



Residential Sale Study

Roll year: 2026

Prescribed Two-Year Study Date Range:

04/01/2023-03/31/2025

Date Prepared: October 2025

School District: East Grand Rapids

Neighborhood 2-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-106-014	507 GLADSTONE AVE SE	04/24/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$266,900	42.70	\$666,846	\$150,661	\$474,339	\$339,372	1.398	2,091	\$226.85	02000	3.8383	TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$305,300	51.31	\$796,199	\$126,731	\$468,269	\$440,150	1.064	2,383	\$196.50	02000	106.3885	TWO STORY	\$125,952		RESIDENTIAL	401	70
41-14-33-154-019	726 ROSEWOOD AVE SE	04/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,600	49.65	\$530,380	\$206,301	\$193,699	\$213,070	0.909	1,878	\$103.14	02000	125.2092	MED. TWO STORY	\$206,301		RESIDENTIAL	401	70
41-14-28-351-005	265 GLADSTONE AVE SE	07/06/23	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$125,400	27.68	\$341,602	\$135,195	\$317,805	\$184,128	1.726	1,083	\$293.45	02000	172.6004	RANCH	\$132,582		RESIDENTIAL	401	70
41-14-33-103-009	430 ROSEWOOD AVE SE	09/14/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,700	33.74	\$625,375	\$105,004	\$554,996	\$342,124	1.622	2,646	\$209.75	02000	22.8254	TWO STORY	\$104,798		RESIDENTIAL	401	70
41-14-33-103-021	429 BRIARWOOD AVE SE	09/25/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$178,200	38.32	\$453,215	\$118,222	\$346,778	\$220,245	1.575	1,668	\$207.90	02000	99.3915	MED. TWO STORY	\$112,206		RESIDENTIAL	401	70
41-14-33-103-011	436 ROSEWOOD AVE SE	12/12/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$213,800	30.11	\$714,937	\$116,442	\$593,558	\$393,488	1.508	2,639	\$224.92	02000	56.8548	TWO STORY	\$116,442		RESIDENTIAL	401	70
41-14-28-354-003	300 BRIARWOOD AVE SE	01/02/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$361,100	45.71	\$910,049	\$225,093	\$564,907	\$450,333	1.254	3,359	\$168.18	02000	125.4421	TWO STORY	\$224,100		RESIDENTIAL	401	70
41-14-33-152-005	612 GLADSTONE AVE SE	02/15/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,600	38.36	\$483,346	\$137,534	\$312,466	\$227,358	1.374	1,653	\$189.03	02000	5.9242	MED. TWO STORY	\$137,534		RESIDENTIAL	401	70
41-14-33-108-005	554 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$747,727	\$180,793	\$544,707	\$372,738	1.461	2,556	\$213.11	02000	110.7055	TWO STORY	\$180,793		RESIDENTIAL	401	70
41-14-33-103-039	458 ROSEWOOD AVE SE	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$185,600	30.43	\$465,010	\$120,529	\$489,471	\$226,483	2.161	2,010	\$243.52	02000	7.1402	TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-28-352-026	321 ROSEWOOD AVE SE	03/27/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$184,200	30.20	\$488,285	\$108,476	\$501,524	\$249,710	2.008	2,086	\$240.42	02000	200.8425	TWO STORY	\$108,476		RESIDENTIAL	401	70
41-14-33-154-014	700 ROSEWOOD AVE SE	03/27/24	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$155,600	33.32	\$416,221	\$94,073	\$372,927	\$211,800	1.761	1,591	\$234.40	02000	30.9186	MED. TWO STORY	\$94,073		RESIDENTIAL	401	70
41-14-28-354-005	310 BRIARWOOD AVE SE	04/03/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$276,200	34.31	\$634,906	\$149,400	\$655,600	\$319,202	2.054	2,434	\$269.35	02000	205.3873	TWO STORY	\$149,400		RESIDENTIAL	401	70
41-14-33-152-001	1612 SHERMAN ST SE	05/03/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$147,800	31.12	\$371,707	\$140,258	\$334,742	\$152,169	2.200	1,289	\$259.69	02000	34.9344	MED. TWO STORY	\$140,258		RESIDENTIAL	401	70
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$779,580	\$184,457	\$595,543	\$391,271	1.522	2,266	\$262.82	02000	#DIV/0!	TWO STORY	\$183,806		RESIDENTIAL	401	70
41-14-33-203-015	601 GREENWOOD AVE SE	10/03/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$166,500	33.98	\$383,238	\$128,063	\$361,937	\$167,768	2.157	1,578	\$229.36	02000	35.9330	MED. TWO STORY	\$123,717		RESIDENTIAL	401	70
41-14-33-276-008	550 LOVETT AVE SE	10/28/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,000	46.25	\$427,958	\$164,956	\$235,044	\$172,914	1.359	1,445	\$162.66	02000	#DIV/0!	MED. TWO STORY	\$164,956		RESIDENTIAL	401	70
41-14-33-151-023	729 GLADSTONE AVE SE	11/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$359,600	44.96	\$840,241	\$138,395	\$661,505	\$461,437	1.434	2,014	\$328.45	02000	#DIV/0!	TWO STORY	\$137,534		RESIDENTIAL	401	89
41-14-33-102-014	417 ROSEWOOD AVE SE	11/18/24	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$190,200	37.93	\$438,671	\$110,041	\$391,459	\$216,062	1.812	1,638	\$238.99	02000	181.1792	MED. TWO STORY	\$107,709		RESIDENTIAL	401	70
41-14-33-207-006	604 GREENWOOD AVE SE	12/05/24	\$405,790	WD	03-ARM'S LENGTH	\$405,790	\$163,200	40.22	\$164,956	\$164,956	\$240,834	\$0	#DIV/0!	0	#DIV/0!	02000	#DIV/0!	TWO STORY	\$164,956		RESIDENTIAL	401	88
41-14-28-353-009	312 ROSEWOOD AVE SE	12/20/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,800	44.57	\$287,557	\$122,022	\$157,978	\$108,833	1.452	1,001	\$157.82	02000	145.1563	MED. TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-33-207-028	546 GREENWOOD AVE SE	01/03/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,100	36.37	\$344,066	\$182,865	\$227,135	\$143,801	1.580	1,116	\$203.53	02000	49.7493	RANCH	\$182,865		RESIDENTIAL	401	70
41-14-28-353-010	314 ROSEWOOD AVE SE	01/06/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$142,100	25.84	\$375,317	\$108,476	\$441,524	\$175,438	2.517	1,324	\$333.48	02000	251.6697	MED. TWO STORY	\$108,476		RESIDENTIAL	401	70
41-14-33-101-005	417 GLADSTONE AVE SE	01/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,800	28.79	\$286,408	\$77,893	\$352,107	\$137,091	2.568	1,255	\$280.56	02000	256.8423	MED. TWO STORY	\$77,893		RESIDENTIAL	401	70
41-14-33-151-027	745 GLADSTONE AVE SE	02/08/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$223,500	36.05	\$534,649	\$140,614	\$479,386	\$259,063	1.850	1,879	\$255.13	02000	185.0460	MED. TWO STORY	\$137,534		RESIDENTIAL	401	70
41-14-28-352-013	328 GLADSTONE AVE SE	02/14/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$178,600	33.07	\$427,710	\$120,529	\$419,471	\$201,960	2.077	1,476	\$284.19	02000	207.7002	MED. TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-33-130-002	550 LAUREL AVE SE	03/11/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$178,100	38.72	\$405,010	\$110,027	\$349,973	\$193,940	1.805	1,404	\$249.27	02000	180.4541	MED. TWO STORY	\$110,027		RESIDENTIAL	401	70
41-14-33-203-017	609 GREENWOOD AVE SE	03/31/25	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$159,600	33.15	\$361,521	\$105,067	\$376,433	\$168,609	2.233	1,095	\$343.77	02000	223.2582	MED. TWO STORY	\$105,067		RESIDENTIAL	401	70
Totals:			\$15,989,190			\$15,989,190	\$5,986,600		\$14,702,687	\$12,016,117	\$7,140,556				#DIV/0!		#DIV/0!						
								Sale. Ratio =>	37.44			E.C.F. =>	1.683			Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	6.79			Ave. E.C.F. =>	#DIV/0!			Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!				

Neighborhood 2-Med Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-103-021	429 BRIARWOOD AVE SE	09/25/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$178,200	38.32	\$453,215	\$118,222	\$346,778	\$220,245	1.575	1,668	\$207.90	02000	4.8899	MED. TWO STORY	\$112,206		RESIDENTIAL	401	70
41-14-33-152-005	612 GLADSTONE AVE SE	02/15/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,600	38.36	\$483,346	\$137,534	\$312,466	\$227,358	1.374	1,653	\$189.03	02000	24.9075	MED. TWO STORY	\$137,534		RESIDENTIAL	401	70
41-14-33-154-014	700 ROSEWOOD AVE SE	03/27/24	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$155,600	33.32	\$416,221	\$94,073	\$372,927	\$211,800	1.761	1,591	\$234.40	02000	13.7342	MED. TWO STORY	\$94,073		RESIDENTIAL	401	70
41-14-33-276-008	550 LOVETT AVE SE	10/28/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,000	46.25	\$427,958	\$164,956	\$235,044	\$172,914	1.359	1,445	\$162.66	02000	26.4095	MED. TWO STORY	\$164,956		RESIDENTIAL	401	70
41-14-33-102-014	417 ROSEWOOD AVE SE	11/18/24	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$190,200	37.93	\$438,671	\$110,041	\$391,459	\$216,062	1.812	1,638	\$238.99	02000	18.8384	MED. TWO STORY	\$107,709		RESIDENTIAL	401	70
41-14-28-353-009	312 ROSEWOOD AVE SE	12/20/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,800	44.57	\$287,557	\$122,022	\$157,978	\$108,833	1.452	1,001	\$157.82	02000	17.1844	MED. TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-33-151-027	745 GLADSTONE AVE SE	02/08/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$223,500	36.05	\$534,649	\$140,614	\$479,386	\$259,063	1.850	1,879	\$255.13	02000	22.7053	MED. TWO STORY	\$137,534		RESIDENTIAL	401	70
41-14-33-130-002	550 LAUREL AVE SE	03/11/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$178,100	38.72	\$405,010	\$110,027	\$349,973	\$193,940	1.805	1,404	\$249.27	02000	18.1134	MED. TWO STORY	\$110,027		RESIDENTIAL	401	70
Totals:			\$3,643,500			\$3,643,500	\$1,408,000		\$3,446,627		\$2,646,011	\$1,610,216			\$211.90		1.9857						
								Sale. Ratio =>	38.64			E.C.F. =>	1.643	Std. Deviation=>		0.20785288							
								Std. Dev. =>	4.25			Ave. E.C.F. =>	1.623	Ave. Variance=>		18.3478	Coefficient of Var=>		11.30204219				

2025 ECF	1.521	Original ECF	1.814
2026 ECF	1.643	Org Std Dev	0.461
Q1			1.452
Q3			2.200
IQR			0.748
Max ECF			3.322
Min ECF			1.077

Neighborhood Description: NBHD 2 MLK-ROBINSON, GREENWOOD, LOVETT, LANSING

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
2 STY; BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRE-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.468	1.468	1.468	1.468	1.468	1.468
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-154-019	726 ROSEWOOD AVE SE	04/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,600	49.65	\$530,380	\$206,301	\$193,699	\$213,070	0.909	1,878	\$103.14	02000	71.4320	MED. TWO STORY	\$206,301		RESIDENTIAL	401	70
41-14-33-152-001	1612 SHERMAN ST SE	05/03/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$147,800	31.12	\$371,707	\$140,258	\$334,742	\$152,169	2.200	1,289	\$259.69	02000	57.6397	MED. TWO STORY	\$140,258		RESIDENTIAL	401	70
41-14-33-203-015	601 GREENWOOD AVE SE	10/03/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$166,500	33.98	\$383,238	\$128,063	\$361,937	\$167,768	2.157	1,578	\$229.36	02000	53.3960	MED. TWO STORY	\$123,717		RESIDENTIAL	401	70
41-14-28-353-010	314 ROSEWOOD AVE SE	01/06/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$142,100	25.84	\$375,317	\$108,476	\$441,524	\$175,438	2.517	1,324	\$333.48	02000	89.3290	MED. TWO STORY	\$108,476		RESIDENTIAL	401	70
41-14-33-101-005	417 GLADSTONE AVE SE	01/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,800	28.79	\$286,408	\$77,893	\$352,107	\$137,091	2.568	1,255	\$280.56	02000	94.5016	MED. TWO STORY	\$77,893		RESIDENTIAL	401	70
41-14-28-352-013	328 GLADSTONE AVE SE	02/14/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$178,600	33.07	\$427,710	\$120,529	\$419,471	\$201,960	2.077	1,476	\$284.19	02000	45.3594	MED. TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-33-203-017	609 GREENWOOD AVE SE	03/31/25	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$159,600	33.15	\$361,521	\$105,067	\$376,433	\$168,609	2.233	1,095	\$343.77	02000	60.9174	MED. TWO STORY	\$105,067		RESIDENTIAL	401	70

Neighborhood 2-Ranch

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41-14-33-207-028	546 GREENWOOD AVE SE	01/03/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,100	36.37	\$344,066	\$182,865	\$227,135	\$143,801	1.580	1,116	\$203.53	02000	7.3248	RANCH	\$182,865		RESIDENTIAL	401	70	
Totals:			\$863,000			\$863,000	\$274,500		\$685,668		\$544,940	\$327,929			\$248.49		0.9008							
								Sale. Ratio =>	31.81					E.C.F. =>	1.662	Std. Deviation=>		0.1035884						
								Std. Dev. =>	6.14					Ave. E.C.F. =>	1.653	Ave. Variance=>		7.3248	Coefficient of Var=>		4.431874131			

Only 2 sales, reviewed all of neighborhood 2 sales

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41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$305,300	51.31	\$796,199	\$126,731	\$468,269	\$440,150	1.064	2,383	\$196.50	02000	58.8871	TWO STORY	\$125,952		RESIDENTIAL	401	70	
41-14-33-154-019	726 ROSEWOOD AVE SE	04/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,600	49.65	\$530,380	\$206,301	\$193,699	\$213,070	0.909	1,878	\$103.14	02000	74.3669	MED. TWO STOR	\$206,301		RESIDENTIAL	401	70	
41-14-28-351-005	265 GLADSTONE AVE SE	07/06/23	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$125,400	27.68	\$341,602	\$135,195	\$317,805	\$184,128	1.726	1,083	\$293.45	02000	7.3248	RANCH	\$132,582		RESIDENTIAL	401	70	
41-14-33-103-009	430 ROSEWOOD AVE SE	09/14/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,700	33.74	\$625,375	\$105,004	\$554,996	\$342,124	1.622	2,646	\$209.75	02000	3.0550	TWO STORY	\$104,798		RESIDENTIAL	401	70	
41-14-33-103-021	429 BRIARWOOD AVE SE	09/25/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$178,200	38.32	\$453,215	\$118,222	\$346,778	\$220,245	1.575	1,668	\$207.90	02000	7.8248	MED. TWO STOR	\$112,206		RESIDENTIAL	401	70	
41-14-33-103-011	436 ROSEWOOD AVE SE	12/12/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$213,800	30.11	\$714,937	\$116,442	\$593,558	\$393,488	1.508	2,639	\$224.92	02000	14.4303	TWO STORY	\$116,442		RESIDENTIAL	401	70	
41-14-28-354-003	300 BRIARWOOD AVE SE	01/02/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$361,100	45.71	\$910,049	\$225,093	\$564,907	\$450,333	1.254	3,359	\$168.18	02000	39.8335	TWO STORY	\$224,100		RESIDENTIAL	401	70	
41-14-33-152-005	612 GLADSTONE AVE SE	02/15/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,600	38.36	\$483,346	\$137,534	\$312,466	\$227,358	1.374	1,653	\$189.03	02000	27.8424	MED. TWO STOR	\$137,534		RESIDENTIAL	401	70	
41-14-33-108-005	554 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$747,727	\$180,793	\$544,707	\$372,738	1.461	2,556	\$213.11	02000	19.1388	TWO STORY	\$180,793		RESIDENTIAL	401	70	
41-14-33-154-014	700 ROSEWOOD AVE SE	03/27/24	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$155,600	33.32	\$416,221	\$94,073	\$372,927	\$211,800	1.761	1,591	\$234.40	02000	10.7993	MED. TWO STOR	\$94,073		RESIDENTIAL	401	70	
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$779,580	\$184,457	\$595,543	\$391,271	1.522	2,266	\$262.82	02000	13.0683	TWO STORY	\$183,806		RESIDENTIAL	401	70	
41-14-33-276-008	550 LOVETT AVE SE	10/28/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,000	46.25	\$427,958	\$164,956	\$235,044	\$172,914	1.359	1,445	\$162.66	02000	29.3444	MED. TWO STOR	\$164,956		RESIDENTIAL	401	70	
41-14-33-151-023	729 GLADSTONE AVE SE	11/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$359,600	44.96	\$840,241	\$138,395	\$661,505	\$461,437	1.434	2,014	\$328.45	02000	21.9181	TWO STORY	\$137,534		RESIDENTIAL	401	89	
41-14-33-102-014	417 ROSEWOOD AVE SE	11/18/24	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$190,200	37.93	\$438,671	\$110,041	\$391,459	\$216,062	1.812	1,638	\$238.99	02000	15.9035	MED. TWO STOR	\$107,709		RESIDENTIAL	401	70	
41-14-28-353-009	312 ROSEWOOD AVE SE	12/20/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,800	44.57	\$287,557	\$122,022	\$157,978	\$108,833	1.452	1,001	\$157.82	02000	20.1193	MED. TWO STOR	\$120,529		RESIDENTIAL	401	70	
41-14-33-207-028	546 GREENWOOD AVE SE	01/03/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,100	36.37	\$344,066	\$182,865	\$227,135	\$143,801	1.580	1,116	\$203.53	02000	7.3248	RANCH	\$182,865		RESIDENTIAL	401	70	
41-14-33-151-027	745 GLADSTONE AVE SE	02/08/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$223,500	36.05	\$534,649	\$140,614	\$479,386	\$259,063	1.850	1,879	\$255.13	02000	19.7704	MED. TWO STOR	\$137,534		RESIDENTIAL	401	70	
41-14-33-130-002	550 LAUREL AVE SE	03/11/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$178,100	38.72	\$405,010	\$110,027	\$349,973	\$193,940	1.805	1,404	\$249.27	02000	15.1785	MED. TWO STOR	\$110,027		RESIDENTIAL	401	70	
Totals:			\$10,591,900			\$10,591,900	\$4,259,000		\$10,743,629		\$7,842,474	\$5,342,127			\$217.15		3.0143							
								Sale. Ratio =>	40.21					E.C.F. =>	1.468	Std. Deviation=>		0.2486785						
								Std. Dev. =>	6.40					Ave. E.C.F. =>	1.498	Ave. Variance=>		22.7177	Coefficient of Var=>		15.16346916			

2025 ECF 1.121 Original ECF 1.649
 2026 ECF 1.468 Org Std Dev 0.412

- Q1 1.459
- Q3 2.097
- IQR 0.638
- Max ECF 3.054
- Min ECF 1.410

Neighborhood Description: NEHD 2 MLK-ROBINSON, GREENWOOD, LOVETT, LANSING

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
2 STY; BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.468	1.468	1.468	1.468	1.468	1.468
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-103-039	458 ROSEWOOD AVE SE	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$185,600	30.43	\$465,010	\$120,529	\$489,471	\$226,483	2.161	2,010	\$243.52	02000	50.8423	TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-28-352-026	321 ROSEWOOD AVE SE	03/27/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$184,200	30.20	\$488,285	\$108,476	\$501,524	\$249,710	2.008	2,086	\$240.42	02000	35.5669	TWO STORY	\$108,476		RESIDENTIAL	401	70
41-14-28-354-005	310 BRIARWOOD AVE SE	04/03/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$276,200	34.31	\$634,906	\$149,400	\$655,600	\$319,202	2.054	2,434	\$269.35	02000	40.1116	TWO STORY	\$149,400		RESIDENTIAL	401	70
41-14-33-152-001	1612 SHERMAN ST SE	05/03/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$147,800	31.12	\$371,707	\$140,258	\$334,742	\$152,169	2.200	1,289	\$259.69	02000	54.7048	MED. TWO STOR	\$140,258		RESIDENTIAL	401	70
41-14-33-203-015	601 GREENWOOD AVE SE	10/03/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$166,500	33.98	\$383,238	\$128,063	\$361,937	\$167,768	2.157	1,578	\$229.36	02000	50.4611	MED. TWO STOR	\$123,717		RESIDENTIAL	401	70
41-14-33-207-006	604 GREENWOOD AVE SE	12/05/24	\$405,790	WD	03-ARM'S LENGTH	\$405,790	\$163,200	40.22	\$164,956	\$164,956	\$240,834	\$0	#DIV/0!	0	#DIV/0!	02000	#DIV/0!	TWO STORY	\$164,956		RESIDENTIAL	401	88
41-14-28-353-010	314 ROSEWOOD AVE SE	01/06/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$142,100	25.84	\$375,317	\$108,476	\$441,524	\$175,438	2.517	1,324	\$333.48	02000	86.3941	MED. TWO STOR	\$108,476		RESIDENTIAL	401	70
41-14-33-101-005	417 GLADSTONE AVE SE	01/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,800	28.79	\$286,408	\$77,893	\$352,107	\$137,091	2.568	1,255	\$280.56	02000	91.5667	MED. TWO STOR	\$77,893		RESIDENTIAL	401	70
41-14-28-352-013	328 GLADSTONE AVE SE	02/14/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$178,600	33.07	\$427,710	\$120,529	\$419,471	\$201,960	2.077	1,476	\$284.19	02000	42.4245	MED. TWO STOR	\$120,529		RESIDENTIAL	401	70
41-14-33-203-017	609 GREENWOOD AVE SE	03/31/25	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$159,600	33.15	\$361,521	\$105,067	\$376,433	\$168,609	2.233	1,095	\$343.77	02000	57.9826	MED. TWO STOR	\$105,067		RESIDENTIAL	401	70

Neighborhood 2-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-106-014	507 GLADSTONE AVE SE	04/24/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$266,900	42.70	\$666,846	\$150,661	\$474,339	\$339,372	1.398	2,091	\$226.85	02000	6.3672	TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-33-103-009	430 ROSEWOOD AVE SE	09/14/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,700	33.74	\$625,375	\$105,004	\$554,996	\$342,124	1.622	2,646	\$209.75	02000	16.0838	TWO STORY	\$104,798		RESIDENTIAL	401	70
41-14-33-103-011	436 ROSEWOOD AVE SE	12/12/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$213,800	30.11	\$714,937	\$116,442	\$593,558	\$393,488	1.508	2,639	\$224.92	02000	4.7085	TWO STORY	\$116,442		RESIDENTIAL	401	70
41-14-28-354-003	300 BRIARWOOD AVE SE	01/02/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$361,100	45.71	\$910,049	\$225,093	\$564,907	\$450,333	1.254	3,359	\$168.18	02000	20.6947	TWO STORY	\$224,100		RESIDENTIAL	401	70
41-14-33-108-005	554 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$747,727	\$180,793	\$544,707	\$372,738	1.461	2,556	\$213.11	02000	0.0000	TWO STORY	\$180,793		RESIDENTIAL	401	70
41-14-33-103-039	458 ROSEWOOD AVE SE	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$185,600	30.43	\$465,010	\$120,529	\$489,471	\$226,483	2.161	2,010	\$243.52	02000	69.9812	TWO STORY	\$120,529		RESIDENTIAL	401	70
41-14-28-352-026	321 ROSEWOOD AVE SE	03/27/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$184,200	30.20	\$488,285	\$108,476	\$501,524	\$249,710	2.008	2,086	\$240.42	02000	54.7057	TWO STORY	\$108,476		RESIDENTIAL	401	70
41-14-28-354-005	310 BRIARWOOD AVE SE	04/03/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$276,200	34.31	\$634,906	\$149,400	\$655,600	\$319,202	2.054	2,434	\$269.35	02000	59.2505	TWO STORY	\$149,400		RESIDENTIAL	401	70
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$779,580	\$184,457	\$595,543	\$391,271	1.522	2,266	\$262.82	02000	152.2073	TWO STORY	\$183,806		RESIDENTIAL	401	70
41-14-33-151-023	729 GLADSTONE AVE SE	11/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$359,600	44.96	\$840,241	\$138,395	\$661,505	\$461,437	1.434	2,014	\$328.45	02000	20.8752	TWO STORY	\$137,534		RESIDENTIAL	401	89
Totals:			\$7,115,400			\$7,115,400	\$2,718,600		\$6,872,956		\$5,636,150	\$3,546,158			\$238.74		5.2959						
									Sale. Ratio =>	38.21	E.C.F. =>		1.589	Std. Deviation=>		0.298669							
									Std. Dev. =>	6.14	Ave. E.C.F. =>		1.642	Ave. Variance=>		40.4874	Coefficient of Var=>		24.65246067				

2025 ECF	1.521	Original ECF	1.531
2026 ECF	1.589	Org Std Dev	0.329
		Q1	1.398
		Q3	2.008
		IQR	0.611
		Max ECF	2.925
		Min ECF	1.092

Neighborhood Description: NHD 2 MLK-ROBINSON, GREENWOOD, LOVETT, LANSING

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
2 STY; BT-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.468	1.468	1.468	1.468	1.468	1.468
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$305,300	51.31	\$796,199	\$126,731	\$468,269	\$440,150	1.064	2,383	\$196.50	02000	52.5483	TWO STORY	\$125,952		RESIDENTIAL	401	70
41-14-33-207-006	604 GREENWOOD AVE SE	12/05/24	\$405,790	WD	03-ARM'S LENGTH	\$405,790	\$163,200	40.22	\$164,956	\$164,956	\$240,834	\$0	#DIV/0!	0	#DIV/0!	02000	#DIV/0!	TWO STORY	\$164,956		RESIDENTIAL	401	88

Neighborhood 3-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-105-004	426 CAMBRIDGE BLVD SE	07/12/23	\$1,055,426	WD	03-ARM'S LENGTH	\$1,055,426	\$376,500	35.67	\$1,178,344	\$359,499	\$695,927	\$613,367	1.135	3,315	\$209.93	03000	12.7251	LG TWO STORY	\$349,496		RESIDENTIAL	401	70
41-14-33-105-035	443 PLYMOUTH RD SE	11/09/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$305,100	26.53	\$1,015,745	\$486,697	\$663,303	\$423,917	1.565	2,728	\$243.15	03000	30.2849	TWO STORY	\$477,609		RESIDENTIAL	401	56
41-14-33-128-002	1824 SHERMAN ST SE	07/11/23	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$332,400	41.81	\$714,648	\$156,622	\$638,378	\$447,136	1.428	2,404	\$265.55	03000	16.5852	TWO STORY	\$150,138		RESIDENTIAL	401	87
41-14-33-155-002	612 CAMBRIDGE BLVD SE	11/30/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$421,000	28.07	\$1,359,073	\$448,777	\$1,051,223	\$681,870	1.542	3,498	\$300.52	03000	27.9825	LG TWO STORY	\$432,187		RESIDENTIAL	401	70
41-14-33-155-006	650 CAMBRIDGE BLVD SE	04/28/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$582,500	35.30	\$1,948,225	\$471,911	\$1,178,089	\$1,105,853	1.065	5,970	\$197.33	03000	19.6531	LG TWO STORY	\$454,934		RESIDENTIAL	401	70
41-14-33-155-024	727 PLYMOUTH RD SE	10/10/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$570,200	45.62	\$1,778,732	\$500,141	\$749,859	\$957,746	0.783	4,362	\$171.91	03000	47.8911	LG TWO STORY	\$465,182		RESIDENTIAL	401	72
41-14-33-176-009	710 PLYMOUTH RD SE	04/30/24	\$2,550,000	WD	03-ARM'S LENGTH	\$2,550,000	\$854,500	33.51	\$2,127,141	\$542,816	\$2,007,184	\$1,186,760	1.691	5,516	\$363.88	03000	42.9462	LG TWO STORY	\$495,122		RESIDENTIAL	401	70
41-14-33-176-010	720 PLYMOUTH RD SE	05/18/23	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$430,400	44.60	\$1,331,943	\$484,753	\$480,247	\$634,599	0.757	3,693	\$130.04	03000	50.5080	LG TWO STORY	\$470,366		RESIDENTIAL	401	73
41-14-33-302-002	810 GLADSTONE DR SE	09/29/23	\$724,900	WD	03-ARM'S LENGTH	\$724,900	\$333,600	46.02	\$820,273	\$176,215	\$548,685	\$516,072	1.063	2,614	\$209.90	03000	19.8658	TWO STORY	\$176,215		RESIDENTIAL	401	70
41-14-33-303-004	812 ROSEWOOD DR SE	12/14/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$355,500	39.50	\$1,059,186	\$290,747	\$609,253	\$575,610	1.058	3,784	\$161.01	03000	20.3404	LG TWO STORY	\$290,747		RESIDENTIAL	401	70
41-14-33-303-012	835 CAMBRIDGE DR SE	05/01/24	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$465,500	57.12	\$993,552	\$341,143	\$473,857	\$488,696	0.970	2,841	\$166.79	03000	29.2216	LG TWO STORY	\$336,028		RESIDENTIAL	401	74
41-14-33-303-013	1745 PONTIAC RD SE	05/20/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$520,700	45.28	\$1,269,206	\$420,213	\$729,787	\$635,950	1.148	3,275	\$222.84	03000	11.4298	LG TWO STORY	\$377,967		RESIDENTIAL	401	70
41-14-33-304-003	801 PLYMOUTH RD SE	01/19/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$610,800	39.41	\$1,763,629	\$747,647	\$802,353	\$761,035	1.054	4,344	\$184.70	03000	20.7560	LG TWO STORY	\$743,020		RESIDENTIAL	401	70
41-14-33-306-004	1620 MACKINAW RD SE	04/18/23	\$792,000	WD	03-ARM'S LENGTH	\$792,000	\$257,100	32.46	\$726,129	\$167,495	\$624,505	\$447,623	1.395	2,701	\$231.21	03000	13.3305	TWO STORY	\$167,495		RESIDENTIAL	401	70
41-14-33-307-004	922 GLADSTONE DR SE	11/15/23	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$387,200	38.91	\$962,171	\$291,259	\$703,741	\$537,590	1.309	2,955	\$238.15	03000	4.7215	TWO STORY	\$274,870		RESIDENTIAL	401	70
41-14-33-309-004	900 CAMBRIDGE DR SE	02/15/24	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$397,600	36.65	\$1,045,839	\$360,817	\$724,183	\$548,896	1.319	2,855	\$253.65	03000	5.7493	TWO STORY	\$360,817		RESIDENTIAL	401	70
41-14-33-309-012	815 PLYMOUTH RD SE	12/05/24	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$549,000	32.39	\$1,353,417	\$412,389	\$1,282,611	\$847,773	1.513	2,888	\$444.12	03000	25.1066	RANCH	\$409,574		RESIDENTIAL	401	86
41-14-33-309-030	1749 ALEXANDER RD SE	01/26/24	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$386,700	33.05	\$1,190,718	\$247,472	\$922,528	\$706,551	1.306	3,676	\$250.96	03000	4.3825	LG TWO STORY	\$243,485		RESIDENTIAL	401	70
41-14-33-351-003	1614 ALEXANDER RD SE	12/02/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$269,400	49.89	\$554,075	\$208,816	\$331,184	\$276,650	1.197	1,937	\$170.98	03000	6.4729	TWO STORY	\$197,080		RESIDENTIAL	401	70
41-14-33-351-005	1626 ALEXANDER RD SE	04/03/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$296,400	49.41	\$733,229	\$193,937	\$405,963	\$296,400	0.939	2,302	\$176.35	03000	32.2395	TWO STORY	\$193,937		RESIDENTIAL	401	70
41-14-33-351-012	1047 GLADSTONE DR SE	01/03/25	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$381,300	46.22	\$911,152	\$313,489	\$511,511	\$447,688	1.143	3,094	\$165.32	03000	11.9290	LG TWO STORY	\$312,676		RESIDENTIAL	401	70
41-14-33-354-001	1064 GLADSTONE DR SE	02/05/25	\$780,500	WD	03-ARM'S LENGTH	\$780,500	\$356,800	45.71	\$807,430	\$246,700	\$533,800	\$449,303	1.188	2,233	\$239.05	03000	7.3789	TWO STORY	\$246,700		RESIDENTIAL	401	70
41-14-33-355-002	1034 CAMBRIDGE DR SE	05/01/24	\$1,577,500	WD	03-ARM'S LENGTH	\$1,577,500	\$551,100	34.94	\$1,389,284	\$480,353	\$1,097,147	\$680,847	1.611	3,288	\$333.68	03000	34.9592	LG TWO STORY	\$467,963		RESIDENTIAL	401	70
41-14-33-355-007	1120 CAMBRIDGE DR SE	04/14/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$400,500	41.08	\$1,060,678	\$391,135	\$583,865	\$536,493	1.088	2,751	\$212.24	03000	17.3552	TWO STORY	\$388,284		RESIDENTIAL	401	70
41-14-33-355-022	1125 PLYMOUTH RD SE	08/30/24	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$543,800	27.19	\$1,321,846	\$591,750	\$1,408,250	\$657,744	2.141	3,273	\$430.26	03000	87.9178	RANCH	\$543,210		RESIDENTIAL	401	70
41-14-33-357-005	1656 SEMINOLE RD SE	04/26/24	\$1,055,000	WD	03-ARM'S LENGTH	\$1,055,000	\$400,000	37.91	\$1,020,748	\$315,645	\$739,355	\$528,167	1.400	3,134	\$235.91	03000	13.7999	LG TWO STORY	\$313,745		RESIDENTIAL	401	70
Totals:			\$30,145,226			\$30,145,226	\$11,335,600		\$30,436,413	\$20,496,788	\$16,126,061			\$238.83		0.9183							
								Sale. Ratio =>	37.60			E.C.F. =>	1.271	Std. Deviation=>		0.303579							
								Std. Dev. =>	7.59			Ave. E.C.F. =>	1.262	Ave. Variance=>		23.6743	Coefficient of Var=>		18.76156767				

Neighborhood 3-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-155-006	650 CAMBRIDGE BLVD SE	04/28/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$582,500	35.30	\$1,948,225	\$471,911	\$1,178,089	\$1,105,853	1.065	5,970	\$197.33	03000	106.5321	LG TWO STORY	\$454,934		RESIDENTIAL	401	70
41-14-33-105-004	426 CAMBRIDGE BLVD SE	07/12/23	\$1,055,426	WD	03-ARM'S LENGTH	\$1,055,426	\$376,500	35.67	\$1,178,344	\$359,499	\$695,927	\$613,367	1.135	3,315	\$209.93	03000	113.4601	LG TWO STORY	\$349,496		RESIDENTIAL	401	70
41-14-33-155-002	612 CAMBRIDGE BLVD SE	11/30/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$421,000	28.07	\$1,359,073	\$448,777	\$1,051,223	\$681,870	1.542	3,498	\$300.52	03000	154.1677	LG TWO STORY	\$432,187		RESIDENTIAL	401	70
41-14-33-303-004	812 ROSEWOOD DR SE	12/14/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$355,500	39.50	\$1,059,186	\$290,747	\$609,253	\$575,610	1.058	3,784	\$161.01	03000	22.7537	LG TWO STORY	\$290,747		RESIDENTIAL	401	70
41-14-33-304-003	801 PLYMOUTH RD SE	01/19/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$610,800	39.41	\$1,763,629	\$747,647	\$802,353	\$761,035	1.054	4,344	\$184.70	03000	8.8271	LG TWO STORY	\$743,020		RESIDENTIAL	401	70
41-14-33-309-030	1749 ALEXANDER RD SE	01/26/24	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$386,700	33.05	\$1,190,718	\$247,472	\$922,528	\$706,551	1.306	3,676	\$250.96	03000	16.3115	LG TWO STORY	\$243,485		RESIDENTIAL	401	70
41-14-33-357-005	1656 SEMINOLE RD SE	04/26/24	\$1,055,000	WD	03-ARM'S LENGTH	\$1,055,000	\$400,000	37.91	\$1,020,748	\$315,645	\$739,355	\$528,167	1.400	3,134	\$235.91	03000	21.1593	LG TWO STORY	\$313,745		RESIDENTIAL	401	70
41-14-33-176-009	710 PLYMOUTH RD SE	04/30/24	\$2,550,000	WD	03-ARM'S LENGTH	\$2,550,000	\$854,500	33.51	\$2,127,141	\$542,816	\$2,007,184	\$1,186,760	1.691	5,516	\$363.88	03000	63.1314	LG TWO STORY	\$495,122		RESIDENTIAL	401	70
41-14-33-303-012	835 CAMBRIDGE DR SE	05/01/24	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$465,500	57.12	\$993,552	\$341,143	\$473,857	\$488,696	0.970	2,841	\$166.79	03000	68.3636	LG TWO STORY	\$336,028		RESIDENTIAL	401	74
41-14-33-355-002	1034 CAMBRIDGE DR SE	05/01/24	\$1,577,500	WD	03-ARM'S LENGTH	\$1,577,500	\$551,100	34.94	\$1,389,284	\$480,353	\$1,097,147	\$680,847	1.611	3,288	\$333.68	03000	32.5459	LG TWO STORY	\$467,963		RESIDENTIAL	401	70
41-14-33-303-013	1745 PONTIAC RD SE	05/20/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$520,700	45.28	\$1,269,206	\$420,213	\$729,787	\$635,950	1.148	3,275	\$222.84	03000	8.7554	LG TWO STORY	\$377,967		RESIDENTIAL	401	70
41-14-33-351-012	1047 GLADSTONE DR SE	01/03/25	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$381,300	46.22	\$911,152	\$313,489	\$511,511	\$447,688	1.143	3,094	\$165.32	03000	6.1438	LG TWO STORY	\$312,676		RESIDENTIAL	401	70
Totals:			\$15,797,926			\$15,797,926	\$5,906,100		\$16,210,258	\$10,818,214	\$8,412,394			\$232.74		0.24454808	2.5787						
									Sale. Ratio =>	37.39	E.C.F. =>		1.286	Std. Deviation=>		0.24454808							
									Std. Dev. =>	7.67	Ave. E.C.F. =>		1.260	Ave. Variance=>		51.8460	Coefficient of Var=>		41.14112504				

2025 ECF 1.335 Original ECF 1.204
 2026 ECF 1.286 Org Std Dev 0.286
 Q1 1.060
 Q3 1.506
 IQR 0.446
 Max ECF 2.175
 Min ECF 0.837

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.215	1.215	1.215	1.215	1.215	1.215
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BT-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.271	1.271	1.271	1.271	1.271	1.271
LG TWO STORY	1.286	1.286	1.286	1.286	1.286	1.286
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-176-010	720 PLYMOUTH RD SE	05/18/23	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$430,400	44.60	\$1,331,943	\$484,753	\$480,247	\$634,599	0.757	3,693	\$130.04	03000	50.3426	LG TWO STORY	\$470,366		RESIDENTIAL	401	73
41-14-33-155-024	727 PLYMOUTH RD SE	10/10/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$570,200	45.62	\$1,778,732	\$500,141	\$749,859	\$957,746	0.783	4,362	\$171.91	03000	47.7257	LG TWO STORY	\$465,182		RESIDENTIAL	401	72

Neighborhood 3-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-351-005	1626 ALEXANDER RD SE	04/03/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$296,400	49.41	\$733,229	\$193,937	\$405,963	\$432,125	0.939	2,302	\$176.35	03000	36.9610	TWO STORY	\$193,937		RESIDENTIAL	401	70
41-14-33-355-007	1120 CAMBRIDGE DR SE	04/14/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$400,500	41.08	\$1,060,678	\$391,135	\$583,865	\$536,493	1.088	2,751	\$212.24	03000	2.5105	TWO STORY	\$388,284		RESIDENTIAL	401	70
41-14-33-306-004	1620 MACKINAW RD SE	04/18/23	\$792,000	WD	03-ARM'S LENGTH	\$792,000	\$257,100	32.46	\$726,129	\$167,495	\$624,505	\$447,623	1.395	2,701	\$231.21	03000	18.1000	TWO STORY	\$167,495		RESIDENTIAL	401	70
41-14-33-128-002	1824 SHERMAN ST SE	07/11/23	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$332,400	41.81	\$714,648	\$156,622	\$638,378	\$447,136	1.428	2,404	\$265.55	03000	21.2704	TWO STORY	\$150,138		RESIDENTIAL	401	87
41-14-33-302-002	810 GLADSTONE DR SE	09/29/23	\$724,900	WD	03-ARM'S LENGTH	\$724,900	\$333,600	46.02	\$820,273	\$176,215	\$548,685	\$516,072	1.063	2,614	\$209.90	03000	15.1806	TWO STORY	\$176,215		RESIDENTIAL	401	70
41-14-33-307-004	922 GLADSTONE DR SE	11/15/23	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$387,200	38.91	\$962,171	\$291,259	\$703,741	\$537,590	1.309	2,955	\$238.15	03000	6.1067	TWO STORY	\$274,870		RESIDENTIAL	401	70
41-14-33-309-004	900 CAMBRIDGE DR SE	02/15/24	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$397,600	36.65	\$1,045,839	\$360,817	\$724,183	\$548,896	1.319	2,855	\$253.65	03000	7.1345	TWO STORY	\$360,817		RESIDENTIAL	401	70
41-14-33-351-003	1614 ALEXANDER RD SE	12/02/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$269,400	49.89	\$554,075	\$208,816	\$331,184	\$276,650	1.197	1,937	\$170.98	03000	5.0877	TWO STORY	\$197,080		RESIDENTIAL	401	70
41-14-33-354-001	1064 GLADSTONE DR SE	02/05/25	\$780,500	WD	03-ARM'S LENGTH	\$780,500	\$356,800	45.71	\$807,430	\$246,700	\$533,800	\$449,303	1.188	2,233	\$239.05	03000	118.8063	TWO STORY	\$246,700		RESIDENTIAL	401	70
Totals:						\$7,287,300	\$3,031,000		\$7,424,472	\$5,094,304	\$4,191,888				\$221.90		0.1120						
						Sale. Ratio =>	41.59		E.C.F. =>	1.215		Std. Deviation=>	0.1633617										
						Std. Dev. =>	5.87		Ave. E.C.F. =>	1.214		Ave. Variance=>	25.6842	Coefficient of Var=>	21.15392379								

2025 ECF	1.248	Original ECF	1.247
2026 ECF	1.215	Q1	1.076
		Q3	1.357
		IQR	0.282
		Max ECF	1.780
		Min ECF	0.935

Neighborhood Code: 03000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NEHD 3 PLYMOUTH/CAMBRIDGE/S OF MLK ST

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.215	1.215	1.215	1.215	1.215	1.215
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY, BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.271	1.271	1.271	1.271	1.271	1.271
LG TWO STORY	1.286	1.286	1.286	1.286	1.286	1.286
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Close

Outliers

41-14-33-105-035	443 PLYMOUTH RD SE	11/09/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$305,100	26.53	\$1,015,745	\$486,697	\$663,303	\$423,917	1.565	2,728	\$243.15	03000	35.0545	TWO STORY	\$477,609		RESIDENTIAL	401	56
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Neighborhood 5-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-377-001	1838 ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$557,000	43.01	\$1,636,540	\$659,608	\$635,392	\$710,496	0.894	4,291	\$148.08	05000	76.6627	LG TWO STORY	\$646,395		RESIDENTIAL	401	70
41-14-33-377-004	1064 SANTA BARBARA DR SE	09/12/24	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$258,100	37.00	\$683,387	\$288,202	\$409,298	\$317,673	1.288	1,709	\$239.50	05000	37.2494	RANCH	\$288,202		RESIDENTIAL	401	70
41-14-33-403-001	2110 SAN LU RAE DR SE	07/03/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$354,400	45.73	\$828,811	\$392,961	\$382,039	\$350,362	1.090	2,083	\$183.41	05000	57.0507	RANCH	\$386,740		RESIDENTIAL	401	70
41-14-33-403-004	836 FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$310,600	35.50	\$833,754	\$241,469	\$633,531	\$341,966	1.853	2,158	\$293.57	05000	19.1694	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-403-011	924 FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENGTH	\$882,000	\$426,600	48.37	\$933,997	\$242,073	\$639,927	\$399,494	1.602	2,280	\$280.67	05000	5.9077	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-403-024	917 PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$409,800	42.03	\$908,624	\$241,856	\$733,144	\$384,970	1.904	2,394	\$306.24	05000	24.3499	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-426-006	840 PINECREST AVE SE	08/14/24	\$1,710,000	WD	03-ARM'S LENGTH	\$1,710,000	\$657,000	38.42	\$1,377,335	\$241,469	\$1,468,531	\$655,812	2.239	2,870	\$511.68	05000	57.8337	TWO STORY	\$241,469		RESIDENTIAL	401	87
41-14-33-426-010	910 PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$459,800	46.92	\$1,027,093	\$254,238	\$725,762	\$446,221	1.626	2,909	\$249.49	05000	3.4457	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-426-062	804 PINECREST AVE SE	09/04/24	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$498,200	53.57	\$1,078,822	\$287,430	\$642,570	\$456,924	1.406	2,964	\$216.79	05000	25.4624	TWO STORY	\$287,430		RESIDENTIAL	401	70
41-14-33-427-009	936 ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$318,100	40.52	\$696,459	\$148,766	\$636,234	\$316,220	2.012	2,380	\$267.33	05000	35.1078	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-427-014	960 ORCHARD AVE SE	05/23/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$270,800	46.61	\$578,379	\$148,766	\$432,234	\$254,812	1.696	1,775	\$243.51	05000	3.5366	MED. TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-427-021	933 LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENGTH	\$868,500	\$369,100	42.50	\$799,461	\$148,766	\$719,734	\$375,690	1.916	2,650	\$271.60	05000	25.4846	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-427-024	947 LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$362,200	31.50	\$843,849	\$149,575	\$1,000,425	\$400,851	2.496	2,164	\$462.30	05000	83.4832	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-427-028	965 LAKESIDE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,400	40.52	\$457,672	\$148,766	\$311,234	\$183,218	1.699	1,546	\$201.32	05000	3.7786	MED. TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-428-019	964 LAKESIDE DR SE	05/30/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$216,900	41.31	\$495,817	\$150,661	\$374,339	\$204,719	1.829	1,638	\$228.53	05000	16.7631	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-33-428-026	919 MAXWELL AVE SE	03/05/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$263,500	51.17	\$564,581	\$150,661	\$364,339	\$245,504	1.484	1,722	\$211.58	05000	17.6876	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-33-428-028	929 MAXWELL AVE SE	06/28/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,000	53.26	\$534,590	\$151,441	\$293,559	\$227,253	1.292	1,440	\$203.86	05000	36.9150	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-33-429-031	956 MAXWELL AVE SE	10/14/24	\$662,025	WD	03-ARM'S LENGTH	\$662,025	\$420,000	63.44	\$881,035	\$301,322	\$360,703	\$334,707	1.078	2,264	\$159.32	05000	58.3253	TWO STORY	\$301,322		RESIDENTIAL	401	70
41-14-33-451-002	1012 SANTA CRUZ DR SE	03/31/25	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$179,600	33.89	\$404,320	\$152,991	\$377,009	\$202,033	1.866	1,143	\$329.84	05000	20.5157	RANCH	\$150,661		RESIDENTIAL	401	70
41-14-33-451-005	1030 SANTA CRUZ DR SE	07/31/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$322,300	57.55	\$662,886	\$225,991	\$334,009	\$259,131	1.289	1,948	\$171.46	05000	37.1962	MED. TWO STORY	\$225,991		RESIDENTIAL	401	70
41-14-33-454-001	1008 FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$283,900	42.06	\$613,701	\$182,530	\$492,470	\$255,736	1.926	1,920	\$256.49	05000	26.4776	MED. TWO STORY	\$180,793		RESIDENTIAL	401	70
41-14-33-454-011	1029 PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENGTH	\$1,495,000	\$683,300	45.71	\$1,504,022	\$229,848	\$1,265,152	\$735,666	1.720	2,812	\$449.91	05000	5.8816	TWO STORY	\$228,799		RESIDENTIAL	401	93
41-14-33-455-011	2155 BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,400	38.57	\$509,341	\$183,663	\$346,337	\$193,166	1.793	1,743	\$198.70	05000	13.2029	MED. TWO STORY	\$183,663		RESIDENTIAL	401	70
41-14-33-455-012	2164 ARGENTINA DR SE	09/19/24	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$274,000	48.15	\$594,452	\$188,805	\$380,195	\$240,597	1.580	1,626	\$233.82	05000	8.0707	MED. TWO STORY	\$186,820		RESIDENTIAL	401	70
41-14-33-455-021	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$359,500	39.99	\$885,361	\$172,610	\$726,390	\$411,519	1.765	2,648	\$274.32	05000	10.4223	TWO STORY	\$167,419		RESIDENTIAL	401	77
41-14-33-457-001	1112 SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENGTH	\$543,117	\$190,800	35.13	\$464,913	\$146,846	\$396,271	\$188,652	2.101	1,289	\$307.43	05000	43.9621	MED. TWO STORY	\$146,846		RESIDENTIAL	401	70
41-14-33-457-004	1124 SAN JOSE DR SE	12/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,200	34.11	\$342,854	\$168,137	\$201,863	\$140,448	1.437	884	\$228.35	05000	22.3638	RANCH	\$168,137		RESIDENTIAL	401	70
41-14-33-476-003	2224 ARGENTINA DR SE	04/15/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,900	43.98	\$472,033	\$141,621	\$358,379	\$195,974	1.829	1,382	\$259.32	05000	16.7788	MED. TWO STORY	\$141,621		RESIDENTIAL	401	70
41-14-33-476-012	2221 BURCHARD ST SE	09/30/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$173,100	37.23	\$390,732	\$151,832	\$313,168	\$192,042	1.631	1,104	\$283.67	05000	3.0192	RANCH	\$148,766		RESIDENTIAL	401	70
41-14-33-477-032	2300 ARGENTINA DR SE	05/28/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$438,200	39.84	\$1,213,187	\$225,098	\$874,902	\$570,490	1.534	2,151	\$406.74	05000	12.7323	TWO STORY	\$216,952		RESIDENTIAL	401	90
41-14-33-480-017	1139 LAKESIDE DR SE	07/17/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$218,400	48.00	\$468,757	\$145,133	\$309,867	\$191,948	1.614	1,324	\$234.04	05000	4.6591	MED. TWO STORY	\$144,901		RESIDENTIAL	401	70
Totals:			\$23,802,142			\$23,802,142	\$10,249,100		\$23,886,765	\$17,139,007	\$10,384,294			\$268.16			1.0446						
								Sale. Ratio =>	43.06			E.C.F. =>	1.650	Std. Deviation=>		0.34424711							
								Std. Dev. =>	7.28			Ave. E.C.F. =>	1.661	Ave. Variance=>		26.2418	Coefficient of Var=>		15.79955556				

Neighborhood 5-2 Story; Bi-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
								Sale. Ratio =>					E.C.F. =>				Std. Deviation=>		#DIV/0!				
								Std. Dev. =>					Ave. E.C.F. =>				Ave. Variance=>		0.0000		Coefficient of Var=>	0	

No sales, reviewed all neighborhood 5 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
41-14-33-455-02	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENG	\$899,000	\$359,500	39.99	\$885,361	\$172,610	\$726,390	\$411,519	1.765	2,648	\$274.32	05000	47.3373	TWO STORY	401	\$167,419			77
41-14-33-455-01	2155 BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENG	\$530,000	\$204,400	38.57	\$509,341	\$183,663	\$346,337	\$193,166	1.793	1,743	\$198.70	05000	50.3992	MED. TWO STORY	401	\$183,663			70
41-14-33-403-00	836 FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENG	\$875,000	\$310,600	35.50	\$833,754	\$241,469	\$633,531	\$341,966	1.853	2,158	\$293.57	05000	185.2614	TWO STORY	401	\$241,469			70
41-14-33-427-02	965 LAKESIDE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENG	\$460,000	\$186,400	40.52	\$457,672	\$148,766	\$311,234	\$183,218	1.699	1,546	\$201.32	05000	9.6863	MED. TWO STORY	401	\$148,766			70
41-14-33-377-00	1838 ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENG	\$1,295,000	\$557,000	43.01	\$1,636,540	\$659,608	\$635,392	\$710,496	0.894	4,291	\$148.08	05000	63.9303	LG TWO STORY	401	\$646,395			70
41-14-33-457-00	1124 SAN JOSE DR SE	12/29/23	\$370,000	WD	03-ARM'S LENG	\$370,000	\$126,200	34.11	\$342,854	\$168,137	\$201,863	\$140,448	1.437	884	\$228.35	05000	14.8856	RANCH	401	\$168,137			70
41-14-33-426-01	910 PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENG	\$980,000	\$459,800	46.92	\$1,027,093	\$254,238	\$725,762	\$446,221	1.626	2,909	\$249.49	05000	162.6463	TWO STORY	401	\$241,469			70
41-14-33-427-01	960 ORCHARD AVE SE	05/23/24	\$581,000	WD	03-ARM'S LENG	\$581,000	\$270,800	46.61	\$578,379	\$148,766	\$432,234	\$254,812	1.696	1,775	\$243.51	05000	169.6286	MED. TWO STORY	401	\$148,766			70
41-14-33-477-03	2300 ARGENTINA DR SE	05/28/24	\$1,100,000	WD	03-ARM'S LENG	\$1,100,000	\$438,200	39.84	\$1,213,187	\$225,098	\$874,902	\$570,490	1.534	2,151	\$406.74	05000	4.6616	TWO STORY	401	\$216,952			90
41-14-33-428-02	929 MAXWELL AVE SE	06/28/24	\$445,000	WD	03-ARM'S LENG	\$445,000	\$237,000	53.26	\$534,590	\$151,441	\$293,559	\$227,253	1.292	1,440	\$203.86	05000	129.1770	MED. TWO STORY	401	\$150,661			70
41-14-33-403-00	2110 SAN LU RAE DR SE	07/03/24	\$775,000	WD	03-ARM'S LENG	\$775,000	\$354,400	45.73	\$828,811	\$392,961	\$382,039	\$350,362	1.090	2,083	\$183.41	05000	31.5883	RANCH	401	\$386,740			70
41-14-33-480-01	1139 LAKESIDE DR SE	07/17/24	\$455,000	WD	03-ARM'S LENG	\$455,000	\$218,400	48.00	\$468,757	\$145,133	\$309,867	\$191,948	1.614	1,324	\$234.04	05000	32.5903	MED. TWO STORY	401	\$144,901			70
41-14-33-451-00	1030 SANTA CRUZ DR SE	07/31/24	\$560,000	WD	03-ARM'S LENG	\$560,000	\$322,300	57.55	\$662,886	\$225,991	\$334,009	\$259,131	1.289	1,948	\$171.46	05000	128.8958	MED. TWO STORY	401	\$225,991			70
41-14-33-426-06	804 PINECREST AVE SE	09/04/24	\$930,000	WD	03-ARM'S LENG	\$930,000	\$498,200	53.57	\$1,078,822	\$287,430	\$642,570	\$456,924	1.406	2,964	\$216.79	05000	140.6296	TWO STORY	401	\$287,430			70
41-14-33-377-00	1064 SANTA BARBARA DR SE	09/12/24	\$697,500	WD	03-ARM'S LENG	\$697,500	\$258,100	37.00	\$683,387	\$288,202	\$409,298	\$317,673	1.288	1,709	\$239.50	05000	128.8426	RANCH	401	\$288,202			70
41-14-33-455-01	2164 ARGENTINA DR SE	09/19/24	\$569,000	WD	03-ARM'S LENG	\$569,000	\$274,000	48.15	\$594,452	\$188,805	\$380,195	\$240,597	1.580	1,626	\$233.82	05000	158.0213	MED. TWO STORY	401	\$186,820			70
41-14-33-476-01	2221 BURCHARD ST SE	09/30/24	\$465,000	WD	03-ARM'S LENG	\$465,000	\$173,100	37.23	\$390,732	\$151,832	\$313,168	\$192,042	1.631	1,104	\$283.67	05000	163.0728	RANCH	401	\$148,766			70
41-14-33-429-03	956 MAXWELL AVE SE	10/14/24	\$662,025	WD	03-ARM'S LENG	\$662,025	\$420,000	63.44	\$881,035	\$301,322	\$360,703	\$334,707	1.078	2,264	\$159.32	05000	107.7667	TWO STORY	401	\$301,322			70
41-14-33-454-01	1029 PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENG	\$1,495,000	\$683,300	45.71	\$1,504,022	\$229,848	\$1,265,152	\$735,666	1.720	2,812	\$449.91	05000	171.9736	TWO STORY	401	\$228,799			93
41-14-33-403-01	924 FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENG	\$882,000	\$426,600	48.37	\$933,997	\$242,073	\$639,927	\$399,494	1.602	2,280	\$280.67	05000	160.1843	TWO STORY	401	\$241,469			70
41-14-33-428-02	919 MAXWELL AVE SE	03/05/25	\$515,000	WD	03-ARM'S LENG	\$515,000	\$263,500	51.17	\$564,581	\$150,661	\$364,339	\$245,504	1.484	1,722	\$211.58	05000	148.4044	MED. TWO STORY	401	\$150,661			70
Totals:			\$15,540,525			\$15,540,525	\$7,041,800		\$16,610,253		\$10,582,471	\$7,203,638			\$243.43		2.4848						
								Sale. Ratio =>					E.C.F. =>				Std. Deviation=>		0.25775				
								Std. Dev. =>					Ave. E.C.F. =>				Ave. Variance=>		105.2183		Coefficient of Var=>	70.4322466	

2025 ECF 1.375
 2026 ECF 1.469

Original ECF 1.650
 Original Std Dev 0.344
 Q1 1.290
 Q3 1.697
 IQR 0.407
 Max ECF 2.308
 Min ECF 1.087

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.573	1.573	1.573	1.573	1.573	1.573
2 STY; BI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
TRI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.306	1.306	1.306	1.306	1.306	1.306
LG TWO STORY	1.471	1.471	1.471	1.471	1.471	1.471
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-457-00	1112 SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENG	\$543,117	\$190,800	35.13	\$464,913	\$146,846	\$396,271	\$188,652	2.101	1,289	\$307.43	05000	210.0541	MED. TWO STORY	401	\$146,846			70
41-14-33-476-00	2224 ARGENTINA DR SE	04/15/24	\$500,000	WD	03-ARM'S LENG	\$500,000	\$219,900	43.98	\$472,033	\$141,621	\$358,379	\$219,974	1.829	1,382	\$259.32	05000	75.1041	MED. TWO STORY	401	\$141,621			70
41-14-33-428-01	964 LAKESIDE DR SE	05/30/24	\$525,000	WD	03-ARM'S LENG	\$525,000	\$216,900	41.31	\$495,817	\$150,661	\$374,339	\$204,719	1.829	1,638	\$228.53	05000	75.0885	MED. TWO STORY	401	\$150,661			70
41-14-33-403-02	917 PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENG	\$975,000	\$409,800	42.03	\$908,624	\$241,856	\$733,144	\$384,970	1.904	2,394	\$306.24	05000	41.0525	TWO STORY	401	\$241,469			70
41-14-33-427-02	947 LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENG	\$1,150,000	\$362,200	31.50	\$843,849	\$149,575	\$1,000,425	\$400,851	2.496	2,164	\$462.30	05000	249.5753	TWO STORY	401	\$148,766			70
41-14-33-426-00	840 PINECREST AVE SE	08/14/24	\$1,710,000	WD	03-ARM'S LENG	\$1,710,000	\$657,000	38.42	\$1,377,335	\$241,469	\$1,468,531	\$655,812	2.239	2,870	\$511.68	05000	223.9257	TWO STORY	401	\$241,469			87
41-14-33-427-02	933 LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENG	\$868,500	\$369,100	42.50	\$799,461	\$148,766	\$719,734	\$375,690	1.916	2,650	\$271.60	05000	191.5766	TWO STORY	401	\$148,766			70
41-14-33-454-00	1008 FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENG	\$675,000	\$283,900	42.06	\$613,701	\$182,530	\$492,470	\$255,736	1.926	1,920	\$256.49	05000	192.5696	MED. TWO STORY	401	\$180,793			70
41-14-33-427-00	936 ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENG	\$785,000	\$318,100	40.52	\$696,459	\$148,766	\$636,234	\$316,220	2.012	2,380	\$267.33	05000	10.7579	TWO STORY	401	\$148,766			70
41-14-33-451-00	1012 SANTA CRUZ DR SE	03/31/25	\$530,000	WD	03-ARM'S LENG	\$530,000	\$179,600	33.89	\$404,320	\$152,991	\$377,009	\$202,033	1.866	1,143	\$329.84	05000	186.6077	RANCH	401	\$150,661			70

Neighborhood 5-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-377-001	1838 ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$557,000	43.01	\$1,636,540	\$659,608	\$635,392	\$710,496	0.894	4,291	\$148.08	05000	0.0000	LG TWO STORY	\$646,395		RESIDENTIAL	401	70
Totals:			\$1,295,000			\$1,295,000	\$557,000		\$1,636,540		\$635,392	\$710,496			\$148.08		0.0000						
								Sale. Ratio =>	43.01			E.C.F. =>	0.894	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.894	Ave. Variance=>		0.0000	Coefficient of Var=>	0					

Only 1 sale, reviewed all neighborhood 5 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-455-021	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$359,500	39.99	\$885,361	\$172,610	\$726,390	\$411,519	1.765	2,648	\$274.32	05000	47.3373	TWO STORY	\$167,419		RESIDENTIAL	401	77
41-14-33-455-011	2155 BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,400	38.57	\$509,341	\$183,663	\$346,337	\$193,166	1.793	1,743	\$198.70	05000	50.3992	MED. TWO STOR'	\$183,663		RESIDENTIAL	401	70
41-14-33-427-028	965 LAKESIDE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,400	40.52	\$457,672	\$148,766	\$311,234	\$183,218	1.699	1,546	\$201.32	05000	9.6863	MED. TWO STOR'	\$148,766		RESIDENTIAL	401	70
41-14-33-377-001	1838 ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$557,000	43.01	\$1,636,540	\$659,608	\$635,392	\$710,496	0.894	4,291	\$148.08	05000	73.2169	LG TWO STORY	\$646,395		RESIDENTIAL	401	70
41-14-33-457-004	1124 SAN JOSE DR SE	12/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,200	34.11	\$342,854	\$168,137	\$201,863	\$140,448	1.437	884	\$228.35	05000	3.0986	RANCH	\$168,137		RESIDENTIAL	401	70
41-14-33-476-003	2224 ARGENTINA DR SE	04/15/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,900	43.98	\$472,033	\$141,621	\$358,379	\$195,974	1.829	1,382	\$259.32	05000	21.4378	MED. TWO STOR'	\$141,621		RESIDENTIAL	401	70
41-14-33-426-010	910 PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$459,800	46.92	\$1,027,093	\$254,238	\$725,762	\$446,221	1.626	2,909	\$249.49	05000	162.6463	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-427-014	960 ORCHARD AVE SE	05/23/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$270,800	46.61	\$578,379	\$148,766	\$432,234	\$254,812	1.696	1,775	\$243.51	05000	169.6286	MED. TWO STOR'	\$148,766		RESIDENTIAL	401	70
41-14-33-477-032	2300 ARGENTINA DR SE	05/28/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$438,200	39.84	\$1,213,187	\$225,098	\$874,902	\$570,490	1.534	2,151	\$406.74	05000	24.5171	TWO STORY	\$216,952		RESIDENTIAL	401	90
41-14-33-428-019	964 LAKESIDE DR SE	05/30/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$216,900	41.31	\$495,817	\$150,661	\$374,339	\$204,719	1.829	1,638	\$228.53	05000	182.8552	MED. TWO STOR'	\$150,661		RESIDENTIAL	401	70
41-14-33-428-028	929 MAXWELL AVE SE	06/28/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,000	53.26	\$534,590	\$151,441	\$293,559	\$227,253	1.292	1,440	\$203.86	05000	129.1770	MED. TWO STOR'	\$150,661		RESIDENTIAL	401	70
41-14-33-403-001	2110 SAN LU RAE DR SE	07/03/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$354,400	45.73	\$828,811	\$392,961	\$382,039	\$350,362	1.090	2,083	\$183.41	05000	19.8545	RANCH	\$386,740		RESIDENTIAL	401	70
41-14-33-480-017	1139 LAKESIDE DR SE	07/17/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$218,400	48.00	\$468,757	\$145,133	\$309,867	\$191,948	1.614	1,324	\$234.04	05000	32.5903	MED. TWO STOR'	\$144,901		RESIDENTIAL	401	70
41-14-33-451-005	1030 SANTA CRUZ DR SE	07/31/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$322,300	57.55	\$662,886	\$225,991	\$334,009	\$259,131	1.289	1,948	\$171.46	05000	128.8958	MED. TWO STOR'	\$225,991		RESIDENTIAL	401	70
41-14-33-426-062	804 PINECREST AVE SE	09/04/24	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$498,200	53.57	\$1,078,822	\$287,430	\$642,570	\$456,924	1.406	2,964	\$216.79	05000	140.6296	TWO STORY	\$287,430		RESIDENTIAL	401	70
41-14-33-377-004	1064 SANTA BARBARA DR	09/12/24	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$258,100	37.00	\$683,387	\$288,202	\$409,298	\$317,673	1.288	1,709	\$239.50	05000	128.8426	RANCH	\$288,202		RESIDENTIAL	401	70
41-14-33-455-012	2164 ARGENTINA DR SE	09/19/24	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$274,000	48.15	\$594,452	\$188,805	\$380,195	\$240,597	1.580	1,626	\$233.82	05000	158.0213	MED. TWO STOR'	\$186,820		RESIDENTIAL	401	70
41-14-33-476-012	2221 BURCHARD ST SE	09/30/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$173,100	37.23	\$390,732	\$151,832	\$313,168	\$192,042	1.631	1,104	\$283.67	05000	163.0728	RANCH	\$148,766		RESIDENTIAL	401	70
41-14-33-429-031	956 MAXWELL AVE SE	10/14/24	\$662,025	WD	03-ARM'S LENGTH	\$662,025	\$420,000	63.44	\$881,035	\$301,322	\$360,703	\$334,707	1.078	2,264	\$159.32	05000	107.7667	TWO STORY	\$301,322		RESIDENTIAL	401	70
41-14-33-454-011	1029 PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENGTH	\$1,495,000	\$683,300	45.71	\$1,504,022	\$229,848	\$1,265,152	\$735,666	1.720	2,812	\$449.91	05000	171.9736	TWO STORY	\$228,799		RESIDENTIAL	401	93
41-14-33-403-011	924 FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENGTH	\$882,000	\$426,600	48.37	\$933,997	\$242,073	\$639,927	\$399,494	1.602	2,280	\$280.67	05000	160.1843	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-428-026	919 MAXWELL AVE SE	03/05/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$263,500	51.17	\$564,581	\$150,661	\$364,339	\$245,504	1.484	1,722	\$211.58	05000	148.4044	MED. TWO STOR'	\$150,661		RESIDENTIAL	401	70
Totals:			\$15,690,525			\$15,690,525	\$7,168,000		\$16,744,349		\$10,681,658	\$7,262,365			\$241.20		3.7195						
								Sale. Ratio =>	45.68			E.C.F. =>	1.471	Std. Deviation=>		0.260011							
								Std. Dev. =>	7.17			Ave. E.C.F. =>	1.508	Ave. Variance=>		101.5562	Coefficient of Var=>	67.3441359					

2025 ECF 1.375
2026 ECF 1.471

Original ECF 1.650
Original Std Dev 0.344
Q1 1.291
Q3 1.704
IQR 0.413
Max ECF 2.323
Min ECF 1.085

Neighborhood Code: 05000 Unit: 44 - CITY OF EAST GRAND RAPIDS
Neighborhood Description: NBHD 5 N & S OF ARGENTINA BTWN BRETON/SANTA CRUZ

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.573	1.573	1.573	1.573	1.573	1.573
2 STY; BI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
TRI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.306	1.306	1.306	1.306	1.306	1.306
LG TWO STORY	1.471	1.471	1.471	1.471	1.471	1.471
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-403-004	836 FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$310,600	35.50	\$833,754	\$241,469	\$633,531	\$341,966	1.853	2,158	\$293.57	05000	77.4947	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-457-001	1112 SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENGTH	\$543,117	\$190,800	35.13	\$464,913	\$146,846	\$396,271	\$188,652	2.101	1,289	\$307.43	05000	210.0541	MED. TWO STOR'	\$146,846		RESIDENTIAL	401	70
41-14-33-403-024	917 PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$409,800	42.03	\$908,624	\$241,856	\$733,144	\$384,970	1.904	2,394	\$306.24	05000	190.4419	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-427-024	947 LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$362,200	31.50	\$843,849	\$149,575	\$1,000,425	\$400,851	2.496	2,164	\$462.30	05000	249.5753	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-426-006	840 PINECREST AVE SE	08/14/24	\$1,710,000	WD	03-ARM'S LENGTH	\$1,710,000	\$657,000	38.42	\$1,377,335	\$241,469	\$1,468,531	\$655,812	2.239	2,870	\$511.68	05000	223.9257	TWO STORY	\$241,469		RESIDENTIAL	401	87
41-14-33-427-021	933 LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENGTH	\$868,500	\$369,100	42.50	\$799,461	\$148,766	\$719,734	\$375,690	1.916	2,650	\$271.60	05000	191.5766	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-454-001	1008 FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$283,900	42.06	\$613,701	\$182,530	\$492,470	\$255,736	1.926	1,920	\$256.49	05000	192.5696	MED. TWO STOR'	\$180,793		RESIDENTIAL	401	70
41-14-33-427-009	936 ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$318,100	40.52	\$696,459	\$148,766	\$636,234	\$316,220	2.012	2,380	\$267.33	05000	10.7579	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-451-002	1012 SANTA CRUZ DR SE																						

Neighborhood 5-Medium Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-33-455-011	2155 BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,400	38.57	\$509,341	\$183,663	\$346,337	\$193,166	1.793	1,743	\$198.70	05000	21.2736	MED. TWO STORY	\$183,663		RESIDENTIAL	401	70	
41-14-33-427-028	965 LAKESIDE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,400	40.52	\$457,672	\$148,766	\$311,234	\$183,218	1.699	1,546	\$201.32	05000	11.2505	MED. TWO STORY	\$148,766		RESIDENTIAL	401	70	
41-14-33-427-014	960 ORCHARD AVE SE	05/23/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$270,800	46.61	\$578,379	\$148,766	\$432,234	\$254,812	1.696	1,775	\$243.51	05000	#VALUE!	MED. TWO STORY	\$148,766		RESIDENTIAL	401	70	
41-14-33-428-019	964 LAKESIDE DR SE	05/30/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$216,900	41.31	\$495,817	\$150,661	\$374,339	\$204,719	1.829	1,638	\$228.53	05000	182.8552	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70	
41-14-33-428-028	929 MAXWELL AVE SE	06/28/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,000	53.26	\$534,590	\$151,441	\$293,559	\$227,253	1.292	1,440	\$203.86	05000	129.1770	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70	
41-14-33-480-017	1139 LAKESIDE DR SE	07/17/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$218,400	48.00	\$468,757	\$145,133	\$309,867	\$191,948	1.614	1,324	\$234.04	05000	13.0285	MED. TWO STORY	\$144,901		RESIDENTIAL	401	70	
41-14-33-451-005	1030 SANTA CRUZ DR SE	07/31/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$322,300	57.55	\$662,886	\$225,991	\$334,009	\$259,131	1.289	1,948	\$171.46	05000	28.3825	MED. TWO STORY	\$225,991		RESIDENTIAL	401	70	
41-14-33-455-012	2164 ARGENTINA DR SE	09/19/24	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$274,000	48.15	\$594,452	\$188,805	\$380,195	\$240,597	1.580	1,626	\$233.82	05000	#VALUE!	MED. TWO STORY	\$186,820		RESIDENTIAL	401	70	
41-14-33-428-026	919 MAXWELL AVE SE	03/05/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$263,500	51.17	\$564,581	\$150,661	\$364,339	\$245,504	1.484	1,722	\$211.58	05000	#VALUE!	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70	
Totals:			\$4,640,000			\$4,640,000	\$2,193,700		\$4,866,475		\$3,146,113	\$2,000,349			\$214.09		1.3419							
								Sale. Ratio =>	47.28					E.C.F. =>	1.573	Std. Deviation=>		0.19766164						
								Std. Dev. =>	6.28					Ave. E.C.F. =>	1.586	Ave. Variance=>		#VALUE!	Coefficient of Var=>		#VALUE!			

2025 ECF	1.686	Original ECF	1.664
2026 ECF	1.573	Original Std Dev	0.243
		Q1	1.508
		Q3	1.829
		IQR	0.321
		Max ECF	2.310
		Min ECF	1.348

Neighborhood Code: 05000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NHD 5 N & S OF ARGENTINA BTWN BRETON/SANTA CRUZ

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.573	1.573	1.573	1.573	1.573	1.573
2 STY; BI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
TRI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.306	1.306	1.306	1.306	1.306	1.306
LG TWO STORY	1.471	1.471	1.471	1.471	1.471	1.471
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-457-001	1112 SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENGTH	\$543,117	\$190,800	35.13	\$464,913	\$146,846	\$396,271	\$188,652	2.101	1,289	\$307.43	05000	51.4340	MED. TWO STORY	\$146,846		RESIDENTIAL	401	70
41-14-33-454-001	1008 FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$283,900	42.06	\$613,701	\$182,530	\$492,470	\$255,736	1.926	1,920	\$256.49	05000	33.9495	MED. TWO STORY	\$180,793		RESIDENTIAL	401	70
41-14-33-476-003	2224 ARGENTINA DR SE	04/15/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,900	43.98	\$472,033	\$141,621	\$358,379	\$195,974	1.829	1,382	\$259.32	05000	24.2507	MED. TWO STORY	\$141,621		RESIDENTIAL	401	70

Neighborhood 5-Ranch

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-457-004	1124 SAN JOSE DR SE	12/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,200	34.11	\$342,854	\$168,137	\$201,863	\$140,448	1.437	884	\$228.35	05000	143.7282	RANCH	\$168,137		RESIDENTIAL	401	70
41-14-33-403-001	2110 SAN LU RAE DR SE	07/03/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$354,400	45.73	\$828,811	\$392,961	\$382,039	\$350,362	1.090	2,083	\$183.41	05000	27.1299	RANCH	\$386,740		RESIDENTIAL	401	70
41-14-33-377-004	1064 SANTA BARBARA DR SE	09/12/24	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$258,100	37.00	\$683,387	\$288,202	\$409,298	\$317,673	1.288	1,709	\$239.50	05000	128.8426	RANCH	\$288,202		RESIDENTIAL	401	70
41-14-33-476-012	2221 BURCHARD ST SE	09/30/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$173,100	37.23	\$390,732	\$151,832	\$313,168	\$192,042	1.631	1,104	\$283.67	05000	26.9016	RANCH	\$148,766		RESIDENTIAL	401	70
Totals:			\$2,307,500			\$2,307,500	\$911,800		\$2,245,784		\$1,306,368	\$1,000,524			\$233.73		5.6029						
						Sale. Ratio =>		39.51				E.C.F. =>	1.306		Std. Deviation=>	0.22880455							
						Std. Dev. =>		5.01				Ave. E.C.F. =>	1.362		Ave. Variance=>	81.6506	Coefficient of Var=>	59.96169826					

2025 ECF	1.244	Original ECF	1.400
2026 ECF	1.306	Original Std Dev	0.300
		Q1	1.140
		Q3	1.582
		IQR	0.442
		Max ECF	2.246
		Min ECF	0.919

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.573	1.573	1.573	1.573	1.573	1.573
2 STY; 2S LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
TRILEVEL	1.469	1.469	1.469	1.469	1.469	1.469
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.306	1.306	1.306	1.306	1.306	1.306
LG TWO STORY	1.471	1.471	1.471	1.471	1.471	1.471
EX LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-451-002	1012 SANTA CRUZ DR SE	03/31/25	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$179,600	33.89	\$404,320	\$152,991	\$377,009	\$202,033	1.866	1,143	\$329.84	05000	50.4364	RANCH	\$150,661		RESIDENTIAL	401	70
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Neighborhood 5-Tri-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale		
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000								
						Sale. Ratio =>	0.00								E.C.F. =>	0.000				Std. Deviation=>	#DIV/0!				
						Std. Dev. =>	#DIV/0!								Ave. E.C.F. =>	#DIV/0!				Ave. Variance=>	0.0000		Coefficient of Var=>	0	

No sales, reviewed all neighborhood 5 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in	Land Table	roperty Clas	Building Depr.		
41-14-33-455-0212150	ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGT	\$899,000	\$359,500	39.99	\$885,361	\$172,610	\$726,390	\$411,519	1.765	2,648	\$274.32	05000	47.3373	TWO STORY	\$167,419		RESIDENTIAL	401	77		
41-14-33-455-0112155	BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENGT	\$530,000	\$204,400	38.57	\$509,341	\$183,663	\$346,337	\$193,166	1.793	1,743	\$198.70	05000	50.3992	MED. TWO STORY	\$183,663		RESIDENTIAL	401	70		
41-14-33-403-004836	FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENGT	\$875,000	\$310,600	35.50	\$833,754	\$241,469	\$633,531	\$341,966	1.853	2,158	\$293.57	05000	185.2614	TWO STORY	\$241,469		RESIDENTIAL	401	70		
41-14-33-427-02E965	LAKESIDE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENGT	\$460,000	\$186,400	40.52	\$457,672	\$148,766	\$311,234	\$183,218	1.699	1,546	\$201.32	05000	9.6863	MED. TWO STORY	\$148,766		RESIDENTIAL	401	70		
41-14-33-377-0011838	ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENGT	\$1,295,000	\$557,000	43.01	\$1,636,540	\$659,608	\$635,392	\$710,496	0.894	4,291	\$148.08	05000	63.9303	LG TWO STORY	\$646,395		RESIDENTIAL	401	70		
41-14-33-457-0041124	SAN JOSE DR SE	12/29/23	\$370,000	WD	03-ARM'S LENGT	\$370,000	\$126,200	34.11	\$342,854	\$168,137	\$201,863	\$140,448	1.437	884	\$228.35	05000	14.8856	RANCH	\$168,137		RESIDENTIAL	401	70		
41-14-33-426-01C910	PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGT	\$980,000	\$459,800	46.92	\$1,027,093	\$254,238	\$725,762	\$446,221	1.626	2,909	\$249.49	05000	162.6463	TWO STORY	\$241,469		RESIDENTIAL	401	70		
41-14-33-427-014960	ORCHARD AVE SE	05/23/24	\$581,000	WD	03-ARM'S LENGT	\$581,000	\$270,800	46.61	\$578,379	\$148,766	\$432,234	\$254,812	1.696	1,775	\$243.51	05000	169.6286	MED. TWO STORY	\$148,766		RESIDENTIAL	401	70		
41-14-33-477-03Z2300	ARGENTINA DR SE	05/28/24	\$1,100,000	WD	03-ARM'S LENGT	\$1,100,000	\$438,200	39.84	\$1,213,187	\$225,098	\$874,902	\$570,490	1.534	2,151	\$406.74	05000	4.6616	TWO STORY	\$216,952		RESIDENTIAL	401	90		
41-14-33-428-02E929	MAXWELL AVE SE	06/28/24	\$445,000	WD	03-ARM'S LENGT	\$445,000	\$237,000	53.26	\$534,590	\$151,441	\$293,559	\$227,253	1.292	1,440	\$203.86	05000	129.1770	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70		
41-14-33-403-0012110	SAN LU RAE DR SE	07/03/24	\$775,000	WD	03-ARM'S LENGT	\$775,000	\$354,400	45.73	\$828,811	\$392,961	\$382,039	\$350,362	1.090	2,083	\$183.41	05000	31.5883	RANCH	\$386,740		RESIDENTIAL	401	70		
41-14-33-480-0171139	LAKESIDE DR SE	07/17/24	\$455,000	WD	03-ARM'S LENGT	\$455,000	\$218,400	48.00	\$468,757	\$145,133	\$309,867	\$191,948	1.614	1,324	\$234.04	05000	32.5903	MED. TWO STORY	\$144,901		RESIDENTIAL	401	70		
41-14-33-451-00E1030	SANTA CRUZ DR SE	07/31/24	\$560,000	WD	03-ARM'S LENGT	\$560,000	\$322,300	57.55	\$662,886	\$225,991	\$334,009	\$259,131	1.289	1,948	\$171.46	05000	128.8958	MED. TWO STORY	\$225,991		RESIDENTIAL	401	70		
41-14-33-426-06Z804	PINECREST AVE SE	09/04/24	\$930,000	WD	03-ARM'S LENGT	\$930,000	\$498,200	53.57	\$1,078,822	\$287,430	\$642,570	\$456,924	1.406	2,964	\$216.79	05000	140.6296	TWO STORY	\$287,430		RESIDENTIAL	401	70		
41-14-33-377-0041064	SANTA BARBARA DR S	09/12/24	\$697,500	WD	03-ARM'S LENGT	\$697,500	\$258,100	37.00	\$683,387	\$288,202	\$409,298	\$317,673	1.288	1,709	\$239.50	05000	128.8426	RANCH	\$288,202		RESIDENTIAL	401	70		
41-14-33-455-01Z2164	ARGENTINA DR SE	09/19/24	\$569,000	WD	03-ARM'S LENGT	\$569,000	\$274,000	48.15	\$594,452	\$188,805	\$380,195	\$240,597	1.580	1,626	\$233.82	05000	158.0213	MED. TWO STORY	\$188,820		RESIDENTIAL	401	70		
41-14-33-476-01Z2221	BURCHARD ST SE	09/30/24	\$465,000	WD	03-ARM'S LENGT	\$465,000	\$173,100	37.23	\$390,732	\$151,832	\$313,168	\$192,042	1.631	1,104	\$283.67	05000	163.0728	RANCH	\$148,766		RESIDENTIAL	401	70		
41-14-33-429-031956	MAXWELL AVE SE	10/14/24	\$662,025	WD	03-ARM'S LENGT	\$662,025	\$420,000	63.44	\$881,035	\$301,322	\$360,703	\$334,707	1.078	2,264	\$159.32	05000	107.7667	TWO STORY	\$301,322		RESIDENTIAL	401	70		
41-14-33-454-0111029	PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENGT	\$1,495,000	\$683,300	45.71	\$1,504,022	\$229,848	\$1,265,152	\$735,666	1.720	2,812	\$449.91	05000	171.9736	TWO STORY	\$228,799		RESIDENTIAL	401	93		
41-14-33-403-011924	FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENGT	\$882,000	\$426,600	48.37	\$933,997	\$242,073	\$639,927	\$399,494	1.602	2,280	\$280.67	05000	160.1843	TWO STORY	\$241,469		RESIDENTIAL	401	70		
41-14-33-428-02E919	MAXWELL AVE SE	03/05/25	\$515,000	WD	03-ARM'S LENGT	\$515,000	\$263,500	51.17	\$564,581	\$150,661	\$364,339	\$245,504	1.484	1,722	\$211.58	05000	148.4044	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70		
Totals:			\$15,540,525			\$15,540,525	\$7,041,800		\$16,610,253		\$10,582,471	\$7,203,638			\$243.43		2.4848								
						Sale. Ratio =>	45.31								E.C.F. =>	1.469				Std. Deviation=>	0.25775				
						Std. Dev. =>	7.62								Ave. E.C.F. =>	1.494				Ave. Variance=>	105.2183		Coefficient of Var=>	70.4322466	

2025 ECF 1.375
2026 ECF 1.469

Original ECF 1.650
Original Std Dev 0.344
Q1 1.290
Q3 1.697
IQR 0.407
Max ECF 2.308
Min ECF 1.087

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.573	1.573	1.573	1.573	1.573	1.573
2 STY; BI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
TRI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.306	1.306	1.306	1.306	1.306	1.306
LG TWO STORY	1.471	1.471	1.471	1.471	1.471	1.471
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-457-0011112	SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENGT	\$543,117	\$190,800	35.13	\$464,913	\$146,846	\$396,271	\$188,652	2.101	1,289	\$307.43	05000	210.0541	MED. TWO STORY	\$146,846		RESIDENTIAL	401	70
41-14-33-476-00Z2224	ARGENTINA DR SE	04/15/24	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$219,900	43.98	\$472,033	\$141,621	\$358,379	\$195,974	1.829	1,382	\$259.32	05000	10.8972	MED. TWO STORY	\$141,621		RESIDENTIAL	401	70
41-14-33-428-01E964	LAKESIDE DR SE	05/30/24	\$525,000	WD	03-ARM'S LENGT	\$525,000	\$216,900	41.31	\$495,817	\$150,661	\$374,339	\$204,719	1.829	1,638	\$228.53	05000	75.0885	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-33-403-024917	PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENGT	\$975,000	\$409,800	42.03	\$908,624	\$241,856	\$733,144	\$384,970	1.904	2,394	\$306.24	05000	41.0525	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-427-024947	LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENGT	\$1,150,000	\$362,200	31.50	\$843,849	\$149,575	\$1,000,425	\$400,851	2.496	2,164	\$462.30	05000	249.5753	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-426-00E840	PINECREST AVE SE	08/14/24	\$1,710,000	WD	03-ARM'S LENGT	\$1,710,000	\$657,000	38.42	\$1,377,335	\$241,469	\$1,468,531	\$655,812	2.239	2,870	\$511.68	05000	223.9257	TWO STORY	\$241,469		RESIDENTIAL	401	87
41-14-33-427-021933	LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENGT	\$868,500	\$369,100	42.50	\$799,461	\$148,766	\$719,734	\$375,690	1.916	2,650	\$271.60	05000	191.5766	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-454-0011008	FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENGT	\$675,000	\$283,900	42.06	\$613,701	\$182,530	\$492,470	\$255,736	1.926	1,920	\$256.49	05000	192.5696	MED. TWO STORY	\$180,793		RESIDENTIAL	401	70
41-14-33-427-00E936	ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENGT	\$785,000	\$318,100	40.52	\$696,459	\$148,766	\$636,234	\$316,220	2.012	2,380	\$267.33	05000	10.7579	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-451-00Z1012	SANTA CRUZ DR SE	03/31/25	\$530,000	WD	03-ARM'S LENGT	\$530,000	\$179,600	33.89	\$404,320	\$152,991	\$377,009	\$202,033	1.866	1,143	\$329.84	05000	186.6077	RANCH	\$150,661		RESIDENTIAL	401	70

Neighborhood 5-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-455-021	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$359,500	39.99	\$885,361	\$172,610	\$726,390	\$411,519	1.765	2,648	\$274.32	05000	35.8847	TWO STORY	\$167,419		RESIDENTIAL	401	77
41-14-33-403-004	836 FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$310,600	35.50	\$833,754	\$241,469	\$633,531	\$341,966	1.853	2,158	\$293.57	05000	185.2614	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-426-010	910 PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$459,800	46.92	\$1,027,093	\$254,238	\$725,762	\$446,221	1.626	2,909	\$249.49	05000	1.6066	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-477-032	2300 ARGENTINA DR SE	05/28/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$438,200	39.84	\$1,213,187	\$225,098	\$874,902	\$570,490	1.534	2,151	\$406.74	05000	12.7301	TWO STORY	\$216,952		RESIDENTIAL	401	90
41-14-33-403-024	917 PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$409,800	42.03	\$908,624	\$241,856	\$733,144	\$384,970	1.904	2,394	\$306.24	05000	#VALUE!	TWO STORY	\$241,469		RESIDENTIAL	401	70
41-14-33-427-021	933 LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENGTH	\$868,500	\$369,100	42.50	\$799,461	\$148,766	\$719,734	\$375,690	1.916	2,650	\$271.60	05000	31.3923	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-426-062	804 PINECREST AVE SE	09/04/24	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$498,200	53.57	\$1,078,822	\$287,430	\$642,570	\$456,924	1.406	2,964	\$216.79	05000	#VALUE!	TWO STORY	\$287,430		RESIDENTIAL	401	70
41-14-33-429-031	956 MAXWELL AVE SE	10/14/24	\$662,025	WD	03-ARM'S LENGTH	\$662,025	\$420,000	63.44	\$881,035	\$301,322	\$360,703	\$334,707	1.078	2,264	\$159.32	05000	56.2687	TWO STORY	\$301,322		RESIDENTIAL	401	70
41-14-33-454-011	1029 PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENGTH	\$1,495,000	\$683,300	45.71	\$1,504,022	\$229,848	\$1,265,152	\$735,666	1.720	2,812	\$449.91	05000	#VALUE!	TWO STORY	\$228,799		RESIDENTIAL	401	93
41-14-33-403-011	924 FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENGTH	\$882,000	\$426,600	48.37	\$933,997	\$242,073	\$639,927	\$399,494	1.602	2,280	\$280.67	05000	#VALUE!	TWO STORY	\$241,469		RESIDENTIAL	401	70
Totals:			\$9,666,525			\$9,666,525	\$4,375,100		\$10,065,356		\$7,321,815	\$4,457,648			\$290.87		0.2174						
								Sale. Ratio =>	45.26					E.C.F. =>	1.643	Std. Deviation=>		0.25754894					
								Std. Dev. =>	8.03					Ave. E.C.F. =>	1.640	Ave. Variance=>		#VALUE!	Coefficient of Var=>	#VALUE!			

2025 ECF	1.732	Original ECF	1.788
2026 ECF	1.643	Original Std Dev	0.361
		Q1	1.568
		Q3	1.964
		IQR	0.396
		Max ECF	2.558
		Min ECF	1.370

Neighborhood Code: 05000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NBHD 5 N & S OF ARGENTINA BTWN BRETON/SANTA CRUZ

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.643	1.643	1.643	1.643	1.643	1.643
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.573	1.573	1.573	1.573	1.573	1.573
2 STY; BI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
TRI-LEVEL	1.469	1.469	1.469	1.469	1.469	1.469
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.306	1.306	1.306	1.306	1.306	1.306
LG TWO STORY	1.471	1.471	1.471	1.471	1.471	1.471
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-427-024	947 LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$362,200	31.50	\$843,849	\$149,575	\$1,000,425	\$400,851	2.496	2,164	\$462.30	05000	85.5398	TWO STORY	\$148,766		RESIDENTIAL	401	70
41-14-33-426-006	840 PINECREST AVE SE	08/14/24	\$1,710,000	WD	03-ARM'S LENGTH	\$1,710,000	\$657,000	38.42	\$1,377,335	\$241,469	\$1,468,531	\$655,812	2.239	2,870	\$511.68	05000	59.6728	TWO STORY	\$241,469		RESIDENTIAL	401	87
41-14-33-427-009	936 ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$318,100	40.52	\$696,459	\$148,766	\$636,234	\$316,220	2.012	2,380	\$267.33	05000	201.1998	TWO STORY	\$148,766		RESIDENTIAL	401	70

Neighborhood 6-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENGTH	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	8.4697	TWO STORY	\$245,344		RESIDENTIAL	401	70	
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$288,200	35.58	\$781,476	\$322,340	\$487,660	\$327,954	1.487	2,914	\$167.35	06000	31.9611	2 STY; BI-LEVEL	\$306,065		RESIDENTIAL	401	70	
41-18-04-203-010	2115 ANDERSON DR SE	11/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$210,100	40.02	\$479,062	\$254,253	\$270,747	\$248,683	1.089	1,460	\$185.44	06000	7.8639	RANCH	\$253,862		RESIDENTIAL	401	70	
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	18.2415	TWO STORY	\$290,223		RESIDENTIAL	401	70	
41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$278,300	44.53	\$650,142	\$425,444	\$199,556	\$248,560	0.803	1,853	\$107.69	06000	36.4516	RANCH	\$424,269		RESIDENTIAL	401	70	
41-18-04-230-006	2238 WILSHIRE DR SE	01/31/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$185,300	41.18	\$429,077	\$271,190	\$178,810	\$174,654	1.024	1,304	\$137.12	06000	14.3568	RANCH	\$271,190		RESIDENTIAL	401	70	
Totals:						\$4,098,200	\$1,692,000		\$4,021,244	\$2,286,631	\$1,887,385				\$165.11		4.4169							
								Sale. Ratio =>	41.29			E.C.F. =>	1.212	Std. Deviation=>		0.24587286								
								Std. Dev. =>	3.33			Ave. E.C.F. =>	1.167	Ave. Variance=>		19.5574	Coefficient of Var=>	16.75347932						

Neighborhood 6-2 Sty; Bi-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Parcels in	Land Table	roperty Clas	Building Depr.	
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$288,200	35.58	\$781,476	\$322,340	\$487,660	\$327,954	1.487	2,914	\$167.35	06000	0.0000	2 STY; BI-LEVEL	\$306,065		RESIDENTIAL	401	70	
Totals:			\$810,000			\$810,000	\$288,200		\$781,476		\$487,660	\$327,954			\$167.35		0.0000							
						Sale. Ratio =>		35.58							E.C.F. =>	1.487	Std. Deviation=>		#DIV/0!					
						Std. Dev. =>		#DIV/0!							Ave. E.C.F. =>	1.487	Ave. Variance=>		0.0000	Coefficient of Var=>		0		

Only 1 sale, reviewed all neighborhood 6 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Parcels in	Land Table	roperty Clas	Building Depr.	
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENGTH	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	1.1794	TWO STORY	\$245,344		RESIDENTIAL	401	70	
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$288,200	35.58	\$781,476	\$322,340	\$487,660	\$327,954	1.487	2,914	\$167.35	06000	24.6708	2 STY; BI-LEVEL	\$306,065		RESIDENTIAL	401	70	
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	10.9512	TWO STORY	\$290,223		RESIDENTIAL	401	70	
41-18-04-203-010	2115 ANDERSON DR SE	11/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$210,100	40.02	\$479,062	\$254,253	\$270,747	\$248,683	1.089	1,460	\$185.44	06000	108.8726	RANCH	\$253,862		RESIDENTIAL	401	70	
41-18-04-230-006	2238 WILSHIRE DR SE	01/31/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$185,300	41.18	\$429,077	\$271,190	\$178,810	\$174,654	1.024	1,304	\$137.12	06000	21.6471	RANCH	\$271,190		RESIDENTIAL	401	70	
Totals:			\$3,473,200			\$3,473,200	\$1,413,700		\$3,371,102		\$2,087,075	\$1,638,826			\$176.59		3.3251							
						Sale. Ratio =>		40.70							E.C.F. =>	1.274	Std. Deviation=>		0.188959					
						Std. Dev. =>		3.27							Ave. E.C.F. =>	1.240	Ave. Variance=>		33.4642	Coefficient of Var=>		26.98142479		

2025 ECF 1.400 Original ECF 1.212
 2026 ECF 1.274 Original Std Dev 0.245
 Q1 1.056
 Q3 1.418
 IQR 0.362
 Max ECF 1.962
 Min ECF 0.875

Building Style	\$1-50%	\$1-95%	71-95%	\$1-70%	\$1-60%	0-50%
TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
TRI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDO/CONDOM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.966	0.966	0.966	0.966	0.966	0.966
LG TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
BI-LEVEL TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$278,300	44.53	\$650,142	\$425,444	\$199,556	\$248,560	0.803	1,853	\$107.69	06000	80.2849	RANCH	\$424,269		RESIDENTIAL	401	70
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Neighborhood 6- Large Two Story
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
								Sale. Ratio =>	0.00			E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!								
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000	Coefficient of Var=>	0						

No sales, reviewed all neighborhood 6 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENG	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	1.1794	TWO STORY	06000	\$245,344				70
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENG	\$810,000	\$288,200	35.58	\$781,476	\$322,340	\$487,660	\$327,954	1.487	2,914	\$167.35	06000	24.6708	2 STY; BI-LEVEL	06000	\$306,065				70
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENG	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	10.9512	TWO STORY	06000	\$290,223				70
41-18-04-203-010	2115 ANDERSON DR SE	11/26/24	\$525,000	WD	03-ARM'S LENG	\$525,000	\$210,100	40.02	\$479,062	\$254,253	\$270,747	\$248,683	1.089	1,460	\$185.44	06000	108.8726	RANCH	06000	\$253,862				70
41-18-04-230-006	2238 WILSHIRE DR SE	01/31/25	\$450,000	WD	03-ARM'S LENG	\$450,000	\$185,300	41.18	\$429,077	\$271,190	\$178,810	\$174,654	1.024	1,304	\$137.12	06000	21.6471	RANCH	06000	\$271,190				70
Totals:			\$3,473,200			\$3,473,200	\$1,413,700		\$3,371,102		\$2,087,075	\$1,638,826			\$176.59		3.3251							
								Sale. Ratio =>	40.70			E.C.F. =>	1.274	Std. Deviation=>	0.188959									
								Std. Dev. =>	3.27			Ave. E.C.F. =>	1.240	Ave. Variance=>	33.4642	Coefficient of Var=>	26.98142479							

2025 ECF 1.246 Original ECF 1.212
 2026 ECF 1.274 Original Std Dev 0.245
 Q1 1.056
 Q3 1.418
 IQR 0.362
 Max ECF 1.962
 Min ECF 0.875

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
TRI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.966	0.966	0.966	0.966	0.966	0.966
LG TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENG	\$625,000	\$278,300	44.53	\$650,142	\$425,444	\$199,556	\$248,560	0.803	1,853	\$107.69	06000	80.2849	RANCH	06000	\$424,269				70
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Neighborhood 6- Tri-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
		Sale. Ratio =>			0.00			E.C.F. =>			0.000			Std. Deviation=>			#DIV/0!						
		Std. Dev. =>			#DIV/0!			Ave. E.C.F. =>			#DIV/0!			Ave. Variance=>			0.0000	Coefficient of Var=>					0

No sales, reviewed all neighborhood 6 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in !	Land Table	roperty Clas	Building Depr.
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENG1	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	1.1794	TWO STORY	\$245,344		RESIDENTIAL	401	70
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENG1	\$810,000	\$288,200	35.58	\$781,476	\$322,340	\$487,660	\$327,954	1.487	2,914	\$167.35	06000	24.6708	2 STY; BI-LEVEL	\$306,065		RESIDENTIAL	401	70
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENG1	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	10.9512	TWO STORY	\$290,223		RESIDENTIAL	401	70
41-18-04-203-010	2115 ANDERSON DR SE	11/26/24	\$525,000	WD	03-ARM'S LENG1	\$525,000	\$210,100	40.02	\$479,062	\$254,253	\$270,747	\$248,683	1.089	1,460	\$185.44	06000	108.8726	RANCH	\$253,862		RESIDENTIAL	401	70
41-18-04-230-006	2238 WILSHIRE DR SE	01/31/25	\$450,000	WD	03-ARM'S LENG1	\$450,000	\$185,300	41.18	\$429,077	\$271,190	\$178,810	\$174,654	1.024	1,304	\$137.12	06000	21.6471	RANCH	\$271,190		RESIDENTIAL	401	70
Totals:			\$3,473,200			\$3,473,200	\$1,413,700		\$3,371,102		\$2,087,075	\$1,638,826			\$176.59		3.3251						
		Sale. Ratio =>			40.70			E.C.F. =>			1.274			Std. Deviation=>			0.188959						
		Std. Dev. =>			3.27			Ave. E.C.F. =>			1.240			Ave. Variance=>			33.4642	Coefficient of Var=>					26.98142479

2025 ECF 1.400 Original ECF 1.212
 2026 ECF 1.274 Original Std Dev 0.245
 Q1 1.056
 Q3 1.418
 IQR 0.362
 Max ECF 1.962
 Min ECF 0.875

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
TRI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.966	0.966	0.966	0.966	0.966	0.966
LG TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENG1	\$625,000	\$278,300	44.53	\$650,142	\$425,444	\$199,556	\$248,560	0.803	1,853	\$107.69	06000	80.2849	RANCH	\$424,269		RESIDENTIAL	401	70
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Neighborhood 6- Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENGTH	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	4.8859	TWO STORY	\$245,344		RESIDENTIAL	401	70
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	4.8859	TWO STORY	\$290,223		RESIDENTIAL	401	70
Totals:			\$1,688,200			\$1,688,200	\$730,100		\$1,681,487	\$1,149,858	\$887,535			\$196.53		0.06909749	0.5357						
								Sale. Ratio =>	43.25			E.C.F. =>	1.296	Std. Deviation=>			0.06909749			Coefficient of Var=>			
								Std. Dev. =>	1.64			Ave. E.C.F. =>	1.301	Ave. Variance=>			4.8859			3.755747977			

Only 2 sales, reviewed all neighborhood 6 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENGTH	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	1.1794	TWO STORY	\$245,344		RESIDENTIAL	401	70
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$288,200	35.58	\$781,476	\$322,340	\$487,660	\$327,954	1.487	2,914	\$167.35	06000	24.6708	2 STY; BI-LEVEL	\$306,065		RESIDENTIAL	401	70
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	10.9512	TWO STORY	\$290,223		RESIDENTIAL	401	70
41-18-04-203-010	2115 ANDERSON DR SE	11/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$210,100	40.02	\$479,062	\$254,253	\$270,747	\$248,683	1.089	1,460	\$185.44	06000	108.8726	RANCH	\$253,862		RESIDENTIAL	401	70
41-18-04-230-006	2238 WILSHIRE DR SE	01/31/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$185,300	41.18	\$429,077	\$271,190	\$178,810	\$174,654	1.024	1,304	\$137.12	06000	21.6471	RANCH	\$271,190		RESIDENTIAL	401	70
Totals:			\$3,473,200			\$3,473,200	\$1,413,700		\$3,371,102	\$2,087,075	\$1,638,826			\$176.59		0.18895861	3.3251						
								Sale. Ratio =>	40.70			E.C.F. =>	1.274	Std. Deviation=>			33.4642			Coefficient of Var=>			
								Std. Dev. =>	3.27			Ave. E.C.F. =>	1.240	Ave. Variance=>			26.98142479						

2025 ECF 1.288 Original ECF 1.212
 2026 ECF 1.274 Original Std Dev 0.245
 Q1 1.056
 Q3 1.418
 IQR 0.362
 Max ECF 1.962
 Min ECF 0.875

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
TRI-LEVEL	1.274	1.274	1.274	1.274	1.274	1.274
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.966	0.966	0.966	0.966	0.966	0.966
LG TWO STORY	1.274	1.274	1.274	1.274	1.274	1.274
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$278,300	44.53	\$650,142	\$425,444	\$199,556	\$248,560	0.803	1,853	\$107.69	06000	80.2849	RANCH	\$424,269		RESIDENTIAL	401	70
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Neighborhood 7-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-03-154-004	1534 GROTON RD SE	08/08/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$183,300	41.67	\$463,944	\$178,370	\$261,530	\$216,180	1.210	1,460	\$179.13	07000	17.0629	MED. TWO STORY	\$178,370		RESIDENTIAL	401	70	
41-18-03-154-007	2450 RICHARDS DR SE	06/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$135,200	38.63	\$341,419	\$146,926	\$203,074	\$147,232	1.379	1,070	\$189.79	07000	0.1125	MED. TWO STORY	\$144,247		RESIDENTIAL	401	70	
41-18-03-154-008	2454 RICHARDS DR SE	09/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$220,300	38.31	\$490,437	\$149,459	\$425,541	\$258,121	1.649	1,933	\$220.15	07000	26.8203	MED. TWO STORY	\$144,247		RESIDENTIAL	401	70	
41-18-03-180-008	2550 RICHARDS DR SE	07/20/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,500	41.41	\$341,945	\$144,247	\$175,753	\$148,869	1.181	1,095	\$160.51	07000	19.9819	RANCH	\$144,247		RESIDENTIAL	401	70	
41-18-03-180-025	2609 ALBERT DR SE	07/23/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$225,400	38.86	\$507,527	\$150,996	\$429,004	\$269,895	1.590	1,803	\$237.94	07000	20.9116	MED. TWO STORY	\$144,247		RESIDENTIAL	401	70	
41-18-03-181-010	2722 RICHARDS DR SE	11/13/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$122,200	33.94	\$318,424	\$147,132	\$212,868	\$128,985	1.650	914	\$232.90	07000	26.9925	RANCH	\$147,132		RESIDENTIAL	401	70	
41-18-03-182-001	2524 ALBERT DR SE	12/02/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$179,100	59.70	\$400,839	\$176,030	\$123,970	\$170,181	0.728	1,323	\$93.70	07000	65.1947	MED. TWO STORY	\$176,030		RESIDENTIAL	401	70	
41-18-04-277-010	2246 ESTELLE DR SE	03/11/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$162,600	39.66	\$357,626	\$151,521	\$258,479	\$156,022	1.657	1,070	\$241.57	07000	27.6276	MED. TWO STORY	\$150,697		RESIDENTIAL	401	70	
Totals:			\$3,334,900			\$3,334,900	\$1,360,600		\$3,222,161		\$2,090,219	\$1,495,485			\$194.46		1.7280							
								Sale. Ratio =>	40.80					E.C.F. =>	1.398	Std. Deviation=>		0.32926941						
								Std. Dev. =>	7.72					Ave. E.C.F. =>	1.380	Ave. Variance=>		25.5880	Coefficient of Var=>		18.53655777			

Neighborhood 8-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-377-012	133 REXFORD DR SE	12/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$208,900	43.52	\$474,527	\$260,451	\$219,549	\$216,020	1.016	1,410	\$155.71	08000	4.7819	RANCH	\$259,440		RESIDENTIAL	401	72
41-14-27-378-013	230 REXFORD DR SE	11/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$340,300	59.18	\$622,823	\$278,905	\$296,095	\$272,087	1.088	1,628	\$181.88	08000	2.4082	TWO STORY	\$278,905		RESIDENTIAL	401	63
41-14-27-382-023	252 HODENPYL DR SE	09/27/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$177,000	38.27	\$467,163	\$267,708	\$194,792	\$201,266	0.968	1,489	\$130.82	08000	9.6323	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	35.76	\$467,163	\$267,708	\$227,292	\$201,266	1.129	1,489	\$152.65	08000	6.5155	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	03/17/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$202,100	37.78	\$467,163	\$267,708	\$267,292	\$201,266	1.328	1,489	\$179.51	08000	26.3896	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-382-030	345 PIONEER CLUB RD SE	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$563,371	\$322,661	\$157,339	\$242,896	0.648	1,670	\$94.21	08000	41.6392	RANCH	\$318,229		RESIDENTIAL	401	70
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,717,319	\$763,339	\$1,211,661	\$792,342	1.529	4,884	\$248.09	08000	46.5060	LG TWO STORY	\$734,195		RESIDENTIAL	401	70
41-14-27-453-018	302 LAKEWOOD DR SE	12/02/24	\$446,200	WD	03-ARM'S LENGTH	\$446,200	\$308,100	69.05	\$674,086	\$461,216	(\$15,016)	\$214,803	(0.070)	1,696	(\$8.85)	08000	113.4061	RANCH	\$460,224		RESIDENTIAL	401	70
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$596,579	\$209,124	\$440,776	\$306,531	1.438	2,076	\$212.32	08000	37.3795	TWO STORY	\$209,124		RESIDENTIAL	401	70
41-14-27-481-030	305 ARLINGTON DR SE	03/03/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$442,700	32.79	\$1,223,771	\$471,643	\$878,357	\$624,691	1.406	3,169	\$277.17	08000	34.1912	LG TWO STORY	\$471,643		RESIDENTIAL	401	70
41-14-27-482-003	305 KINGSWOOD ROAD SE	02/29/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$193,100	37.13	\$532,935	\$192,472	\$327,528	\$343,555	0.953	2,150	\$152.34	08000	11.0805	RANCH	\$190,793		RESIDENTIAL	401	70
41-14-27-482-026	340 ARLINGTON DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,254,295	\$607,696	\$717,304	\$537,042	1.336	3,528	\$203.32	08000	27.1501	LG TWO STORY	\$593,337		RESIDENTIAL	401	76
Totals:			\$9,293,600			\$9,293,600	\$3,689,900		\$9,061,195		\$4,922,969	\$4,153,767			\$164.93		12.1027						
								Sale. Ratio =>	39.70			E.C.F. =>	1.185	Std. Deviation=>		0.4373894							
								Std. Dev. =>	11.00			Ave. E.C.F. =>	1.064	Ave. Variance=>		30.0900	Coefficient of Var=>		28.27596378				

Neighborhood 8-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,717,319	\$763,339	\$1,211,661	\$792,342	1.529	4,884	\$248.09	08000	10.5569	LG TWO STORY	\$734,195		RESIDENTIAL	401	70
41-14-27-481-030	305 ARLINGTON DR SE	03/03/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$442,700	32.79	\$1,223,771	\$471,643	\$878,357	\$624,691	1.406	3,169	\$277.17	08000	1.7579	LG TWO STORY	\$471,643		RESIDENTIAL	401	70
41-14-27-482-026	340 ARLINGTON DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,254,295	\$607,696	\$717,304	\$537,042	1.336	3,528	\$203.32	08000	8.7989	LG TWO STORY	\$593,337		RESIDENTIAL	401	76
Totals:						\$4,650,000	\$1,638,100		\$4,195,385	\$2,807,322	\$1,954,076				\$242.86		1.3004						
						Sale. Ratio =>	35.23		E.C.F. =>	1.437	Std. Deviation=>	0.0979691											
						Std. Dev. =>	2.15		Ave. E.C.F. =>	1.424	Ave. Variance=>	7.0379	Coefficient of Var=>	4.943583388									

Only 3 sales, reviewed all the sales in neighborhood 8

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-482-026	340 ARLINGTON DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,254,295	\$607,696	\$717,304	\$537,042	1.336	3,528	\$203.32	08000	20.6347	LG TWO STORY	\$593,337		RESIDENTIAL	401	76
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$596,579	\$209,124	\$440,776	\$306,531	1.438	2,076	\$212.32	08000	42.1614	TWO STORY	\$209,124		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	09/27/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$177,000	38.27	\$467,163	\$267,708	\$194,792	\$201,266	0.968	1,489	\$130.82	08000	25.1368	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	35.76	\$467,163	\$267,708	\$227,292	\$201,266	1.129	1,489	\$152.65	08000	8.9891	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-482-003	305 KINGSWOOD ROAD S	02/29/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$193,100	37.13	\$532,935	\$192,472	\$327,528	\$343,555	0.953	2,150	\$152.34	08000	45.2717	RANCH	\$190,793		RESIDENTIAL	401	70
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,717,319	\$763,339	\$1,211,661	\$792,342	1.529	4,884	\$248.09	08000	31.0014	LG TWO STORY	\$734,195		RESIDENTIAL	401	70
41-14-27-378-013	230 REXFORD DR SE	11/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$340,300	59.18	\$622,823	\$278,905	\$296,095	\$272,087	1.088	1,628	\$181.88	08000	108.8236	TWO STORY	\$278,905		RESIDENTIAL	401	63
41-14-27-377-012	133 REXFORD DR SE	12/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$208,900	43.52	\$474,527	\$260,451	\$219,549	\$216,020	1.016	1,410	\$155.71	08000	101.6336	RANCH	\$259,440		RESIDENTIAL	401	72
41-14-27-481-030	305 ARLINGTON DR SE	03/03/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$442,700	32.79	\$1,223,771	\$471,643	\$878,357	\$624,691	1.406	3,169	\$277.17	08000	140.6066	LG TWO STORY	\$471,643		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	03/17/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$202,100	37.78	\$467,163	\$267,708	\$267,292	\$201,266	1.328	1,489	\$179.51	08000	132.8051	RANCH	\$267,708		RESIDENTIAL	401	70
Totals:						\$8,367,400	\$3,164,700		\$7,823,738	\$4,780,646	\$3,696,068				\$189.38		7.4241						
						Sale. Ratio =>	37.82		E.C.F. =>	1.293	Std. Deviation=>	0.2120111											
						Std. Dev. =>	7.54		Ave. E.C.F. =>	1.219	Ave. Variance=>	65.7064	Coefficient of Var=>	53.89304884									

2025 ECF 1.204 Original ECF 1.185
 2026 ECF 1.293 Original Std Dev 0.437
 Q1 0.957
 Q3 1.388
 IQR 0.431
 Max ECF 2.036
 Min ECF 0.741

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.293	1.293	1.293	1.293	1.293	1.293
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BT LEVEL	1.185	1.185	1.185	1.185	1.185	1.185
TRI LEVEL	1.185	1.185	1.185	1.185	1.185	1.185
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.991	0.991	0.991	0.991	0.991	0.991
LG TWO STORY	1.293	1.293	1.293	1.293	1.293	1.293
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-27-453-018	302 LAKEWOOD DR SE	12/02/24	\$446,200	WD	03-ARM'S LENGTH	\$446,200	\$308,100	69.05	\$674,086	\$461,216	(\$15,016)	\$214,803	(0.070)	1,696	(\$8.85)	08000	128.9106	RANCH	\$460,224		RESIDENTIAL	401	70
41-14-27-382-030	345 PIONEER CLUB RD SE	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$563,371	\$322,661	\$157,339	\$242,896	0.648	1,670	\$94.21	08000	57.1437	RANCH	\$318,229		RESIDENTIAL	401	70

Neighborhood 8-Ranch

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-382-030	345 PIONEER CLUB RD SE	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$563,371	\$322,661	\$157,339	\$242,896	0.648	1,670	\$94.21	08000	36.8573	RANCH	\$318,229		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	09/27/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$177,000	38.27	\$467,163	\$267,708	\$194,792	\$201,266	0.968	1,489	\$130.82	08000	3.9275	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	35.76	\$467,163	\$267,708	\$227,292	\$201,266	1.129	1,489	\$152.65	08000	12.2203	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-482-003	305 KINGSWOOD ROAD SE	02/29/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$193,100	37.13	\$532,935	\$192,472	\$327,528	\$343,555	0.953	2,150	\$152.34	08000	95.3350	RANCH	\$190,793		RESIDENTIAL	401	70
41-14-27-377-012	133 REXFORD DR SE	12/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$208,900	43.52	\$474,527	\$260,451	\$219,549	\$216,020	1.016	1,410	\$155.71	08000	101.6336	RANCH	\$259,440		RESIDENTIAL	401	72
41-14-27-382-023	252 HODENPYL DR SE	03/17/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$202,100	37.78	\$467,163	\$267,708	\$267,292	\$201,266	1.328	1,489	\$179.51	08000	132.8051	RANCH	\$267,708		RESIDENTIAL	401	70
Totals:						\$2,972,500	\$1,175,200		\$2,972,322		\$1,393,792	\$1,406,270			\$144.21		1.5980						
						Sale. Ratio =>		39.54					E.C.F. =>	0.991		Std. Deviation=>	0.22431419						
						Std. Dev. =>		3.82					Ave. E.C.F. =>	1.007		Ave. Variance=>	63.7964	Coefficient of Var=>	63.3462631				

2025 ECF 0.991 Original ECF 0.851
 2026 ECF 0.991 Original Std Dev 0.455
 Q1 0.648
 Q3 1.129
 IQR 0.482
 Max ECF 1.852
 Min ECF 0.407

Neighborhood Code: 08000 Unit: 44 - CITY OF EAST GRAND RAPIDS
 Neighborhood Descriptor: NHD 8 NORTH OF LAKES
 Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.293	1.293	1.293	1.293	1.293	1.293
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.185	1.185	1.185	1.185	1.185	1.185
TRI-LEVEL	1.185	1.185	1.185	1.185	1.185	1.185
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.991	0.991	0.991	0.991	0.991	0.991
LG TWO STORY	1.293	1.293	1.293	1.293	1.293	1.293
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-27-453-018	302 LAKEWOOD DR SE	12/02/24	\$446,200	WD	03-ARM'S LENGTH	\$446,200	\$308,100	69.05	\$674,086	\$461,216	(\$15,016)	\$214,803	(0.070)	1,696	(\$8.85)	08000	107.7012	RANCH	\$460,224		RESIDENTIAL	401	70
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Neighborhood 8-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-378-013	230 REXFORD DR SE	11/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$340,300	59.18	\$622,823	\$278,905	\$296,095	\$272,087	1.088	1,628	\$181.88	08000	17.4857	TWO STORY	\$278,905		RESIDENTIAL	401	63
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$596,579	\$209,124	\$440,776	\$306,531	1.438	2,076	\$212.32	08000	17.4857	TWO STORY	\$209,124		RESIDENTIAL	401	70
Totals:			\$1,224,900			\$1,224,900	\$568,500		\$1,219,402	\$736,871	\$578,618			\$197.10		0.24728483	1.0409						
							Sale. Ratio =>	46.41				E.C.F. =>	1.274		Std. Deviation=>	0.24728483							
							Std. Dev. =>	17.02				Ave. E.C.F. =>	1.263		Ave. Variance=>	17.4857	Coefficient of Var=>	13.84353793					

Only 2 sales, reviewed all the sales in neighborhood 8

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-482-026	340 ARLINGTON DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,254,295	\$607,696	\$717,304	\$537,042	1.336	3,528	\$203.32	08000	20.6347	LG TWO STORY	\$593,337		RESIDENTIAL	401	76
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$596,579	\$209,124	\$440,776	\$306,531	1.438	2,076	\$212.32	08000	42.1614	TWO STORY	\$209,124		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	09/27/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$177,000	38.27	\$467,163	\$267,708	\$194,792	\$201,266	0.968	1,489	\$130.82	08000	25.1368	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	35.76	\$467,163	\$267,708	\$227,292	\$201,266	1.129	1,489	\$152.65	08000	8.9891	RANCH	\$267,708		RESIDENTIAL	401	70
41-14-27-482-003	305 KINGSWOOD ROAD	02/29/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$193,100	37.13	\$532,935	\$192,472	\$327,528	\$343,555	0.953	2,150	\$152.34	08000	45.2717	RANCH	\$190,793		RESIDENTIAL	401	70
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,717,319	\$763,339	\$1,211,661	\$792,342	1.529	4,884	\$248.09	08000	31.0014	LG TWO STORY	\$734,195		RESIDENTIAL	401	70
41-14-27-378-013	230 REXFORD DR SE	11/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$340,300	59.18	\$622,823	\$278,905	\$296,095	\$272,087	1.088	1,628	\$181.88	08000	108.8236	TWO STORY	\$278,905		RESIDENTIAL	401	63
41-14-27-377-012	133 REXFORD DR SE	12/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$208,900	43.52	\$474,527	\$260,451	\$219,549	\$216,020	1.016	1,410	\$155.71	08000	101.6336	RANCH	\$259,440		RESIDENTIAL	401	72
41-14-27-481-030	305 ARLINGTON DR SE	03/03/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$442,700	32.79	\$1,223,771	\$471,643	\$878,357	\$624,691	1.406	3,169	\$277.17	08000	140.6066	LG TWO STORY	\$471,643		RESIDENTIAL	401	70
41-14-27-382-023	252 HODENPYL DR SE	03/17/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$202,100	37.78	\$467,163	\$267,708	\$267,292	\$201,266	1.328	1,489	\$179.51	08000	132.8051	RANCH	\$267,708		RESIDENTIAL	401	70
Totals:			\$8,367,400			\$8,367,400	\$3,164,700		\$7,823,738	\$4,780,646	\$3,696,068			\$189.38		0.21201107	7.4241						
							Sale. Ratio =>	37.82				E.C.F. =>	1.293		Std. Deviation=>	0.21201107							
							Std. Dev. =>	7.54				Ave. E.C.F. =>	1.219		Ave. Variance=>	65.7064	Coefficient of Var=>	53.89304884					

2025 ECF	1.264	Original ECF	1.185
2026 ECF	1.293	Original Std Dev	0.437
		Q1	0.957
		Q3	1.388
		IQR	0.431
		Max ECF	2.036
		Min ECF	0.741

Neighborhood Code: 08000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NBHD 8 NORTH OF LAKES

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.293	1.293	1.293	1.293	1.293	1.293
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BS LEVEL	1.185	1.185	1.185	1.185	1.185	1.185
TRU LEVEL	1.185	1.185	1.185	1.185	1.185	1.185
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	0.991	0.991	0.991	0.991	0.991	0.991
LG TWO STORY	1.293	1.293	1.293	1.293	1.293	1.293
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-27-453-018	302 LAKEWOOD DR SE	12/02/24	\$446,200	WD	03-ARM'S LENGTH	\$446,200	\$308,100	69.05	\$674,086	\$461,216	(\$15,016)	\$214,803	(0.070)	1,696	(\$8.85)	08000	128.9106	RANCH	\$460,224		RESIDENTIAL	401	70
41-14-27-382-030	345 PIONEER CLUB RD S	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$563,371	\$322,661	\$157,339	\$242,896	0.648	1,670	\$94.21	08000	57.1437	RANCH	\$318,229		RESIDENTIAL	401	70

Neighborhood 9-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-381-003	2646 REEDS LAKE BLVD SE	10/15/24	\$1,095,000	WD	03-ARM'S LENGTH	\$1,095,000	\$609,800	55.69	\$1,303,039	\$562,761	\$532,239	\$511,242	1.041	3,413	\$155.94	09000	38.1125	LG TWO STORY	\$559,799		RESIDENTIAL	401	70
41-14-34-202-002	2863 REEDS LAKE BLVD SE	10/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$406,900	43.99	\$949,750	\$389,041	\$535,959	\$353,314	1.517	2,595	\$206.54	09000	9.4752	TWO STORY	\$389,041		RESIDENTIAL	401	63
41-14-34-202-012	421 MANHATTAN RD SE	11/15/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$565,000	26.90	\$1,630,932	\$478,357	\$1,621,643	\$795,977	2.037	3,566	\$454.75	09000	61.5102	LG TWO STORY	\$435,685		RESIDENTIAL	401	92
41-14-34-204-013	2905 PIONEER CLUB RD SE	04/09/24	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$233,100	25.48	\$546,886	\$229,209	\$685,791	\$265,173	2.586	1,551	\$442.16	09000	116.4008	RANCH	\$227,961		RESIDENTIAL	401	70
41-14-34-204-014	2909 PIONEER CLUB RD SE	02/13/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$216,500	61.86	\$505,542	\$237,401	\$112,599	\$223,824	0.503	1,267	\$88.87	09000	91.9127	RANCH	\$237,401		RESIDENTIAL	401	70
41-14-34-204-020	523 MANHATTAN RD SE	11/26/24	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$346,000	46.44	\$820,867	\$358,541	\$386,459	\$291,321	1.327	2,029	\$190.47	09000	9.5621	TWO STORY	\$348,247		RESIDENTIAL	401	70
41-14-34-251-009	675 MANHATTAN RD SE	03/31/25	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$939,900	49.47	\$1,967,948	\$405,947	\$1,494,053	\$1,078,730	1.385	4,134	\$361.41	09000	3.7185	LG TWO STORY	\$405,947		RESIDENTIAL	401	82
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$623,300	26.52	\$1,801,567	\$834,313	\$1,515,687	\$807,391	1.877	3,683	\$411.54	09000	45.5070	RANCH	\$824,172		RESIDENTIAL	401	70
41-14-34-277-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$532,000	31.67	\$1,467,730	\$469,338	\$1,210,662	\$689,497	1.756	3,287	\$368.32	09000	33.3666	LG TWO STORY	\$448,306		RESIDENTIAL	401	70
41-14-34-302-022	939 BELLCLAIRE AVE SE	05/15/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$304,100	41.66	\$851,758	\$194,513	\$535,487	\$414,143	1.293	2,234	\$239.70	09000	12.9196	TWO STORY	\$193,879		RESIDENTIAL	401	70
41-14-34-327-013	942 BELLCLAIRE AVE SE	11/16/23	\$866,000	WD	03-ARM'S LENGTH	\$866,000	\$326,300	37.68	\$891,698	\$406,986	\$459,014	\$404,601	1.134	2,816	\$163.00	09000	28.7711	RANCH	\$401,639		RESIDENTIAL	401	70
41-14-34-327-033	904 BELLCLAIRE AVE SE	05/02/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$309,300	37.27	\$856,684	\$308,105	\$521,795	\$345,670	1.510	2,557	\$204.07	09000	8.7319	TWO STORY	\$305,027		RESIDENTIAL	401	70
41-14-34-328-006	964 PRINCETON BLVD SE	12/14/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$339,600	43.26	\$945,764	\$313,514	\$471,486	\$398,393	1.183	2,179	\$216.38	09000	23.8727	TWO STORY	\$313,514		RESIDENTIAL	401	70
41-14-34-328-008	974 PRINCETON BLVD SE	06/30/23	\$744,000	WD	03-ARM'S LENGTH	\$744,000	\$316,300	42.51	\$888,803	\$316,271	\$427,729	\$360,764	1.186	2,458	\$174.02	09000	23.6576	TWO STORY	\$313,514		RESIDENTIAL	401	70
41-14-34-379-003	2730 BONNELL AVE SE	02/05/25	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$686,500	45.77	\$1,496,694	\$501,113	\$998,887	\$687,556	1.453	3,790	\$263.56	09000	3.0612	LG TWO STORY	\$494,664		RESIDENTIAL	401	70
41-14-34-428-015	3163 BONNELL AVE SE	10/31/23	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$390,000	40.84	\$1,082,546	\$616,348	\$338,652	\$389,147	0.870	2,845	\$119.03	09000	55.1954	RANCH	\$607,828		RESIDENTIAL	401	70
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$373,000	33.91	\$1,002,000	\$463,197	\$636,803	\$449,752	1.416	2,906	\$219.13	09000	0.6299	RANCH	\$455,007		RESIDENTIAL	401	70
41-14-34-451-013	2861 WOODCLIFF CIR SE	05/22/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$305,400	41.84	\$829,942	\$420,753	\$309,247	\$341,560	0.905	2,555	\$121.04	09000	51.6801	RANCH	\$418,784		RESIDENTIAL	401	70
41-14-34-476-024	1151 IDEMA DR SE	05/26/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$150,500	33.37	\$433,219	\$154,191	\$296,809	\$175,821	1.688	1,457	\$203.71	09000	26.5935	TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-34-476-026	1155 IDEMA DR SE	06/28/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,800	36.24	\$510,043	\$135,287	\$454,713	\$236,141	1.926	1,550	\$293.36	09000	50.3402	TWO STORY	\$131,594		RESIDENTIAL	401	70
41-14-34-476-027	3007 WOODCLIFF CIR SE	05/23/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$355,500	39.07	\$1,002,367	\$373,904	\$536,096	\$396,007	1.354	2,502	\$214.27	09000	6.8442	TWO STORY	\$373,039		RESIDENTIAL	401	70
41-14-34-477-005	1094 IDEMA DR SE	07/31/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$342,200	39.11	\$994,597	\$271,906	\$603,094	\$558,494	1.080	2,604	\$231.60	09000	34.2338	TRI-LEVEL	\$256,364		RESIDENTIAL	401	87
41-14-34-477-023	3101 HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,400	32.50	\$520,746	\$210,307	\$424,693	\$259,131	1.639	1,885	\$225.30	09000	21.6716	RANCH	\$208,903		RESIDENTIAL	401	70
41-14-34-477-035	1114 IDEMA DR SE	08/23/24	\$1,083,000	WD	03-ARM'S LENGTH	\$1,083,000	\$488,500	45.11	\$1,137,877	\$413,824	\$669,176	\$456,240	1.467	2,798	\$239.16	09000	4.4523	TWO STORY	\$413,215		RESIDENTIAL	401	70
Totals:			\$24,843,900			\$24,843,900	\$9,579,900		\$24,438,999		\$15,778,773	\$10,889,888			\$241.97		2.6742						
							Sale. Ratio =>	38.56				E.C.F. =>	1.449		Std. Deviation=>	0.43483977							
							Std. Dev. =>	8.73				Ave. E.C.F. =>	1.422		Ave. Variance=>	31.7592	Coefficient of Var=>	22.33108814					

Neighborhood 9-2 Story; Bi-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
							Sale. Ratio =>	0.00					E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000	Coefficient of Var=>	0				

No sales, reviewed all sales in neighborhood 9

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in	Land Table	roperty Clas	Building Depr.
41-14-34-276-0073103	MANHATTAN	04/24/23	\$2,350,000	WD	03-ARM'S LENGI	\$2,350,000	\$623,300	26.52	\$1,801,567	\$834,313	\$1,515,687	\$807,391	1.877	3,683	\$411.54	09000	42.4458	RANCH	\$824,172		RESIDENTIAL	401	70
41-14-34-428-0113175	BONNELL AV	05/01/23	\$1,100,000	WD	03-ARM'S LENGI	\$1,100,000	\$373,000	33.91	\$1,002,000	\$463,197	\$636,803	\$449,752	1.416	2,906	\$219.13	09000	117.0307	RANCH	\$455,007		RESIDENTIAL	401	70
41-14-34-327-031904	BELLCLAIRE #	05/02/23	\$829,900	WD	03-ARM'S LENGI	\$829,900	\$309,300	37.27	\$856,684	\$308,105	\$521,795	\$345,670	1.510	2,557	\$204.07	09000	0.7433	TWO STORY	\$305,027		RESIDENTIAL	401	70
41-14-34-302-021939	BELLCLAIRE #	05/15/23	\$730,000	WD	03-ARM'S LENGI	\$730,000	\$304,100	41.66	\$851,758	\$194,513	\$535,487	\$414,143	1.293	2,234	\$239.70	09000	78.9930	TWO STORY	\$193,879		RESIDENTIAL	401	70
41-14-34-451-0112861	WOODCLIFF	05/22/23	\$730,000	WD	03-ARM'S LENGI	\$730,000	\$305,400	41.84	\$829,942	\$420,753	\$309,247	\$341,560	0.905	2,555	\$121.04	09000	102.0203	RANCH	\$418,784		RESIDENTIAL	401	70
41-14-34-476-0213007	WOODCLIFF	05/23/23	\$910,000	WD	03-ARM'S LENGI	\$910,000	\$355,500	39.07	\$1,002,367	\$373,904	\$536,096	\$396,007	1.354	2,502	\$214.27	09000	123.2450	TWO STORY	\$373,039		RESIDENTIAL	401	70
41-14-34-476-0211151	IDEMA DR SI	05/26/23	\$451,000	WD	03-ARM'S LENGI	\$451,000	\$150,500	33.37	\$433,219	\$154,191	\$296,809	\$175,821	1.688	1,457	\$203.71	09000	22.1412	TWO STORY	\$150,661		RESIDENTIAL	401	70
41-14-34-277-001636	MANHATTAN I	06/29/23	\$1,680,000	WD	03-ARM'S LENGI	\$1,680,000	\$532,000	31.67	\$1,467,730	\$469,338	\$1,210,662	\$689,497	1.756	3,287	\$368.32	09000	175.5862	LG TWO STORY	\$448,306		RESIDENTIAL	401	70
41-14-34-328-001974	PRINCETON E	06/30/23	\$744,000	WD	03-ARM'S LENGI	\$744,000	\$316,300	42.51	\$888,803	\$316,271	\$427,729	\$360,764	1.186	2,458	\$174.02	09000	19.9390	TWO STORY	\$313,514		RESIDENTIAL	401	70
41-14-34-477-0011094	IDEMA DR SI	07/31/23	\$875,000	WD	03-ARM'S LENGI	\$875,000	\$342,200	39.11	\$994,597	\$271,906	\$603,094	\$558,494	1.080	2,604	\$213.60	09000	38.6861	TRI-LEVEL	\$256,364		RESIDENTIAL	401	87
41-14-34-428-0113163	BONNELL AV	10/31/23	\$955,000	WD	03-ARM'S LENGI	\$955,000	\$390,000	40.84	\$1,082,546	\$616,348	\$338,652	\$389,147	0.870	2,845	\$119.03	09000	76.8670	RANCH	\$607,828		RESIDENTIAL	401	70
41-14-34-202-011421	MANHATTAN I	11/15/23	\$2,100,000	WD	03-ARM'S LENGI	\$2,100,000	\$565,000	26.90	\$1,630,932	\$478,357	\$1,621,643	\$795,977	2.037	3,566	\$454.75	09000	203.7298	LG TWO STORY	\$435,685		RESIDENTIAL	401	92
41-14-34-327-011942	BELLCLAIRE #	11/16/23	\$866,000	WD	03-ARM'S LENGI	\$866,000	\$326,300	37.68	\$891,698	\$406,986	\$459,014	\$404,601	1.134	2,816	\$163.00	09000	113.4486	RANCH	\$401,639		RESIDENTIAL	401	70
41-14-34-328-001964	PRINCETON E	12/14/23	\$785,000	WD	03-ARM'S LENGI	\$785,000	\$339,600	43.26	\$945,764	\$313,514	\$471,486	\$398,393	1.183	2,179	\$216.38	09000	118.3469	TWO STORY	\$313,514		RESIDENTIAL	401	70
41-14-34-204-0112905	PIONEER CL	04/09/24	\$915,000	WD	03-ARM'S LENGI	\$915,000	\$233,100	25.48	\$546,886	\$229,209	\$685,791	\$265,173	2.586	1,551	\$442.16	09000	125.9629	RANCH	\$227,961		RESIDENTIAL	401	70
41-14-34-477-0213101	HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S LENGI	\$635,000	\$206,400	32.50	\$520,746	\$210,307	\$424,693	\$259,131	1.639	1,885	\$225.30	09000	113.5842	RANCH	\$208,903		RESIDENTIAL	401	70
41-14-34-476-0211155	IDEMA DR SI	06/28/24	\$590,000	WD	03-ARM'S LENGI	\$590,000	\$213,800	36.24	\$510,043	\$135,287	\$454,713	\$236,141	1.926	1,550	\$293.36	09000	50.3402	TWO STORY	\$131,594		RESIDENTIAL	401	70
41-14-34-477-0311114	IDEMA DR SI	08/23/24	\$1,083,000	WD	03-ARM'S LENGI	\$1,083,000	\$488,500	45.11	\$1,137,877	\$413,824	\$669,176	\$456,240	1.467	2,798	\$239.16	09000	14.0143	TWO STORY	\$413,215		RESIDENTIAL	401	70
41-14-27-381-0012646	REEDS LAKE	10/15/24	\$1,095,000	WD	03-ARM'S LENGI	\$1,095,000	\$609,800	55.69	\$1,303,039	\$562,761	\$532,239	\$511,242	1.041	3,413	\$155.94	09000	104.1071	LG TWO STORY	\$559,799		RESIDENTIAL	401	70
41-14-34-202-0012863	REEDS LAKE	10/18/24	\$925,000	WD	03-ARM'S LENGI	\$925,000	\$406,900	43.99	\$949,750	\$389,041	\$535,959	\$353,314	1.517	2,595	\$206.54	09000	151.6949	TWO STORY	\$389,041		RESIDENTIAL	401	63
41-14-34-204-021523	MANHATTAN I	11/26/24	\$745,000	WD	03-ARM'S LENGI	\$745,000	\$346,000	46.44	\$820,867	\$358,541	\$386,459	\$291,321	1.327	2,029	\$190.47	09000	132.6576	TWO STORY	\$348,247		RESIDENTIAL	401	70
41-14-34-379-0012730	BONNELL AV	02/05/25	\$1,500,000	WD	03-ARM'S LENGI	\$1,500,000	\$686,500	45.77	\$1,496,694	\$501,113	\$998,887	\$687,556	1.453	3,790	\$263.56	09000	145.2808	LG TWO STORY	\$494,664		RESIDENTIAL	401	70
41-14-34-204-0112909	PIONEER CL	02/13/25	\$350,000	WD	03-ARM'S LENGI	\$350,000	\$216,500	61.86	\$505,542	\$237,401	\$112,599	\$223,824	0.503	1,267	\$88.87	09000	91.9127	RANCH	\$237,401		RESIDENTIAL	401	70
41-14-34-251-001675	MANHATTAN I	03/31/25	\$1,900,000	PTA	03-ARM'S LENGI	\$1,900,000	\$939,900	49.47	\$1,967,948	\$405,947	\$1,494,053	\$1,078,730	1.385	4,134	\$361.41	09000	138.5011	LG TWO STORY	\$405,947		RESIDENTIAL	401	82
Totals:			\$24,843,900			\$24,843,900	\$9,579,900		\$24,438,999		\$15,778,773	\$10,889,888			\$241.97		2.6742						
							Sale. Ratio =>	38.56					E.C.F. =>	1.449		Std. Deviation=>	0.43484						
							Std. Dev. =>	8.73					Ave. E.C.F. =>	1.422		Ave. Variance=>	95.8866	Coefficient of Var=>	67.42149687				

2025 ECF 1.294 Original ECF 1.449
 2026 ECF 1.449 Original Std Dev 0.434
 Q1 1.147
 Q3 1.676
 IQR 0.529
 Max ECF 2.469
 Min ECF 0.882

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
TRI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.320	1.320	1.320	1.320	1.320	1.320
LG TWO STORY	1.428	1.428	1.428	1.428	1.428	1.428
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Neighborhood 9-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-34-277-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$532,000	31.67	\$1,467,730	\$469,338	\$1,210,662	\$689,497	1.756	3,287	\$368.32	09000	175.5862	LG TWO STORY	\$448,306		RESIDENTIAL	401	70	
41-14-27-381-003	2646 REEDS LAKE BLVD SE	10/15/24	\$1,095,000	WD	03-ARM'S LENGTH	\$1,095,000	\$609,800	55.69	\$1,303,039	\$562,761	\$532,239	\$511,242	1.041	3,413	\$155.94	09000	104.1071	LG TWO STORY	\$559,799		RESIDENTIAL	401	70	
41-14-34-379-003	2730 BONNELL AVE SE	02/05/25	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$686,500	45.77	\$1,496,694	\$501,113	\$998,887	\$687,556	1.453	3,790	\$263.56	09000	2.5169	LG TWO STORY	\$494,664		RESIDENTIAL	401	70	
41-14-34-251-009	675 MANHATTAN RD SE	03/31/25	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$939,900	49.47	\$1,967,948	\$405,947	\$1,494,053	\$1,078,730	1.385	4,134	\$361.41	09000	138.5011	LG TWO STORY	\$405,947		RESIDENTIAL	401	82	
Totals:			\$6,175,000			\$6,175,000	\$2,768,200		\$6,235,411		\$4,235,841	\$2,967,025			\$287.31		1.8951							
								Sale. Ratio =>	44.83					E.C.F. =>	1.428	Std. Deviation=>		0.29335935						
								Std. Dev. =>	10.18					Ave. E.C.F. =>	1.409	Ave. Variance=>		105.1778	Coefficient of Var=>		74.66367563			

2025 ECF 1.448 Original ECF 1.557
 2026 ECF 1.428 Original Std Dev 0.379
 Q1 1.127
 Q3 1.680
 IQR 0.553
 Max ECF 2.510
 Min ECF 0.851

Neighborhood Code: 09000 Unit: 44 - CITY OF EAST GRAND RAPIDS
 Neighborhood Description: NEHD 9 NEAR LAKES
 Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.475	1.475	1.475	1.475	1.475	1.475
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
TRI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.320	1.320	1.320	1.320	1.320	1.320
LG TWO STORY	1.428	1.428	1.428	1.428	1.428	1.428
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-34-202-012	421 MANHATTAN RD SE	11/15/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$565,000	26.90	\$1,630,932	\$478,357	\$1,621,643	\$795,977	2.037	3,566	\$454.75	09000	62.8610	LG TWO STORY	\$435,685		RESIDENTIAL	401	92
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Neighborhood 9-Ranch

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$623,300	26.52	\$1,801,567	\$834,313	\$1,515,687	\$807,391	1.877	3,683	\$411.54	09000	55.6863	RANCH	\$824,172		RESIDENTIAL	401	70	
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$373,000	33.91	\$1,002,000	\$463,197	\$636,803	\$449,752	1.416	2,906	\$219.13	09000	91.2828	RANCH	\$455,007		RESIDENTIAL	401	70	
41-14-34-451-013	2861 WOODCLIFF CIR SE	05/22/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$305,400	41.84	\$829,942	\$420,753	\$309,247	\$341,560	0.905	2,555	\$121.04	09000	40.2326	RANCH	\$418,784		RESIDENTIAL	401	70	
41-14-34-428-015	3163 BONNELL AVE SE	10/31/23	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$390,000	40.84	\$1,082,546	\$616,348	\$338,652	\$389,147	0.870	2,845	\$119.03	09000	32.1939	RANCH	\$607,828		RESIDENTIAL	401	70	
41-14-34-327-013	942 BELLCLAIRE AVE SE	11/16/23	\$866,000	WD	03-ARM'S LENGTH	\$866,000	\$326,300	37.68	\$891,698	\$406,986	\$459,014	\$404,601	1.134	2,816	\$163.00	09000	113.4486	RANCH	\$401,639		RESIDENTIAL	401	70	
41-14-34-477-023	3101 HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,400	32.50	\$520,746	\$210,307	\$424,693	\$259,131	1.639	1,885	\$225.30	09000	31.8509	RANCH	\$208,903		RESIDENTIAL	401	70	
41-14-34-204-014	2909 PIONEER CLUB RD SE	02/13/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$216,500	61.86	\$505,542	\$237,401	\$112,599	\$223,824	0.503	1,267	\$88.87	09000	50.3070	RANCH	\$237,401		RESIDENTIAL	401	70	
Totals:			\$6,986,000			\$6,986,000	\$2,440,900		\$6,634,041		\$3,796,695	\$2,875,406			\$192.56		12.8222							
								Sale. Ratio =>	34.94					E.C.F. =>	1.320	Std. Deviation=>		0.48011338						
								Std. Dev. =>	11.25					Ave. E.C.F. =>	1.192	Ave. Variance=>		59.2860	Coefficient of Var=>		49.72901652			

2025 ECF	1.198	Original ECF	1.427
2026 ECF	1.320	Original Std Dev	0.663
		Q1	0.870
		Q3	1.639
		IQR	0.769
		Max ECF	2.792
		Min ECF	0.486

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.475	1.475	1.475	1.475	1.475	1.475
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY. BI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
TRI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.320	1.320	1.320	1.320	1.320	1.320
LG TWO STORY	1.428	1.428	1.428	1.428	1.428	1.428
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-34-204-013	2905 PIONEER CLUB RD SE	04/09/24	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$233,100	25.48	\$546,886	\$229,209	\$685,791	\$265,173	2.586	1,551	\$442.16	09000	139.4023	RANCH	\$227,961		RESIDENTIAL	401	70
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Neighborhood 9-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-34-327-033	904 BELLCLAIRE AVE SE	05/02/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$309,300	37.27	\$856,684	\$308,105	\$521,795	\$345,670	1.510	2,557	\$204.07	09000	18.2940	TWO STORY	\$305,027		RESIDENTIAL	401	70	
41-14-34-302-022	939 BELLCLAIRE AVE SE	05/15/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$304,100	41.66	\$851,758	\$194,513	\$535,487	\$414,143	1.293	2,234	\$239.70	09000	18.2084	TWO STORY	\$193,879		RESIDENTIAL	401	70	
41-14-34-476-027	3007 WOODCLIFF CIR SE	05/23/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$355,500	39.07	\$1,002,367	\$373,904	\$536,096	\$396,007	1.354	2,502	\$214.27	09000	2.7178	TWO STORY	\$373,039		RESIDENTIAL	401	70	
41-14-34-476-024	1151 IDEMA DR SE	05/26/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$150,500	33.37	\$433,219	\$154,191	\$296,809	\$175,821	1.688	1,457	\$203.71	09000	21.3047	TWO STORY	\$150,661		RESIDENTIAL	401	70	
41-14-34-476-026	1155 IDEMA DR SE	06/28/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,800	36.24	\$510,043	\$135,287	\$454,713	\$236,141	1.926	1,550	\$293.36	09000	192.5598	TWO STORY	\$131,594		RESIDENTIAL	401	70	
41-14-34-477-035	1114 IDEMA DR SE	08/23/24	\$1,083,000	WD	03-ARM'S LENGTH	\$1,083,000	\$488,500	45.11	\$1,137,877	\$413,824	\$669,176	\$456,240	1.467	2,798	\$239.16	09000	146.6719	TWO STORY	\$413,215		RESIDENTIAL	401	70	
41-14-34-202-002	2863 REEDS LAKE BLVD SE	10/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$406,900	43.99	\$949,750	\$389,041	\$535,959	\$353,314	1.517	2,595	\$206.54	09000	151.6949	TWO STORY	\$389,041		RESIDENTIAL	401	63	
41-14-34-204-020	523 MANHATTAN RD SE	11/26/24	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$346,000	46.44	\$820,867	\$358,541	\$386,459	\$291,321	1.327	2,029	\$190.47	09000	132.6576	TWO STORY	\$348,247		RESIDENTIAL	401	70	
Totals:			\$6,263,900			\$6,263,900	\$2,574,600		\$6,562,565		\$3,936,494	\$2,668,657			\$223.91		3.4946							
								Sale. Ratio =>	41.10					E.C.F. =>	1.475	Std. Deviation=>		0.21095724						
								Std. Dev. =>	4.65					Ave. E.C.F. =>	1.510	Ave. Variance=>		85.5136	Coefficient of Var=>		56.63041199			

2025 ECF	1.587	Original ECF	1.411
2026 ECF	1.475	Original Std Dev	0.231
		Q1	1.333
		Q3	1.645
		IQR	0.312
		Max ECF	2.113
		Min ECF	1.177

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
SM. TWO STORY	1.475	1.475	1.475	1.475	1.475	1.475
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
TRI-LEVEL	1.449	1.449	1.449	1.449	1.449	1.449
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.320	1.320	1.320	1.320	1.320	1.320
LG TWO STORY	1.428	1.428	1.428	1.428	1.428	1.428
EX LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-34-328-006	964 PRINCETON BLVD SE	12/14/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$339,600	43.26	\$945,764	\$313,514	\$471,486	\$398,393	1.183	2,179	\$216.38	09000	32.6561	TWO STORY	\$313,514		RESIDENTIAL	401	70
41-14-34-328-008	974 PRINCETON BLVD SE	06/30/23	\$744,000	WD	03-ARM'S LENGTH	\$744,000	\$316,300	42.51	\$888,803	\$316,271	\$427,729	\$360,764	1.186	2,458	\$174.02	09000	32.4410	TWO STORY	\$313,514		RESIDENTIAL	401	70

Neighborhood 10-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	# Parcels in	Land Table	Property Class	uilding Dep	
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,309,257	\$596,704	\$1,998,296	\$831,740	2.403	6,435	\$310.54	10000	#DIV/0!	LG TWO STORY		\$595,785		NBHD 10	401	70	
41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$2,643,455	\$1,100,530	\$2,699,470	\$1,025,881	2.631	5,049	\$534.65	10000	#DIV/0!	RANCH		\$1,064,997		NBHD 10	401	70	
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$1,797,783	\$645,608	\$1,354,392	\$559,580	2.420	2,943	\$460.21	10000	#DIV/0!	TWO STORY		\$631,298		NBHD 10	401	60	
41-14-33-201-005	449 EDGEMERE DR SE	09/06/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$631,500	42.10	\$433,515	\$433,515	\$1,066,485	\$0	#DIV/0!	0	#DIV/0!	10000	#DIV/0!	LG TWO STORY		\$432,075		NBHD 10	401	99	
41-14-34-206-009	2924 PIONEER CLUB RD SE	06/05/24	\$2,725,000	WD	03-ARM'S LENGTH	\$2,725,000	\$1,066,500	39.14	\$2,269,295	\$1,006,971	\$1,718,029	\$839,311	2.047	2,639	\$651.02	10000	#DIV/0!	RANCH		\$1,006,971		NBHD 10	401	70	
41-14-34-277-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,191,900	37.84	\$2,789,279	\$1,019,676	\$2,130,324	\$859,448	2.479	4,376	\$486.82	10000	#DIV/0!	LG TWO STORY		\$1,012,442		NBHD 10	401	71	
41-14-34-302-002	2515 INDIAN TRL SE	12/11/24	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,004,500	35.88	\$2,196,037	\$928,204	\$1,871,796	\$842,974	2.220	2,666	\$702.10	10000	#DIV/0!	RANCH		\$910,797		NBHD 10	401	70	
41-14-34-326-005	2605 FREDERICK DR SE	11/01/23	\$2,000,000	WD	20-MULTI PARCEL SALE REF	\$2,000,000	\$723,900	36.20	\$2,128,217	\$693,877	\$1,306,123	\$490,882	2.661	3,066	\$426.00	10000	#DIV/0!	TWO STORY		\$692,646	41-14-34-32	NBHD 10	401	70	
41-14-34-326-006	2607 FREDERICK DR SE	11/01/23	\$2,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,000,000	\$723,900	36.20	\$2,049,006	\$693,877	\$1,306,123	\$490,882	2.661	3,066	\$426.00	10000	#DIV/0!	TWO STORY		\$692,646	41-14-34-32	NBHD 10	401	70	
41-14-34-326-007	2609 FREDERICK DR SE	08/01/24	\$2,560,000	WD	03-ARM'S LENGTH	\$2,560,000	\$866,800	33.86	\$1,835,900	\$568,818	\$1,991,182	\$842,475	2.363	2,560	\$777.81	10000	#DIV/0!	RANCH		\$553,546		NBHD 10	401	73	
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S LENGTH	\$3,977,000	\$1,503,500	37.80	\$3,357,176	\$1,275,068	\$2,701,932	\$1,011,223	2.672	3,651	\$740.05	10000	#DIV/0!	LG TWO STORY		\$1,250,141		NBHD 10	401	79	
Totals:						\$29,107,000	\$10,526,800		\$23,808,920	\$20,144,152	\$7,794,396				#DIV/0!		#DIV/0!								
								Sale. Ratio =>	36.17					E.C.F. =>	2.584			Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	4.22					Ave. E.C.F. =>	#DIV/0!			Ave. Variance=>	#DIV/0!	Coefficient of Var=>	#DIV/0!				

Neighborhood 10-Large Two Story
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,309,257	\$596,704	\$1,998,296	\$831,740	2.403	6,435	\$310.54	10000	11.5187	LG TWO STORY	\$595,785		NBHD 10	401	70	
41-14-34-277-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,191,900	37.84	\$2,789,279	\$1,019,676	\$2,130,324	\$859,448	2.479	4,376	\$486.82	10000	3.9023	LG TWO STORY	\$1,012,442		NBHD 10	401	71	
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S LENGTH	\$3,977,000	\$1,503,500	37.80	\$3,357,176	\$1,275,068	\$2,701,932	\$1,011,223	2.672	3,651	\$740.05	10000	15.4210	LG TWO STORY	\$1,250,141		NBHD 10	401	79	
Totals:			\$9,722,000			\$9,722,000	\$3,709,500		\$8,455,712		\$6,830,552	\$2,702,411			\$512.47		0.9842							
								Sale. Ratio =>	38.16					E.C.F. =>	2.528	Std. Deviation=>	0.13887302							
								Std. Dev. =>	0.73					Ave. E.C.F. =>	2.518	Ave. Variance=>	10.2806	Coefficient of Var=>	4.083291124					

Only 3 sales, reviewed all of neighborhood 10

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in	Land Table	Property Class	Building Dep.
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$1,797,783	\$645,608	\$1,354,392	\$559,580	2.420	2,943	\$460.21	10000	242.0373	TWO STORY		\$631,298		NBHD 10	401	60
41-14-34-277-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,191,900	37.84	\$2,789,279	\$1,019,676	\$2,130,324	\$859,448	2.479	4,376	\$486.82	10000	247.8712	LG TWO STORY		\$1,012,442		NBHD 10	401	71
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,309,257	\$596,704	\$1,998,296	\$831,740	2.403	6,435	\$310.54	10000	240.2548	LG TWO STORY		\$595,785		NBHD 10	401	70
41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$2,643,455	\$1,100,530	\$2,699,470	\$1,025,881	2.631	5,049	\$534.65	10000	263.1368	RANCH		\$1,064,997		NBHD 10	401	70
41-14-34-326-005	2605 FREDERICK DR SE	11/01/23	\$2,000,000	WD	20-MULTI PARCELS	\$2,000,000	\$723,900	36.20	\$2,128,217	\$693,877	\$1,306,123	\$490,882	2.661	3,066	\$426.00	10000	21.3155	TWO STORY		\$692,646	41-14-34-32	NBHD 10	401	70
41-14-34-326-006	2607 FREDERICK DR SE	11/01/23	\$2,000,000	WD	19-MULTI PARCELS	\$2,000,000	\$723,900	36.20	\$2,049,006	\$693,877	\$1,306,123	\$490,882	2.661	3,066	\$426.00	10000	21.3155	TWO STORY		\$692,646	41-14-34-32	NBHD 10	401	70
41-14-34-206-009	2924 PIONEER CLUB RD SE	06/05/24	\$2,725,000	WD	03-ARM'S LENGTH	\$2,725,000	\$1,066,500	39.14	\$2,269,295	\$1,006,971	\$1,718,029	\$839,311	2.047	2,639	\$651.02	10000	204.6951	RANCH		\$1,006,971		NBHD 10	401	70
41-14-34-326-007	2609 FREDERICK DR SE	08/01/24	\$2,560,000	WD	03-ARM'S LENGTH	\$2,560,000	\$866,800	33.86	\$1,835,900	\$568,818	\$1,991,182	\$842,475	2.363	2,560	\$777.81	10000	9.2248	RANCH		\$553,546		NBHD 10	401	73
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S LENGTH	\$3,977,000	\$1,503,500	37.80	\$3,357,176	\$1,275,068	\$2,701,932	\$1,011,223	2.672	3,651	\$740.05	10000	22.4332	LG TWO STORY		\$1,250,141		NBHD 10	401	79
41-14-34-302-002	2515 INDIAN TRL SE	12/11/24	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,004,500	35.88	\$2,196,037	\$928,204	\$1,871,796	\$842,974	2.220	2,866	\$702.10	10000	222.0467	RANCH		\$910,797		NBHD 10	401	70
Totals:			\$27,607,000			\$27,607,000	\$9,895,300		\$23,375,405		\$19,077,667	\$7,794,396			\$551.52		0.8126							
								Sale. Ratio =>	35.84					E.C.F. =>	2.448	Std. Deviation=>	0.21009045							
								Std. Dev. =>	4.05					Ave. E.C.F. =>	2.456	Ave. Variance=>	149.4331	Coefficient of Var=>	60.85054903					

2025 ECF 2.059 Original ECF 2.448
 2026 ECF 2.448 Original Std Dev 0.210
 Q1 2.328
 Q3 2.661
 IQR 0.333
 Max ECF 3.160
 Min ECF 2.161

Neighborhood Code: 10000 Unit: 44 - CITY OF EAST GRAND RAPIDS
 Neighborhood Description: NBHD 10 REEDS & FISK LAKE
 Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	2.448	2.448	2.448	2.448	2.448	2.448
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; 81-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	2.211	2.211	2.211	2.211	2.211	2.211
LG TWO STORY	2.448	2.448	2.448	2.448	2.448	2.448
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Close

Neighborhood 10-Ranch
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-34-206-009	2924 PIONEER CLUB RD SE	06/05/24	\$2,725,000	WD	03-ARM'S LENGTH	\$2,725,000	\$1,066,500	39.14	\$2,269,295	\$1,006,971	\$1,718,029	\$839,311	2.047	2,639	\$651.02	10000	16.3352	RANCH	\$1,006,971		NBHD 10	401	70
41-14-34-302-002	2515 INDIAN TRL SE	12/11/24	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,004,500	35.88	\$2,196,037	\$928,204	\$1,871,796	\$842,974	2.220	2,666	\$702.10	10000	1.0164	RANCH	\$910,797		NBHD 10	401	70
41-14-34-326-007	2609 FREDERICK DR SE	08/01/24	\$2,560,000	WD	03-ARM'S LENGTH	\$2,560,000	\$866,800	33.86	\$1,835,900	\$568,818	\$1,991,182	\$842,475	2.363	2,560	\$777.81	10000	15.3188	RANCH	\$553,546		NBHD 10	401	73
Totals:			\$8,085,000			\$8,085,000	\$2,937,800		\$6,301,232		\$5,581,007	\$2,524,760			\$710.31		0.0207						
							Sale. Ratio =>	36.34			E.C.F. =>	2.211	Std. Deviation=>	0.1585148									
							Std. Dev. =>	2.66			Ave. E.C.F. =>	2.210	Ave. Variance=>	10.8901	Coefficient of Var=>	4.926988191							

2025 ECF	1.504	Original ECF	2.332
2026 ECF	2.211	Original Std Dev	0.247
		Q1	2.047
		Q3	2.363
		IQR	0.317
		Max ECF	2.838
		Min ECF	1.889

Neighborhood Code: 10000		Unit: 44 - CITY OF EAST GRAND RAPIDS					
Neighborhood Description: NBHD 10 REEDS & FISK LAKE							
Single Family Economic Condition Factors							
NOTE: Percentages below represent overall Building Percent Good.							
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%	
TWO STORY	2.448	2.448	2.448	2.448	2.448	2.448	2.448
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	2.211	2.211	2.211	2.211	2.211	2.211	2.211
LG TWO STORY	2.448	2.448	2.448	2.448	2.448	2.448	2.448
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$2,643,455	\$1,100,530	\$2,699,470	\$1,025,881	2.631	5,049	\$534.65	10000	42.1064	RANCH	\$1,064,997		NBHD 10	401	70
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Neighborhood 11-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-101-005	2444 HALL ST SE	07/12/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$296,600	42.99	\$651,555	\$256,101	\$433,899	\$298,907	1.452	2,088	\$207.81	11000	22.4154	TWO STORY	\$250,976		RESIDENTIAL	401	70
41-18-03-101-010	2514 HALL ST SE	10/27/23	\$889,000	WD	03-ARM'S LENGTH	\$889,000	\$370,700	41.70	\$913,269	\$252,666	\$636,334	\$502,360	1.267	3,635	\$175.06	11000	3.9225	LG TWO STORY	\$252,666		RESIDENTIAL	401	71
41-18-03-101-015	2451 BEECHWOOD DR SE	06/12/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,400	52.28	\$546,135	\$255,663	\$244,337	\$236,734	1.032	1,333	\$183.30	11000	19.5346	RANCH	\$252,599		RESIDENTIAL	401	70
41-18-03-102-006	2405 OAKWOOD DR SE	05/31/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$210,700	38.45	\$623,796	\$288,643	\$259,357	\$273,148	0.950	1,786	\$145.22	11000	27.7955	RANCH	\$288,257		RESIDENTIAL	401	70
41-18-03-102-022	2445 OAKWOOD DR SE	03/31/25	\$817,500	WD	03-ARM'S LENGTH	\$817,500	\$429,600	52.55	\$928,816	\$272,332	\$545,168	\$499,227	1.092	3,289	\$165.75	11000	13.5441	LG TWO STORY	\$272,332		RESIDENTIAL	401	70
41-18-03-102-027	2509 OAKWOOD DR SE	12/13/24	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$911,200	49.25	\$1,927,017	\$480,584	\$1,369,416	\$1,099,949	1.245	4,464	\$306.77	11000	1.7516	LG TWO STORY	\$480,584		RESIDENTIAL	401	81
41-18-03-126-002	2536 HALL ST SE	11/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$179,300	44.27	\$489,512	\$250,799	\$154,201	\$194,550	0.793	1,226	\$125.78	11000	43.4862	RANCH	\$250,799		RESIDENTIAL	401	70
41-18-03-126-009	2622 HALL ST SE	09/22/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$328,300	41.82	\$925,300	\$484,935	\$300,065	\$332,853	0.901	2,542	\$118.04	11000	32.5972	TWO STORY	\$477,570		RESIDENTIAL	401	70
41-18-03-127-007	2612 BEECHWOOD DR SE	03/01/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$302,400	30.24	\$783,338	\$227,825	\$772,175	\$419,889	1.839	2,914	\$264.99	11000	61.1534	TWO STORY	\$227,825		RESIDENTIAL	401	70
41-18-03-127-022	2561 OAKWOOD DR SE	02/28/25	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$466,100	40.53	\$1,005,379	\$343,699	\$806,301	\$503,179	1.602	3,277	\$246.05	11000	37.4950	LG TWO STORY	\$341,311		RESIDENTIAL	401	70
41-18-03-127-027	2635 OAKWOOD DR SE	07/25/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$313,800	32.18	\$859,948	\$370,510	\$604,490	\$398,890	1.515	2,438	\$247.95	11000	28.7966	RANCH	\$360,669		RESIDENTIAL	401	70
41-18-03-128-015	2607 ELMWOOD DR SE	12/16/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$326,500	42.96	\$701,606	\$254,045	\$505,955	\$368,666	1.372	2,299	\$220.08	11000	14.4928	TRI-LEVEL	\$252,075		RESIDENTIAL	401	70
41-18-03-128-018	2629 ELMWOOD DR SE	09/08/23	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$303,000	47.35	\$793,092	\$246,414	\$393,486	\$413,211	0.952	2,820	\$139.53	11000	27.5200	TWO STORY	\$243,927		RESIDENTIAL	401	70
41-18-03-129-011	2653 ELMWOOD DR SE	03/22/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$471,800	47.18	\$1,124,709	\$307,529	\$692,471	\$621,430	1.114	3,311	\$209.14	11000	11.3146	LG TWO STORY	\$306,465		RESIDENTIAL	401	70
41-18-03-151-018	2451 MAPLEWOOD DR SE	09/30/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$422,200	51.18	\$922,903	\$294,751	\$530,249	\$474,794	1.117	2,630	\$201.62	11000	11.0666	TWO STORY	\$291,104		RESIDENTIAL	401	70
41-18-03-152-004	2416 MAPLEWOOD DR SE	11/03/23	\$573,000	WD	03-ARM'S LENGTH	\$573,000	\$252,600	44.08	\$648,241	\$283,520	\$289,480	\$275,677	1.050	2,027	\$142.81	11000	17.7396	TWO STORY	\$283,520		RESIDENTIAL	401	70
41-18-03-152-009	2458 MAPLEWOOD DR SE	02/02/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$322,800	48.91	\$802,068	\$310,157	\$349,843	\$371,815	0.941	2,013	\$173.79	11000	28.6558	TWO STORY	\$310,157		RESIDENTIAL	401	70
41-18-03-177-015	2717 MAPLEWOOD DR SE	07/10/23	\$816,000	WD	03-ARM'S LENGTH	\$816,000	\$263,700	32.32	\$674,939	\$268,983	\$547,017	\$306,845	1.783	2,346	\$233.17	11000	55.5249	TWO STORY	\$268,983		RESIDENTIAL	401	70
41-18-03-177-017	2733 MAPLEWOOD DR SE	06/03/24	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$337,300	37.90	\$741,646	\$266,766	\$623,234	\$358,942	1.736	2,782	\$224.02	11000	50.8844	TWO STORY	\$262,773		RESIDENTIAL	401	70
41-18-03-178-002	2536 MAPLEWOOD DR SE	02/14/25	\$778,500	WD	03-ARM'S LENGTH	\$778,500	\$314,500	40.40	\$727,720	\$258,199	\$520,301	\$354,891	1.466	2,172	\$239.55	11000	23.8621	TWO STORY	\$252,666		RESIDENTIAL	401	70
41-18-03-201-015	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,900	49.98	\$840,629	\$333,122	\$166,878	\$408,950	0.408	1,830	\$91.19	11000	81.9400	MED. TWO STORY	\$332,557		RESIDENTIAL	401	78
41-18-03-205-002	2812 OAKWOOD DR SE	04/19/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$384,500	45.24	\$830,057	\$268,445	\$581,555	\$424,499	1.370	2,522	\$230.59	11000	14.2515	TWO STORY	\$253,994		RESIDENTIAL	401	70
41-18-03-205-019	2821 ELMWOOD DR SE	06/16/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$386,700	39.26	\$1,021,070	\$436,159	\$548,841	\$444,799	1.234	3,704	\$148.18	11000	0.6442	LG TWO STORY	\$435,165		RESIDENTIAL	401	70
Totals:			\$18,886,900			\$18,886,900	\$8,105,600		\$19,482,745		\$11,875,053	\$9,584,205			\$193.06		1.1558						
							Sale. Ratio =>	42.92				E.C.F. =>	1.239		Std. Deviation=>	0.345754							
							Std. Dev. =>	6.33				Ave. E.C.F. =>	1.227		Ave. Variance=>	27.4082	Coefficient of Var=>	22.32911997					

Neighborhood 11-2 Sty; Bi-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0			\$0			\$0			\$0.00		0.0000						
			Sale. Ratio =>		0.00		E.C.F. =>		0.000		Std. Deviation=>		#DIV/0!										
			Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0.0000		Coefficient of Var=>		0						

No sales, reviewed all sales in neighborhood 11

Neighborhood 11-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in	Land Table	roperty Clas	Building Depr.
41-18-03-102-00	2405 OAKWOOD I	05/31/23	\$548,000	WD	03-ARM'S LENGT	\$548,000	\$210,700	38.45	\$623,796	\$288,643	\$259,357	\$273,148	0.950	1,786	\$145.22	11000	14.2514	RANCH	\$288,257		RESIDENTIAL	401	70
41-18-03-205-01	2821 ELMWOOD I	06/16/23	\$985,000	WD	03-ARM'S LENGT	\$985,000	\$386,700	39.26	\$1,021,070	\$436,159	\$548,841	\$444,799	1.234	3,704	\$148.18	11000	28.1643	LG TWO STORY	\$435,165		RESIDENTIAL	401	70
41-18-03-177-01	2717 MAPLEWOOD	07/10/23	\$816,000	WD	03-ARM'S LENGT	\$816,000	\$263,700	32.32	\$674,939	\$268,983	\$547,017	\$306,845	1.783	2,346	\$233.17	11000	84.1807	TWO STORY	\$268,983		RESIDENTIAL	401	70
41-18-03-127-02	2635 OAKWOOD I	07/25/23	\$975,000	WD	03-ARM'S LENGT	\$975,000	\$313,800	32.18	\$859,948	\$370,510	\$604,490	\$398,890	1.515	2,438	\$247.95	11000	27.0449	RANCH	\$360,669		RESIDENTIAL	401	70
41-18-03-128-01	2629 ELMWOOD I	09/08/23	\$639,900	WD	03-ARM'S LENGT	\$639,900	\$303,000	47.35	\$793,092	\$246,414	\$393,486	\$413,211	0.952	2,820	\$139.53	11000	16.4534	TWO STORY	\$243,927		RESIDENTIAL	401	70
41-18-03-126-00	2622 HALL ST SE	09/22/23	\$785,000	WD	03-ARM'S LENGT	\$785,000	\$328,300	41.82	\$925,300	\$484,935	\$300,065	\$332,853	0.901	2,542	\$118.04	11000	90.1493	TWO STORY	\$477,570		RESIDENTIAL	401	70
41-18-03-101-01	2514 HALL ST SE	10/27/23	\$889,000	WD	03-ARM'S LENGT	\$889,000	\$370,700	41.70	\$913,269	\$252,666	\$636,334	\$502,360	1.267	3,635	\$175.06	11000	126.6690	LG TWO STORY	\$252,666		RESIDENTIAL	401	71
41-18-03-152-00	2416 MAPLEWOOD	11/03/23	\$573,000	WD	03-ARM'S LENGT	\$573,000	\$252,600	44.08	\$648,241	\$283,520	\$289,480	\$275,677	1.050	2,027	\$142.81	11000	6.6730	TWO STORY	\$283,520		RESIDENTIAL	401	70
41-18-03-126-00	2536 HALL ST SE	11/30/23	\$405,000	WD	03-ARM'S LENGT	\$405,000	\$179,300	44.27	\$489,512	\$250,799	\$154,201	\$194,550	0.793	1,226	\$125.78	11000	79.2603	RANCH	\$250,799		RESIDENTIAL	401	70
41-18-03-152-00	2458 MAPLEWOOD	02/02/24	\$660,000	WD	03-ARM'S LENGT	\$660,000	\$322,800	48.91	\$802,068	\$310,157	\$349,843	\$371,815	0.941	2,013	\$173.79	11000	30.4075	TWO STORY	\$310,157		RESIDENTIAL	401	70
41-18-03-127-00	2612 BEECHWOOD	03/01/24	\$1,000,000	WD	03-ARM'S LENGT	\$1,000,000	\$302,400	30.24	\$783,338	\$227,825	\$772,175	\$419,889	1.839	2,914	\$264.99	11000	183.8998	TWO STORY	\$227,825		RESIDENTIAL	401	70
41-18-03-129-01	2653 ELMWOOD I	03/22/24	\$1,000,000	WD	03-ARM'S LENGT	\$1,000,000	\$471,800	47.18	\$1,124,709	\$307,529	\$692,471	\$621,430	1.114	3,311	\$209.14	11000	111.4319	LG TWO STORY	\$306,465		RESIDENTIAL	401	70
41-18-03-205-00	2812 OAKWOOD I	04/19/24	\$850,000	WD	03-ARM'S LENGT	\$850,000	\$384,500	45.24	\$830,057	\$268,445	\$581,555	\$424,499	1.370	2,522	\$230.59	11000	25.3181	TWO STORY	\$253,994		RESIDENTIAL	401	70
41-18-03-177-01	2733 MAPLEWOOD	06/03/24	\$890,000	WD	03-ARM'S LENGT	\$890,000	\$337,300	37.90	\$741,646	\$266,766	\$623,234	\$358,942	1.736	2,782	\$224.02	11000	27.0223	TWO STORY	\$262,773		RESIDENTIAL	401	70
41-18-03-101-01	2451 BEECHWOOD	06/12/24	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$261,400	52.28	\$546,135	\$255,663	\$244,337	\$236,734	1.032	1,333	\$183.30	11000	103.2118	RANCH	\$252,599		RESIDENTIAL	401	70
41-18-03-101-00	2444 HALL ST SE	07/12/24	\$690,000	WD	03-ARM'S LENGT	\$690,000	\$296,600	42.99	\$651,555	\$256,101	\$433,899	\$298,907	1.452	2,088	\$207.81	11000	145.1619	TWO STORY	\$250,976		RESIDENTIAL	401	70
41-18-03-151-01	2451 MAPLEWOOD	09/30/24	\$825,000	WD	03-ARM'S LENGT	\$825,000	\$422,200	51.18	\$922,903	\$294,751	\$530,249	\$474,794	1.117	2,630	\$201.62	11000	111.6799	TWO STORY	\$291,104		RESIDENTIAL	401	70
41-18-03-102-02	2509 OAKWOOD I	12/13/24	\$1,850,000	WD	03-ARM'S LENGT	\$1,850,000	\$911,200	49.25	\$1,927,017	\$480,584	\$1,369,416	\$1,099,949	1.245	4,464	\$306.77	11000	124.4981	LG TWO STORY	\$480,584		RESIDENTIAL	401	81
41-18-03-128-01	2607 ELMWOOD I	12/16/24	\$760,000	WD	03-ARM'S LENGT	\$760,000	\$326,500	42.96	\$701,606	\$254,045	\$505,955	\$368,666	1.372	2,299	\$220.08	11000	137.2392	TRI-LEVEL	\$252,075		RESIDENTIAL	401	70
41-18-03-178-00	2536 MAPLEWOOD	02/14/25	\$778,500	WD	03-ARM'S LENGT	\$778,500	\$314,500	40.40	\$727,720	\$258,199	\$520,301	\$354,891	1.466	2,172	\$239.55	11000	20.1376	TWO STORY	\$252,666		RESIDENTIAL	401	70
41-18-03-127-02	2561 OAKWOOD I	02/28/25	\$1,150,000	WD	03-ARM'S LENGT	\$1,150,000	\$466,100	40.53	\$1,005,379	\$343,699	\$806,301	\$503,179	1.602	3,277	\$246.05	11000	160.2415	LG TWO STORY	\$341,311		RESIDENTIAL	401	70
41-18-03-102-02	2445 OAKWOOD I	03/31/25	\$817,500	WD	03-ARM'S LENGT	\$817,500	\$429,600	52.55	\$928,816	\$272,332	\$545,168	\$499,227	1.092	3,289	\$165.75	11000	109.2023	LG TWO STORY	\$272,332		RESIDENTIAL	401	70
Totals:			\$18,386,900			\$18,386,900	\$7,855,700	42.72	\$18,642,116	\$11,708,175	\$9,175,255	\$197.69	1.1350			0.303007	80.1045	Coefficient of Var=>	63.33819743				
			Sale. Ratio =>		42.72		E.C.F. =>		1.276		Std. Deviation=>		0.303007		Ave. Variance=>		80.1045		Coefficient of Var=>		63.33819743		
			Std. Dev. =>		6.30		Ave. E.C.F. =>		1.265		Ave. Variance=>		80.1045		Coefficient of Var=>		63.33819743						

- 2025 ECF 1.214 Original ECF 1.239
- 2026 ECF 1.276 Original Std Dev 0.345
- Q1 0.952
- Q3 1.466
- IQR 0.514
- Max ECF 2.237
- Min ECF 0.695

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.325	1.325	1.325	1.325	1.325	1.325
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.276	1.276	1.276	1.276	1.276	1.276
2 STY; BI-LEVEL	1.276	1.276	1.276	1.276	1.276	1.276
TRI-LEVEL	1.276	1.276	1.276	1.276	1.276	1.276
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.144	1.144	1.144	1.144	1.144	1.144
LG TWO STORY	1.253	1.253	1.253	1.253	1.253	1.253
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-03-201-01	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$249,900	49.98	\$840,629	\$333,122	\$166,878	\$408,950	0.408	1,830	\$91.19	11000	85.6646	MED. TWO STOR	\$332,557		RESIDENTIAL	401	78
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Neighborhood 11-Medium Two Story
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-201-015	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,900	49.98	\$840,629	\$333,122	\$166,878	\$408,950	0.408	1,830	\$91.19	11000	0.0000	MED. TWO STORY	\$332,557		RESIDENTIAL	401	78
Totals:			\$500,000			\$500,000	\$249,900		\$840,629		\$166,878	\$408,950			\$91.19		0.0000						
							Sale. Ratio =>	49.98				E.C.F. =>	0.408		Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.408		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

Only 1 sale, reviewed all sales in neighborhood 11

Neighborhood 11-All Sales
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-102-006	2405 OAKWOOD C	05/31/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$210,700	38.45	\$623,796	\$288,643	\$259,357	\$273,148	0.950	1,786	\$145.22	11000	31.5201	RANCH	\$288,257		RESIDENTIAL	401	70
41-18-03-205-019	2821 ELMWOOD C	06/16/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$386,700	39.26	\$1,021,070	\$436,159	\$548,841	\$444,799	1.234	3,704	\$148.18	11000	3.0803	LG TWO STORY	\$435,165		RESIDENTIAL	401	70
41-18-03-177-015	2717 MAPLEWOOD	07/10/23	\$816,000	WD	03-ARM'S LENGTH	\$816,000	\$263,700	32.32	\$674,939	\$268,983	\$547,017	\$306,845	1.783	2,346	\$233.17	11000	51.8004	TWO STORY	\$268,983		RESIDENTIAL	401	70
41-18-03-127-027	2635 OAKWOOD C	07/25/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$313,800	32.18	\$859,948	\$370,510	\$604,490	\$398,890	1.515	2,438	\$247.95	11000	25.0720	RANCH	\$360,669		RESIDENTIAL	401	70
41-18-03-128-018	2629 ELMWOOD C	09/08/23	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$303,000	47.35	\$793,092	\$246,414	\$393,486	\$413,211	0.952	2,820	\$139.53	11000	31.2446	TWO STORY	\$243,927		RESIDENTIAL	401	70
41-18-03-126-009	2622 HALL ST SE	09/22/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$328,300	41.82	\$925,300	\$484,935	\$300,065	\$332,853	0.901	2,542	\$118.04	11000	36.3217	TWO STORY	\$477,570		RESIDENTIAL	401	70
41-18-03-101-010	2514 HALL ST SE	10/27/23	\$889,000	WD	03-ARM'S LENGTH	\$889,000	\$370,700	41.70	\$913,269	\$252,666	\$636,334	\$502,360	1.267	3,635	\$175.06	11000	0.1980	LG TWO STORY	\$252,666		RESIDENTIAL	401	71
41-18-03-152-004	2416 MAPLEWOOD	11/03/23	\$573,000	WD	03-ARM'S LENGTH	\$573,000	\$252,600	44.08	\$648,241	\$283,520	\$289,480	\$275,677	1.050	2,027	\$142.81	11000	21.4642	TWO STORY	\$283,520		RESIDENTIAL	401	70
41-18-03-126-002	2536 HALL ST SE	11/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$179,300	44.27	\$489,512	\$250,799	\$154,201	\$194,550	0.793	1,226	\$125.78	11000	47.2107	RANCH	\$250,799		RESIDENTIAL	401	70
41-18-03-152-009	2458 MAPLEWOOD	02/02/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$322,800	48.91	\$802,068	\$310,157	\$349,843	\$371,815	0.941	2,013	\$173.79	11000	32.3804	TWO STORY	\$310,157		RESIDENTIAL	401	70
41-18-03-127-007	2612 BEECHWOOD	03/01/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$302,400	30.24	\$783,338	\$227,825	\$772,175	\$419,889	1.839	2,914	\$264.99	11000	57.4288	TWO STORY	\$227,825		RESIDENTIAL	401	70
41-18-03-129-011	2653 ELMWOOD C	03/22/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$471,800	47.18	\$1,124,709	\$307,529	\$692,471	\$621,430	1.114	3,311	\$209.14	11000	15.0391	LG TWO STORY	\$306,465		RESIDENTIAL	401	70
41-18-03-205-002	2812 OAKWOOD C	04/19/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$384,500	45.24	\$830,057	\$268,445	\$581,555	\$424,499	1.370	2,522	\$230.59	11000	10.5270	TWO STORY	\$253,994		RESIDENTIAL	401	70
41-18-03-177-017	2733 MAPLEWOOD	06/03/24	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$337,300	37.90	\$741,646	\$266,766	\$623,234	\$358,942	1.736	2,782	\$224.02	11000	47.1599	TWO STORY	\$262,773		RESIDENTIAL	401	70
41-18-03-101-015	2451 BEECHWOOD	06/12/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,400	52.28	\$546,135	\$255,663	\$244,337	\$236,734	1.032	1,333	\$183.30	11000	23.2592	RANCH	\$252,599		RESIDENTIAL	401	70
41-18-03-101-005	2444 HALL ST SE	07/12/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$296,600	42.99	\$651,555	\$256,101	\$433,899	\$298,907	1.452	2,088	\$207.81	11000	18.6908	TWO STORY	\$250,976		RESIDENTIAL	401	70
41-18-03-151-018	2451 MAPLEWOOD	09/30/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$422,200	51.18	\$922,903	\$294,751	\$530,249	\$474,794	1.117	2,630	\$201.62	11000	14.7912	TWO STORY	\$291,104		RESIDENTIAL	401	70
41-18-03-102-027	2509 OAKWOOD C	12/13/24	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$911,200	49.25	\$1,927,017	\$480,584	\$1,369,416	\$1,099,949	1.245	4,464	\$306.77	11000	1.9729	LG TWO STORY	\$480,584		RESIDENTIAL	401	81
41-18-03-128-015	2607 ELMWOOD C	12/16/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$326,500	42.96	\$701,606	\$254,045	\$505,955	\$368,666	1.372	2,299	\$220.08	11000	10.7682	TRI-LEVEL	\$252,075		RESIDENTIAL	401	70
41-18-03-178-002	2536 MAPLEWOOD	02/14/25	\$778,500	WD	03-ARM'S LENGTH	\$778,500	\$314,500	40.40	\$727,720	\$258,199	\$520,301	\$354,891	1.466	2,172	\$239.55	11000	20.1376	TWO STORY	\$252,666		RESIDENTIAL	401	70
41-18-03-127-022	2561 OAKWOOD C	02/28/25	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$466,100	40.53	\$1,005,379	\$343,699	\$806,301	\$503,179	1.602	3,277	\$246.05	11000	33.7704	LG TWO STORY	\$341,311		RESIDENTIAL	401	70
41-18-03-102-022	2445 OAKWOOD C	03/31/25	\$817,500	WD	03-ARM'S LENGTH	\$817,500	\$429,600	52.55	\$928,816	\$272,332	\$545,168	\$499,227	1.092	3,289	\$165.75	11000	17.2687	LG TWO STORY	\$272,332		RESIDENTIAL	401	70
Totals:			\$18,386,900			\$18,386,900	\$7,855,700		\$18,642,116		\$11,708,175	\$9,175,255			\$197.69		1.1350						
							Sale. Ratio =>	42.72				E.C.F. =>	1.276		Std. Deviation=>	0.303007							
							Std. Dev. =>	6.30				Ave. E.C.F. =>	1.265		Ave. Variance=>	25.0503	Coefficient of Var=>	19.80712749					

2025 ECF 1.241 Original ECF 1.239
2026 ECF 1.276 Original Std Dev 0.345

Q1 0.952
Q3 1.466
IQR 0.514
Max ECF 2.237
Min ECF 0.695

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.325	1.325	1.325	1.325	1.325	1.325
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.276	1.276	1.276	1.276	1.276	1.276
2 STY; BI-LEVEL	1.276	1.276	1.276	1.276	1.276	1.276
TRI-LEVEL	1.276	1.276	1.276	1.276	1.276	1.276
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.144	1.144	1.144	1.144	1.144	1.144
LG TWO STORY	1.253	1.253	1.253	1.253	1.253	1.253
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-03-201-015	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,900	49.98	\$840,629	\$333,122	\$166,878	\$408,950	0.408	1,830	\$91.19	11000	85.6646	MED. TWO STORY	\$332,557		RESIDENTIAL	401	78
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Neighborhood 11-Tri-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-128-015	2607 ELMWOOD DR SE	12/16/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$326,500	42.96	\$701,606	\$254,045	\$505,955	\$368,666	1.372	2,299	\$220.08	11000	0.0000	TRI-LEVEL	\$252,075		RESIDENTIAL	401	70
Totals:			\$760,000			\$760,000	\$326,500		\$701,606		\$505,955	\$368,666			\$220.08		0.0000						
						Sale. Ratio =>		42.96			E.C.F. =>		1.372	Std. Deviation=>			#DIV/0!						
						Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		1.372	Ave. Variance=>			0.0000	Coefficient of Var=> 0					

Only 1 sale, reviewed all sales in neighborhood 11

Neighborhood 11-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-102-006	2405 OAKWOOD DR SE	05/31/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$210,700	38.45	\$623,796	\$288,643	\$259,357	\$273,148	0.950	1,786	\$145.22	11000	14.2514	RANCH	\$288,257		RESIDENTIAL	401	70
41-18-03-205-019	2821 ELMWOOD DR SE	06/16/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$386,700	39.26	\$1,021,070	\$436,159	\$548,841	\$444,799	1.234	3,704	\$148.18	11000	28.1643	LG TWO STORY	\$435,165		RESIDENTIAL	401	70
41-18-03-177-015	2717 MAPLEWOOD DR SE	07/10/23	\$816,000	WD	03-ARM'S LENGTH	\$816,000	\$263,700	32.32	\$674,939	\$268,983	\$547,017	\$306,845	1.783	2,346	\$233.17	11000	84.1807	TWO STORY	\$268,983		RESIDENTIAL	401	70
41-18-03-127-027	2635 OAKWOOD DR SE	07/25/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$313,800	32.18	\$859,948	\$370,510	\$604,490	\$398,890	1.515	2,438	\$247.95	11000	27.0449	RANCH	\$360,669		RESIDENTIAL	401	70
41-18-03-128-018	2629 ELMWOOD DR SE	09/08/23	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$303,000	47.35	\$793,092	\$246,414	\$393,486	\$413,211	0.952	2,820	\$139.53	11000	16.4534	TWO STORY	\$243,927		RESIDENTIAL	401	70
41-18-03-126-009	2622 HALL ST SE	09/22/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$328,300	41.82	\$925,300	\$484,935	\$300,065	\$332,853	0.901	2,542	\$118.04	11000	90.1493	TWO STORY	\$477,570		RESIDENTIAL	401	70
41-18-03-101-010	2514 HALL ST SE	10/27/23	\$889,000	WD	03-ARM'S LENGTH	\$889,000	\$370,700	41.70	\$913,269	\$252,666	\$636,334	\$502,360	1.267	3,635	\$175.06	11000	126.6690	LG TWO STORY	\$252,666		RESIDENTIAL	401	71
41-18-03-152-004	2416 MAPLEWOOD DR SE	11/03/23	\$573,000	WD	03-ARM'S LENGTH	\$573,000	\$252,600	44.08	\$648,241	\$283,520	\$289,480	\$275,677	1.050	2,027	\$142.81	11000	6.6730	TWO STORY	\$283,520		RESIDENTIAL	401	70
41-18-03-126-002	2536 HALL ST SE	11/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$179,300	44.27	\$489,512	\$250,799	\$154,201	\$194,550	0.793	1,226	\$125.78	11000	79.2603	RANCH	\$250,799		RESIDENTIAL	401	70
41-18-03-152-009	2458 MAPLEWOOD DR SE	02/02/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$322,800	48.91	\$802,068	\$310,157	\$349,843	\$371,815	0.941	2,013	\$173.79	11000	30.4075	TWO STORY	\$310,157		RESIDENTIAL	401	70
41-18-03-127-007	2612 BEECHWOOD DR SE	03/01/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$302,400	30.24	\$783,338	\$227,825	\$772,175	\$419,889	1.839	2,914	\$264.99	11000	183.8998	TWO STORY	\$227,825		RESIDENTIAL	401	70
41-18-03-129-011	2653 ELMWOOD DR SE	03/22/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$471,800	47.18	\$1,124,709	\$307,529	\$692,471	\$621,430	1.114	3,311	\$209.14	11000	111.4319	LG TWO STORY	\$306,465		RESIDENTIAL	401	70
41-18-03-205-002	2812 OAKWOOD DR SE	04/19/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$384,500	45.24	\$830,057	\$268,445	\$581,555	\$424,499	1.370	2,522	\$230.59	11000	25.3181	TWO STORY	\$253,994		RESIDENTIAL	401	70
41-18-03-177-017	2733 MAPLEWOOD DR SE	06/03/24	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$337,300	37.90	\$741,646	\$266,766	\$623,234	\$358,942	1.736	2,782	\$224.02	11000	27.0223	TWO STORY	\$262,773		RESIDENTIAL	401	70
41-18-03-101-015	2451 BEECHWOOD DR SE	06/12/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,400	52.28	\$546,135	\$255,663	\$244,337	\$236,734	1.032	1,333	\$183.30	11000	103.2118	RANCH	\$252,599		RESIDENTIAL	401	70
41-18-03-101-005	2444 HALL ST SE	07/12/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$296,600	42.99	\$651,555	\$256,101	\$433,899	\$298,907	1.452	2,088	\$207.81	11000	145.1619	TWO STORY	\$250,976		RESIDENTIAL	401	70
41-18-03-151-018	2451 MAPLEWOOD DR SE	09/30/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$422,200	51.18	\$922,903	\$294,751	\$530,249	\$474,794	1.117	2,630	\$201.62	11000	111.6799	TWO STORY	\$291,104		RESIDENTIAL	401	70
41-18-03-102-027	2509 OAKWOOD DR SE	12/13/24	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$911,200	49.25	\$1,927,017	\$480,584	\$1,369,416	\$1,099,949	1.245	4,464	\$306.77	11000	124.4981	LG TWO STORY	\$480,584		RESIDENTIAL	401	81
41-18-03-128-015	2607 ELMWOOD DR SE	12/16/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$326,500	42.96	\$701,606	\$254,045	\$505,955	\$368,666	1.372	2,299	\$220.08	11000	137.2392	TRI-LEVEL	\$252,075		RESIDENTIAL	401	70
41-18-03-178-002	2536 MAPLEWOOD DR SE	02/14/25	\$778,500	WD	03-ARM'S LENGTH	\$778,500	\$314,500	40.40	\$727,720	\$258,199	\$520,301	\$354,891	1.466	2,172	\$239.55	11000	20.1376	TWO STORY	\$252,666		RESIDENTIAL	401	70
41-18-03-127-022	2561 OAKWOOD DR SE	02/28/25	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$466,100	40.53	\$1,005,379	\$343,699	\$806,301	\$503,179	1.602	3,277	\$246.05	11000	160.2415	LG TWO STORY	\$341,311		RESIDENTIAL	401	70
41-18-03-102-022	2445 OAKWOOD DR SE	03/31/25	\$817,500	WD	03-ARM'S LENGTH	\$817,500	\$429,600	52.55	\$928,816	\$272,332	\$545,168	\$499,227	1.092	3,289	\$165.75	11000	109.2023	LG TWO STORY	\$272,332		RESIDENTIAL	401	70
Totals:			\$18,386,900			\$18,386,900	\$7,855,700		\$18,642,116		\$11,708,175	\$9,175,255			\$197.69		1.1350						
						Sale. Ratio =>		42.72			E.C.F. =>		1.276	Std. Deviation=>			0.303007						
						Std. Dev. =>		6.30			Ave. E.C.F. =>		1.265	Ave. Variance=>			80.1045	Coefficient of Var=> 63.33819743					

2025 ECF 1.214 Original ECF 1.239
 2026 ECF 1.276 Original Std Dev 0.345
 Q1 0.952
 Q3 1.466
 IQR 0.514
 Max ECF 2.237
 Min ECF 0.695

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.325	1.325	1.325	1.325	1.325	1.325
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.276	1.276	1.276	1.276	1.276	1.276
2 STY; BT-LEVEL	1.276	1.276	1.276	1.276	1.276	1.276
TRI-LEVEL	1.276	1.276	1.276	1.276	1.276	1.276
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.144	1.144	1.144	1.144	1.144	1.144
LG TWO STORY	1.253	1.253	1.253	1.253	1.253	1.253
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-03-201-015	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,900	49.98	\$840,629	\$333,122	\$166,878	\$408,950	0.408	1,830	\$91.19	11000	85.6646	MED. TWO STOR	\$332,557		RESIDENTIAL	401	78
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Neighborhood 12-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-153-012	1555 GROTON RD SE	10/30/24	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$219,100	43.13	\$477,174	\$173,096	\$334,904	\$241,140	1.389	1,600	\$209.32	12000	24.0728	TWO STORY	\$173,096		RESIDENTIAL	401	70
41-18-03-155-008	1555 LAKE GROVE AVE SE	03/26/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$211,900	41.15	\$522,635	\$182,247	\$332,753	\$269,935	1.233	1,850	\$179.87	12000	8.4609	TWO STORY	\$182,247		RESIDENTIAL	401	70
41-18-03-302-006	2530 BOSTON ST SE	05/21/24	\$679,500	WD	03-ARM'S LENGTH	\$679,500	\$318,800	46.92	\$746,616	\$341,725	\$337,775	\$323,913	1.043	1,869	\$180.72	12000	10.5310	RANCH	\$340,340		RESIDENTIAL	401	70
41-18-03-304-025	2424 ARUNDEL RD SE	09/12/23	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$466,300	43.38	\$1,090,672	\$301,291	\$773,709	\$662,232	1.168	3,193	\$242.31	12000	2.0228	LG TWO STORY	\$298,190		RESIDENTIAL	401	88
41-18-03-306-010	2560 BERWYCK RD SE	06/11/24	\$576,080	WD	03-ARM'S LENGTH	\$576,080	\$270,300	46.92	\$597,883	\$247,722	\$328,358	\$277,685	1.182	1,976	\$166.17	12000	3.4377	TWO STORY	\$246,853		RESIDENTIAL	401	70
41-18-03-307-049	2430 ARUNDEL RD SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	10.5578	TWO STORY	\$281,175		RESIDENTIAL	401	70
41-18-03-307-051	2438 ARUNDEL RD SE	05/15/23	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$318,700	38.87	\$817,957	\$306,197	\$513,703	\$409,408	1.255	2,090	\$245.79	12000	10.6640	RANCH	\$302,575		RESIDENTIAL	401	70
41-18-03-327-002	2644 HAMPSHIRE BLVD SE	07/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	11.1913	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-327-007	2716 HAMPSHIRE BLVD SE	07/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	8.5256	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-327-010	2740 HAMPSHIRE BLVD SE	09/27/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	0.9571	TWO STORY	\$273,968		RESIDENTIAL	401	70
41-18-03-327-013	1628 ANDOVER RD SE	10/23/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	13.4223	TWO STORY	\$271,301		RESIDENTIAL	401	70
41-18-03-327-017	2627 BERWYCK RD SE	11/26/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$332,500	42.90	\$738,944	\$309,074	\$465,926	\$343,896	1.355	2,119	\$219.88	12000	20.6739	RANCH	\$308,085		RESIDENTIAL	401	70
41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	66.8890	TWO STORY	\$295,913		RESIDENTIAL	401	74
41-18-03-328-006	2611 NORFOLK RD SE	11/02/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,400	38.93	\$345,951	\$188,791	\$146,209	\$125,728	1.163	1,040	\$140.59	12000	1.4793	RANCH	\$187,521		RESIDENTIAL	401	70
41-18-03-328-008	1725 DANBY LN SE	03/28/25	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$379,000	43.31	\$827,437	\$268,611	\$606,389	\$468,814	1.293	3,810	\$159.16	12000	14.5348	LG TWO STORY	\$266,582		RESIDENTIAL	401	70
41-18-03-328-016	1730 DANBY LN SE	10/18/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	6.1904	TWO STORY	\$255,680		RESIDENTIAL	401	70
41-18-03-328-020	2656 BERWYCK RD SE	06/30/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	4.7863	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	8.1744	TWO STORY	\$247,989		RESIDENTIAL	401	56
Totals:			\$11,653,380			\$11,653,380	\$5,098,500			\$12,355,996	\$6,837,080	\$6,051,523			\$170.66		1.8295						
							Sale. Ratio =>	43.75				E.C.F. =>	1.130		Std. Deviation=>	0.1974118							
							Std. Dev. =>	3.24				Ave. E.C.F. =>	1.148		Ave. Variance=>	12.5873	Coefficient of Var=>	10.96353547					

Neighborhood 12-2 Sty; Bi-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
			Sale. Ratio =>		0.00		E.C.F. =>		0.000		Std. Deviation=>		#DIV/0!										
			Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0.0000		Coefficient of Var=>		0						

No sales, reviewed all neighborhood 12 sales

Neighborhood 12-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Parcels in	Land Table	Property Clas	Building Depr.
41-18-03-307-051	2438 ARUNDEL RI	05/15/23	\$819,900	WD	03-ARM'S LENG1	\$819,900	\$318,700	38.87	\$817,957	\$306,197	\$513,703	\$409,408	1.255	2,090	\$245.79	12000	4.4735	RANCH	\$302,575		RESIDENTIAL	401	70
41-18-03-328-066	1740 ANDOVER LI	06/01/23	\$425,000	WD	03-ARM'S LENG1	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	0.3511	TWO STORY	\$247,989		RESIDENTIAL	401	56
41-18-03-307-049	2430 ARUNDEL RI	06/07/23	\$775,000	WD	03-ARM'S LENG1	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	3.9769	TWO STORY	\$281,175		RESIDENTIAL	401	70
41-18-03-328-020	2656 BERWYCK R	06/30/23	\$599,900	WD	03-ARM'S LENG1	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	8.6360	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-327-007	2716 HAMPSHIRE	07/05/23	\$630,000	WD	03-ARM'S LENG1	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	29.1995	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-304-025	2424 ARUNDEL RI	09/12/23	\$1,075,000	WD	03-ARM'S LENG1	\$1,075,000	\$466,300	43.38	\$1,090,672	\$301,291	\$773,709	\$662,232	1.168	3,193	\$242.31	12000	116.8335	LG TWO STORY	\$298,190		RESIDENTIAL	401	88
41-18-03-327-010	2740 HAMPSHIRE	09/27/23	\$620,000	WD	03-ARM'S LENG1	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	15.4918	TWO STORY	\$273,968		RESIDENTIAL	401	70
41-18-03-327-013	1628 ANDOVER R	10/23/23	\$575,000	WD	03-ARM'S LENG1	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	27.9571	TWO STORY	\$271,301		RESIDENTIAL	401	70
41-18-03-328-006	2611 NORFOLK RI	11/02/23	\$335,000	WD	03-ARM'S LENG1	\$335,000	\$130,400	38.93	\$345,951	\$188,791	\$146,209	\$125,728	1.163	1,040	\$140.59	12000	19.1946	RANCH	\$187,521		RESIDENTIAL	401	70
41-18-03-155-008	1555 LAKE GROVE	03/26/24	\$515,000	WD	03-ARM'S LENG1	\$515,000	\$211,900	41.15	\$522,635	\$182,247	\$332,753	\$269,935	1.233	1,850	\$179.87	12000	123.2715	TWO STORY	\$182,247		RESIDENTIAL	401	70
41-18-03-302-006	2530 BOSTON ST	05/21/24	\$679,500	WD	03-ARM'S LENG1	\$679,500	\$318,800	46.92	\$746,616	\$341,725	\$337,775	\$323,913	1.043	1,869	\$180.72	12000	104.2796	RANCH	\$340,340		RESIDENTIAL	401	70
41-18-03-306-010	2560 BERWYCK R	06/11/24	\$576,080	WD	03-ARM'S LENG1	\$576,080	\$270,300	46.92	\$597,883	\$247,722	\$328,358	\$277,685	1.182	1,976	\$166.17	12000	118.2483	TWO STORY	\$246,853		RESIDENTIAL	401	70
41-18-03-327-002	2644 HAMPSHIRE	07/30/24	\$650,000	WD	03-ARM'S LENG1	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	126.0020	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-328-016	1730 DANBY LN S	10/18/24	\$665,000	WD	03-ARM'S LENG1	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	1.6540	TWO STORY	\$255,680		RESIDENTIAL	401	70
41-18-03-153-012	1555 GROTON RD	10/30/24	\$508,000	WD	03-ARM'S LENG1	\$508,000	\$219,100	43.13	\$477,174	\$173,096	\$334,904	\$241,140	1.389	1,600	\$209.32	12000	138.8834	TWO STORY	\$173,096		RESIDENTIAL	401	70
41-18-03-327-017	2627 BERWYCK R	11/26/24	\$775,000	WD	03-ARM'S LENG1	\$775,000	\$332,500	42.90	\$738,944	\$309,074	\$465,926	\$343,896	1.355	2,119	\$219.88	12000	135.4846	RANCH	\$308,085		RESIDENTIAL	401	70
41-18-03-328-008	1725 DANBY LN S	03/28/25	\$875,000	WD	03-ARM'S LENG1	\$875,000	\$379,000	43.31	\$827,437	\$268,611	\$606,389	\$468,814	1.293	3,810	\$159.16	12000	129.3454	LG TWO STORY	\$266,582		RESIDENTIAL	401	70
Totals:			\$11,098,380			\$11,098,380	\$4,804,400		\$11,379,340	\$6,578,614	\$5,512,172	\$174.90			\$174.90		0.6018						
			Sale. Ratio =>		43.29		E.C.F. =>		1.193		Std. Deviation=>		0.108623										
			Std. Dev. =>		2.35		Ave. E.C.F. =>		1.187		Ave. Variance=>		64.8990		Coefficient of Var=>		54.6539587						

2025 ECF 1.261 Original ECF 1.130
 2026 ECF 1.193 Original Std Dev 0.197
 Q1 1.065
 Q3 1.256
 IQR 0.191
 Max ECF 1.542
 Min ECF 0.970

Neighborhood Code: 12000 Unit: 44 - CITY OF EAST GRAND RAPIDS
 Neighborhood Description: NHD 12 BOSTON/HAMPSHIRE/ARUNDEL/BERWYCK/ANDOVER

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.175	1.175	1.175	1.175	1.175	1.175
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2-STY; BI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
TRI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.193	1.193	1.193	1.193	1.193	1.193
LG TWO STORY	1.193	1.193	1.193	1.193	1.193	1.193
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outlier

41-18-03-328-002	1720 CONLON AV	01/05/24	\$555,000	WD	03-ARM'S LENG1	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	70.8236	TWO STORY	\$295,913		RESIDENTIAL	401	74
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Neighborhood 12-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-304-025	2424 ARUNDEL RD SE	09/12/23	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$466,300	43.38	\$1,090,672	\$301,291	\$773,709	\$662,232	1.168	3,193	\$242.31	12000	6.2560	LG TWO STORY	\$298,190		RESIDENTIAL	401	88
41-18-03-328-008	1725 DANBY LN SE	03/28/25	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$379,000	43.31	\$827,437	\$268,611	\$606,389	\$468,814	1.293	3,810	\$159.16	12000	6.2560	LG TWO STORY	\$266,582		RESIDENTIAL	401	70
Totals:			\$1,950,000			\$1,950,000	\$845,300		\$1,918,109		\$1,380,098	\$1,131,046			\$200.74		1.0698						
								Sale. Ratio =>	43.35			E.C.F. =>	1.220	Std. Deviation=>		0.08847274							
								Std. Dev. =>	0.04			Ave. E.C.F. =>	1.231	Ave. Variance=>		6.2560	Coefficient of Var=>		5.082457295				

Only 2 sales, reviewed all neighborhood 12 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-307-051	2438 ARUNDEL RD SE	05/15/23	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$318,700	38.87	\$817,957	\$306,197	\$513,703	\$409,408	1.255	2,090	\$245.79	12000	6.7293	RANCH	\$302,575		RESIDENTIAL	401	70
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	12.1091	TWO STORY	\$247,989		RESIDENTIAL	401	56
41-18-03-307-049	2430 ARUNDEL RD SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	6.6232	TWO STORY	\$281,175		RESIDENTIAL	401	70
41-18-03-328-020	2656 BERWYCK RD SE	06/30/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	8.7210	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-327-007	2716 HAMPSHIRE BLVD	07/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	12.4602	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-304-025	2424 ARUNDEL RD SE	09/12/23	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$466,300	43.38	\$1,090,672	\$301,291	\$773,709	\$662,232	1.168	3,193	\$242.31	12000	1.9118	LG TWO STORY	\$298,190		RESIDENTIAL	401	88
41-18-03-327-010	2740 HAMPSHIRE BLVD	09/27/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	4.8917	TWO STORY	\$273,968		RESIDENTIAL	401	70
41-18-03-327-013	1628 ANDOVER RD SE	10/23/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	17.3570	TWO STORY	\$271,301		RESIDENTIAL	401	70
41-18-03-328-006	2611 NORFOLK RD SE	11/02/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,400	38.93	\$345,951	\$188,791	\$146,209	\$125,728	1.163	1,040	\$140.59	12000	2.4554	RANCH	\$187,521		RESIDENTIAL	401	70
41-18-03-155-008	1555 LAKE GROVE AVE S	03/26/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$211,900	41.15	\$522,635	\$182,247	\$332,753	\$269,935	1.233	1,850	\$179.87	12000	4.5263	TWO STORY	\$182,247		RESIDENTIAL	401	70
41-18-03-302-006	2530 BOSTON ST SE	05/21/24	\$679,500	WD	03-ARM'S LENGTH	\$679,500	\$318,800	46.92	\$746,616	\$341,725	\$337,775	\$323,913	1.043	1,869	\$180.72	12000	14.4657	RANCH	\$340,340		RESIDENTIAL	401	70
41-18-03-306-010	2560 BERWYCK RD SE	06/11/24	\$576,080	WD	03-ARM'S LENGTH	\$576,080	\$270,300	46.92	\$597,883	\$247,722	\$328,358	\$277,685	1.182	1,976	\$166.17	12000	0.4970	TWO STORY	\$246,853		RESIDENTIAL	401	70
41-18-03-327-002	2644 HAMPSHIRE BLVD	07/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	7.2567	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-328-016	1730 DANBY LN SE	10/18/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	2.2558	TWO STORY	\$255,680		RESIDENTIAL	401	70
41-18-03-153-012	1555 GROTON RD SE	10/30/24	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$219,100	43.13	\$477,174	\$173,096	\$334,904	\$241,140	1.389	1,600	\$209.32	12000	20.1381	TWO STORY	\$173,096		RESIDENTIAL	401	70
41-18-03-327-017	2627 BERWYCK RD SE	11/26/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$332,500	42.90	\$738,944	\$309,074	\$465,926	\$343,896	1.355	2,119	\$219.88	12000	16.7393	RANCH	\$308,085		RESIDENTIAL	401	70
41-18-03-328-008	1725 DANBY LN SE	03/28/25	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$379,000	43.31	\$827,437	\$268,611	\$606,389	\$468,814	1.293	3,810	\$159.16	12000	10.6001	LG TWO STORY	\$266,582		RESIDENTIAL	401	70
Totals:			\$11,098,380			\$11,098,380	\$4,804,400		\$11,379,340		\$6,578,614	\$5,512,172			\$174.90		0.10862259						
								Sale. Ratio =>	43.29			E.C.F. =>	1.193	Std. Deviation=>		0.10862259							
								Std. Dev. =>	2.35			Ave. E.C.F. =>	1.187	Ave. Variance=>		8.8081	Coefficient of Var=>		7.417634996				

2025 ECF	1.192	Original ECF	1.130
2026 ECF	1.193	Original Std Dev	0.197
		Q1	1.065
		Q3	1.256
		IQR	0.191
		Max ECF	1.542
		Min ECF	0.970

Neighborhood Code: 12000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NEIG 12 BOSTON/HAMPSHIRE/ARUNDEL/BERWYCK/ANDOVER

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.175	1.175	1.175	1.175	1.175	1.175
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
TRI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CORPORATE/BLM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.193	1.193	1.193	1.193	1.193	1.193
LG TWO STORY	1.193	1.193	1.193	1.193	1.193	1.193
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outlier

41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	70.8236	TWO STORY	\$295,913		RESIDENTIAL	401	74
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Neighborhood 12-Ranch

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-03-307-051	2438 ARUNDEL RD SE	05/15/23	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$318,700	38.87	\$817,957	\$306,197	\$513,703	\$409,408	1.255	2,090	\$245.79	12000	5.0924	RANCH	\$302,575		RESIDENTIAL	401	70	
41-18-03-328-006	2611 NORFOLK RD SE	11/02/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,400	38.93	\$345,951	\$188,791	\$146,209	\$125,728	1.163	1,040	\$140.59	12000	4.0922	RANCH	\$187,521		RESIDENTIAL	401	70	
41-18-03-302-006	2530 BOSTON ST SE	05/21/24	\$679,500	WD	03-ARM'S LENGTH	\$679,500	\$318,800	46.92	\$746,616	\$341,725	\$337,775	\$323,913	1.043	1,869	\$180.72	12000	16.1026	RANCH	\$340,340		RESIDENTIAL	401	70	
41-18-03-327-017	2627 BERWYCK RD SE	11/26/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$332,500	42.90	\$738,944	\$309,074	\$465,926	\$343,896	1.355	2,119	\$219.88	12000	15.1024	RANCH	\$308,085		RESIDENTIAL	401	70	
Totals:			\$2,609,400			\$2,609,400	\$1,100,400		\$2,649,468		\$1,463,613	\$1,202,945			\$196.75		1.2870							
								Sale. Ratio =>	42.17			E.C.F. =>	1.217	Std. Deviation=>		0.1329228								
								Std. Dev. =>	3.84			Ave. E.C.F. =>	1.204	Ave. Variance=>		10.0974	Coefficient of Var=>		8.387791226					

Only 4 sales, reviewed all neighborhood 12 sales

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-03-307-051	2438 ARUNDEL RD SE	05/15/23	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$318,700	38.87	\$817,957	\$306,197	\$513,703	\$409,408	1.255	2,090	\$245.79	12000	6.7293	RANCH	\$302,575		RESIDENTIAL	401	70	
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	12.1091	TWO STORY	\$247,989		RESIDENTIAL	401	56	
41-18-03-307-049	2430 ARUNDEL RD SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	6.6232	TWO STORY	\$281,175		RESIDENTIAL	401	70	
41-18-03-328-020	2656 BERWYCK RD SE	06/30/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	8.7210	TWO STORY	\$282,263		RESIDENTIAL	401	70	
41-18-03-327-007	2716 HAMPSHIRE BLVD S	07/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	12.4602	TWO STORY	\$282,263		RESIDENTIAL	401	70	
41-18-03-304-025	2424 ARUNDEL RD SE	09/12/23	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$466,300	43.38	\$1,090,672	\$301,291	\$773,709	\$662,232	1.168	3,193	\$242.31	12000	1.9118	LG TWO STORY	\$298,190		RESIDENTIAL	401	88	
41-18-03-327-010	2740 HAMPSHIRE BLVD S	09/27/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	4.8917	TWO STORY	\$273,968		RESIDENTIAL	401	70	
41-18-03-327-013	1628 ANDOVER RD SE	10/23/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	17.3570	TWO STORY	\$271,301		RESIDENTIAL	401	70	
41-18-03-328-006	2611 NORFOLK RD SE	11/02/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,400	38.93	\$345,951	\$188,791	\$146,209	\$125,728	1.163	1,040	\$140.59	12000	2.4554	RANCH	\$187,521		RESIDENTIAL	401	70	
41-18-03-155-008	1555 LAKE GROVE AVE SE	03/26/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$211,900	41.15	\$522,635	\$182,247	\$332,753	\$269,935	1.233	1,850	\$179.87	12000	4.5263	TWO STORY	\$182,247		RESIDENTIAL	401	70	
41-18-03-302-006	2530 BOSTON ST SE	05/21/24	\$679,500	WD	03-ARM'S LENGTH	\$679,500	\$318,800	46.92	\$746,616	\$341,725	\$337,775	\$323,913	1.043	1,869	\$180.72	12000	14.4657	RANCH	\$340,340		RESIDENTIAL	401	70	
41-18-03-306-010	2560 BERWYCK RD SE	06/11/24	\$576,080	WD	03-ARM'S LENGTH	\$576,080	\$270,300	46.92	\$597,883	\$247,722	\$328,358	\$277,685	1.182	1,976	\$166.17	12000	0.4970	TWO STORY	\$246,853		RESIDENTIAL	401	70	
41-18-03-327-002	2644 HAMPSHIRE BLVD S	07/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	7.2567	TWO STORY	\$282,263		RESIDENTIAL	401	70	
41-18-03-328-016	1730 DANBY LN SE	10/18/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	2.2558	TWO STORY	\$255,680		RESIDENTIAL	401	70	
41-18-03-153-012	1555 GROTON RD SE	10/30/24	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$219,100	43.13	\$477,174	\$173,096	\$334,904	\$241,140	1.389	1,600	\$209.32	12000	20.1381	TWO STORY	\$173,096		RESIDENTIAL	401	70	
41-18-03-327-017	2627 BERWYCK RD SE	11/26/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$332,500	42.90	\$738,944	\$309,074	\$465,926	\$343,896	1.355	2,119	\$219.88	12000	16.7393	RANCH	\$308,085		RESIDENTIAL	401	70	
41-18-03-328-008	1725 DANBY LN SE	03/28/25	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$379,000	43.31	\$827,437	\$268,611	\$606,389	\$468,814	1.293	3,810	\$159.16	12000	10.6001	LG TWO STORY	\$266,582		RESIDENTIAL	401	70	
Totals:			\$11,098,380			\$11,098,380	\$4,804,400		\$11,379,340		\$6,578,614	\$5,512,172			\$174.90		0.6018							
								Sale. Ratio =>	43.29			E.C.F. =>	1.193	Std. Deviation=>		0.10862259								
								Std. Dev. =>	2.35			Ave. E.C.F. =>	1.187	Ave. Variance=>		8.8081	Coefficient of Var=>		7.417634996					

2025 ECF 1.250 Original ECF 1.130
 2026 ECF 1.193 Original Std Dev 0.197
 Q1 1.065
 Q3 1.256
 IQR 0.191
 Max ECF 1.542
 Min ECF 0.970

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.175	1.175	1.175	1.175	1.175	1.175
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BE-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
TRI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.193	1.193	1.193	1.193	1.193	1.193
LG TWO STORY	1.193	1.193	1.193	1.193	1.193	1.193
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outlier

41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	70.8236	TWO STORY	\$295,913		RESIDENTIAL	401	74
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Neighborhood 12-Tri-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0			\$0			\$0			\$0.00		0.0000						
			Sale. Ratio =>		0.00		E.C.F. =>		0.000		Std. Deviation=>		#DIV/0!										
			Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0.0000		Coefficient of Var=>		0						

No sales, reviewed all neighborhood 12 sales

Neighborhood 12-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.	
41-18-03-307-051	2438 ARUNDEL RI	05/15/23	\$819,900	WD	03-ARM'S LENG	\$819,900	\$318,700	38.87	\$817,957	\$306,197	\$513,703	\$409,408	1.255	2,090	\$245.79	12000	6.7293	RANCH	\$302,575	RESIDENTIAL	401	70
41-18-03-328-066	1740 ANDOVER LI	06/01/23	\$425,000	WD	03-ARM'S LENG	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	12.1091	TWO STORY	\$247,989	RESIDENTIAL	401	56
41-18-03-307-049	2430 ARUNDEL RI	06/07/23	\$775,000	WD	03-ARM'S LENG	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	6.6232	TWO STORY	\$281,175	RESIDENTIAL	401	70
41-18-03-328-020	2656 BERWYCK R	06/30/23	\$599,900	WD	03-ARM'S LENG	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	8.7210	TWO STORY	\$282,263	RESIDENTIAL	401	70
41-18-03-327-007	2716 HAMPSHIRE	07/05/23	\$630,000	WD	03-ARM'S LENG	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	12.4602	TWO STORY	\$282,263	RESIDENTIAL	401	70
41-18-03-304-025	2424 ARUNDEL RI	09/12/23	\$1,075,000	WD	03-ARM'S LENG	\$1,075,000	\$466,300	43.38	\$1,090,672	\$301,291	\$773,709	\$662,232	1.168	3,193	\$242.31	12000	1.9118	LG TWO STORY	\$298,190	RESIDENTIAL	401	88
41-18-03-327-010	2740 HAMPSHIRE	09/27/23	\$620,000	WD	03-ARM'S LENG	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	4.8917	TWO STORY	\$273,968	RESIDENTIAL	401	70
41-18-03-327-013	1628 ANDOVER R	10/23/23	\$575,000	WD	03-ARM'S LENG	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	17.3570	TWO STORY	\$271,301	RESIDENTIAL	401	70
41-18-03-328-006	2611 NORFOLK RI	11/02/23	\$335,000	WD	03-ARM'S LENG	\$335,000	\$130,400	38.93	\$345,951	\$188,791	\$146,209	\$125,728	1.163	1,040	\$140.59	12000	2.4554	RANCH	\$187,521	RESIDENTIAL	401	70
41-18-03-155-008	1555 LAKE GROVE	03/26/24	\$515,000	WD	03-ARM'S LENG	\$515,000	\$211,900	41.15	\$522,635	\$182,247	\$332,753	\$269,935	1.233	1,850	\$179.87	12000	4.5263	TWO STORY	\$182,247	RESIDENTIAL	401	70
41-18-03-302-006	2530 BOSTON ST	05/21/24	\$679,500	WD	03-ARM'S LENG	\$679,500	\$318,800	46.92	\$746,616	\$341,725	\$337,775	\$323,913	1.043	1,869	\$180.72	12000	14.4657	RANCH	\$340,340	RESIDENTIAL	401	70
41-18-03-306-010	2560 BERWYCK R	06/11/24	\$576,080	WD	03-ARM'S LENG	\$576,080	\$270,300	46.92	\$597,883	\$247,722	\$328,358	\$277,685	1.182	1,976	\$166.17	12000	0.4970	TWO STORY	\$246,853	RESIDENTIAL	401	70
41-18-03-327-002	2644 HAMPSHIRE	07/30/24	\$650,000	WD	03-ARM'S LENG	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	7.2567	TWO STORY	\$282,263	RESIDENTIAL	401	70
41-18-03-328-016	1730 DANBY LN S	10/18/24	\$665,000	WD	03-ARM'S LENG	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	2.2558	TWO STORY	\$255,680	RESIDENTIAL	401	70
41-18-03-153-012	1555 GROTON RD	10/30/24	\$508,000	WD	03-ARM'S LENG	\$508,000	\$219,100	43.13	\$477,174	\$173,096	\$334,904	\$241,140	1.389	1,600	\$209.32	12000	20.1381	TWO STORY	\$173,096	RESIDENTIAL	401	70
41-18-03-327-017	2627 BERWYCK R	11/26/24	\$775,000	WD	03-ARM'S LENG	\$775,000	\$332,500	42.90	\$738,944	\$309,074	\$465,926	\$343,896	1.355	2,119	\$219.88	12000	16.7393	RANCH	\$308,085	RESIDENTIAL	401	70
41-18-03-328-008	1725 DANBY LN S	03/28/25	\$875,000	WD	03-ARM'S LENG	\$875,000	\$379,000	43.31	\$827,437	\$268,611	\$606,389	\$468,814	1.293	3,810	\$159.16	12000	10.6001	LG TWO STORY	\$266,582	RESIDENTIAL	401	70
Totals:			\$11,098,380			\$11,098,380	\$4,804,400		\$11,379,340		\$6,578,614	\$5,512,172			\$174.90		0.6018					
			Sale. Ratio =>		43.29		E.C.F. =>		1.193		Std. Deviation=>		0.108623									
			Std. Dev. =>		2.35		Ave. E.C.F. =>		1.187		Ave. Variance=>		8.8081		Coefficient of Var=>		7.417634996					

2025 ECF 1.261 Original ECF 1.130
 2026 ECF 1.193 Original Std Dev 0.197

Q1 1.065
 Q3 1.256
 IQR 0.191
 Max ECF 1.542
 Min ECF 0.970

Neighborhood Code: 12000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NHD 12 BOSTON/HAMPSHIRE/ARUNDEL/BERWYCK/ANDOVER

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Option

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.175	1.175	1.175	1.175	1.175	1.175
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY. BE LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
TRI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.193	1.193	1.193	1.193	1.193	1.193
LG TWO STORY	1.193	1.193	1.193	1.193	1.193	1.193
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outlier

41-18-03-328-002	1720 CONLON AV	01/05/24	\$555,000	WD	03-ARM'S LENG	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	70.8236	TWO STORY	\$295,913	RESIDENTIAL	401	74
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Neighborhood 12-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	10.7240	TWO STORY	\$247,989		RESIDENTIAL	401	56
41-18-03-307-049	2430 ARUNDEL RD SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	8.0083	TWO STORY	\$281,175		RESIDENTIAL	401	70
41-18-03-328-020	2656 BERWYCK RD SE	06/30/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	7.3359	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-327-007	2716 HAMPSHIRE BLVD SE	07/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	11.0751	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-327-010	2740 HAMPSHIRE BLVD SE	09/27/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	3.5066	TWO STORY	\$273,968		RESIDENTIAL	401	70
41-18-03-327-013	1628 ANDOVER RD SE	10/23/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	15.9719	TWO STORY	\$271,301		RESIDENTIAL	401	70
41-18-03-155-008	1555 LAKE GROVE AVE SE	03/26/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$211,900	41.15	\$522,635	\$182,247	\$332,753	\$269,935	1.233	1,850	\$179.87	12000	5.9113	TWO STORY	\$182,247		RESIDENTIAL	401	70
41-18-03-306-010	2560 BERWYCK RD SE	06/11/24	\$576,080	WD	03-ARM'S LENGTH	\$576,080	\$270,300	46.92	\$597,883	\$247,722	\$328,358	\$277,685	1.182	1,976	\$166.17	12000	0.8881	TWO STORY	\$246,853		RESIDENTIAL	401	70
41-18-03-327-002	2644 HAMPSHIRE BLVD SE	07/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	8.6418	TWO STORY	\$282,263		RESIDENTIAL	401	70
41-18-03-328-016	1730 DANBY LN SE	10/18/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	3.6409	TWO STORY	\$255,680		RESIDENTIAL	401	70
41-18-03-153-012	1555 GROTON RD SE	10/30/24	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$219,100	43.13	\$477,174	\$173,096	\$334,904	\$241,140	1.389	1,600	\$209.32	12000	21.5232	TWO STORY	\$173,096		RESIDENTIAL	401	70
Totals:			\$6,538,980			\$6,538,980	\$2,858,700		\$6,811,763	\$3,734,903	\$3,178,181	E.C.F. => 1.175			\$162.26		0.10999667						
						Sale. Ratio => 43.72						Ave. E.C.F. => 1.174			Std. Deviation=> 0.10999667								
						Std. Dev. => 1.87						Ave. Variance=> 8.8388			Coefficient of Var=> 7.531368995								

2025 ECF 1.261 Original ECF 1.074
 2026 ECF 1.175 Original Std Dev 0.226
 Q1 1.064
 Q3 1.248
 IQR 0.185
 Max ECF 1.526
 Min ECF 0.971

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.175	1.175	1.175	1.175	1.175	1.175
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY. BI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
TRI-LEVEL	1.193	1.193	1.193	1.193	1.193	1.193
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.193	1.193	1.193	1.193	1.193	1.193
LG TWO STORY	1.193	1.193	1.193	1.193	1.193	1.193
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outlier

41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	69.4386	TWO STORY	\$295,913		RESIDENTIAL	401	74
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Neighborhood 13-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-208-002	539 GREENWOOD AVE SE UNIT B	05/16/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$194,300	46.71	\$467,263	\$42,190	\$373,810	\$239,883	1.558	1,440	\$259.59	13000	22.8996	MED. TWO STORY	\$41,328		NBHD 13	401	70
41-14-33-208-012	537 GREENWOOD AVE SE UNIT H	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$203,600	49.06	\$408,084	\$41,328	\$373,672	\$206,973	1.805	1,440	\$259.49	13000	1.8119	MED. TWO STORY	\$41,328		NBHD 13	401	56
41-14-33-215-006	2006 WEALTHY ST U102 SE	05/28/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,700	45.57	\$209,654	\$26,805	\$183,195	\$103,188	1.775	641	\$285.80	13000	1.1943	CONDOMINIUM	\$26,805		NBHD 13	401	70
41-14-33-215-019	2006 WEALTHY ST U208 SE	10/01/24	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$123,500	47.78	\$270,251	\$26,805	\$231,695	\$137,385	1.686	887	\$261.21	13000	10.0829	CONDOMINIUM	\$26,805		NBHD 13	401	70
41-14-33-279-002	2311 WEALTHY ST A 2 SE	12/18/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$184,300	41.89	\$403,017	\$70,193	\$369,807	\$187,824	1.969	1,149	\$321.85	13000	18.1607	CONDOMINIUM	\$70,193		NBHD 13	401	70
41-14-33-279-004	2311 WEALTHY ST A 4 SE	08/09/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$176,400	40.55	\$385,703	\$66,683	\$368,317	\$180,034	2.046	1,149	\$320.55	13000	25.8525	CONDOMINIUM	\$66,683		NBHD 13	401	67
41-14-33-279-006	2311 WEALTHY ST A 6 SE	08/16/23	\$405,000	OTH	03-ARM'S LENGTH	\$405,000	\$156,100	38.54	\$381,527	\$66,683	\$338,317	\$177,677	1.904	1,149	\$294.44	13000	11.6815	CONDOMINIUM	\$66,683		NBHD 13	401	67
41-14-33-279-006	2311 WEALTHY ST A 6 SE	02/23/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,100	38.54	\$381,527	\$66,683	\$338,317	\$177,677	1.904	1,149	\$294.44	13000	11.6815	CONDOMINIUM	\$66,683		NBHD 13	401	67
41-14-33-279-007	2311 WEALTHY ST A 7 SE	11/06/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,200	42.87	\$398,934	\$70,193	\$354,807	\$185,520	1.913	1,149	\$308.80	13000	12.5207	CONDOMINIUM	\$70,193		NBHD 13	401	70
41-14-33-279-009	2311 WEALTHY ST A 9 SE	08/27/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$188,300	44.31	\$411,014	\$70,193	\$354,807	\$192,337	1.845	1,149	\$308.80	13000	5.7421	CONDOMINIUM	\$70,193		NBHD 13	401	70
41-14-33-279-021	2311 WEALTHY ST A 22 SE	04/09/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$179,400	53.55	\$391,802	\$66,683	\$268,317	\$183,476	1.462	1,149	\$233.52	13000	32.4884	CONDOMINIUM	\$66,683		NBHD 13	401	67
41-14-33-279-024	2311 WEALTHY ST A 25 SE	01/24/24	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$170,200	40.72	\$418,774	\$70,193	\$347,807	\$196,716	1.768	1,149	\$302.70	13000	1.9230	CONDOMINIUM	\$70,193		NBHD 13	401	70
41-14-33-279-030	2311 WEALTHY ST A 31 SE	12/18/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$159,700	44.36	\$391,802	\$66,683	\$293,317	\$183,476	1.599	1,149	\$255.28	13000	18.8626	CONDOMINIUM	\$66,683		NBHD 13	401	67
Totals:			\$4,947,500			\$4,947,500	\$2,169,800		\$4,919,352		\$4,196,185	\$2,352,165			\$285.11		0.3329						
								Sale. Ratio =>	43.86			E.C.F. =>	1.784	Std. Deviation=>		0.17094284							
								Std. Dev. =>	4.36			Ave. E.C.F. =>	1.787	Ave. Variance=>		13.4540	Coefficient of Var=>						7.527558085

2025 ECF 1.772 Original ECF 1.697
 2026 ECF 1.784 Original Std Dev 0.239
 Q1 1.558
 Q3 1.904
 IQR 0.346
 Max ECF 2.423
 Min ECF 1.385

Neighborhood Code: 13000 Unit: 44 - CITY OF EAST GRAND RAPIDS
 Neighborhood Description: NBHD 13 WEALTHY/GREENWOOD CONDOS

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
SM. TWO STORY	1.784	1.784	1.784	1.784	1.784	1.784
MED. TWO STORY	1.784	1.784	1.784	1.784	1.784	1.784
2 STY; BI-LEVEL	1.784	1.784	1.784	1.784	1.784	1.784
TRI-LEVEL	1.784	1.784	1.784	1.784	1.784	1.784
DUPLEX	1.784	1.784	1.784	1.784	1.784	1.784
CONDOMINIUM	1.784	1.784	1.784	1.784	1.784	1.784
RANCH	1.784	1.784	1.784	1.784	1.784	1.784
LG TWO STORY	1.784	1.784	1.784	1.784	1.784	1.784
EX-LG TWO STORY	1.784	1.784	1.784	1.784	1.784	1.784
TOWNHOUSE	1.784	1.784	1.784	1.784	1.784	1.784
CONDO 2ND FLOOR	1.784	1.784	1.784	1.784	1.784	1.784
CONDO 1ST FLOOR	1.784	1.784	1.784	1.784	1.784	1.784

Outliers

41-14-33-208-007	537 GREENWOOD AVE SE UNIT C	11/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$204,700	60.21	\$475,668	\$41,328	\$298,672	\$245,113	1.219	1,440	\$207.41	13000	56.8788	MED. TWO STORY	\$41,328		NBHD 13	401	70
41-14-33-208-007	537 GREENWOOD AVE SE UNIT C	12/06/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$217,800	58.86	\$475,668	\$41,328	\$328,672	\$245,113	1.341	1,440	\$228.24	13000	44.6395	MED. TWO STORY	\$41,328		NBHD 13	401	70

Neighborhood 14-All Sales
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-27-382-002	2714 CASCADE RD SE	03/24/25	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$189,300	42.44	\$476,834	\$190,969	\$255,031	\$236,057	1.080	1,300	\$196.18	14000	31.5501	RANCH	\$190,969		RESIDENTIAL	401	70
41-14-27-454-013	2936 CASCADE RD SE	08/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,600	45.47	\$643,354	\$368,813	\$81,187	\$226,706	0.358	1,929	\$42.09	14000	103.7764	RANCH	\$341,365		RESIDENTIAL	401	70
41-14-27-481-003	3030 CASCADE RD SE	07/24/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$203,400	33.90	\$713,868	\$273,401	\$326,599	\$363,722	0.898	2,158	\$151.34	14000	49.7944	RANCH	\$271,263		RESIDENTIAL	401	70
41-14-28-476-019	2150 ROBINSON RD SE	07/20/23	\$1,165,000	WD	03-ARM'S LENGTH	\$1,165,000	\$321,600	27.61	\$1,064,517	\$506,121	\$658,879	\$515,125	1.279	3,388	\$194.47	14000	11.6815	LG TWO STORY	\$496,843		RESIDENTIAL	401	63
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$206,300	47.98	\$499,537	\$88,888	\$341,112	\$258,921	1.317	1,384	\$246.47	14000	7.8445	MED. TWO STORY	\$88,888		RESIDENTIAL	401	63
41-14-33-101-009	1605 LAKE DR SE	02/19/25	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$207,200	35.72	\$510,495	\$146,564	\$433,436	\$229,465	1.889	1,700	\$254.96	14000	49.3020	MED. TWO STORY	\$146,564		RESIDENTIAL	401	70
41-14-33-103-041	1675 LAKE DR SE	04/17/24	\$421,100	WD	03-ARM'S LENGTH	\$421,100	\$140,900	33.46	\$338,523	\$89,415	\$331,685	\$157,067	2.112	1,237	\$268.14	14000	71.5864	MED. TWO STORY	\$85,874		RESIDENTIAL	401	70
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$651,167	\$185,508	\$464,492	\$293,606	1.582	1,978	\$234.83	14000	18.6145	MED. TWO STORY	\$184,750		RESIDENTIAL	401	70
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$384,013	\$106,119	\$328,881	\$175,217	1.877	1,424	\$230.96	14000	48.1113	MED. TWO STORY	\$106,119		RESIDENTIAL	401	70
41-14-33-203-023	2039 WEALTHY ST SE	02/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$145,300	33.79	\$358,064	\$110,337	\$319,663	\$156,196	2.047	1,248	\$256.14	14000	65.0669	MED. TWO STORY	\$110,337		RESIDENTIAL	401	70
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$149,500	42.71	\$436,475	\$109,357	\$240,643	\$198,948	1.210	1,885	\$127.66	14000	18.6305	MED. TWO STORY	\$109,357	41-14-33-203-018	RESIDENTIAL	401	70
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$671,891	\$111,844	\$648,156	\$353,119	1.836	2,136	\$303.44	14000	43.9636	MED. TWO STORY	\$110,303		RESIDENTIAL	401	70
41-14-33-252-030	2115 LAKE DR SE	09/05/24	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$410,600	29.33	\$1,020,010	\$74,434	\$1,325,566	\$596,202	2.223	2,176	\$609.18	14000	82.7471	MED. TWO STORY	\$73,029		RESIDENTIAL	401	95
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,500	54.78	\$961,807	\$207,496	\$242,504	\$695,859	0.348	3,994	\$60.72	14000	104.7384	LG TWO STORY	\$207,496		RESIDENTIAL	401	69
41-14-33-380-017	1951 HALL ST SE	01/31/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$181,200	35.36	\$466,785	\$148,254	\$364,246	\$200,839	1.814	1,410	\$258.33	14000	41.7740	MED. TWO STORY	\$148,254		RESIDENTIAL	401	72
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENGTH	\$415,000	\$177,300	42.72	\$421,384	\$211,641	\$203,359	\$173,198	1.174	1,230	\$165.33	14000	22.1740	RANCH	\$211,641		RESIDENTIAL	401	70
41-14-33-458-007	2017 HALL ST SE	05/22/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$145,800	27.25	\$397,681	\$140,737	\$394,263	\$212,175	1.858	1,204	\$327.46	14000	46.2316	RANCH	\$139,074		RESIDENTIAL	401	70
41-14-33-458-008	2023 HALL ST SE	08/29/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,400	34.70	\$344,843	\$139,074	\$230,926	\$129,741	1.780	923	\$250.19	14000	38.4022	MED. TWO STORY	\$139,074		RESIDENTIAL	401	70
41-14-33-458-011	2045 HALL ST SE	10/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,300	37.97	\$434,353	\$129,245	\$250,755	\$192,376	1.303	1,566	\$160.12	14000	9.2416	MED. TWO STORY	\$129,245		RESIDENTIAL	401	70
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$151,500	30.92	\$440,692	\$111,681	\$378,319	\$207,447	1.824	1,828	\$206.96	14000	42.7809	MED. TWO STORY	\$111,681		RESIDENTIAL	401	70
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$214,400	50.46	\$526,504	\$184,629	\$240,271	\$215,558	1.115	1,552	\$154.81	14000	28.1234	MED. TWO STORY	\$184,629		RESIDENTIAL	401	70
41-14-33-479-018	2209 HALL ST SE	09/19/24	\$356,900	WD	03-ARM'S LENGTH	\$356,900	\$179,400	50.27	\$445,674	\$100,748	\$256,152	\$217,482	1.178	1,540	\$166.33	14000	21.8071	MED. TWO STORY	\$99,400		RESIDENTIAL	401	70
41-14-34-301-021	2525 LAKE DR SE	05/10/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$338,200	36.56	\$805,351	\$104,602	\$820,398	\$441,834	1.857	1,584	\$517.93	14000	46.0920	MED. TWO STORY	\$102,125		RESIDENTIAL	401	88
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,800	35.98	\$888,853	\$211,085	\$688,915	\$427,344	1.612	2,005	\$343.60	14000	21.6204	MED. TWO STORY	\$211,085		RESIDENTIAL	401	86
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$187,600	42.93	\$460,742	\$111,651	\$325,349	\$220,108	1.478	1,604	\$202.84	14000	8.2254	MED. TWO STORY	\$111,110		RESIDENTIAL	401	70
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$174,200	33.02	\$491,202	\$127,134	\$400,366	\$229,551	1.744	1,785	\$224.29	14000	34.8246	MED. TWO STORY	\$126,278		RESIDENTIAL	401	70
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,273,545	49.03	\$3,095,457	\$1,273,545	\$1,216,455	\$1,504,469	0.809	5,522	\$220.29	14000	58.7319	RANCH	\$1,240,088		RESIDENTIAL	401	70
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$268,300	44.57	\$624,379	\$222,492	\$379,508	\$331,864	1.144	2,042	\$185.85	14000	25.2315	RANCH	\$211,182		RESIDENTIAL	401	70
41-18-03-201-012	2860 LAKE DR SE	03/18/25	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$214,900	49.40	\$499,095	\$188,091	\$246,909	\$256,816	0.961	1,632	\$151.29	14000	43.4456	RANCH	\$188,091		RESIDENTIAL	401	70
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$240,700	35.40	\$551,587	\$190,381	\$489,619	\$298,271	1.642	1,444	\$339.07	14000	24.5645	RANCH	\$188,805		RESIDENTIAL	401	70
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,700	44.72	\$469,736	\$236,466	\$138,534	\$192,626	0.719	1,313	\$105.51	14000	67.6694	RANCH	\$235,384		RESIDENTIAL	401	70
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,600	34.89	\$596,290	\$173,290	\$421,710	\$266,709	1.581	1,966	\$214.50	14000	18.5283	MED. TWO STORY	\$172,131		RESIDENTIAL	401	70
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$174,000	36.71	\$528,743	\$204,699	\$269,301	\$267,584	1.006	2,053	\$131.17	14000	38.9463	RANCH	\$198,760		RESIDENTIAL	401	70
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S LENGTH	\$736,101	\$245,700	33.38	\$691,038	\$279,084	\$457,017	\$340,177	1.343	2,798	\$163.34	14000	5.2411	RANCH	\$276,979		RESIDENTIAL	401	63
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$380,000	44.44	\$974,161	\$464,234	\$390,766	\$470,412	0.831	3,198	\$122.19	14000	56.5192	LG TWO STORY	\$458,940		RESIDENTIAL	401	70
41-18-03-304-004	1742 BRETON RD SE	11/07/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$200,100	32.27	\$485,778	\$159,570	\$460,430	\$205,680	2.239	1,510	\$304.92	14000	84.2697	MED. TWO STORY	\$159,570		RESIDENTIAL	401	70
41-18-04-202-009	2022 HALL ST SE	06/03/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$220,200	41.16	\$540,687	\$203,377	\$331,623	\$278,538	1.191	1,595	\$207.91	14000	20.5298	RANCH	\$199,698		RESIDENTIAL	401	70
41-18-04-203-003	2102 HALL ST SE	01/31/24	\$565,024	WD	03-ARM'S LENGTH	\$565,024	\$190,400	33.70	\$581,772	\$182,947	\$382,077	\$251,466	1.519	1,474	\$259.21	14000	12.3518	MED. TWO STORY	\$176,681		RESIDENTIAL	401	70
41-18-04-204-004	2144 HALL ST SE	06/21/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$150,400	25.71	\$457,890	\$173,680	\$411,320	\$234,690	1.753	1,757	\$234.10	14000	35.6727	RANCH	\$171,738		RESIDENTIAL	401	70
41-18-04-227-003	2244 HALL ST SE	09/05/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,900	29.98	\$362,337	\$141,057	\$258,943	\$182,725	1.417	1,176	\$220.19	14000	2.1238	RANCH	\$141,057		RESIDENTIAL	401	70
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$182,900	41.58	\$428,411	\$177,776	\$262,124	\$206,965	1.267	1,403	\$186.83	14000	12.9368	RANCH	\$177,776		RESIDENTIAL	401	71
41-18-04-281-017	1503 BRETON RD SE	02/21/25	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$182,900	40.11	\$428,411	\$177,776	\$278,224	\$206,965	1.344	1,403	\$198.31	14000	5.1578	RANCH	\$177,776		RESIDENTIAL	401	71
41-18-04-427-006	2304 BOSTON ST SE	04/30/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,700	43.88	\$447,853	\$216,099	\$213,901	\$191,374	1.118	1,390	\$153.89	14000	27.8169	RANCH	\$215,384		RESIDENTIAL	401	70
41-18-04-427-009	2326 BOSTON ST SE	09/06/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$238,000	53.48	\$533,519	\$205,065	\$239,935	\$231,795	1.035	1,716	\$139.82	14000	36.0765	TRI-LEVEL	\$202,133		RESIDENTIAL	401	70
41-18-04-427-010	2332 BOSTON ST SE	08/16/24	\$648,900	WD	03-ARM'S LENGTH	\$648,900	\$310,000	47.77	\$766,811	\$209,716	\$439,184	\$351,258	1.250	2,026	\$216.77	14000	14.5562	MED. TWO STORY	\$207,599		RESIDENTIAL	401	70
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$632,800	\$171,782	\$363,218	\$290,680											

Neighborhood 14-2 Sty; Bi-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
			Sale. Ratio =>					0.00					E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!						
			Std. Dev. =>					#DIV/0!					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000	Coefficient of Var=>				0	

No sales, reviewed all sales in neighborhood 14

Neighborhood 14-All Sales
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in	Land Table	Property Clas	Building Depr.
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENG1	\$435,000	\$136,700	31.43	\$384,013	\$106,119	\$328,881	\$175,217	1.877	1,424	\$230.96	14000	55.3416	MED. TWO STORY	\$106,119		RESIDENTIAL	401	70
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENG1	\$900,000	\$323,800	35.98	\$888,853	\$211,085	\$688,915	\$427,344	1.612	2,005	\$343.60	14000	28.8507	MED. TWO STORY	\$211,085		RESIDENTIAL	401	86
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENG1	\$650,000	\$229,800	35.35	\$651,167	\$185,508	\$464,492	\$293,606	1.582	1,978	\$234.83	14000	25.8447	MED. TWO STORY	\$184,750		RESIDENTIAL	401	70
41-18-04-204-004	2144 HALL ST SE	06/21/23	\$585,000	WD	03-ARM'S LENG1	\$585,000	\$150,400	25.71	\$457,890	\$173,680	\$411,320	\$234,690	1.753	1,757	\$234.10	14000	42.9029	RANCH	\$171,738		RESIDENTIAL	401	70
41-14-28-476-019	2150 ROBINSON RD SE	07/20/23	\$1,165,000	WD	03-ARM'S LENG1	\$1,165,000	\$321,600	27.61	\$1,064,517	\$506,121	\$658,879	\$515,125	1.279	3,388	\$194.47	14000	4.4513	LG TWO STORY	\$496,843		RESIDENTIAL	401	63
41-14-27-481-003	3030 CASCADE RD SE	07/24/23	\$600,000	WD	03-ARM'S LENG1	\$600,000	\$203,400	33.90	\$713,868	\$273,401	\$326,599	\$363,722	0.898	2,158	\$151.34	14000	42.5641	RANCH	\$271,263		RESIDENTIAL	401	70
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENG1	\$595,000	\$207,600	34.89	\$596,290	\$173,290	\$421,710	\$266,709	1.581	1,966	\$214.50	14000	25.7586	MED. TWO STORY	\$172,131		RESIDENTIAL	401	70
41-14-27-454-013	2936 CASCADE RD SE	08/21/23	\$450,000	WD	03-ARM'S LENG1	\$450,000	\$204,600	45.47	\$643,354	\$368,813	\$81,187	\$226,706	0.358	1,929	\$42.09	14000	96.5462	RANCH	\$341,365		RESIDENTIAL	401	70
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENG1	\$450,000	\$246,500	54.78	\$961,807	\$207,496	\$242,504	\$695,859	0.348	3,994	\$60.72	14000	97.5082	LG TWO STORY	\$207,496		RESIDENTIAL	401	69
41-18-04-227-003	2244 HALL ST SE	09/05/23	\$400,000	WD	03-ARM'S LENG1	\$400,000	\$119,900	29.98	\$362,337	\$141,057	\$258,943	\$182,725	1.417	1,176	\$220.19	14000	9.3541	RANCH	\$141,057		RESIDENTIAL	401	70
41-14-33-458-011	2045 HALL ST SE	10/06/23	\$380,000	WD	03-ARM'S LENG1	\$380,000	\$144,300	37.97	\$434,353	\$129,245	\$250,755	\$192,376	1.303	1,566	\$160.12	14000	2.0113	MED. TWO STORY	\$129,245		RESIDENTIAL	401	70
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCE	\$350,000	\$149,500	42.71	\$436,475	\$109,357	\$240,643	\$198,948	1.210	1,885	\$127.66	14000	11.4002	MED. TWO STORY	\$109,357	41-14-33-203	RESIDENTIAL	401	70
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENG1	\$527,500	\$174,200	33.02	\$491,202	\$127,134	\$400,366	\$229,551	1.744	1,785	\$224.29	14000	42.0548	MED. TWO STORY	\$126,278		RESIDENTIAL	401	70
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S LENG1	\$375,000	\$167,700	44.72	\$469,736	\$236,466	\$138,534	\$192,626	0.719	1,313	\$105.51	14000	60.4391	RANCH	\$235,384		RESIDENTIAL	401	70
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S LENG1	\$736,101	\$245,700	33.38	\$691,038	\$279,084	\$457,017	\$340,177	1.343	2,798	\$163.34	14000	1.9892	RANCH	\$276,979		RESIDENTIAL	401	63
41-18-04-203-003	2102 HALL ST SE	01/31/24	\$565,024	WD	03-ARM'S LENG1	\$565,024	\$190,400	33.70	\$581,772	\$182,947	\$326,077	\$251,466	1.519	1,474	\$259.21	14000	19.5821	MED. TWO STORY	\$176,681		RESIDENTIAL	401	70
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENG1	\$490,000	\$151,500	30.92	\$440,692	\$111,681	\$378,319	\$207,447	1.824	1,828	\$206.96	14000	50.0112	MED. TWO STORY	\$111,681		RESIDENTIAL	401	70
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENG1	\$474,000	\$174,000	36.71	\$528,743	\$204,699	\$269,301	\$267,584	1.006	2,053	\$131.17	14000	31.7160	RANCH	\$198,760		RESIDENTIAL	401	70
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENG1	\$535,000	\$195,300	36.50	\$632,800	\$171,782	\$363,218	\$290,680	1.250	1,962	\$185.13	14000	7.4031	MED. TWO STORY	\$168,736		RESIDENTIAL	401	70
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENG1	\$2,490,000	\$1,220,900	49.03	\$3,095,457	\$1,273,545	\$1,216,455	\$1,504,469	0.809	5,522	\$220.29	14000	51.5017	RANCH	\$1,240,088		RESIDENTIAL	401	70
41-18-04-427-006	2304 BOSTON ST SE	04/30/24	\$430,000	WD	03-ARM'S LENG1	\$430,000	\$188,700	43.88	\$447,853	\$216,099	\$213,901	\$191,374	1.118	1,390	\$153.89	14000	20.5866	RANCH	\$215,384		RESIDENTIAL	401	70
41-14-34-301-021	2525 LAKE DR SE	05/10/24	\$925,000	WD	03-ARM'S LENG1	\$925,000	\$338,200	36.56	\$805,351	\$104,602	\$820,398	\$441,834	1.857	1,584	\$517.93	14000	53.3223	MED. TWO STORY	\$102,125		RESIDENTIAL	401	88
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S LENG1	\$680,000	\$240,700	35.40	\$551,587	\$190,381	\$489,619	\$298,271	1.642	1,444	\$339.07	14000	31.7947	RANCH	\$188,805		RESIDENTIAL	401	70
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENG1	\$415,000	\$177,300	42.72	\$421,384	\$211,641	\$203,359	\$173,198	1.174	1,230	\$165.33	14000	14.9437	RANCH	\$211,641		RESIDENTIAL	401	70
41-14-33-458-007	2017 HALL ST SE	05/22/24	\$535,000	WD	03-ARM'S LENG1	\$535,000	\$145,800	27.25	\$397,681	\$140,737	\$394,263	\$212,175	1.858	1,204	\$327.46	14000	53.4619	RANCH	\$139,074		RESIDENTIAL	401	70
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENG1	\$439,900	\$182,900	41.58	\$428,411	\$177,776	\$262,124	\$206,965	1.267	1,403	\$186.83	14000	5.7066	RANCH	\$177,776		RESIDENTIAL	401	71
41-18-04-202-009	2022 HALL ST SE	06/03/24	\$535,000	WD	03-ARM'S LENG1	\$535,000	\$220,200	41.16	\$540,687	\$203,377	\$331,623	\$278,538	1.191	1,595	\$207.91	14000	13.2995	RANCH	\$199,698		RESIDENTIAL	401	70
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENG1	\$602,000	\$268,300	44.57	\$624,379	\$222,492	\$379,508	\$331,864	1.144	2,042	\$185.85	14000	18.0012	RANCH	\$211,182		RESIDENTIAL	401	70
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENG1	\$760,000	\$268,500	35.33	\$671,891	\$111,844	\$648,156	\$353,119	1.836	2,136	\$303.44	14000	51.1939	MED. TWO STORY	\$110,303		RESIDENTIAL	401	70
41-18-04-427-010	2332 BOSTON ST SE	08/16/24	\$648,900	WD	03-ARM'S LENG1	\$648,900	\$310,000	47.77	\$766,811	\$209,716	\$439,184	\$351,258	1.250	2,026	\$216.77	14000	7.3260	MED. TWO STORY	\$207,599		RESIDENTIAL	401	70
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENG1	\$424,900	\$214,400	50.46	\$526,504	\$184,629	\$240,271	\$215,558	1.115	1,552	\$154.81	14000	20.8931	MED. TWO STORY	\$184,629		RESIDENTIAL	401	70
41-14-33-458-008	2023 HALL ST SE	08/29/24	\$370,000	WD	03-ARM'S LENG1	\$370,000	\$128,400	34.70	\$344,843	\$139,074	\$230,926	\$129,741	1.780	923	\$250.19	14000	45.6324	MED. TWO STORY	\$139,074		RESIDENTIAL	401	70
41-18-04-427-009	2326 BOSTON ST SE	09/06/24	\$445,000	WD	03-ARM'S LENG1	\$445,000	\$238,000	53.48	\$533,519	\$205,065	\$239,935	\$231,795	1.035	1,716	\$139.82	14000	28.8462	TRI-LEVEL	\$202,133		RESIDENTIAL	401	70
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENG1	\$437,000	\$187,600	42.93	\$460,742	\$111,651	\$325,349	\$220,108	1.478	1,604	\$202.84	14000	15.4557	MED. TWO STORY	\$111,110		RESIDENTIAL	401	70
41-14-33-479-018	2209 HALL ST SE	09/19/24	\$356,900	WD	03-ARM'S LENG1	\$356,900	\$179,400	50.27	\$445,674	\$100,748	\$256,152	\$217,482	1.178	1,540	\$166.33	14000	14.5768	MED. TWO STORY	\$99,040		RESIDENTIAL	401	70
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	WD	03-ARM'S LENG1	\$855,000	\$380,000	44.44	\$974,161	\$464,234	\$390,766	\$470,412	0.831	3,198	\$122.19	14000	49.2890	LG TWO STORY	\$458,940		RESIDENTIAL	401	70
41-14-33-380-017	1951 HALL ST SE	01/31/25	\$512,500	WD	03-ARM'S LENG1	\$512,500	\$181,200	35.36	\$466,785	\$148,254	\$364,246	\$200,839	1.814	1,410	\$258.33	14000	49.0042	MED. TWO STORY	\$148,254		RESIDENTIAL	401	72
41-14-33-101-009	1605 LAKE DR SE	02/19/25	\$580,000	WD	03-ARM'S LENG1	\$580,000	\$207,200	35.72	\$510,495	\$146,564	\$433,436	\$229,465	1.889	1,700	\$254.96	14000	56.5323	MED. TWO STORY	\$146,564		RESIDENTIAL	401	70
41-18-04-281-017	1503 BRETON RD SE	02/21/25	\$456,000	WD	03-ARM'S LENG1	\$456,000	\$182,900	40.11	\$428,411	\$177,776	\$278,224	\$206,965	1.344	1,403	\$198.31	14000	2.0725	RANCH	\$177,776		RESIDENTIAL	401	71
41-18-03-201-012	2860 LAKE DR SE	03/18/25	\$435,000	WD	03-ARM'S LENG1	\$435,000	\$214,900	49.40	\$499,095	\$188,091	\$246,909	\$256,816	0.961	1,632	\$151.29	14000	36.2154	RANCH	\$188,091		RESIDENTIAL	401	70
41-14-27-382-002	2714 CASCADE RD SE	03/24/25	\$446,000	WD	03-ARM'S LENG1	\$446,000	\$189,300	42.44	\$476,834	\$190,969	\$255,031	\$236,057	1.080	1,300	\$196.18	14000	24.3199	RANCH	\$190,969		RESIDENTIAL	401	70
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	WD	03-ARM'S LENG1	\$430,000	\$206,300	47.98	\$499,537	\$88,888	\$341,112	\$258,921	1.317	1,384	\$246.47	14000	0.6142	MED.					

Neighborhood 14-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-28-476-019	2150 ROBINSON RD SE	07/20/23	\$1,165,000	WD	03-ARM'S LENGTH	\$1,165,000	\$321,600	27.61	\$1,064,517	\$506,121	\$658,879	\$515,125	1.279	3,388	\$194.47	14000	45.9649	LG TWO STORY	\$496,843		RESIDENTIAL	401	63
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,500	54.78	\$961,807	\$207,496	\$242,504	\$695,859	0.348	3,994	\$60.72	14000	47.0920	LG TWO STORY	\$207,496		RESIDENTIAL	401	69
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$380,000	44.44	\$974,161	\$464,234	\$390,766	\$470,412	0.831	3,198	\$122.19	14000		LG TWO STORY	\$458,940		RESIDENTIAL	401	70
Totals:			\$2,470,000			\$2,470,000	\$948,100		\$3,000,485	\$1,292,149	\$1,681,397		0.768		\$125.79		5.0919						
			Sale. Ratio =>				38.38				E.C.F. =>		0.768		Std. Deviation=>		0.46538695						
			Std. Dev. =>				13.72				Ave. E.C.F. =>		0.819		Ave. Variance=>		31.3947		Coefficient of Var=>		38.31348355		

Only 3 sales, reviewed all neighborhood 14 sales

Neighborhood 14-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$384,013	\$106,119	\$328,881	\$175,217	1.877	1,424	\$230.96	14000	59.5292	MED. TWO STOR	\$106,119		RESIDENTIAL	401	70
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,800	35.98	\$888,853	\$211,085	\$688,915	\$427,344	1.612	2,005	\$343.60	14000	33.0383	MED. TWO STOR	\$211,085		RESIDENTIAL	401	86
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$651,167	\$185,508	\$464,492	\$293,606	1.582	1,978	\$234.83	14000	30.0323	MED. TWO STOR	\$184,750		RESIDENTIAL	401	70
41-18-04-204-004	2144 HALL ST SE	06/21/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$150,400	25.71	\$457,890	\$173,680	\$411,320	\$234,690	1.753	1,757	\$234.10	14000	47.0905	RANCH	\$171,738		RESIDENTIAL	401	70
41-14-28-476-019	2150 ROBINSON RD SE	07/20/23	\$1,165,000	WD	03-ARM'S LENGTH	\$1,165,000	\$321,600	27.61	\$1,064,517	\$506,121	\$658,879	\$515,125	1.279	3,388	\$194.47	14000	0.2637	LG TWO STORY	\$496,843		RESIDENTIAL	401	63
41-14-27-481-003	3030 CASCADE RD SE	07/24/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$203,400	33.90	\$713,868	\$273,401	\$326,599	\$363,722	0.898	2,158	\$151.34	14000	38.3765	RANCH	\$271,263		RESIDENTIAL	401	70
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,600	34.89	\$596,290	\$173,290	\$421,710	\$266,709	1.581	1,966	\$214.50	14000	29.9462	MED. TWO STOR	\$172,131		RESIDENTIAL	401	70
41-14-27-454-013	2936 CASCADE RD SE	08/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,600	45.47	\$643,354	\$368,813	\$81,187	\$226,706	0.358	1,929	\$42.09	14000	92.3586	RANCH	\$341,365		RESIDENTIAL	401	70
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,500	54.78	\$961,807	\$207,496	\$242,504	\$695,859	0.348	3,994	\$60.72	14000	93.3206	LG TWO STORY	\$207,496		RESIDENTIAL	401	69
41-18-04-227-003	2244 HALL ST SE	09/05/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,900	29.98	\$362,337	\$141,057	\$258,943	\$182,725	1.417	1,176	\$220.19	14000	13.5417	RANCH	\$141,057		RESIDENTIAL	401	70
41-14-33-458-011	2045 HALL ST SE	10/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,300	37.97	\$434,353	\$129,245	\$250,755	\$192,376	1.303	1,566	\$160.12	14000	2.1763	MED. TWO STOR	\$129,245		RESIDENTIAL	401	70
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCEL A	\$350,000	\$149,500	42.71	\$436,475	\$109,357	\$240,643	\$198,948	1.210	1,885	\$127.66	14000	7.2126	MED. TWO STOR	\$109,357	41-14-33-203-018	RESIDENTIAL	401	70
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$174,200	33.02	\$491,202	\$127,134	\$400,366	\$229,551	1.744	1,785	\$224.29	14000	46.2424	MED. TWO STOR	\$126,278		RESIDENTIAL	401	70
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,700	44.72	\$469,736	\$236,466	\$138,534	\$192,626	0.719	1,313	\$105.51	14000	56.2515	RANCH	\$235,384		RESIDENTIAL	401	70
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S LENGTH	\$736,101	\$245,700	33.38	\$691,038	\$279,084	\$457,017	\$340,177	1.343	2,798	\$163.34	14000	6.1768	RANCH	\$276,979		RESIDENTIAL	401	63
41-18-04-203-003	2102 HALL ST SE	01/31/24	\$565,024	WD	03-ARM'S LENGTH	\$565,024	\$190,400	33.70	\$581,772	\$182,947	\$382,077	\$251,466	1.519	1,474	\$259.21	14000	23.7697	MED. TWO STOR	\$176,681		RESIDENTIAL	401	70
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$151,500	30.92	\$440,692	\$111,681	\$378,319	\$207,447	1.824	1,828	\$206.96	14000	99.3001	MED. TWO STOR	\$111,681		RESIDENTIAL	401	70
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$174,000	36.71	\$528,743	\$204,699	\$269,301	\$267,584	1.006	2,053	\$131.17	14000	27.5284	RANCH	\$198,760		RESIDENTIAL	401	70
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$632,800	\$171,782	\$363,218	\$290,680	1.250	1,962	\$185.13	14000	3.2155	MED. TWO STOR	\$168,736		RESIDENTIAL	401	70
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,220,900	49.03	\$3,095,457	\$1,273,545	\$1,216,455	\$1,504,469	0.809	5,522	\$220.29	14000	47.3141	RANCH	\$1,240,088		RESIDENTIAL	401	70
41-18-04-427-006	2304 BOSTON ST SE	04/30/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,700	43.88	\$447,853	\$216,099	\$213,901	\$191,374	1.118	1,390	\$153.89	14000	16.3990	RANCH	\$215,384		RESIDENTIAL	401	70
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$240,700	35.40	\$551,587	\$190,381	\$489,619	\$298,271	1.642	1,444	\$339.07	14000	35.9823	RANCH	\$188,805		RESIDENTIAL	401	70
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENGTH	\$415,000	\$177,300	42.72	\$421,384	\$211,641	\$203,359	\$173,198	1.174	1,230	\$165.33	14000	10.7561	RANCH	\$211,641		RESIDENTIAL	401	70
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$182,900	41.58	\$428,411	\$177,776	\$262,124	\$206,965	1.267	1,403	\$186.83	14000	1.5190	RANCH	\$177,776		RESIDENTIAL	401	71
41-18-04-202-009	2022 HALL ST SE	06/03/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$220,200	41.16	\$540,687	\$203,377	\$331,623	\$278,538	1.191	1,595	\$207.91	14000	9.1119	RANCH	\$199,698		RESIDENTIAL	401	70
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$268,300	44.57	\$624,379	\$222,492	\$379,508	\$331,864	1.144	2,042	\$185.85	14000	13.8136	RANCH	\$211,182		RESIDENTIAL	401	70
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$671,891	\$111,844	\$648,156	\$353,119	1.836	2,136	\$303.44	14000	55.3815	MED. TWO STOR	\$110,303		RESIDENTIAL	401	70
41-18-04-427-010	2332 BOSTON ST SE	08/16/24	\$648,900	WD	03-ARM'S LENGTH	\$648,900	\$310,000	47.77	\$766,811	\$209,716	\$439,184	\$351,258	1.250	2,026	\$216.77	14000	3.1384	MED. TWO STOR	\$207,599		RESIDENTIAL	401	70
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$214,400	50.46	\$526,504	\$184,629	\$240,271	\$215,558	1.115	1,552	\$154.81	14000	16.7055	MED. TWO STOR	\$184,629		RESIDENTIAL	401	70
41-14-33-458-008	2023 HALL ST SE	08/29/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,400	34.70	\$344,843	\$139,074	\$230,926	\$129,741	1.780	923	\$250.19	14000	49.8200	MED. TWO STOR	\$139,074		RESIDENTIAL	401	70
41-18-04-427-009	2326 BOSTON ST SE	09/06/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$238,000	53.48	\$533,519	\$205,065	\$239,935	\$231,795	1.035	1,716	\$139.82	14000	24.6586	TRI-LEVEL	\$202,133		RESIDENTIAL	401	70
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$187,600	42.93	\$460,742	\$111,651	\$325,349	\$220,108	1.478	1,604	\$202.84	14000	19.6433	MED. TWO STOR	\$111,110		RESIDENTIAL	401	70
41-14-33-479-018	2209 HALL ST SE	09/19/24	\$356,900	WD	03-ARM'S LENGTH	\$356,900	\$179,400	50.27	\$445,674	\$100,748	\$256,152	\$217,482	1.178	1,540	\$166.33	14000	10.3892	MED. TWO STOR	\$99,040		RESIDENTIAL	401	70
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$380,000	44.44	\$974,161	\$464,234	\$390,766	\$470,412	0.831	3,198	\$122.19	14000	45.1014	LG TWO STORY	\$458,940		RESIDENTIAL	401	70
41-14-33-380-017	1951 HALL ST SE	01/31/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$181,200	35.36	\$466,785	\$148,254	\$364,246	\$200,839	1.814	1,410	\$258.33	14000	53.1918						

Neighborhood 14-Medium 2 Story
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,800	35.98	\$888,853	\$211,085	\$688,915	\$427,344	1.612	2,005	\$343.60	14000	9.8237	MED. TWO STORY	\$211,085		RESIDENTIAL	401	86
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$651,167	\$185,508	\$464,492	\$293,606	1.582	1,978	\$234.83	14000	6.8178	MED. TWO STORY	\$184,750		RESIDENTIAL	401	70
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,600	34.89	\$596,290	\$173,290	\$421,710	\$266,709	1.581	1,966	\$214.50	14000	6.7316	MED. TWO STORY	\$172,131		RESIDENTIAL	401	70
41-14-33-458-011	2045 HALL ST SE	10/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,300	37.97	\$434,353	\$129,245	\$250,755	\$192,376	1.303	1,566	\$160.12	14000	21.0383	MED. TWO STORY	\$129,245		RESIDENTIAL	401	70
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$149,500	42.71	\$436,475	\$109,357	\$240,643	\$198,948	1.210	1,885	\$127.66	14000	30.4272	MED. TWO STORY	\$109,357	41-14-33-203-018	RESIDENTIAL	401	70
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$174,200	33.02	\$491,202	\$127,134	\$400,366	\$229,551	1.744	1,785	\$224.29	14000	23.0278	MED. TWO STORY	\$126,278		RESIDENTIAL	401	70
41-18-04-203-003	2102 HALL ST SE	01/31/24	\$565,024	WD	03-ARM'S LENGTH	\$565,024	\$190,400	33.70	\$581,772	\$182,947	\$382,077	\$251,466	1.519	1,474	\$259.21	14000	0.5551	MED. TWO STORY	\$176,681		RESIDENTIAL	401	70
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$151,500	30.92	\$440,692	\$111,681	\$378,319	\$207,447	1.824	1,828	\$206.96	14000	30.9842	MED. TWO STORY	\$111,681		RESIDENTIAL	401	70
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$632,800	\$171,782	\$363,218	\$290,680	1.250	1,962	\$185.13	14000	26.4300	MED. TWO STORY	\$168,736		RESIDENTIAL	401	70
41-14-34-301-021	2525 LAKE DR SE	05/10/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$338,200	36.56	\$805,351	\$104,602	\$820,398	\$441,834	1.857	1,584	\$517.93	14000	34.2953	MED. TWO STORY	\$102,125		RESIDENTIAL	401	88
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$671,891	\$111,844	\$648,156	\$353,119	1.836	2,136	\$303.44	14000	32.1669	MED. TWO STORY	\$110,303		RESIDENTIAL	401	70
41-18-04-427-010	2332 BOSTON ST SE	08/16/24	\$648,900	WD	03-ARM'S LENGTH	\$648,900	\$310,000	47.77	\$766,811	\$209,716	\$439,184	\$351,258	1.250	2,026	\$216.77	14000	26.3530	MED. TWO STORY	\$207,599		RESIDENTIAL	401	70
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$214,400	50.46	\$526,504	\$184,629	\$240,271	\$215,558	1.115	1,552	\$154.81	14000	39.9201	MED. TWO STORY	\$184,629		RESIDENTIAL	401	70
41-14-33-458-008	2023 HALL ST SE	08/29/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,400	34.70	\$344,843	\$139,074	\$230,926	\$129,741	1.780	923	\$250.19	14000	26.6054	MED. TWO STORY	\$139,074		RESIDENTIAL	401	70
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$187,600	42.93	\$460,742	\$111,651	\$325,349	\$220,108	1.478	1,604	\$202.84	14000	3.5713	MED. TWO STORY	\$111,110		RESIDENTIAL	401	70
41-14-33-479-018	2209 HALL ST SE	09/19/24	\$356,900	WD	03-ARM'S LENGTH	\$356,900	\$179,400	50.27	\$445,674	\$100,748	\$256,152	\$217,482	1.178	1,540	\$166.33	14000	33.6038	MED. TWO STORY	\$99,040		RESIDENTIAL	401	70
41-14-33-380-017	1951 HALL ST SE	01/31/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$181,200	35.36	\$466,785	\$148,254	\$364,246	\$200,839	1.814	1,410	\$258.33	14000	29.9772	MED. TWO STORY	\$148,254		RESIDENTIAL	401	72
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$206,300	47.98	\$499,537	\$88,888	\$341,112	\$258,921	1.317	1,384	\$246.47	14000	19.6412	MED. TWO STORY	\$88,888		RESIDENTIAL	401	63
Totals:			\$9,857,724			\$9,857,724	\$3,780,400		\$10,141,742		\$7,256,289	\$4,746,987			\$237.41			1.4762					
						Sale. Ratio =>		38.35				E.C.F. =>	1.529		Std. Deviation=>	0.25871951							
						Std. Dev. =>		6.29				Ave. E.C.F. =>	1.514		Ave. Variance=>	22.3317		Coefficient of Var=>	14.75159145				

2025 ECF 1.586 Original ECF 1.668
 2026 ECF 1.529 Original Std Dev 0.337
 Q1 1.250
 Q3 1.788
 IQR 0.538
 Max ECF 2.596
 Min ECF 0.981

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.529	1.529	1.529	1.529	1.529	1.529
2 STY; BI-LEVEL	1.235	1.235	1.235	1.235	1.235	1.235
TRI-LEVEL	1.235	1.235	1.235	1.235	1.235	1.235
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.089	1.089	1.089	1.089	1.089	1.089
LG TWO STORY	1.188	1.188	1.188	1.188	1.188	1.188
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-03-304-004	1742 BRETON RD SE	11/07/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$200,100	32.27	\$485,778	\$159,570	\$460,430	\$205,680	2.239	1,510	\$304.92	14000	72.4730	MED. TWO STORY	\$159,570		RESIDENTIAL	401	70
41-14-33-203-023	2039 WEALTHY ST SE	02/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$145,300	33.79	\$358,064	\$110,337	\$319,663	\$156,196	2.047	1,248	\$256.14	14000	53.2702	MED. TWO STORY	\$110,337		RESIDENTIAL	401	70
41-14-33-252-030	2115 LAKE DR SE	09/05/24	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$410,600	29.33	\$1,020,010	\$74,434	\$1,325,566	\$596,202	2.223	2,176	\$609.18	14000	70.9504	MED. TWO STORY	\$73,029		RESIDENTIAL	401	95
41-14-33-103-041	1675 LAKE DR SE	04/17/24	\$421,100	WD	03-ARM'S LENGTH	\$421,100	\$140,900	33.46	\$338,523	\$89,415	\$331,685	\$157,067	2.112	1,237	\$268.14	14000	59.7897	MED. TWO STORY	\$85,874		RESIDENTIAL	401	70
41-14-33-101-009	1605 LAKE DR SE	02/19/25	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$207,200	35.72	\$510,495	\$146,564	\$433,436	\$229,465	1.889	1,700	\$254.96	14000	37.5053	MED. TWO STORY	\$146,564		RESIDENTIAL	401	70
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$384,013	\$106,119	\$328,881	\$175,217	1.877	1,424	\$230.96	14000	36.3146	MED. TWO STORY	\$106,119		RESIDENTIAL	401	70

Neighborhood 14-Tri-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-04-427-009	2326 BOSTON ST SE	09/06/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$238,000	53.48	\$533,519	\$205,065	\$239,935	\$231,795	1.035	1,716	\$139.82	14000	0.0000	TRI-LEVEL	\$202,133		RESIDENTIAL	401	70
Totals:			\$445,000			\$445,000	\$238,000		\$533,519		\$239,935	\$231,795			\$139.82		0.0000						
						Sale. Ratio =>		53.48			E.C.F. =>	1.035		Std. Deviation=>	#DIV/0!								
						Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>	1.035		Ave. Variance=>	0.0000		Coefficient of Var=>	0					

Only 1 sale, reviewed all neighborhood 14 sales

Neighborhood 14-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$384,013	\$106,119	\$328,881	\$175,217	1.877	1,424	\$230.96	14000	55.3416	MED. TWO STOR	\$106,119		RESIDENTIAL	401	70
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,800	35.98	\$888,853	\$211,085	\$688,915	\$427,344	1.612	2,005	\$343.60	14000	28.8507	MED. TWO STOR	\$211,085		RESIDENTIAL	401	86
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$651,167	\$185,508	\$464,492	\$293,606	1.582	1,978	\$234.83	14000	25.8447	MED. TWO STOR	\$184,750		RESIDENTIAL	401	70
41-18-04-204-004	2144 HALL ST SE	06/21/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$150,400	25.71	\$457,890	\$173,680	\$411,320	\$234,690	1.753	1,757	\$234.10	14000	42.9029	RANCH	\$171,738		RESIDENTIAL	401	70
41-14-28-476-019	2150 ROBINSON RD SE	07/20/23	\$1,165,000	WD	03-ARM'S LENGTH	\$1,165,000	\$321,600	27.61	\$1,064,517	\$506,121	\$658,879	\$515,125	1.279	3,388	\$194.47	14000	4.4513	LG TWO STORY	\$496,843		RESIDENTIAL	401	63
41-14-27-481-003	3030 CASCADE RD SE	07/24/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$203,400	33.90	\$713,868	\$273,401	\$326,599	\$363,722	0.898	2,158	\$151.34	14000	42.5641	RANCH	\$271,263		RESIDENTIAL	401	70
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,600	34.89	\$596,290	\$173,290	\$421,710	\$266,709	1.581	1,966	\$214.50	14000	25.7586	MED. TWO STOR	\$172,131		RESIDENTIAL	401	70
41-14-27-454-013	2936 CASCADE RD SE	08/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,600	45.47	\$643,354	\$368,813	\$81,187	\$226,706	0.358	1,929	\$42.09	14000	96.5462	RANCH	\$341,365		RESIDENTIAL	401	70
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,500	54.78	\$961,807	\$207,496	\$242,504	\$695,859	0.348	3,994	\$60.72	14000	97.5082	LG TWO STORY	\$207,496		RESIDENTIAL	401	69
41-18-04-227-003	2244 HALL ST SE	09/05/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,900	29.98	\$362,337	\$141,057	\$258,943	\$182,725	1.417	1,176	\$220.19	14000	9.3541	RANCH	\$141,057		RESIDENTIAL	401	70
41-14-33-458-011	2045 HALL ST SE	10/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,300	37.97	\$434,353	\$129,245	\$250,755	\$192,376	1.303	1,566	\$160.12	14000	2.0113	MED. TWO STOR	\$129,245		RESIDENTIAL	401	70
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCEL AI	\$350,000	\$149,500	42.71	\$436,475	\$109,357	\$240,643	\$198,948	1.210	1,885	\$127.66	14000	11.4002	MED. TWO STOR	\$109,357	41-14-33-203-018	RESIDENTIAL	401	70
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$174,200	33.02	\$491,202	\$127,134	\$400,366	\$229,551	1.744	1,785	\$224.29	14000	42.0548	MED. TWO STOR	\$126,278		RESIDENTIAL	401	70
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,700	44.72	\$469,736	\$236,466	\$138,534	\$192,626	0.719	1,313	\$105.51	14000	60.4391	RANCH	\$235,384		RESIDENTIAL	401	70
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S LENGTH	\$736,101	\$245,700	33.38	\$691,038	\$279,084	\$457,017	\$340,177	1.343	2,798	\$163.34	14000	1.9892	RANCH	\$276,979		RESIDENTIAL	401	63
41-18-04-203-003	2102 HALL ST SE	01/31/24	\$565,024	WD	03-ARM'S LENGTH	\$565,024	\$190,400	33.70	\$581,772	\$182,947	\$382,077	\$251,466	1.519	1,474	\$259.21	14000	19.5821	MED. TWO STOR	\$176,681		RESIDENTIAL	401	70
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$151,500	30.92	\$440,692	\$111,681	\$378,319	\$207,447	1.824	1,828	\$206.96	14000	50.0112	MED. TWO STOR	\$111,681		RESIDENTIAL	401	70
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$174,000	36.71	\$528,743	\$204,699	\$269,301	\$267,584	1.006	2,053	\$131.17	14000	31.7160	RANCH	\$188,760		RESIDENTIAL	401	70
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$632,800	\$171,782	\$363,218	\$290,680	1.250	1,962	\$185.13	14000	7.4031	MED. TWO STOR	\$168,736		RESIDENTIAL	401	70
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,220,900	49.03	\$3,095,457	\$1,273,545	\$1,216,455	\$1,504,469	0.809	5,522	\$220.29	14000	51.5017	RANCH	\$1,240,088		RESIDENTIAL	401	70
41-18-04-427-006	2304 BOSTON ST SE	04/30/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,700	43.88	\$447,853	\$216,099	\$213,901	\$191,374	1.118	1,390	\$153.89	14000	20.5866	RANCH	\$215,384		RESIDENTIAL	401	70
41-14-34-301-021	2525 LAKE DR SE	05/10/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$338,200	36.56	\$805,351	\$104,602	\$820,398	\$441,834	1.857	1,584	\$517.93	14000	53.3223	MED. TWO STOR	\$102,125		RESIDENTIAL	401	88
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$240,700	35.40	\$551,587	\$190,381	\$489,619	\$298,271	1.642	1,444	\$339.07	14000	31.7947	RANCH	\$188,805		RESIDENTIAL	401	70
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENGTH	\$415,000	\$177,300	42.72	\$421,384	\$211,641	\$203,359	\$173,198	1.174	1,230	\$165.33	14000	14.9437	RANCH	\$211,641		RESIDENTIAL	401	70
41-14-33-458-007	2017 HALL ST SE	05/22/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$145,800	27.25	\$397,681	\$140,737	\$394,263	\$212,175	1.858	1,204	\$327.46	14000	53.4619	RANCH	\$139,074		RESIDENTIAL	401	70
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$182,900	41.58	\$428,411	\$177,776	\$262,124	\$206,965	1.267	1,403	\$186.83	14000	5.7066	RANCH	\$177,776		RESIDENTIAL	401	71
41-18-04-202-009	2022 HALL ST SE	06/03/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$220,200	41.16	\$540,687	\$203,377	\$331,623	\$278,538	1.191	1,595	\$207.91	14000	13.2995	RANCH	\$199,698		RESIDENTIAL	401	70
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$268,300	44.57	\$624,379	\$222,492	\$379,508	\$331,864	1.144	2,042	\$185.85	14000	18.0012	RANCH	\$211,182		RESIDENTIAL	401	70
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$671,891	\$111,844	\$648,156	\$353,119	1.836	2,136	\$303.44	14000	51.1939	MED. TWO STOR	\$110,303		RESIDENTIAL	401	70
41-18-04-427-010	2332 BOSTON ST SE	08/16/24	\$648,900	WD	03-ARM'S LENGTH	\$648,900	\$310,000	47.77	\$766,811	\$209,716	\$439,184	\$351,258	1.250	2,026	\$216.77	14000	7.3260	MED. TWO STOR	\$207,599		RESIDENTIAL	401	70
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$214,400	50.46	\$526,504	\$184,629	\$240,271	\$215,558	1.115	1,552	\$154.81	14000	20.8931	MED. TWO STOR	\$184,629		RESIDENTIAL	401	70
41-14-33-458-008	2023 HALL ST SE	08/29/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,400	34.70	\$344,843	\$139,074	\$230,926	\$129,741	1.780	923	\$250.19	14000	45.6324	MED. TWO STOR	\$139,074		RESIDENTIAL	401	70
41-18-04-427-009	2326 BOSTON ST SE	09/06/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$238,000	53.48	\$533,519	\$205,065	\$239,935	\$231,795	1.035	1,716	\$139.82	14000	28.8462	TRI-LEVEL	\$202,133		RESIDENTIAL	401	70
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$187,600	42.93	\$460,742	\$111,651	\$325,349	\$220,108	1.478	1,604	\$202.84	14000	15.4557	MED. TWO STOR	\$111,110		RESIDENTIAL	401	70
41-14-33-479-018	2209 HALL ST SE	09/19/24	\$356,900	WD	03-ARM'S LENGTH	\$356,900	\$179,400	50.27	\$445,674	\$100,748	\$256,152	\$217,482	1.178	1,540	\$166.33	14000	14.5768	MED. TWO STOR	\$99,040		RESIDENTIAL	401	70
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$380,000	44.44	\$974,161	\$464,234	\$390,766	\$470,412	0.831	3,198	\$122.19	14000	49.2890	LG TWO STORY	\$458,940		RESIDENTIAL	401	70
41-14-33-380-017	1951 HALL ST SE	01/31/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$181,200	35.36	\$466,785	\$148,254	\$364,246	\$200,839	1.814	1,410	\$258.33	14000	49.0042	MED. TWO STOR	\$148,254		RESIDENTIAL	401	72
41-14-33-101-009	1																						

Neighborhood 15-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-33-256-004	755 BAGLEY AVE SE	02/20/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$237,900	37.46	\$671,600	\$121,052	\$513,948	\$371,741	1.383	1,674	\$307.02	15000	14.7187	CONDO 2ND FLOOR	\$121,052		NBHD 13	401	87	
41-14-33-257-002	674 CROSWELL AVE SE	08/29/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$311,800	45.52	\$670,038	\$121,052	\$563,948	\$383,370	1.471	2,052	\$274.83	15000	5.8704	CONDOMINIUM	\$121,052		NBHD 13	401	88	
41-14-33-257-002	674 CROSWELL AVE SE	12/10/24	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$311,800	44.86	\$670,038	\$121,052	\$573,948	\$383,370	1.497	2,052	\$279.70	15000	3.2620	CONDOMINIUM	\$121,052		NBHD 13	401	88	
41-14-33-257-003	678 CROSWELL AVE SE	04/21/23	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$299,300	48.12	\$687,899	\$121,052	\$500,948	\$395,843	1.266	2,052	\$244.13	15000	26.4209	CONDOMINIUM	\$121,052		NBHD 13	401	88	
41-14-33-258-003	719 CROSWELL AVE SE	06/17/24	\$929,000	WD	03-ARM'S LENGTH	\$929,000	\$325,600	35.05	\$692,270	\$127,700	\$801,300	\$394,253	2.032	1,752	\$457.36	15000	50.2721	CONDOMINIUM	\$121,052		NBHD 13	401	89	
Totals:			\$3,566,000			\$3,566,000	\$1,486,400		\$3,391,845		\$2,954,092	\$1,928,577			\$312.61		0.2016							
								Sale. Ratio =>	41.68					E.C.F. =>	1.532			Std. Deviation=>	0.29525795					
								Std. Dev. =>	5.63					Ave. E.C.F. =>	1.530			Ave. Variance=>	20.1088	Coefficient of Var=>	13.14532961			

Neighborhood 15-Condominium
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-257-003	678 CROSWELL AVE SE	04/21/23	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$299,300	48.12	\$687,899	\$121,052	\$500,948	\$395,843	1.266	2,052	\$244.13	15000	14.5698	CONDOMINIUM	\$121,052		NBHD 13	401	88
41-14-33-257-002	674 CROSWELL AVE SE	08/29/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$311,800	45.52	\$670,038	\$121,052	\$563,948	\$383,370	1.471	2,052	\$274.83	15000	5.9807	CONDOMINIUM	\$121,052		NBHD 13	401	88
41-14-33-257-002	674 CROSWELL AVE SE	12/10/24	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$311,800	44.86	\$670,038	\$121,052	\$573,948	\$383,370	1.497	2,052	\$279.70	15000	8.5891	CONDOMINIUM	\$121,052		NBHD 13	401	88
Totals:			\$2,002,000			\$2,002,000	\$922,900		\$2,027,975		\$1,638,844	\$1,162,583			\$266.22		0.1563						
								Sale. Ratio =>	46.10			E.C.F. =>	1.410	Std. Deviation=>		0.12685065							
								Std. Dev. =>	1.72			Ave. E.C.F. =>	1.411	Ave. Variance=>		9.7132	Coefficient of Var=>		6.882848594				

2025 ECF	1.432	Original ECF	1.567
2026 ECF	1.410	Original Std Dev	0.327
		Q1	1.266
		Q3	1.497
		IQR	0.232
		Max ECF	1.844
		Min ECF	1.150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BLDG STYLE	0.000	0.000	0.000	0.000	0.000	0.000
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY. BE-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	1.410	1.410	1.410	1.410	1.410	1.410
RANCH	0.000	0.000	0.000	0.000	0.000	0.000
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX 4 G TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	1.532	1.532	1.532	1.532	1.532	1.532
CONDO 1ST FLOOR	1.532	1.532	1.532	1.532	1.532	1.532

Outliers

41-14-33-258-003	719 CROSWELL AVE SE	06/17/24	\$929,000	WD	03-ARM'S LENGTH	\$929,000	\$325,600	35.05	\$692,270	\$127,700	\$801,300	\$394,253	2.032	1,752	\$457.36	15000	53.5340	CONDOMINIUM	\$121,052		NBHD 13	401	89
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Neighborhood 16-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-34-303-021	2433 GILMOUR ST SE	10/30/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,500	40.47	\$1,161,052	\$144,247	\$175,753	\$699,316	0.251	2,315	\$75.92	16000	111.5487	MED. TWO STORY	\$144,247		RESIDENTIAL	401	98	
41-14-34-352-005	965 LAKE GROVE AVE SE	04/03/23	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$556,700	38.66	\$1,387,430	\$204,425	\$1,235,575	\$813,621	1.519	2,732	\$452.26	16000	15.1804	MED. TWO STORY	\$202,780		RESIDENTIAL	401	95	
41-14-34-352-007	1000 KENESAW DR SE	11/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,200	29.56	\$401,414	\$163,313	\$361,687	\$163,756	2.209	1,353	\$267.32	16000	84.1888	MED. TWO STORY	\$163,313		RESIDENTIAL	401	70	
41-14-34-352-021	1011 LAKE GROVE AVE SE	04/17/23	\$1,280,000	WD	03-ARM'S LENGTH	\$1,280,000	\$446,100	34.85	\$1,104,962	\$166,514	\$1,113,486	\$645,425	1.725	3,038	\$366.52	16000	35.8390	MED. TWO STORY	\$163,382		RESIDENTIAL	401	96	
41-14-34-352-022	1005 LAKE GROVE AVE SE	08/12/24	\$1,130,000	WD	03-ARM'S LENGTH	\$1,130,000	\$515,000	45.58	\$1,164,646	\$186,722	\$943,278	\$672,575	1.402	2,400	\$393.03	16000	3.5679	MED. TWO STORY	\$186,722		RESIDENTIAL	401	90	
41-14-34-353-014	2422 SANTA MONICA DR SE	07/24/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$208,100	36.19	\$491,834	\$164,799	\$410,201	\$224,921	1.824	1,605	\$255.58	16000	45.6948	MED. TWO STORY	\$159,800		RESIDENTIAL	401	70	
41-14-34-353-024	1057 KENEBERRY WAY SE	08/29/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$147,400	55.62	\$369,065	\$199,541	\$65,459	\$128,525	0.509	936	\$69.93	16000	85.7497	RANCH	\$198,872		RESIDENTIAL	401	70	
41-14-34-353-024	1057 KENEBERRY WAY SE	02/28/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$147,400	44.67	\$369,065	\$199,541	\$130,459	\$128,525	1.015	936	\$139.38	16000	35.1758	RANCH	\$198,872		RESIDENTIAL	401	70	
41-14-34-355-027	1129 LAKE GROVE AVE SE	11/14/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$159,900	35.93	\$411,607	\$153,832	\$291,168	\$177,287	1.642	1,152	\$252.75	16000	27.5548	MED. TWO STORY	\$151,287		RESIDENTIAL	401	70	
41-14-34-356-004	1018 LAKE GROVE AVE SE	04/24/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$167,700	37.27	\$427,609	\$126,555	\$323,445	\$207,052	1.562	1,377	\$234.89	16000	19.5334	MED. TWO STORY	\$126,555		RESIDENTIAL	401	70	
41-14-34-356-007	1038 LAKE GROVE AVE SE	02/05/25	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$195,000	46.21	\$440,614	\$219,069	\$202,931	\$167,964	1.208	1,251	\$162.22	16000	15.8629	RANCH	\$218,692		RESIDENTIAL	401	70	
41-14-34-356-013	1102 LAKE GROVE AVE SE	08/21/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$159,000	42.97	\$378,218	\$155,602	\$214,398	\$153,106	1.400	1,136	\$188.73	16000	3.3516	MED. TWO STORY	\$155,602		RESIDENTIAL	401	70	
41-14-34-356-028	1059 EASTWOOD AVE SE	11/04/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$265,900	41.22	\$620,908	\$155,602	\$489,398	\$320,018	1.529	2,124	\$230.41	16000	16.2475	MED. TWO STORY	\$155,602		RESIDENTIAL	401	70	
41-14-34-356-039	1160 LAKE GROVE AVE SE	04/19/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$165,600	41.41	\$393,545	\$200,649	\$199,251	\$132,666	1.502	1,040	\$191.59	16000	13.5094	MED. TWO STORY	\$200,649		RESIDENTIAL	401	70	
41-14-34-376-006	1042 EASTWOOD AVE SE	03/03/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$263,100	42.10	\$612,217	\$216,015	\$408,985	\$272,491	1.501	1,881	\$217.43	16000	13.4103	MED. TWO STORY	\$210,925		RESIDENTIAL	401	70	
41-14-34-376-012	1118 EASTWOOD AVE SE	07/07/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$212,700	42.12	\$553,976	\$153,062	\$351,938	\$275,732	1.276	1,684	\$208.99	16000	9.0430	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70	
41-14-34-376-012	1118 EASTWOOD AVE SE	01/31/25	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$235,700	42.93	\$553,976	\$153,062	\$395,938	\$275,732	1.436	1,684	\$235.12	16000	6.9145	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70	
41-14-34-377-008	2645 HALL ST SE	05/01/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$393,600	42.32	\$1,013,296	\$467,607	\$462,393	\$375,302	1.232	2,825	\$163.68	16000	13.4752	MED. TWO STORY	\$466,769		RESIDENTIAL	401	70	
41-14-34-378-004	2629 MANOR DR SE	05/23/23	\$445,528	WD	03-ARM'S LENGTH	\$445,528	\$188,600	42.33	\$489,879	\$207,740	\$237,788	\$194,043	1.225	1,360	\$174.84	16000	14.1371	MED. TWO STORY	\$207,740		RESIDENTIAL	401	70	
Totals:			\$11,651,428			\$11,651,428	\$4,712,200		\$12,345,313		\$8,013,531	\$6,028,056			\$225.29		3.7436							
								Sale. Ratio =>	40.44					E.C.F. =>	1.329	Std. Deviation=>		0.43638591						
								Std. Dev. =>	5.40					Ave. E.C.F. =>	1.367	Ave. Variance=>		29.9992	Coefficient of Var=>		21.94836473			

Neighborhood 16-Medium Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
41-14-34-352-005	965 LAKE GROVE AVE SE	04/03/23	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$556,700	38.66	\$1,387,430	\$204,425	\$1,235,575	\$813,621	1.519	2,732	\$452.26	16000	3.4555	MED. TWO STORY	\$202,780		RESIDENTIAL	401	95		
41-14-34-352-021	1011 LAKE GROVE AVE SE	04/17/23	\$1,280,000	WD	03-ARM'S LENGTH	\$1,280,000	\$446,100	34.85	\$1,104,962	\$166,514	\$1,113,486	\$645,425	1.725	3,038	\$366.52	16000	24.1141	MED. TWO STORY	\$163,382		RESIDENTIAL	401	96		
41-14-34-356-004	1018 LAKE GROVE AVE SE	04/24/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$167,700	37.27	\$427,609	\$126,555	\$323,445	\$207,052	1.562	1,377	\$234.89	16000	7.8085	MED. TWO STORY	\$126,555		RESIDENTIAL	401	70		
41-14-34-377-008	2645 HALL ST SE	05/01/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$393,600	42.32	\$1,013,296	\$467,607	\$462,393	\$375,302	1.232	2,825	\$163.68	16000	25.2001	MED. TWO STORY	\$466,769		RESIDENTIAL	401	70		
41-14-34-378-004	2629 MANOR DR SE	05/23/23	\$445,528	WD	03-ARM'S LENGTH	\$445,528	\$188,600	42.33	\$489,879	\$207,740	\$237,788	\$194,043	1.225	1,360	\$174.84	16000	25.8619	MED. TWO STORY	\$207,740		RESIDENTIAL	401	70		
41-14-34-376-012	1118 EASTWOOD AVE SE	07/07/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$212,700	42.12	\$553,976	\$153,062	\$351,938	\$275,732	1.276	1,684	\$208.99	16000	20.7679	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70		
41-14-34-355-027	1129 LAKE GROVE AVE SE	11/14/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$159,900	35.93	\$411,607	\$153,832	\$291,168	\$177,287	1.642	1,152	\$252.75	16000	15.8299	MED. TWO STORY	\$151,287		RESIDENTIAL	401	70		
41-14-34-356-039	1160 LAKE GROVE AVE SE	04/19/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$165,600	41.41	\$393,545	\$200,649	\$199,251	\$132,666	1.502	1,040	\$191.59	16000	1.7845	MED. TWO STORY	\$200,649		RESIDENTIAL	401	70		
41-14-34-353-014	2422 SANTA MONICA DR SE	07/24/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$208,100	36.19	\$491,834	\$164,799	\$410,201	\$224,921	1.824	1,605	\$255.58	16000	33.9700	MED. TWO STORY	\$159,800		RESIDENTIAL	401	70		
41-14-34-352-022	1005 LAKE GROVE AVE SE	08/12/24	\$1,130,000	WD	03-ARM'S LENGTH	\$1,130,000	\$515,000	45.58	\$1,164,646	\$186,722	\$943,278	\$672,575	1.402	2,400	\$393.03	16000	8.1570	MED. TWO STORY	\$186,722		RESIDENTIAL	401	90		
41-14-34-356-013	1102 LAKE GROVE AVE SE	08/21/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$159,000	42.97	\$378,218	\$155,602	\$214,398	\$153,106	1.400	1,136	\$188.73	16000	8.3732	MED. TWO STORY	\$155,602		RESIDENTIAL	401	70		
41-14-34-356-028	1059 EASTWOOD AVE SE	11/04/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$265,900	41.22	\$620,908	\$155,602	\$489,398	\$320,018	1.529	2,124	\$230.41	16000	4.5226	MED. TWO STORY	\$155,602		RESIDENTIAL	401	70		
41-14-34-376-012	1118 EASTWOOD AVE SE	01/31/25	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$235,700	42.93	\$553,976	\$153,062	\$395,938	\$275,732	1.436	1,684	\$235.12	16000	4.8104	MED. TWO STORY	\$150,661		RESIDENTIAL	401	70		
41-14-34-376-006	1042 EASTWOOD AVE SE	03/03/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$263,100	42.10	\$612,217	\$216,015	\$408,985	\$272,491	1.501	1,881	\$217.43	16000	1.6855	MED. TWO STORY	\$210,925		RESIDENTIAL	401	70		
Totals:			\$9,789,428			\$9,789,428	\$3,937,700		\$9,604,103		\$7,077,242	\$4,739,970			\$254.70		0.9041								
								Sale. Ratio =>	40.22					E.C.F. =>	1.493			Std. Deviation=>	0.17498137						
								Std. Dev. =>	3.24					Ave. E.C.F. =>	1.484			Ave. Variance=>	13.3101			Coefficient of Var=>	8.968707061		

2025 ECF 1.454 Original ECF 1.359
 2026 ECF 1.493 Original Std Dev 0.402

Q1 1.307
 Q3 1.622
 IQR 0.315
 Max ECF 2.095
 Min ECF 1.150

Neighborhood Code: 16000 LINE: 44 CITY OF EAST GRAND RAPIDS

Neighborhood Description: MED 16 HOMES BETWEEN LAKE AND HALL

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.493	1.493	1.493	1.493	1.493	1.493
2 STY. BL LEVEL	1.483	1.483	1.483	1.483	1.483	1.483
TWO LEVEL	1.483	1.483	1.483	1.483	1.483	1.483
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.483	1.483	1.483	1.483	1.483	1.483
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Close

Outliers

41-14-34-303-021	2433 GILMOUR ST SE	10/30/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,500	40.47	\$1,161,052	\$144,247	\$175,753	\$699,316	0.251	2,315	\$75.92	16000	123.2736	MED. TWO STORY	\$144,247		RESIDENTIAL	401	98
41-14-34-352-007	1000 KENESAW DR SE	11/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,200	29.56	\$401,414	\$163,313	\$361,687	\$163,756	2.209	1,353	\$267.32	16000	98.3259	MED. TWO STORY	\$163,313		RESIDENTIAL	401	70

Neighborhood 16-Tri-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0		\$0.00		0.0000							
			Sale. Ratio =>			0.00			E.C.F. =>		0.000		Std. Deviation=>		#DIV/0!								
			Std. Dev. =>			#DIV/0!			Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0.0000		Coefficient of Var=>		0				

No sales, reviewed all neighborhood 16 sales

Neighborhood 16-All Sales
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in Sale	Land Table	Property Clas	Building Depr.
41-14-34-352-00	965 LAKE GROVE	04/03/23	\$1,440,000	WD	03-ARM'S LENGT	\$1,440,000	\$556,700	38.66	\$1,387,430	\$204,425	\$1,235,575	\$813,621	1.519	2,732	\$452.26	16000	15.1804	MED. TWO STOR	\$202,780		RESIDENTIAL	401	95
41-14-34-352-02	1011 LAKE GROVE	04/17/23	\$1,280,000	WD	03-ARM'S LENGT	\$1,280,000	\$446,100	34.85	\$1,104,962	\$166,514	\$1,113,486	\$645,425	1.725	3,038	\$366.52	16000	35.8390	MED. TWO STOR	\$163,382		RESIDENTIAL	401	96
41-14-34-352-02	1005 LAKE GROVE	08/12/24	\$1,130,000	WD	03-ARM'S LENGT	\$1,130,000	\$515,000	45.58	\$1,164,646	\$186,722	\$943,278	\$672,575	1.402	2,400	\$393.03	16000	3.5679	MED. TWO STOR	\$186,722		RESIDENTIAL	401	90
41-14-34-353-01	2422 SANTA MON	07/24/24	\$575,000	WD	03-ARM'S LENGT	\$575,000	\$208,100	36.19	\$491,834	\$164,799	\$410,201	\$224,921	1.824	1,605	\$255.58	16000	45.6948	MED. TWO STOR	\$159,800		RESIDENTIAL	401	70
41-14-34-355-02	1129 LAKE GROVE	11/14/23	\$445,000	WD	03-ARM'S LENGT	\$445,000	\$159,900	35.93	\$411,607	\$153,832	\$291,168	\$177,287	1.642	1,152	\$252.75	16000	27.5548	MED. TWO STOR	\$151,287		RESIDENTIAL	401	70
41-14-34-356-00	1018 LAKE GROVE	04/24/23	\$450,000	WD	03-ARM'S LENGT	\$450,000	\$167,700	37.27	\$427,609	\$126,555	\$323,445	\$207,052	1.562	1,377	\$234.89	16000	19.5334	MED. TWO STOR	\$126,555		RESIDENTIAL	401	70
41-14-34-356-00	1038 LAKE GROVE	02/05/25	\$422,000	WD	03-ARM'S LENGT	\$422,000	\$195,000	46.21	\$440,614	\$219,069	\$202,931	\$167,964	1.208	1,251	\$162.22	16000	15.8629	RANCH	\$218,692		RESIDENTIAL	401	70
41-14-34-356-01	1102 LAKE GROVE	08/21/24	\$370,000	WD	03-ARM'S LENGT	\$370,000	\$159,000	42.97	\$378,218	\$155,602	\$214,398	\$153,106	1.400	1,136	\$188.73	16000	3.3516	MED. TWO STOR	\$155,602		RESIDENTIAL	401	70
41-14-34-356-01	1109 EASTWOOD	11/04/24	\$645,000	WD	03-ARM'S LENGT	\$645,000	\$265,900	41.22	\$620,908	\$155,602	\$489,398	\$320,018	1.529	2,124	\$230.41	16000	16.2475	MED. TWO STOR	\$155,602		RESIDENTIAL	401	70
41-14-34-356-03	1160 LAKE GROVE	04/19/24	\$399,900	WD	03-ARM'S LENGT	\$399,900	\$165,600	41.41	\$393,545	\$200,649	\$199,251	\$132,666	1.502	1,040	\$191.59	16000	13.5094	MED. TWO STOR	\$200,649		RESIDENTIAL	401	70
41-14-34-376-00	1042 EASTWOOD	03/03/25	\$625,000	WD	03-ARM'S LENGT	\$625,000	\$263,100	42.10	\$612,217	\$216,015	\$408,985	\$272,491	1.501	1,881	\$217.43	16000	13.4103	MED. TWO STOR	\$210,925		RESIDENTIAL	401	70
41-14-34-376-01	1118 EASTWOOD	07/07/23	\$505,000	WD	03-ARM'S LENGT	\$505,000	\$212,700	42.12	\$553,976	\$153,062	\$351,938	\$275,732	1.276	1,684	\$208.99	16000	9.0430	MED. TWO STOR	\$150,661		RESIDENTIAL	401	70
41-14-34-376-01	1118 EASTWOOD	01/31/25	\$549,000	WD	03-ARM'S LENGT	\$549,000	\$235,700	42.93	\$553,976	\$153,062	\$395,938	\$275,732	1.436	1,684	\$235.12	16000	6.9145	MED. TWO STOR	\$150,661		RESIDENTIAL	401	70
41-14-34-377-00	2645 HALL ST SE	05/01/23	\$930,000	WD	03-ARM'S LENGT	\$930,000	\$393,600	42.32	\$1,013,296	\$467,607	\$462,393	\$375,302	1.232	2,825	\$163.68	16000	13.4752	MED. TWO STOR	\$466,769		RESIDENTIAL	401	70
41-14-34-352-00	1000 KENESAW D	11/14/23	\$525,000	WD	03-ARM'S LENGT	\$525,000	\$155,200	29.56	\$401,414	\$163,313	\$361,687	\$163,756	2.209	1,353	\$267.32	16000	84.1888	MED. TWO STOR	\$163,313		RESIDENTIAL	401	70
41-14-34-303-02	12433 GILMOUR ST	10/30/23	\$320,000	WD	03-ARM'S LENGT	\$320,000	\$129,500	40.47	\$1,161,052	\$144,247	\$175,753	\$699,316	0.251	2,315	\$75.92	16000	111.5487	MED. TWO STOR	\$144,247		RESIDENTIAL	401	98
41-14-34-353-02	1057 KENEBERRY	08/29/23	\$265,000	WD	03-ARM'S LENGT	\$265,000	\$147,400	55.62	\$369,065	\$199,541	\$65,459	\$128,525	0.509	936	\$69.93	16000	85.7497	RANCH	\$198,872		RESIDENTIAL	401	70
41-14-34-353-02	1057 KENEBERRY	02/28/24	\$330,000	WD	03-ARM'S LENGT	\$330,000	\$147,400	44.67	\$369,065	\$199,541	\$130,459	\$128,525	1.015	936	\$139.38	16000	35.1758	RANCH	\$198,872		RESIDENTIAL	401	70
41-14-34-378-00	2629 MANOR DR	05/23/23	\$445,528	WD	03-ARM'S LENGT	\$445,528	\$188,600	42.33	\$489,879	\$207,740	\$237,788	\$194,043	1.225	1,360	\$174.84	16000	14.1371	MED. TWO STOR	\$207,740		RESIDENTIAL	401	70
Totals:			\$11,651,428			\$11,651,428	\$4,712,200		\$12,345,313		\$8,013,531	\$6,028,056		\$225.29		3.7436							
			Sale. Ratio =>			40.44			E.C.F. =>		1.329		Std. Deviation=>		0.436386								
			Std. Dev. =>			5.40			Ave. E.C.F. =>		1.367		Ave. Variance=>		29.9992		Coefficient of Var=>		21.94836473				

2025 ECF 1.392 Original ECF 1.329
 2026 ECF 1.329 Original Std Dev 0.436
 Q1 1.225
 Q3 1.562
 IQR 0.337
 Max ECF 2.067
 Min ECF 1.057

Neighborhood Code: 16000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NEHD 16 HOMES BETWEEN LAKE AND HALL

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.493	1.493	1.493	1.493	1.493	1.493
2 STY; BI-LEVEL	1.329	1.329	1.329	1.329	1.329	1.329
TRI-LEVEL	1.329	1.329	1.329	1.329	1.329	1.329
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.329	1.329	1.329	1.329	1.329	1.329
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Neighborhood 17-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-02-101-024	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$185,400	37.08	\$711,454	\$515,266	(\$15,266)	\$169,128	(0.090)	2,007	(\$7.61)	17000	117.7922	TWO STORY	\$515,266		RESIDENTIAL	401	35	
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$285,600	33.80	\$689,207	\$238,983	\$606,017	\$388,124	1.561	2,508	\$241.63	17000	47.3741	TWO STORY	\$235,822		RESIDENTIAL	401	70	
41-18-03-202-026	3011 BEECHWOOD DR SE	04/10/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$256,200	40.35	\$569,462	\$235,822	\$399,178	\$287,621	1.388	1,980	\$201.61	17000	30.0204	TWO STORY	\$235,822		RESIDENTIAL	401	70	
41-18-03-204-017	2931 OAKWOOD DR SE	05/21/24	\$777,500	WD	03-ARM'S LENGTH	\$777,500	\$283,200	36.42	\$624,329	\$230,162	\$547,338	\$339,799	1.611	2,056	\$266.21	17000	52.3110	TWO STORY	\$229,638		RESIDENTIAL	401	70	
41-18-03-206-001	2910 OAKWOOD DR SE	08/23/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$231,300	47.69	\$527,526	\$256,035	\$228,965	\$256,608	0.892	1,589	\$144.09	17000	19.5383	RANCH	\$256,035		RESIDENTIAL	401	70	
41-18-03-206-005	2926 OAKWOOD DR SE	11/26/24	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$266,900	51.18	\$591,822	\$253,199	\$268,301	\$291,916	0.919	1,620	\$165.62	17000	16.8557	TWO STORY	\$253,199		RESIDENTIAL	401	70	
41-18-03-226-011	1340 WOODCLIFF DR SE	03/20/25	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$288,800	37.03	\$669,083	\$392,510	\$387,490	\$261,411	1.482	1,850	\$209.45	17000	39.4642	RANCH	\$392,510		RESIDENTIAL	401	70	
41-18-03-226-016	1231 WOODSHIRE AVE SE	10/18/24	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$331,300	47.34	\$762,670	\$334,635	\$365,265	\$404,570	0.903	2,380	\$153.47	17000	18.4811	RANCH	\$334,635		RESIDENTIAL	401	70	
41-18-03-227-005	1220 WOODSHIRE AVE SE	02/15/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$328,700	38.22	\$832,249	\$368,781	\$491,219	\$397,145	1.237	2,592	\$189.51	17000	14.9217	TRI-LEVEL	\$368,016		RESIDENTIAL	401	70	
41-18-03-251-001	2800 ELMWOOD DR SE	08/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,800	47.37	\$391,419	\$160,193	\$189,807	\$199,333	0.952	1,250	\$151.85	17000	13.5447	TWO STORY	\$158,014		RESIDENTIAL	401	70	
41-18-03-252-004	1420 WOODLAWN AVE SE	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$207,200	66.84	\$514,859	\$248,811	\$61,189	\$229,352	0.267	2,053	\$29.80	17000	82.0868	TWO STORY	\$248,811		RESIDENTIAL	401	70	
41-18-03-254-001	1408 RIDGEWOOD AVE SE	05/05/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,700	45.17	\$600,384	\$310,172	\$202,828	\$250,183	0.811	1,703	\$119.10	17000	27.6940	TWO STORY	\$309,191		RESIDENTIAL	401	70	
41-18-03-254-001	1408 RIDGEWOOD AVE SE	08/25/23	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$231,700	30.90	\$600,384	\$310,172	\$439,728	\$250,183	1.758	1,703	\$258.21	17000	66.9968	TWO STORY	\$309,191		RESIDENTIAL	401	70	
41-18-03-254-008	1417 EDGEWOOD AVE SE	10/17/24	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$216,200	39.89	\$493,558	\$253,062	\$288,938	\$227,312	1.271	1,128	\$256.15	17000	18.3449	RANCH	\$253,062		RESIDENTIAL	401	70	
41-18-03-254-009	1427 EDGEWOOD AVE SE	09/28/23	\$423,650	WD	03-ARM'S LENGTH	\$423,650	\$185,300	43.74	\$442,526	\$193,291	\$230,359	\$214,858	1.072	1,882	\$122.40	17000	1.5512	TWO STORY	\$193,291		RESIDENTIAL	401	70	
41-18-03-257-009	1517 SHERWOOD AVE SE	09/15/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$262,300	41.97	\$715,128	\$308,561	\$316,439	\$350,489	0.903	2,297	\$137.76	17000	18.4808	TWO STORY	\$307,991		RESIDENTIAL	401	70	
41-18-03-258-004	1526 SHERWOOD AVE SE	11/15/24	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$191,800	43.11	\$433,448	\$214,038	\$230,862	\$207,382	1.113	1,220	\$189.23	17000	2.5563	RANCH	\$214,038		RESIDENTIAL	401	70	
41-18-03-258-008	1552 SHERWOOD AVE SE	05/28/24	\$626,700	WD	03-ARM'S LENGTH	\$626,700	\$219,900	35.09	\$508,819	\$243,468	\$383,232	\$250,804	1.528	1,456	\$263.21	17000	44.0353	RANCH	\$242,896		RESIDENTIAL	401	70	
Totals:			\$10,689,050			\$10,689,050	\$4,369,300		\$10,678,327		\$5,621,889	\$4,976,216			\$171.76		4.2093							
								Sale. Ratio =>	40.88					E.C.F. =>	1.130	Std. Deviation=>		0.46871427						
								Std. Dev. =>	8.20					Ave. E.C.F. =>	1.088	Ave. Variance=>		35.1139	Coefficient of Var=>		32.28389466			

Neighborhood 17-2 Sty; Bi-Level
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcets in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
			Sale. Ratio =>					0.00					E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!						
			Std. Dev. =>					#DIV/0!					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000	Coefficient of Var=>	0				

No sales, reviewed all sales in neighborhood 17

Neighborhood 17-All Sales
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcets in !	Land Table	roperty Clas	Building Depr.
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGT	\$845,000	\$285,600	33.80	\$689,207	\$238,983	\$606,017	\$388,124	1.561	2,508	\$241.63	17000	38.5153	TWO STORY	\$235,822		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD	05/05/23	\$513,000	WD	03-ARM'S LENGT	\$513,000	\$231,700	45.17	\$600,384	\$310,172	\$202,828	\$250,183	0.811	1,703	\$119.10	17000	36.5528	TWO STORY	\$309,191		RESIDENTIAL	401	70
41-18-03-251-001	2800 ELMWOOD	08/11/23	\$350,000	WD	03-ARM'S LENGT	\$350,000	\$165,800	47.37	\$391,419	\$160,193	\$189,807	\$199,333	0.952	1,250	\$151.85	17000	22.4035	TWO STORY	\$158,014		RESIDENTIAL	401	70
41-18-03-257-009	1517 SHERWOOD	09/15/23	\$625,000	WD	03-ARM'S LENGT	\$625,000	\$262,300	41.97	\$715,128	\$308,561	\$316,439	\$350,489	0.903	2,297	\$137.76	17000	27.3396	TWO STORY	\$307,991		RESIDENTIAL	401	70
41-18-03-254-009	1427 EDGEWOOD	09/28/23	\$423,650	WD	03-ARM'S LENGT	\$423,650	\$185,300	43.74	\$442,526	\$193,291	\$230,359	\$214,858	1.072	1,882	\$122.40	17000	10.4101	TWO STORY	\$193,291		RESIDENTIAL	401	70
41-18-03-227-005	1220 WOODSHIRE	02/15/24	\$860,000	WD	03-ARM'S LENGT	\$860,000	\$328,700	38.22	\$832,249	\$368,781	\$491,219	\$397,145	1.237	2,592	\$189.51	17000	6.0629	TRI-LEVEL	\$368,016		RESIDENTIAL	401	70
41-18-03-202-026	3011 BEECHWOOD	04/10/24	\$635,000	WD	03-ARM'S LENGT	\$635,000	\$256,200	40.35	\$569,462	\$235,822	\$399,178	\$287,621	1.388	1,980	\$201.61	17000	21.1616	TWO STORY	\$235,822		RESIDENTIAL	401	70
41-18-03-204-017	2931 OAKWOOD	05/21/24	\$777,500	WD	03-ARM'S LENGT	\$777,500	\$283,200	36.42	\$624,329	\$230,162	\$547,338	\$339,799	1.611	2,056	\$266.21	17000	43.4522	TWO STORY	\$229,638		RESIDENTIAL	401	70
41-18-03-258-008	1552 SHERWOOD	05/28/24	\$626,700	WD	03-ARM'S LENGT	\$626,700	\$219,900	35.09	\$508,819	\$243,468	\$383,232	\$250,804	1.528	1,456	\$263.21	17000	35.1765	RANCH	\$242,896		RESIDENTIAL	401	70
41-18-03-206-001	2910 OAKWOOD	08/23/24	\$485,000	WD	03-ARM'S LENGT	\$485,000	\$231,300	47.69	\$527,526	\$256,035	\$228,965	\$256,608	0.892	1,589	\$144.09	17000	28.3971	RANCH	\$256,035		RESIDENTIAL	401	70
41-18-03-254-008	1417 EDGEWOOD	10/17/24	\$542,000	WD	03-ARM'S LENGT	\$542,000	\$216,200	39.89	\$493,558	\$253,062	\$288,938	\$227,312	1.271	1,128	\$256.15	17000	9.4861	RANCH	\$253,062		RESIDENTIAL	401	70
41-18-03-226-016	1231 WOODSHIRE	10/18/24	\$699,900	WD	03-ARM'S LENGT	\$699,900	\$331,300	47.34	\$762,670	\$334,635	\$365,265	\$404,570	0.903	2,380	\$153.47	17000	27.3399	RANCH	\$334,635		RESIDENTIAL	401	70
41-18-03-258-004	1526 SHERWOOD	11/15/24	\$444,900	WD	03-ARM'S LENGT	\$444,900	\$191,800	43.11	\$433,448	\$214,038	\$230,862	\$207,382	1.113	1,220	\$189.23	17000	6.3025	RANCH	\$214,038		RESIDENTIAL	401	70
41-18-03-206-005	2926 OAKWOOD	11/26/24	\$521,500	WD	03-ARM'S LENGT	\$521,500	\$266,900	51.18	\$591,822	\$253,199	\$268,301	\$291,916	0.919	1,620	\$165.62	17000	25.7145	TWO STORY	\$253,199		RESIDENTIAL	401	70
41-18-03-226-011	1340 WOODCLIFF	03/20/25	\$780,000	WD	03-ARM'S LENGT	\$780,000	\$288,800	37.03	\$669,083	\$392,510	\$387,490	\$261,411	1.482	1,850	\$209.45	17000	30.6054	RANCH	\$392,510		RESIDENTIAL	401	70
Totals:			\$9,129,150			\$9,129,150	\$3,745,000		\$8,851,630		\$5,136,238	\$4,327,554			\$187.42		1.0622						
			Sale. Ratio =>					41.02					E.C.F. =>	1.187		Std. Deviation=>	0.281182						
			Std. Dev. =>					5.21					Ave. E.C.F. =>	1.176		Ave. Variance=>	24.5947	Coefficient of Var=>	20.90944044				

2025 ECF 1.167 Original ECF 1.130
 2026 ECF 1.187 Original Std Dev 0.468
 Q1 0.900
 Q3 1.494
 IQR 0.594
 Max ECF 2.384
 Min ECF 0.603

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.189	1.189	1.189	1.189	1.189	1.189
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
TRI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.106	1.106	1.106	1.106	1.106	1.106
LG TWO STORY	1.218	1.218	1.218	1.218	1.218	1.218
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-02-101-024	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$185,400	37.08	\$711,454	\$515,266	(\$15,266)	\$169,128	(0.090)	2,007	(\$7.61)	17000	126.6510	TWO STORY	\$515,266		RESIDENTIAL	401	35
41-18-03-252-004	1420 WOODLAWN	04/27/23	\$310,000	WD	03-ARM'S LENGT	\$310,000	\$207,200	66.84	\$514,859	\$248,811	\$61,189	\$229,352	0.267	2,053	\$29.80	17000	90.9456	TWO STORY	\$248,811		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD	08/25/23	\$749,900	WD	03-ARM'S LENGT	\$749,900	\$231,700	30.90	\$600,384	\$310,172	\$439,728	\$250,183	1.758	1,703	\$258.21	17000	58.1380	TWO STORY	\$309,191		RESIDENTIAL	401	70

Neighborhood 17-Large Two Story
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000						
								Sale. Ratio =>	0.00			E.C.F. =>	0.000	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0.0000	Coefficient of Var=>		0				

No sales, reviewed all sales in neighborhood 17

Neighborhood 17-All Sales
Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	er Parcels in	Land Table	roperty Clas	Building Depr.
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGT	\$845,000	\$285,600	33.80	\$689,207	\$238,983	\$606,017	\$388,124	1.561	2,508	\$241.63	17000	34.8817	TWO STORY	\$235,822		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD	05/05/23	\$513,000	WD	03-ARM'S LENGT	\$513,000	\$231,700	45.17	\$600,384	\$310,172	\$202,828	\$250,183	0.811	1,703	\$119.10	17000	40.1864	TWO STORY	\$309,191		RESIDENTIAL	401	70
41-18-03-251-001	2800 ELMWOOD I	08/11/23	\$350,000	WD	03-ARM'S LENGT	\$350,000	\$165,800	47.37	\$391,419	\$160,193	\$189,807	\$199,333	0.952	1,250	\$151.85	17000	26.0372	TWO STORY	\$158,014		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD	08/25/23	\$749,900	WD	03-ARM'S LENGT	\$749,900	\$231,700	30.90	\$600,384	\$310,172	\$439,728	\$250,183	1.758	1,703	\$258.21	17000	54.5044	TWO STORY	\$309,191		RESIDENTIAL	401	70
41-18-03-257-009	1517 SHERWOOD	09/15/23	\$625,000	WD	03-ARM'S LENGT	\$625,000	\$262,300	41.97	\$715,128	\$308,561	\$316,439	\$350,489	0.903	2,297	\$137.76	17000	30.9733	TWO STORY	\$307,991		RESIDENTIAL	401	70
41-18-03-254-009	1427 EDGEWOOD	09/28/23	\$423,650	WD	03-ARM'S LENGT	\$423,650	\$185,300	43.74	\$442,526	\$193,291	\$230,359	\$214,858	1.072	1,882	\$122.40	17000	14.0437	TWO STORY	\$193,291		RESIDENTIAL	401	70
41-18-03-227-005	1220 WOODSHIRE	02/15/24	\$860,000	WD	03-ARM'S LENGT	\$860,000	\$328,700	38.22	\$832,249	\$368,781	\$491,219	\$397,145	1.237	2,592	\$189.51	17000	2.4293	TRI-LEVEL	\$368,016		RESIDENTIAL	401	70
41-18-03-202-026	3011 BEECHWOOD	04/10/24	\$635,000	WD	03-ARM'S LENGT	\$635,000	\$256,200	40.35	\$569,462	\$235,822	\$399,178	\$287,621	1.388	1,980	\$201.61	17000	17.5279	TWO STORY	\$235,822		RESIDENTIAL	401	70
41-18-03-204-017	2931 OAKWOOD I	05/21/24	\$777,500	WD	03-ARM'S LENGT	\$777,500	\$283,200	36.42	\$624,329	\$230,162	\$547,338	\$339,799	1.611	2,056	\$266.21	17000	39.8186	TWO STORY	\$229,638		RESIDENTIAL	401	70
41-18-03-258-008	1552 SHERWOOD	05/28/24	\$626,700	WD	03-ARM'S LENGT	\$626,700	\$219,900	35.09	\$508,819	\$243,468	\$383,232	\$250,804	1.528	1,456	\$263.21	17000	31.5429	RANCH	\$242,896		RESIDENTIAL	401	70
41-18-03-206-001	2910 OAKWOOD I	08/23/24	\$485,000	WD	03-ARM'S LENGT	\$485,000	\$231,300	47.69	\$527,526	\$256,035	\$228,965	\$256,608	0.892	1,589	\$144.09	17000	32.0307	RANCH	\$256,035		RESIDENTIAL	401	70
41-18-03-254-008	1417 EDGEWOOD	10/17/24	\$542,000	WD	03-ARM'S LENGT	\$542,000	\$216,200	39.89	\$493,558	\$253,062	\$288,938	\$227,312	1.271	1,128	\$256.15	17000	5.8525	RANCH	\$253,062		RESIDENTIAL	401	70
41-18-03-226-016	1231 WOODSHIRE	10/18/24	\$699,900	WD	03-ARM'S LENGT	\$699,900	\$331,300	47.34	\$762,670	\$334,635	\$365,265	\$404,570	0.903	2,380	\$153.47	17000	30.9736	RANCH	\$334,635		RESIDENTIAL	401	70
41-18-03-258-004	1526 SHERWOOD	11/15/24	\$444,900	WD	03-ARM'S LENGT	\$444,900	\$191,800	43.11	\$433,448	\$214,038	\$230,862	\$207,382	1.113	1,220	\$189.23	17000	9.9361	RANCH	\$214,038		RESIDENTIAL	401	70
41-18-03-206-005	2926 OAKWOOD I	11/26/24	\$521,500	WD	03-ARM'S LENGT	\$521,500	\$266,900	51.18	\$591,822	\$253,199	\$268,301	\$291,916	0.919	1,620	\$165.62	17000	29.3481	TWO STORY	\$253,199		RESIDENTIAL	401	70
41-18-03-226-011	1340 WOODCLIFF	03/20/25	\$780,000	WD	03-ARM'S LENGT	\$780,000	\$288,800	37.03	\$669,083	\$392,510	\$387,490	\$261,411	1.482	1,850	\$209.45	17000	26.9718	RANCH	\$392,510		RESIDENTIAL	401	70
Totals:			\$9,879,050			\$9,452,014	\$3,976,700		\$9,452,014		\$5,575,966	\$4,577,737			\$191.84		0.5478						
								Sale. Ratio =>	40.25			E.C.F. =>	1.218	Std. Deviation=>		0.308087							
								Std. Dev. =>	5.74			Ave. E.C.F. =>	1.213	Ave. Variance=>		26.6911	Coefficient of Var=>		22.01178784				

2025 ECF 1.225 Original ECF 1.130
 2026 ECF 1.218 Original Std Dev 0.468
 Q1 0.900
 Q3 1.494
 IQR 0.594
 Max ECF 2.384
 Min ECF 0.603

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.189	1.189	1.189	1.189	1.189	1.189
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
TRI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.106	1.106	1.106	1.106	1.106	1.106
LG TWO STORY	1.218	1.218	1.218	1.218	1.218	1.218
EK-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-02-101-024	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$185,400	37.08	\$711,454	\$515,266	(\$15,266)	\$169,128	(0.090)	2,007	(\$7.61)	17000	130.2846	TWO STORY	\$515,266		RESIDENTIAL	401	35
41-18-03-252-004	1420 WOODLAWN	04/27/23	\$310,000	WD	03-ARM'S LENGT	\$310,000	\$207,200	66.84	\$514,859	\$248,811	\$61,189	\$229,352	0.267	2,053	\$29.80	17000	94.5792	TWO STORY	\$248,811		RESIDENTIAL	401	70

Neighborhood 17-Ranch

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-226-016	1231 WOODSHIRE AVE SE	10/18/24	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$331,300	47.34	\$762,670	\$334,635	\$365,265	\$404,570	0.903	2,380	\$153.47	17000	22.9503	RANCH	\$334,635		RESIDENTIAL	401	70
41-18-03-226-011	1340 WOODCLIFF DR SE	03/20/25	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$288,800	37.03	\$669,083	\$392,510	\$387,490	\$261,411	1.482	1,850	\$209.45	17000	34.9950	RANCH	\$392,510		RESIDENTIAL	401	70
41-18-03-254-008	1417 EDGEWOOD AVE SE	10/17/24	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$216,200	39.89	\$493,558	\$253,062	\$288,938	\$227,312	1.271	1,128	\$256.15	17000	13.8757	RANCH	\$253,062		RESIDENTIAL	401	70
41-18-03-258-004	1526 SHERWOOD AVE SE	11/15/24	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$191,800	43.11	\$433,448	\$214,038	\$230,862	\$207,382	1.113	1,220	\$189.23	17000	1.9129	RANCH	\$214,038		RESIDENTIAL	401	70
41-18-03-206-001	2910 OAKWOOD DR SE	08/23/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$231,300	47.69	\$527,526	\$256,035	\$228,965	\$256,608	0.892	1,589	\$144.09	17000	24.0075	RANCH	\$256,035		RESIDENTIAL	401	70
Totals:			\$2,951,800			\$2,951,800	\$1,259,400		\$2,886,285	\$1,501,520	\$1,357,283			\$190.48		2.6082							
								Sale. Ratio =>	42.67			E.C.F. =>	1.106	Std. Deviation=>		0.2511932							
								Std. Dev. =>	4.64			Ave. E.C.F. =>	1.132	Ave. Variance=>		19.5483	Coefficient of Var=>		17.26345233				

2025 ECF	1.058	Original ECF	1.172
2026 ECF	1.106	Original Std Dev	0.276
Q1			0.898
Q3			1.377
IQR			0.479
Max ECF			2.095
Min ECF			0.658

Neighborhood Code: 17000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NBHD 17 WOODLAWN/SHERWOOD/RIDGEWOOD/EDGEWOOD

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.189	1.189	1.189	1.189	1.189	1.189
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
TRI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.106	1.106	1.106	1.106	1.106	1.106
LG TWO STORY	1.218	1.218	1.218	1.218	1.218	1.218
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-03-258-008	1552 SHERWOOD AVE SE	05/28/24	\$626,700	WD	03-ARM'S LENGTH	\$626,700	\$219,900	35.09	\$508,819	\$243,468	\$383,232	\$250,804	1.528	1,456	\$263.21	17000	42.1743	RANCH	\$242,896		RESIDENTIAL	401	70
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Neighborhood 17-Tri-Level

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-03-227-005	1220 WOODSHIRE AVE SE	02/15/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$328,700	38.22	\$832,249	\$368,781	\$491,219	\$397,145	1.237	2,592	\$189.51	17000	0.0000	TRI-LEVEL	\$368,016		RESIDENTIAL	401	70	
Totals:			\$860,000			\$860,000	\$328,700		\$832,249		\$491,219	\$397,145			\$189.51		0.0000							
						Sale. Ratio =>	38.22							E.C.F. =>	1.237	Std. Deviation=>		#DIV/0!						
						Std. Dev. =>	#DIV/0!							Ave. E.C.F. =>	1.237	Ave. Variance=>		0.0000	Coefficient of Var=>	0				

Only 1 sale, reviewed all sales in neighborhood 17

Neighborhood 17-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$285,600	33.80	\$689,207	\$238,983	\$606,017	\$388,124	1.561	2,508	\$241.63	17000	38.5153	TWO STORY	\$235,822		RESIDENTIAL	401	70	
41-18-03-202-026	3011 BEECHWOOD DR SE	04/10/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$256,200	40.35	\$569,462	\$235,822	\$399,178	\$287,621	1.388	1,980	\$201.61	17000	21.1616	TWO STORY	\$235,822		RESIDENTIAL	401	70	
41-18-03-204-017	2931 OAKWOOD DR SE	05/21/24	\$777,500	WD	03-ARM'S LENGTH	\$777,500	\$283,200	36.42	\$624,329	\$230,162	\$547,338	\$339,799	1.611	2,056	\$266.21	17000	43.4522	TWO STORY	\$229,638		RESIDENTIAL	401	70	
41-18-03-206-001	2910 OAKWOOD DR SE	08/23/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$231,300	47.69	\$527,526	\$256,035	\$228,965	\$256,608	0.892	1,589	\$144.09	17000	28.3971	RANCH	\$256,035		RESIDENTIAL	401	70	
41-18-03-206-005	2926 OAKWOOD DR SE	11/26/24	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$266,900	51.18	\$591,822	\$253,199	\$268,301	\$291,916	0.919	1,620	\$165.62	17000	25.7145	TWO STORY	\$253,199		RESIDENTIAL	401	70	
41-18-03-226-011	1340 WOODCLIFF DR SE	03/20/25	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$288,800	37.03	\$669,083	\$392,510	\$387,490	\$261,411	1.482	1,850	\$209.45	17000	30.6054	RANCH	\$392,510		RESIDENTIAL	401	70	
41-18-03-226-016	1231 WOODSHIRE AVE SE	10/18/24	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$331,300	47.34	\$762,670	\$334,635	\$365,265	\$404,570	0.903	2,380	\$153.47	17000	27.3399	RANCH	\$334,635		RESIDENTIAL	401	70	
41-18-03-227-005	1220 WOODSHIRE AVE SE	02/15/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$328,700	38.22	\$832,249	\$368,781	\$491,219	\$397,145	1.237	2,592	\$189.51	17000	6.0629	TRI-LEVEL	\$368,016		RESIDENTIAL	401	70	
41-18-03-251-001	2800 ELMWOOD DR SE	08/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,800	47.37	\$391,419	\$160,193	\$189,807	\$199,333	0.952	1,250	\$151.85	17000	22.4035	TWO STORY	\$158,014		RESIDENTIAL	401	70	
41-18-03-254-001	1408 RIDGEWOOD AVE SE	05/05/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,700	45.17	\$600,384	\$310,172	\$202,828	\$250,183	0.811	1,703	\$119.10	17000	36.5528	TWO STORY	\$309,191		RESIDENTIAL	401	70	
41-18-03-254-008	1417 EDGEWOOD AVE SE	10/17/24	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$216,200	39.89	\$493,558	\$253,062	\$288,938	\$227,312	1.271	1,128	\$256.15	17000	9.4861	RANCH	\$253,062		RESIDENTIAL	401	70	
41-18-03-254-009	1427 EDGEWOOD AVE SE	09/28/23	\$423,650	WD	03-ARM'S LENGTH	\$423,650	\$185,300	43.74	\$442,526	\$193,291	\$230,359	\$214,858	1.072	1,882	\$122.40	17000	10.4101	TWO STORY	\$193,291		RESIDENTIAL	401	70	
41-18-03-257-009	1517 SHERWOOD AVE SE	09/15/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$262,300	41.97	\$715,128	\$308,561	\$316,439	\$350,489	0.903	2,297	\$137.76	17000	27.3396	TWO STORY	\$307,991		RESIDENTIAL	401	70	
41-18-03-258-004	1526 SHERWOOD AVE SE	11/15/24	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$191,800	43.11	\$433,448	\$214,038	\$230,862	\$207,382	1.113	1,220	\$189.23	17000	6.3025	RANCH	\$214,038		RESIDENTIAL	401	70	
41-18-03-258-008	1552 SHERWOOD AVE SE	05/28/24	\$626,700	WD	03-ARM'S LENGTH	\$626,700	\$219,900	35.09	\$508,819	\$243,468	\$383,232	\$250,804	1.528	1,456	\$263.21	17000	35.1765	RANCH	\$242,896		RESIDENTIAL	401	70	
Totals:			\$9,129,150			\$9,129,150	\$3,745,000		\$8,851,630		\$5,136,238	\$4,327,554			\$187.42		1.0622							
						Sale. Ratio =>	41.02							E.C.F. =>	1.187	Std. Deviation=>		0.281182						
						Std. Dev. =>	5.21							Ave. E.C.F. =>	1.176	Ave. Variance=>		24.5947	Coefficient of Var=>	20.90944044				

2025 ECF 1.167 Original ECF 1.130
 2026 ECF 1.187 Original Std Dev 0.468
 Q1 0.900
 Q3 1.494
 IQR 0.594
 Max ECF 2.384
 Min ECF 0.603

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.189	1.189	1.189	1.189	1.189	1.189
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
TRI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
SUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.106	1.106	1.106	1.106	1.106	1.106
LG TWO STORY	1.218	1.218	1.218	1.218	1.218	1.218
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-02-101-024	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$185,400	37.08	\$711,454	\$515,266	(\$15,266)	\$169,128	#####	2,007	(\$7.61)	17000	126.6510	TWO STORY	\$515,266		RESIDENTIAL	401	35
41-18-03-252-004	1420 WOODLAWN AVE SE	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$207,200	66.84	\$514,859	\$248,811	\$61,189	\$229,352	0.267	2,053	\$29.80	17000	90.9456	TWO STORY	\$248,811		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD AVE SE	08/25/23	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$231,700	30.90	\$600,384	\$310,172	\$439,728	\$250,183	1.758	1,703	\$258.21	17000	58.1380	TWO STORY	\$309,191		RESIDENTIAL	401	70

Neighborhood 17-Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$285,600	33.80	\$689,207	\$238,983	\$606,017	\$388,124	1.561	2,508	\$241.63	17000	40.9267	TWO STORY	\$235,822		RESIDENTIAL	401	70
41-18-03-202-026	3011 BEECHWOOD DR SE	04/10/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$256,200	40.35	\$569,462	\$235,822	\$399,178	\$287,621	1.388	1,980	\$201.61	17000	23.5730	TWO STORY	\$235,822		RESIDENTIAL	401	70
41-18-03-204-017	2931 OAKWOOD DR SE	05/21/24	\$777,500	WD	03-ARM'S LENGTH	\$777,500	\$283,200	36.42	\$624,329	\$230,162	\$547,338	\$339,799	1.611	2,056	\$266.21	17000	45.8637	TWO STORY	\$229,638		RESIDENTIAL	401	70
41-18-03-206-005	2926 OAKWOOD DR SE	11/26/24	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$266,900	51.18	\$591,822	\$253,199	\$268,301	\$291,916	0.919	1,620	\$165.62	17000	23.3031	TWO STORY	\$253,199		RESIDENTIAL	401	70
41-18-03-251-001	2800 ELMWOOD DR SE	08/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,800	47.37	\$391,419	\$160,193	\$189,807	\$199,333	0.952	1,250	\$151.85	17000	19.9921	TWO STORY	\$158,014		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD AVE SE	05/05/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,700	45.17	\$600,384	\$310,172	\$202,828	\$250,183	0.811	1,703	\$119.10	17000	34.1413	TWO STORY	\$309,191		RESIDENTIAL	401	70
41-18-03-254-009	1427 EDGEWOOD AVE SE	09/28/23	\$423,650	WD	03-ARM'S LENGTH	\$423,650	\$185,300	43.74	\$442,526	\$193,291	\$230,359	\$214,858	1.072	1,882	\$122.40	17000	7.9986	TWO STORY	\$193,291		RESIDENTIAL	401	70
41-18-03-257-009	1517 SHERWOOD AVE SE	09/15/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$262,300	41.97	\$715,128	\$308,561	\$316,439	\$350,489	0.903	2,297	\$137.76	17000	24.9282	TWO STORY	\$307,991		RESIDENTIAL	401	70
Totals:			\$4,690,650			\$4,690,650	\$1,937,000		\$4,624,277		\$2,760,267	\$2,322,322			\$175.77		3.6448						
							Sale. Ratio =>	41.29			E.C.F. =>	1.189	Std. Deviation=>		0.3191036								
							Std. Dev. =>	5.67			Ave. E.C.F. =>	1.152	Ave. Variance=>		27.5908	Coefficient of Var=>		23.9476203					

2025 ECF	1.160	Original ECF	1.093
2026 ECF	1.189	Original Std Dev	0.565
Q1	0.811		
Q3	1.561		
IQR	0.751		
Max ECF	2.687		
Min ECF	0.435		

Neighborhood Code: 17000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NHD 17 WOODLAWN/SHERWOOD/RIDGEWOOD/EDGEWOOD

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.189	1.189	1.189	1.189	1.189	1.189
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY. BI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
TRI-LEVEL	1.187	1.187	1.187	1.187	1.187	1.187
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.106	1.106	1.106	1.106	1.106	1.106
LG TWO STORY	1.218	1.218	1.218	1.218	1.218	1.218
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-18-02-101-024	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$185,400	37.08	\$711,454	\$515,266	(\$15,266)	\$169,128	(0.090)	2,007	(\$7.61)	17000	124.2396	TWO STORY	\$515,266		RESIDENTIAL	401	35
41-18-03-252-004	1420 WOODLAWN AVE SE	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$207,200	66.84	\$514,859	\$248,811	\$61,189	\$229,352	0.267	2,053	\$29.80	17000	88.5342	TWO STORY	\$248,811		RESIDENTIAL	401	70
41-18-03-254-001	1408 RIDGEWOOD AVE SE	08/25/23	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$231,700	30.90	\$600,384	\$310,172	\$439,728	\$250,183	1.758	1,703	\$258.21	17000	60.5494	TWO STORY	\$309,191		RESIDENTIAL	401	70

Neighborhood 18-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-04-254-006	1428 LAUREL AVE SE	10/31/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$191,900	43.62	\$498,865	\$227,576	\$212,324	\$245,288	0.866	1,720	\$123.44	18000	31.0619	MED. TWO STORY	\$226,677		RESIDENTIAL	401	70
41-18-04-254-007	1436 LAUREL AVE SE	04/14/23	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$245,800	36.55	\$631,151	\$232,070	\$440,430	\$360,833	1.221	2,726	\$161.57	18000	4.4365	MED. TWO STORY	\$226,677		RESIDENTIAL	401	70
41-18-04-254-009	1508 LAUREL AVE SE	08/13/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$270,400	32.78	\$603,525	\$261,384	\$563,616	\$309,350	1.822	2,413	\$233.57	18000	64.5709	MED. TWO STORY	\$260,309		RESIDENTIAL	401	70
41-18-04-279-009	2206 STRATFORD CT SE	07/21/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$253,600	50.22	\$657,428	\$324,967	\$180,033	\$300,055	0.600	2,188	\$82.28	18000	57.6228	2 STY; BI-LEVEL	\$322,761		RESIDENTIAL	401	70
41-18-04-280-003	2324 ESTELLE DR SE	05/03/24	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$231,500	50.34	\$516,470	\$204,601	\$255,299	\$281,979	0.905	1,867	\$136.74	18000	27.0846	MED. TWO STORY	\$200,196		RESIDENTIAL	401	70
41-18-04-280-005	1438 EASTLAWN RD SE	07/12/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$143,100	36.23	\$326,658	\$144,634	\$250,366	\$164,579	1.521	1,290	\$194.08	18000	34.5026	MED. TWO STORY	\$144,634		RESIDENTIAL	401	70
41-18-04-280-008	1452 EASTLAWN RD SE	05/29/24	\$406,080	WD	03-ARM'S LENGTH	\$406,080	\$166,300	40.95	\$378,112	\$166,860	\$239,220	\$176,043	1.359	882	\$271.22	18000	18.2642	RANCH	\$166,860		RESIDENTIAL	401	70
41-18-04-280-024	1560 EASTLAWN RD SE	09/25/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$163,800	39.09	\$429,036	\$225,044	\$193,956	\$184,441	1.052	1,331	\$145.72	18000	12.4641	MED. TWO STORY	\$224,381		RESIDENTIAL	401	70
41-18-04-281-009	1516 ROSALIND RD SE	06/06/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$252,800	33.05	\$649,465	\$257,122	\$507,878	\$354,100	1.434	2,826	\$179.72	18000	25.8050	2 STY; BI-LEVEL	\$253,110		RESIDENTIAL	401	70
41-18-04-401-025	2050 GORHAM DR SE	09/15/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$150,700	47.84	\$396,220	\$228,476	\$86,524	\$151,667	0.570	1,237	\$69.95	18000	60.5742	MED. TWO STORY	\$228,476		RESIDENTIAL	401	70
41-18-04-401-026	2052 GORHAM DR SE	05/17/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$139,600	34.81	\$365,354	\$192,846	\$208,154	\$155,975	1.335	1,250	\$166.52	18000	15.8309	MED. TWO STORY	\$192,846		RESIDENTIAL	401	70
41-18-04-402-028	2141 ENGLEWOOD DR SE	03/15/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$179,900	35.27	\$488,991	\$259,426	\$250,574	\$207,563	1.207	1,700	\$147.40	18000	3.0989	MED. TWO STORY	\$259,426		RESIDENTIAL	401	70
41-18-04-403-005	1741 WARWICK RD SE	06/25/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,700	46.06	\$339,619	\$179,737	\$145,263	\$144,559	1.005	995	\$145.99	18000	17.1356	MED. TWO STORY	\$179,737		RESIDENTIAL	401	70
41-18-04-404-004	1771 WARWICK RD SE	03/28/25	\$390,100	WD	03-ARM'S LENGTH	\$390,100	\$147,500	37.81	\$333,094	\$167,317	\$222,783	\$149,889	1.486	1,098	\$202.90	18000	31.0094	MED. TWO STORY	\$167,317		RESIDENTIAL	401	70
41-18-04-404-008	1762 WARWICK RD SE	07/13/23	\$351,350	WD	03-ARM'S LENGTH	\$351,350	\$140,100	39.87	\$376,877	\$211,491	\$139,859	\$149,535	0.935	1,011	\$138.34	18000	24.0937	MED. TWO STORY	\$209,124		RESIDENTIAL	401	70
41-18-04-404-008	1762 WARWICK RD SE	09/27/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$160,200	41.08	\$376,877	\$211,491	\$178,509	\$149,535	1.194	1,011	\$176.57	18000	1.7530	MED. TWO STORY	\$209,124		RESIDENTIAL	401	70
41-18-04-404-013	2046 TENWAY DR SE	10/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,300	43.73	\$377,772	\$203,789	\$126,211	\$157,308	0.802	1,151	\$109.65	18000	37.3912	MED. TWO STORY	\$203,789		RESIDENTIAL	401	70
41-18-04-405-013	2145 TENWAY DR SE	02/26/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$159,100	39.28	\$435,656	\$207,715	\$197,285	\$189,951	1.039	1,201	\$164.27	18000	13.7617	RANCH	\$207,715		RESIDENTIAL	401	70
41-18-04-427-015	2263 BRIGHTON DR SE	10/05/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$164,400	36.53	\$438,117	\$216,370	\$233,630	\$184,789	1.264	1,000	\$233.63	18000	8.8078	RANCH	\$216,370		RESIDENTIAL	401	70
41-18-04-431-009	2341 ENGLEWOOD DR SE	02/06/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$184,500	31.54	\$528,672	\$219,254	\$365,746	\$279,258	1.310	1,747	\$209.36	18000	13.3478	TRI-LEVEL	\$216,017		RESIDENTIAL	401	73
41-18-04-431-013	1706 EXETER RD SE	06/28/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$254,100	39.70	\$589,249	\$225,821	\$414,179	\$328,597	1.260	2,009	\$206.16	18000	8.4220	MED. TWO STORY	\$222,970		RESIDENTIAL	401	70
41-18-04-433-016	1765 WHITFIELD RD SE	10/04/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$213,700	33.39	\$488,642	\$200,310	\$439,690	\$260,227	1.690	2,309	\$190.42	18000	51.3409	2 STY; BI-LEVEL	\$199,166		RESIDENTIAL	401	70
Totals:			\$10,619,830			\$10,619,830	\$4,107,000		\$10,225,850		\$5,851,529	\$4,885,523			\$167.71		2.1500						
									Sale. Ratio =>	38.67	E.C.F. =>		1.198	Std. Deviation=>		0.32272238							
									Std. Dev. =>	5.53	Ave. E.C.F. =>		1.176	Ave. Variance=>		25.5627	Coefficient of Var=>		21.73278734				

Neighborhood 18-Medium Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-04-254-007	1436 LAUREL AVE SE	04/14/23	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$245,800	36.55	\$631,151	\$232,070	\$440,430	\$360,833	1.221	2,726	\$161.57	18000	4.6467	MED. TWO STORY	\$226,677		RESIDENTIAL	401	70
41-18-04-401-026	2052 GORHAM DR SE	05/17/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$139,600	34.81	\$365,354	\$192,846	\$208,154	\$155,975	1.335	1,250	\$166.52	18000	48.7400	MED. TWO STORY	\$192,846		RESIDENTIAL	401	70
41-18-04-404-008	1762 WARWICK RD SE	07/13/23	\$351,350	WD	03-ARM'S LENGTH	\$351,350	\$140,100	39.87	\$376,877	\$211,491	\$139,859	\$149,535	0.935	1,011	\$138.34	18000	6.9581	MED. TWO STORY	\$209,124		RESIDENTIAL	401	70
41-18-04-401-025	2050 GORHAM DR SE	09/15/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$150,700	47.84	\$396,220	\$228,476	\$86,524	\$151,667	0.570	1,237	\$69.95	18000	63.6732	MED. TWO STORY	\$228,476		RESIDENTIAL	401	70
41-18-04-280-024	1560 EASTLAWN RD SE	09/25/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$163,800	39.09	\$429,036	\$225,044	\$193,956	\$184,441	1.052	1,331	\$145.72	18000	12.2540	MED. TWO STORY	\$224,381		RESIDENTIAL	401	70
41-18-04-404-013	2046 TENWAY DR SE	10/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,300	43.73	\$377,772	\$203,789	\$126,211	\$157,308	0.802	1,151	\$109.65	18000	45.8131	MED. TWO STORY	\$203,789		RESIDENTIAL	401	70
41-18-04-254-006	1428 LAUREL AVE SE	10/31/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$191,900	43.62	\$498,865	\$227,576	\$212,324	\$245,288	0.866	1,720	\$123.44	18000	86.5610	MED. TWO STORY	\$226,677		RESIDENTIAL	401	70
41-18-04-402-028	2141 ENGLEWOOD DR SE	03/15/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$179,900	35.27	\$488,991	\$259,426	\$250,574	\$207,563	1.207	1,700	\$147.40	18000	6.1777	MED. TWO STORY	\$259,426		RESIDENTIAL	401	70
41-18-04-280-003	2324 ESTELLE DR SE	05/03/24	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$231,500	50.34	\$516,470	\$204,601	\$255,299	\$281,979	0.905	1,867	\$136.74	18000	90.5382	MED. TWO STORY	\$200,196		RESIDENTIAL	401	70
41-18-04-403-005	1741 WARWICK RD SE	06/25/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,700	46.06	\$339,619	\$179,737	\$145,263	\$144,559	1.005	995	\$145.99	18000	100.4872	MED. TWO STORY	\$179,737		RESIDENTIAL	401	70
41-18-04-431-013	1706 EXETER RD SE	06/28/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$254,100	39.70	\$589,249	\$225,821	\$414,179	\$328,597	1.260	2,009	\$206.16	18000	6.6689	MED. TWO STORY	\$222,970		RESIDENTIAL	401	70
41-18-04-280-005	1438 EASTLAWN RD SE	07/12/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$143,100	36.23	\$326,658	\$144,634	\$250,366	\$164,579	1.521	1,290	\$194.08	18000	152.1254	MED. TWO STORY	\$144,634		RESIDENTIAL	401	70
41-18-04-254-009	1508 LAUREL AVE SE	08/13/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$270,400	32.78	\$603,525	\$261,384	\$563,616	\$309,350	1.822	2,413	\$233.57	18000	182.1937	MED. TWO STORY	\$260,309		RESIDENTIAL	401	70
41-18-04-404-008	1762 WARWICK RD SE	09/27/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$160,200	41.08	\$376,877	\$211,491	\$178,509	\$149,535	1.194	1,011	\$176.57	18000	119.3759	MED. TWO STORY	\$209,124		RESIDENTIAL	401	70
41-18-04-404-004	1771 WARWICK RD SE	03/28/25	\$390,100	WD	03-ARM'S LENGTH	\$390,100	\$147,500	37.81	\$333,094	\$167,317	\$222,783	\$149,889	1.486	1,098	\$202.90	18000	148.6322	MED. TWO STORY	\$167,317		RESIDENTIAL	401	70

Totals:	\$6,863,750		\$6,863,750	\$2,712,600		\$6,649,758		\$3,688,047	\$3,141,099		\$157.24		2.8686		0.31991498		71.6563	Coefficient of Var=>	62.55787735				
			Sale. Ratio =>	39.52		E.C.F. =>	1.174		Std. Deviation=>														
			Std. Dev. =>	5.11		Ave. E.C.F. =>	1.145		Ave. Variance=>														

2025 ECF	1.106	Original ECF	1.174
2026 ECF	1.174	Original Std Dev	0.319
Q1			0.905
Q3			1.335
IQR			0.429
Max ECF			1.978
Min ECF			0.691

Neighborhood Code: 18000 Unit: 44 - CITY OF EAST GRAND RAPIDS

Neighborhood Description: NEHD 18 BOSTON TO CITY LINES

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	1.174	1.174	1.174	1.174	1.174	1.174
2 STY; BI-LEVEL	1.198	1.198	1.198	1.198	1.198	1.198
TRI-LEVEL	1.198	1.198	1.198	1.198	1.198	1.198
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.198	1.198	1.198	1.198	1.198	1.198
LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Neighborhood 20-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-33-176-032	1935 SAN LU RAE DR SE	09/10/24	\$4,275,000	WD	03-ARM'S LENGTH	\$4,275,000	\$1,052,200	24.61	\$3,145,026	\$1,703,407	\$2,571,593	\$1,003,913	2.562	4,161	\$618.02	20000	106.5660	LG TWO STORY	\$1,685,855		RESIDENTIAL	401	87	
41-14-33-255-001	728 SAN JOSE DR SE	06/13/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$384,600	43.46	\$1,005,301	\$349,210	\$535,790	\$456,888	1.173	3,122	\$171.62	20000	32.3215	LG TWO STORY	\$349,210		RESIDENTIAL	401	70	
41-14-33-255-005	746 SAN JOSE DR SE	04/22/24	\$1,180,000	WD	03-ARM'S LENGTH	\$1,180,000	\$522,400	44.27	\$1,125,538	\$269,089	\$910,911	\$557,221	1.635	2,856	\$318.95	20000	13.8829	TWO STORY	\$262,225		RESIDENTIAL	401	70	
41-14-33-326-006	910 PLYMOUTH RD SE	06/16/23	\$1,405,000	WD	03-ARM'S LENGTH	\$1,405,000	\$398,200	28.34	\$1,104,646	\$419,589	\$985,411	\$477,059	2.066	3,324	\$296.45	20000	56.9685	LG TWO STORY	\$401,448		RESIDENTIAL	401	70	
41-14-33-326-010	952 PLYMOUTH RD SE	04/25/24	\$2,225,000	WD	03-ARM'S LENGTH	\$2,225,000	\$809,100	36.36	\$2,028,240	\$531,395	\$1,693,605	\$1,042,371	1.625	6,370	\$265.87	20000	12.8852	LG TWO STORY	\$500,631		RESIDENTIAL	401	70	
41-14-33-326-013	980 PLYMOUTH RD SE	10/04/24	\$939,900	WD	03-ARM'S LENGTH	\$939,900	\$453,100	48.21	\$1,036,008	\$247,258	\$692,642	\$513,175	1.350	2,896	\$239.17	20000	14.6191	TWO STORY	\$245,836		RESIDENTIAL	401	70	
41-14-33-326-018	915 SANTA BARBARA DR SE	04/20/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$447,700	34.57	\$1,306,349	\$520,478	\$774,522	\$511,302	1.515	2,957	\$261.93	20000	1.8894	TWO STORY	\$515,251		RESIDENTIAL	401	70	
41-14-33-326-031	800 PLYMOUTH RD SE	08/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$838,800	67.10	\$2,040,654	\$771,916	\$478,084	\$883,522	0.541	5,494	\$87.02	20000	95.4798	LG TWO STORY	\$762,792		RESIDENTIAL	401	70	
41-14-33-327-007	958 SANTA BARBARA DR SE	06/23/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$398,500	41.95	\$1,056,413	\$386,337	\$563,663	\$466,627	1.208	3,270	\$172.37	20000	28.7957	LG TWO STORY	\$385,237		RESIDENTIAL	401	70	
41-14-33-377-010	1061 MONTEREY DR SE	12/11/24	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$445,000	33.97	\$1,123,818	\$424,541	\$885,459	\$486,962	1.818	3,056	\$289.74	20000	32.2424	LG TWO STORY	\$417,016		RESIDENTIAL	401	70	
41-14-33-378-003	1034 MONTEREY DR SE	10/30/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$378,200	30.26	\$1,044,635	\$299,074	\$950,926	\$519,193	1.832	3,091	\$307.64	20000	33.5637	LG TWO STORY	\$288,703		RESIDENTIAL	401	70	
41-14-33-401-003	2000 SAN LU RAE DR SE	07/05/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,400	48.38	\$2,269,803	\$994,181	\$705,819	\$888,316	0.795	4,429	\$159.36	20000	70.1352	LG TWO STORY	\$987,556		RESIDENTIAL	401	70	
41-14-33-401-008	944 SAN LUCIA DR SE	05/20/24	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$344,800	37.89	\$823,052	\$334,186	\$575,814	\$318,065	1.810	2,044	\$281.71	20000	31.4456	TWO STORY	\$329,652		RESIDENTIAL	401	70	
41-14-33-401-009	960 SAN LUCIA DR SE	04/21/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$270,700	33.88	\$782,730	\$325,854	\$473,146	\$297,252	1.592	2,659	\$177.94	20000	9.5825	TWO STORY	\$325,371		RESIDENTIAL	401	70	
41-14-33-401-013	2011 ARGENTINA DR SE	05/17/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,500	43.60	\$859,322	\$371,807	\$308,193	\$363,817	0.847	1,871	\$164.72	20000	64.8800	RANCH	\$370,696		RESIDENTIAL	401	70	
41-14-33-401-018	921 SAN JOSE DR SE	09/27/24	\$1,443,000	WD	03-ARM'S LENGTH	\$1,443,000	\$595,600	41.28	\$1,365,062	\$516,953	\$926,047	\$590,605	1.568	3,490	\$265.34	20000	7.2053	LG TWO STORY	\$513,842		RESIDENTIAL	401	70	
Totals:			\$22,496,900			\$22,496,900	\$8,457,800		\$22,116,597		\$14,031,625	\$9,376,288			\$254.87		0.0591							
								Sale. Ratio =>	37.60					E.C.F. =>	1.497	Std. Deviation=>		0.50724787						
								Std. Dev. =>	10.03					Ave. E.C.F. =>	1.496	Ave. Variance=>		38.2789	Coefficient of Var=>		25.58905671			

Neighborhood 20-Large Two Story

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-255-001	728 SAN JOSE DR SE	06/13/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$384,600	43.46	\$1,005,301	\$349,210	\$535,790	\$456,888	1.173	3,122	\$171.62	20000	28.5138	LG TWO STORY	\$349,210		RESIDENTIAL	401	70
41-14-33-326-010	952 PLYMOUTH RD SE	04/25/24	\$2,225,000	WD	03-ARM'S LENGTH	\$2,225,000	\$809,100	36.36	\$2,028,240	\$531,395	\$1,693,605	\$1,042,371	1.625	6,370	\$265.87	20000	16.6929	LG TWO STORY	\$500,631		RESIDENTIAL	401	70
41-14-33-327-007	958 SANTA BARBARA DR SE	06/23/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$398,500	41.95	\$1,056,413	\$386,337	\$563,663	\$466,627	1.208	3,270	\$172.37	20000	24.9880	LG TWO STORY	\$385,237		RESIDENTIAL	401	70
41-14-33-377-010	1061 MONTEREY DR SE	12/11/24	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$445,000	33.97	\$1,123,818	\$424,541	\$885,459	\$486,962	1.818	3,056	\$289.74	20000	36.0502	LG TWO STORY	\$417,016		RESIDENTIAL	401	70
41-14-33-378-003	1034 MONTEREY DR SE	10/30/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$378,200	30.26	\$1,044,635	\$299,074	\$950,926	\$519,193	1.832	3,091	\$307.64	20000	37.3714	LG TWO STORY	\$288,703		RESIDENTIAL	401	70
41-14-33-401-003	2000 SAN LU RAE DR SE	07/05/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,400	48.38	\$2,269,803	\$994,181	\$705,819	\$888,316	0.795	4,429	\$159.36	20000	66.3274	LG TWO STORY	\$987,556		RESIDENTIAL	401	70
41-14-33-326-031	800 PLYMOUTH RD SE	08/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$838,800	67.10	\$2,040,654	\$771,916	\$478,084	\$883,522	0.541	5,494	\$87.02	20000	91.6721	LG TWO STORY	\$762,792		RESIDENTIAL	401	70
41-14-33-176-032	1935 SAN LU RAE DR SE	09/10/24	\$4,275,000	WD	03-ARM'S LENGTH	\$4,275,000	\$1,052,200	24.61	\$3,145,026	\$1,703,407	\$2,571,593	\$1,003,913	2.562	4,161	\$618.02	20000	110.3737	LG TWO STORY	\$1,685,855		RESIDENTIAL	401	87
41-14-33-401-018	921 SAN JOSE DR SE	09/27/24	\$1,443,000	WD	03-ARM'S LENGTH	\$1,443,000	\$595,600	41.28	\$1,365,062	\$516,953	\$926,047	\$590,605	1.568	3,490	\$265.34	20000	11.0131	LG TWO STORY	\$513,842		RESIDENTIAL	401	70
Totals:			\$15,288,000			\$15,288,000	\$5,724,400		\$15,078,952		\$9,310,986	\$6,338,397			\$259.67		1.1149						
								Sale. Ratio =>	37.44			E.C.F. =>	1.469	Std. Deviation=>		0.60744416							
								Std. Dev. =>	12.23			Ave. E.C.F. =>	1.458	Ave. Variance=>		47.0003	Coefficient of Var=>		32.23983966				

2025 ECF 1.436 Original ECF 1.511
 2026 ECF 1.469 Original Std Dev 0.604
 Q1 1.078
 Q3 1.890
 IQR 0.812
 Max ECF 3.108
 Min ECF 0.672

Neighborhood Description: NEHD 20 SAN LU RAE/SANTA BARBARA/SAN JOSE/MONTEREY

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.560	1.560	1.560	1.560	1.560	1.560
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BT-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRK-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.327	1.327	1.327	1.327	1.327	1.327
LG TWO STORY	1.469	1.469	1.469	1.469	1.469	1.469
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-326-006	910 PLYMOUTH RD SE	06/16/23	\$1,405,000	WD	03-ARM'S LENGTH	\$1,405,000	\$398,200	28.34	\$1,104,646	\$419,589	\$985,411	\$477,059	2.066	3,324	\$296.45	20000	60.7762	LG TWO STORY	\$401,448		RESIDENTIAL	401	70
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Neighborhood 20-Ranch

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-401-013	2011 ARGENTINA DR SE	05/17/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,500	43.60	\$859,322	\$371,807	\$308,193	\$363,817	0.847	1,871	\$164.72	20000	0.0000	RANCH	\$370,696		RESIDENTIAL	401	70
Totals:			\$680,000			\$680,000	\$296,500		\$859,322		\$308,193	\$363,817			\$164.72		0.0000						
								Sale. Ratio =>	43.60			E.C.F. =>	0.847	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.847	Ave. Variance=>		0.0000	Coefficient of Var=>		0				

Only 1 sale, reviewed all neighborhood 20 sales

Neighborhood 20-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-14-33-255-001	728 SAN JOSE DR SE	06/13/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$384,600	43.46	\$1,005,301	\$349,210	\$535,790	\$456,888	1.173	3,122	\$171.62	20000	20.6405	LG TWO STORY	\$349,210		RESIDENTIAL	401	70
41-14-33-255-005	746 SAN JOSE DR SE	04/22/24	\$1,180,000	WD	03-ARM'S LENGTH	\$1,180,000	\$522,400	44.27	\$1,125,538	\$269,089	\$910,911	\$557,221	1.635	2,856	\$318.95	20000	25.5639	TWO STORY	\$262,225		RESIDENTIAL	401	70
41-14-33-326-010	952 PLYMOUTH RD SE	04/25/24	\$2,225,000	WD	03-ARM'S LENGTH	\$2,225,000	\$809,100	36.36	\$2,028,240	\$531,395	\$1,693,605	\$1,042,371	1.625	6,370	\$265.87	20000	24.5662	LG TWO STORY	\$500,631		RESIDENTIAL	401	70
41-14-33-326-013	980 PLYMOUTH RD SE	10/04/24	\$939,900	WD	03-ARM'S LENGTH	\$939,900	\$453,100	48.21	\$1,036,008	\$247,258	\$692,642	\$513,175	1.350	2,896	\$239.17	20000	2.9381	TWO STORY	\$245,836		RESIDENTIAL	401	70
41-14-33-326-018	915 SANTA BARBARA DR S	04/20/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$447,700	34.57	\$1,306,349	\$520,478	\$774,522	\$511,302	1.515	2,957	\$261.93	20000	13.5704	TWO STORY	\$515,251		RESIDENTIAL	401	70
41-14-33-327-007	958 SANTA BARBARA DR S	06/23/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$398,500	41.95	\$1,056,413	\$386,337	\$563,663	\$466,627	1.208	3,270	\$172.37	20000	17.1147	LG TWO STORY	\$385,237		RESIDENTIAL	401	70
41-14-33-377-010	1061 MONTEREY DR SE	12/11/24	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$445,000	33.97	\$1,123,818	\$424,541	\$885,459	\$486,962	1.818	3,056	\$289.74	20000	43.9234	LG TWO STORY	\$417,016		RESIDENTIAL	401	70
41-14-33-378-003	1034 MONTEREY DR SE	10/30/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$378,200	30.26	\$1,044,635	\$299,074	\$950,926	\$519,193	1.832	3,091	\$307.64	20000	45.2447	LG TWO STORY	\$288,703		RESIDENTIAL	401	70
41-14-33-401-008	944 SAN LUCIA DR SE	05/20/24	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$344,800	37.89	\$823,052	\$334,186	\$575,814	\$318,065	1.810	2,044	\$281.71	20000	43.1266	TWO STORY	\$329,652		RESIDENTIAL	401	70
41-14-33-401-009	960 SAN LUCIA DR SE	04/21/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$270,700	33.88	\$782,730	\$325,854	\$473,146	\$297,252	1.592	2,659	\$177.94	20000	21.2635	TWO STORY	\$325,371		RESIDENTIAL	401	70
41-14-33-401-013	2011 ARGENTINA DR SE	05/17/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,500	43.60	\$859,322	\$371,807	\$308,193	\$363,817	0.847	1,871	\$164.72	20000	53.1990	RANCH	\$370,696		RESIDENTIAL	401	70
41-14-33-401-003	2000 SAN LU RAE DR SE	07/05/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,400	48.38	\$2,269,803	\$994,181	\$705,819	\$888,316	0.795	4,429	\$159.36	20000	58.4541	LG TWO STORY	\$987,556		RESIDENTIAL	401	70
41-14-33-326-031	800 PLYMOUTH RD SE	08/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$838,800	67.10	\$2,040,654	\$771,916	\$478,084	\$883,522	0.541	5,494	\$87.02	20000	83.7988	LG TWO STORY	\$762,792		RESIDENTIAL	401	70
41-14-33-401-018	921 SAN JOSE DR SE	09/27/24	\$1,443,000	WD	03-ARM'S LENGTH	\$1,443,000	\$595,600	41.28	\$1,365,062	\$516,953	\$926,047	\$590,605	1.568	3,490	\$265.34	20000	18.8863	LG TWO STORY	\$513,842		RESIDENTIAL	401	70
Totals:			\$16,816,900			\$16,816,900	\$7,007,400		\$17,866,925		\$10,474,621	\$7,895,316			\$225.96		5.2412						
								Sale. Ratio =>	41.67			E.C.F. =>	1.327	Std. Deviation=>		0.412153							
								Std. Dev. =>	9.16			Ave. E.C.F. =>	1.379	Ave. Variance=>		33.7350	Coefficient of Var=>		24.46163189				

2025 ECF 1.340 Original ECF 1.497
 2026 ECF 1.327 Original Std Dev 0.507
 Q1 1.182
 Q3 1.816
 IQR 0.635
 Max ECF 2.769
 Min ECF 0.864

Neighborhood Description: NPHD 20 SAN LU RAE/SANTA BARBARA/SAN JOSE/MONTEREY

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.560	1.560	1.560	1.560	1.560	1.560
SM. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
MED. TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
2 STY; BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
CONDOMINIUM	0.000	0.000	0.000	0.000	0.000	0.000
RANCH	1.327	1.327	1.327	1.327	1.327	1.327
LG TWO STORY	1.469	1.469	1.469	1.469	1.469	1.469
EX-LG TWO STORY	0.000	0.000	0.000	0.000	0.000	0.000
TOWNHOUSE	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 2ND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000
CONDO 1ST FLOOR	0.000	0.000	0.000	0.000	0.000	0.000

Outliers

41-14-33-176-032	1935 SAN LU RAE DR SE	09/10/24	\$4,275,000	WD	03-ARM'S LENGTH	\$4,275,000	\$1,052,200	24.61	\$3,145,026	\$1,703,407	\$2,571,593	\$1,003,913	2.562	4,161	\$618.02	20000	118.2470	LG TWO STORY	\$1,685,855		RESIDENTIAL	401	87
41-14-33-326-006	910 PLYMOUTH RD SE	06/16/23	\$1,405,000	WD	03-ARM'S LENGTH	\$1,405,000	\$398,200	28.34	\$1,104,646	\$419,589	\$985,411	\$477,059	2.066	3,324	\$296.45	20000	68.6495	LG TWO STORY	\$401,448		RESIDENTIAL	401	70

Neighborhood 21-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
41-14-33-207-018	565 LOVETT AVE SE	08/04/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$206,700	35.03	\$597,099	\$126,890	\$463,110	\$294,987	1.570	2,745	\$168.71	21000	7.6275	TWO STORY	\$126,890		RESIDENTIAL	401	70		
41-14-33-207-018	565 LOVETT AVE SE	02/27/25	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$273,900	43.13	\$597,099	\$126,890	\$508,110	\$294,987	1.722	2,745	\$185.10	21000	7.6275	TWO STORY	\$126,890		RESIDENTIAL	401	70		
Totals:			\$1,225,000			\$1,225,000	\$480,600		\$1,194,198		\$971,220	\$589,974			\$176.91		0.0000								
										Sale. Ratio =>		39.23		E.C.F. =>		1.646		Std. Deviation=>		0.10786857					
										Std. Dev. =>		5.73		Ave. E.C.F. =>		1.646		Ave. Variance=>		7.6275		Coefficient of Var=>		4.633347748	

Only 2 sales, reviewed two story sales in neighborhood 2

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
41-14-28-352-026	321 ROSEWOOD AVE SE	03/27/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$184,200	30.20	\$488,285	\$108,476	\$501,524	\$249,710	2.008	2,086	\$240.42	02000	36.6098	TWO STORY	\$108,476		RESIDENTIAL	401	70		
41-14-28-354-003	300 BRIARWOOD AVE SE	01/02/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$361,100	45.71	\$910,049	\$225,093	\$564,907	\$450,333	1.254	3,359	\$168.18	02000	38.7906	TWO STORY	\$224,100		RESIDENTIAL	401	70		
41-14-28-354-005	310 BRIARWOOD AVE SE	04/03/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$276,200	34.31	\$634,906	\$149,400	\$655,600	\$319,202	2.054	2,434	\$269.35	02000	41.1546	TWO STORY	\$149,400		RESIDENTIAL	401	70		
41-14-33-103-009	430 ROSEWOOD AVE SE	09/14/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,700	33.74	\$625,375	\$105,004	\$554,996	\$342,124	1.622	2,646	\$209.75	02000	2.0121	TWO STORY	\$104,798		RESIDENTIAL	401	70		
41-14-33-103-011	436 ROSEWOOD AVE SE	12/12/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$213,800	30.11	\$714,937	\$116,442	\$593,558	\$393,488	1.508	2,639	\$224.92	02000	13.3874	TWO STORY	\$116,442		RESIDENTIAL	401	70		
41-14-33-103-039	458 ROSEWOOD AVE SE	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$185,600	30.43	\$465,010	\$120,529	\$489,471	\$226,483	2.161	2,010	\$243.52	02000	51.8853	TWO STORY	\$120,529		RESIDENTIAL	401	70		
41-14-33-106-014	507 GLADSTONE AVE SE	04/24/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$266,900	42.70	\$666,846	\$150,661	\$474,339	\$339,372	1.398	2,091	\$226.85	02000	24.4631	TWO STORY	\$150,661		RESIDENTIAL	401	70		
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$779,580	\$184,457	\$595,543	\$391,271	1.522	2,266	\$262.82	02000	12.0254	TWO STORY	\$183,806		RESIDENTIAL	401	70		
41-14-33-108-005	554 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$747,727	\$180,793	\$544,707	\$372,738	1.461	2,556	\$213.11	02000	18.0959	TWO STORY	\$180,793		RESIDENTIAL	401	70		
41-14-33-151-023	729 GLADSTONE AVE SE	11/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$359,600	44.96	\$840,241	\$138,395	\$661,505	\$461,437	1.434	2,014	\$328.45	02000	20.8752	TWO STORY	\$137,534		RESIDENTIAL	401	89		
Totals:			\$7,115,400			\$7,115,400	\$2,718,600		\$6,872,956		\$5,636,150	\$3,546,158			\$238.74		5.2959								
										Sale. Ratio =>		38.21		E.C.F. =>		1.589		Std. Deviation=>		0.29866915					
										Std. Dev. =>		6.14		Ave. E.C.F. =>		1.642		Ave. Variance=>		25.9299		Coefficient of Var=>		15.78852987	

2025 ECF 1.594 Original ECF 1.531
 2026 ECF 1.589 Original Std Dev 0.329
 Q1 1.398
 Q3 2.008
 IQR 0.610
 Max ECF 2.923
 Min ECF 1.093

Neighborhood Description: NEHD 21 DUPLICES

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
SM. TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
MED. TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
2 STY; BI-LEVEL	1.589	1.589	1.589	1.589	1.589	1.589
TRI-LEVEL	1.589	1.589	1.589	1.589	1.589	1.589
DUPLEX	1.589	1.589	1.589	1.589	1.589	1.589
CONDOMINIUM	1.589	1.589	1.589	1.589	1.589	1.589
RANCH	1.589	1.589	1.589	1.589	1.589	1.589
LG TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
EX-LG TWO STORY	1.589	1.589	1.589	1.589	1.589	1.589
TOWNHOUSE	1.589	1.589	1.589	1.589	1.589	1.589
CONDO 2ND FLOOR	1.589	1.589	1.589	1.589	1.589	1.589
CONDO 1ST FLOOR	1.589	1.589	1.589	1.589	1.589	1.589

Outliers

41-14-33-207-006	604 GREENWOOD AVE SE	12/05/24	\$405,790	WD	03-ARM'S LENGTH	\$405,790	\$163,200	40.22	\$164,956	\$164,956	\$240,834	\$0	#####	0	#DIV/0!	02000	#DIV/0!	TWO STORY	\$164,956		RESIDENTIAL	401	88
41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$305,300	51.31	\$796,199	\$126,731	\$468,269	\$440,150	1.064	2,383	\$196.50	02000	106.3885	TWO STORY	\$125,952		RESIDENTIAL	401	70

Neighborhood 22-All Sales

Sales Study Date Range: 04/01/2023-03/31/2025

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
41-18-04-407-006	1639 AMBERLEY CT SE	05/02/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$309,100	46.48	\$732,626	\$172,349	\$492,651	\$396,516	1.242	2,340	\$210.53	22000	0.0000	TWO STORY	\$172,349	AMBERLEY COURT/ELINOR LANE		401	83
Totals:			\$665,000			\$665,000	\$309,100	46.48	\$732,626		\$492,651	\$396,516			\$210.53		0.0000						
							Sale. Ratio =>	46.48			E.C.F. =>	1.242			Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.242			Ave. Variance=>	0.0000	Coefficient of Var=>	0					

Only 1 sale, reviewed all two story sales in the city

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
41-14-27-378-013	230 REXFORD DR SE	11/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$340,300	59.18	\$622,823	\$278,905	\$296,095	\$272,087	1.088	1,628	\$181.88	08000	32.7393	TWO STORY	\$278,905			RESIDENTIAL	401	63
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$596,579	\$209,124	\$440,776	\$306,531	1.438	2,076	\$212.32	08000	2.2321	TWO STORY	\$209,124			RESIDENTIAL	401	70
41-14-28-352-026	321 ROSEWOOD AVE SE	03/27/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$184,200	30.20	\$488,285	\$108,476	\$501,524	\$249,710	2.008	2,086	\$240.42	02000	59.2796	TWO STORY	\$108,476			RESIDENTIAL	401	70
41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$305,300	51.31	\$796,199	\$126,731	\$468,269	\$440,150	1.064	2,383	\$196.50	02000	35.1744	TWO STORY	\$125,952			RESIDENTIAL	401	70
41-14-28-354-003	300 BRIARWOOD AVE SE	01/02/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$361,100	45.71	\$910,049	\$225,093	\$564,907	\$450,333	1.254	3,359	\$168.18	02000	16.1208	TWO STORY	\$224,100			RESIDENTIAL	401	70
41-14-28-354-005	310 BRIARWOOD AVE SE	04/03/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$276,200	34.31	\$634,906	\$149,400	\$655,600	\$319,202	2.054	2,434	\$269.35	02000	63.8244	TWO STORY	\$149,400			RESIDENTIAL	401	70
41-14-33-103-009	430 ROSEWOOD AVE SE	09/14/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$222,700	33.74	\$625,375	\$105,004	\$554,996	\$342,124	1.622	2,646	\$209.75	02000	20.6577	TWO STORY	\$104,798			RESIDENTIAL	401	70
41-14-33-103-011	436 ROSEWOOD AVE SE	12/12/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$213,800	30.11	\$714,937	\$116,442	\$593,558	\$393,488	1.508	2,639	\$224.92	02000	9.2824	TWO STORY	\$116,442			RESIDENTIAL	401	70
41-14-33-103-039	458 ROSEWOOD AVE SE	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$185,600	30.43	\$465,010	\$120,529	\$489,471	\$226,483	2.161	2,010	\$243.52	02000	74.5551	TWO STORY	\$120,529			RESIDENTIAL	401	70
41-14-33-105-035	443 PLYMOUTH RD SE	11/09/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$305,100	26.53	\$1,015,745	\$486,697	\$663,303	\$423,917	1.565	2,728	\$243.15	03000	14.9072	TWO STORY	\$477,609			RESIDENTIAL	401	56
41-14-33-106-014	507 GLADSTONE AVE SE	04/24/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$266,900	42.70	\$666,846	\$150,661	\$474,339	\$339,372	1.398	2,091	\$226.85	02000	1.7933	TWO STORY	\$150,661			RESIDENTIAL	401	70
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$779,580	\$184,457	\$595,543	\$391,271	1.522	2,266	\$262.82	02000	10.6444	TWO STORY	\$183,806			RESIDENTIAL	401	70
41-14-33-108-005	554 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$747,727	\$180,793	\$544,707	\$372,738	1.461	2,556	\$213.11	02000	4.5739	TWO STORY	\$180,793			RESIDENTIAL	401	70
41-14-33-128-002	1824 SHERMAN ST SE	07/11/23	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$332,400	41.81	\$714,648	\$156,622	\$638,378	\$447,136	1.428	2,404	\$265.55	03000	1.2074	TWO STORY	\$150,138			RESIDENTIAL	401	87
41-14-33-151-023	729 GLADSTONE AVE SE	11/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$359,600	44.96	\$840,241	\$138,395	\$661,505	\$461,437	1.434	2,014	\$328.45	02000	1.7946	TWO STORY	\$137,534			RESIDENTIAL	401	89
41-14-33-207-018	565 LOVETT AVE SE	08/04/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$206,700	35.03	\$597,099	\$126,890	\$463,110	\$294,987	1.570	2,745	\$168.71	21000	15.4305	TWO STORY	\$126,890			RESIDENTIAL	401	70
41-14-33-207-018	565 LOVETT AVE SE	02/27/25	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$273,900	43.13	\$597,099	\$126,890	\$508,110	\$294,987	1.722	2,745	\$185.10	21000	30.6855	TWO STORY	\$126,890			RESIDENTIAL	401	70
41-14-33-255-005	746 SAN JOSE DR SE	04/22/24	\$1,180,000	WD	03-ARM'S LENGTH	\$1,180,000	\$522,400	44.27	\$1,125,538	\$269,089	\$910,911	\$557,221	1.635	2,856	\$318.95	20000	21.9109	TWO STORY	\$262,225			RESIDENTIAL	401	70
41-14-33-302-002	810 GLADSTONE DR SE	09/29/23	\$724,900	WD	03-ARM'S LENGTH	\$724,900	\$333,600	46.02	\$820,273	\$176,215	\$548,685	\$516,072	1.063	2,614	\$209.90	03000	35.2435	TWO STORY	\$176,215			RESIDENTIAL	401	70
41-14-33-306-004	1620 MACKINAW RD SE	04/18/23	\$792,000	WD	03-ARM'S LENGTH	\$792,000	\$257,100	32.46	\$726,129	\$167,495	\$624,505	\$447,623	1.395	2,701	\$231.21	03000	2.0472	TWO STORY	\$167,495			RESIDENTIAL	401	70
41-14-33-307-004	922 GLADSTONE DR SE	11/15/23	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$387,200	38.91	\$962,171	\$291,259	\$703,741	\$537,590	1.309	2,955	\$238.15	03000	10.6562	TWO STORY	\$274,870			RESIDENTIAL	401	70
41-14-33-309-004	900 CAMBRIDGE DR SE	02/15/24	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$397,600	36.65	\$1,045,839	\$360,817	\$724,183	\$548,896	1.319	2,855	\$253.65	03000	9.6284	TWO STORY	\$360,817			RESIDENTIAL	401	70
41-14-33-326-013	980 PLYMOUTH RD SE	10/04/24	\$939,900	WD	03-ARM'S LENGTH	\$939,900	\$453,100	48.21	\$1,036,008	\$247,258	\$692,642	\$513,175	1.350	2,896	\$239.17	20000	6.5910	TWO STORY	\$245,836			RESIDENTIAL	401	70
41-14-33-326-018	915 SANTA BARBARA DF	04/20/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$447,700	34.57	\$1,306,349	\$520,478	\$774,522	\$511,302	1.515	2,957	\$261.93	20000	9.9174	TWO STORY	\$515,251			RESIDENTIAL	401	70
41-14-33-351-003	1614 ALEXANDER RD SE	12/02/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$269,400	49.89	\$554,075	\$208,816	\$331,184	\$276,650	1.197	1,937	\$170.98	03000	21.8506	TWO STORY	\$197,080			RESIDENTIAL	401	70
41-14-33-351-005	1626 ALEXANDER RD SE	04/03/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$296,400	49.41	\$733,229	\$193,937	\$405,963	\$432,125	0.939	2,302	\$176.35	03000	47.6172	TWO STORY	\$193,937			RESIDENTIAL	401	70
41-14-33-354-001	1064 GLADSTONE DR SE	02/05/25	\$780,500	WD	03-ARM'S LENGTH	\$780,500	\$356,800	45.71	\$807,430	\$246,700	\$533,800	\$449,303	1.188	2,232	\$239.05	03000	22.7567	TWO STORY	\$246,700			RESIDENTIAL	401	70
41-14-33-355-007	1120 CAMBRIDGE DR SE	04/14/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$400,500	41.08	\$1,060,678	\$391,135	\$583,865	\$536,493	1.088	2,751	\$212.24	03000	32.7330	TWO STORY	\$388,284			RESIDENTIAL	401	70
41-14-33-401-008	944 SAN LUCIA DR SE	05/20/24	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$344,800	37.89	\$823,052	\$334,186	\$575,814	\$318,065	1.810	2,044	\$281.71	20000	39.4736	TWO STORY	\$329,652			RESIDENTIAL	401	70
41-14-33-401-009	960 SAN LUCIA DR SE	04/21/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$270,700	33.88	\$782,730	\$325,854	\$473,146	\$297,252	1.592	2,659	\$177.94	20000	17.6106	TWO STORY	\$325,371			RESIDENTIAL	401	70
41-14-33-403-004	836 FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$310,600	35.50	\$833,754	\$241,469	\$633,531	\$341,966	1.853	2,158	\$293.57	05000	43.6985	TWO STORY	\$241,469			RESIDENTIAL	401	70
41-14-33-403-011	924 FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENGTH	\$882,000	\$426,600	48.37	\$933,997	\$242,073	\$639,927	\$399,494	1.602	2,280	\$280.67	05000	18.6214	TWO STORY	\$241,469			RESIDENTIAL	401	70
41-14-33-403-024	917 PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$409,800	42.03	\$908,624	\$241,856	\$733,144	\$384,970	1.904	2,394	\$306.24	05000	48.8789	TWO STORY	\$241,469			RESIDENTIAL	401	70
41-14-33-426-006	840 PINECREST AVE SE	08/14/24	\$1,710,000	WD	03-ARM'S LENGTH	\$1,710,000	\$657,000	38.42	\$1,377,335	\$241,469	\$1,468,531	\$655,812	2.239	2,870	\$511.68	05000	82.3628	TWO STORY	\$241,469			RESIDENTIAL	401	87
41-14-33-426-010	910 PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$459,800	46.92	\$1,027,093	\$254,238	\$725,762	\$446,221	1.626	2,909	\$249.49	05000	21.0833	TWO STORY	\$241,469			RESIDENTIAL	401	70
41-14-33-426-062	804 PINECREST AVE SE	09/04/24	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$498,200	53.57	\$1,078,822	\$287,430	\$642,570	\$456,924	1.406	2,964	\$216.79	05000	0.9333	TWO STORY	\$287,430			RESIDENTIAL	401	70
41-14-33-427-009	936 ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$318,100	40.52	\$696,459	\$148,766	\$636,234	\$316,220	2.012	2,380	\$267.33	05000	59.6369	TWO STORY	\$148,766			RESIDENTIAL	401	70
41-14-33-427-021	933 LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENGTH	\$868,500	\$369,100	42.50	\$799,461	\$148,766	\$719,734	\$375,690	1.916	2,650	\$271.60	05000	50.0137	TWO STORY	\$148,766			RESIDENTIAL	401	70
41-14-33-429-031	956 MAXWELL AVE SE	10/14/24	\$662,025	WD	03-ARM'S LENGTH	\$662,025	\$420,000	63.44	\$881,035	\$301,322	\$360,703	\$334,707	1.078	2,264	\$159.32	05000	33.7962	TWO STORY	\$301,322			RESIDENTIAL	401	70
41-14-33-454-011	1029 PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENGTH	\$1,495,000	\$683,300	45.71	\$1,504,022	\$229,848	\$1,265,152	\$735,666	1.720	2,812	\$449.91	05000	30.4107	TWO STORY	\$228,799			RESIDENTIAL	401	93
41-14-33-455-021	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$359,500	39.99	\$885,361	\$172,610	\$726,390													

41-18-03-307-049	2430 ARUNDEL RD SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$777,841	\$288,108	\$486,892	\$388,369	1.254	2,385	\$204.15	12000	16.1944	TWO STORY	\$281,175	RESIDENTIAL	401	70
41-18-03-327-002	2644 HAMPSHIRE BLVD	07/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,400	44.98	\$650,284	\$284,926	\$365,074	\$289,737	1.260	2,284	\$159.84	12000	15.5609	TWO STORY	\$282,263	RESIDENTIAL	401	70
41-18-03-327-007	2716 HAMPSHIRE BLVD	07/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$278,800	44.25	\$694,652	\$283,214	\$346,786	\$326,279	1.063	2,522	\$137.50	12000	35.2779	TWO STORY	\$282,263	RESIDENTIAL	401	70
41-18-03-327-010	2740 HAMPSHIRE BLVD	09/27/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,800	42.55	\$657,122	\$274,881	\$345,119	\$303,125	1.139	2,208	\$156.30	12000	27.7094	TWO STORY	\$273,968	RESIDENTIAL	401	70
41-18-03-327-013	1628 ANDOVER RD SE	10/23/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$260,300	45.27	\$648,799	\$272,214	\$302,786	\$298,640	1.014	2,298	\$131.76	12000	40.1746	TWO STORY	\$271,301	RESIDENTIAL	401	70
41-18-03-328-016	1730 DANBY LN SE	10/18/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$304,200	45.74	\$681,754	\$267,417	\$397,583	\$328,578	1.210	2,530	\$157.15	12000	20.5619	TWO STORY	\$255,680	RESIDENTIAL	401	70
41-18-03-328-020	2656 BERWYCK RD SE	06/30/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$249,600	41.61	\$646,310	\$282,263	\$317,637	\$288,697	1.100	2,032	\$156.32	12000	31.5386	TWO STORY	\$282,263	RESIDENTIAL	401	70
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$457,309	\$247,989	\$177,011	\$165,995	1.066	1,400	\$126.44	12000	34.9267	TWO STORY	\$247,989	RESIDENTIAL	401	56
41-18-04-201-003	2016 WILSHIRE DR SE	07/17/23	\$863,200	WD	03-ARM'S LENGTH	\$863,200	\$363,500	42.11	\$880,897	\$246,655	\$616,545	\$492,424	1.252	2,871	\$214.75	06000	16.3568	TWO STORY	\$245,344	RESIDENTIAL	401	70
41-18-04-206-001	2036 WILSHIRE DR SE	06/03/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$366,600	44.44	\$800,590	\$291,687	\$533,313	\$395,111	1.350	2,991	\$178.31	06000	6.5849	TWO STORY	\$290,223	RESIDENTIAL	401	70
41-18-04-407-006	1639 AMBERLEY CT SE	05/02/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$309,100	46.48	\$732,626	\$172,349	\$492,651	\$396,516	1.242	2,340	\$210.53	22000	17.3180	TWO STORY	\$172,349	AMBERLEY COURT/ELINOR LANE	401	83
Totals:			\$66,003,055			\$66,003,055	\$27,391,300		\$66,483,943		\$44,975,324	\$31,642,089			\$221.54				0.5747			
							Sale. Ratio =>	41.50				E.C.F. =>	1.421		Std. Deviation=>	0.316732						
							Std. Dev. =>	6.47				Ave. E.C.F. =>	1.416		Ave. Variance=>	25.6557		Coefficient of Var=>	18.12317492			

2025 ECF 1.413 Original ECF 1.451
2026 ECF 1.421 Original Std Dev 0.448

Q1 1.128
Q3 1.631
IQR 0.503
Max ECF 2.385
Min ECF 0.876

Neighborhood Descriptors: NBHD 22 AMBERLEY CT/ELINOR LN

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
TWO STORY	1.421	1.421	1.421	1.421	1.421	1.421
SM. TWO STORY	1.421	1.421	1.421	1.421	1.421	1.421
MED. TWO STORY	1.421	1.421	1.421	1.421	1.421	1.421
2 STY; BT LEVEL	1.421	1.421	1.421	1.421	1.421	1.421
TR3 LEVEL	1.421	1.421	1.421	1.421	1.421	1.421
DUPLEX	1.421	1.421	1.421	1.421	1.421	1.421
CONDOMINIUM	1.421	1.421	1.421	1.421	1.421	1.421
RANCH	1.421	1.421	1.421	1.421	1.421	1.421
LG TWO STORY	1.421	1.421	1.421	1.421	1.421	1.421
EX LG TWO STORY	1.421	1.421	1.421	1.421	1.421	1.421
TOWNHOUSE	1.421	1.421	1.421	1.421	1.421	1.421
CONDO 2ND FLOOR	1.421	1.421	1.421	1.421	1.421	1.421
CONDO 1ST FLOOR	1.421	1.421	1.421	1.421	1.421	1.421

Outliers

41-14-34-326-005	2605 FREDERICK DR SE	11/01/23	\$2,000,000	WD	20-MULTI PARCELS	\$2,000,000	\$723,900	36.20	\$1,704,603	\$693,877	\$1,306,123	\$490,882	2.661	3,066	\$426.00	10000	124.5139	TWO STORY	\$692,646	41-14-34-326-006	NBHD 10	401	70
41-14-34-326-006	2607 FREDERICK DR SE	11/01/23	\$2,000,000	WD	19-MULTI PARCELS	\$2,000,000	\$723,900	36.20	\$1,704,603	\$693,877	\$1,306,123	\$490,882	2.661	3,066	\$426.00	10000	124.5139	TWO STORY	\$692,646	41-14-34-326-005	NBHD 10	401	70
41-14-33-427-024	947 LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$362,200	31.50	\$843,849	\$149,575	\$1,000,425	\$400,851	2.496	2,164	\$462.30	05000	108.0123	TWO STORY	\$148,766	RESIDENTIAL	401	70	
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$1,797,783	\$645,608	\$1,354,392	\$559,580	2.420	2,943	\$460.21	10000	100.4744	TWO STORY	\$631,298	NBHD 10	401	60	
41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$294,100	52.99	\$976,656	\$296,534	\$258,466	\$539,351	0.479	2,623	\$98.54	12000	93.6413	TWO STORY	\$295,913	RESIDENTIAL	401	74	
41-18-03-252-004	1420 WOODLAWN AVE SE	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$207,200	66.84	\$514,859	\$248,811	\$61,189	\$229,352	0.267	2,053	\$29.80	17000	114.8838	TWO STORY	\$248,811	RESIDENTIAL	401	70	
41-18-03-254-001	1408 RIDGEWOOD AVE SE	05/05/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,700	45.17	\$600,384	\$310,172	\$202,828	\$250,183	0.811	1,703	\$119.10	17000	60.4910	TWO STORY	\$309,191	RESIDENTIAL	401	70	
41-18-02-101-024	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$185,400	37.08	\$711,454	\$515,266	(\$15,266)	\$169,128	(0.090)	2,007	(\$7.61)	17000	150.5892	TWO STORY	\$515,266	RESIDENTIAL	401	35	