

2024-2025 Com 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 (Mar. \$) | E.C.F. | Floor Area | \$/Sq. Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|--------------------|--------------------|-----------|-------------|-------|----------------------------|-------------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|--------------|----------------------------|------------|------------------|------------------|--------------------------------|--------------------|------------------|---------------------------|------------|-----------------------|--------------|----------------|----------------|--|
| 300-119-000-070-01 | 1320 E GRAND RIVER | 10/21/22 | \$1,225,000 | | 03-ARMS LENGTH | \$1,225,000 | \$475,000 | 38.79 | \$1,244,853 | \$25,213 | \$989,789 | \$1,406,656 | 0.704 | 2,616 | \$102.92 | 2000 | | 2.0215 | | | \$194,425 | / / | | | COM STRIP | 201 | 0 | |
| 300-050-000-245-00 | 160 KENT | 12/22/22 | \$160,000 | | 03-ARMS LENGTH | \$160,000 | \$71,900 | 44.94 | \$165,847 | \$7,851 | \$152,149 | \$215,842 | 0.705 | 4,075 | \$37.34 | 2000 | | 2.1479 | | | \$7,851 | / / | | | COM CITY | 201 | 0 | |
| 300-050-000-285-00 | 131 KENT | 05/05/22 | \$149,900 | | 03-ARMS LENGTH | \$149,900 | \$53,900 | 35.96 | \$155,219 | \$6,430 | \$143,470 | \$203,264 | 0.706 | 2,319 | \$61.87 | 2000 | | 2.2400 | | | \$6,064 | / / | | | COM CITY | 201 | 0 | |
| 201-170-000-045-00 | 423 W MAIN ST | 05/16/22 | \$170,000 | | 03-ARMS LENGTH | \$170,000 | \$50,300 | 29.59 | \$203,671 | \$14,766 | \$155,234 | \$258,067 | 0.602 | 4,128 | \$37.61 | 2000 | | 19.7008 | | | \$12,003 | Yes | 07/04/24 | | COM CITY | 201 | 0 | |
| 082-018-000-020-00 | 359 W MAPLE ST | 04/04/22 | \$50,000 | | 03-ARMS LENGTH | \$50,000 | \$20,200 | 40.40 | \$56,032 | \$18,750 | \$31,250 | \$50,932 | 0.614 | 2,280 | \$13.71 | 2000 | | 18.4967 | | | \$15,384 | / / | | | COM VILLAGE | 201 | 0 | |
| 401-259-000-100-00 | 930 W STATE RD | 03/15/23 | \$400,000 | | 03-ARMS LENGTH | \$400,000 | \$180,900 | 45.23 | \$424,219 | \$23,574 | \$126,426 | \$205,799 | 0.614 | 8,072 | \$15.66 | 2000 | | 18.4217 | | | \$206,269 | Yes | 07/30/24 | | COM CITY | 201 | 0 | |
| 204-017-000-010-00 | 848 E LINCOLN AVE | 02/09/24 | \$200,000 | | 03-ARMS LENGTH | \$200,000 | \$114,200 | 57.10 | \$216,776 | \$47,001 | \$152,999 | \$231,933 | 0.660 | 2,580 | \$59.30 | 2000 | | 16.5152 | | | \$36,996 | Yes | 07/08/24 | | COM CITY | 201 | 0 | |
| 031-080-000-070-00 | 186 S FIRST ST | 10/13/22 | \$450,000 | | 03-ARMS LENGTH | \$450,000 | \$58,000 | 12.89 | \$480,725 | \$91,413 | \$358,587 | \$531,847 | 0.674 | 20,582 | \$17.42 | 2000 | | 15.0591 | | | \$73,788 | / / | | | COM VILLAGE | 201 | 0 | |
| 101-200-000-185-01 | 1135 FOURTH AVE | 07/11/23 | \$115,000 | | 03-ARMS LENGTH | \$115,000 | \$36,400 | 31.65 | \$122,706 | \$14,496 | \$100,504 | \$147,828 | 0.680 | 4,816 | \$20.87 | 2000 | | 14.4949 | | | \$14,496 | / / | | | COM VILLAGE | 201 | 0 | |
| 201-110-000-080-00 | 450 S STEELE ST | 04/29/22 | \$176,500 | | 03-ARMS LENGTH | \$176,500 | \$84,200 | 47.17 | \$184,480 | \$44,223 | \$132,277 | \$191,608 | 0.690 | 4,080 | \$32.42 | 2000 | | 15.5757 | | | \$29,034 | / / | | | COM CITY | 201 | 0 | |
| 402-170-000-180-00 | 203 S PLEASANT ST | 06/30/22 | \$350,000 | | 19-MULTI PARCEL ARMS LENGT | \$350,000 | \$120,300 | 34.37 | \$377,064 | \$106,270 | \$243,730 | \$351,745 | 0.693 | 4,162 | \$86.56 | 2000 | | 15.3191 | STORY | | \$26,780 | / / | | 403-180-000-395-00 | COM CITY | 201 | 60 | |
| 403-180-000-630-00 | 135 N BRIDGE ST | 07/18/22 | \$300,000 | | 03-ARMS LENGTH | \$300,000 | \$116,600 | 38.87 | \$311,097 | \$69,090 | \$230,910 | \$330,611 | 0.698 | 5,408 | \$42.70 | 2000 | | 14.7674 | | | \$32,802 | / / | | | COM CITY | 201 | 0 | |
| 110-007-000-045-01 | 460 E DAVID HWY | 07/25/23 | \$400,000 | | 03-ARMS LENGTH | \$400,000 | \$123,100 | 30.78 | \$405,707 | \$120,714 | \$279,286 | \$389,335 | 0.717 | 5,376 | \$51.95 | 2000 | | 3.9910 | | | \$101,288 | Yes | 07/31/24 | | COM TOWNSHIP | 201 | 0 | |
| 140-029-000-070-04 | 7736 IONA RD | 11/01/22 | \$635,700 | | 03-ARMS LENGTH | \$635,700 | \$214,600 | 33.76 | \$638,411 | \$57,301 | \$576,399 | \$795,729 | 0.560 | 8,560 | \$67.57 | 2000 | | 4.5153 | | | \$41,450 | / / | | | COM TOWNSHIP | 201 | 0 | |
| 401-250-000-335-10 | 1525 W STATE RD | 10/07/22 | \$330,000 | | 03-ARMS LENGTH | \$330,000 | \$53,900 | 16.33 | \$333,234 | \$148,011 | \$181,969 | \$239,376 | 0.740 | 3,200 | \$56.87 | 2000 | | 7.6833 | | | \$138,689 | / / | | | COM STRIP | 201 | 0 | |
| 300-050-000-275-01 | 115 KENT | 12/08/22 | \$150,000 | | 03-ARMS LENGTH | \$150,000 | \$56,000 | 37.33 | \$158,662 | \$9,543 | \$140,457 | \$203,724 | 0.682 | 2,740 | \$51.26 | 2000 | | 13.5374 | | | \$6,723 | / / | | | COM CITY | 201 | 0 | |
| Totals: | | | | | | \$5,262,100 | \$1,825,500 | | \$5,487,740 | \$3,997,456 | \$5,752,430 | \$1,492,929 | 0.695 | | \$45.50 | | 0.0431211 | 11.4929 | Coefficient of Var=> | 16.81648402 | | | | | | | | |
| | | | | | | Sale Ratio => | 34.77 | E.C.F. => | | | | | | 0.695 | Std. Deviation=> | | | | | | 0.0431211 | Ave. Variance=> | | | | | | |
| | | | | | | Std. Dev. => | 16.95 | Ave. E.C.F. => | | | | | | 1.205 | | | | | | | | | | | | | | |

Orig ECF 0.732
Orig St Dev 0.270
0.327
1.137

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|-----------------------|----------|-------------|--|----------------------------|-------------|-----------|--------|-------------|-----------|-------------|-----------|---------|--------|----------|------|--|----------|------------|--|-----------|-----|----------|--------------------|--------------|-----|----|
| 011-036-000-070-10 | 8460 S STATE RD | 07/12/23 | \$2,750,000 | | 03-ARMS LENGTH | \$2,750,000 | \$349,300 | 12.70 | \$1,153,920 | \$511,517 | \$2,238,483 | \$877,600 | 2.551 | 18,744 | \$119.42 | 2000 | | 186.7256 | | | \$310,308 | No | / / | | COM TOWNSHIP | 201 | 0 |
| 120-150-000-025-00 | 5400 ORLEANS RD | 07/17/24 | \$15,000 | | 03-ARMS LENGTH | \$15,000 | \$36,800 | 245.33 | \$64,614 | \$16,266 | (\$1,266) | \$66,400 | (0.019) | 960 | (\$1.32) | 2000 | | 70.2600 | | | \$12,620 | Yes | 08/16/24 | | COM TOWNSHIP | 201 | 0 |
| 130-013-000-055-10 | 6556 BELDING RD | 12/22/23 | \$279,999 | | 19-MULTI PARCEL ARMS LENGT | \$279,999 | \$109,000 | 38.93 | \$231,886 | \$218,198 | \$61,801 | \$23,266 | 2.656 | 2,400 | \$25.75 | 2000 | | 265.6235 | SITE BUILT | | \$130,470 | / / | | 130-012-000-055-10 | COM TOWNSHIP | 201 | 45 |
| 020-003-000-040-19 | 8446 W BLUEWATER HWY | 10/04/22 | \$270,000 | | 03-ARMS LENGTH | \$270,000 | \$51,000 | 18.89 | \$161,672 | \$71,524 | \$198,476 | \$123,153 | 1.612 | 3,072 | \$64.61 | 2000 | | 161.1621 | | | \$51,728 | / / | | | COM TOWNSHIP | 201 | 0 |
| 082-059-000-245-00 | 228 E SUPERIOR ST | 10/18/23 | \$75,000 | | 03-ARMS LENGTH | \$75,000 | \$75,500 | 98.00 | \$176,883 | \$41,800 | \$33,200 | \$189,723 | 0.715 | 2,990 | \$11.10 | 2000 | | 17.4992 | | | \$19,789 | Yes | 08/29/24 | | COM VILLAGE | 201 | 88 |
| 401-090-000-185-00 | 110 E HIGH ST | 11/02/22 | \$84,500 | | 03-ARMS LENGTH | \$84,500 | \$95,800 | 113.37 | \$188,853 | \$38,288 | \$46,212 | \$205,690 | 0.225 | 576 | \$80.23 | 2000 | | 38.8899 | | | \$33,249 | Yes | 07/12/24 | | COM CITY | 201 | 0 |
| 130-013-000-155-03 | 6870 N HAWLEY HWY | 08/15/22 | \$100,000 | | 03-ARMS LENGTH | \$100,000 | \$58,200 | 58.20 | \$159,785 | \$56,524 | \$43,476 | \$141,067 | 0.308 | 6,968 | \$6.24 | 2000 | | 30.8194 | | | \$45,865 | / / | | | COM TOWNSHIP | 201 | 0 |
| 403-200-000-010-00 | 1107 W MAIN ST | 11/07/22 | \$75,000 | | 03-ARMS LENGTH | \$75,000 | \$120,800 | 161.07 | \$145,243 | \$13,409 | \$61,591 | \$180,101 | 0.342 | 3,700 | \$16.65 | 2000 | | 39.2224 | | | \$13,409 | / / | | | COM CITY | 201 | 0 |
| 011-024-000-105-00 | 128 W GRAND RIVER AVE | 02/20/24 | \$270,000 | | 19-MULTI PARCEL ARMS LENGT | \$270,000 | \$210,700 | 78.04 | \$457,106 | \$115,713 | \$154,287 | \$421,757 | 0.366 | 4,453 | \$34.65 | 2000 | | 36.8384 | | | \$61,027 | Yes | 06/19/24 | 011-024-000-100-00 | COM TOWNSHIP | 201 | 0 |
| 401-090-000-185-00 | 110 E HIGH ST | 11/30/23 | \$120,000 | | 03-ARMS LENGTH | \$120,000 | \$98,900 | 82.42 | \$188,853 | \$38,288 | \$81,712 | \$205,690 | 0.397 | 576 | \$141.86 | 2000 | | 33.6946 | | | \$33,249 | Yes | 07/12/24 | | COM CITY | 201 | 0 |
| 401-090-000-185-00 | 110 E HIGH ST | 11/10/22 | \$130,000 | | 03-ARMS LENGTH | \$130,000 | \$95,800 | 73.69 | \$188,853 | \$38,288 | \$91,712 | \$205,690 | 0.446 | 576 | \$159.22 | 2000 | | 28.8329 | | | \$33,249 | Yes | 07/12/24 | | COM CITY | 201 | 0 |
| 201-050-000-265-00 | 422 W MAIN ST | 10/07/22 | \$46,000 | | 03-ARMS LENGTH | \$46,000 | \$21,000 | 45.65 | \$67,196 | \$8,489 | \$37,511 | \$80,201 | 0.468 | 5,649 | \$6.64 | 2000 | | 26.6490 | | | \$8,489 | / / | | | COM CITY | 201 | 0 |
| 201-050-000-225-00 | 324 W MAIN ST | 03/10/23 | \$157,800 | | 19-MULTI PARCEL ARMS LENGT | \$157,800 | \$40,300 | 25.54 | \$223,078 | \$16,132 | \$141,668 | \$270,597 | 0.524 | 7,138 | \$19.85 | 2000 | | 27.4995 | | | \$16,132 | / / | | 201-050-000-220-00 | COM CITY | 201 | 0 |
| 201-170-000-045-00 | 423 W MAIN ST | 05/16/22 | \$170,000 | | 03-ARMS LENGTH | \$170,000 | \$50,300 | 29.59 | \$203,671 | \$14,766 | \$155,234 | \$258,067 | 0.602 | 4,128 | \$37.61 | 2000 | | 19.7008 | | | \$12,003 | Yes | 07/04/24 | | COM CITY | 201 | 0 |
| 082-018-000-020-00 | 359 W MAPLE ST | 04/04/22 | \$50,000 | | 03-ARMS LENGTH | \$50,000 | \$20,200 | 40.40 | \$56,032 | \$18,750 | \$31,250 | \$50,932 | 0.614 | 2,280 | \$13.71 | 2000 | | 18.4967 | | | \$15,384 | / / | | | COM VILLAGE | 201 | 0 |
| 401-250-000-100-00 | 930 W STATE RD | 03/15/23 | \$400,000 | | 03-ARMS LENGTH | \$400,000 | \$180,900 | 45.23 | \$424,219 | \$23,574 | \$126,426 | \$205,799 | 0.614 | 8,072 | \$15.66 | 2000 | | 18.4217 | | | \$206,269 | Yes | 07/30/24 | | COM CITY | 201 | 0 |
| 204-017-000-010-00 | 848 E LINCOLN AVE | 02/09/24 | \$200,000 | | 03-ARMS LENGTH | \$200,000 | \$114,200 | 57.10 | \$216,776 | \$47,001 | \$152,999 | \$231,933 | 0.660 | 2,580 | \$59.30 | 2000 | | 16.5152 | | | \$36,996 | Yes | 07/08/24 | | COM CITY | 201 | 0 |
| 031-080-000-070-00 | 186 S FIRST ST | 10/13/22 | \$450,000 | | 03-ARMS LENGTH | \$450,000 | \$58,000 | 12.89 | \$480,725 | \$91,413 | \$358,587 | \$531,847 | 0.674 | 20,582 | \$17.42 | 2000 | | 15.0591 | | | \$73,788 | / / | | | COM VILLAGE | 201 | 0 |
| 101-200-000-185-01 | 1135 FOURTH AVE | 07/11/23 | \$115,000 | | 03-ARMS LENGTH | \$115,000 | \$36,400 | 31.65 | \$122,706 | \$14,496 | \$100,504 | \$147,828 | 0.680 | 4,816 | \$20.87 | 2000 | | 14.4949 | | | \$14,496 | / / | | | COM VILLAGE | 201 | 0 |
| 201-110-000-080-00 | 450 S STEELE ST | 04/29/22 | \$176,500 | | 03-ARMS LENGTH | \$176,500 | \$84,200 | 47.17 | \$184,480 | \$44,223 | \$132,277 | \$191,608 | 0.690 | 4,080 | \$32.42 | 2000 | | 15.5757 | | | \$29,034 | / / | | | COM CITY | 201 | 0 |
| 402-170-000-180-00 | 203 S PLEASANT ST | 06/30/22 | \$350,000 | | 19-MULTI PARCEL ARMS LENGT | \$350,000 | \$120,300 | 34.37 | \$377,064 | \$106,270 | \$243,730 | \$351,745 | 0.693 | 4,162 | \$86.56 | 2000 | | 15.3191 | STORY | | \$26,780 | / / | | 403-180-000-395-00 | COM CITY | 201 | 60 |
| 403-180-000 | | | | | | | | | | | | | | | | | | | | | | | | | | | |