

City of Clawson

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual \$ of all Sales	2022 Calculated Nbdh ECF	2022 Used ECF	2021 Actual ECF			
K-1	12	\$667,690	\$1,342,500	49.73%	\$1,050,172	\$844,566	1.243	1.235	1.305			
K-2	2	\$169,790	\$340,000	49.94%	\$298,847	\$255,051	1.172	1.170	1.250			
KA3	5	\$264,840	\$534,000	49.60%	\$465,330	\$411,640	1.130	1.120	1.080			
KE3	2	\$172,290	\$349,900	49.24%	\$307,058	\$304,778	1.007	1.000	0.930			
KF3	8	\$385,200	\$778,900	49.45%	\$672,576	\$662,768	1.195	1.180	1.210			
KG3	8	\$691,670	\$1,399,300	49.43%	\$1,158,996	\$1,073,292	1.080	1.065	1.135			
KM1	4	\$598,760	\$1,270,000	47.15%	\$1,055,800	\$1,092,570	0.966	0.900	0.900			
KM2	0							1.167	1.167			
R-1	155	\$17,934,820	\$36,591,172	49.01%	\$24,446,555	\$16,194,432	1.510	1.465	1.532			
R-2	41	\$4,578,360	\$9,239,700	49.55%	\$6,125,154	\$3,885,659	1.576	1.555	1.632			
R-3	54	\$5,424,220	\$11,025,699	49.20%	\$7,204,763	\$4,578,164	1.574	1.535	1.595			
R-4	43	\$4,569,340	\$9,188,450	49.73%	\$5,966,547	\$4,152,128	1.437	1.425	1.465			
R-5	172	\$18,612,210	\$37,897,951	49.11%	\$23,834,629	\$15,389,411	1.549	1.505	1.590			
		\$54,069,190	\$109,957,572									
		2 Year Sale Ratio:	49.17%									
Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
16-20-33-207-030	701 W MAPLE RD	4/16/2020	\$142,000	\$60,530	42.63	\$117,973	\$78,573	1.501	943	\$125.10	150.14	Ranch
16-20-33-207-001	815 W MAPLE RD	8/5/2020	\$120,000	\$53,270	44.39	\$59,973	\$66,812	1.436	943	\$101.77	143.65	SingleFamily
16-20-33-207-025	695 W MAPLE RD	11/24/2020	\$117,000	\$54,890	46.91	\$92,973	\$69,435	1.339	943	\$98.59	133.90	SingleFamily
16-20-33-207-011	775 W MAPLE RD	4/12/2019	\$110,000	\$53,280	48.44	\$58,973	\$66,825	1.287	944	\$91.07	128.65	SingleFamily
16-20-33-207-054	761 W MAPLE RD	12/7/2020	\$112,500	\$55,180	49.05	\$88,473	\$69,898	1.266	951	\$93.03	126.57	SingleFamily
16-20-33-207-064	719 W MAPLE RD	2/26/2021	\$110,000	\$54,890	49.90	\$58,973	\$69,435	1.238	943	\$91.17	123.82	SingleFamily
16-20-33-207-067	715 W MAPLE RD	3/2/2020	\$107,500	\$54,890	51.06	\$83,473	\$69,435	1.202	943	\$88.52	120.22	SingleFamily
16-20-33-207-065	711 W MAPLE RD	9/15/2020	\$107,000	\$54,890	51.30	\$82,973	\$69,435	1.195	943	\$87.99	119.50	SingleFamily
16-20-33-207-045	795 W MAPLE RD	9/16/2019	\$102,500	\$53,280	51.98	\$78,473	\$66,825	1.174	944	\$83.13	117.43	SingleFamily
16-20-33-207-029	693 W MAPLE RD	8/23/2019	\$105,000	\$54,890	52.28	\$80,973	\$69,435	1.166	943	\$85.87	116.62	SingleFamily
16-20-33-207-033	769 W MAPLE RD	12/21/2020	\$115,000	\$64,420	56.02	\$86,969	\$81,633	1.065	1,204	\$72.23	106.54	SingleFamily
16-20-33-207-039	831 W MAPLE RD	7/31/2020	\$94,000	\$53,280	56.68	\$69,973	\$66,825	1.047	944	\$74.12	104.71	SingleFamily
16-20-33-426-047	30 HIGHLAND AVE	11/4/2020	\$170,000	\$84,000	49.47	\$149,363	\$126,115	1.184	1,055	\$141.58	118.43	SingleFamily
16-20-33-426-045	38 HIGHLAND AVE	5/20/2019	\$170,000	\$85,690	50.41	\$149,484	\$128,936	1.159	1,070	\$139.70	115.94	SingleFamily
16-20-34-455-073	308 N ROCHESTER RD	10/7/2020	\$125,000	\$58,430	46.74	\$111,770	\$92,530	1.208	1,079	\$109.59	144.11	Ranch
16-20-34-455-063	308 N ROCHESTER RD	1/19/2021	\$87,500	\$42,880	49.01	\$74,270	\$64,767	1.147	791	\$99.69	114.67	Ranch
16-20-34-427-040	25 HIGHLAND AVE	6/10/2020	\$93,500	\$46,870	49.91	\$77,750	\$69,282	1.122	791	\$98.29	112.22	Other
16-20-34-455-068	308 N ROCHESTER RD	2/17/2020	\$115,000	\$58,430	50.81	\$101,770	\$92,530	1.100	1,079	\$94.32	109.99	Ranch
16-20-34-455-075	308 N ROCHESTER RD	11/6/2020	\$113,000	\$58,430	51.71	\$98,770	\$92,530	1.078	1,079	\$92.47	107.82	Ranch
16-25-04-151-017	645 S CROOKS RD	3/22/2021	\$190,000	\$90,710	47.74	\$168,579	\$161,612	1.043	1,186	\$142.14	26.95	Other
16-25-04-151-020	637 S CROOKS RD	7/23/2019	\$159,900	\$81,580	51.02	\$138,479	\$143,166	0.967	1,186	\$116.76	7.10	Other
16-25-04-159-015	1508 NORMANDY RD	7/31/2019	\$136,500	\$61,390	44.97	\$123,328	\$92,880	1.328	1,021	\$120.79	27.52	Other
16-25-04-159-008	1514 NORMANDY RD	2/19/2021	\$94,900	\$44,620	47.02	\$81,412	\$64,195	1.268	714	\$114.02	19.00	Other
16-25-04-159-001	1516 NORMANDY RD	8/20/2020	\$99,500	\$47,260	47.50	\$86,328	\$68,947	1.252	742	\$116.35	13.16	Other
16-25-04-159-002	1516 NORMANDY RD	4/15/2019	\$92,000	\$44,620	48.50	\$78,512	\$64,195	1.223	714	\$109.96	8.41	Other
16-25-04-159-025	1502 NORMANDY RD	4/7/2020	\$96,000	\$48,020	50.02	\$82,828	\$70,223	1.180	742	\$111.63	0.71	Other
16-25-04-159-019	1506 NORMANDY RD	9/1/2020	\$90,000	\$47,260	52.51	\$76,828	\$68,947	1.114	742	\$103.54	37.40	Other
16-25-04-159-031	1500 NORMANDY RD	8/25/2020	\$90,000	\$47,410	52.68	\$76,828	\$69,187	1.110	742	\$103.54	8.57	Other
16-25-04-159-012	1510 NORMANDY RD	8/15/2019	\$80,000	\$44,620	55.78	\$66,512	\$64,195	1.036	714	\$93.15	103.61	Other
16-20-34-378-108	452 OAKROVE CT	6/30/2020	\$217,000	\$98,320	45.31	\$186,962	\$156,429	1.195	1,488	\$125.65	6.48	Other
16-20-33-226-061	48 COUNCIL AVE	8/14/2019	\$149,900	\$69,980	46.68	\$119,862	\$103,219	1.161	1,159	\$103.42	116.12	Other
16-25-04-103-018	349 S CROOKS RD	5/6/2020	\$155,000	\$72,400	46.71	\$124,962	\$107,766	1.160	924	\$135.24	12.10	Other
16-20-34-378-126	67 MAPLEGROVE DR	7/7/2020	\$202,000	\$98,360	48.69	\$171,962	\$156,517	1.099	1,488	\$115.57	109.87	Other
16-20-34-378-111	34 MAPLEGROVE DR	1/13/2020	\$172,900	\$86,710	50.15	\$142,862	\$134,631	1.061	1,246	\$114.66	106.11	Other
16-20-33-201-054	1557 N BYWOOD AVE	6/17/2020	\$160,000	\$82,760	51.73	\$129,962	\$127,204	1.022	1,180	\$110.14	102.17	Other
16-20-33-201-055	1563 N BYWOOD AVE	4/24/2020	\$155,000	\$82,610	53.30	\$124,962	\$126,937	0.984	1,180	\$105.90	98.44	Other
16-20-34-378-102	410 OAKROVE CT	10/16/2020	\$187,500	\$100,530	53.62	\$157,462	\$160,589	0.981	1,545	\$101.92	98.05	Other
16-25-04-160-012	1672 MICHAEL CT	11/1/2019	\$340,000	\$146,760	43.16	\$286,450	\$266,632	1.074	1,707	\$167.81	48.94	Other
16-25-04-160-002	1604 MICHAEL CT	5/20/2019	\$323,000	\$149,990	46.44	\$269,450	\$273,816	0.984	1,707	\$157.85	51.67	Colonial/2Sty
16-25-04-160-013	1680 ALYSSA LN	2/8/2021	\$325,000	\$154,130	47.42	\$271,450	\$283,008	0.959	1,703	\$159.40	42.44	Colonial/2Sty
16-25-04-160-015	1700 ALYSSA LN	10/21/2019	\$282,000	\$147,880	52.44	\$228,450	\$299,114	0.849	1,717	\$133.05	19.86	Other
16-20-33-226-006	275 W MAPLE RD	10/30/2020	\$218,000	\$80,970	37.14	\$147,639	\$62,510	2.362	980	\$150.65	119.33	Bungalow
16-20-33-252-013	453 PARK DR	7/17/2020	\$234,500	\$87,790	37.44	\$171,302	\$76,712	2.233	987	\$173.56	118.59	Bungalow
16-20-33-277-006	103 LEROY AVE	1/7/2021	\$305,000	\$114,940	37.69	\$228,281	\$104,543	2.184	1,306	\$174.79	105.85	Bungalow
16-20-33-378-030	423 KINROSS AVE	2/19/2021	\$265,000	\$100,820	38.05	\$202,195	\$94,765	2.134	1,251	\$161.63	71.47	Other
16-20-33-203-005	1550 OAKLEY RD	12/30/2020	\$221,000	\$84,180	38.09	\$153,511	\$68,857	2.229	986	\$155.69	115.07	Bungalow
16-20-33-380-021	230 KINROSS AVE	8/16/2019	\$235,000	\$89,540	38.10	\$163,082	\$73,146	2.230	1,116	\$146.13	87.18	Bungalow
16-20-33-203-014	1458 OAKLEY RD	12/23/2020	\$212,000	\$82,450	38.89	\$144,875	\$66,742	2.171	992	\$146.04	132.12	Bungalow
16-20-33-277-002	137 LEROY AVE	3/11/2021	\$275,000	\$107,220	38.99	\$198,281	\$94,010	2.109	980	\$202.33	98.34	Bungalow
16-20-33-376-002	1037 W SELFRIDGE BLVD	8/17/2020	\$342,000	\$133,790	39.12	\$259,782	\$126,528	2.053	1,599	\$162.47	76.82	Colonial/2Sty
16-20-33-201-039	1453 N BYWOOD AVE	9/20/2019	\$232,000	\$93,030	40.10	\$164,875	\$81,186	2.031	974	\$169.28	203.08	Bungalow
16-20-33-251-021	508 PARK DR	9/23/2019	\$225,000	\$91,540	40.68	\$162,339	\$82,193	1.975	973	\$166.84	113.85	Bungalow
16-20-33-205-004	1344 N BYWOOD AVE	7/9/2020	\$212,000	\$86,260	40.69	\$143,821	\$71,221	2.019	983	\$146.31	201.94	Bungalow
16-20-33-252-017	421 PARK DR	6/1/2020	\$241,500	\$98,310	40.71	\$179,170	\$91,659	1.955	995	\$180.07	110.52	SingleFamily
16-20-33-382-013	125 N BYWOOD AVE	3/26/2021	\$251,400	\$103,480	41.16	\$189,070	\$98,719	1.915	1,128	\$167.62	60.62	Colonial/2Sty
16-20-33-152-046	947 LANGLEY BLVD	10/15/2020	\$270,000	\$111,300	41.22	\$199,281	\$99,575	1.941	1,458	\$132.57	194.11	TriLevel/Quad
16-20-33-205-005	1336 N BYWOOD AVE	10/15/2020	\$295,000	\$122,140	41.40	\$220,062	\$115,590	1.904	1,561	\$140.98	190.38	SingleFamily
16-20-33-128-002	1428 N SELFRIDGE BLVD	10/14/2020	\$245,000	\$101,470	41.42	\$173,082	\$89,433	1.935	967	\$178.99	193.53	Ranch
16-20-33-127-012	957 DREON DR	1/13/2021	\$240,000	\$101,510	42.30	\$162,397	\$85,613	1.897	946	\$171.67	189.69	Ranch
16-20-33-226-001	327 W MAPLE RD	10/7/2020	\$190,000	\$80,660	42.45	\$126,294	\$66,637	1.895	993	\$127.18	189.53	Ranch
16-20-33-276-016	205 LEROY AVE	6/12/2019	\$255,000	\$108,540	42.56	\$182,366	\$98,594	1.850	1,080	\$168.86	184.97	Ranch
16-20-33-283-030	92 W ELMWOOD AVE	7/8/2020	\$305,000	\$131,240	43.03	\$232,512	\$129,687	1.793	1,627	\$142.91	179.29	Colonial/2Sty
16-20-33-203-019	1416 OAKLEY RD	8/3/2020	\$290,000	\$99,400	43.22	\$147,892	\$79,648	1.857	1,187	\$124.59	185.68	Bungalow
16-20-33-378-055	342 N MARIAS AVE	4/28/2020	\$310,000	\$133,990	43.22	\$247,670	\$140,371	1.764	1,511	\$163.91	88.34	Bungalow
16-20-33-251-020	516 PARK DR	4/10/2020	\$239,900	\$103,830	43.28	\$177,570	\$99,201	1.790	973	\$182.50	179.00	Bungalow
16-20-33-351-025	349 N BATCHEWANA AVE	9/14/2020	\$247,000	\$107,250	43.42	\$169,387	\$93,443	1.813	993	\$170.58	181.27	Ranch
16-20-33-177-022	762 ELMSPORD AVE	9/18/2020	\$218,000	\$95,250	43.69	\$145,777	\$80,738	1.806	946	\$154.10	180.56	Ranch
16-20-33-251-006	513 LEROY AVE	8/16/2019	\$215,000	\$94								

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
16-20-33-228-032	266 LEROY AVE	7/28/2020	\$272,500	\$127,100	46.64	\$176,599	\$108,057	1.634	1,403	\$125.87	163.43	Bungalow
16-20-33-283-023	148 W ELMWOOD AVE	3/20/2020	\$231,000	\$107,890	46.71	\$153,751	\$94,557	1.626	1,058	\$145.32	162.60	Ranch
16-20-33-354-018	1157 BROADACRE AVE	8/3/2020	\$285,000	\$133,280	46.76	\$198,598	\$122,972	1.615	1,443	\$137.63	161.50	Ranch
16-20-33-102-019	1401 LANGLEY BLVD	5/29/2020	\$307,000	\$143,810	46.84	\$235,082	\$147,234	1.597	1,963	\$119.76	159.67	Ranch
16-20-33-131-007	1290 SHENANDOAH DR	8/28/2020	\$225,000	\$105,440	46.86	\$153,082	\$94,851	1.614	995	\$153.85	161.39	Ranch
16-20-33-102-016	1431 LANGLEY BLVD	4/24/2020	\$219,900	\$103,060	46.87	\$147,982	\$91,611	1.615	952	\$155.44	161.53	Ranch
16-20-33-283-021	164 W ELMWOOD AVE	5/17/2019	\$241,000	\$113,180	46.96	\$157,692	\$97,650	1.615	1,009	\$156.29	161.49	Ranch
16-20-33-378-014	324 N MARIAS AVE	9/3/2019	\$230,000	\$108,320	47.10	\$167,670	\$105,327	1.592	1,422	\$117.91	159.19	Other
16-20-33-277-021	88 PARK DR	9/26/2019	\$227,000	\$107,410	47.32	\$150,281	\$94,263	1.594	1,098	\$136.87	159.43	Ranch
16-20-33-352-017	449 N WEBIK AVE	8/19/2020	\$245,500	\$116,200	47.33	\$168,311	\$105,948	1.589	1,299	\$129.57	158.86	Other
16-20-33-380-016	235 N BYWOOD AVE	11/25/2019	\$200,000	\$94,710	47.36	\$135,827	\$85,494	1.589	955	\$142.23	158.87	Ranch
16-20-33-329-020	908 PHILLIPS AVE	7/12/2019	\$279,900	\$132,660	47.40	\$188,801	\$118,928	1.588	1,297	\$145.57	158.75	Bungalow
16-20-33-281-020	148 ELMFORD AVE	11/18/2020	\$218,000	\$103,460	47.46	\$136,488	\$85,596	1.595	997	\$136.90	159.46	Ranch
16-20-33-101-044	1235 KENILWORTH PL	9/17/2019	\$259,000	\$123,340	47.62	\$169,959	\$107,602	1.580	1,537	\$110.58	157.95	TriLevel/Quad
16-20-33-376-017	330 N CHOCOLAY AVE	9/30/2020	\$286,000	\$136,350	47.67	\$207,892	\$132,832	1.565	1,397	\$148.81	156.51	Ranch
16-20-33-206-016	1341 N CUSTER AVE	10/18/2019	\$209,500	\$99,980	47.72	\$137,582	\$87,405	1.574	1,059	\$129.92	157.41	Ranch
16-20-33-202-014	1440 N BYWOOD AVE	8/7/2019	\$210,000	\$100,270	47.75	\$133,033	\$84,346	1.577	984	\$135.20	157.72	SingleFamily
16-20-33-329-035	674 PHILLIPS AVE	12/7/2020	\$220,000	\$105,270	47.85	\$142,758	\$90,985	1.569	1,158	\$123.28	156.90	Bungalow
16-20-33-328-029	703 HIGHLAND AVE	11/24/2020	\$288,000	\$137,950	47.90	\$201,694	\$129,416	1.558	1,593	\$126.61	155.85	Colonial/2Sty
16-20-33-304-014	566 LANGLEY BLVD	1/22/2021	\$264,700	\$122,080	48.01	\$182,269	\$117,223	1.555	1,453	\$125.44	155.49	Other
16-20-33-178-022	931 SHENANDOAH CT	10/25/2019	\$390,000	\$188,460	48.32	\$301,049	\$196,570	1.532	2,704	\$111.33	153.15	Colonial/2Sty
16-20-33-151-013	1119 KENILWORTH PL	10/28/2019	\$243,500	\$118,260	48.57	\$161,193	\$105,267	1.531	1,186	\$135.91	153.13	Ranch
16-20-33-281-031	60 ELMFORD AVE	7/8/2020	\$210,000	\$102,230	48.68	\$138,082	\$90,472	1.526	998	\$138.36	152.62	Ranch
16-20-33-329-009	801 W BAKER AVE	5/28/2020	\$295,000	\$143,610	48.68	\$223,082	\$146,961	1.518	1,258	\$177.33	151.80	Ranch
16-20-33-133-003	1336 MARC AVE	4/25/2019	\$220,000	\$107,310	48.78	\$138,157	\$90,629	1.524	1,162	\$119.90	152.44	Ranch
16-20-33-177-024	742 ELMFORD AVE	9/11/2019	\$275,000	\$134,170	48.79	\$207,073	\$133,386	1.515	1,500	\$134.72	151.50	Colonial/2Sty
16-20-33-378-027	501 KINROSS AVE	1/6/2020	\$217,000	\$106,200	48.94	\$145,529	\$96,191	1.513	1,251	\$116.33	151.29	Other
16-20-33-304-017	596 LANGLEY BLVD	9/27/2019	\$267,000	\$130,720	48.96	\$183,999	\$121,800	1.511	1,377	\$133.62	151.07	Colonial/2Sty
16-20-33-178-010	909 ELMFORD AVE	7/2/2019	\$250,000	\$122,500	49.00	\$163,694	\$108,328	1.511	1,410	\$116.10	151.11	Other
16-20-33-379-008	440 KINROSS AVE	12/3/2020	\$250,000	\$122,590	49.04	\$184,840	\$122,883	1.504	1,561	\$118.41	150.42	Colonial/2Sty
16-20-33-378-019	236 N MARIAS AVE	6/30/2020	\$115,000	\$56,410	49.05	\$52,670	\$34,495	1.528	550	\$95.76	152.85	Bungalow
16-20-33-351-022	409 N BACHEWANA AVE	8/16/2019	\$220,000	\$108,260	49.21	\$143,024	\$95,248	1.502	993	\$144.03	150.16	Ranch
16-20-33-283-006	141 ELMFORD AVE	9/15/2020	\$268,000	\$132,290	49.36	\$200,875	\$134,783	1.490	1,626	\$123.54	149.04	Ranch
16-20-33-177-011	1142 N STEPHEN AVE	5/7/2019	\$210,000	\$103,800	49.43	\$128,177	\$85,849	1.493	976	\$131.33	149.30	Ranch
16-20-33-279-016	140 KNOLLWOOD BLVD	8/22/2019	\$215,000	\$106,290	49.44	\$133,488	\$89,464	1.492	1,100	\$121.35	149.21	Ranch
16-20-33-281-011	85 KNOLLWOOD BLVD	7/24/2020	\$225,500	\$112,240	49.77	\$148,781	\$100,859	1.475	1,073	\$138.66	147.51	Ranch
16-20-33-126-005	1078 DREON DR	1/15/2021	\$235,000	\$117,010	49.79	\$147,891	\$100,276	1.475	1,648	\$89.74	147.48	Other
16-20-33-377-070	533 N MARIAS AVE	3/5/2021	\$278,900	\$138,910	49.81	\$206,982	\$140,543	1.473	1,638	\$126.36	147.27	Colonial/2Sty
16-20-33-277-012	53 LEROY AVE	9/29/2020	\$200,000	\$99,830	49.92	\$123,281	\$83,922	1.469	980	\$125.80	146.90	Bungalow
16-20-33-228-047	86 LEROY AVE	2/12/2021	\$235,913	\$117,900	49.98	\$140,012	\$95,495	1.466	959	\$146.00	146.62	Ranch
16-20-33-133-030	1231 N STEPHEN AVE	10/24/2019	\$209,800	\$105,050	50.07	\$137,182	\$93,850	1.462	992	\$138.29	146.17	Ranch
16-20-33-228-046	96 LEROY AVE	2/19/2020	\$167,500	\$84,210	50.27	\$71,599	\$49,502	1.446	869	\$82.39	144.64	Bungalow
16-20-33-305-005	694 LANGLEY BLVD	8/22/2019	\$250,000	\$125,710	50.28	\$167,562	\$115,347	1.453	1,434	\$116.85	145.27	Colonial/2Sty
16-20-33-283-024	140 W ELMWOOD AVE	5/1/2020	\$230,000	\$115,770	50.33	\$149,028	\$102,775	1.450	1,059	\$140.73	145.00	Ranch
16-20-33-376-010	430 N CHOCOLAY AVE	5/26/2020	\$279,900	\$140,940	50.35	\$200,742	\$128,373	1.451	1,373	\$146.21	145.07	Ranch
16-20-33-132-028	1225 MARC AVE	5/9/2019	\$206,000	\$103,820	50.40	\$133,215	\$92,049	1.447	944	\$141.12	144.72	Ranch
16-20-33-380-026	326 KINROSS AVE	8/19/2020	\$207,000	\$106,820	51.60	\$142,216	\$101,608	1.400	1,000	\$142.22	139.97	Ranch
16-20-33-377-073	503 N MARIAS AVE	6/4/2019	\$262,500	\$135,490	51.62	\$180,264	\$128,840	1.399	1,506	\$119.70	139.91	Colonial/2Sty
16-20-33-354-024	1051 BROADACRE AVE	3/31/2020	\$205,000	\$105,910	51.66	\$122,738	\$88,438	1.388	1,007	\$121.88	138.78	Ranch
16-20-33-326-011	664 SHENANDOAH DR	6/8/2020	\$312,000	\$161,320	51.71	\$226,719	\$162,013	1.399	2,107	\$107.60	139.94	Colonial/2Sty
16-20-33-151-028	945 KENILWORTH PL	12/10/2019	\$232,900	\$120,890	51.91	\$150,709	\$108,932	1.384	1,274	\$118.30	138.35	Ranch
16-20-33-133-022	1323 N STEPHEN AVE	10/21/2019	\$193,500	\$100,490	51.93	\$111,183	\$81,003	1.373	987	\$112.65	137.26	Ranch
16-20-33-227-044	94 SCHOOL AVE	3/20/2020	\$220,000	\$115,280	52.40	\$133,694	\$98,472	1.358	990	\$135.04	135.77	Ranch
16-20-33-301-004	1425 W ELMWOOD AVE	10/10/2019	\$237,000	\$124,730	52.63	\$150,694	\$111,374	1.353	1,393	\$108.18	135.30	Colonial/2Sty
16-20-33-326-019	746 SHENANDOAH DR	10/14/2020	\$247,000	\$130,670	52.90	\$164,435	\$122,026	1.348	1,359	\$121.00	134.75	Colonial/2Sty
16-20-33-102-027	1263 LANGLEY BLVD	8/26/2020	\$220,000	\$116,620	53.01	\$148,082	\$110,122	1.345	1,103	\$134.25	134.47	Ranch
16-20-33-380-010	333 N BYWOOD AVE	7/28/2020	\$167,500	\$88,990	53.13	\$81,194	\$62,571	1.298	903	\$89.92	129.76	Bungalow
16-20-33-129-015	1109 WRIGHT DR	11/24/2020	\$200,000	\$106,600	53.30	\$113,694	\$86,619	1.313	1,044	\$108.90	131.26	Ranch
16-20-33-354-015	1171 BROADACRE AVE	5/14/2019	\$242,000	\$129,230	53.40	\$155,694	\$117,517	1.325	1,636	\$95.17	132.49	Colonial/2Sty
16-20-33-304-008	506 LANGLEY BLVD	11/15/2019	\$246,000	\$131,570	53.48	\$164,488	\$123,973	1.327	1,453	\$113.21	132.68	TriLevel/Quad
16-20-33-101-029	1451 KENILWORTH PL	8/29/2019	\$222,000	\$118,790	53.51	\$129,000	\$98,692	1.307	1,386	\$93.07	130.71	Other
16-20-33-102-006	1358 KENILWORTH PL	9/30/2019	\$210,000	\$112,510	53.58	\$127,988	\$97,616	1.311	1,355	\$94.46	131.11	Other
16-20-33-353-010	420 N WEBIK AVE	3/4/2020	\$230,000	\$123,520	53.70	\$152,293	\$115,590	1.318	1,226	\$124.22	131.75	Ranch
16-20-33-176-006	963 W STEPHEN AVE	3/16/2020	\$210,000	\$112,820	53.72	\$128,488	\$98,382	1.306	1,080	\$118.97	130.60	Ranch
16-20-33-276-007	279 LEROY AVE	9/10/2020	\$212,000	\$113,900	53.73	\$140,082	\$106,405	1.317	1,080	\$129.71	131.65	Ranch
16-20-33-376-014	360 N CHOCOLAY AVE	7/21/2020	\$235,000	\$126,330	53.76	\$158,281	\$120,090	1.318	1,194	\$132.56	131.80	Ranch
16-20-33-102-024	1321 LANGLEY BLVD	7/10/2020	\$190,000	\$102,650	54.03	\$116,796	\$90,171	1.295	1,450	\$80.55	129.53	Other
16-20-33-151-012	1129 KENILWORTH PL	6/24/2020	\$230,000	\$124,420	54.10	\$147,266	\$113,376	1.299	1,186	\$124.17	129.89	Ranch
16-20-33-376-034	369 N MANITOU AVE	11/15/2019	\$220,000	\$119,740	54.43	\$143,281	\$111,099	1.290	1,257	\$113.99	128.97	Ranch
16-20-33-227-022	87 COUNCIL AVE	7/29/2020	\$270,000	\$147,220	54.53	\$173,118	\$134,852	1.284	1,731	\$100.01	128.38	Colonial/2Sty
16-20-33-251-019	526 PARK DR	3/12/2020	\$150,000	\$81,850	54.57	\$82,875	\$65,927	1.257	781	\$106.11	125.71	Bungalow
16-20-33-326-012	678 SHENANDOAH DR	11/13/2020	\$240,000	\$131,640	54.85	\$157,158	\$123,169	1.276	1,440	\$109.14	127.60	Other
16-20-33-380-006	236 KINROSS AVE	7/25/2019	\$174,500	\$95,790	54.89	\$112,170	\$88,219	1.271	1,220	\$91.94	127.15	Ranch
16-20-33-177-030	1149 N BYWOOD AVE	9/16/2019	\$198,000	\$108,720	54.91	\$116,488	\$92,777	1.266	922	\$126.34	125.56	Ranch
16-20-33-329-019	665 W BAKER AVE	12/1,780	\$221,500	\$121,780	54.98	\$144,241	\$113,512	1.271	1,258	\$114.66	127.07	Ranch
16-20-33-101-043	1245 KENILWORTH PL	10/31/2019	\$220,000	\$121,450	55.20	\$132,620	\$106,151	1.249	1,443	\$91.91	124.94	Colonial/2Sty
16-20-33-304-018	411 SHENANDOAH DR	9/21/2020	\$230,000	\$126,980	55.21	\$148,488	\$117,718					

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
16-20-33-426-026	138 HIGHLAND AVE	10/16/2020	\$203,000	\$95,210	46.90	\$135,697	\$79,173	1.714	1,308	\$103.74	171.39	Bungalow
16-20-33-477-007	115 BROADACRE AVE	10/30/2020	\$249,900	\$117,660	47.08	\$173,615	\$102,271	1.698	1,339	\$129.66	169.76	Ranch
16-20-33-402-033	222 HIGHLAND AVE	4/17/2020	\$234,500	\$112,640	48.03	\$164,579	\$99,910	1.647	1,034	\$159.17	164.73	Bungalow
16-20-33-404-007	301 HIGHLAND AVE	4/15/2020	\$240,000	\$115,480	48.12	\$172,697	\$105,251	1.641	1,048	\$164.79	164.08	Bungalow
16-20-33-406-017	264 PHILLIPS AVE	6/7/2019	\$265,100	\$128,200	48.36	\$188,235	\$115,455	1.630	1,320	\$142.60	163.04	Ranch
16-20-33-452-003	339 JOHN M AVE	9/28/2020	\$259,900	\$125,990	48.48	\$150,078	\$91,417	1.642	1,161	\$129.27	164.17	Bungalow
16-20-33-403-014	423 HIGHLAND AVE	11/26/2019	\$185,000	\$90,430	48.88	\$117,697	\$73,026	1.612	1,042	\$112.95	161.17	SingleFamily
16-20-33-408-029	216 JOHN M AVE	1/14/2021	\$185,000	\$90,460	48.90	\$117,697	\$73,070	1.611	804	\$146.39	161.07	Bungalow
16-20-33-427-008	127 HIGHLAND AVE	7/10/2019	\$225,000	\$110,490	49.11	\$157,997	\$98,827	1.596	1,466	\$107.57	159.57	SingleFamily
16-20-33-407-024	506 JOHN M AVE	12/30/2019	\$280,000	\$139,710	49.90	\$178,659	\$114,523	1.560	1,580	\$113.08	156.00	Colonial/2Sty
16-20-33-428-018	154 PHILLIPS AVE	6/8/2020	\$205,000	\$102,700	50.10	\$141,379	\$91,180	1.551	933	\$151.53	155.05	Ranch
16-20-33-406-015	300 PHILLIPS AVE	11/26/2019	\$145,000	\$75,650	52.17	\$82,092	\$56,848	1.444	858	\$95.68	144.41	SingleFamily
16-20-33-401-006	455 W ELMWOOD AVE	5/29/2019	\$180,000	\$94,110	52.28	\$112,697	\$77,763	1.449	1,054	\$106.92	144.92	Ranch
16-20-33-402-007	303 W ELMWOOD AVE	3/12/2020	\$180,000	\$95,770	53.21	\$108,205	\$77,012	1.405	1,037	\$104.34	140.50	Ranch
16-20-33-453-005	621 BROADACRE AVE	11/16/2020	\$210,000	\$112,240	53.45	\$115,157	\$83,372	1.381	1,517	\$75.91	138.12	Ranch
16-20-33-401-008	439 W ELMWOOD AVE	6/6/2019	\$180,000	\$96,570	53.65	\$112,697	\$80,926	1.393	1,046	\$107.74	139.26	Ranch
16-20-33-426-017	57 W ELMWOOD AVE	8/16/2019	\$260,000	\$139,840	53.78	\$192,697	\$136,578	1.411	1,775	\$108.56	141.09	Colonial/2Sty
16-20-33-428-022	104 PHILLIPS AVE	4/22/2019	\$189,900	\$103,250	54.37	\$126,390	\$91,954	1.374	992	\$127.41	137.45	Ranch
16-20-33-426-038	839 N MAIN ST	5/13/2019	\$190,000	\$103,350	54.39	\$122,353	\$89,418	1.368	1,026	\$119.25	136.83	Ranch
16-20-33-403-022	428 W BAKER AVE	6/25/2019	\$240,000	\$130,880	54.53	\$139,037	\$103,406	1.345	1,663	\$83.61	134.46	SingleFamily
16-20-33-451-022	622 BROADACRE AVE	4/30/2020	\$236,000	\$128,700	54.53	\$140,854	\$104,337	1.350	1,080	\$130.42	135.00	Bungalow
16-20-33-428-001	185 W BAKER AVE	9/5/2019	\$187,500	\$103,660	55.29	\$120,197	\$90,044	1.335	996	\$120.68	133.49	Ranch
16-20-33-453-009	533 BROADACRE AVE	1/27/2021	\$138,000	\$78,760	57.07	\$42,644	\$39,972	1.067	716	\$95.56	106.68	Bungalow
16-20-33-408-038	465 N WASHINGTON AVE	7/26/2019	\$329,900	\$194,800	59.05	\$246,124	\$196,667	1.251	1,646	\$149.53	125.15	Colonial/2Sty
16-20-33-454-003	40 N CUSTER AVE	12/17/2019	\$318,000	\$175,830	63.58	\$255,178	\$156,095	0.984	940	\$58.70	98.36	SingleFamily
16-20-33-451-025	544 BROADACRE AVE	7/17/2019	\$126,000	\$80,480	63.87	\$31,771	\$42,918	0.740	610	\$52.08	74.03	Bungalow
16-20-33-452-036	311 N WASHINGTON AVE	3/27/2020	\$222,000	\$148,510	66.90	\$144,985	\$141,482	1.025	1,304	\$111.18	102.48	Colonial/2Sty
16-20-34-326-028	555 HENDRICKSON BLVD	3/22/2021	\$280,000	\$98,940	35.34	\$195,330	\$73,755	2.648	1,190	\$164.14	112.39	Colonial/2Sty
16-20-34-328-029	497 ROTH BLVD	7/31/2020	\$242,000	\$90,760	37.50	\$174,688	\$74,399	2.348	920	\$189.88	108.23	Bungalow
16-20-34-328-018	576 E BAKER AVE	9/24/2020	\$226,000	\$87,260	38.61	\$163,041	\$72,683	2.243	999	\$163.20	79.47	Bungalow
16-20-34-327-022	445 E BAKER AVE	11/13/2020	\$233,000	\$91,290	39.18	\$165,688	\$75,097	2.206	924	\$179.32	78.31	Bungalow
16-20-34-376-012	518 ROTH BLVD	6/13/2019	\$217,500	\$86,150	39.61	\$150,188	\$68,396	2.196	938	\$160.12	66.60	Bungalow
16-20-34-328-021	417 ROTH BLVD	12/23/2020	\$198,000	\$78,700	39.75	\$130,688	\$58,692	2.227	753	\$173.56	76.50	Bungalow
16-20-34-376-021	602 ROTH BLVD	2/16/2021	\$178,500	\$72,870	40.82	\$111,188	\$51,099	2.176	755	\$147.27	72.87	Ranch
16-20-34-452-001	686 LINCOLN AVE	11/3/2020	\$213,000	\$89,440	41.99	\$148,507	\$74,524	1.993	1,034	\$143.62	52.00	SingleFamily
16-20-34-354-025	197 BOWERS ST	8/9/2019	\$179,999	\$75,890	42.16	\$121,378	\$60,689	2.000	894	\$135.77	63.95	Bungalow
16-20-34-378-046	659 BOWERS ST	9/12/2019	\$200,000	\$84,540	42.27	\$132,660	\$66,281	2.001	916	\$144.83	58.27	SingleFamily
16-20-34-403-003	670 HENDRICKSON BLVD	11/11/2020	\$255,000	\$108,270	42.46	\$168,751	\$84,875	1.988	1,059	\$159.35	55.23	Ranch
16-20-34-351-013	162 ROTH BLVD	6/28/2019	\$188,000	\$80,300	42.71	\$124,096	\$62,996	1.970	1,140	\$108.86	65.14	Colonial/2Sty
16-20-34-328-013	528 E BAKER AVE	10/27/2020	\$229,000	\$98,420	42.98	\$161,688	\$84,377	1.916	1,097	\$147.39	54.73	Ranch
16-20-34-328-030	507 ROTH BLVD	12/23/2020	\$189,900	\$82,680	43.54	\$121,622	\$63,245	1.923	914	\$133.07	57.53	Bungalow
16-20-34-301-039	865 HIGH ST	2/27/2020	\$202,500	\$92,790	45.82	\$129,445	\$73,301	1.766	900	\$143.83	176.59	Bungalow
16-20-34-353-013	401 LINCOLN AVE	4/4/2019	\$255,000	\$118,100	46.31	\$181,644	\$106,092	1.712	1,341	\$135.45	69.52	BiLevel
16-20-34-377-020	346 LERNER AVE	8/28/2019	\$218,000	\$101,990	46.78	\$150,291	\$88,774	1.693	973	\$154.46	92.77	Ranch
16-20-34-303-022	157 ROTH BLVD	9/1/2020	\$168,000	\$78,640	46.81	\$100,545	\$58,516	1.718	813	\$123.67	171.82	Bungalow
16-20-34-378-039	595 BOWERS ST	9/28/2020	\$199,900	\$93,850	46.95	\$132,588	\$78,430	1.691	1,006	\$131.80	10.26	SingleFamily
16-20-34-378-017	442 LINCOLN AVE	11/20/2020	\$279,000	\$131,510	47.14	\$184,405	\$109,723	1.681	1,497	\$123.18	168.06	Colonial/2Sty
16-20-34-377-005	714 LERNER AVE	6/30/2020	\$215,000	\$101,420	47.17	\$150,968	\$90,432	1.669	920	\$164.10	166.94	Ranch
16-20-34-378-045	651 BOWERS ST	1/28/2020	\$210,000	\$99,670	47.46	\$142,635	\$85,977	1.659	931	\$153.21	165.90	Bungalow
16-20-34-452-002	694 LINCOLN AVE	10/16/2020	\$202,000	\$96,090	47.57	\$121,563	\$72,794	1.670	1,428	\$85.13	63.10	Bungalow
16-20-34-327-035	551 E BAKER AVE	5/11/2020	\$189,900	\$91,480	48.17	\$122,588	\$75,339	1.627	922	\$132.96	162.72	SingleFamily
16-20-34-378-068	680 BOWERS ST	6/25/2019	\$175,000	\$84,520	48.30	\$103,351	\$63,447	1.629	1,006	\$102.73	162.89	Ranch
16-20-34-327-046	612 GODDALE CT	10/26/2020	\$147,000	\$71,720	48.79	\$84,041	\$52,428	1.603	739	\$113.72	160.30	SingleFamily
16-20-34-326-007	443 HENDRICKSON BLVD	6/23/2020	\$236,500	\$117,010	49.48	\$163,032	\$104,590	1.559	1,116	\$146.09	155.88	Ranch
16-20-34-378-071	619 E 14 MILE RD	10/25/2019	\$145,000	\$71,870	49.57	\$94,516	\$60,754	1.556	914	\$103.41	155.57	Bungalow
16-20-34-378-036	662 LINCOLN AVE	5/23/2019	\$236,000	\$118,970	50.41	\$172,054	\$113,350	1.518	1,314	\$130.94	151.79	Bungalow
16-20-34-377-014	634 LERNER AVE	10/8/2019	\$255,000	\$129,230	50.68	\$183,351	\$121,702	1.507	1,406	\$130.41	150.66	Ranch
16-20-34-303-007	162 E BAKER AVE	7/8/2020	\$150,000	\$76,040	50.69	\$77,963	\$52,140	1.495	990	\$78.75	149.53	Bungalow
16-20-34-377-024	593 LINCOLN AVE	4/12/2019	\$203,000	\$102,960	50.72	\$130,812	\$87,121	1.501	1,064	\$122.94	150.15	Bungalow
16-20-34-376-041	579 LERNER AVE	3/3/2020	\$184,000	\$93,760	50.96	\$115,893	\$77,790	1.490	1,069	\$108.41	148.98	Ranch
16-20-34-326-021	475 HENDRICKSON BLVD	9/29/2020	\$185,000	\$95,720	51.74	\$99,898	\$69,280	1.442	1,170	\$85.38	144.19	Bungalow
16-20-34-353-025	406 FISHER CT	5/15/2020	\$278,000	\$145,650	52.39	\$206,351	\$143,093	1.442	1,646	\$125.37	144.21	Colonial/2Sty
16-20-34-376-046	629 LERNER AVE	8/28/2019	\$182,500	\$95,920	52.56	\$114,207	\$80,489	1.419	936	\$122.02	141.89	Ranch
16-20-34-377-002	506 GODDALE CT	6/21/2019	\$186,000	\$98,270	52.83	\$99,843	\$71,907	1.389	1,103	\$90.52	138.85	Ranch
16-20-34-356-013	46 FLORENCE ST	4/3/2020	\$128,500	\$68,390	53.22	\$69,879	\$50,917	1.372	641	\$109.02	137.24	Bungalow
16-20-34-351-012	154 ROTH BLVD	12/13/2019	\$187,000	\$100,190	53.58	\$124,041	\$89,522	1.386	999	\$124.17	138.56	Bungalow
16-20-34-355-039	29 FLORENCE ST	10/5/2020	\$175,000	\$95,110	54.35	\$116,379	\$85,728	1.358	952	\$122.25	135.75	SingleFamily
16-20-34-328-037	585 ROTH BLVD	7/19/2019	\$144,400	\$78,590	54.43	\$68,103	\$52,692	1.292	885	\$76.95	129.25	Bungalow
16-20-34-352-032	259 LINCOLN AVE	4/17/2020	\$181,600	\$98,910	54.47	\$100,826	\$76,255	1.322	863	\$116.83	132.22	Ranch
16-20-34-378-067	668 BOWERS ST	6/11/2019	\$173,000	\$94,680	54.73	\$105,688	\$79,511	1.329	1,006	\$105.06	132.92	Ranch
16-20-34-351-036	151 FISHER CT	2/13/2020	\$170,000	\$93,220	54.84	\$97,784	\$74,417	1.314	998	\$97.98	131.40	SingleFamily
16-20-34-376-015												

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
16-20-34-479-022	1107 E 14 MILE RD	8/28/2019	\$150,000	\$82,550	55.03	\$78,994	\$66,036	1.196	898	\$87.97	119.62	Ranch
16-20-34-404-042	927 GODDALE AVE	9/16/2020	\$206,000	\$117,260	56.92	\$102,530	\$91,963	1.115	1,105	\$92.79	111.49	Bungalow
16-20-34-455-018	916 GRANT AVE	11/2/2020	\$189,900	\$108,750	57.27	\$86,430	\$80,018	1.080	1,118	\$77.31	108.01	Ranch
16-20-34-477-001	540 HUNTLEY AVE	7/9/2019	\$245,000	\$140,330	57.28	\$180,698	\$151,833	1.190	1,677	\$107.75	119.01	Ranch
16-20-34-427-015	1242 KEY WEST DR	5/2/2019	\$255,000	\$146,380	57.40	\$190,642	\$160,286	1.189	1,848	\$103.16	118.94	Bungalow
16-20-34-426-016	1175 KEY WEST DR	8/26/2019	\$233,000	\$135,560	58.18	\$162,790	\$140,990	1.155	1,679	\$96.96	115.46	SingleFamily
16-20-34-404-030	915 GODDALE AVE	9/6/2019	\$258,000	\$153,650	59.55	\$152,941	\$141,923	1.078	1,815	\$84.27	107.76	Colonial/2Sty
16-20-34-456-010	866 COOLIDGE AVE	3/19/2020	\$192,000	\$129,290	67.34	\$98,285	\$115,697	0.850	1,628	\$60.37	84.95	Ranch
16-20-34-454-043	1061 GRANT AVE	1/16/2020	\$170,000	\$117,980	69.40	\$52,031	\$82,799	0.628	918	\$56.68	62.84	Ranch
16-25-04-254-010	269 NAKOTA ST	1/15/2021	\$278,500	\$101,430	36.42	\$202,888	\$84,548	2.400	1,027	\$197.55	17.67	Bungalow
16-25-03-105-010	33 E TACOMA ST	3/31/2021	\$270,000	\$99,270	36.77	\$194,388	\$81,681	2.380	1,166	\$166.71	65.50	Bungalow
16-25-04-277-024	134 MASSOIT ST	2/11/2021	\$260,000	\$96,670	37.18	\$184,388	\$78,218	2.357	941	\$195.95	27.85	Bungalow
16-25-03-108-026	335 WALPER AVE	6/1/2020	\$237,500	\$91,780	38.64	\$161,000	\$71,140	2.263	1,010	\$159.41	67.36	Bungalow
16-25-04-255-007	412 MASSOIT ST	10/1/2020	\$202,000	\$78,650	38.94	\$141,024	\$64,005	2.203	975	\$144.64	18.40	Bungalow
16-25-04-256-010	277 TECUMSEH ST	10/30/2019	\$225,000	\$88,530	39.35	\$164,024	\$77,133	2.127	1,011	\$162.24	7.54	Bungalow
16-25-04-258-017	221 MASSOIT ST	8/31/2020	\$250,000	\$98,630	39.45	\$181,710	\$85,693	2.120	1,170	\$155.31	4.21	Bungalow
16-25-04-254-012	249 NAKOTA ST	12/7/2020	\$274,000	\$108,260	39.51	\$198,388	\$93,632	2.119	1,030	\$192.61	18.35	Bungalow
16-25-04-254-003	339 NAKOTA ST	6/28/2019	\$255,000	\$101,350	39.75	\$179,388	\$84,448	2.124	1,228	\$146.08	18.95	Bungalow
16-25-04-232-019	160 NAKOTA ST	3/27/2020	\$237,500	\$94,650	39.85	\$161,888	\$75,539	2.143	998	\$162.21	18.74	Bungalow
16-25-04-231-032	30 CHARLEVOIX ST	11/12/2020	\$252,000	\$100,760	39.98	\$176,388	\$83,665	2.108	881	\$200.21	25.46	Bungalow
16-25-04-210-030	260 NAKOTA ST	12/10/2020	\$265,000	\$106,290	40.11	\$189,388	\$91,002	2.081	1,048	\$180.71	20.86	Bungalow
16-25-04-131-017	336 S MARIAS AVE	3/24/2021	\$255,000	\$103,560	40.61	\$164,754	\$77,657	2.122	995	\$165.58	35.56	Bungalow
16-25-04-258-019	205 MASSOIT ST	11/22/2019	\$235,000	\$95,740	40.74	\$165,374	\$80,967	2.042	1,035	\$159.78	6.28	Bungalow
16-25-04-208-009	284 CHARLEVOIX ST	4/13/2020	\$205,000	\$83,850	40.90	\$129,388	\$61,189	2.115	921	\$140.49	32.58	Bungalow
16-25-04-258-032	262 CHIPPEWA ST	9/23/2020	\$240,000	\$98,520	41.05	\$171,710	\$85,548	2.007	1,060	\$161.99	4.96	Bungalow
16-25-04-229-007	133 JEFFERSON AVE	11/20/2020	\$266,748	\$111,160	41.67	\$198,458	\$102,347	1.939	1,259	\$157.63	16.86	Bungalow
16-25-04-258-026	310 CHIPPEWA ST	9/16/2019	\$217,000	\$90,780	41.83	\$147,793	\$74,656	1.980	975	\$151.58	0.98	Bungalow
16-25-04-253-009	414 TECUMSEH ST	2/25/2020	\$235,000	\$98,320	41.84	\$165,965	\$84,782	1.958	975	\$170.22	3.65	Bungalow
16-25-04-256-031	256 MASSOIT ST	8/20/2020	\$259,000	\$108,470	41.88	\$182,529	\$93,330	1.956	1,006	\$181.44	3.09	Ranch
16-25-04-203-012	137 NAHMA AVE	1/22/2021	\$220,000	\$92,750	42.16	\$136,818	\$67,984	2.013	1,160	\$117.95	30.67	SingleFamily
16-25-04-252-019	405 CHIPPEWA ST	10/19/2020	\$217,500	\$92,100	42.34	\$149,210	\$77,017	1.937	1,100	\$147.73	7.95	Bungalow
16-25-04-230-016	166 W TACOMA ST	5/7/2019	\$253,000	\$107,230	42.38	\$191,654	\$101,741	1.884	1,212	\$158.13	10.55	Bungalow
16-25-04-254-011	259 NAKOTA ST	7/24/2020	\$250,000	\$106,100	42.44	\$174,388	\$90,751	1.922	1,024	\$170.30	4.74	Bungalow
16-25-04-258-025	318 CHIPPEWA ST	10/29/2020	\$306,000	\$129,870	42.44	\$237,710	\$127,207	1.869	2,029	\$117.16	0.57	Bungalow
16-25-03-177-029	531 DONALD AVE	8/12/2020	\$245,000	\$104,260	42.56	\$169,183	\$88,177	1.919	1,083	\$156.22	27.14	Ranch
16-25-04-276-008	89 NAKOTA ST	8/31/2020	\$252,500	\$107,780	42.69	\$176,888	\$92,995	1.902	1,130	\$156.54	82.78	Colonial/2Sty
16-25-04-208-010	285 W TACOMA ST	3/26/2020	\$190,000	\$81,510	42.90	\$119,354	\$61,382	1.944	831	\$143.63	74.93	Ranch
16-25-04-206-009	295 MADISON AVE	5/8/2020	\$243,200	\$104,790	43.09	\$174,910	\$93,875	1.863	1,124	\$155.61	8.96	Bungalow
16-25-03-151-014	212 WALPER AVE	8/21/2020	\$258,000	\$111,180	43.09	\$160,441	\$82,927	1.935	1,068	\$150.23	42.36	Ranch
16-25-04-208-009	293 W TACOMA ST	6/26/2020	\$277,000	\$119,540	43.16	\$214,749	\$117,498	1.828	1,342	\$160.02	7.70	Bungalow
16-25-04-209-007	434 NAKOTA ST	5/8/2019	\$187,000	\$80,710	43.16	\$118,118	\$61,485	1.921	741	\$159.40	25.83	Ranch
16-25-04-206-029	256 W TACOMA ST	8/25/2020	\$190,000	\$82,360	43.35	\$128,896	\$68,842	1.872	876	\$147.14	20.73	Ranch
16-25-04-208-020	205 W TACOMA ST	7/17/2020	\$185,000	\$80,210	43.36	\$116,560	\$61,117	1.907	878	\$132.76	14.12	Ranch
16-25-04-230-017	160 W TACOMA ST	11/27/2019	\$185,000	\$80,580	43.56	\$124,024	\$66,566	1.863	941	\$131.80	20.03	Bungalow
16-25-03-127-004	438 GARDNER AVE	10/13/2020	\$225,000	\$98,070	43.59	\$132,861	\$69,097	1.923	1,056	\$125.82	41.39	Ranch
16-25-04-227-015	110 S WASHINGTON AVE	7/15/2020	\$209,900	\$91,500	43.59	\$141,610	\$76,221	1.858	952	\$148.75	9.19	Bungalow
16-25-04-259-010	275 CHIPPEWA ST	10/20/2019	\$237,000	\$103,320	43.59	\$154,068	\$82,203	1.874	920	\$167.47	9.60	Ranch
16-25-03-104-015	60 BELLEVUE AVE	8/31/2020	\$180,000	\$78,820	43.79	\$104,388	\$54,508	1.915	1,117	\$93.45	43.31	SingleFamily
16-25-04-207-001	439 W TACOMA ST	10/25/2019	\$172,650	\$76,070	44.06	\$110,794	\$59,991	1.847	992	\$111.69	20.56	Bungalow
16-25-04-203-018	130 S CUSTER AVE	2/26/2021	\$332,000	\$147,280	44.36	\$256,388	\$145,483	1.762	1,765	\$145.26	4.84	Bungalow
16-25-04-277-050	82 MASSOIT ST	12/2/2020	\$325,000	\$144,250	44.38	\$248,689	\$140,992	1.764	1,746	\$142.43	0.13	Bungalow
16-25-04-227-011	206 MADISON AVE	2/26/2021	\$155,000	\$68,840	44.41	\$86,223	\$45,786	1.883	841	\$102.52	25.52	Ranch
16-25-03-152-057	355 BAUMAN AVE	9/18/2020	\$253,500	\$112,750	44.48	\$163,254	\$89,864	1.817	1,234	\$132.30	41.56	Bungalow
16-25-04-254-018	336 TECUMSEH ST	8/17/2020	\$277,500	\$123,930	44.66	\$179,941	\$99,873	1.802	1,111	\$161.96	4.20	Ranch
16-25-04-278-028	78 CHIPPEWA ST	4/5/2019	\$222,000	\$99,370	44.76	\$153,710	\$86,675	1.773	945	\$162.66	2.56	Bungalow
16-25-04-254-025	270 TECUMSEH ST	7/12/2019	\$209,000	\$93,570	44.77	\$140,710	\$78,967	1.782	1,118	\$125.86	2.22	Bungalow
16-25-04-128-003	127 S MARIAS AVE	3/31/2021	\$220,000	\$98,530	44.79	\$129,754	\$70,973	1.828	1,035	\$125.37	35.55	SingleFamily
16-25-04-182-021	736 REDRUTH AVE	5/29/2019	\$230,000	\$103,010	44.79	\$146,810	\$81,608	1.799	1,012	\$145.07	23.39	Bungalow
16-25-04-176-017	536 GARGANTUA AVE	12/4/2019	\$223,816	\$100,250	44.79	\$133,570	\$73,264	1.823	1,056	\$126.49	21.47	SingleFamily
16-25-04-179-006	657 S BYWOOD AVE	5/15/2020	\$225,000	\$101,080	44.92	\$134,276	\$74,050	1.813	1,034	\$129.86	23.35	SingleFamily
16-25-03-128-016	589 PARKLAND BLVD	7/20/2020	\$220,000	\$98,850	44.93	\$115,127	\$61,673	1.867	806	\$142.84	46.76	SingleFamily
16-25-03-152-063	646 BELLEVUE AVE	12/4/2020	\$225,000	\$101,280	45.01	\$149,388	\$84,344	1.771	920	\$162.38	33.34	Ranch
16-25-04-206-035	271 MADISON AVE	12/18/2020	\$179,900	\$81,450	45.28	\$111,610	\$62,865	1.775	968	\$115.30	19.59	Ranch
16-25-04-105-021	408 S CHOCOLAY AVE	3/5/2021	\$210,000	\$95,110	45.29	\$119,754	\$66,429	1.803	996	\$120.23	40.16	Bungalow
16-25-04-133-014	308 REDRUTH AVE	12/29/2020	\$240,555	\$109,770	45.63	\$149,701	\$85,509	1.751	990	\$151.21	28.90	Ranch
16-25-04-277-018	35 TECUMSEH ST	6/23/2020	\$190,000	\$86,870	45.72	\$121,710	\$70,070	1.737	1,013	\$120.15	6.58	Ranch
16-25-03-107-029	243 WALPER AVE	4/19/2019	\$229,900	\$105,430	45.86	\$131,177	\$74,504	1.761	982	\$133.58	41.60	Ranch
16-25-04-209-009	408 NAKOTA ST	11/6/2020	\$251,000	\$115,250	45.92	\$160,754	\$99,197	1.725	1,586	\$101.36	18.67	Ranch
16-25-04-133-015	318 REDRUTH AVE	6/26/2020	\$230,000	\$105,610	45.92	\$138,037	\$79,234	1.742	980	\$140.85	23.07	Ranch
16-25-03-178-021	463 BAUMAN AVE	1/27/2021	\$240,000	\$110,250	45.94	\$134,748	\$76,573	1.760	1,059	\$127.24	38.71	Bungalow
16-25-04-257-010	406 CHIPPEWA ST	6/28/2019	\$235,532	\$108,350	46.00	\$166,815	\$98,322	1.697	1,388	\$120.18	3.63	Bungalow
16-25-04-256-011	269 TECUMSEH ST	9/27/2019	\$187,000	\$86,210	46.10	\$126,024	\$74,044	1.702	989	\$127.43	8.67	Bungalow
16-25-04-278-003	149 MASSOIT ST	12/20/2019	\$212,000	\$98,100	46.27	\$143,710	\$84,995	1.691	982	\$146.34	2.87	SingleFamily
16-25-04-208-019	221 W TACOMA ST	4/23/2020	\$216,500	\$100,590	46.46	\$147,920	\$88,108	1.679	1,304	\$114.34	9.30	Ranch
16-25-04-131-019	356 S MARIAS AVE	1/20/2021	\$255,000	\$119,580	46.89	\$164,754	\$98,949	1.665	1,142	\$144.27	55.07	Bungalow
16-25-04-259-006	315 CHIPPEWA ST	9/11/2019	\$232,500	\$109,030	46.89	\$149,568	\$89,792	1.666	917	\$163.11	7.71	Ranch
16-25-04-131-020	406 S MARIAS AVE	8/21/2020	\$205,000	\$96,140	46.90	\$113,604	\$67,038	1.695	986	\$115.22	31.33	Bungalow
16-25-04-254-002	349 NAKOTA ST	9/20/2019	\$219,900	\$103,190	46.93	\$143,646	\$86,459	1.661	1,237	\$116.12	8.35	Bungalow
16-25-04-106-010	409 S CHOCOLAY AVE	4/26/2019	\$203,000	\$95,430	47.01	\$120,068	\$					

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
16-25-04-254-024	278 TECUMSEH ST	5/6/2020	\$158,000	\$81,290	51.45	\$89,710	\$62,655	1.432	961	\$93.35	4.33	Bungalow
16-25-04-256-032	246 MASSOIT ST	2/28/2020	\$188,000	\$96,830	51.51	\$112,388	\$78,442	1.433	1,000	\$112.39	11.18	Ranch
16-25-04-180-019	814 GARGANTUA AVE	6/17/2020	\$189,000	\$97,390	51.53	\$95,053	\$66,996	1.419	1,047	\$90.79	18.97	Bungalow
16-25-03-179-001	406 BAUMAN AVE	4/30/2019	\$207,000	\$106,970	51.68	\$109,441	\$77,331	1.415	1,065	\$102.76	141.52	Bungalow
16-25-04-154-026	607 S CHOCOLAY AVE	4/17/2019	\$175,000	\$90,560	51.75	\$84,226	\$60,028	1.403	934	\$90.18	32.56	Bungalow
16-25-04-208-005	327 W TACOMA ST	9/4/2020	\$135,000	\$70,020	51.87	\$74,024	\$52,531	1.409	685	\$108.06	22.26	Bungalow
16-25-04-105-002	245 S WEBIK AVE	7/17/2020	\$150,000	\$78,170	52.11	\$59,754	\$43,920	1.361	777	\$76.90	136.05	Bungalow
16-25-04-182-039	625 MASSOIT RD	8/12/2019	\$230,000	\$119,900	52.13	\$154,388	\$109,097	1.415	1,192	\$129.52	18.96	SingleFamily
16-25-04-256-018	205 TECUMSEH ST	8/18/2020	\$178,000	\$92,950	52.22	\$109,710	\$78,141	1.404	1,360	\$80.67	3.45	Ranch
16-25-04-126-006	105 S MANITOU AVE	6/21/2019	\$165,000	\$86,330	52.32	\$74,754	\$54,756	1.365	894	\$83.62	136.52	Ranch
16-25-03-128-015	573 PARKLAND BLVD	6/11/2020	\$206,000	\$108,080	52.47	\$115,754	\$83,658	1.384	1,027	\$112.71	138.37	Ranch
16-25-04-257-004	419 MASSOIT ST	4/12/2019	\$198,500	\$104,160	52.47	\$129,204	\$92,378	1.399	975	\$132.52	1.31	SingleFamily
16-25-04-154-020	630 S MANITOU AVE	10/31/2019	\$189,900	\$99,740	52.52	\$106,968	\$77,441	1.381	1,079	\$99.14	74.97	Bungalow
16-25-04-156-011	754 S WEBIK AVE	12/12/2019	\$227,500	\$119,540	52.55	\$137,254	\$98,892	1.388	1,099	\$124.89	75.95	Ranch
16-25-03-152-033	109 BAUMAN AVE	3/3/2020	\$245,000	\$129,030	52.67	\$154,314	\$111,214	1.388	962	\$160.41	138.75	Ranch
16-25-04-104-005	339 S BATCHELWAND AVE	4/30/2019	\$277,500	\$146,180	52.68	\$172,627	\$124,580	1.386	1,559	\$110.73	138.57	SingleFamily
16-25-03-176-003	424 PARKLAND BLVD	9/3/2019	\$325,000	\$171,350	52.72	\$234,754	\$167,742	1.399	1,718	\$136.64	139.95	Bungalow
16-25-04-231-041	119 W TACOMA ST	8/30/2019	\$130,000	\$68,640	52.80	\$69,024	\$50,703	1.361	840	\$82.17	11.20	SingleFamily
16-25-04-277-022	150 MASSOIT ST	9/30/2020	\$278,500	\$147,100	52.82	\$217,524	\$154,963	1.404	1,364	\$159.48	8.52	Colonial/2Sty
16-25-04-177-007	607 GARGANTUA AVE	1/21/2020	\$271,400	\$144,450	53.22	\$181,154	\$131,999	1.372	1,637	\$110.66	50.78	Ranch
16-25-04-154-024	651 S CHOCOLAY AVE	9/10/2019	\$172,000	\$91,780	53.36	\$81,754	\$62,004	1.319	850	\$96.18	131.85	SingleFamily
16-25-04-132-014	306 S BYWOOD AVE	5/23/2019	\$210,000	\$112,220	53.44	\$119,754	\$89,162	1.343	1,163	\$102.97	134.31	Bungalow
16-25-04-277-015	61 TECUMSEH ST	5/8/2019	\$240,000	\$128,490	53.54	\$171,710	\$125,377	1.370	1,818	\$94.45	7.06	BiLevel
16-25-04-277-049	24 MASSOIT ST	7/29/2019	\$310,000	\$166,810	53.81	\$241,710	\$176,303	1.371	1,556	\$155.34	1.34	Colonial/2Sty
16-25-04-180-021	834 GARGANTUA AVE	10/21/2019	\$175,000	\$94,210	53.83	\$84,387	\$64,987	1.299	1,047	\$80.60	53.33	Bungalow
16-25-04-180-018	804 GARGANTUA AVE	3/24/2020	\$170,000	\$91,860	54.04	\$79,754	\$62,107	1.284	1,036	\$76.98	30.38	SingleFamily
16-25-04-208-001	359 W TACOMA ST	12/20/2019	\$155,000	\$83,820	54.08	\$86,172	\$65,649	1.313	687	\$125.43	34.79	Ranch
16-25-04-103-021	350 S BATCHEWANA AVE	7/13/2020	\$367,000	\$198,610	54.12	\$276,754	\$203,969	1.357	1,697	\$163.08	135.68	Colonial/2Sty
16-25-04-158-010	752 S MANITOU AVE	5/1/2019	\$216,000	\$117,020	54.18	\$121,623	\$92,794	1.311	1,246	\$97.61	131.07	Ranch
16-25-04-153-024	658 S CHOCOLAY AVE	8/16/2019	\$210,000	\$114,070	54.32	\$111,727	\$86,285	1.295	1,032	\$108.26	129.49	Bungalow
16-25-03-152-028	27 BAUMAN AVE	10/19/2020	\$210,000	\$114,480	54.51	\$112,441	\$87,308	1.288	1,497	\$75.11	128.79	Bungalow
16-25-04-153-008	617 S WEBIK AVE	6/19/2020	\$219,000	\$119,410	54.53	\$128,754	\$98,718	1.304	1,094	\$117.69	130.43	Ranch
16-25-04-204-018	30 GERALD AVE	4/6/2020	\$335,000	\$182,730	54.55	\$257,360	\$191,243	1.346	1,929	\$133.42	134.57	Colonial/2Sty
16-25-04-258-040	319 MASSOIT ST	6/14/2019	\$175,000	\$95,490	54.57	\$106,710	\$81,519	1.309	1,376	\$77.55	3.44	Ranch
16-25-04-181-021	825 GARGANTUA AVE	10/23/2020	\$227,000	\$123,910	54.59	\$121,818	\$94,781	1.285	1,514	\$80.46	128.53	Bungalow
16-25-04-153-004	537 S WEBIK AVE	9/28/2020	\$195,000	\$106,740	54.74	\$96,396	\$76,324	1.263	1,280	\$75.31	126.30	Ranch
16-25-04-209-006	442 NAKOTA ST	3/12/2020	\$149,900	\$82,090	54.76	\$88,371	\$68,212	1.296	716	\$123.42	38.01	SingleFamily
16-25-04-154-005	545 S CHOCOLAY AVE	4/21/2020	\$170,000	\$93,790	55.17	\$79,754	\$64,670	1.233	1,043	\$76.47	123.33	Bungalow
16-25-03-107-022	244 PARE ST	3/20/2020	\$177,200	\$98,300	55.47	\$72,262	\$60,900	1.187	970	\$74.50	118.66	Ranch
16-25-04-130-011	409 S MANITOU AVE	9/9/2019	\$185,000	\$102,940	55.64	\$101,336	\$81,211	1.248	1,069	\$94.80	124.78	SingleFamily
16-25-04-228-005	160 JEFFERSON AVE	6/7/2019	\$280,000	\$157,030	56.08	\$175,127	\$138,996	1.260	1,721	\$101.76	96.24	Ranch
16-25-04-177-012	659 GARGANTUA AVE	2/2/2021	\$166,000	\$93,410	56.27	\$75,754	\$64,167	1.181	1,114	\$68.00	118.06	SingleFamily
16-25-04-132-020	424 S BYWOOD AVE	4/17/2020	\$268,000	\$152,130	56.76	\$161,529	\$131,418	1.229	1,465	\$110.26	122.91	Ranch
16-25-04-178-014	516 S BYWOOD AVE	3/20/2020	\$265,000	\$151,780	57.28	\$169,091	\$137,977	1.226	1,651	\$102.42	122.55	Colonial/2Sty
16-25-03-152-007	202 GLADWIN AVE	12/12/2019	\$182,000	\$105,230	57.82	\$84,441	\$75,012	1.126	990	\$85.29	112.57	Ranch
16-25-04-156-010	744 S WEBIK AVE	6/26/2019	\$205,000	\$119,050	58.07	\$114,754	\$98,236	1.168	1,119	\$102.55	116.81	Ranch
16-25-04-179-013	614 REDRUTH AVE	1/6/2021	\$176,000	\$102,230	58.09	\$93,068	\$80,747	1.153	1,100	\$84.61	115.26	Ranch
16-25-03-106-005	106 E TACOMA ST	6/12/2019	\$155,000	\$91,220	58.85	\$79,388	\$70,985	1.118	965	\$82.27	111.84	SingleFamily
16-25-04-130-015	244 GARGANTUA AVE	10/8/2019	\$184,900	\$110,030	59.51	\$93,663	\$85,597	1.094	968	\$96.76	109.42	Ranch
16-25-04-126-023	218 GARGANTUA AVE	7/18/2019	\$149,650	\$89,160	59.58	\$52,091	\$53,656	0.971	972	\$53.59	97.08	Bungalow
16-25-04-256-005	317 TECUMSEH ST	3/15/2021	\$89,900	\$54,140	60.22	\$28,682	\$31,268	0.917	510	\$56.24	91.73	Bungalow
16-25-04-230-040	79 MADISON AVE	5/22/2020	\$146,000	\$88,010	60.28	\$63,068	\$61,856	1.020	1,000	\$63.07	101.96	SingleFamily
16-25-04-104-009	236 S WEBIK AVE	9/28/2020	\$210,000	\$126,780	60.37	\$118,806	\$107,878	1.101	1,455	\$81.65	110.13	Ranch
16-25-04-129-011	36 REDRUTH AVE	1/10/2020	\$175,000	\$106,160	60.66	\$84,232	\$80,770	1.043	1,302	\$64.69	104.29	SingleFamily
16-25-04-257-012	440 CHIPPEWA ST	7/18/2019	\$245,000	\$148,710	60.70	\$145,406	\$131,442	1.106	1,566	\$92.85	47.47	Ranch
16-25-03-176-032	320 S ROCHESTER RD	10/23/2019	\$190,000	\$116,740	61.44	\$99,524	\$95,014	1.047	1,697	\$58.65	104.75	SingleFamily
16-25-03-108-018	146 BELLEVUE AVE	7/1/2020	\$235,000	\$144,560	61.51	\$144,754	\$132,148	1.095	1,423	\$101.72	109.54	Ranch
16-25-03-178-039	416 DONALD AVE	12/4/2020	\$260,000	\$160,030	61.55	\$169,754	\$152,705	1.112	1,163	\$145.96	111.16	Ranch
16-25-04-179-002	549 S BYWOOD AVE	7/30/2020	\$235,000	\$145,600	61.96	\$100,690	\$104,243	0.966	1,229	\$81.93	96.59	Ranch
16-25-04-208-016	237 W TACOMA ST	7/1/2019	\$164,000	\$102,240	62.34	\$102,445	\$94,971	1.079	1,362	\$75.22	107.87	Bungalow
16-25-04-102-004	120 S MANITOU AVE	7/19/2019	\$135,000	\$85,500	63.33	\$44,525	\$53,504	0.832	899	\$49.53	83.22	SingleFamily
16-25-04-201-022	155 REDRUTH AVE	2/26/2021	\$243,900	\$158,820	65.12	\$153,654	\$151,094	1.017	2,125	\$72.31	101.69	TriLevel/Quad
16-25-04-229-005	125 S WASHINGTON AVE	11/20/2019	\$180,000	\$118,740	65.97	\$103,630	\$107,049	0.968	1,069	\$96.94	96.81	Ranch
16-25-04-152-005	629 S BATCHEWANA AVE	12/18/2019	\$243,000	\$162,930	67.05	\$136,483	\$145,749	0.936	1,920	\$71.08	93.64	Ranch
16-25-04-177-015	526 S MARIAS AVE	4/24/2019	\$156,000	\$109,780	70.37	\$65,754	\$85,927	0.765	948	\$69.36	76.52	Bungalow
16-25-04-206-037	255 MADISON AVE	7/17/2019	\$127,000	\$89,900	70.79	\$58,710	\$74,090	0.792	1,056	\$55.60	79.24	SingleFamily
			\$109,957,572	\$54,069,190		\$72,586,427	\$48,744,458					
				Sale Ratio:	49.17%	ECF:	1.489	ECF Std. Deviation	0.329	Coefficient of Var.:	65.18	
				Std. Deviation:	6.347	Avg. ECF:	1.518	Avg. Variance:	98.91			