

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate Group 1		
52 004 04 0005 000	23212 HURON RIVER	10/26/21	\$280,500	PTA	03-ARM'S LENGTH	\$280,500	\$152,700	54.44	\$302,416	\$18,084	\$40,000	75.0	195.0	0.34	0.41	\$241	\$53,821	\$1.24	75.00	0040	MALEN GARDEN CONDO	407	MALEN GARDEN CO		
52 004 04 0007 000	31694 OLMSTEAD	07/31/20	\$17,000	PTA	03-ARM'S LENGTH	\$17,000	\$15,800	92.94	\$40,000	\$17,000	\$40,000	70.0	195.0	0.31	0.31	\$243	\$54,313	\$1.25	70.00	0040	MALEN GARDEN CONDO	407	MALEN GARDEN CO		
52 004 04 0007 000	31694 OLMSTEAD	03/23/22	\$16,000	PTA	03-ARM'S LENGTH	\$16,000	\$20,000	125.00	\$40,000	\$16,000	\$40,000	70.0	195.0	0.31	0.31	\$229	\$51,118	\$1.17	70.00	0040	MALEN GARDEN CONDO	407	MALEN GARDEN CO		
Totals:			\$313,500			\$313,500	\$188,500			\$382,416	\$51,084	\$120,000	215.0	0.96		1.04									
								Sale. Ratio ==>	60.13	Average					Average			Average							
								Std. Dev. ==>	35.33	per FF=>			\$238	per Net Acre=>		53,101.87	per SqFt=>		\$1.22						
																		ADJ for time		\$1.46					

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52 004 03 0024 000	20044 LEZOTTE	07/12/22	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$138,400	33.35	\$297,393	\$173,607	\$56,000	80.0	146.0	0.27	0.27	\$2,170	\$647,787	\$14.87	80.00	3652		MEADOWS, SCARTON, LIPARATO		401	STANDARD
52 004 03 0024 000	20044 LEZOTTE	08/31/23	\$429,900	PTA	03-ARM'S LENGTH	\$429,900	\$176,400	41.03	\$366,896	\$123,404	\$60,400	80.0	146.0	0.27	0.27	\$1,543	\$460,463	\$10.57	80.00	3652		MEADOWS, SCARTON, LIPARATO		401	STANDARD
52 004 03 0086 000	20092 CANDACE	06/23/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$162,800	53.38	\$337,327	\$50,723	\$83,050	110.0	122.0	0.31	0.31	\$461	\$164,685	\$3.78	110.00	3652	58318/887	MEADOWS, SCARTON, LIPARATO		401	STANDARD
52 010 01 0011 000	32609 TRUMAN	01/27/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,800	47.20	\$149,300	\$53,200	\$52,500	75.0	110.0	0.19	0.19	\$709	\$281,481	\$6.46	75.00	3652		MEADOWS, SCARTON, LIPARATO		401	STANDARD
52 010 02 0001 000	20011 JOSEPHINE	06/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,400	37.47	\$240,535	\$113,365	\$53,900	77.0	110.0	0.19	0.19	\$1,472	\$584,356	\$13.41	77.00	3652	57701/52	MEADOWS, SCARTON, LIPARATO		401	STANDARD
52 010 02 0006 000	32811 LIPAROTO	04/21/22	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$146,100	45.66	\$289,134	\$109,266	\$78,400	112.0	115.0	0.30	0.30	\$976	\$369,142	\$8.47	112.00	3652	57589/462	MEADOWS, SCARTON, LIPARATO		401	STANDARD
52 010 02 0007 000	32765 LIPAROTO	09/07/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$155,500	46.42	\$335,809	\$47,491	\$48,300	69.0	110.0	0.17	0.17	\$688	\$272,937	\$6.27	69.00	3652	57870/1368	MEADOWS, SCARTON, LIPARATO		401	STANDARD
Totals:			\$2,254,900			\$2,254,900	\$962,400		\$2,016,394	\$671,056	\$432,550	603.0		1.70	1.70										
							Sale. Ratio =>	42.68			Average			Average				Average							
							Std. Dev. =>	6.71			per FF=>	\$1,113		per Net Acre=>	395,436.65			per SqFt=>	\$9.08						
													1,110.0												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
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	\$60,583	\$71,626	118.0	120.0	0.33	0.33	\$513	\$186,409	\$4.28	118.00	00010		PLATTED PARCELS	401	STANDARD
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	\$115,636	\$58,200	97.0	244.0	0.54	0.54	\$1,192	\$212,958	\$4.89	97.00	00010		PLATTED PARCELS	401	STANDARD
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	\$53,666	\$26,400	44.0	135.0	0.14	0.14	\$1,220	\$394,603	\$9.06	44.00	00010		PLATTED PARCELS	401	STANDARD
52 006 04 0124 000	22434 MATHER	09/07/23	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$41,100	32.36	\$85,742	\$65,538	\$24,280	40.0	109.0	0.10	0.10	\$1,638	\$655,380	\$15.05	40.00	00010		PLATTED PARCELS	401	STANDARD
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	\$11,260	\$30,957	51.0	113.5	0.13	0.13	\$221	\$84,662	\$1.94	51.00	00010		PLATTED PARCELS	401	STANDARD
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	\$29,172	\$29,591	48.8	135.0	0.15	0.15	\$598	\$193,192	\$4.44	48.75	00010		PLATTED PARCELS	401	STANDARD
52 006 08 0078 000	32727 CHURCH	06/27/22	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$44,800	32.23	\$96,324	\$69,376	\$26,700	44.5	105.0	0.11	0.11	\$1,559	\$648,374	\$14.88	44.50	00010		PLATTED PARCELS	401	STANDARD
52 006 08 0098 301	32710 CHURCH	10/04/22	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$62,700	32.83	\$141,133	\$78,967	\$29,100	48.5	105.0	0.12	0.12	\$1,628	\$674,932	\$15.49	48.50	00010		PLATTED PARCELS	401	STANDARD
52 006 08 0099 000	32730 CHURCH	10/17/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$63,100	33.23	\$131,762	\$94,558	\$36,420	60.0	109.0	0.15	0.15	\$1,576	\$630,387	\$14.47	60.00	00010		PLATTED PARCELS	401	STANDARD
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	\$51,399	\$26,405	43.5	140.0	0.14	0.14	\$1,182	\$367,136	\$8.43	43.50	00010		PLATTED PARCELS	401	STANDARD
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	\$48,357	\$30,000	50.0	140.0	0.16	0.16	\$967	\$300,354	\$6.90	50.00	00010		PLATTED PARCELS	401	STANDARD
52 009 02 0072 000	21934 ROOSEVELT	11/03/22	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$37,900	33.54	\$79,661	\$63,339	\$30,000	50.0	140.0	0.16	0.16	\$1,267	\$393,410	\$9.03	50.00	00010		PLATTED PARCELS	401	STANDARD
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	\$57,770	\$30,350	50.0	140.0	0.16	0.16	\$1,155	\$358,820	\$8.24	50.00	00010		PLATTED PARCELS	401	STANDARD
52 009 02 0080 000	21823 MCKINLEY	05/03/23	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$96,700	74.10	\$208,498	(\$17,298)	\$60,700	100.0	140.0	0.32	0.32	(\$173)	(\$53,888)	(\$1.24)	100.00	00010		PLATTED PARCELS	401	STANDARD
52 009 02 0080 000	21823 MCKINLEY	09/26/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$96,700	69.07	\$185,611	\$28,589	\$74,200	100.0	140.0	0.32	0.32	\$286	\$89,062	\$2.04	100.00	00010		PLATTED PARCELS	401	STANDARD
52 009 02 0089 000	21714 MCKINLEY	03/11/24	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$78,800	57.10	\$175,680	\$36,520	\$74,200	100.0	130.0	0.30	0.30	\$365	\$122,550	\$2.81	100.00	00010		PLATTED PARCELS	401	STANDARD
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	\$57,197	\$45,525	75.0	130.0	0.22	0.22	\$763	\$255,344	\$5.86	75.00	00010		PLATTED PARCELS	401	STANDARD
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	\$69,168	\$30,000	50.0	130.0	0.15	0.15	\$1,383	\$464,215	\$10.66	50.00	00010		PLATTED PARCELS	401	STANDARD
52 009 03 0015 008	21906 HURON RIVER	08/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,100	30.65	\$109,854	\$112,946	\$52,800	88.0	146.0	0.30	0.30	\$1,283	\$382,868	\$8.79	88.00	00010		PLATTED PARCELS	401	STANDARD
52 009 04 0004 000	21132 HURON RIVER	03/29/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$54,700	36.47	\$121,468	\$77,504	\$48,972	66.0	270.0	0.41	0.41	\$1,174	\$189,496	\$4.35	66.00	00010		PLATTED PARCELS	401	STANDARD
52 010 99 0030 702	32131 TRUMAN	06/16/23	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$20,000	36.36	\$40,062	\$55,000	\$40,062	66.0	110.0	0.17	0.17	\$833	\$329,341	\$7.56	66.00	00010	52 010 99 0030 703	PLATTED PARCELS	402	STANDARD
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	\$58,394	\$60,700	100.0	330.0	0.76	0.76	\$584	\$76,834	\$1.76	100.00	00010		PLATTED PARCELS	401	STANDARD
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	\$61,128	\$40,062	66.0	110.0	0.17	0.17	\$926	\$366,036	\$8.40	66.00	00010	52 014 01 0002 314	PLATTED PARCELS	401	STANDARD
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	\$60,191	\$30,000	50.0	144.0	0.17	0.17	\$1,204	\$364,794	\$8.37	50.00	00010		PLATTED PARCELS	401	STANDARD
52 014 02 0023 000	33443 SWALLOW	02/07/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$69,700	30.32	\$153,372	\$106,878	\$30,350	50.0	156.0	0.18	0.18	\$2,138	\$597,084	\$13.71	50.00	00010		PLATTED PARCELS	401	STANDARD
Totals:			\$4,271,500			\$4,271,500	\$1,783,500		\$3,803,262	\$1,505,838	\$1,037,600	1,656.3		5.84	5.84									
							Sale. Ratio =>	41.75			Average			Average										
							Std. Dev. =>	11.31			per FF=>	\$909		per Net Acre=>	257,848.97			Average						
																		per SqFt=>	\$5.92					

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52 003 04 0335 000	22133 CANDACE	08/17/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$83,400	74.46	\$177,393	(\$29,643)	\$35,750	55.0	120.0	0.15	0.15	(\$539)	(\$195,020)	(\$4.48)	55.00	20	58425/510	HURON RIVER GARDENS	401	STANDARD	
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	(\$16,040)	\$35,750	55.0	120.0	0.15	0.15	(\$292)	(\$105,526)	(\$2.42)	55.00	20	58481/1253	HURON RIVER GARDENS	401	STANDARD	
52 003 03 0170 000	23630 E DITNER	10/04/23	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$77,600	56.23	\$159,991	\$13,759	\$35,750	55.0	130.0	0.16	0.16	\$250	\$83,896	\$1.93	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$17,137	\$35,750	55.0	134.0	0.17	0.17	\$312	\$101,402	\$2.33	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$22,182	\$35,750	55.0	130.0	0.16	0.16	\$403	\$135,256	\$3.11	55.00	20	58054:1178	HURON RIVER GARDENS	401	STANDARD	
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	\$34,690	\$37,375	57.5	115.0	0.15	0.15	\$603	\$228,224	\$5.24	57.50	20	57810/959	HURON RIVER GARDENS	401	STANDARD	
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	\$37,887	\$43,700	57.5	115.0	0.15	0.15	\$659	\$249,257	\$5.72	57.50	20		HURON RIVER GARDENS	401	STANDARD	
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	\$41,286	\$35,750	55.0	135.0	0.17	0.17	\$751	\$242,859	\$5.58	55.00	20	57744/472	HURON RIVER GARDENS	401	STANDARD	
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	\$43,548	\$36,400	56.0	118.0	0.15	0.15	\$778	\$286,500	\$6.58	56.00	20		HURON RIVER GARDENS	401	STANDARD	
52 003 04 0224 000	31833 LAFLE	12/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,900	45.45	\$195,411	\$45,539	\$40,950	63.0	121.0	0.18	0.18	\$723	\$260,223	\$5.97	63.00	20	58622:754	HURON RIVER GARDENS	401	STANDARD	
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	\$46,562	\$35,750	55.0	120.0	0.15	0.15	\$847	\$306,329	\$7.03	55.00	20	58031:185	HURON RIVER GARDENS	401	STANDARD	
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	\$47,421	\$37,050	57.0	125.0	0.16	0.16	\$832	\$289,152	\$6.64	57.00	20	58424/686	HURON RIVER GARDENS	401	STANDARD	
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	\$47,692	\$36,075	55.5	117.0	0.15	0.15	\$859	\$320,081	\$7.35	55.50	20	58006/488	HURON RIVER GARDENS	401	STANDARD	
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	\$48,183	\$45,500	70.0	128.0	0.21	0.21	\$688	\$233,898	\$5.37	70.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$51,806	\$55,250	85.0	90.0	0.18	0.18	\$609	\$294,352	\$6.76	85.00	20	57576/1106	HURON RIVER GARDENS	401	STANDARD	
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	\$54,122	\$35,750	55.0	125.0	0.16	0.16	\$984	\$342,544	\$7.86	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$54,155	\$35,750	55.0	120.0	0.15	0.15	\$985	\$356,283	\$8.18	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$58,582	\$37,050	57.0	135.0	0.18	0.18	\$1,028	\$330,972	\$7.60	57.00	20	58440/1338	HURON RIVER GARDENS	401	STANDARD	
52 003 04 0361 000	31764 LAFLE	10/25/22	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$75,900	40.81	\$162,832	\$58,918	\$35,750	55.0	128.0	0.16	0.16	\$1,071	\$363,691	\$8.35	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$61,498	\$37,700	58.0	119.0	0.16	0.16	\$1,060	\$389,228	\$8.94	58.00	20	57815:1219	HURON RIVER GARDENS	401	STANDARD	
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	\$62,590	\$43,550	67.0	166.0	0.26	0.26	\$934	\$245,451	\$5.63	67.00	20	57960:307	HURON RIVER GARDENS	401	STANDARD	
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	\$64,786	\$40,950	63.0	110.0	0.16	0.16	\$1,028	\$407,459	\$9.35	63.00	20	58646:91	HURON RIVER GARDENS	401	STANDARD	
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	\$66,523	\$76,700	118.0	72.0	0.20	0.20	\$564	\$341,144	\$7.83	118.00	20	58278/1165	HURON RIVER GARDENS	401	STANDARD	
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	\$66,942	\$55,900	86.0	128.0	0.25	0.25	\$778	\$264,593	\$6.07	86.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$71,184	\$56,875	87.5	112.0	0.23	0.23	\$814	\$316,373	\$7.26	87.50	20	57945:109	HURON RIVER GARDENS	401	STANDARD	
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	\$72,686	\$35,750	55.0	125.0	0.16	0.16	\$1,322	\$460,038	\$10.56	55.00	20		HURON RIVER GARDENS	401	STANDARD	
52 003 04 0253 000	31617 LAFLE	02/06/23	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$62,900	36.36	\$135,583	\$73,167	\$35,750	55.0	180.0	0.23	0.23	\$1,330	\$322,322	\$7.40	55.00	20		HURON RIVER GARDENS	401	STANDARD	
52 003 04 0237 000	31739 LAFLE	09/01/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,100	38.19	\$176,837	\$73,913	\$35,750	55.0	180.0	0.23	0.23	\$1,344	\$325,608	\$7.47	55.00	20	58454/1311	HURON RIVER GARDENS	401	STANDARD	
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	\$74,320	\$33,800	52.0	115.0	0.14	0.14	\$1,429	\$542,482	\$12.45	52.00	20	58279/1332	HURON RIVER GARDENS	401	STANDARD	
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	\$76,991	\$35,750	55.0	125.0	0.16	0.16	\$1,400	\$487,285	\$11.19	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$79,900	\$35,750	55.0	120.0	0.15	0.15	\$1,453	\$525,658	\$12.07	55.00	20	57767/1362	HURON RIVER GARDENS	401	STANDARD	
52 003 04 0335 000	22133 CANDACE	02/02/24	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$83,400	37.08	\$177,393	\$83,257	\$35,750	55.0	120.0	0.15	0.15	\$1,514	\$547,743	\$12.57	55.00	20		HURON RIVER GARDENS	401	STANDARD	
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	\$84,391	\$37,050	57.0	120.0	0.16	0.16	\$1,481	\$537,522	\$12.34	57.00	20		HURON RIVER GARDENS	401	STANDARD	
52 004 02 0059 000	23267 ASTRID LANE	09/08/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$63,800	34.49	\$135,513	\$84,587	\$35,100	54.0	111.0	0.14	0.14	\$1,566	\$612,949	\$14.07	54.00	20	57848/1231	HURON RIVER GARDENS	401	STANDARD	
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	\$88,967	\$35,750	55.0	120.0	0.15	0.15	\$1,618	\$585,309	\$13.44	55.00	20	58445/198	HURON RIVER GARDENS	401	STANDARD	
52 003 04 0269 000	22154 CANDACE	07/07/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$77,900	35.90	\$161,409	\$92,641	\$37,050	57.0	120.0	0.16	0.16	\$1,625	\$590,070	\$13.55	57.00	20	58337/803	HURON RIVER GARDENS	401	STANDARD	
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	\$93,522	\$39,000	60.0	115.0	0.16	0.16	\$1,559	\$591,911	\$13.59	60.00	20	58241/952	HURON RIVER GARDENS	401	STANDARD	
52 003 03 0182 000	31902 E DITNER	06/30/23	\$225,500	PTA	03-ARM'S LENGTH	\$225,500	\$86,300	38.27	\$177,826	\$97,074	\$49,400	76.0	117.5	0.21	0.21	\$1,277	\$473,532	\$10.87	76.00	20	58308/294	HURON RIVER GARDENS	401	STANDARD	
52 003 03 0166 000	22539 CANDACE	11/13/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$73,300	33.32	\$155,723	\$100,027	\$35,750	55.0	120.0	0.15	0.15	\$1,819	\$658,072	\$15.11	55.00	20		HURON RIVER GARDENS	401	STANDARD	
52 003 03 0150 000	31866 LYNNE	08/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$78,500	35.68	\$161,351	\$104,929	\$46,280	71.2	128.1	0.21	0.21	\$1,474	\$502,053	\$11.53	71.20	20		HURON RIVER GARDENS	401	STANDARD	
Totals:			\$7,677,200			\$7,677,200	\$3,254,000		\$6,927,724	\$2,351,681	\$1,602,205	2,455.2		6.88	6.88										
								Sale. Ratio =>	42.39					Average						Average					
								Std. Dev. =>	7.67					per FF=>						per SqFt=>					
												958.0													