

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.
07-005-035-00	2375 LAKESHORE DR	9/7/2021	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$213,300	56.729	\$426,598	\$160,050	\$215,950	\$172,635	1.251	2018		\$107 LMB	16.132	COTTAGE	\$160,050	No		LAKE MICH INFLUENCE	401	60
07-420-081-02	2263 LAKESHORE DR	3/22/2022	\$762,263	WD	03-ARM'S LENGTH	\$762,263	\$396,400	52.003	\$792,806	\$251,500	\$510,763	\$350,587	1.457	1614		\$316 LMB	4.465	RANCH	\$250,000	No		LAKE MICH INFLUENCE	401	94
07-420-140-50	2348 LAKESHORE DR	10/12/2021	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$285,900	51.982	\$571,898	\$112,777	\$437,223	\$293,368	1.490	1757		\$249 LMB	7.813	MULTI-STORY	\$110,000	No		LAKE MICH INFLUENCE	401	71
07-725-009-00	6964 LAKESHORE CT	5/14/2022	\$659,803	WD	03-ARM'S LENGTH	\$659,803	\$320,200	48.530	\$640,412	\$76,369	\$583,434	\$360,411	1.619	2828		\$206 LMB	20.657	MULTI-STORY	\$70,920	No		LAKE MI BACKLOT	401	71
07-750-088-00	7128 CHARLES ST	1/18/2023	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$363,200	64.857	\$726,377	\$144,186	\$415,814	\$377,067	1.103	3048		\$136 LMB3	30.947	RANCH	\$140,000	No		LAKE MICH INFLUENCE	401	77
07-750-141-00	7124 MYRTLE ST	6/10/2022	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$291,400	49.812	\$582,742	\$222,300	\$362,700	\$233,447	1.554	1282		\$283 LMB3	14.144	RANCH	\$92,000	No	07-750-143-00	LAKE MICH INFLUENCE	401	67
Totals:						\$3,493,066	\$1,870,400		\$3,740,833	\$2,525,884	\$1,787,514					\$216								
						Sale Ratio =>	53.546						E.C.F. =>	1.413		Std. Deviation=>	0.196							
						Std. Dev. =>	6.014						Ave. E.C.F. =>	1.412		Ave. Variance=>	15.693	Coefficient of Var=>	11.112					

NOTE: Sale of parcels 03-07-008-039-00 removed from study. Transfer of ownership found to be amongst family members.

ECF APPLIED = 1.413