEL		\$55,900	No	HURON RIVER GARDENS	401	53		
52 003 04 0347 000	31658 WILLIAM CT	11/03/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,300	42.15	\$185,691	\$56,875	\$143,125	\$97,736	1.464	1,323	\$108.18	20	4.3904	BI-LEVEL		\$56,875	No	HURON RIVER GARDENS	401	51		
52 003 04 0361 000	31764 LAFLER	10/25/22	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$75,900	40.81	\$162,832	\$37,119	\$148,881	\$95,382	1.561	1,060	\$140.45	20	5.2589	1.25 STORY		\$35,750	No	HURON RIVER GARDENS	401	53		
52 003 04 0381 000	31775 LYNNE	10/17/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$68,900	41.76	\$146,595	\$35,750	\$129,250	\$84,101	1.537	925	\$139.73	20	2.8535	1.00 STORY		\$35,750	No	HURON RIVER GARDENS	401	51		
52 003 05 0408 000	22439 SILVER CREEK	08/30/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$93,500	43.49	\$193,468	\$37,050	\$177,950	\$115,098	1.546	1,229	\$144.79	20	3.7767	1.00 STORY		\$37,050	No	HURON RIVER GARDENS	401	53		
52 003 05 0413 000	22233 SILVER CREEK LN	07/08/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,700	45.27	\$159,464	\$35,750	\$129,250	\$93,865	1.377	954	\$135.48	20	13.1331	1.00 STORY		\$35,750	No	HURON RIVER GARDENS	401	51		
52 003 05 0430 000	22050 SILVER CREEK LN	02/07/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$87,900	51.71	\$188,613	\$37,061	\$132,939	\$114,986	1.156	954	\$139.35	20	35.2180	1.00 STORY		\$35,750	No	HURON RIVER GARDENS	401	66		
52 004 02 0002 000	31750 CARA LANE	01/12/24	\$191,900	WD	03-ARM'S LENGTH	\$191,900	\$81,500	42.47	\$168,064	\$40,950	\$150,950	\$93,535	1.614	1,368	\$110.34	20	10.5526	BI-LEVEL		\$40,950	No	HURON RIVER GARDENS	401	51		
52 004 02 0009 000	23512 HURON RIVER	08/21/23	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$78,100	45.54	\$161,129	\$37,050	\$134,450	\$91,302	1.473	925	\$145.35	20	3.5719	1.00 STORY		\$37,050	No	HURON RIVER GARDENS	401	49		
52 004 02 0018 000	23153 W DITNER	02/17/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$67,200	44.80	\$142,852	\$36,400	\$113,600	\$80,768	1.407	1,368	\$83.04	20	10.1808	BI-LEVEL		\$36,400	No	HURON RIVER GARDENS	401	53		
52 004 02 0027 000	23463 W DITNER	12/15/22	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$81,100	43.60	\$174,383	\$36,075	\$149,925	\$104,938	1.429	1,368	\$109.59	20	7.9605	BI-LEVEL		\$36,075	No	HURON RIVER GARDENS	401	60		
52 004 02 0029 000	23511 W DITNER	12/30/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,900	43.94	\$164,188	\$35,750	\$139,250	\$97,449	1.429	1,368	\$101.79	20	7.9359	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	58		
52 004 02 0050 000	23510 W DITNER	07/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,700	46.47	\$152,685	\$39,819	\$110,181	\$85,634	1.287	1,368	\$80.54	20	22.1663	BI-LEVEL		\$37,375	No	HURON RIVER GARDENS	401	51		
52 004 02 0071 000	23500 ASTRID LANE	05/19/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$104,800	51.12	\$215,177	\$83,297	\$121,703	\$97,042	1.254	1,368	\$88.96	20	25.4181	BI-LEVEL		\$76,700	No	HURON RIVER GARDENS	401	51		
52 004 02 0074 000	23438 ASTRID LANE	07/25/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$72,200	40.11	\$156,202	\$40,549	\$139,451	\$87,749	1.589	1,368	\$101.94	20	8.0897	BI-LEVEL		\$37,700	No	HURON RIVER GARDENS	401	47		
52 004 02 0086 000	31686 OLMSTEAD	05/30/23	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$76,100	38.53	\$156,980	\$33,800	\$163,700	\$90,640	1.806	1,368	\$119.66	20	29.7733	BI-LEVEL		\$33,800	No	HURON RIVER GARDENS	401	47		
52 004 02 0089 000	31644 OLMSTEAD	02/27/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$84,400	48.23	\$180,813	\$43,700	\$131,300	\$100,744	1.303	1,368	\$95.98	20	20.5009	BI-LEVEL		\$43,700	No	HURON RIVER GARDENS	401	52		
52 004 02 0090 000	31630 OLMSTEAD	05/02/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$78,300	34.49	\$172,478	\$42,918	\$184,082	\$95,335	1.931	1,368	\$134.56	20	42.2591	BI-LEVEL		\$39,000	No	HURON RIVER GARDENS	401	49		
52 004 02 0095 000	23161 CANDACE	09/25/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$146,000	50.34	\$341,790	\$35,750	\$254,250	\$225,195	1.129	1,533	\$165.85	20	37.9287	2.00 STORY		\$35,750	No	HURON RIVER GARDENS	401	83		
52 004 02 0101 000	23421 CANDACE	04/08/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$76,700	51.13	\$153,444	\$55,250	\$94,750	\$74,502	1.272	1,368	\$69.26	20	23.6536	BI-LEVEL		\$55,250	No	HURON RIVER GARDENS	401	45		
52 004 02 0110 000	23462 CANDACE	07/12/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,900	36.36	\$150,850	\$35,750	\$159,250	\$87,329	1.824	1,368	\$116.41	20	31.5249	BI-LEVEL		\$35,750	No	HURON RIVER GARDENS	401	51		
Totals:			\$6,272,800			\$6,272,800	\$2,707,400		\$5,781,116	\$4,904,462	\$3,290,840	\$115.86			\$115.86		1.7971									
								Sale. Ratio =>	43.16					E.C.F. =>	1.490	Std. Deviation=>		0.234960569								
								Std. Dev. =>	5.51					Ave. E.C.F. =>	1.508	Ave. Variance=>		19.1114	Coefficient of Var=>		12.67074636					

1.490

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52 006 04 0125 000	22446 MATHER	03/09/23	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$59,300	52.95	\$131,697	\$34,248	\$77,752	\$81,821	0.950	1,076	\$72.26	00010	37.3582	1.00 STORY	\$30,957	No		PLATTED PARCELS	401	45							
52 005 01 0157 003	23145 HURON RIVER	09/27/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$115,700	50.97	\$238,043	\$71,626	\$155,374	\$139,729	1.112	1,720	\$90.33	00010	21.1881	2.00 STORY	\$71,626	No		PLATTED PARCELS	401	49							
52 011 99 0018 000	20315 HURON RIVER	02/09/24	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$84,800	48.74	\$176,306	\$60,700	\$113,300	\$97,066	1.167	1,020	\$111.08	00010	15.6606	1.00 STORY	\$60,700	No		PLATTED PARCELS	401	45							
52 006 08 0022 000	32745 BURTON	09/28/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$85,900	46.43	\$185,419	\$31,636	\$153,364	\$129,121	1.188	1,950	\$78.65	00010	13.6094	1.75 STORY	\$29,591	No		PLATTED PARCELS	401	49							
52 014 01 0003 000	21983 HURON RIVER	03/07/23	\$242,200	PTA	03-ARM'S LENGTH	\$242,200	\$98,700	40.75	\$221,134	\$40,062	\$202,138	\$152,034	1.330	2,299	\$87.92	00010	0.5712	2.00 STORY	\$40,062	No	52 014 01 0002 314	PLATTED PARCELS	401	45							
52 009 02 0105 002	21809 WASHINGTON	03/30/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$60,600	41.79	\$133,328	\$45,525	\$99,475	\$73,722	1.349	1,421	\$70.00	00010	2.5475	QUAD/TRI-LEVEL	\$45,525	No		PLATTED PARCELS	401	38							
52 009 01 0009 000	21830 LINCOLN	01/22/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$87,100	42.28	\$181,006	\$26,405	\$179,595	\$129,808	1.384	1,440	\$124.72	00010	5.9697	1.25 STORY	\$26,405	No		PLATTED PARCELS	401	62							
52 005 02 0005 000	23849 HURON RIVER	12/28/22	\$374,000	PTA	03-ARM'S LENGTH	\$374,000	\$147,900	39.55	\$316,564	\$58,200	\$315,800	\$224,664	1.406	2,547	\$123.99	00010	8.1803	2.00 STORY	\$58,200	No		PLATTED PARCELS	401	53							
52 009 02 0067 000	21732 ROOSEVELT	01/09/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,500	40.38	\$111,643	\$30,000	\$100,000	\$70,994	1.409	825	\$121.21	00010	8.4722	1.00 STORY	\$30,000	No		PLATTED PARCELS	401	54							
52 009 02 0073 000	21950 ROOSEVELT	06/02/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,500	41.32	\$162,580	\$30,350	\$159,650	\$111,024	1.438	1,080	\$147.82	00010	11.4124	1.25 STORY	\$30,350	No		PLATTED PARCELS	401	56							
52 014 02 0020 000	33403 SWALLOW	05/31/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$65,500	38.53	\$139,809	\$30,000	\$140,000	\$95,486	1.466	1,212	\$115.51	00010	14.2333	1.25 STORY	\$30,000	No		PLATTED PARCELS	401	56							
52 009 02 0138 000	21795 LINCOLN	05/31/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,400	37.76	\$165,832	\$30,000	\$175,000	\$118,115	1.482	1,604	\$109.10	00010	15.7760	1.00 STORY	\$30,000	No		PLATTED PARCELS	401	56							
52 006 02 0034 000	32015 HAZEL	08/31/22	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$51,300	37.17	\$110,734	\$28,302	\$109,698	\$71,680	1.530	1,143	\$95.97	00010	20.6536	1.00 STORY	\$26,400	No		PLATTED PARCELS	401	45							
Totals:			\$2,498,200			\$2,498,200	\$1,065,200		\$2,274,095		\$1,981,146	\$1,495,264			\$103.74		0.1098														
								Sale. Ratio =>	42.64									E.C.F. =>	1.325									Std. Deviation=>	0.169913472		
								Std. Dev. =>	5.14									Ave. E.C.F. =>	1.324									Ave. Variance=>	13.5102	Coefficient of Var=>	10.20523838
																								1.325							

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52 003 02 0001 000	31137 OLMSTEAD	11/01/23	\$384,900	PTA	03-ARM'S LENGTH	\$384,900	\$129,200	33.57	\$267,225	\$49,220	\$335,680	\$160,298	2.094	1,998	\$168.01	00020	67.8299	1.00 STORY	\$49,220	No	RES ACREAGE	401	42
52 010 99 0012 004	32346 TRUMAN	09/29/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$154,200	73.43	\$266,143	\$30,967	\$179,033	\$185,178	0.967	2,358	\$75.93	00020	44.8988	1.00 STORY	\$30,967	No	RES ACREAGE	401	51
52 010 99 0035 713	32000 LIPAROTO	03/24/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$15,700	3.05	\$585,126	\$35,458	\$479,542	\$404,168	1.186	2,117	\$226.52	00020	22.9311	1.00 STORY	\$33,881	No	RES ACREAGE	401	99
Totals:			\$1,109,900			\$1,109,900	\$299,100		\$1,118,494		\$994,255	\$749,643			\$156.82		8.9500						
							Sale. Ratio =>	26.95				E.C.F. =>	1.326			Std. Deviation=>	0.59760464						
							Std. Dev. =>	35.29				Ave. E.C.F. =>	1.416			Ave. Variance=>	45.2199	Coefficient of Var=>	31.93939411				

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52 014 03 0001 000	33160 SWALLOW	09/09/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$83,600	37.16	\$179,014	\$40,000	\$185,000	\$146,331	1.264	1,246	\$148.48	0040	26.0121	1.00 STORY	\$40,000	No	401	78	
52 014 03 0004 000	33172 SWALLOW	05/02/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$83,200	30.25	\$165,002	\$40,000	\$235,000	\$131,581	1.786	1,243	\$189.06	0040	26.1590	1.00 STORY	\$40,000	No	401	75	
52 014 03 0007 000	33184 SWALLOW	11/03/23	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$29,000	8.06	\$250,058	\$40,000	\$319,900	\$210,058	1.523	2,000	\$159.95	0040	0.1469	1.00 STORY	\$40,000	No	407	92	
Totals:			\$859,900			\$859,900	\$195,800		\$594,074		\$739,900	\$487,970			\$165.83		0.8099						
								Sale. Ratio =>	22.77					E.C.F. =>	1.516	Std. Deviation=>		0.260858298					
								Std. Dev. =>	15.20					Ave. E.C.F. =>	1.524	Ave. Variance=>		17.4393	Coefficient of Var=>		11.44025418		

land table correction taken into account for incre: 1.100