



**Commercial Sale Study**

**Roll year: 2026**

**Prescribed Two-Year Study Date Range:**

**04/01/2023-03/31/2025**

**Date Prepared: November 2025**

**School District: East Grand Rapids**

2026 Commercial Improved ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asid. when Sold	Adj. Sale /Asid. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value																				
41-14-33-257-015	662 CROSWELL AVE SE	08/31/23	\$2,950,000	WD	03-ARM'S LENGTH	\$2,950,000	\$566,200	18.99	\$1,234,761	\$264,000	\$2,686,000	\$789,237	3.403	5,400	\$497.41	0.0000				\$264,000																				
Totals:																					\$2,950,000	\$2,950,000	\$566,200	18.99	\$1,234,761	\$2,686,000	\$789,237	3.403	5,400	\$497.41	0.0000								\$264,000	
Sale Ratio =>																								18.99				E.C.F. =>				3.403	Std. Deviation=>		RDV/OI					
Std. Dev. =>																												Ave. E.C.F. =>				3.403	Ave. Variance=>		0.0000	Coefficient of Var=>			0	

Only 1 sale in East GR.

Reviewed arm's length sales in City of GR and Ada Twp

2025 ECF

2026 ECF

Neighborhood Code:	COMM	LR
Neighborhood Description:	COMMERCIAL PROPERTY	
Economic Condition Factors (E.C.F.):	Comm	
Single Family E.C.F.:		
Town Homes/Duplexes:	0.99	
Mobile Homes:	1.00	
Agricultural:	1.00	
Commercial:	1.40	
Industrial:	1.00	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asid. when Sold	Adj. Sale /Asid. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-17-01-276-007	1411 S DIVISION AVE	04/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$173,100	62.95	\$338,099	\$25,954	\$222,046	\$265,993	0.835	5,845	\$37.99	COM10	171.6644		GAR SERVICE	\$47,446		C_10 SOUTHWEST	201	0
41-13-15-480-015	1693 NW LEONARD ST	09/01/23	\$400,000	WD	20-MULTI PARCEL SA	\$400,000	\$227,400	56.85	\$514,728	\$115,193	\$284,807	\$338,589	0.841	5,564	\$51.49	COM02	84.1158	1 STORY	GAR SERVICE	\$132,105	41-13-15-480-016	C_02 NORTHWEST	201	62
41-13-36-327-024	843 SW CESAR E CHEVYZ AVE	10/19/23	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$234,300	62.48	\$466,946	\$47,380	\$319,620	\$383,182	0.868	4,470	\$74.19	COM09	573.3467	1 STORY	SHOP MIXED	\$56,225		C_09 SOUTHWEST	201	81
41-14-31-283-024	735 SE EASTERN AVE	07/26/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$149,075	\$47,796	\$82,204	\$94,477	0.870	2,640	\$31.34	COM10	93.4131		CHURCH	\$47,795		C_10 SOUTHWEST	201	0
41-18-08-204-010	2015 SE KALAMAZOO AVE	12/07/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,600	56.00	\$244,535	\$60,066	\$149,934	\$172,079	0.871	2,160	\$68.41	COM10	36.9746	1 STORY	OFFICE BUILDINGS	\$58,192		C_02 NORTHWEST	201	90
41-13-13-454-007	307 NW LEONARD ST	02/07/24	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$446,500	55.12	\$944,032	\$327,652	\$482,348	\$536,916	0.898	6,999	\$68.92	COM15	89.8367		STORE RETAIL	\$319,230		C_02 NORTHWEST	201	0
41-14-19-483-019	755 NE MICHIGAN ST	08/07/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$507,700	67.69	\$998,840	\$422,282	\$327,718	\$388,111	0.915	2,885	\$113.59	COM19	214.5588		RESTAURANTS	\$410,588		C_06 EASTSIDE	201	0
41-13-25-288-014	37 NW OTTAWA AVE	03/24/25	\$14,000,000	WD	03-ARM'S LENGTH	\$14,000,000	\$9,164,400	65.45	\$20,064,876	\$1,477,773	\$12,522,227	\$13,666,988	0.916	106,284	\$117.82	C_ODT	91.6239		OFFICE BUILDINGS	\$440,773		C_07 DOWNTOWN	201	0
41-18-21-452-001	4300 SE CALLANDER DR	12/20/24	\$1,441,956	CD	03-ARM'S LENGTH	\$1,441,956	\$699,000	47.85	\$1,692,613	\$439,614	\$1,003,242	\$1,095,538	0.916	11,040	\$130.57	C_OSE	1.8309		MED OFF	\$409,446		C_13 OLD PARI	201	0
41-18-06-283-016	1540 SE LINDEN AVE	04/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$227,274	\$93,404	\$106,956	\$111,558	0.956	1,323	\$80.57	I_CBS	49.7211		IND LIGHT	\$90,470		I_COTTAGE GROV	201	0
41-17-17-07-012	1612 NE DIAMOND AVE	09/17/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$307,900	58.65	\$609,372	\$198,258	\$326,742	\$340,891	0.958	5,748	\$56.84	COM03	564.5018		STORE RETAIL	\$193,795		C_03 NORTHWEST	201	0
41-13-23-252-020	1107 NW WALKER AVE	03/13/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$148,800	54.11	\$291,731	\$60,966	\$214,034	\$222,317	0.963	3,272	\$65.41	COM02	96.2743		SHOP MIXED	\$60,073		C_02 NORTHWEST	201	0
41-14-30-301-001	12 S DIVISION AVE	12/18/24	\$125,000	CD	03-ARM'S LENGTH	\$125,000	\$37,800	42.33	\$6,475,112	\$56,147	\$2,685,853	\$2,775,101	0.968	15,005	\$173.22	COM07	137.6523		OFFICE BUILDINGS	\$566,147		C_07 DOWNTOWN	201	0
41-18-06-482-036	1853 SE EASTERN AVE	02/07/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,100	53.55	\$229,939	\$60,412	\$139,588	\$140,254	0.995	3,245	\$42.73	COM10	46.3040		STORE RETAIL	\$59,583		C_10 SOUTHWEST	201	0
41-18-21-352-003	4250 SE KALAMAZOO AVE	01/17/25	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$212,700	51.01	\$463,717	\$145,405	\$271,955	\$268,165	1.013	2,850	\$95.30	C_OSE	4.1808		MED OFF	\$136,512		C_13 OLD PARI	201	0
41-14-18-205-005	1805 NE PLAINFIELD AVE	10/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,300	60.59	\$364,787	\$59,675	\$260,235	\$252,995	1.029	5,939	\$43.83	COM03	661.6804	1 STORY	OFFICE BUILDINGS	\$54,731		C_03 NORTHWEST	201	91
41-13-25-282-025	126 NW OTTAWA AVE	02/29/24	\$7,106,778	WD	03-ARM'S LENGTH	\$7,106,778	\$3,520,800	49.54	\$8,221,491	\$611,455	\$6,495,233	\$6,288,563	1.036	45,471	\$142.85	C_ODT	103.6174		OFFICE BUILDINGS	\$611,455		C_07 DOWNTOWN	201	0
41-14-31-283-022	707 SE EASTERN AVE	04/09/24	\$174,000	WD	19-MULTI PARCEL A	\$174,000	\$0	0.00	\$8,221,491	\$611,455	\$6,495,233	\$6,288,563	1.036	45,471	\$142.85	C_ODT	103.6174		OFFICE BUILDINGS	\$611,455		C_07 DOWNTOWN	201	0
41-18-09-476-034	2776 SE BIRCHCREST DR	07/12/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$353,500	52.37	\$699,426	\$271,394	\$403,606	\$383,198	1.053	4,029	\$100.18	COM11	24.5906		OFFICE BUILDINGS	\$266,545		C_11 BRETTON	201	0
41-18-21-377-059	2007 SE EASTCASTLE DR	06/08/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$146,900	27.46	\$605,549	\$192,773	\$342,227	\$324,509	1.055	4,800	\$57.30	COM13	4.7623		OFFICE BUILDINGS	\$180,693		C_13 OLD PARI	201	0
41-15-05-153-005	1446 SE EASTERN AVE	08/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,400	49.20	\$202,310	\$46,163	\$155,837	\$147,525	1.056	4,230	\$36.84	COM10	56.6333		IND LIGHT	\$43,752		C_10 SOUTHWEST	201	0
41-14-20-127-081	1119 NE FULLER AVE	03/08/24	\$638,000	WD	19-MULTI PARCEL A	\$638,000	\$154,800	55.61	\$694,592	\$230,568	\$407,432	\$384,763	1.059	4,096	\$99.47	COM03	511.2632		GAR MINIURE	\$220,584	41-14-20-127-086	C_03 NORTHWEST	201	0
41-18-06-479-036	2643 SE KALAMAZOO AVE	01/26/25	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$0	0.00	\$1,850,209	\$87,947	\$2,803,891	\$1,991,564	1.076	16,947	\$116.37	COM12	29.8238		SHOP DRUG	\$2,755,238		C_12 LAKE EAST	201	0
41-15-08-277-010	6385 KNAPP ST NE	11/03/23	\$200,000	WD	16-CL PAYOFF	\$200,000	\$87,000	43.50	\$193,484	\$50,041	\$149,959	\$138,192	1.085	3,000	\$44.99	2500	108.5152		MARKET ROADSIDE	\$43,560		COMMERCIAL/INI	201	0
41-15-29-420-013	6090 FULTON ST E	07/24/24	\$2,625,000	WD	03-ARM'S LENGTH	\$2,625,000	\$847,000	43.66	\$2,509,200	\$637,527	\$1,987,473	\$1,803,153	1.102	19,590	\$101.45	2010	110.2221		OFFICE BUILDINGS	\$588,496		COMMERCIAL/INI	201	0
41-14-24-404-018	634 NW FRONT AVE	03/15/24	\$10,800,000	WD	03-ARM'S LENGTH	\$10,800,000	\$3,902,600	36.14	\$11,465,539	\$962,298	\$9,837,702	\$8,848,560	1.112	70,744	\$139.06	C_O13	111.1786		OFFICE BUILDINGS	\$814,710		C_02 NORTHWEST	201	0
41-13-07-153-005	2960 S DIVISION AVE	01/10/24	\$500,000	MLC	19-MULTI PARCEL A	\$500,000	\$262,800	47.78	\$535,529	\$157,851	\$392,149	\$352,312	1.113	7,443	\$52.69	COM10	43.8350	1 STORY	MOTEL EXT STAY	\$130,329	41-18-07-153-018	C_10 SOUTHWEST	201	0
41-13-25-288-038	3665 S BETH ST	03/20/24	\$620,000	CD	03-ARM'S LENGTH	\$620,000	\$200,000	43.33	\$328,129	\$206,043	\$48,949,657	\$42,003,860	1.117	21,735	\$99.86	C_APT	20.2626		SHOP MAIL	\$448,806	41-18-113-676-029, 41-18-113-676-028	C_12 LAKE EAST	201	51
41-13-28-127-010	2840 NW LAKE MICHIGAN DR	10/04/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$252,300	48.06	\$497,677	\$238,344	\$286,656	\$255,752	1.121	5,094	\$56.27	COM12	112.0834		MARKET CONV	\$233,901		C_01 SHAWMUT	201	0
41-18-08-155-018	815 SE ALGER ST	04/26/23	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$94,200	46.22	\$201,507	\$74,561	\$132,939	\$118,420	1.123	1,848	\$71.94	COM10	37.3071	1 STORY	OFFICE BUILDINGS	\$70,656		C_10 SOUTHWEST	201	91
41-14-29-310-005	80 SE CHERRY ST	02/28/25	\$3,275,000	CD	19-MULTI PARCEL A	\$3,275,000	\$907,900	27.72	\$3,406,622	\$961,889	\$2,313,111	\$2,059,590	1.123	20,112	\$115.01	C_OSE	15722.9408		MED OFF	\$957,600	41-14-29-310-014	C_06 EASTSIDE	201	0
41-14-20-381-010	465 NE FULLER AVE	03/07/25	\$1,625,000	WD	03-ARM'S LENGTH	\$1,625,000	\$889,100	54.71	\$1,783,000	\$78,689	\$888,211	\$789,073	1.126	4,490	\$197.84	COM06	1079.0804		STORE RETAIL	\$669,800		C_06 EASTSIDE	201	0
41-15-31-376-011	5960 CASCADE RD SE	01/23/25	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,375,800	55.02	\$2,750,800	\$171,000	\$2,579,800	\$2,579,800	1.128	18,168	\$148.46	COM12	113.4268		COMMERCIAL/INI	\$2,500,000		COMMERCIAL/INI	201	0
41-13-23-101-003	1564 NW WALKER AVE	12/06/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$99,000	47.61	\$197,141	\$83,768	\$125,232	\$109,223	1.147	1,708	\$73.32	COM02	114.6576	1 STORY	STORE RETAIL	\$83,226		C_02 NORTHWEST	201	53
41-14-32-252-003	610 SE BENJAMIN AVE	11/15/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$89,500	48.48	\$155,167	\$17,376	\$147,624	\$128,536	1.148	2,396	\$61.61	COM10	109.4169		OFFICE BUILDINGS	\$17,376		C_10 SOUTHW		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land's Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (ft)	Building Style	Use Code	Land Value	Other Parcels in Sale	Table Land	Property Class	Building Depr.	
41-18-16-245-004	2240 SE 28TH ST	03/03/25	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$748,700	32.47	\$1,504,892	5674,632	\$1,625,368	\$1,025,217	1.585	26,100	562.13	1.405	25.3241	IND LIGHT	0625,385			I KENOSH/29TH	201	0	
41-18-06-427-009	2733 SE 28TH ST	03/20/24	\$629,000	LC	03-ARM'S LENGTH	\$629,000	\$276,300	44.21	\$509,334	\$286,998	\$386,402	\$242,378	1.594	3,620	190.977	COM11	41.9701	STORE RETAIL	\$228,484			C 11 BRETON	201	0	
41-13-25-100-005	600 NW BRIDGE ST	07/11/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$333,300	49.28	\$480,285	\$122,856	\$379,712	\$166,769	1.645	6,672	158.940	COM12	1.596	1 STORY	OFFICE BUILDINGS	\$210,625			C 08 WESTSIDE	201	0
41-13-14-482-020	851 NW LEONARD ST	09/19/24	\$1,200,000	WD	20-MULTI PARCEL SA	\$1,200,000	\$0	0.00	\$918,393	\$439,536	\$760,644	\$472,246	1.610	11,742	564.76	COM02	161.0315	APARTMENTS	\$240,608	41-13-14-482-033, 41-13		C 02 NORTHWEST	201	0	
41-18-04-154-003	742 SE WEALTHY ST	02/13/25	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$504,000	52.77	\$1,235,609	\$251,556	\$703,444	\$344,504	1.623	4,400	159.87	COM17	162.2695	1 STORY	OFFICE BUILDINGS	\$234,000			C 06 EASTSIDE	201	75
41-18-04-154-003	2450 NE PLAINFIELD AVE	02/19/25	\$420,800	WD	03-ARM'S LENGTH	\$420,800	\$172,800	41.06	\$320,114	\$96,396	\$325,404	\$200,462	1.623	1,728	118.81	COM03	162.3270	RESTAURANTS	\$92,139			C 03 NORTHWEST	201	0	
41-18-06-427-009	652 CROFTON ST	01/12/24	\$179,800	WD	03-ARM'S LENGTH	\$179,800	\$59,800	33.26	\$149,553	\$66,905	\$112,895	\$68,673	1.639	3,840	182.59	LCB5	145.7563	WHS STG	\$62,118			I COTTAGE GROV	201	0	
41-13-25-148-016	965 NW BRIDGE ST	07/11/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$250,000	50.00	\$480,285	\$122,856	\$379,712	\$166,769	1.645	6,672	158.940	COM12	1.596	1 STORY	OFFICE BUILDINGS	\$210,625			C 08 WESTSIDE	201	0
41-14-19-328-002	752 NE LAFAYETTE AVE	06/26/23	\$645,000	WD	19-MULTI PARCEL A	\$645,000	\$231,800	35.94	\$506,336	\$146,817	\$408,183	\$299,307	1.654	10,769	546.26	LC	166.4454	WHS STG	\$137,752	41-14-19-328-001		I CLANCY/COLDI	201	0	
41-14-29-257-030	1307 E FULTON ST	12/03/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$280,700	41.59	\$580,093	\$269,557	\$420,912	\$240,912	1.683	2,940	137.91	COM06	168.2948	STORE RETAIL	\$167,855			C 06 EASTSIDE	201	0	
41-10-36-128-019	506 SW OAKLAND AVE	09/17/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$216,400	33.29	\$497,374	\$130,452	\$519,548	\$305,768	1.699	15,210	534.05	I_GHF	169.9156	IND LIGHT	\$129,094			I GODFREY/HALL	201	0	
41-18-20-479-009	4239 SE KALAMAZOO AVE	06/07/24	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$47,100	39.25	\$92,897	\$12,674	\$107,326	\$63,068	1.702	1,012	116.065	COM13	19.4545	STORE RETAIL	\$11,430			C 13 OLD PARIS	201	0	
41-18-07-428-015	2417 SE EASTERN AVE	01/27/25	\$545,000	MLC	03-ARM'S LENGTH	\$545,000	\$192,200	35.27	\$382,094	\$90,431	\$454,569	\$263,946	1.702	6,676	168.09	COM10	123.8289	MARKET (GROCERY)	\$88,320			C 10 SOUTHWEST	201	0	
41-13-25-439-007	1155 S DIVISION AVE	12/08/23	\$1,000,000	MLC	20-MULTI PARCEL SA	\$1,000,000	\$472,700	47.27	\$1,051,836	\$233,076	\$766,924	\$441,856	1.736	5,700	314.55	COM07	173.5686	1 STORY	STORE RETAIL	\$211,688	41-13-25-439-008		C 07 DOWNTOWN	201	91
41-13-24-155-024	802 NW ALPINE AVE	08/17/23	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$111,600	37.20	\$196,540	\$52,103	\$242,897	\$142,443	1.740	2,244	110.447	COM02	174.0327	GAR SERVICE	\$47,973			C 02 NORTHWEST	201	0	
41-17-01-227-049	1250 SW RANDOLPH AVE	10/30/24	\$750,000	WD	19-MULTI PARCEL A	\$750,000	\$96,200	39.49	\$526,190	\$36,455	\$731,545	\$408,113	1.748	7,404	596.37	LCB5	174.8403	GAR SERVICE	\$28,409	41-17-01-227-020, 41-17-1		I COTTAGE GROV	201	0	
41-18-18-226-025	2831 SE EASTERN AVE	11/01/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,300	39.71	\$194,559	\$73,740	\$166,260	\$94,983	1.750	1,344	113.71	COM13	21.6769	OFFICE BUILDINGS	\$70,488			C 13 OLD PARIS	201	0	
41-15-31-359-003	5010 CASCADE RD SE	11/01/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$240,500	38.48	\$470,613	\$260,665	\$384,335	\$202,669	1.803	2,070	180.301	COM17	100.3019	OFFICE BUILDINGS	\$252,866			C 02 NORTHWEST	201	0	
41-14-30-401-002	21 SE GAY AVE	10/30/24	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$406,400	39.65	\$699,734	\$419,880	\$605,120	\$335,390	1.804	5,233	315.64	COMH8	180.4230	MULT RES -	\$419,880			C 06 EASTSIDE	201	0	
41-14-19-328-001	770 NE LAFAYETTE AVE	06/26/23	\$645,000	WD	20-MULTI PARCEL SA	\$645,000	\$231,800	35.94	\$478,391	\$122,004	\$522,996	\$286,442	1.826	10,769	546.26	COM03	182.5835	COM VAC	\$112,666	41-14-19-328-002		C 03 NORTHWEST	201	0	
41-14-31-279-031	601 SE EASTERN AVE	08/24/23	\$650,000	MLC	19-MULTI PARCEL A	\$650,000	\$222,300	34.20	\$420,465	\$95,817	\$554,183	\$302,843	1.830	9,000	566.55	COM10	182.9933	MARKET CONV	\$92,465	41-14-31-279-020, 41-14		C 10 SOUTHWEST	201	0	
41-14-29-226-001	1406 NE MICHIGAN ST	07/01/24	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$339,000	39.74	\$608,288	\$97,368	\$292,632	\$159,158	1.839	1,709	117.123	COM12	188.8631	SHED UTILITY	\$51,268			C 02 NORTHWEST	201	0	
41-13-23-101-003	1554 NW WALKER AVE	02/27/25	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$99,500	34.43	\$197,141	\$83,748	\$205,322	\$109,223	1.879	1,708	120.16	COM17	187.8026	1 STORY	STORE RETAIL	\$83,226			C 02 NORTHWEST	201	0
41-13-25-103-001	648 NW BRIDGE ST	10/29/24	\$1,800,000	WD	19-MULTI PARCEL A	\$1,800,000	\$806,700	44.82	\$1,586,095	\$593,807	\$1,206,193	\$636,082	1.896	16,824	571.69	COM16	189.6285	VACANT PROPERTY	\$576,353	41-13-25-103-005		C 08 WESTSIDE	201	0	
41-13-26-480-002	934 SW BUTTERWORTH ST	08/23/24	\$315,000	MLC	03-ARM'S LENGTH	\$315,000	\$146,100	46.38	\$284,094	\$33,852	\$281,148	\$147,028	1.912	3,647	577.09	COM08	191.2205	STORE RETAIL	\$32,813			C 08 WESTSIDE	201	0	
41-14-30-204-005	520 NE CRESCENT ST	09/13/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$315,900	49.36	\$545,672	\$146,201	\$493,799	\$277,723	1.916	4,227	211.654	COMH8	191.6005	1 STORY	MULT RES - CONVERTED	\$139,160			C 06 EASTSIDE	201	53
41-13-26-478-020	839 SW BUTTERWORTH ST	03/21/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$215,900	43.18	\$448,396	\$71,368	\$426,632	\$221,521	1.935	8,200	553.45	COM08	193.4954	STORE RETAIL	\$68,219			C 08 WESTSIDE	201	0	
41-14-29-226-001	812 NE MICHIGAN ST	06/07/23	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$140,500	41.28	\$340,008	\$119,330	\$220,718	\$113,682	1.945	2,196	100.51	COM12	194.9691	OFFICE BUILDINGS	\$117,500			C 02 NORTHWEST	201	0	
41-13-23-201-002	1148 NW LEONARD ST	08/14/23	\$943,500	WD	19-MULTI PARCEL A	\$943,500	\$262,600	27.83	\$571,866	\$178,036	\$767,464	\$390,365	1.956	3,440	222.30	COM02	196.6017	STORE RETAIL	\$167,580	41-13-23-201-003		C 02 NORTHWEST	201	0	
41-18-08-253-003	2201 SE KALAMAZOO AVE	11/20/23	\$550,000	MLC	03-ARM'S LENGTH	\$550,000	\$201,000	36.00	\$376,427	\$104,897	\$445,103	\$226,275	1.967	1,668	148.549	I_NNC	182.6279	WHS STG	\$102,999			I NELSON/NWAJ	201	0	
41-14-21-376-009	1833 NE MICHIGAN ST	04/15/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$378,100	45.83	\$625,734	\$284,618	\$540,382	\$272,022	1.987	6,944	577.82	C_MF	198.6535	1 STORY	MULT RES - BUILT AS	\$269,980			C 05 LAKES	201	91
41-14-29-380-031	1031 SE WEALTHY ST	05/15/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$160,400	42.21	\$346,394	\$113,397	\$246,603	\$123,980	1.989	1,909	129.28	COM17	198.5061	1 STORY	STORE RETAIL	\$131,200			C 06 EASTSIDE	201	91
41-13-25-439-007	59 SW CROFTON AVE	07/15/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$416,200	42.61	\$558,800	\$239,500	\$794,300	\$416,200	2.000	2,070	187.57	COM12	207.8200	OFFICE BUILDINGS	\$83,226			C 07 DOWNTOWN	201	0	
41-14-19-332-033	221 NE TROWBRIDGE ST	12/04/24	\$1,285,000	WD	03-ARM'S LENGTH	\$1,285,000	\$643,740	45.43	\$1,342,129	\$499,598	\$1,478,402	\$737,141	2.006	7,674	192.56	C_APT	200.5850	1 STORY	MULT RES - BUILT AS	\$403,200			C 03 NORTHWEST	201	92
41-14-31-233-001	700 SE WEALTHY ST	04/12/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$300,000	42.24	\$649,722	\$260,348	\$454,652	\$226,644	2.006	1,984	120.620	COM17	200.6020	BAR	\$253,000			C 06 EASTSIDE	201	0	
41-14-30-433-007	717 SE CHERY ST	09/27/24	\$475,000	MLC	20-MULTI PARCEL SA	\$475,000	\$216,500	45.58	\$425,571	\$138,600	\$336,400	\$167,038	2.014	4,464	575.36	COM17	201.3915	STORE RETAIL	\$138,600			C 06 EASTSIDE	201	0	
41-14-30-433-006	130 SE PARKWAY AVE	08/23/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$67,900	40.79	\$146,205	\$48,400	\$116,600	\$56,988	2.046	1,352	98.24	COM17	204.6553	STORE RETAIL	\$48,400			C 06 EASTSIDE	201	0	
41-14-30-433-003	1144 NW LEONARD ST	07/15/24	\$943,500	PTA	03-ARM'S LENGTH	\$943,500	\$262,600	27.83	\$571,866	\$178,036	\$767,464	\$390,365	1.956	3,440	222.30	COM02	196.6017	OFFICE BUILDINGS	\$83,226			C 02 NORTHWEST	201	0	
41-13-25-103-001	648 NW BRIDGE ST	10/29/24	\$1,800,000	WD	19-MULTI PARCEL A	\$1,800,000	\$806,700	44.82	\$1,586,095	\$593,807	\$1,206,193	\$636,082	1.896	16,824	571.69	COM16	189.6285	VACANT PROPERTY	\$576,353	41-13-25-103-005		C 08 WESTSIDE	201	0	
41-13-26-480-002	934 SW BUTTERWORTH ST	08/23/24	\$315,000	MLC	03-ARM'S LENGTH	\$315,000	\$146,100	46.38	\$284,094	\$33,852	\$281,148	\$147,028	1.912	3,647	577.09	COM08	191.2205	STORE RETAIL	\$32,813			C 08 WESTSIDE	201	0	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
41-15-28-324-005	6540 FULTON ST E	01/31/25		SC	21-NOT USED/OTHE	50	\$252,600	#DIV/0!	\$630,383	\$213,220	(\$213,220)	\$401,891	(0.531)	16,008			2010		GAR SERVICE	\$196,553			COMMERCIAL/NI	201	0	
41-14-20-251-031	1226 NE CEDAR ST	10/24/23		SC	21-SPLIT IMPROVED	51	50	0.00	\$20,751,422	\$4,403,749	(\$4,403,748)	\$15,555,284	(0.335)	96,528			COM03	185,202		HOSPITALS	\$4,195,150			C 03 NORTHWEST	201	0
41-15-31-376-012	5070 CASCADE RD SE	09/14/24		SC	21-NOT USED/OTHE	50	\$1,783,800	#DIV/0!	\$3,621,334	\$883,380	(\$883,380)	\$2,666,622	(0.300)	20,334			2010		MED OFF	\$785,843			COMMERCIAL/NI	201	0	
41-14-29-302-027	912 E FULTON ST	11/28/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$389,300	42.09	\$1,436,654	\$986,300	(\$61,300)	\$348,917	(0.176)	4,242			COM06	160,004		STORE RETAIL	\$966,735			C 06 EASTSIDE	201	0
41-15-28-479-008	7159 HEADLEY ST SE	06/23/23	\$380,987	WD	03-ARM'S LENGTH	\$380,987	\$171,100	44.91	\$1,303,626	\$381,582	(\$595)	\$888,289	(0.001)	5,960			4050C	0.0670			\$966,735			ENVISSION ADA CG	201	0
41-14-29-257-033	1317 E FULTON ST	12/30/24	\$1,137,500	WD	20-MULTI PARCEL SA	\$1,137,500	\$93,100	10.18	\$487,402	\$406,006	\$731,494	\$61,385	11.917	975			COM06	1191,6569		STORE RETAIL	\$405,630	41-14-29-257-032, 41-14		C 06 EASTSIDE	201	0
41-13-14-227-007	1947 NW ALPINE AVE	01/10/25	\$1,800,000	WD	20-MULTI PARCEL SA	\$1,800,000	\$186,000	8.26	\$296,680	\$183,245	\$1,638,755	\$130,458	12.562	3,720			COM02	1256,1590		GAR SERVICE	\$113,851	41-13-14-227-006		C 02 NORTHWEST	201	0
41-18-11-451-022	3689 SE FULTON ST	11/29/24	\$700,000	CD	20-MULTI PARCEL SA	\$700,000	\$1,959,700	2.80	\$2,439,892	\$20,459,003	\$49,409,997	\$1,908,958	24.783	10,508			COM12	2478,3413		STORE RETAIL	\$20,448,806	41-18-11-376-019, 41-18		C 12 LAKE EASTB	201	0
41-18-07-153-016	2337 SE HORTON AVE	01/10/24	\$550,000	MLC	20-MULTI PARCEL SA	\$550,000	\$186,600	3.38	\$148,368	\$130,649	\$419,351	\$16,529	25.371	960			COM10	2537,0747		SHED YIELD	\$130,329	41-18-07-153-005		C 10 SOUTHWEST	201	0
41-18-11-376-029	3561 SE 28TH ST	12/30/24	\$700,000	CD	20-MULTI PARCEL SA	\$700,000	\$2,061,800	2.95	\$21,845,802	\$20,538,887	\$49,461,113	\$1,225,990	40.344	11,550			COM12	4034,3516		SHOP BNDH	\$20,448,806	41-18-11-376-018, 41-18		C 12 LAKE EASTB	201	0
41-18-11-426-016	3921 SE PENINSULAR DR	07/16/24	\$2,800,000	WD	20-MULTI PARCEL SA	\$2,800,000	\$88,300	3.15	\$662,252	\$660,638	\$2,139,362	\$1,360	1573.372	160			C_DEP	157869,2278		SHED UTILITY	\$654,147	41-18-11-426-017		C 12 LAKE EASTB	201	0
41-14-05-276-021	3325 NE PLAINFIELD AVE	06/16/23	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$617,700	43.25	\$1,064,258	\$922,433	\$502,567	\$117,823	4.265	0	#DIV/0!		COM03	426,5427		GAR GAS STATION	\$878,321			C 03 NORTHWEST	201	0
41-15-34-101-042	7210 HEADLEY ST SE	06/14/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$397,800	48.22	\$3,509,108	\$479,346	\$345,654	\$2,618,866	0.118	12,234			4050C	524,238		MED DENTAL	\$463,802			ENVISSION ADA CG	201	0
41-15-29-420-005	6060 FULTON ST E	11/28/23	\$1,100,000	WD	21-NOT USED/OTHE	\$1,100,000	\$732,600	66.60	\$2,136,057	\$900,114	\$199,886	\$1,190,607	0.168	24,578			COM10	#DIV/0!		OFFICE BUILDINGS	\$823,284			COMMERCIAL/NI	201	0
41-14-30-403-017	435 SE CHERRY ST	02/29/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$177,200	26.65	\$1,029,875	\$598,908	\$669,092	\$363,072	0.182	3,744			C_OSE	111,0539		MED OFF	\$591,300			C 06 EASTSIDE	201	0
41-13-27-127-035	351 NW COVELL AVE	03/27/24	\$325,000	CD	03-ARM'S LENGTH	\$325,000	\$279,400	85.97	\$805,364	\$218,312	\$106,688	\$578,947	0.184	2,400			COM01	178,1737		OFFICE BUILDINGS	\$186,448			C 01 SHAWMUT	201	0
41-18-07-127-024	2017 SE EASTERN AVE	11/12/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$300,700	50.00	\$1,677,057	\$346,774	\$251,226	\$1,239,051	0.203	16,520			COM10	59,1676		POST OFFICE BRANCH	\$335,020			C 10 SOUTHWEST	201	0
41-18-01-102-034	735 SW RITZEMA CT	04/08/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$530,800	55.73	\$1,036,243	\$291,404	\$158,596	\$672,337	0.236	6,449			COM09	91,2577		CHURCH PROPERTY	\$291,404			C 09 SOUTHWEST	201	0
41-18-09-452-009	2755 SE BURKCREST DR	03/08/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$0	0.00	\$570,664	\$285,988	\$74,012	\$254,858	0.290	6,144			COM11	36,8082		OFFICE BUILDINGS	\$274,887			C 11 BRETON	201	0
41-14-30-253-005	460 NE FOUNTAIN ST	04/09/24	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$365,300	45.66	\$1,059,858	\$729,161	\$70,839	\$236,579	0.299	3,410			COM12	109,7064	2 STORY	MULT RES - CONVERTED	\$713,400			C 06 EASTSIDE	201	53
41-18-10-17-277-017	3167 SE KALAMAZOO AVE	07/12/23	\$415,000	WD	19-MULTI PARCEL A	\$415,000	\$232,500	56.02	\$853,291	\$276,161	\$138,839	\$453,719	0.306	5,494			COM13	16,1517	1 STORY	OFFICE BUILDINGS	\$293,500	41-18-10-17-277-016		C 13 OLD PARIS	201	90
41-13-13-276-001	150 NW ANN ST	10/10/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$698,400	69.84	\$1,132,073	\$215,880	\$784,120	\$2,456,776	0.319	11,058			C_DEP	2446,4247		BANK BRANCH	\$159,500			C 03 NORTHWEST	201	0
41-18-11-401-027	3540 SE CAMMOT DR	06/01/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$486,200	74.80	\$1,677,788	\$332,227	\$131,773	\$946,555	0.334	11,850			COM10	25,2757		OFFICE BUILDINGS	\$304,682			C 12 LAKE EASTB	201	0
41-18-11-401-022	2050 SE BRETON DR	03/12/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$530,200	44.20	\$1,562,705	\$908,199	\$191,801	\$551,395	0.348	13,833			C_OBB	38,0319	1 STORY	OFFICE BUILDINGS	\$876,645			C 11 BRETON	201	90
41-18-03-351-018	1970 SE BRETON DR	06/30/24	\$600,000	WD	20-MULTI PARCEL SA	\$600,000	\$561,100	93.85	\$1,110,861	\$366,069	\$233,931	\$666,779	0.351	7,700			COM11	70,8080		CARWASH AUTOMATIC	\$354,750	41-18-03-351-014		C 11 BRETON	201	0
41-14-30-426-010	2289 NE EAST BELLINE AVE	06/10/23	\$1,675,000	WD	03-ARM'S LENGTH	\$1,675,000	\$605,500	36.15	\$2,157,420	\$1,390,586	\$284,414	\$781,394	0.394	6,300			COM04	157,1459		RESTAURANTS	\$1,329,225			C 04 SHAWMUT COV	201	0
41-17-12-255-056	2357 SW BUCHANAN AVE	06/01/23	\$575,000	MLC	19-MULTI PARCEL A	\$575,000	\$405,500	70.52	\$830,988	\$449,294	\$125,706	\$318,763	0.382	8,100			COM10	74,3405		RESTAURANTS	\$430,467	41-17-12-255-057		C 10 SOUTHWEST	201	0
41-17-12-255-057	2359 SW BUCHANAN AVE	06/01/23	\$575,000	MLC	20-MULTI PARCEL SA	\$575,000	\$405,500	70.52	\$830,988	\$449,294	\$125,706	\$318,763	0.382	8,100			COM10	74,3405		PARKING LOTS	\$430,467	41-17-12-255-056		C 10 SOUTHWEST	201	0
41-13-24-202-007	954 NW FRONT AVE	04/19/24	\$912,399	WD	03-ARM'S LENGTH	\$912,399	\$661,500	72.50	\$1,304,155	\$695,357	\$217,402	\$530,312	0.402	14,000			COM15	353,4187		STORE RETAIL	\$674,160			C 03 NORTHWEST	201	0
41-18-10-17-277-016	3161 SE KALAMAZOO AVE	07/12/23	\$415,000	WD	20-MULTI PARCEL SA	\$415,000	\$232,500	56.02	\$883,250	\$216,181	\$200,819	\$461,745	0.435	5,494			COM13	12,8937		PARKING LOTS	\$201,348	41-18-10-17-277-017		C 13 OLD PARIS	201	91
41-17-12-279-061	2223 S DIVISION AVE	03/28/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$194,600	72.07	\$414,347	\$170,292	\$99,708	\$227,863	0.448	7,296			COM10	68,7802		GAR SERVICE	\$606,288			C 10 SOUTHWEST	201	0
41-18-21-452-008	2120 SE ACHARD ST	06/14/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$590,900	42.21	\$2,733,892	\$562,178	\$87,822	\$1,846,431	0.454	20,146			COM10	51,1459		MED OFF	\$325,592			C 13 OLD PARIS	201	0
41-13-23-126-002	1358 NW LEONARD ST	11/26/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$163,000	70.87	\$326,055	\$155,316	\$74,664	\$164,448	0.454	3,387			COM02	45,4708		RESTAURANTS	\$151,890			C 02 NORTHWEST	201	0
41-14-30-329-005	251 SE STATE ST	09/05/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$223,100	65.62	\$443,578	\$283,041	\$65,959	\$124,544	0.457	1,007			COM06	104,6106		OFFICE BUILDINGS	\$280,980			C 06 EASTSIDE	201	0
41-15-31-326-021	5075 CASCADE RD SE	12/15/23	\$2,600,000	WD	21-NOT USED/OTHE	\$2,600,000	\$1,585,200	60.97	\$4,150,837	\$1,329,000	\$1,270,940	\$2,718,475	0.468	35,656			2010	46,7519		OFFICE BUILDINGS	\$1,259,272			COMMERCIAL/NI	201	0
41-18-02-176-025	1570 SE EAST BELLINE AVE	08/13/24	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$489,100	61.14	\$1,338,718	\$334,779	\$465,221	\$988,129	0.471	6,224			COM12	67,9585		OFFICE BUILDINGS	\$318,718			C 12 LAKE EASTB	201	0
41-18-05-459-023	1337 SE BURTON ST	06/12/23	\$495,000	WD	20-MULTI PARCEL SA	\$495,000	\$416,500	84.14	\$861,548	\$242,622	\$252,378	\$533,097	0.473	6,241			COM10	64,9675	1 STORY	OFFICE BUILDINGS	\$226,414	41-18-05-459-023		C 10 SOUTHWEST	201	92
41-18-05-459-025	1951 SE KALAMAZOO AVE	06/12/23	\$495,000	WD	19-MULTI PARCEL A	\$495,000	\$416,500	84.14	\$861,548	\$242,622	\$252,378	\$533,097	0.473	6,241			COM10	64,9675	1 STORY	OFFICE BUILDINGS	\$226,414	41-18-05-459-023		C 10 SOUTHWEST	201	92
41-18-07-352-035	2642 S DIVISION AVE	06/02/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$167,900	61.47	\$361,298	\$184,899	\$80,101	\$164,551	0.487	4,395			COM10	56,6473	1 STORY	OFFICE BUILDINGS	\$169,067			C 10 SOUTHWEST	201	90
41-18-08-127-023	1126 SE BURTON ST	04/18/23	\$450,000																							