

Year	2023
Economic Condition Factors	Summary
Agricultural	1.266
Commercial	0.820
Industrial	0.849
Residential	1.213
Mobile Homes	1.102
Duplex	1.150

2023

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
41-05-01-100-021	13068 PAINE AVE NW	01/15/21	\$359,874	WD	03-ARM'S LENGTH	\$359,874	\$159,500	44.32	\$319,064	\$39,013	\$249,600	\$249,600	1.286	1,565	\$205.02	ST01	1.6074	RANCH	RES 1 FAMILY	\$32,936
41-05-01-100-022	13050 PAINE AVE NW	07/27/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,600	51.05	\$301,187	\$39,409	\$255,591	\$237,333	1.077	1,557	\$164.16	ST01	19.2497	RANCH	RES 1 FAMILY	\$31,292
41-05-01-100-023	13020 PAINE AVE NW	11/12/20	\$457,900	WD	03-ARM'S LENGTH	\$457,900	\$228,700	49.95	\$457,336	\$41,460	\$416,440	\$388,684	1.130	2,199	\$189.38	ST01	13.9898	TWO-STORY	RES 1 FAMILY	\$31,976
41-05-01-100-025	12956 PAINE AVE NW	08/28/20	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$207,200	49.35	\$414,337	\$42,153	\$377,747	\$328,494	1.150	1,504	\$251.16	ST01	11.9493	RANCH	RES 1 FAMILY	\$31,720
41-05-01-401-017	12726 LONG LAKE DR NW	08/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,000	41.94	\$150,137	\$36,142	\$118,858	\$100,613	1.181	864	\$137.57	ST01	8.8095	RANCH	RES 1 FAMILY	\$33,288
41-05-01-451-001	12588 LONG LAKE DR NW	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,600	44.71	\$225,880	\$38,303	\$186,697	\$165,997	1.125	1,232	\$151.54	ST01	14.4729	RANCH	RES 1 FAMILY	\$34,500
41-05-01-451-008	12484 LONG LAKE DR NW	12/03/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$84,500	34.63	\$224,743	\$37,154	\$206,846	\$166,598	1.242	960	\$215.46	ST01	2.7838	RANCH	RES 1 FAMILY	\$34,155
41-05-01-451-013	12550 WINTER PINES DR NW	05/11/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$61,200	45.67	\$119,967	\$23,723	\$110,277	\$96,244	1.146	2,040	\$54.06	ST01	12.3622	MOBILE DW	RES 1 FAMILY	\$22,490
41-05-01-460-002	284 WINTER PINES CT NW	03/31/21	\$316,800	WD	03-ARM'S LENGTH	\$316,800	\$145,600	45.96	\$291,148	\$31,552	\$285,248	\$219,997	1.297	1,381	\$206.55	ST01	2.7174	RANCH	RES 1 FAMILY	\$27,636
41-05-01-460-008	281 WINTER PINES CT NW	04/02/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$103,900	31.97	\$326,981	\$30,849	\$294,151	\$217,061	1.355	1,339	\$219.68	ST01	8.5725	RANCH	RES 1 FAMILY	\$27,636
41-05-01-460-009	269 WINTER PINES CT NW	11/20/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$18,200	6.15	\$277,503	\$28,930	\$267,070	\$220,366	1.212	2,112	\$126.45	ST01	5.7491	RANCH	RES 1 FAMILY	\$26,376
41-05-01-475-006	255 15 MILE RD NW	08/16/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$82,500	44.35	\$186,516	\$28,957	\$157,043	\$136,778	1.148	1,056	\$148.71	ST01	12.1267	RANCH	RES 1 FAMILY	\$25,900
41-05-02-100-005	1330 16 MILE RD NW	11/19/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$106,300	42.10	\$251,108	\$61,377	\$191,123	\$168,201	1.136	1,414	\$135.16	ST01	13.3152	RANCH	RES 1 FAMILY	\$50,912
41-05-02-100-070	1380 16 MILE RD NW	07/15/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,100	42.82	\$109,336	\$39,804	\$70,196	\$63,039	1.114	660	\$106.36	ST01	15.5895	RANCH	RES 1 FAMILY	\$29,900
41-05-02-300-004	12677 STEBBINS AVE NW	08/27/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,700	39.42	\$203,622	\$32,928	\$192,072	\$150,657	1.275	1,352	\$142.07	ST01	0.5471	RANCH	RES 1 FAMILY	\$29,673
41-05-02-300-007	12795 STEBBINS AVE NW	08/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,000	39.33	\$294,990	\$39,591	\$260,409	\$225,418	1.155	1,616	\$161.14	ST01	11.4203	RANCH	RES 1 FAMILY	\$33,360
41-05-03-100-012	13080 BALL CREEK RD NW	07/16/20	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$57,100	69.21	\$114,997	\$37,611	\$44,889	\$68,302	0.657	824	\$54.48	ST01	61.2213	RANCH	RES 1 FAMILY	\$36,058
41-05-03-400-007	1931 15 MILE RD NW	09/11/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$100,300	32.67	\$275,279	\$98,106	\$208,894	\$156,375	1.336	1,673	\$124.86	ST01	6.6424	TWO-STORY	RES 1 FAMILY	\$96,189
41-05-03-400-049	1931 15 MILE RD NW	09/11/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$100,300	32.67	\$275,279	\$98,106	\$208,894	\$156,375	1.336	1,673	\$124.86	ST01	6.6424	TWO-STORY	RES 1 FAMILY	\$96,189
41-05-04-200-017	13160 PHELPS AVE NW	08/14/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$49,800	28.14	\$164,245	\$56,461	\$120,539	\$95,220	1.266	1,459	\$82.62	ST01	0.3525	TWO-STORY	RES 1 FAMILY	\$49,780
41-05-05-400-008	12720 MEGAL AVE NW	12/30/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,600	37.38	\$133,582	\$38,620	\$91,320	\$75,781	1.208	928	\$98.62	ST01	6.1737	RANCH	RES 1 FAMILY	\$32,970
41-05-06-200-009	4078 16 MILE RD NW	11/10/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$99,300	40.95	\$227,750	\$39,201	\$203,299	\$166,893	1.218	1,738	\$116.97	ST01	5.1288	BI-LEVEL	RES 1 FAMILY	\$37,744
41-05-06-200-012	13103 FRUIT RIDGE AVE NW	11/12/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$98,000	40.50	\$205,988	\$38,410	\$203,590	\$148,562	1.370	1,738	\$117.14	ST01	10.0976	BI-LEVEL	RES 1 FAMILY	\$34,368
41-05-07-100-009	4724 15 MILE RD NW	10/21/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,100	36.46	\$162,359	\$29,916	\$165,084	\$116,896	1.412	1,124	\$146.87	ST01	14.2803	TWO-STORY	RES 1 FAMILY	\$24,492
41-05-08-300-014	11660 FRUIT RIDGE AVE NW	10/15/20	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$105,500	34.99	\$270,994	\$84,541	\$216,959	\$164,566	1.318	1,702	\$127.47	ST01	4.8945	TWO-STORY	RES 1 FAMILY	\$48,000
41-05-09-400-015	11889 PHELPS AVE NW	10/08/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$121,500	45.00	\$267,406	\$57,244	\$212,756	\$185,492	1.147	2,352	\$90.46	ST01	12.2444	TWO-STORY	RES 1 FAMILY	\$37,972
41-05-09-400-018	11933 PHELPS AVE NW	06/20/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,900	50.20	\$218,701	\$41,404	\$163,596	\$160,741	1.018	1,092	\$149.81	ST01	25.1665	RANCH	RES 1 FAMILY	\$36,176
41-05-11-300-025	11997 STEBBINS AVE NW	02/03/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,700	50.73	\$179,780	\$72,518	\$92,482	\$95,259	0.971	1,120	\$82.57	ST01	29.8584	RANCH	RES 1 FAMILY	\$62,794
41-05-11-400-013	11706 STEBBINS AVE NW	05/18/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,500	50.26	\$195,027	\$50,491	\$139,509	\$131,039	1.065	1,064	\$131.12	ST01	20.4791	RANCH	RES 1 FAMILY	\$46,000
41-05-12-100-003	12269 LONG LAKE DR NW	09/17/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$77,900	44.26	\$174,809	\$38,299	\$137,701	\$120,485	1.143	1,124	\$122.51	ST01	12.6545	RANCH	RES 1 FAMILY	\$34,800
41-05-12-100-040	455 MARK CT NW	02/05/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,400	44.87	\$275,047	\$57,405	\$217,695	\$180,608	1.205	2,040	\$128.66	ST01	6.4635	BI-LEVEL	RES 1 FAMILY	\$32,744
41-05-12-100-042	432 BAG END DR NW	09/10/21	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$134,300	42.43	\$298,959	\$40,658	\$275,842	\$238,585	1.207	1,800	\$153.25	ST01	6.2691	RANCH	RES 1 FAMILY	\$40,000
41-05-12-100-043	12185 LONG LAKE DR NW	03/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$92,200	30.73	\$269,192	\$53,087	\$246,913	\$182,830	1.351	1,648	\$149.83	ST01	8.1078	RANCH	RES 1 FAMILY	\$41,750
41-05-12-200-035	12384 LONG LAKE DR NW	04/17/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,700	40.37	\$167,203	\$33,554	\$156,446	\$121,169	1.291	972	\$160.95	ST01	2.1715	RANCH	RES 1 FAMILY	\$22,500
41-05-12-200-035	12384 LONG LAKE DR NW	11/05/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$85,500	37.67	\$197,619	\$41,999	\$185,001	\$137,717	1.343	972	\$190.33	ST01	7.3915	RANCH	RES 1 FAMILY	\$25,900
41-05-12-200-055	180 15 MILE RD NW	12/27/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$117,200	29.30	\$359,239	\$125,100	\$274,900	\$207,939	1.322	1,405	\$195.66	ST01	5.2596	RANCH	RES 1 FAMILY	\$91,165
41-05-12-326-001	11855 LONG LAKE DR NW	07/19/21	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$109,900	29.50	\$265,074	\$133,022	\$239,478	\$116,860	2.049	1,080	\$221.74	ST01	77.9841	RANCH	RES 1 FAMILY	\$131,364
41-05-12-351-001	11805 LONG LAKE DR NW	11/30/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,900	46.48	\$243,966	\$32,841	\$197,159	\$186,836	1.055	1,296	\$152.13	ST01	21.4178	TWO-STORY	RES 1 FAMILY	\$29,131
41-05-12-376-003	501 OLD SCHOOL FOREST LN NW	04/16/20	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$164,800	45.91	\$355,155	\$34,853	\$324,147	\$290,392	1.116	2,525	\$128.38	ST01	15.3187	TWO-STORY	RES 1 FAMILY	\$29,929
41-05-12-401-001	11978 LONG LAKE DR NW	11/05/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$84,700	31.96	\$224,305	\$51,294	\$213,706	\$153,107	1.396	1,350	\$158.30	ST01	12.6366	TWO-STORY	RES 1 FAMILY	\$44,907
41-05-12-451-008	11672 LONG LAKE DR NW	08/13/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$91,500	37.81	\$233,101	\$34,678	\$207,327	\$175,131	1.184	1,764	\$117.53	ST01	8.5615	TRI-LEVEL	RES 1 FAMILY	\$35,376
41-05-12-451-011	325 14 MILE RD NW	06/30/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$102,700	31.51	\$326,034	\$37,274	\$288,766	\$236,793	1.281	1,632	\$140.15	ST01	8.7949	TRI-LEVEL	RES 1 FAMILY	\$34,896
41-05-12-451-017	11728 LONG LAKE DR NW	09/30/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,600	41.13	\$306,340	\$65,464	\$254,536	\$212,600	1.197	1,616	\$157.16	ST01	7.2176	RANCH	RES 1 FAMILY	\$36,852
41-05-12-451-018	295 14 MILE RD NW	10/15/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$133,300	47.62	\$266,598	\$31,624	\$248,276	\$207,391	1.197	1,840	\$134.93	ST01	7.2288	BI-LEVEL	RES 1 FAMILY	\$31,624
41-05-12-476-005	113 14 MILE RD NW	03/31/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,000	32.57	\$293,668	\$84,802	\$265,198	\$177,005	1.498	1,313	\$204.98	ST01	22.8823	RANCH	RES 1 FAMILY	\$74,589
41-05-13-100-038	11287 LONG LAKE DR NW	11/25/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$85,200	58.76	\$175,712	\$52,022	\$92,978	\$109,654	0.848	1,550	\$59.99</					

41-05-15-427-003	319 DORIS ST NW	04/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,000	44.74	\$186,656	\$25,595	\$164,405	\$136,492	1.204	1,092	\$150.55	ST01	6.4929	RANCH	RES 1 FAMILY	\$19,800
41-05-15-428-001	338 DORIS ST NW	06/17/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$94,400	38.93	\$241,342	\$25,170	\$217,330	\$183,197	1.186	1,448	\$150.09	ST01	8.3107	RANCH	RES 1 FAMILY	\$20,700
41-05-15-451-024	283 DIVISION ST W NW	08/25/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,500	32.65	\$169,882	\$21,540	\$148,460	\$131,276	1.131	1,654	\$89.76	ST01	13.8529	RANCH	RES 1 FAMILY	\$20,700
41-05-15-451-044	293 DIVISION ST W NW	06/21/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,000	42.00	\$238,789	\$30,557	\$219,443	\$184,276	1.191	1,360	\$161.36	ST01	7.8590	BI-LEVEL	RES 1 FAMILY	\$20,700
41-05-15-451-064	327 DIVISION ST W NW	07/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,700	33.85	\$197,120	\$23,548	\$173,452	\$118,205	1.493	1,343	\$131.39	ST01	22.3331	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-15-451-078	20 CHARY LN NW	01/06/22	\$277,900	WD	03-ARM'S LENGTH	\$277,900	\$121,100	43.58	\$281,875	\$34,612	\$243,288	\$219,594	1.108	1,578	\$154.17	ST01	16.1530	RANCH	RES 1 FAMILY	\$29,400
41-05-15-451-097	391 DIVISION ST W NW	07/28/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$77,300	36.64	\$211,324	\$29,876	\$181,124	\$143,385	1.263	1,264	\$143.29	ST01	6.5227	TWO-STORY	RES 1 FAMILY	\$25,900
41-05-15-477-001	206 HARPER DR NW	12/06/21	\$233,400	WD	03-ARM'S LENGTH	\$233,400	\$62,300	27.89	\$150,230	\$23,328	\$200,072	\$112,294	1.782	1,092	\$133.22	ST01	51.2255	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-15-477-010	147 HARPER DR NW	08/17/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,500	37.43	\$153,839	\$25,498	\$149,520	\$113,576	1.316	953	\$156.88	ST01	4.6887	RANCH	RES 1 FAMILY	\$20,700
41-05-15-479-004	108 TERRACE DR NW	09/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,700	44.55	\$233,644	\$23,735	\$211,265	\$185,760	1.137	2,199	\$96.07	ST01	13.2128	RANCH	RES 1 FAMILY	\$20,700
41-05-15-479-017	45 ELMWOOD ST NW	08/14/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$70,800	31.47	\$204,454	\$36,410	\$188,590	\$148,318	1.272	1,448	\$130.24	ST01	0.2099	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-15-480-001	56 ELMWOOD ST NW	07/23/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$79,600	37.02	\$199,414	\$23,674	\$191,326	\$155,110	1.233	1,806	\$105.94	ST01	3.5945	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-15-480-003	53 STATE ST N NW	09/16/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,000	50.00	\$145,634	\$19,853	\$120,147	\$111,016	1.082	1,330	\$90.34	ST01	18.1718	TWO-STORY	COM VAC	\$18,900
41-05-15-480-007	31 DIVISION ST W NW	09/08/21	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$90,700	70.58	\$189,959	\$23,893	\$104,607	\$146,961	0.712	1,750	\$59.78	ST01	55.7627	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-15-480-014	36 ELMWOOD ST NW	09/16/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,000	50.00	\$145,634	\$19,853	\$120,147	\$111,016	1.082	1,330	\$90.34	ST01	18.1718	TWO-STORY	GAR SERVICE	\$18,900
41-05-16-400-037	11091 PHELPS AVE NW	03/04/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$119,100	36.09	\$330,602	\$60,438	\$230,562	\$206,071	1.308	1,464	\$184.13	ST01	3.8673	RANCH	RES 1 FAMILY	\$45,152
41-05-17-100-016	11372 FRUIT RIDGE AVE NW	07/13/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$99,100	43.09	\$223,427	\$39,657	\$190,343	\$166,609	1.142	2,244	\$84.82	ST01	12.6977	TWO-STORY	RES 1 FAMILY	\$36,114
41-05-17-300-014	3631 13 MILE RD NW	07/01/20	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$169,500	41.24	\$412,657	\$110,496	\$300,504	\$273,945	1.097	2,408	\$124.79	ST01	17.2477	RANCH	RES 1 FAMILY	\$83,262
41-05-17-300-018	3785 13 MILE RD NW	05/03/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$108,900	66.81	\$203,924	\$49,196	\$113,804	\$131,125	0.868	1,913	\$59.49	ST01	40.1526	TWO-STORY	RES 1 FAMILY	\$39,108
41-05-17-400-029	11127 PEACH RIDGE AVE NW	04/06/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$117,500	49.47	\$234,520	\$65,721	\$171,779	\$153,036	1.122	2,433	\$70.60	ST01	14.6956	TWO-STORY	RES 1 FAMILY	\$47,716
41-05-20-200-024	3460 13 MILE RD NW	12/08/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$104,700	34.10	\$307,820	\$44,061	\$262,939	\$229,875	1.144	2,090	\$125.81	ST01	12.5595	TWO-STORY	RES 1 FAMILY	\$36,120
41-05-20-400-001	10355 PEACH RIDGE AVE NW	09/24/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$101,600	30.33	\$287,636	\$97,167	\$237,833	\$168,557	1.411	1,092	\$217.80	ST01	14.1569	RANCH	RES 1 FAMILY	\$82,691
41-05-20-400-002	10295 PEACH RIDGE AVE NW	12/17/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$120,400	26.76	\$450,539	\$141,955	\$308,045	\$204,942	1.503	2,324	\$132.55	ST01	23.3659	TWO-STORY	RES 1 FAMILY	\$103,312
41-05-20-400-008	10231 PEACH RIDGE AVE NW	07/23/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$141,400	46.36	\$312,738	\$77,968	\$227,032	\$207,761	1.093	2,080	\$109.15	ST01	17.6673	TWO-STORY	RES 1 FAMILY	\$54,450
41-05-20-400-013	3485 12 MILE RD NW	09/15/20	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$392,500	30.19	\$959,401	\$362,191	\$937,809	\$527,105	1.779	2,455	\$382.00	ST01	50.9741	RANCH	RES 1 FAMILY	\$226,923
41-05-21-200-025	2625 13 MILE RD NW	02/05/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,600	38.58	\$229,912	\$51,949	\$188,051	\$158,612	1.186	1,924	\$97.74	ST01	8.3826	TWO-STORY	RES 1 FAMILY	\$49,671
41-05-22-201-005	318 DIVISION ST W NW	06/16/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$88,400	38.43	\$230,223	\$27,238	\$202,762	\$172,021	1.179	2,122	\$95.55	ST01	9.0724	TWO-STORY	RES 1 FAMILY	\$25,900
41-05-22-203-005	161 IDA RED AVE NW	07/27/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$97,900	40.62	\$219,636	\$33,811	\$207,189	\$168,472	1.230	1,168	\$177.39	ST01	3.9618	RANCH	RES 1 FAMILY	\$22,500
41-05-22-204-000	149 IDA RED AVE NW	11/13/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$120,000	46.15	\$242,094	\$29,394	\$227,078	\$185,436	1.225	1,379	\$164.67	ST01	4.4867	RANCH	RES 1 FAMILY	\$23,600
41-05-22-226-004	154 DIVISION ST W NW	07/19/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$98,300	27.31	\$321,873	\$34,077	\$287,823	\$238,138	1.429	2,190	\$148.82	ST01	15.9194	TWO-STORY	RES 1 FAMILY	\$29,400
41-05-22-226-018	59 PLEASANT ST NW	02/26/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$67,000	63.21	\$143,465	\$19,643	\$86,357	\$110,358	0.783	1,516	\$56.96	ST01	48.6913	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-22-226-018	59 PLEASANT ST NW	06/09/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$71,700	31.31	\$229,244	\$21,957	\$207,043	\$150,243	1.378	1,516	\$136.57	ST01	10.8624	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-22-226-027	44 ANDERSON ST NW	04/05/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$113,600	51.17	\$225,065	\$21,280	\$200,720	\$172,699	1.162	2,596	\$77.32	ST01	10.7176	DUPLEX	RES 2 FAMILY	\$19,800
41-05-22-227-003	38 PLEASANT ST NW	04/01/20	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$63,500	43.49	\$139,576	\$18,460	\$127,540	\$109,806	1.162	1,176	\$108.45	ST01	10.7925	RANCH	RES 1 FAMILY	\$18,000
41-05-22-227-006	84 DIVISION ST W NW	08/26/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,400	40.24	\$171,888	\$24,511	\$145,489	\$130,422	1.116	1,562	\$93.14	ST01	15.3904	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-22-227-016	75 NASH ST NW	01/11/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$58,600	33.11	\$143,378	\$19,796	\$127,204	\$110,144	1.427	1,269	\$123.88	ST01	15.7826	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-22-228-002	86 PLEASANT ST NW	07/24/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$65,800	37.82	\$147,433	\$20,317	\$153,683	\$115,246	1.334	1,206	\$127.43	ST01	6.4097	TWO-STORY	RES 1 FAMILY	\$18,000
41-05-22-228-019	39 SOUTH ST NW	05/22/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$65,400	42.75	\$153,495	\$24,403	\$128,597	\$107,971	1.191	1,252	\$102.71	ST01	7.8395	TWO-STORY	RES 1 FAMILY	\$18,000
41-05-22-229-014	165 WHITE ST NW	06/16/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$74,900	28.26	\$221,924	\$25,170	\$239,830	\$166,741	1.438	1,814	\$132.21	ST01	16.8913	BI-LEVEL	RES 1 FAMILY	\$20,700
41-05-22-229-019	130 AMELIA ST W NW	06/21/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$69,200	35.71	\$166,664	\$22,874	\$168,126	\$127,248	1.321	1,988	\$170.17	ST01	5.1821	RANCH	RES 1 FAMILY	\$20,700
41-05-22-229-020	108 AMELIA ST W NW	12/22/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$54,900	36.12	\$129,113	\$21,870	\$130,130	\$95,074	1.369	880	\$147.88	ST01	9.9301	RANCH	RES 1 FAMILY	\$18,900
41-05-22-229-028	147 GARDNER ST W NW	10/19/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$65,400	36.13	\$155,311	\$22,479	\$158,521	\$117,239	1.352	952	\$166.51	ST01	8.2688	RANCH	RES 1 FAMILY	\$18,900
41-05-22-229-028	147 GARDNER ST W NW	12/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,000	35.00	\$193,192	\$24,549	\$195,451	\$149,242	1.310	952	\$205.31	ST01	4.0200	RANCH	RES 1 FAMILY	\$20,700
41-05-22-229-030	129 GARDNER ST W NW	01/31/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$74,600	40.88	\$184,588	\$25,607	\$156,893	\$141,191	1.111	1,040	\$150.86	ST01	15.8217	RANCH	RES 1 FAMILY	\$20,700
41-05-22-230-014	113 AMELIA ST W NW	04/27/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$58,200	34.26	\$162,231	\$20,600	\$149,300	\$120,026	1.244	1,204	\$124.00	ST01	2.5534	RANCH	RES 1 FAMILY	\$19,800
41-05-22-231-004	40 SOUTH ST NW	07/15/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$60,100	27.01	\$187,894	\$29,431	\$193,069	\$140,233	1.377	1,241	\$155.58	ST01	10.7347	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-22-252-007	289 ANDERSON ST NW	12/07/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$101,400	46.30	\$221,062	\$30,339	\$188,661	\$168,781	1.118	2,012	\$93.77	ST01	15.1645	TRI-LEVEL	RES 1 FAMILY	\$25,900
41-05-22-254-002	204 BLOSSOM DR NW	11/04/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,300	40.18	\$141,877	\$24,798	\$145,202	\$103,793	1.399	759	\$191.31	ST01	12.9524	RANCH	RES 1 FAMILY	\$23,600
41-05-22-254-003	208 BLOSSOM DR NW	04/16/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$70,600	40.37	\$146,765	\$25,868	\$149,032	\$102,455	1.455	759	\$196.35	ST01	18.5180	RANCH	RES 1 FAMILY	\$24,700
41-05-22-254-008	260 CREEKSIDE ST NW	08/31/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,500	46.13	\$149,086	\$24,394	\$130,606	\$110,055	1.187	787	\$165.95	ST01	8.2691	RANCH	RES 1 FAMILY	\$23,600
41-05-22-255-005	204 HEATHERVIEW ST NW	12/09/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$68,800	33.56	\$154,368	\$24,394	\$180,806	\$145,225	1.567	845	\$213.73	ST01	29.7990	RANCH	RES CONDO	\$23,600
41-05-22-255-018	215 HEATHERVIEW ST NW	03/26/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,500	42.65	\$157,040	\$25,474	\$144,526	\$111,497								

41-05-23-177-018	332 GARDNER ST E NW	03/25/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$58,100	32.28	\$164,274	\$22,069	\$157,931	\$120,513	1.310	1,028	\$153.63	ST01	4.1064	RANCH	RES 1 FAMILY	\$19,800
41-05-23-202-008	180 MARTINDALE ST NW	08/25/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$68,200	28.66	\$199,716	\$21,582	\$216,418	\$157,641	1.373	1,064	\$203.40	ST01	10.3428	RANCH	RES 1 FAMILY	\$20,700
41-05-23-202-032	499 GARDNER ST E NW	04/01/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$69,900	33.77	\$166,343	\$24,001	\$182,999	\$120,629	1.517	1,152	\$158.85	ST01	24.7614	TWO-STORY	RES 1 FAMILY	\$19,800
41-05-23-202-035	493 LONE PINE ST NW	03/25/21	\$775,000	WD	21-NOT USED/OTHE	\$775,000	\$87,500	11.29	\$225,313	\$27,808	\$747,192	\$158,004	4.729	1,966	\$380.06	ST01	345.9515	DUPLICATE	RES 2 FAMILY	\$24,700
41-05-23-202-039	601 LONE PINE ST NW	05/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$102,500	58.57	\$182,218	\$39,848	\$135,152	\$142,696	0.947	1,684	\$80.26	ST01	32.2296	DUPLICATE	RES 2 FAMILY	\$35,076
41-05-23-251-006	452 GARDNER ST E NW	12/09/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,000	35.76	\$133,306	\$24,539	\$140,461	\$96,425	1.457	1,100	\$127.69	ST01	18.7264	RANCH	RES 1 FAMILY	\$18,900
41-05-23-251-019	463 ATKINSON ST NW	12/06/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$96,300	37.76	\$250,322	\$30,491	\$214,447	\$194,541	1.154	1,296	\$173.23	ST01	11.5382	RANCH	RES 1 FAMILY	\$20,700
41-05-23-251-022	477 ATKINSON ST NW	03/25/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$94,700	37.90	\$207,711	\$24,313	\$225,587	\$161,734	1.395	1,930	\$116.88	ST01	11.5385	BI-LEVEL	RES 1 FAMILY	\$23,600
41-05-23-252-002	528 GARDNER ST E NW	02/23/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$70,900	40.54	\$155,979	\$21,051	\$153,849	\$120,257	1.279	1,064	\$144.59	ST01	0.9910	RANCH	RES 1 FAMILY	\$18,900
41-05-23-253-010	320 MARTINDALE ST NW	07/08/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$64,400	40.76	\$151,017	\$26,411	\$131,589	\$112,970	1.165	912	\$144.29	ST01	10.4615	RANCH	RES 1 FAMILY	\$22,500
41-05-23-253-028	280 MARTINDALE ST NW	08/14/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$84,100	41.63	\$182,372	\$22,894	\$179,106	\$140,757	1.272	1,092	\$164.02	ST01	0.3018	RANCH	RES 1 FAMILY	\$18,900
41-05-23-254-001	400 TRENTREE ST NW	05/28/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,900	39.95	\$184,750	\$30,718	\$164,282	\$130,536	1.259	1,008	\$162.98	ST01	1.0905	RANCH	RES 1 FAMILY	\$27,195
41-05-23-254-006	448 TRENTREE ST NW	03/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$106,000	37.19	\$239,682	\$28,884	\$256,116	\$178,340	1.436	2,070	\$123.73	ST01	16.6682	BI-LEVEL	RES 1 FAMILY	\$21,600
41-05-23-254-007	456 TRENTREE ST NW	07/06/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$105,500	41.70	\$226,442	\$23,830	\$229,170	\$179,303	1.278	2,048	\$111.90	ST01	0.8690	BI-LEVEL	RES 1 FAMILY	\$20,700
41-05-23-254-009	472 TRENTREE ST NW	09/29/20	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$107,800	50.63	\$125,560	\$22,393	\$190,507	\$170,492	1.117	2,048	\$93.02	ST01	15.2030	BI-LEVEL	RES 1 FAMILY	\$18,900
41-05-23-254-010	480 TRENTREE ST NW	10/19/20	\$214,500	WD	03-ARM'S LENGTH	\$214,500	\$104,400	48.67	\$208,856	\$21,534	\$192,966	\$165,333	1.167	1,872	\$103.08	ST01	10.2291	BI-LEVEL	RES 1 FAMILY	\$18,900
41-05-23-254-011	488 TRENTREE ST NW	05/06/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$114,500	50.91	\$229,054	\$23,299	\$201,601	\$174,369	1.156	2,048	\$98.44	ST01	11.3251	BI-LEVEL	RES 1 FAMILY	\$20,700
41-05-23-254-014	520 TRENTREE ST NW	08/20/21	\$254,865	WD	03-ARM'S LENGTH	\$254,865	\$133,800	52.50	\$257,574	\$23,718	\$231,447	\$215,802	1.071	2,064	\$111.99	ST01	19.8320	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-23-255-021	298 MAZIEZ CT NW	11/10/21	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$80,100	31.28	\$203,955	\$27,587	\$234,913	\$156,078	1.505	1,592	\$147.56	ST01	23.5679	BI-LEVEL	RES 1 FAMILY	\$20,700
41-05-23-255-034	485 TRENTREE ST NW	12/22/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$123,500	49.90	\$246,985	\$21,007	\$226,493	\$201,048	1.127	2,064	\$109.73	ST01	14.2867	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-255-035	327 TAYLOR PLACE NW	08/13/20	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$108,300	51.60	\$216,577	\$21,338	\$188,562	\$172,220	1.094	2,070	\$91.09	ST01	17.5176	BI-LEVEL	RES 1 FAMILY	\$18,900
41-05-23-255-039	499 HILL VALLEY LANE NW	12/07/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$131,400	49.96	\$262,808	\$28,423	\$234,577	\$207,788	1.129	1,609	\$145.79	ST01	14.0504	RANCH	RES 1 FAMILY	\$23,600
41-05-23-255-040	500 HILL VALLEY LANE NW	06/19/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$133,200	54.39	\$244,900	\$20,193	\$224,707	\$223,208	1.007	2,064	\$108.87	ST01	26.2711	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-255-041	515 HILL VALLEY LANE NW	10/05/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$130,700	51.28	\$261,328	\$21,007	\$233,893	\$212,110	1.103	2,135	\$109.55	ST01	16.6733	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-255-042	523 HILL VALLEY LANE NW	04/06/21	\$260,370	WD	03-ARM'S LENGTH	\$260,370	\$133,700	51.35	\$260,370	\$24,757	\$235,613	\$205,681	1.146	1,609	\$146.43	ST01	12.3904	RANCH	RES 1 FAMILY	\$19,800
41-05-23-256-001	316 BOBS PARKWAY NW	08/07/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$133,900	44.19	\$301,720	\$31,424	\$271,576	\$238,567	1.138	1,928	\$140.86	ST01	13.1063	RANCH	RES 1 FAMILY	\$23,600
41-05-23-256-005	556 ATKINSON ST NW	04/24/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$92,800	39.32	\$210,705	\$26,206	\$209,794	\$167,270	1.254	1,170	\$179.31	ST01	1.5206	RANCH	RES 1 FAMILY	\$22,500
41-05-23-256-006	556 ATKINSON ST NW	04/24/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$92,800	39.32	\$210,705	\$26,206	\$209,794	\$167,270	1.254	1,170	\$179.31	ST01	1.5206	RANCH	RES 1 FAMILY	\$22,500
41-05-23-256-007	316 BOBS PARKWAY NW	08/07/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$133,900	44.19	\$301,720	\$31,424	\$271,576	\$238,567	1.138	1,928	\$140.86	ST01	13.1063	RANCH	RES 1 FAMILY	\$23,600
41-05-23-257-001	308 TAYLOR PLACE NW	09/09/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$106,300	51.23	\$212,544	\$21,499	\$186,001	\$168,619	1.103	2,048	\$90.82	ST01	16.6342	BI-LEVEL	RES 1 FAMILY	\$18,900
41-05-23-257-003	524 HILL VALLEY LANE NW	06/03/20	\$243,690	WD	03-ARM'S LENGTH	\$243,690	\$121,400	49.82	\$242,881	\$20,077	\$223,613	\$201,998	1.107	2,064	\$108.34	ST01	16.2423	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-257-004	313 HILL VALLEY LANE NW	09/25/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$125,500	51.25	\$250,986	\$20,979	\$223,921	\$203,007	1.103	2,064	\$108.49	ST01	16.6407	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-257-007	525 TRENTREE ST NW	01/08/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$125,200	46.39	\$251,069	\$25,273	\$244,627	\$201,065	1.217	2,064	\$118.52	ST01	5.2772	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-257-008	517 TRENTREE ST NW	11/06/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$125,000	51.55	\$249,993	\$21,007	\$221,493	\$203,002	1.091	2,064	\$107.31	ST01	17.8339	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-257-009	328 TAYLOR PLACE NW	11/03/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,200	51.05	\$214,496	\$20,518	\$189,482	\$171,207	1.107	2,070	\$91.54	ST01	16.2689	BI-LEVEL	RES 1 FAMILY	\$18,900
41-05-23-277-001	531 HILL VALLEY LANE NW	08/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,900	51.44	\$275,945	\$22,983	\$247,017	\$205,681	1.103	2,133	\$115.81	ST01	16.5985	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-23-277-002	539 HILL VALLEY LANE NW	08/13/21	\$269,200	WD	03-ARM'S LENGTH	\$269,200	\$136,700	50.78	\$273,440	\$26,017	\$243,183	\$218,958	1.111	1,609	\$151.14	ST01	15.8793	RANCH	RES 1 FAMILY	\$20,700
41-05-23-277-006	318 HILL VALLEY LANE NW	09/04/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$129,900	50.15	\$259,749	\$21,028	\$237,972	\$210,698	1.129	2,133	\$111.57	ST01	13.9983	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-277-007	324 HILL VALLEY LANE NW	09/23/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$131,000	50.40	\$262,211	\$23,232	\$235,977	\$210,316	1.122	1,609	\$146.66	ST01	14.7416	RANCH	RES 1 FAMILY	\$18,900
41-05-23-277-008	330 HILL VALLEY LANE NW	01/22/21	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$128,900	49.10	\$271,798	\$21,057	\$241,443	\$210,999	1.144	2,133	\$131.19	ST01	12.5144	TWO-STORY	RES 1 FAMILY	\$18,900
41-05-23-277-009	544 TRENTREE ST NW	02/10/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$129,700	48.05	\$243,944	\$28,557	\$241,343	\$102,840	2.347	1,609	\$150.00	ST01	107.7343	RANCH	RES 1 FAMILY	\$23,600
41-05-23-326-024	515 MARTINDALE ST NW	06/14/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$116,500	35.85	\$313,898	\$46,698	\$278,302	\$226,441	1.229	1,776	\$156.70	ST01	4.0400	TWO-STORY	RES 1 FAMILY	\$37,944
41-05-23-326-028	395 FAIR LANE DR NW	02/17/21	\$175,900	WD	03-ARM'S LENGTH	\$175,900	\$55,000	31.27	\$154,233	\$30,055	\$145,845	\$110,676	1.318	1,243	\$117.33	ST01	4.8342	RANCH	RES 1 FAMILY	\$26,700
41-05-23-326-032	369 FAIR LANE DR NW	06/02/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$145,000	42.03	\$323,150	\$30,908	\$314,092	\$247,663	1.268	2,110	\$148.86	ST01	0.1203	TWO-STORY	RES 1 FAMILY	\$29,900
41-05-23-352-017	585 UNION ST S NW	11/01/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$95,500	33.99	\$245,577	\$36,487	\$244,513	\$185,035	1.321	1,788	\$136.75	ST01	5.2011	TWO-STORY	RES 1 FAMILY	\$25,900
41-05-23-352-044	551 UNION ST S NW	09/14/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$95,900	35.52	\$240,343	\$36,336	\$233,664	\$180,537	1.294	1,440	\$162.27	ST01	2.4843	TWO-STORY	RES 1 FAMILY	\$20,700
41-05-23-355-008	123 CLARK ST NW	05/13/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,600	39.28	\$195,821	\$14,671	\$180,329	\$128,093	1.408	993	\$181.60	ST01	13.8367	RANCH	RES 1 FAMILY	\$13,800
41-05-23-355-009	125 CLARK ST NW	11/03/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,500	37.50	\$159,025	\$13,485	\$166,515	\$128,455	1.296	993	\$167.69	ST01	2.6858	RANCH	RES 1 FAMILY	\$12,600
41-05-23-377-003	1325 12 MILE RD NW	12/22/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,600	46.80	\$200,791	\$26,571	\$173,429	\$154,450	1.123	1,401	\$123.79	ST01	14.6550	RANCH	RES 1 FAMILY	\$23,600
41-05-23-378-000	1221 12 MILE RD NW	07/22/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,000	45.12	\$208,713	\$33,523	\$181,477	\$158,830	1.143	1,498	\$121.15	ST01	12.6845	RANCH	RES 1 FAMILY	\$30,857
41-05-23-426-003	10334 LAKE DR NW	04/06/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,700	40.98	\$234,054	\$47,974	\$184,467	\$113,518	1.625	1,890	\$226.06	ST01	17.0235	BI-LEVEL	RES 1 FAMILY	\$37,835
41-05-23-476-004	855 12 MILE RD NW	10/20/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$91,600	3												

41-05-36-276-014	8971 LONETREE CT NW	09/10/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$104,800	33.27	\$253,929	\$41,517	\$273,483	\$187,975	1.455	1,460	\$187.32	ST01	18.5460	TWO-STORY	RES 1 FAMILY	\$25,900
41-05-36-276-018	136 LONETREE DR NW	09/18/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,900	40.37	\$210,027	\$28,289	\$216,711	\$160,404	1.351	1,940	\$111.71	ST01	8.1602	TWO-STORY	RES 1 FAMILY	\$23,600
41-05-36-276-019	124 LONETREE DR NW	04/09/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,400	37.19	\$229,903	\$28,365	\$241,635	\$170,795	1.415	1,544	\$156.50	ST01	14.5339	TWO-STORY	RES 1 FAMILY	\$24,700
41-05-36-276-035	38 TABBY TRAIL NW	10/20/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$97,900	41.68	\$208,184	\$29,059	\$205,841	\$158,098	1.302	1,737	\$118.50	ST01	3.2556	BI-LEVEL	RES 1 FAMILY	\$23,600
41-05-36-276-037	10 TABBY TRAIL NW	08/09/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$92,900	38.07	\$220,298	\$27,339	\$216,661	\$170,760	1.269	1,761	\$123.03	ST01	0.0625	BI-LEVEL	RES 1 FAMILY	\$25,900
41-05-36-301-012	8650 ALPINE AVE NW	10/07/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,200	44.93	\$348,271	\$61,983	\$287,917	\$253,352	1.136	2,818	\$102.17	ST01	13.2998	TRI-LEVEL	RES 1 FAMILY	\$45,197
41-05-36-351-002	8432 ALPINE AVE NW	10/06/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,800	39.90	\$205,010	\$24,442	\$180,558	\$159,795	1.130	1,312	\$137.62	ST01	13.9491	RANCH	RES 1 FAMILY	\$20,700
41-05-36-376-009	8485 VINTON AVE NW	06/11/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,500	35.00	\$199,825	\$32,592	\$197,408	\$141,723	1.393	1,186	\$166.45	ST01	12.3487	RANCH	RES 1 FAMILY	\$29,400
41-05-36-400-062	8704 VINTON AVE NW	08/07/20	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$100,300	37.78	\$253,919	\$46,473	\$219,027	\$183,094	1.196	2,432	\$90.06	ST01	7.3177	TWO-STORY	RES 1 FAMILY	\$37,876
Totals:			\$75,538,550			\$75,538,550	\$32,240,200			\$70,561,045	\$62,969,578	\$53,163,258		\$120.06						1.3179
									Sale. Ratio =>	42.68										
									Std. Dev. =>	9.29										
									E.C.F. =>	1.213										
									Ave. E.C.F. =>	1.196										
									Std. Deviation=>	0.304280464										
									Ave. Variance=>	16.0589	Coefficient of Var=>	13.40880807								

Sparta Township

2023

Agricultural Buildings ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Land Value	uilding Styl	Use Code
41-05-12-100-043	12185 LONG LAKE DR NW	03/25/22	\$300,000	WD 03-ARM'S LEI	\$300,000	\$92,200	30.73	\$269,192	\$259,300	\$40,700	\$8,327	4.888	ST01	124.9000	\$22,500	AGRICULTI	AGRICULTURAL
41-05-12-200-035	12384 LONG LAKE DR NW	04/17/20	\$190,000	WD 03-ARM'S LEI	\$190,000	\$76,700	40.37	\$167,203	\$161,243	\$28,757	\$6,051	4.753	ST01	475.2625	\$25,900	AGRICULTI	AGRICULTURAL
41-05-12-200-035	12384 LONG LAKE DR NW	11/05/21	\$227,000	WD 03-ARM'S LEI	\$227,000	\$85,500	37.67	\$197,619	\$186,888	\$40,112	\$9,755	4.112	ST01	488.7950	\$91,165	AGRICULTI	AGRICULTURAL
41-05-12-200-055	180 15 MILE RD NW	12/27/21	\$400,000	WD 03-ARM'S LEI	\$400,000	\$117,200	29.30	\$359,239	\$340,008	\$59,992	\$17,806	3.369	ST01	475.2625	\$44,907	AGRICULTI	AGRICULTURAL
41-05-12-401-001	11978 LONG LAKE DR NW	11/05/21	\$265,000	WD 03-ARM'S LEI	\$265,000	\$84,700	31.96	\$224,305	\$219,258	\$45,742	\$4,588	9.970	ST01	411.1751	\$36,852	AGRICULTI	AGRICULTURAL
41-05-12-451-017	11728 LONG LAKE DR NW	09/30/20	\$320,000	WD 03-ARM'S LEI	\$320,000	\$131,600	41.13	\$306,340	\$284,975	\$35,025	\$21,365	1.639	ST01	336.9110	\$74,589	AGRICULTI	AGRICULTURAL
41-05-12-476-005	113 14 MILE RD NW	03/31/21	\$350,000	WD 03-ARM'S LEI	\$350,000	\$114,000	32.57	\$293,668	\$286,280	\$63,720	\$7,138	8.927	ST01	996.9526	\$67,952	AGRICULTI	AGRICULTURAL
41-05-13-200-031	11360 LONG LAKE DR NW	03/11/22	\$475,000	WD 03-ARM'S LEI	\$475,000	\$152,000	32.00	\$376,313	\$348,039	\$126,961	\$26,180	4.850	ST01	163.9363	\$51,572	AGRICULTI	AGRICULTURAL
41-05-13-200-048	11520 LONG LAKE DR NW	07/14/21	\$479,900	WD 03-ARM'S LEI	\$479,900	\$196,400	40.93	\$434,344	\$410,845	\$69,055	\$21,618	3.194	ST01	892.6665	\$49,912	AGRICULTI	AGRICULTURAL
41-05-13-300-009	671 13 MILE RD NW	09/29/20	\$210,000	WD 03-ARM'S LEI	\$210,000	\$107,500	51.19	\$209,238	\$208,915	\$1,085	\$323	3.359	ST01	484.9610	\$106,650	AGRICULTI	AGRICULTURAL
41-05-13-300-039	747 13 MILE RD NW	04/05/21	\$264,000	WD 03-ARM'S LEI	\$264,000	\$104,200	39.47	\$218,784	\$210,551	\$53,449	\$7,574	7.057	ST01	319.4297	\$18,900	AGRICULTI	AGRICULTURAL
41-05-14-302-003	40 MARK ST E NW	03/05/21	\$165,000	WD 03-ARM'S LEI	\$165,000	\$45,200	27.39	\$105,107	\$103,628	\$61,372	\$1,429	42.948	ST01	335.9133	\$20,700	AGRICULTI	AGRICULTURAL
41-05-14-303-028	17 ALMA ST E NW	09/02/21	\$210,000	WD 03-ARM'S LEI	\$210,000	\$55,300	26.33	\$167,472	\$162,882	\$47,118	\$4,223	11.158	ST01	705.6852	\$35,184	AGRICULTI	AGRICULTURAL
41-05-14-305-018	359 ELM ST N NW	06/29/21	\$65,000	WD 03-ARM'S LEI	\$65,000	\$27,100	41.69	\$59,988	\$35,254	\$29,746	\$22,754	1.307	ST01	4294.7951	\$34,572	AGRICULTI	AGRICULTURAL
41-05-15-101-002	2311 O'CONNOR ST NW	03/16/22	\$265,000	WD 03-ARM'S LEI	\$265,000	\$70,500	26.60	\$193,107	\$188,593	\$76,407	\$4,180	18.281	ST01	1115.8446	\$34,650	AGRICULTI	AGRICULTURAL
41-05-15-151-001	11350 PHELPS AVE NW	03/29/21	\$300,000	WD 03-ARM'S LEI	\$300,000	\$110,300	36.77	\$281,056	\$273,801	\$26,199	\$7,010	3.738	ST01	130.7265	\$18,900	AGRICULTI	AGRICULTURAL
41-05-16-400-037	11091 PHELPS AVE NW	03/04/21	\$330,000	WD 03-ARM'S LEI	\$330,000	\$119,100	36.09	\$303,602	\$298,547	\$31,453	\$4,884	6.440	ST01	373.7555	\$36,114	AGRICULTI	AGRICULTURAL
41-05-17-300-014	3631 13 MILE RD NW	07/01/20	\$411,000	WD 03-ARM'S LEI	\$411,000	\$169,500	41.24	\$412,657	\$402,666	\$8,334	\$10,143	0.822	ST01	643.9932	\$47,716	AGRICULTI	AGRICULTURAL
41-05-17-400-029	11127 PEACH RIDGE AVE NW	04/06/20	\$237,500	WD 03-ARM'S LEI	\$237,500	\$117,500	49.47	\$234,520	\$217,489	\$20,011	\$17,290	1.157	ST01	82.1638	\$36,120	AGRICULTI	AGRICULTURAL
41-05-20-200-024	3460 13 MILE RD NW	12/08/21	\$307,000	WD 03-ARM'S LEI	\$307,000	\$104,700	34.10	\$303,820	\$298,582	\$8,418	\$4,762	1.768	ST01	82.1638	\$82,691	AGRICULTI	AGRICULTURAL
41-05-20-400-001	10355 PEACH RIDGE AVE NW	09/24/21	\$335,000	WD 03-ARM'S LEI	\$335,000	\$101,600	30.33	\$287,636	\$277,357	\$57,643	\$9,456	6.096	ST01	115.7350	\$103,312	AGRICULTI	AGRICULTURAL
41-05-20-400-002	10295 PEACH RIDGE AVE NW	12/17/21	\$450,000	WD 03-ARM'S LEI	\$450,000	\$120,400	26.76	\$373,539	\$341,063	\$108,937	\$29,524	3.690	ST01	176.7812	\$54,450	AGRICULTI	AGRICULTURAL
41-05-20-400-008	10231 PEACH RIDGE AVE NW	07/23/21	\$305,000	WD 03-ARM'S LEI	\$305,000	\$141,400	46.36	\$312,738	\$298,384	\$6,616	\$13,205	0.501	ST01	609.5723	\$226,923	AGRICULTI	AGRICULTURAL
41-05-20-400-013	3485 12 MILE RD NW	09/15/20	\$1,300,000	WD 03-ARM'S LEI	\$1,300,000	\$392,500	30.19	\$959,401	\$885,220	\$414,780	\$74,181	5.591	ST01	368.9823	\$18,900	AGRICULTI	AGRICULTURAL
41-05-24-126-008	10734 ALPINE AVE NW	11/06/20	\$229,600	WD 03-ARM'S LEI	\$229,600	\$76,600	33.36	\$181,352	\$171,628	\$57,972	\$9,450	6.135	ST01	50.1017	\$22,500	AGRICULTI	AGRICULTURAL
41-05-24-126-019	10672 ALPINE AVE NW	06/26/20	\$240,000	WD 03-ARM'S LEI	\$240,000	\$110,500	46.04	\$240,148	\$223,042	\$16,958	\$17,366	0.976	ST01	559.1459	\$99,862	AGRICULTI	AGRICULTURAL
41-05-24-176-012	10510 ALPINE AVE NW	07/21/21	\$275,000	WD 03-ARM'S LEI	\$275,000	\$82,700	30.07	\$246,537	\$226,952	\$48,048	\$18,017	2.667	ST01	613.4635	\$38,812	AGRICULTI	AGRICULTURAL
41-05-25-326-012	559 SCHULTZ ST NW	01/13/22	\$249,900	WD 03-ARM'S LEI	\$249,900	\$72,000	28.81	\$206,064	\$203,821	\$46,079	\$2,077	22.187	ST01	97.6478	\$24,700	AGRICULTI	AGRICULTURAL
41-05-26-477-001	9371 ALPINE AVE NW	04/23/21	\$235,576	WD 03-ARM'S LEI	\$235,576	\$85,300	36.21	\$199,374	\$189,294	\$46,282	\$9,273	4.991	ST01	266.6744	\$46,000	AGRICULTI	AGRICULTURAL
41-05-27-100-023	9730 LAUBACH AVE NW	06/16/20	\$460,000	WD 03-ARM'S LEI	\$460,000	\$246,300	53.54	\$470,596	\$449,465	\$10,535	\$21,453	0.491	ST01	2218.6946	\$35,412	AGRICULTI	AGRICULTURAL
41-05-27-100-026	9657 BAUMHOFF AVE NW	07/30/20	\$295,000	WD 03-ARM'S LEI	\$295,000	\$152,700	51.76	\$289,147	\$280,699	\$14,301	\$8,448	1.693	ST01	499.0926	\$37,136	AGRICULTI	AGRICULTURAL
41-05-27-300-009	9531 BAUMHOFF AVE NW	01/05/22	\$155,000	WD 03-ARM'S LEI	\$155,000	\$70,300	45.35	\$149,340	\$143,892	\$11,108	\$5,044	2.202	ST01	49.1078	\$34,896	AGRICULTI	AGRICULTURAL
41-05-28-400-024	9300 DAISY HILL DR NW	10/28/21	\$400,000	WD 03-ARM'S LEI	\$400,000	\$158,800	39.70	\$353,683	\$340,710	\$59,290	\$11,794	5.027	ST01	169.2827	\$31,275	AGRICULTI	AGRICULTURAL
41-05-30-103-011	9886 KENOWA AVE NW	06/24/20	\$182,900	WD 03-ARM'S LEI	\$182,900	\$83,500	45.65	\$167,007	\$154,598	\$28,302	\$12,598	2.247	ST01	220.2026	\$31,275	AGRICULTI	AGRICULTURAL
41-05-30-103-013	9886 KENOWA AVE NW	06/24/20	\$182,900	WD 03-ARM'S LEI	\$182,900	\$83,500	45.65	\$167,007	\$154,598	\$28,302	\$12,598	2.247	ST01	502.7287	\$238,316	AGRICULTI	AGRICULTURAL
41-05-30-300-001	9576 KENOWA AVE NW	03/02/21	\$680,000	WD 03-ARM'S LEI	\$680,000	\$278,500	40.96	\$537,108	\$489,864	\$190,136	\$45,646	4.165	ST01	224.6553	\$238,316	AGRICULTI	AGRICULTURAL
41-05-30-300-008	9576 KENOWA AVE NW	03/02/21	\$680,000	WD 03-ARM'S LEI	\$680,000	\$278,500	40.96	\$537,108	\$489,864	\$190,136	\$45,646	4.165	ST01	224.6553	\$238,316	AGRICULTI	AGRICULTURAL
41-05-30-300-009	9500 KENOWA AVE NW	03/02/21	\$680,000	WD 03-ARM'S LEI	\$680,000	\$278,500	40.96	\$537,108	\$489,864	\$190,136	\$45,646	4.165	ST01	416.5413	\$238,316	AGRICULTI	AGRICULTURAL
41-05-30-300-010	9474 KENOWA AVE NW	03/02/21	\$680,000	WD 03-ARM'S LEI	\$680,000	\$278,500	40.96	\$537,108	\$489,864	\$190,136	\$45,646	4.165	ST01	416.5413	\$53,000	AGRICULTI	AGRICULTURAL
41-05-34-400-001	8610 BAUMHOFF AVE NW	12/10/21	\$350,000	WD 03-ARM'S LEI	\$350,000	\$92,900	26.54	\$240,593	\$238,050	\$111,950	\$2,355	47.545	ST01	416.5413	\$32,775	AGRICULTI	AGRICULTURAL
41-05-35-376-006	1307 10 MILE RD NW	07/16/21	\$275,000	WD 03-ARM'S LEI	\$275,000	\$113,900	41.42	\$262,462	\$249,106	\$25,894	\$12,287	2.107	ST01	416.5413	\$22,500	AGRICULTI	AGRICULTURAL
41-05-36-301-012	8650 ALPINE AVE NW	10/07/21	\$349,900	WD 03-ARM'S LEI	\$349,900	\$157,200	44.93	\$348,271	\$339,350	\$10,550	\$8,207	1.285	ST01	#REF!	\$20,700	AGRICULTI	AGRICULTURAL
41-05-36-351-002	8432 ALPINE AVE NW	10/06/21	\$205,000	WD 03-ARM'S LEI	\$205,000	\$81,800	39.90	\$205,010	\$202,353	\$2,647	\$2,444	1.083	ST01	#REF!	\$29,400	AGRICULTI	AGRICULTURAL
41-05-36-376-009	8485 VINTON AVE NW	06/11/21	\$230,000	WD 03-ARM'S LEI	\$230,000	\$80,500	35.00	\$199,825	\$197,997	\$32,003	\$1,682	19.030	ST01	128.5489	\$37,876	AGRICULTI	AGRICULTURAL
Totals:			\$7,311,900		\$7,311,900	\$3,209,700		\$7,196,562		\$915,115	\$798,098			4.6619			
							Sale. Ratio =>	43.90					E.C.F. =>	1.266	0.523934489		
							Std. Dev. =>	4.18					Ave. E.C.F. =>	1.249	41.9327 Coefficient of Var=>		

Sparta Township

2023

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						
41-05-01-300-028	12481 LONG LAKE DR NW	07/22/20	\$5,948,000	WD	ARMS LENGTH	\$5,948,000	\$2,012,300	33.83	\$4,024,699	\$1,181,785	\$4,766,215	\$2,970,652	1.604	4,595	\$1037.26	ST01	78.5584	MOBILE HOME PARK	\$1,181,785							
41-05-12-426-002	101 TOBY DR NW	02/23/21	\$275,000	WD	ARMS LENGTH	\$275,000	\$42,700	15.53	\$102,161	\$52,349	\$222,651	\$50,933	4.371	4,800	\$46.39	ST01	246.2664	GAR STG	\$52,349							
41-05-14-200-027	11400 STEBBINS AVE NW	08/09/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$56,400	28.20	\$230,535	\$42,893	\$157,107	\$191,863	0.819	4,256	\$36.91	ST01	67.9267	CHURCH BUILDINGS	\$37,174							
41-05-14-351-065	33 PARK LANE AVE NW	01/22/21	\$536,000	WD	ARMS LENGTH	\$536,000	\$142,100	26.51	\$332,463	\$118,611	\$417,389	\$218,663	1.909	3,192	\$130.76	ST01	41.0710	MULTIPLE RESIDENCES	\$106,500							
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	26.9753	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	4.1271	FRATERNAL	\$20,965							
41-05-14-353-026	171 DIVISION ST E NW	07/31/20	\$515,000	WD	ARMS LENGTH	\$515,000	\$111,900	21.73	\$343,484	\$40,147	\$474,853	\$316,967	1.498	8,000	\$59.36	ST01	43.4337	STORE DISC	\$33,750							
41-05-14-353-030	203 DIVISION ST E NW	05/21/19	\$225,000	WD	ARMS LENGTH	\$225,000	\$79,500	35.33	\$223,307	\$9,000	\$216,472	\$216,472	0.998	4,398	\$49.11	ST01	9.6140	STORE RETAIL	\$9,000							
41-05-14-353-031	209 DIVISION ST E NW	08/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$32,400	54.00	\$68,352	\$9,563	\$50,437	\$60,111	0.839	2,355	\$21.42	ST01	13.8898	LAUNDRY	\$9,475							
41-05-14-353-067	155 DIVISION ST E NW	02/18/19	\$660,000	WD	ARMS LENGTH	\$660,000	\$162,700	24.65	\$371,142	\$49,767	\$610,233	\$331,388	1.841	14,881	\$41.01	ST01	37.4523	STORE DISC	\$45,500	41-05-14-353-012						
41-05-14-353-069	133 DIVISION ST E NW	11/27/19	\$743,891	WD	ARMS LENGTH	\$743,891	\$299,100	40.21	\$693,443	\$16,521	\$727,370	\$683,760	1.064	7,229	\$100.62	ST01	8.5824	RESTAURANTS	\$13,500							
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	25.8580	WHS BAG/FERTILZER	\$74,900	41-05-14-380-021						
41-05-14-380-034	100 LOOMIS ST NW	10/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,600	38.87	\$279,787	\$135,498	\$294,502	\$185,630	1.094	3,200	\$59.59	ST01	15.7909	GAR SERVICE	\$85,933							
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	0.4199	BARBER/BEAUTY	\$71,000							
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	1.1367	STORE RETAIL	\$47,349							
41-05-22-126-025	33 APPLEWOOD DR NW	09/30/20	\$412,500	WD	ARMS LENGTH	\$412,500	\$199,600	48.39	\$406,511	\$133,017	\$279,483	\$285,783	0.978	2,846	\$98.20	ST01	8.2469	RESTAURANTS	\$96,656							
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	54.2914	SHOP NBHD	\$109,500							
41-05-22-282-018	275 STATE ST S NW	10/02/19	\$1,050,000	WD	ARMS LENGTH	\$1,050,000	\$374,500	35.67	\$765,687	\$175,509	\$874,491	\$596,139	1.467	5,480	\$159.58	ST01	22.2364	SHOP NBHD	\$115,650							
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	23.3177	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	10.8809	SCHOOL-ELEM PUBLIC	\$124,150							
41-05-23-101-003	34 DIVISION ST E NW	12/23/20	\$155,000	WD	ARMS LENGTH	\$155,000	\$93,300	60.19	\$191,332	\$24,754	\$130,246	\$170,151	0.765	2,812	\$46.32	ST01	13.0015	POST OFFICES	\$18,950							
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	50.8760	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	19.2606	SHOP MIXED	\$29,950							
41-05-23-101-064	88 DIVISION ST E NW	10/27/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$302,800	55.05	\$630,243	\$237,574	\$312,426	\$401,502	0.778	10,974	\$28.47	ST01	46.6416	MORTUARY	\$47,785							
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	0.2225	SHOP MIXED	SHOP MIXED	41-05-23-126-014						
41-05-23-151-033	15 AVERILL ST E NW	10/23/20	\$67,500	WD	ARMS LENGTH	\$67,500	\$17,200	25.48	\$59,819	\$15,842	\$51,658	\$45,953	1.124	450	\$114.80	ST01	0.7748	BARBER/BEAUTY	\$13,500							
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	39.2851	LAUNDROMAT	\$40,000							
41-05-23-152-031	258 STATE ST S NW	11/08/19	\$240,000	WD	ARMS LENGTH	\$240,000	\$137,700	57.38	\$259,246	\$57,649	\$182,351	\$203,633	0.895	5,752	\$31.70	ST01	22.5974	FITNESS	\$54,000							
41-05-23-152-036	300 STATE ST S NW	11/05/20	\$425,000	WD	ARMS LENGTH	\$425,000	\$181,100	42.61	\$356,874	\$130,150	\$294,850	\$236,911	1.245	8,408	\$35.07	ST01	12.3098	GAR SERVICE	\$95,774							
41-05-23-153-016	399 UNION ST S NW	06/17/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$185,900	24.79	\$714,332	\$27,749	\$722,251	\$702,028	1.029	13,560	\$53.26	ST01	9.2654	MULTIPLE RESIDENCES	\$24,305							
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	19.9453	SHED LUMBER	\$108,128							
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	0.6732	SHOP NBHD	\$56,800							
41-05-23-301-023	460 STATE ST S NW	05/23/19	\$149,000	WD	ARMS LENGTH	\$149,000	\$71,900	48.26	\$140,923	\$77,662	\$71,338	\$63,900	1.116	884	\$80.70	ST01	17.6067	REST SNACK	\$67,500							
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	60.8171	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	10.1734	SHOPPING CENTERS	\$110,172							
41-05-23-351-055	510 STATE ST S NW	01/04/19	\$750,000	WD	ARMS LENGTH	\$750,000	\$277,200	36.96	\$680,006	\$143,676	\$606,324	\$540,655	1.121	11,763	\$51.55	ST01	6.3922	CARWASH AUTOMATIC	\$95,625							
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	6.3188	GAR SERVICE	\$28,400							
41-05-23-354-011	534 JO ELLEN ST NW	07/01/19	\$690,000	WD	ARMS LENGTH	\$690,000	\$480,400	69.62	\$758,156	\$157,056	\$532,944	\$607,172	0.878	21,912	\$24.32	ST01	33.8485	MULTIPLE RESIDENCES	\$117,315							
41-05-23-357-001	500 STATE ST S NW	07/31/19	\$189,000	WD	ARMS LENGTH	\$189,000	\$98,700	52.22	\$197,495	\$28,165	\$160,835	\$171,040	0.940	1,517	\$106.02	ST01	10.7065	REST FAST	\$19,125							
41-05-23-357-002	510 STATE ST S NW	12/09/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$145,400	47.36	\$589,869	\$221,381	\$85,619	\$217,226	1.018	4,486	\$49.29	ST01	117.8338	CARWASH AUTOMATIC	\$181,125	41-05-23-357-003, 41-05-23-357-004						
41-05-23-376-004	465 DONNA DR NW	11/12/20	\$1,508,000	WD	ARMS LENGTH	\$1,508,000	\$625,600	41.49	\$1,412,987	\$159,986	\$1,348,014	\$1,274,670	1.058	25,056	\$53.80	ST01	1.0141	MULTIPLE RESIDENCES	\$143,345							
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	94.2393	MULTIPLE RESIDENCES	\$136,100							
41-05-23-101-023	112 DIVISION ST E NW	01/06/20	\$350,000	WD	ARMS LENGTH	\$350,000	\$141,100	40.31	\$282,275	\$29,787	\$320,213	\$263,283	1.216	6,984	\$45.85	ST01	121.6233	STORE DISC	\$27,000							
41-05-26-151-011	9680 SPARTA AVE NW	01/02/20	\$212,000	WD	ARMS LENGTH	\$212,000	\$90,700	42.78	\$200,420	\$68,290	\$143,710	\$137,207	1.047	5,220	\$27.53	ST01	22.7398	WHS DIST	\$45,675							
Totals:			\$13,049,442			\$13,039,442	\$4,304,400		\$8,649,381		\$21,604,128	\$18,895,812			\$334.23		21.5063									
									Sale. Ratio =>	33.01										E.C.F. =>	0.820	Std. Deviation=>		1.318131136		
									Std. Dev. =>	17.67										Ave. E.C.F. =>	0.835	Ave. Variance=>		109.6593	Coefficient of Var=>	

Sparta Township

2023

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	
41-05-12-426-002	101 TOBY DR NW	02/23/21	\$275,000	WD	ARMS LENGTH	\$275,000	\$42,700	15.53	\$102,161	\$52,349	\$222,651	\$50,933	4.371	4,800	\$46.39	ST01	347.6823	GAR STG	\$52,349		
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	12.6908	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	
41-05-36-301-013	665 10 MILE RD NW	12/02/19	\$1,580,000	WD	ARMS LENGTH	\$1,580,000	\$440,000	27.85	\$1,326,597	\$187,111	\$1,392,889	\$1,460,879	0.953	37,900	\$36.75	ST01	10.4459	IND LIGHT	\$140,464		
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	2.8667	IND LIGHT	\$32,827		
Totals:			\$1,030,000			\$5,495,000	\$2,996,200		\$7,230,063		\$4,903,700	\$7,651,876			\$31.53		1.7000				
								Sale. Ratio =>	54.53			E.C.F. =>	0.849			Ave. E.C.F. =>	0.866	Ave. Varian	2.8667		

Sparta Township

2023

Mobile Home 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.	loor Are:	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code		
41-05-01-451-013	12550 WINTER PINES DR NW	05/11/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$61,200	45.67	\$119,967	\$23,723	\$110,277	\$96,244	1.146	2,040	\$54.06	ST01	14.2011	MOBILE DW	RES 1 FAMILY		
41-05-12-200-056	12301 DIVISION AVE NW	01/10/20	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$43,900	65.52	\$89,852	\$58,690	\$8,310	\$31,162	0.267	1,770	\$4.69	ST01	73.7124	MOBILE SW	RES 1 FAMILY		
41-05-14-380-007	372 GUNN ST E NW	10/01/20	\$109,000	LC	03-ARM'S LENGTH	\$109,000	\$25,500	23.39	\$82,172	\$19,576	\$89,424	\$62,596	1.429	1,056	\$84.68	ST01	42.4794	MOBILE DW	RES 1 FAMILY		
Totals:			\$554,000			\$554,000	\$226,800		\$526,215		\$377,663	\$349,878			\$52.10		7.5618				
								Sale. Ratio =>	40.94					E.C.F. =>	1.102	Std. Deviation=>		0.464170198			
								Std. Dev. =>	17.13					Ave. E.C.F. =>	1.069	Ave. Variance=>		35.1711	Coefficient of Var=:	35.03810335	

Sparta Township

2023

Duplex & Townhome Residential ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	.sd/Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	lev. by Mean (%)	Building Style	
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	25.6078	TWO-STORY	
41-05-23-109-010	164 WASHINGTON ST NW	12/30/20	\$229,000	MLC	03-ARM'S LENGTH	\$229,000	\$91,000	39.74	\$228,084	\$20,614	\$208,386	\$165,976	1.256	2,196	\$94.89	ST01	102.1757	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	18.0895	TWO-STORY	
Totals:			\$1,152,500			\$1,152,500	\$257,400		\$623,901		\$1,077,736	\$468,142			\$177.42		2.4880		
								Sale. Ratio =>	22.33					E.C.F. =>	1.150	Std. Deviation	2.132991288		
								Std. Dev. =>	21.37					Ave. E.C.F. =>	1.149	Ave. Variance:	163.4445	Coefficient of \	71.77192273