

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Value	Land Table	Property Class
<b>Industrial outlying District</b>																			
05-11-11-327-044	116 GROVE PARK AVE	01/03/25	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$114,300	41.56	\$333,937	\$29,924	\$245,076	\$167,040	1.467	4,000	\$61.27	IOD	\$28,161	C/I VARIOUS LOCATIONS	301
05-11-12-252-013	42950 N WALNUT ST	05/18/23	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$306,300	40.84	\$942,486	\$125,959	\$624,041	\$420,154	1.485	13,200	\$47.28	IOD	\$94,188	C/I VARIOUS LOCATIONS	301
05-11-12-252-013	42950 N WALNUT ST	05/18/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$306,300	40.84	\$579,624	\$289,800	\$402,800	\$248,563	1.621	100.0	100.0	IOD	\$130,366	C/I VARIOUS LOCATIONS	301
05-11-15-403-006	155 MALOW ST	07/21/23	\$3,873,030	WD	0-MULTI PARCEL SALE RI	\$3,873,030	\$553,800	14.30	\$1,195,268	\$584,800	\$735,500	\$266,996	2.755	0.0	0.0	IOD	1,259,874	C/I VARIOUS LOCATIONS	301
08-14-07-326-040	15960 COMMON	09/14/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$204,900	27.50	\$489,352	\$244,700	\$249,800	\$105,635	2.365	109.3	109.3	IOD	105,635	C/I VARIOUS LOCATIONS	301
08-14-07-404-004	29784 GROESBECK	12/27/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$131,300	24.54	\$263,530	\$131,800	\$158,300	\$95,093	1.665	145.0	145.0	IOD	95,093	C/I VARIOUS LOCATIONS	301
08-14-09-201-007	30530 BEACONSFIELD	06/12/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$255,200	63.80	\$514,669	\$257,300	\$255,200	\$109,872	2.323	161.5	161.5	IOD	109,872	C/I VARIOUS LOCATIONS	301
08-14-09-426-020	29895 LITTLE MACK	08/24/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$73,300	18.79	\$193,825	\$96,900	\$90,400	\$47,375	1.908	50.5	50.5	IOD	47,375	C/I VARIOUS LOCATIONS	301
											\$2,761,117	\$1,460,728	1.890						

Current Industrial ECF: 1.39

Indicated ECF: 1.890

ECF Used: 1.90

05-11-10-230-017	18 ELLWOOD BLVD	11/17/23	\$163,700	PTA	03-ARM'S LENGTH	\$163,700	\$76,400	46.67	\$178,743	\$11,065	\$155,684	\$125,632	1.239	1,176	\$129.79	R1	Two Story	\$11,065	RES LAND ZONE 1	401
05-11-10-230-019	10 ELLWOOD BLVD	07/11/24	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$85,700	42.64	\$192,740	\$12,587	\$192,584	\$135,241	1.424	1,176	\$160.22	R1	Two Story	\$11,065	RES LAND ZONE 1	401
05-11-10-453-073	49 N ROSE	02/18/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$325,900	65.18	\$819,559	\$354,197	\$144,582	\$283,757	0.510	3,400	\$42.88	COD	Two Story	\$203,273	C/I VARIOUS LOCATIONS	201
05-11-11-357-014	130 GRAND AVE	05/03/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$120,900	105.13	\$240,658	\$56,203	\$66,584	\$112,473	0.592	2,820	\$20.85	COD	Two Story	\$38,556	C/I VARIOUS LOCATIONS	201
											\$559,434	\$657,103	0.851							

Current Two Sotry ECF: .850

Indicated ECF: .851

ECF Used: .850

05-11-15-229-006	373 CASS	03/22/24	\$139,500	PTA	03-ARM'S LENGTH	\$139,500	\$48,900	35.05	\$118,889	\$11,935	\$105,632	\$88,392	1.195	864	\$147.64	R5	RANCH	\$11,935	RES LAND ZONE 5	401
05-11-15-229-016	37 SHERIDAN ST	04/28/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$53,900	43.12	\$130,423	\$11,700	\$95,840	\$92,547	1.036	1,068	\$106.09	R5	RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-229-031	42 S ROSE	02/23/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$51,200	42.67	\$122,351	\$11,700	\$85,632	\$90,521	0.946	720	\$150.42	R5	RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-229-040	86 S ROSE	09/17/24	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$41,600	52.00	\$92,397	\$11,700	\$48,596	\$53,541	0.908	720	\$94.86	R5	RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-278-030	110 S HIGHLAND AVE	08/28/23	\$181,500	PTA	03-ARM'S LENGTH	\$181,500	\$64,100	35.32	\$148,449	\$20,930	\$115,236	\$103,547	1.113	1,104	\$145.44	R5	RANCH	\$20,930	RES LAND ZONE 5	401
											\$450,936	\$428,548	1.052							

Current Ranch ECF: 1.05

Indicated ECF: 1.05

ECF USED: 1.05

**Industrial Groesbeck District**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Value	Land Table	Property Class
15-09-16-477-005	52000 SIERRA	04/19/24	\$3,113,706	WD	03-ARM'S LENGTH	\$3,113,706	\$632,500	20.31	\$1,367,330	\$683,700	\$684,300	\$529,300	1.29	0.0	0.0	IGD	\$683,700	C/I Groesbeck District	301
15-09-19-426-011	49746 LEONA	05/08/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$113,400	24.39	\$204,579	\$102,300	\$194,800	\$74,744	2.61	210.0	210.0	IGD	\$102,300	C/I Groesbeck District	301
15-09-30-103-027	48501 STRUCTURAL	12/19/24	\$598,000	WD	03-ARM'S LENGTH	\$598,000	\$172,800	28.90	\$315,477	\$157,700	\$202,600	\$102,020	1.99	130.0	130.0	IGD	\$157,700	C/I Groesbeck District	301
15-09-30-176-005	25776 D'HONDT	03/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$124,000	41.33	\$272,908	\$136,500	\$127,400	\$75,421	1.69	100.0	100.0	IGD	\$136,500	C/I Groesbeck District	301
15-09-32-376-021	28245 KEHRIG	03/21/25	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$322,600	29.33	\$597,201	\$298,600	\$324,800	\$155,874	2.08	135.6	135.6	IGD	\$298,600	C/I Groesbeck District	301
16-11-03-103-015	21260 CARLO	04/19/24	\$1,016,587	WD	03-ARM'S LENGTH	\$1,016,587	\$373,600	36.75	\$714,069	\$357,000	\$443,300	\$175,423	2.53	109.0	109.0	IGD	\$357,000	C/I Groesbeck District	301
16-11-21-431-002	37319 LITTLE MACK	05/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,800	41.45	\$313,920	\$157,000	\$211,400	\$92,415	2.29	100.0	100.0	IGD	\$157,000	C/I Groesbeck District	301
16-11-26-376-040	35086 CORDELIA	11/01/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$201,800	36.69	\$362,574	\$237,500	\$238,900	\$75,214	3.18	150.0	150.0	IGD	\$237,500	C/I Groesbeck District	301
											\$2,427,500	\$1,280,411	1.896						

Current Industrial ECF: 1.39

Indicated ECF: 1.896

ECF Used: 1.90

05-11-10-230-017	18 ELLWOOD BLVD	11/17/23	\$163,700	PTA	03-ARM'S LENGTH	\$163,700	\$76,400	46.67	\$178,743	\$11,065	\$155,684	\$125,632	1.239	1,176	\$129.79	R1	Two Story	\$11,065	RES LAND ZONE 1	401
05-11-10-230-019	10 ELLWOOD BLVD	07/11/24	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$85,700	42.64	\$192,740	\$12,587	\$192,584	\$135,241	1.424	1,176	\$160.22	R1	Two Story	\$11,065	RES LAND ZONE 1	401
05-11-14-404-006	74 S GRATIOT	06/26/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$55,800	31.00	\$176,467	\$14,015	\$165,985	\$115,214	1.441	1,658	\$100.11	R7	TWO STORY	\$14,015	RES LAND ZONE 7	401
05-11-14-404-020	38 BEYNE ST	08/10/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$136,000	34.34	\$113,921	\$20,122	\$115,878	\$66,524	1.742	1,336	\$86.74	R7	TWO STORY	\$11,488	RES LAND ZONE 7	401
05-11-10-453-073	49 N ROSE	02/18/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$325,900	65.18	\$819,559	\$354,197	\$144,582	\$283,757	0.510	3,400	\$42.88	COD	Two Story	\$203,273	C/I VARIOUS LOCATIONS	201
05-11-11-357-014	130 GRAND AVE	05/03/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$120,900	105.13	\$240,658	\$56,203	\$66,584	\$112,473	0.592	2,820	\$20.85	COD	Two Story	\$38,556	C/I VARIOUS LOCATIONS	201
											\$841,297	\$838,841	1.003							

Current Two Sotry ECF: .850

Indicated ECF: 1.003

ECF Used: 1.00

05-11-15-229-006	373 CASS	03/22/24	\$139,500	PTA	03-ARM'S LENGTH	\$139,500	\$48,900	35.05	\$118,889	\$11,935	\$105,632	\$96,521	1.094	864	\$147.64	R5	RANCH	\$11,935	RES LAND ZONE 5	401
05-11-15-229-016	37 SHERIDAN ST	04/28/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$53,900	43.12	\$130,423	\$11,700	\$95,840	\$96,523	0.993	1,068	\$106.09	R5	RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-229-031	42 S ROSE	02/23/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$51,200	42.67	\$122,351	\$11,700	\$85,632	\$90,521	0.946	720	\$150.42	R5	RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-229-040	86 S ROSE	09/17/24	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$41,600	52.00	\$92,397	\$11,700	\$48,596	\$68,541	0.709	720	\$94.86	R5	RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-278-030	110 S HIGHLAND AVE	08/28/23	\$181,500	PTA	03-ARM'S LENGTH	\$181,500	\$64,100	35.32	\$148,449	\$20,930	\$115,236	\$103,547	1.113	1,104	\$145.44	R5	RANCH	\$20,930	RES LAND ZONE 5	401
											\$450,936	\$455,653	0.990							

Current Ranch ECF: 1.05

Indicated ECF: .990

ECF USED: 1.00

05-11-13-301-020	163 RIVERSIDE DR	12/22/23	\$172,000	PTA	03-ARMS LENGTH	\$172,000	\$79,300	46.10	\$232,645	\$47,897	\$124,103	\$154,782	0.802	1,666	\$74.49	R8 BUNGALOW	\$47,897	RES LAND ZONE 8	401
05-11-13-302-024	80 EASTMAN ST	01/08/24	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$76,700	47.94	\$172,609	\$14,606	\$145,394	\$185,945	0.782	1,470	\$98.91	R8 BUNGALOW	\$14,606	RES LAND ZONE 8	401
05-11-14-176-019	74 MILLER ST	03/10/25	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$106,900	64.79	\$258,424	\$20,743	\$144,257	\$137,388	1.050	1,711	\$84.31	R6 BUNGALOW	\$20,743	RES LAND ZONE 6	401
05-11-12-355-030	219 COURT ST	10/05/23	\$90,000	PTA	03-ARMS LENGTH	\$90,000	\$43,100	47.89	\$105,615	\$23,714	\$66,286	\$78,751	0.842	978	\$67.78	R4 BUNGALOW	\$18,203	RES LAND ZONE 4	401
05-11-11-435-006	282 N GRATIOT	04/21/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$57,000	47.50	\$142,073	\$9,123	\$110,877	\$127,837	0.867	1,907	\$58.14	R4 BUNGALOW	\$9,123	RES LAND ZONE 4	401
05-11-13-306-014	208 RIVERSIDE DR	12/11/23	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$90,300	46.31	\$208,050	\$42,583	\$152,417	\$189,654	0.804	1,114	\$136.82	R8 BUNGALOW	\$42,583	RES LAND ZONE 8	401
05-11-13-307-026	234 CROCKER BLVD	10/31/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$94,200	47.10	\$215,064	\$14,952	\$185,048	\$192,145	0.963	2,021	\$91.56	R8 BUNGALOW	\$14,952	RES LAND ZONE 8	401
05-11-13-309-013	139 EASTMAN ST	08/09/23	\$249,900	PTA	03-ARMS LENGTH	\$249,900	\$91,700	36.69	\$222,376	\$14,606	\$235,294	\$201,547	1.167	1,651	\$142.52	R8 BUNGALOW	\$14,606	RES LAND ZONE 8	401
05-11-13-309-026	250 DICKINSON AVE	03/24/25	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$74,700	45.27	\$178,054	\$14,378	\$150,622	\$195,362	0.771	1,294	\$116.40	R8 BUNGALOW	\$14,378	RES LAND ZONE 8	401
											\$1,314,298	\$1,463,410	0.898						

Current Bungalow ECF: 1.00

Indicated ECF: .898

ECF USED: .900