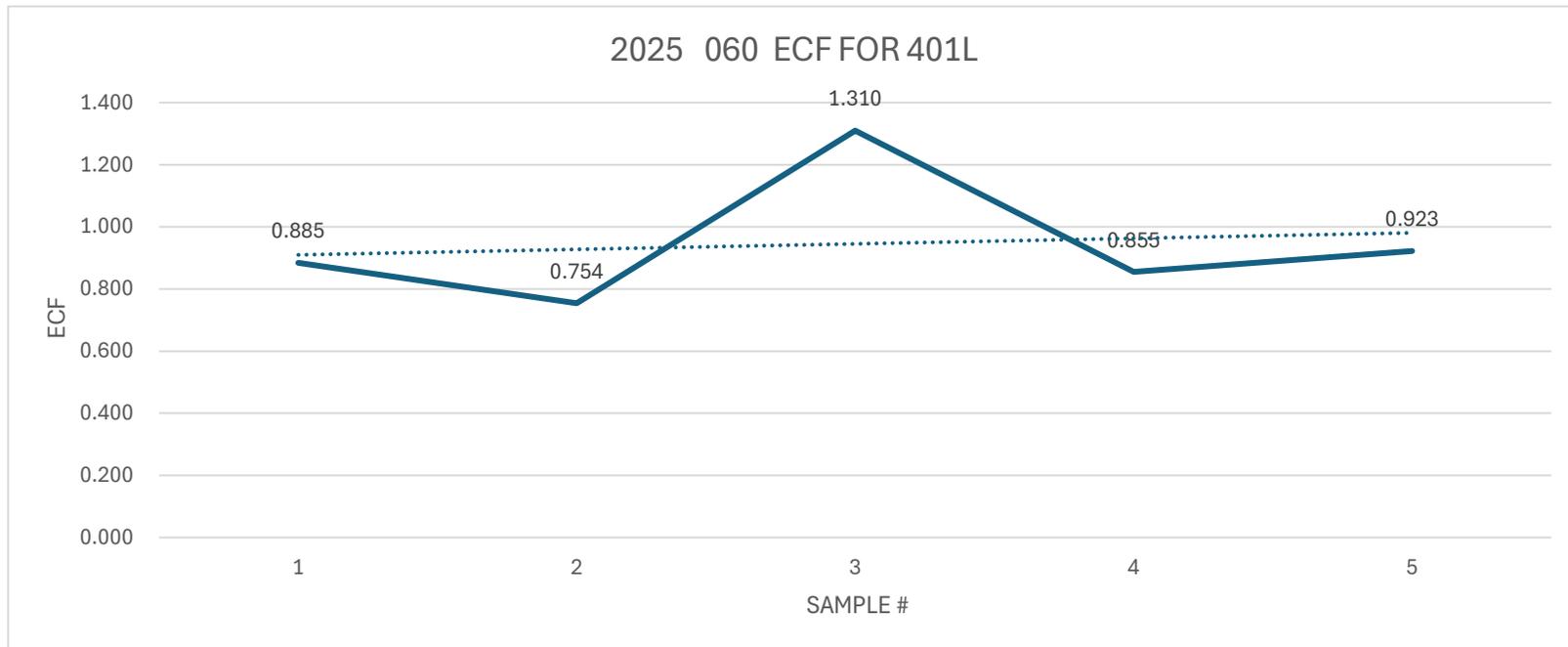


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
060-023-400-070-00	913 S US-23	09/06/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000
060-106-200-020-00	888 N LK HURON SHORE DR	05/31/23	\$687,500	WD	03-ARM'S LENGTH	\$685,000
061-141-000-039-00	1741 S SUNRISE DR	10/23/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000
061-145-000-001-01	416 N HURON TERRACE DR	10/28/24	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000
061-215-000-010-00	619 S LK HURON SHORE DR	08/15/24	\$572,000	WD	03-ARM'S LENGTH	\$572,000
Totals:			\$3,274,500			\$3,272,000



Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$350,200	38.07	\$865,298	\$271,155	\$648,845	\$733,510	0.885	4,680	\$138.64
\$257,500	37.59	\$711,797	\$322,758	\$362,242	\$480,295	0.754	2,884	\$125.60
\$232,700	32.77	\$531,288	\$241,692	\$468,308	\$357,526	1.310	2,936	\$159.51
\$185,500	48.18	\$369,354	\$257,736	\$127,264	\$148,824	0.855	1,844	\$69.02
\$233,600	40.84	\$539,502	\$305,671	\$266,329	\$288,680	0.923	1,656	\$160.83
\$1,259,500		\$3,017,239		\$1,872,988	\$2,008,835			\$130.72
Sale. Ratio =>	38.49				E.C.F. =>	0.932		Std. Deviation=>
Std. Dev. =>	5.66				Ave. E.C.F. =>	0.945		Ave. Variance=>

USE 0.810 FOR 401L

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
401L	6.0693	RANCH		\$261,000	No	/ /	
401L	19.1062	RANCH		\$315,000	No	/ /	
401L	36.4588	RANCH		\$240,000	No	/ /	
401L	9.0138	RANCH		\$253,100	No	/ /	061-145-000-001-02
401L	2.2695	RANCH		\$300,000	No	/ /	

1.2894

0.21316245

14.5835 Coefficient of Var=> 15.42791544

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
LAKE FRONT PARCELS	401	85					
LAKE FRONT PARCELS	401	83					
LAKE FRONT PARCELS	401	86					
LAKE FRONT PARCELS	401	65					
LAKE FRONT PARCELS	401	59					
