

Parcel Number	Street Address	Sale Date	Sale Price	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	Building Style	Land Value	Property Class
FLORAL TOWNHOUSES # 740																	
05-11-15-279-004	99 FLORAL AVE	07/31/23	\$65,625	\$65,625	\$27,400	41.75	\$56,031	\$7,000	\$58,625	\$65,375	0.897	707	\$82.92	FL740 TWO STORY CONDO	\$7,000	407	
05-11-15-279-021	129 FLORAL AVE	04/14/23	\$72,000	\$72,000	\$27,500	38.19	\$56,181	\$7,000	\$65,000	\$65,575	0.991	710	\$91.55	FL740 TWO STORY CONDO	\$7,000	407	
									\$123,625	\$130,949	0.944						
Indicted ECF .944																	
Used ECF .94																	

Floral Green Condos #782																	
05-11-15-280-012	141 FLORAL AVE	04/12/23	\$124,000	\$124,000	\$48,600	39.19	\$92,260	\$7,000	\$117,000	\$105,259	1.112	1,178	\$99.32	FLGRN TWO STORY CONDO	\$7,000	407	
									\$117,000	\$105,259	1.112						
Indicated ECF 1.112																	
Used ECF 1.11																	

North Rose Estates Townhouses																	
05-11-10-227-017	139 MARK DR	07/26/23	\$90,000	\$90,000	\$35,700	39.67	\$77,640	\$4,000	\$86,000	\$65,168	1.320	1,020	\$84.31	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-227-026	119 MARK DR	03/03/23	\$100,000	\$100,000	\$37,000	37.00	\$90,222	\$4,000	\$96,000	\$76,303	1.258	1,240	\$77.42	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-228-002	160 MARK DR	07/18/23	\$96,000	\$96,000	\$41,500	43.23	\$92,636	\$4,000	\$92,000	\$78,439	1.173	1,240	\$74.19	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-228-010	142 MARK DR	07/27/22	\$79,000	\$79,000	\$38,400	48.61	\$93,667	\$4,000	\$75,000	\$79,351	0.945	1,280	\$58.59	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-228-023	155 PARNACOTT DR	10/21/22	\$110,000	\$110,000	\$39,400	35.82	\$95,931	\$4,000	\$106,000	\$81,355	1.303	1,240	\$85.48	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-228-035	127 PARNACOTT DR	08/29/23	\$98,700	\$98,700	\$41,500	42.05	\$90,255	\$4,033	\$94,667	\$76,303	1.241	1,240	\$76.34	NRSE TOWNHOUSE	\$4,033	401	
05-11-10-229-004	156 PARNACOTT DR	08/29/23	\$135,000	\$135,000	\$36,300	26.89	\$78,890	\$4,285	\$130,715	\$66,022	1.980	1,040	\$125.69	NRSE TOWNHOUSE	\$3,933	401	
05-11-10-229-005	154 PARNACOTT DR	12/13/23	\$72,000	\$72,000	\$41,500	57.64	\$90,155	\$3,933	\$68,067	\$76,303	0.892	1,240	\$54.89	NRSE TOWNHOUSE	\$3,933	401	
05-11-10-229-005	154 PARNACOTT DR	01/08/24	\$95,000	\$95,000	\$41,500	43.68	\$90,155	\$3,933	\$91,067	\$76,303	1.193	1,240	\$73.44	NRSE TOWNHOUSE	\$3,933	401	
05-11-10-231-002	222 N CHRISTINE CIR	03/03/23	\$80,000	\$80,000	\$31,900	39.88	\$77,640	\$4,000	\$76,000	\$65,168	1.166	1,040	\$73.08	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-231-017	190 N CHRISTINE CIR	12/13/23	\$113,500	\$113,500	\$41,500	36.56	\$90,222	\$4,000	\$109,500	\$76,303	1.435	1,240	\$88.31	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-231-024	174 N CHRISTINE CIR	01/05/23	\$87,000	\$87,000	\$32,900	37.82	\$79,677	\$5,072	\$81,928	\$66,022	1.241	1,040	\$78.78	NRSE TOWNHOUSE	\$5,072	401	
05-11-10-231-030	160 S CHRISTINE CIR	10/03/23	\$125,000	\$125,000	\$35,500	28.40	\$77,199	\$3,559	\$121,441	\$65,168	1.864	1,020	\$119.06	NRSE TOWNHOUSE	\$3,559	401	
05-11-10-232-009	207 N CHRISTINE CIR	10/30/23	\$116,000	\$116,000	\$41,500	35.78	\$92,636	\$4,000	\$112,000	\$78,439	1.428	1,240	\$90.32	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-232-026	115 S CHRISTINE CIR	08/04/22	\$30,000	\$30,000	\$26,800	89.33	\$64,263	\$7,230	\$22,770	\$50,472	0.451	650	\$35.03	NRSE TOWNHOUSE	\$7,230	401	
05-11-10-232-028	119 S CHRISTINE CIR	06/10/22	\$90,500	\$90,500	\$32,300	35.69	\$79,655	\$4,644	\$85,856	\$66,381	1.293	1,040	\$82.55	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-232-029	121 S CHRISTINE CIR	06/09/23	\$113,500	\$113,500	\$41,500	36.56	\$90,962	\$4,740	\$108,760	\$76,303	1.425	1,240	\$87.71	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-232-036	137 S CHRISTINE CIR	10/14/22	\$65,000	\$65,000	\$32,700	50.31	\$79,651	\$4,000	\$61,000	\$66,948	0.911	1,020	\$59.80	NRSE TOWNHOUSE	\$4,000	401	
05-11-10-233-004	112 S CHRISTINE CIR	05/13/22	\$69,900	\$69,900	\$32,200	46.07	\$78,299	\$4,659	\$65,241	\$65,168	1.001	1,020	\$63.96	NRSE TOWNHOUSE	\$4,066	401	
05-11-10-233-004	112 S CHRISTINE CIR	04/24/23	\$90,000	\$90,000	\$36,100	40.11	\$78,299	\$4,659	\$85,341	\$65,168	1.310	1,020	\$83.67	NRSE TOWNHOUSE	\$4,066	401	

05-11-10-233-009	124 S CHRISTINE CIR	08/26/22	\$115,000	\$115,000	\$41,300	35.91	\$99,996	\$8,388	\$106,612	\$81,069	1.315	1,240	\$85.98	NRSE TOWNHOUSE	\$7,058	401
									\$1,875,965	\$1,498,155	1.252					
Indicated ECF 1.252																
ECF USED 1.25																

98 NB Gratiot River Bluff #684																
05-11-14-261-122	98 S GRATIOT	03/27/23	\$172,900	\$172,900	\$56,000	32.39	\$155,337	\$20,000	\$152,900	\$145,524	1.051	1,140	\$134.12	RB98N CONDO	\$20,000	407
05-11-14-261-127	98 S GRATIOT	12/05/22	\$209,500	\$209,500	\$73,000	34.84	\$205,626	\$20,000	\$189,500	\$199,598	0.949	1,682	\$112.66	RB98N CONDO	\$20,000	407
									\$342,400	\$345,122	0.992					
Indicated ECF .992																
ECF USED .99																

Rose Garden Condos																
05-11-10-235-006	10 ROSEPETAL CT	07/18/22	\$100,000	\$100,000	\$35,800	35.80	\$99,307	\$4,000	\$96,000	\$93,438	1.027	1,116	\$86.02	RSGDN CONDO	\$4,000	407
05-11-10-235-008	16 ROSEPETAL CT	03/24/23	\$118,000	\$118,000	\$35,800	30.34	\$99,307	\$4,000	\$114,000	\$93,438	1.220	1,116	\$102.15	RSGDN CONDO	\$4,000	407
05-11-10-235-018	18 ROSEPETAL CT	08/18/23	\$117,000	\$117,000	\$41,400	35.38	\$104,915	\$4,000	\$113,000	\$98,936	1.142	1,116	\$101.25	RSGDN CONDO	\$4,000	407
05-11-10-235-018	18 ROSEPETAL CT	10/31/23	\$118,000	\$118,000	\$41,400	35.08	\$104,915	\$4,000	\$114,000	\$98,936	1.152	1,116	\$102.15	RSGDN CONDO	\$4,000	407
05-11-10-235-019	22 ROSEPETAL CT	12/21/23	\$100,000	\$100,000	\$36,600	36.60	\$92,508	\$4,000	\$96,000	\$86,773	1.106	1,056	\$90.91	RSGDN CONDO	\$4,000	407
05-11-10-235-023	30 ROSEPETAL CT	08/25/22	\$114,000	\$114,000	\$33,400	29.30	\$92,508	\$4,000	\$110,000	\$86,773	1.268	1,056	\$104.17	RSGDN CONDO	\$4,000	407
05-11-10-235-026	17 ROSEBUD LANE	02/29/24	\$112,000	\$112,000	\$39,200	35.00	\$99,307	\$4,000	\$108,000	\$93,438	1.156	1,116	\$96.77	RSGDN CONDO	\$4,000	407
05-11-10-235-036	40 ROSEBUD LANE	08/10/22	\$109,000	\$109,000	\$35,800	32.84	\$99,307	\$4,000	\$105,000	\$93,438	1.124	1,116	\$94.09	RSGDN CONDO	\$4,000	407
05-11-10-235-038	42 ROSEBUD LANE	03/01/24	\$115,000	\$115,000	\$39,200	34.09	\$99,307	\$4,000	\$111,000	\$93,438	1.188	1,116	\$99.46	RSGDN CONDO	\$4,000	407
05-11-10-235-055	47 ROSEBUD LANE	03/17/23	\$87,000	\$87,000	\$33,400	38.39	\$92,508	\$4,000	\$83,000	\$86,773	0.957	1,056	\$78.60	RSGDN CONDO	\$4,000	407
05-11-10-235-055	47 ROSEBUD LANE	07/20/23	\$118,500	\$118,500	\$36,600	30.89	\$92,508	\$4,000	\$114,500	\$86,773	1.320	1,056	\$108.43	RSGDN CONDO	\$4,000	407
05-11-10-235-057	53 ROSEBUD LANE	08/23/22	\$109,000	\$109,000	\$33,100	30.37	\$91,925	\$4,000	\$105,000	\$86,201	1.218	1,056	\$99.43	RSGDN CONDO	\$4,000	407
05-11-10-235-058	51 ROSEBUD LANE	01/25/24	\$110,000	\$110,000	\$36,600	33.27	\$92,508	\$4,000	\$106,000	\$86,773	1.222	1,056	\$100.38	RSGDN CONDO	\$4,000	407
05-11-10-235-060	57 ROSEBUD LANE	06/29/22	\$111,000	\$111,000	\$33,400	30.09	\$92,508	\$4,000	\$107,000	\$86,773	1.233	1,056	\$101.33	RSGDN CONDO	\$4,000	407
05-11-10-235-076	65 ROSEBUD LANE	11/28/23	\$103,000	\$103,000	\$36,600	35.53	\$92,508	\$4,000	\$99,000	\$86,773	1.141	1,056	\$93.75	RSGDN CONDO	\$4,000	407
05-11-10-235-083	94 ROSEBUD LANE	02/10/23	\$115,000	\$115,000	\$33,400	29.04	\$92,553	\$4,000	\$111,000	\$86,817	1.279	1,056	\$105.11	RSGDN CONDO	\$4,000	407
05-11-10-235-083	94 ROSEBUD LANE	02/06/24	\$118,000	\$118,000	\$36,600	31.02	\$92,553	\$4,000	\$114,000	\$86,817	1.313	1,056	\$107.95	RSGDN CONDO	\$4,000	407
05-11-10-235-088	104 ROSEBUD LANE	03/21/23	\$105,000	\$105,000	\$31,500	30.00	\$87,303	\$4,000	\$101,000	\$81,670	1.237	1,056	\$95.64	RSGDN CONDO	\$4,000	407
05-11-10-235-092	81 ROSEBUD LANE	11/01/23	\$115,000	\$115,000	\$36,600	31.83	\$92,508	\$4,000	\$111,000	\$86,773	1.279	1,056	\$105.11	RSGDN CONDO	\$4,000	407
									\$2,018,500	\$1,700,748	1.187					
Indicated ECF: 1.187																
ECF Used: 1.18																

River Hills Condos																
05-11-14-233-002	27 DICKINSON AVE	09/16/22	\$95,000	\$95,000	\$38,600	40.63	\$77,045	\$12,000	\$83,000	\$67,755	1.225	1,060	\$78.30	RVHLS CONDO	\$12,000	407
05-11-14-233-013	27 DICKINSON AVE	11/06/23	\$72,000	\$72,000	\$35,800	49.72	\$70,475	\$12,000	\$60,000	\$60,911	0.985	1,008	\$59.52	RVHLS CONDO	\$12,000	407
05-11-14-233-024	21 DICKINSON AVE	04/14/23	\$60,000	\$60,000	\$28,000	46.67	\$55,149	\$12,000	\$48,000	\$44,947	1.068	679	\$70.69	RVHLS CONDO	\$12,000	407
05-11-14-233-037	23 DICKINSON AVE	02/24/23	\$69,900	\$69,900	\$35,500	50.79	\$70,906	\$12,000	\$57,900	\$61,360	0.944	992	\$58.37	RVHLS CONDO	\$12,000	407
05-11-14-233-038	23 DICKINSON AVE	10/06/23	\$79,000	\$79,000	\$35,900	45.44	\$70,670	\$12,000	\$67,000	\$61,115	1.096	987	\$67.88	RVHLS CONDO	\$12,000	407
05-11-14-233-039	23 DICKINSON AVE	08/29/22	\$65,100	\$65,100	\$35,400	54.38	\$70,769	\$12,000	\$53,100	\$61,218	0.867	1,049	\$50.62	RVHLS CONDO	\$12,000	407
05-11-14-233-052	25 DICKINSON AVE	11/15/23	\$52,000	\$52,000	\$28,000	53.85	\$55,096	\$12,000	\$40,000	\$44,892	0.891	687	\$58.22	RVHLS CONDO	\$12,000	407
05-11-14-233-053	29 DICKINSON AVE	04/11/22	\$65,000	\$65,000	\$35,100	54.00	\$70,173	\$12,000	\$53,000	\$60,597	0.875	997	\$53.16	RVHLS CONDO	\$12,000	407
05-11-14-233-062	29 DICKINSON AVE	11/17/23	\$67,700	\$67,700	\$46,900	69.28	\$89,987	\$12,000	\$55,700	\$81,236	0.686	681	\$81.79	RVHLS CONDO	\$12,000	407
									\$517,700	\$544,031	0.952					
Indicated ECF: .95																
ECF Used: .95																

River Bluff Condos																
05-11-14-261-003	3 RIVER BLUFF DR	04/28/23	\$169,900	\$169,900	\$72,300	42.55	\$149,030	\$20,000	\$149,900	\$89,604	1.673	1,486	\$100.87	RVRBL TWO STORY CONDO	\$20,000	401
									\$149,900	\$89,604	1.673					
Indicated ECF: 1.673																
ECF Used 1.67																

Town Loft Condos #667																
05-11-11-489-005	84 CLINTON ST	05/05/22	\$149,000	\$149,000	\$70,700	47.45	\$150,680	\$6,000	\$143,000	\$170,212	0.840	1,421	\$100.63	TWLFT CONDO	\$6,000	407
05-11-11-489-008	78 CLINTON ST	01/12/24	\$154,900	\$154,900	\$72,700	46.93	\$146,927	\$6,000	\$148,900	\$165,796	0.898	1,443	\$103.19	TWLFT CONDO	\$6,000	407
05-11-11-489-010	74 CLINTON ST	05/30/23	\$150,000	\$150,000	\$70,100	46.73	\$141,633	\$6,000	\$144,000	\$159,568	0.902	1,377	\$104.58	TWLFT CONDO	\$6,000	407
05-11-11-489-015	64 CLINTON ST	06/22/23	\$165,000	\$165,000	\$70,000	42.42	\$141,485	\$6,000	\$159,000	\$159,394	0.998	1,376	\$115.55	TWLFT CONDO	\$6,000	407
05-11-11-489-016	62 CLINTON ST	08/04/22	\$155,000	\$155,000	\$68,100	43.94	\$145,167	\$6,000	\$149,000	\$163,726	0.910	1,421	\$104.86	TWLFT CONDO	\$6,000	407
									\$743,900	\$818,696	0.909					
Indicated ECF: .909																
ECF Used: .90																