

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
10003874.	2573 LESLIE	5/9/2023	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 30,148	\$ 2,671	\$ 15,329	\$ 87,229	0.176	1364	\$ 13.20	5R501
12004028.	3292 FULLERTON	6/16/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 87,249	\$ 2,778	\$ 47,222	\$ 268,162	0.176	2908	\$ 17.19	5R501
10003229.	2642 WEBB	7/18/2023	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 93,261	\$ 3,056	\$ 51,944	\$ 286,365	0.181	3248	\$ 16.93	5R501
06003066.	1725 BURLINGAME	4/9/2024	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 93,444	\$ 2,504	\$ 53,496	\$ 288,698	0.185	3290	\$ 17.02	5R501
12003935.	3330 STURTEVANT	9/8/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 82,497	\$ 2,760	\$ 47,240	\$ 253,133	0.187	2630	\$ 19.01	5R501
12003297.	3022 LAWRENCE	5/8/2023	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 50,884	\$ 2,852	\$ 29,148	\$ 152,483	0.191	1625	\$ 19.69	5R501
12003498.	2979 TUXEDO	5/10/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 78,914	\$ 2,671	\$ 47,329	\$ 242,041	0.196	2510	\$ 19.92	5R501
10003248.	2737 TUXEDO	1/30/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 76,743	\$ 2,726	\$ 47,274	\$ 234,975	0.201	2600	\$ 19.23	5R501
08003761.	2220 RICHTON	8/31/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 33,182	\$ 2,199	\$ 19,801	\$ 98,359	0.201	912	\$ 24.12	5R501
06003780.	1652 TYLER	6/20/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 44,178	\$ 3,163	\$ 26,837	\$ 130,206	0.206	1312	\$ 22.87	5R501
06003699.	1671 BUENA VISTA	7/26/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 44,403	\$ 1,894	\$ 28,106	\$ 134,949	0.208	1680	\$ 17.86	5R501
12004054.	2962 FULLERTON	9/29/2023	\$ 32,500	WD	03-ARM'S LENGTH	\$ 32,500	\$ 47,148	\$ 2,723	\$ 29,777	\$ 141,032	0.211	2600	\$ 12.50	5R501
08004244.	1985 GLENDALE	3/25/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 36,426	\$ 1,636	\$ 23,364	\$ 110,444	0.212	2014	\$ 12.41	5R501
12004038.	3224 FULLERTON	11/13/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 85,305	\$ 2,778	\$ 57,222	\$ 261,990	0.218	2900	\$ 20.69	5R501
12003321.	2945 BURLINGAME	2/11/2025	\$ 23,500	DD	03-ARM'S LENGTH	\$ 23,500	\$ 32,586	\$ 2,778	\$ 20,722	\$ 94,629	0.219	1589	\$ 14.79	5R501
08009410.	13141 MONTVILLE	7/1/2024	\$ 16,000	WD	03-ARM'S LENGTH	\$ 16,000	\$ 21,530	\$ 1,824	\$ 14,176	\$ 62,559	0.227	1296	\$ 12.35	5R501
12003386.	3040 BURLINGAME	12/13/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 61,291	\$ 2,921	\$ 42,079	\$ 185,302	0.227	1778	\$ 25.31	5R501
12003464.	3224 WEBB	12/16/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 94,960	\$ 2,967	\$ 67,033	\$ 292,041	0.230	3416	\$ 20.49	5R501
10002977.	2491 CALVERT	7/28/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 80,250	\$ 3,478	\$ 56,522	\$ 243,721	0.232	2700	\$ 22.22	5R501
06003706.	1721 BUENA VISTA	3/11/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 46,165	\$ 1,969	\$ 33,031	\$ 140,305	0.235	1217	\$ 28.76	5R501
12003430.	2325 WEBB	2/26/2025	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 54,673	\$ 3,019	\$ 38,981	\$ 163,981	0.238	3024	\$ 13.89	5R501
12003806.	2925 CORTLAND	6/13/2024	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 83,515	\$ 2,760	\$ 61,240	\$ 256,365	0.239	2700	\$ 23.70	5R501
08003701.	2011 RICHTON	6/20/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 38,723	\$ 1,636	\$ 28,364	\$ 117,737	0.241	1100	\$ 27.27	5R501
12004056.	2950 FULLERTON	10/30/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 83,830	\$ 2,778	\$ 62,222	\$ 257,308	0.242	2800	\$ 23.21	5R501
12004028.	3292 FULLERTON	12/10/2024	\$ 70,000	QCD	03-ARM'S LENGTH	\$ 70,000	\$ 87,249	\$ 2,778	\$ 67,222	\$ 268,162	0.251	2908	\$ 24.07	5R501
10003715.	2701 STURTEVANT	11/10/2023	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 45,921	\$ 2,083	\$ 35,417	\$ 139,168	0.254	2800	\$ 13.39	5R501
08003131.	1673 GLYNN	2/21/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 48,638	\$ 2,705	\$ 37,295	\$ 145,819	0.256	2644	\$ 15.13	5R501
10003364.	2450 ELMHURST	9/15/2023	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 40,864	\$ 2,427	\$ 31,573	\$ 122,022	0.259	1302	\$ 26.11	5R501
10002971.	2447 CALVERT	7/23/2024	\$ 60,000	OTH	03-ARM'S LENGTH	\$ 60,000	\$ 72,349	\$ 2,705	\$ 57,295	\$ 221,092	0.259	2204	\$ 27.22	5R501
12003967.	2952 STURTEVANT	5/31/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 47,909	\$ 2,760	\$ 37,240	\$ 143,330	0.260	2650	\$ 15.09	5R501
06003839.	1676 WAVERLY	4/17/2024	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 35,874	\$ 1,821	\$ 28,179	\$ 108,105	0.261	1968	\$ 15.24	5R501
10004431.	2427 FORD	8/9/2024	\$ 31,500	WD	03-ARM'S LENGTH	\$ 31,500	\$ 37,390	\$ 1,991	\$ 29,509	\$ 112,378	0.263	2160	\$ 14.58	5R501
08004267.	2314 GLENDALE	7/11/2023	\$ 90,000	OTH	03-ARM'S LENGTH	\$ 90,000	\$ 107,076	\$ 3,163	\$ 86,837	\$ 329,883	0.263	4158	\$ 21.65	5R501
10003633.	2467 HIGHLAND	2/15/2024	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 26,903	\$ 2,445	\$ 20,555	\$ 77,644	0.265	1421	\$ 16.19	5R501
10003067-8	2245 COLLINGWOOD	3/1/2024	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 50,065	\$ 2,519	\$ 39,981	\$ 150,940	0.265	1543	\$ 27.54	5R501
12004062.	2908 FULLERTON	12/6/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 63,496	\$ 2,778	\$ 52,222	\$ 192,756	0.271	2078	\$ 26.47	5R501
08004289.	1934 GLENDALE	10/28/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 51,327	\$ 1,691	\$ 43,309	\$ 157,575	0.275	1540	\$ 29.22	5R501
10003051.	2286 CALVERT	8/24/2023	\$ 85,000	OTH	03-ARM'S LENGTH	\$ 85,000	\$ 95,970	\$ 3,286	\$ 81,714	\$ 294,235	0.278	3402	\$ 24.99	5R501
12004047-8	3010 FULLERTON	12/19/2024	\$ 56,500	WD	03-ARM'S LENGTH	\$ 56,500	\$ 61,584	\$ 3,532	\$ 52,968	\$ 184,292	0.287	1993	\$ 28.35	5R501
10002838.	2235 GLYNN	4/1/2023	\$ 36,500	MLC	03-ARM'S LENGTH	\$ 36,500	\$ 39,618	\$ 2,945	\$ 33,555	\$ 116,422	0.288	1892	\$ 19.29	5R501
12003935.	3330 STURTEVANT	2/4/2025	\$ 76,000	WD	03-ARM'S LENGTH	\$ 76,000	\$ 82,497	\$ 2,760	\$ 73,240	\$ 253,133	0.289	2630	\$ 28.90	5R501
12003875.	2994 CORTLAND	11/29/2024	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	\$ 87,120	\$ 2,760	\$ 78,240	\$ 267,810	0.292	2750	\$ 29.45	5R501
08003407.	1981 WEBB	3/19/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 26,563	\$ 2,541	\$ 22,459	\$ 76,260	0.295	1428	\$ 17.51	5R501
12003150.	2975 COLLINGWOOD	5/10/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 58,198	\$ 2,852	\$ 52,148	\$ 175,702	0.297	1575	\$ 34.92	5R501
08003340.	2280 LAWRENCE	9/15/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 52,398	\$ 3,093	\$ 46,907	\$ 156,524	0.300	1633	\$ 30.62	5R501
10004038.	2749 BUENA VISTA	6/13/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 36,672	\$ 1,525	\$ 33,475	\$ 111,578	0.300	2112	\$ 16.57	5R501
08004260.	2331 GLENDALE	2/10/2025	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 71,074	\$ 2,538	\$ 65,462	\$ 217,575	0.301	2250	\$ 30.22	5R501
10004441.	2493 FORD	8/15/2024	\$ 29,900	WD	03-ARM'S LENGTH	\$ 29,900	\$ 30,986	\$ 2,773	\$ 27,127	\$ 89,565	0.303	1484	\$ 20.15	5R501
12004158.	2951 GLENDALE	12/31/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 51,746	\$ 2,778	\$ 47,222	\$ 155,454	0.304	2778	\$ 18.00	5R501
08003133.	1685 GLYNN	1/26/2024	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 26,645	\$ 2,504	\$ 23,496	\$ 76,638	0.307	2598	\$ 10.01	5R501
12003078.	3245 CALVERT	12/30/2024	\$ 78,500	WD	03-ARM'S LENGTH	\$ 78,500	\$ 80,513	\$ 2,154	\$ 76,346	\$ 248,759	0.307	2750	\$ 28.55	5R501
06003710.	1700 BUENA VISTA	10/31/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 37,918	\$ 1,894	\$ 35,106	\$ 114,362	0.307	1248	\$ 29.65	5R501
12003230.	2925 LAWRENCE	5/15/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 61,207	\$ 2,873	\$ 57,127	\$ 185,187	0.308	1884	\$ 31.85	5R501
10003222.	2696 WEBB	6/21/2023	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 101,833	\$ 3,056	\$ 96,944	\$ 313,578	0.309	3480	\$ 28.74	5R501

12003937.	3316 STURTEVANT	5/4/2023	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	80,080	\$	2,760	\$	77,240	\$	245,460	0.315	2750	\$	29.09	5R501
10003856.	2447 LESLIE	5/5/2024	\$	45,000	PTA	03-ARM'S LENGTH	\$	45,000	\$	44,127	\$	2,742	\$	42,258	\$	131,381	0.322	1350	\$	33.33	5R501
10003216.	2748 WEBB	1/7/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	104,375	\$	4,327	\$	105,673	\$	317,613	0.333	3528	\$	31.18	5R501
12004141.	2984 LESLIE	3/26/2024	\$	43,000	WD	03-ARM'S LENGTH	\$	43,000	\$	40,790	\$	2,723	\$	40,277	\$	120,848	0.333	2256	\$	19.06	5R501
12003754.	3273 RICHTON	10/31/2024	\$	81,500	WD	03-ARM'S LENGTH	\$	81,500	\$	76,706	\$	2,760	\$	78,740	\$	234,749	0.335	2496	\$	32.65	5R501
12003456.	3290 WEBB	11/29/2023	\$	65,000	LC	03-ARM'S LENGTH	\$	65,000	\$	61,220	\$	2,976	\$	62,024	\$	184,902	0.335	3596	\$	18.08	5R501
08010209.	13310 LASALLE	12/10/2024	\$	49,000	WD	03-ARM'S LENGTH	\$	49,000	\$	45,652	\$	2,671	\$	46,329	\$	136,448	0.340	2650	\$	18.49	5R501
12004229.	2964 GLENDALE	11/14/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	73,835	\$	2,945	\$	77,055	\$	225,048	0.342	2450	\$	32.65	5R501
12003334.	3033 BURLINGAME	6/22/2023	\$	58,000	QC	03-ARM'S LENGTH	\$	58,000	\$	53,135	\$	2,778	\$	55,222	\$	159,863	0.345	1721	\$	33.70	5R501
08003750.	2286 RICHTON	1/5/2024	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	41,096	\$	2,242	\$	42,758	\$	123,346	0.347	2380	\$	18.91	5R501
12003217.	2966 COLLINGWOOD	3/14/2024	\$	40,000	OTH	03-ARM'S LENGTH	\$	40,000	\$	36,315	\$	2,852	\$	37,148	\$	106,232	0.350	1897	\$	21.09	5R501
12003958.	3014 STURTEVANT	10/21/2024	\$	87,000	PTA	03-ARM'S LENGTH	\$	87,000	\$	78,434	\$	2,760	\$	84,240	\$	240,235	0.351	2700	\$	32.22	5R501
12004006.	3273 FULLERTON	5/17/2024	\$	89,900	WD	03-ARM'S LENGTH	\$	89,900	\$	79,077	\$	2,760	\$	87,140	\$	242,276	0.360	2600	\$	34.58	5R501
08004108-9	2334 FULLERTON	11/28/2023	\$	53,000	WD	03-ARM'S LENGTH	\$	53,000	\$	46,844	\$	5,014	\$	47,986	\$	132,794	0.361	1031	\$	51.41	5R501
10003837.	2488 FULLERTON	3/14/2024	\$	50,000	PTA	03-ARM'S LENGTH	\$	50,000	\$	42,145	\$	2,742	\$	47,258	\$	125,089	0.378	1312	\$	38.11	5R501
08003245.	2076 CALVERT	12/27/2023	\$	255,000	WD	03-ARM'S LENGTH	\$	255,000	\$	213,133	\$	3,755	\$	251,245	\$	664,692	0.378	5400	\$	47.22	5R501
08003321.	1951 LAWRENCE	12/29/2023	\$	47,000	WD	03-ARM'S LENGTH	\$	47,000	\$	39,433	\$	2,908	\$	44,092	\$	115,952	0.380	1946	\$	24.15	5R501
12003409.	2919 WEBB	6/17/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	49,490	\$	3,019	\$	56,981	\$	147,527	0.386	2860	\$	20.98	5R501
12003792.	2986 RICHTON	4/26/2024	\$	93,000	WD	03-ARM'S LENGTH	\$	93,000	\$	76,169	\$	2,760	\$	90,240	\$	233,044	0.387	2600	\$	35.77	5R501
10004230.	2425 CLEMENTS	5/17/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	64,908	\$	2,298	\$	77,702	\$	198,762	0.391	2016	\$	39.68	5R501
08003978.	1991 STURTEVANT	1/16/2024	\$	52,500	WD	03-ARM'S LENGTH	\$	52,500	\$	42,089	\$	2,279	\$	50,221	\$	126,381	0.397	1248	\$	42.07	5R501
12003873.	3008 CORTLAND	9/13/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	48,042	\$	2,760	\$	57,240	\$	143,752	0.398	2700	\$	22.22	5R501
10003146.	2744 LAWRENCE	2/14/2025	\$	62,000	WD	03-ARM'S LENGTH	\$	62,000	\$	49,546	\$	2,852	\$	59,148	\$	148,235	0.399	1406	\$	44.10	5R501
12003449.	3346 WEBB	5/16/2023	\$	57,500	WD	03-ARM'S LENGTH	\$	57,500	\$	45,505	\$	2,982	\$	54,518	\$	134,994	0.404	1250	\$	46.00	5R501
12004226.	2986 GLENDALE	7/13/2023	\$	59,900	WD	03-ARM'S LENGTH	\$	59,900	\$	47,356	\$	2,945	\$	56,955	\$	140,987	0.404	2500	\$	23.96	5R501
10003633.	2467 HIGHLAND	1/16/2025	\$	34,000	WD	03-ARM'S LENGTH	\$	34,000	\$	26,903	\$	2,445	\$	31,555	\$	77,644	0.406	1421	\$	23.93	5R501
10003217.	2736 WEBB	1/19/2024	\$	135,000	WD	03-ARM'S LENGTH	\$	135,000	\$	102,517	\$	2,985	\$	132,015	\$	315,975	0.418	3538	\$	38.16	5R501
12003269.	3353 LAWRENCE	11/8/2024	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	57,071	\$	2,246	\$	72,754	\$	174,048	0.418	1815	\$	41.32	5R501
06003687.	1563 BUENA VISTA	12/6/2024	\$	52,000	PTA	03-ARM'S LENGTH	\$	52,000	\$	39,036	\$	1,875	\$	50,125	\$	117,971	0.425	1312	\$	39.63	5R501
12004247.	2981 BUENA VISTA	5/3/2024	\$	40,000	OTH	03-ARM'S LENGTH	\$	40,000	\$	30,392	\$	2,978	\$	37,022	\$	87,029	0.425	2852	\$	14.03	5R501
10003605.	2534 CORTLAND	2/26/2025	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	37,423	\$	2,815	\$	47,185	\$	109,867	0.429	1157	\$	43.22	5R501
10004231.	2433 CLEMENTS	2/7/2025	\$	54,000	WD	03-ARM'S LENGTH	\$	54,000	\$	40,424	\$	3,124	\$	50,876	\$	118,413	0.430	2236	\$	24.15	5R501
12003372.	3284 BURLINGAME	1/16/2025	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	55,639	\$	2,797	\$	72,203	\$	167,752	0.430	1620	\$	46.30	5R501
10002903.	2674 GLYNN	3/24/2025	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	40,143	\$	2,353	\$	52,647	\$	119,968	0.439	1248	\$	44.07	5R501
08003677.	1986 MONTEREY	11/5/2024	\$	59,900	PTA	03-ARM'S LENGTH	\$	59,900	\$	43,457	\$	1,636	\$	58,264	\$	132,765	0.439	1296	\$	46.22	5R501
08009410.	13141 MONTVILLE	3/26/2025	\$	29,900	PTA	03-ARM'S LENGTH	\$	29,900	\$	21,530	\$	1,824	\$	28,076	\$	62,559	0.449	1296	\$	23.07	5R501
12003280.	3294 LAWRENCE	4/7/2023	\$	79,000	WD	03-ARM'S LENGTH	\$	79,000	\$	55,548	\$	2,852	\$	76,148	\$	167,289	0.455	1657	\$	47.68	5R501
12004144.	2964 LESLIE	3/27/2025	\$	123,000	WD	03-ARM'S LENGTH	\$	123,000	\$	85,144	\$	2,723	\$	120,277	\$	261,654	0.460	2800	\$	43.93	5R501
10003308.	2529 ELMHURST	9/12/2024	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	35,176	\$	2,985	\$	47,015	\$	102,194	0.460	3780	\$	13.23	5R501
12003991.	3017 FULLERTON	3/19/2024	\$	123,000	WD	03-ARM'S LENGTH	\$	123,000	\$	84,696	\$	2,744	\$	120,256	\$	260,165	0.462	2800	\$	43.93	5R501
12003434.	3267 WEBB	8/29/2024	\$	90,000	WD	03-ARM'S LENGTH	\$	90,000	\$	61,113	\$	3,019	\$	86,981	\$	184,425	0.472	3600	\$	25.00	5R501
12004249.	2997 BUENA VISTA	10/2/2024	\$	60,000	PTA	03-ARM'S LENGTH	\$	60,000	\$	39,286	\$	1,913	\$	58,087	\$	118,644	0.490	2202	\$	27.25	5R501
10002862.	2485 GLYNN	7/10/2024	\$	51,000	WD	03-ARM'S LENGTH	\$	51,000	\$	33,771	\$	2,705	\$	48,295	\$	98,622	0.490	1656	\$	30.80	5R501
10003058.	2220 CALVERT	3/20/2025	\$	62,000	WD	03-ARM'S LENGTH	\$	62,000	\$	40,770	\$	3,601	\$	58,399	\$	117,997	0.495	4048	\$	15.32	5R501
08003226.	1929 CALVERT	10/6/2023	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	90,024	\$	2,945	\$	147,055	\$	276,441	0.532	2832	\$	52.97	5R501
10004165.	2533 WAVERLY	1/26/2024	\$	78,000	WD	03-ARM'S LENGTH	\$	78,000	\$	46,866	\$	1,876	\$	76,124	\$	142,825	0.533	1440	\$	54.17	5R501
12004260.	3253 BUENA VISTA	7/17/2024	\$	94,900	WD	03-ARM'S LENGTH	\$	94,900	\$	57,033	\$	2,519	\$	92,381	\$	173,060	0.534	1642	\$	57.80	5R501
08003194.	1672 GLYNN	1/30/2025	\$	45,500	WD	03-ARM'S LENGTH	\$	45,500	\$	27,046	\$	2,028	\$	43,472	\$	79,422	0.547	2684	\$	16.95	5R501
12003494.	2951 TUXEDO	7/3/2024	\$	138,500	WD	03-ARM'S LENGTH	\$	138,500	\$	78,976	\$	2,742	\$	135,758	\$	242,013	0.561	2706	\$	51.18	5R501
12004098.	3287 LESLIE	5/1/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	60,082	\$	2,761	\$	102,239	\$	181,971	0.562	2037	\$	51.55	5R501
08003262.	1938 CALVERT	10/23/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	60,234	\$	3,251	\$	101,749	\$	180,898	0.562	3300	\$	31.82	5R501
12004080.	3013 LESLIE	3/29/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	57,032	\$	2,723	\$	97,277	\$	172,410	0.564	1693	\$	59.07	5R501
12002964.	2911 GLYNN	11/14/2024	\$	87,500	WD	03-ARM'S LENGTH	\$	87,500	\$	49,361	\$	2,353	\$	85,147	\$	149,232	0.571	1350	\$	64.81	5R501
12004106.	3345 LESLIE	12/11/2023	\$	145,000	WD	03-ARM'S LENGTH	\$	145,000	\$	78,044	\$	2,778	\$	142,222	\$	238,940	0.595	1917	\$	75.64	5R501
10003250.	2751 TUXEDO	2/27/2025	\$	145,000	WD	03-ARM'S LENGTH	\$	145,000	\$	75,564	\$	2,595	\$	142,405	\$	231,648	0.615	2600	\$	55.77	5R501

06003253.	1662 ELMHURST	1/15/2025	\$	70,000	PTA	03-ARM'S LENGTH	\$	70,000	\$	36,473	\$	1,636	\$	68,364	\$	110,594	0.618	2334	\$	29.99	5R501
10003776.	2489 FULLERTON	9/16/2024	\$	97,000	WD	03-ARM'S LENGTH	\$	97,000	\$	50,077	\$	2,742	\$	94,258	\$	150,270	0.627	1506	\$	64.41	5R501
08003338-9	2290 LAWRENCE	7/27/2023	\$	56,500	PTA	03-ARM'S LENGTH	\$	56,500	\$	30,330	\$	3,935	\$	52,565	\$	83,794	0.627	1372	\$	41.18	5R501
08003235.	1999 CALVERT	6/14/2024	\$	180,000	WD	03-ARM'S LENGTH	\$	180,000	\$	91,472	\$	2,945	\$	177,055	\$	281,038	0.630	3080	\$	58.44	5R501
10003349.	2564 ELMHURST	5/29/2024	\$	90,000	LC	03-ARM'S LENGTH	\$	90,000	\$	46,402	\$	2,945	\$	87,055	\$	137,959	0.631	1304	\$	69.02	5R501
08004274.	2022 GLENDALE	2/3/2025	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	30,429	\$	1,620	\$	58,380	\$	91,457	0.638	1724	\$	34.80	5R501
12002969.	2947 GLYNN	11/20/2024	\$	52,000	WD	03-ARM'S LENGTH	\$	52,000	\$	26,374	\$	2,282	\$	49,718	\$	76,483	0.650	1208	\$	43.05	5R501
12004089.	3225 LESLIE	6/21/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	30,455	\$	2,778	\$	57,222	\$	87,863	0.651	1554	\$	38.61	5R501
10004165.	2533 WAVERLY	12/30/2024	\$	95,000	PTA	03-ARM'S LENGTH	\$	95,000	\$	46,866	\$	1,876	\$	93,124	\$	142,825	0.652	1440	\$	65.97	5R501
10004364.	2433 PASADENA	11/20/2024	\$	95,000	PTA	03-ARM'S LENGTH	\$	95,000	\$	46,019	\$	2,342	\$	92,658	\$	138,657	0.668	2668	\$	35.61	5R501
08003135.	1699 GLYNN	11/8/2023	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	26,873	\$	2,625	\$	52,375	\$	76,978	0.680	2542	\$	21.64	5R501
10003553.	2495 CORTLAND	6/28/2024	\$	93,000	WD	03-ARM'S LENGTH	\$	93,000	\$	44,761	\$	3,201	\$	89,799	\$	131,937	0.681	1439	\$	64.63	5R501
08003242.	2059 CALVERT	9/20/2024	\$	210,000	WD	03-ARM'S LENGTH	\$	210,000	\$	98,321	\$	2,945	\$	207,055	\$	302,781	0.684	3304	\$	63.56	5R501
10003229.	2642 WEBB	11/29/2023	\$	199,000	WD	03-ARM'S LENGTH	\$	199,000	\$	93,261	\$	3,056	\$	195,944	\$	286,365	0.684	3248	\$	61.27	5R501
10003003.	2743 CALVERT	8/3/2023	\$	188,000	WD	03-ARM'S LENGTH	\$	188,000	\$	87,688	\$	2,194	\$	185,806	\$	271,410	0.685	3016	\$	62.33	5R501
10004136.	2516 TYLER	5/14/2024	\$	88,000	WD	03-ARM'S LENGTH	\$	88,000	\$	41,606	\$	2,593	\$	85,407	\$	123,851	0.690	2250	\$	39.11	5R501
08003340.	2280 LAWRENCE	9/30/2024	\$	112,000	WD	03-ARM'S LENGTH	\$	112,000	\$	52,398	\$	3,093	\$	108,907	\$	156,524	0.696	1633	\$	68.59	5R501
10003014.	2692 CALVERT	4/24/2024	\$	140,000	WD	03-ARM'S LENGTH	\$	140,000	\$	64,943	\$	2,892	\$	137,108	\$	196,987	0.696	3913	\$	35.78	5R501
10002838.	2235 GLYNN	4/18/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	39,618	\$	2,945	\$	82,055	\$	116,422	0.705	1892	\$	44.93	5R501
08004324.	2296 BUENA VISTA	9/25/2024	\$	299,000	WD	03-ARM'S LENGTH	\$	299,000	\$	132,963	\$	2,433	\$	296,567	\$	414,381	0.716	4184	\$	71.46	5R501
12003106.	3290 CALVERT	9/8/2023	\$	200,000	WD	03-ARM'S LENGTH	\$	200,000	\$	88,895	\$	2,781	\$	197,219	\$	273,378	0.721	2816	\$	71.02	5R501
10003091.	2740 COLLINGWOOD	3/5/2025	\$	139,900	WD	03-ARM'S LENGTH	\$	139,900	\$	62,576	\$	2,852	\$	137,048	\$	189,600	0.723	1983	\$	70.55	5R501
12003680.	3235 MONTEREY	4/1/2023	\$	125,000	PTA	03-ARM'S LENGTH	\$	125,000	\$	55,047	\$	2,943	\$	122,057	\$	165,410	0.738	3538	\$	35.33	5R501
12003452.	3322 WEBB	5/30/2024	\$	125,400	WD	03-ARM'S LENGTH	\$	125,400	\$	55,252	\$	3,038	\$	122,362	\$	165,759	0.738	3312	\$	37.86	5R501
12004270.	3323 BUENA VISTA	7/17/2024	\$	136,500	WD	03-ARM'S LENGTH	\$	136,500	\$	59,952	\$	3,460	\$	133,040	\$	179,340	0.742	1884	\$	72.45	5R501
10002966.	2409 CALVERT	4/10/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	36,427	\$	4,359	\$	75,641	\$	101,803	0.743	4517	\$	17.71	5R501
10003777.	2495 FULLERTON	10/27/2023	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	47,621	\$	2,742	\$	107,258	\$	142,473	0.753	1404	\$	78.35	5R501
12003707.	3224 MONTEREY	10/23/2024	\$	300,000	WD	03-ARM'S LENGTH	\$	300,000	\$	123,576	\$	3,620	\$	296,380	\$	380,813	0.778	4880	\$	61.48	5R501
12005643.	9369 GENESSEE	10/19/2023	\$	250,000	WD	03-ARM'S LENGTH	\$	250,000	\$	97,343	\$	3,198	\$	246,802	\$	298,873	0.826	3690	\$	67.75	5R501
12004180.	3255 GLENDALE	4/7/2023	\$	159,900	WD	03-ARM'S LENGTH	\$	159,900	\$	61,474	\$	2,778	\$	157,122	\$	186,337	0.843	1880	\$	85.05	5R501
10003067-8	2245 COLLINGWOOD	8/16/2024	\$	132,000	WD	03-ARM'S LENGTH	\$	132,000	\$	50,065	\$	2,519	\$	129,481	\$	150,940	0.858	1543	\$	85.55	5R501
08004005.	2327 STURTEVANT	10/16/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	47,237	\$	3,119	\$	121,881	\$	140,057	0.870	2666	\$	46.89	5R501
10003121.001	2285 LAWRENCE	8/26/2024	\$	242,000	WD	03-ARM'S LENGTH	\$	242,000	\$	88,978	\$	3,038	\$	238,962	\$	272,825	0.876	2318	\$	104.40	5R501
12004223.	3010 GLENDALE	6/26/2023	\$	260,000	WD	03-ARM'S LENGTH	\$	260,000	\$	94,402	\$	5,171	\$	254,829	\$	283,273	0.900	2889	\$	90.00	5R501
10003538.	2401 CORTLAND	3/28/2025	\$	18,000	WD	03-ARM'S LENGTH	\$	18,000	\$	7,351	\$	1,636	\$	16,364	\$	18,143	0.902	1176	\$	15.31	5R501
12003391.	3006 BURLINGAME	6/9/2023	\$	231,000	WD	03-ARM'S LENGTH	\$	231,000	\$	74,633	\$	2,816	\$	228,184	\$	227,990	1.001	1758	\$	131.40	5R501
08003238.	2025 CALVERT	12/1/2023	\$	155,000	WD	03-ARM'S LENGTH	\$	155,000	\$	50,186	\$	2,945	\$	152,055	\$	149,971	1.014	2872	\$	53.97	5R501
12003469.	3042 WEBB	12/28/2023	\$	205,000	WD	03-ARM'S LENGTH	\$	205,000	\$	65,664	\$	3,056	\$	201,944	\$	198,756	1.016	3962	\$	51.74	5R501
Totals:			\$	12,173,600			\$	12,173,600	\$	8,672,719		\$	11,772,379	\$	26,258,724			\$	36.39		

WM ECF => 0.448

Median ECF 0.391

Mean ECF => 0.447

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
14003235.	4010 HAZELWOOD	12/7/2023	\$ 32,000	OTH	11-FROM LENDING INSTITUTION EXPOSED	\$ 32,000	\$ 65,079	\$ 2,347	\$ 29,653	\$ 185,050	0.160	1206	\$	26.53 5R502
12001516.	2975 COLUMBUS	4/13/2023	\$ 23,000	OTH	03-ARM'S LENGTH	\$ 23,000	\$ 45,602	\$ 1,846	\$ 21,154	\$ 129,074	0.164	1180	\$	19.49 5R502
12001734.	3328 VICKSBURG	8/18/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 42,796	\$ 1,619	\$ 20,381	\$ 121,466	0.168	1203	\$	18.29 5R502
10001444.	2675 COLUMBUS	9/20/2024	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 48,043	\$ 1,881	\$ 23,119	\$ 136,171	0.170	1508	\$	16.58 5R502
12001145.	2123 W GRAND BLVD	11/28/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 86,891	\$ 3,874	\$ 46,126	\$ 244,888	0.188	2930	\$	17.06 5R502
14006395.	7443 DEXTER	2/22/2025	\$ 42,000	PTA	03-ARM'S LENGTH	\$ 42,000	\$ 72,307	\$ 2,987	\$ 39,013	\$ 204,484	0.191	3663	\$	11.47 5R502
12002381.	3224 GLADSTONE	2/20/2024	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 38,991	\$ 2,225	\$ 20,775	\$ 108,454	0.192	2118	\$	10.86 5R502
12002281.	3330 CARTER	8/10/2023	\$ 42,500	WD	03-ARM'S LENGTH	\$ 42,500	\$ 72,864	\$ 2,382	\$ 40,118	\$ 207,912	0.193	2208	\$	19.25 5R502
12002380.	3230 GLADSTONE	2/21/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 42,068	\$ 2,225	\$ 22,775	\$ 117,531	0.194	2188	\$	11.43 5R502
14002829.	4331 W EUCLID	5/30/2024	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 46,631	\$ 1,864	\$ 25,636	\$ 132,056	0.194	2514	\$	10.94 5R502
12002505.	2981 TAYLOR	6/26/2023	\$ 42,000	OTH	03-ARM'S LENGTH	\$ 42,000	\$ 70,971	\$ 2,557	\$ 39,443	\$ 201,811	0.195	1829	\$	22.96 5R502
12001851-2	2988 VIRGINIA PARK	12/4/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 39,883	\$ 3,556	\$ 21,444	\$ 107,159	0.200	2042	\$	12.24 5R502
12001382.	3307 HOGARTH	7/11/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 43,043	\$ 2,233	\$ 24,767	\$ 120,383	0.206	2366	\$	11.41 5R502
12001601.	2965 MONTGOMERY	4/4/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 79,622	\$ 3,058	\$ 46,942	\$ 225,853	0.208	2618	\$	19.10 5R502
14007325.	8792 MACKINAW	3/5/2025	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 22,040	\$ 3,032	\$ 11,968	\$ 56,071	0.213	1005	\$	14.93 5R502
12001820.	3339 VIRGINIA PARK	3/28/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 29,642	\$ 1,758	\$ 18,242	\$ 82,254	0.222	1357	\$	14.74 5R502
10001604.	2658 VIRGINIA PARK	10/5/2023	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 27,789	\$ 2,557	\$ 17,443	\$ 74,431	0.234	1244	\$	16.08 5R502
12001408.	3032 HOGARTH	7/15/2023	\$ 39,500	WD	03-ARM'S LENGTH	\$ 39,500	\$ 55,006	\$ 2,108	\$ 37,392	\$ 156,041	0.240	1690	\$	23.37 5R502
12002275.	3325 CARTER	11/8/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 48,346	\$ 1,776	\$ 33,224	\$ 137,375	0.242	2624	\$	13.34 5R502
14007366.	8772 ARCADIA	6/26/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 33,854	\$ 2,504	\$ 22,496	\$ 92,478	0.243	1505	\$	16.61 5R502
12001851-2	2988 VIRGINIA PARK	12/18/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 39,883	\$ 3,556	\$ 26,444	\$ 107,159	0.247	2042	\$	14.69 5R502
14002626.	4115 MONTGOMERY	10/10/2024	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 62,392	\$ 1,867	\$ 44,133	\$ 178,540	0.247	1756	\$	26.20 5R502
12010439.	8840 DEXTER	3/13/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 94,653	\$ 2,784	\$ 67,216	\$ 271,000	0.248	2958	\$	23.66 5R502
14003157.	3738 CARTER	6/1/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 53,076	\$ 3,144	\$ 36,856	\$ 147,292	0.250	2756	\$	14.51 5R502
10001513.	2651 VICKSBURG	10/31/2023	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 29,895	\$ 1,810	\$ 21,190	\$ 82,847	0.256	1352	\$	17.01 5R502
10002164.	2257 HAZELWOOD	5/19/2023	\$ 48,000	QC	03-ARM'S LENGTH	\$ 48,000	\$ 59,981	\$ 2,679	\$ 45,321	\$ 169,032	0.268	3012	\$	15.94 5R502
14002626.	4115 MONTGOMERY	2/26/2025	\$ 51,000	WD	03-ARM'S LENGTH	\$ 51,000	\$ 62,392	\$ 1,867	\$ 49,133	\$ 178,540	0.275	1756	\$	29.04 5R502
14002788.	4074 VIRGINIA PARK	3/24/2025	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 47,821	\$ 2,487	\$ 37,513	\$ 133,729	0.281	2600	\$	15.38 5R502
14002576.	4036 COLUMBUS	8/8/2024	\$ 28,500	PTA	03-ARM'S LENGTH	\$ 28,500	\$ 33,933	\$ 1,846	\$ 26,654	\$ 94,652	0.282	1886	\$	15.11 5R502
12002329.	2923 GLADSTONE	8/25/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 29,542	\$ 2,225	\$ 22,775	\$ 80,581	0.283	1408	\$	17.76 5R502
12002372.	3286 GLADSTONE	8/28/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 35,049	\$ 2,399	\$ 27,601	\$ 96,313	0.287	1688	\$	17.77 5R502
12001184.	3021 LOTHROP	10/24/2024	\$ 34,900	WD	03-ARM'S LENGTH	\$ 34,900	\$ 40,365	\$ 2,483	\$ 32,417	\$ 111,746	0.290	2156	\$	16.19 5R502
14002863.	4080 W EUCLID	3/21/2024	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 24,975	\$ 1,811	\$ 20,189	\$ 68,330	0.295	2124	\$	10.36 5R502
14003092.	4046 BLAINE	12/31/2024	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 78,716	\$ 2,417	\$ 69,583	\$ 225,071	0.309	2486	\$	28.96 5R502
14002899.	3799 W PHILADELPHIA	8/31/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 43,144	\$ 1,740	\$ 38,260	\$ 122,136	0.313	2200	\$	18.18 5R502
10001523.	2723 VICKSBURG	3/29/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 37,435	\$ 2,487	\$ 32,513	\$ 103,091	0.315	1008	\$	34.72 5R502
10001846.	2251 PINGREE	5/30/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 52,560	\$ 3,605	\$ 46,395	\$ 144,410	0.321	2480	\$	20.16 5R502
10001947.	2295 BLAINE	5/5/2023	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 32,595	\$ 2,626	\$ 29,374	\$ 88,404	0.332	2800	\$	11.43 5R502
12002470.	3210 HAZELWOOD	7/18/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 50,439	\$ 2,225	\$ 47,775	\$ 142,224	0.336	1329	\$	37.62 5R502
10001272.	2550 S LA SALLE GARDENS	7/10/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 59,211	\$ 3,248	\$ 61,752	\$ 165,083	0.374	1750	\$	37.14 5R502
10001570.	2541 VIRGINIA PARK	7/27/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 58,787	\$ 3,871	\$ 61,129	\$ 161,994	0.377	1570	\$	41.40 5R502
12001277.	3027 NORTHWESTERN	10/31/2023	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 24,432	\$ 1,810	\$ 25,190	\$ 66,732	0.377	1920	\$	14.06 5R502
10002059.	2509 GLADSTONE	10/16/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 58,659	\$ 2,889	\$ 62,111	\$ 164,513	0.378	3008	\$	21.61 5R502
12001398.	3262 HOGARTH	10/22/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 40,777	\$ 3,882	\$ 41,118	\$ 108,835	0.378	1927	\$	23.35 5R502
10001185.	2233 LAMOTHE	1/23/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 62,999	\$ 3,116	\$ 66,884	\$ 176,646	0.379	1864	\$	37.55 5R502
14002949.	4324 W PHILADELPHIA	5/10/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 31,161	\$ 1,740	\$ 33,260	\$ 86,788	0.383	2806	\$	12.47 5R502
14002629.	4116 MONTGOMERY	6/28/2024	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 17,794	\$ 1,881	\$ 18,119	\$ 46,941	0.386	1303	\$	15.35 5R502
10001947.	2295 BLAINE	7/24/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 32,595	\$ 2,626	\$ 34,374	\$ 88,404	0.389	2800	\$	13.21 5R502
10002086.	2510 GLADSTONE	8/19/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 100,582	\$ 5,287	\$ 109,713	\$ 281,106	0.390	3000	\$	38.33 5R502
12010430.	8768 DEXTER	4/26/2023	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 52,392	\$ 2,784	\$ 57,216	\$ 146,336	0.391	2762	\$	21.72 5R502
12002260.	3223 CARTER	4/26/2023	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 56,225	\$ 2,225	\$ 62,775	\$ 159,292	0.394	1440	\$	45.14 5R502
14006629.	8550 QUINCY	4/5/2024	\$ 94,000	WD	03-ARM'S LENGTH	\$ 94,000	\$ 80,812	\$ 1,811	\$ 92,189	\$ 233,041	0.396	2668	\$	35.23 5R502
12001651.	3280 MONTGOMERY	12/13/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 46,787	\$ 1,823	\$ 53,177	\$ 132,637	0.401	1440	\$	38.19 5R502
12001295.	3289 NORTHWESTERN	1/31/2025	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 32,324	\$ 1,594	\$ 36,406	\$ 90,649	0.402	1530	\$	24.84 5R502
10001443.	2665 COLUMBUS	3/15/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 29,514	\$ 1,881	\$ 33,119	\$ 81,513	0.406	1552	\$	22.55 5R502
12002520.	3253 TAYLOR	12/12/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 66,903	\$ 1,882	\$ 78,118	\$ 191,802	0.407	2382	\$	33.59 5R502
10001641.	2246 VIRGINIA PARK	12/7/2023	\$ 118,000	WD	03-ARM'S LENGTH	\$ 118,000	\$ 96,967	\$ 4,969	\$ 113,031	\$ 271,381	0.417	2342	\$	50.38 5R502
12002575.	2900 TAYLOR	11/27/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 85,638	\$ 2,643	\$ 102,357	\$ 244,823	0.418	2712	\$	38.72 5R502

14003059.	3751 BLAINE	3/14/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	85,151	\$	2,346	\$	102,654	\$	244,263	0.420	2524	\$	41.60	5R502
12001470.	3308 WHITNEY	11/10/2023	\$	55,000	QC	03-ARM'S LENGTH	\$	55,000	\$	44,421	\$	1,619	\$	53,381	\$	126,260	0.423	2250	\$	24.44	5R502
10002051-2	2457 GLADSTONE	5/13/2024	\$	115,000	PTA	03-ARM'S LENGTH	\$	115,000	\$	92,681	\$	3,838	\$	111,162	\$	262,074	0.424	2988	\$	38.49	5R502
10002245.	2302 HAZELWOOD	10/19/2023	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	104,322	\$	2,760	\$	127,240	\$	299,593	0.425	3110	\$	41.80	5R502
14002918.	4107 W PHILADELPHIA	9/6/2023	\$	92,000	WD	03-ARM'S LENGTH	\$	92,000	\$	72,505	\$	1,811	\$	90,189	\$	208,537	0.432	2316	\$	39.72	5R502
12002657.	2946 CLAIRMOUNT	7/31/2024	\$	64,500	WD	03-ARM'S LENGTH	\$	64,500	\$	50,149	\$	1,670	\$	62,830	\$	143,006	0.439	1419	\$	45.45	5R502
10001331.	2256 N LA SALLE GARDENS	8/27/2024	\$	89,900	WD	03-ARM'S LENGTH	\$	89,900	\$	67,965	\$	3,837	\$	86,063	\$	189,168	0.455	2168	\$	41.47	5R502
12002603.	3241 CLAIRMOUNT	11/1/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	45,083	\$	2,347	\$	57,653	\$	126,065	0.457	2256	\$	26.60	5R502
14002873.	4012 W EUCLID	9/29/2023	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	74,306	\$	1,811	\$	98,189	\$	213,850	0.459	2078	\$	48.12	5R502
14006648.	8810 QUINCY	2/7/2025	\$	68,000	WD	03-ARM'S LENGTH	\$	68,000	\$	50,140	\$	1,811	\$	66,189	\$	142,563	0.464	2352	\$	28.91	5R502
10001945.	2281 BLAINE	2/23/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	44,165	\$	2,091	\$	57,909	\$	124,112	0.467	2390	\$	25.10	5R502
14002816.	3813 W EUCLID	2/13/2024	\$	65,000	PTA	03-ARM'S LENGTH	\$	65,000	\$	47,559	\$	2,443	\$	62,557	\$	133,086	0.470	2700	\$	24.07	5R502
27250085.	2280 N LA SALLE GARDENS	9/24/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	70,719	\$	677	\$	99,323	\$	206,614	0.481	1527	\$	65.49	5R502
14002844.	4392 W EUCLID	5/24/2023	\$	57,500	WD	03-ARM'S LENGTH	\$	57,500	\$	40,736	\$	1,811	\$	55,689	\$	114,823	0.485	2192	\$	26.23	5R502
10001052.	2321 W GRAND BLVD	4/14/2023	\$	67,000	WD	03-ARM'S LENGTH	\$	67,000	\$	48,323	\$	5,310	\$	61,690	\$	126,882	0.486	2208	\$	30.34	5R502
12002266.001	3263 CARTER	6/29/2023	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	28,643	\$	2,585	\$	37,415	\$	76,867	0.487	2300	\$	17.39	5R502
10002442.	2430 CLAIRMOUNT	12/30/2024	\$	70,000	DD	03-ARM'S LENGTH	\$	70,000	\$	49,440	\$	2,402	\$	67,598	\$	138,755	0.487	2646	\$	26.46	5R502
14002921.	4311 W PHILADELPHIA	9/1/2023	\$	66,000	WD	03-ARM'S LENGTH	\$	66,000	\$	46,105	\$	2,417	\$	63,583	\$	128,873	0.493	2464	\$	26.79	5R502
14007310.	8955 OTSEGO	7/18/2024	\$	85,000	WD	03-ARM'S LENGTH	\$	85,000	\$	58,566	\$	1,951	\$	83,049	\$	167,006	0.497	3534	\$	24.05	5R502
12001399.	3254 HOGARTH	12/12/2024	\$	65,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	65,000	\$	45,457	\$	6,863	\$	58,137	\$	113,847	0.511	2180	\$	29.82	5R502
12001274.	3007 NORTHWESTERN	2/5/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	43,725	\$	1,881	\$	63,119	\$	123,434	0.511	2216	\$	29.33	5R502
14006386.	7619 DEXTER	6/15/2023	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	43,501	\$	2,107	\$	62,893	\$	122,106	0.515	2172	\$	29.93	5R502
12001826.	3320 VIRGINIA PARK	3/27/2024	\$	54,000	WD	03-ARM'S LENGTH	\$	54,000	\$	36,296	\$	3,091	\$	50,909	\$	97,950	0.520	1550	\$	34.84	5R502
14006396.	7439 DEXTER	3/5/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	52,502	\$	2,195	\$	77,805	\$	148,398	0.524	2456	\$	32.57	5R502
14002669.	3795 VICKSBURG	6/22/2023	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	35,302	\$	1,829	\$	53,171	\$	98,740	0.538	1679	\$	32.76	5R502
12001977.	3025 W PHILADELPHIA	11/1/2024	\$	80,000	PTA	03-ARM'S LENGTH	\$	80,000	\$	50,743	\$	2,444	\$	77,556	\$	142,475	0.544	1468	\$	54.50	5R502
10002244.	2310 HAZELWOOD	1/16/2025	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	65,392	\$	2,475	\$	102,525	\$	185,596	0.552	3552	\$	29.56	5R502
12001743.	3268 VICKSBURG	8/16/2024	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	49,277	\$	1,619	\$	78,381	\$	140,584	0.558	1307	\$	61.21	5R502
14002471.	3773 HOGARTH	12/19/2023	\$	36,600	WD	03-ARM'S LENGTH	\$	36,600	\$	22,675	\$	1,846	\$	34,754	\$	61,442	0.566	1900	\$	19.26	5R502
14006631.	8562 QUINCY	1/24/2025	\$	72,000	WD	03-ARM'S LENGTH	\$	72,000	\$	43,281	\$	2,417	\$	69,583	\$	120,543	0.577	2286	\$	31.50	5R502
12001730.	3358 VICKSBURG	3/21/2025	\$	95,000	PTA	03-ARM'S LENGTH	\$	95,000	\$	55,783	\$	2,379	\$	92,621	\$	157,534	0.588	2754	\$	34.50	5R502
10001556.	2291 VIRGINIA PARK	6/23/2023	\$	109,200	WD	03-ARM'S LENGTH	\$	109,200	\$	63,471	\$	2,916	\$	106,284	\$	178,628	0.595	1758	\$	62.12	5R502
10001814.	2530 W PHILADELPHIA	2/10/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	63,427	\$	3,008	\$	106,992	\$	178,227	0.600	1730	\$	63.58	5R502
14003070.	4001 BLAINE	12/20/2024	\$	60,000	WD	03-ARM'S LENGTH	\$	60,000	\$	33,647	\$	1,864	\$	58,136	\$	93,755	0.620	2984	\$	20.11	5R502
12001140.	2101 W GRAND BLVD	12/2/2024	\$	65,200	WD	03-ARM'S LENGTH	\$	65,200	\$	36,256	\$	3,406	\$	61,794	\$	96,903	0.638	1766	\$	36.92	5R502
10002094.	2454 GLADSTONE	2/8/2024	\$	90,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	90,000	\$	48,548	\$	4,681	\$	85,319	\$	129,401	0.659	2298	\$	39.16	5R502
10001832.	2270 W PHILADELPHIA	6/24/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	52,385	\$	2,091	\$	97,909	\$	148,360	0.660	2590	\$	38.61	5R502
10002234.	2494 HAZELWOOD	9/26/2024	\$	168,500	PTA	03-ARM'S LENGTH	\$	168,500	\$	87,469	\$	2,732	\$	165,768	\$	249,962	0.663	2550	\$	66.08	5R502
10002093.	2460 GLADSTONE	4/22/2024	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	51,881	\$	2,679	\$	97,321	\$	145,139	0.671	2750	\$	36.36	5R502
10001686.	2685 W EUCLID	1/17/2025	\$	15,000	WD	03-ARM'S LENGTH	\$	15,000	\$	8,311	\$	1,635	\$	13,365	\$	19,693	0.679	1297	\$	11.57	5R502
10001723.	2506 W EUCLID	2/28/2024	\$	125,000	WD	03-ARM'S LENGTH	\$	125,000	\$	62,415	\$	3,008	\$	121,992	\$	175,242	0.696	2949	\$	42.39	5R502
12002122.	3044 PINGREE	1/25/2024	\$	96,000	WD	03-ARM'S LENGTH	\$	96,000	\$	47,529	\$	1,619	\$	94,381	\$	135,428	0.697	1300	\$	73.85	5R502
10001790.	2731 W PHILADELPHIA	1/7/2025	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	32,226	\$	1,530	\$	63,470	\$	90,549	0.701	1560	\$	41.67	5R502
12001254.	2956 LOTHROP	6/5/2024	\$	35,000	WD	03-ARM'S LENGTH	\$	35,000	\$	18,054	\$	2,399	\$	32,601	\$	46,180	0.706	1482	\$	23.62	5R502
10001209.	2550 LAMOTHE	6/6/2024	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	38,278	\$	4,452	\$	70,548	\$	99,782	0.707	1728	\$	43.40	5R502
10002353.	2250 TAYLOR	1/6/2025	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	51,364	\$	2,644	\$	102,356	\$	143,717	0.712	2682	\$	39.15	5R502
10002158.	2213 HAZELWOOD	3/14/2025	\$	182,000	WD	03-ARM'S LENGTH	\$	182,000	\$	87,453	\$	2,679	\$	179,321	\$	250,071	0.717	2650	\$	68.68	5R502
12001905.	3309 W EUCLID	5/14/2024	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	26,522	\$	1,635	\$	53,365	\$	73,413	0.727	2370	\$	23.21	5R502
10002351.	2262 TAYLOR	12/16/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	50,292	\$	2,573	\$	102,427	\$	140,764	0.728	2770	\$	37.91	5R502
10001673.	2513 W EUCLID	5/6/2024	\$	195,000	WD	03-ARM'S LENGTH	\$	195,000	\$	90,934	\$	3,075	\$	191,925	\$	259,171	0.741	2788	\$	69.94	5R502
10001599.	2694 VIRGINIA PARK	5/9/2023	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	32,341	\$	1,986	\$	68,014	\$	89,543	0.760	1579	\$	44.33	5R502
14002792.	3808 VIRGINIA PARK	1/26/2024	\$	170,000	WD	03-ARM'S LENGTH	\$	170,000	\$	77,251	\$	2,502	\$	167,498	\$	220,499	0.760	2442	\$	69.62	5R502
12001789.	2989 VIRGINIA PARK	12/17/2024	\$	25,000	WD	03-ARM'S LENGTH	\$	25,000	\$	12,121	\$	1,775	\$	23,225	\$	30,519	0.761	2366	\$	10.57	5R502
12001192.	3219 LOTHROP	12/27/2024	\$	95,000	PTA	03-ARM'S LENGTH	\$	95,000	\$	42,715	\$	1,793	\$	93,207	\$	120,714	0.772	2300	\$	41.30	5R502
14002922.	4317 W PHILADELPHIA	2/25/2025	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	43,324	\$	2,417	\$	97,583	\$	120,670	0.809	2446	\$	40.88	5R502
14003150.	3786 CARTER	8/16/2023	\$	124,000	WD	03-ARM'S LENGTH	\$	124,000	\$	51,323	\$	2,346	\$	121,654	\$	144,475	0.842	2756	\$	44.99	5R502
12002470.	3210 HAZELWOOD	12/2/2024	\$	122,000	WD	03-ARM'S LENGTH	\$	122,000	\$	50,439	\$	2,225	\$	119,775	\$	142,224	0.842	1329	\$	91.80	5R502
14003009.	4079 PINGREE	11/13/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	43,528	\$	2,417	\$	102,583	\$	121,271	0.846	2128	\$	49.34	5R502
10002368.	2263 CLAIRMOUNT	7/18/2024	\$	74,000	WD	03-ARM'S LENGTH	\$	74,000	\$	31,053	\$	2,644	\$	71,356	\$	83,802	0.851	2630	\$	28.14	5R502

10001279.	2490 S LA SALLE GARDENS	7/10/2024	\$	345,000	WD	03-ARM'S LENGTH	\$	345,000	\$	139,457	\$	4,028	\$	340,972	\$	399,496	0.854	1883	\$	183.22	5R502
27220150.	2490 S LA SALLE GARDENS	7/10/2024	\$	345,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	345,000	\$	139,457	\$	4,028	\$	340,972	\$	399,496	0.854	1883	\$	183.22	5R502
12001643.	3328 MONTGOMERY	3/19/2025	\$	99,900	WD	03-ARM'S LENGTH	\$	99,900	\$	40,353	\$	1,619	\$	98,281	\$	114,260	0.860	1232	\$	81.09	5R502
10002270.	2275 TAYLOR	12/20/2024	\$	245,000	WD	03-ARM'S LENGTH	\$	245,000	\$	97,229	\$	2,732	\$	242,268	\$	278,752	0.869	2890	\$	84.78	5R502
10002022.	2300 BLAINE	2/29/2024	\$	170,000	WD	03-ARM'S LENGTH	\$	170,000	\$	67,802	\$	2,679	\$	167,321	\$	192,103	0.871	1508	\$	112.73	5R502
10001834.	2256 W PHILADELPHIA	6/16/2023	\$	130,000	OTH	03-ARM'S LENGTH	\$	130,000	\$	52,204	\$	2,697	\$	127,303	\$	146,038	0.872	2592	\$	50.15	5R502
14003088.	4072 BLAINE	4/10/2024	\$	161,400	WD	03-ARM'S LENGTH	\$	161,400	\$	63,866	\$	2,149	\$	159,251	\$	182,056	0.875	4014	\$	40.21	5R502
10002286.	2503 TAYLOR	11/9/2024	\$	129,000	WD	03-ARM'S LENGTH	\$	129,000	\$	50,205	\$	2,055	\$	126,945	\$	142,035	0.894	2704	\$	47.71	5R502
12001824.	3334 VIRGINIA PARK	8/8/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	25,704	\$	1,776	\$	63,224	\$	70,584	0.896	1303	\$	49.88	5R502
14002597.	3739 MONTGOMERY	3/10/2025	\$	128,000	WD	03-ARM'S LENGTH	\$	128,000	\$	49,500	\$	2,891	\$	125,109	\$	137,490	0.910	1305	\$	98.08	5R502
10002288.	2517 TAYLOR	11/19/2024	\$	129,000	WD	03-ARM'S LENGTH	\$	129,000	\$	48,514	\$	2,732	\$	126,268	\$	135,050	0.935	2650	\$	48.68	5R502
10001318.	2454 N LA SALLE GARDENS	9/11/2024	\$	225,000	WD	03-ARM'S LENGTH	\$	225,000	\$	81,884	\$	3,722	\$	221,278	\$	230,566	0.960	2006	\$	112.16	5R502
12002264.	3247 CARTER	7/15/2024	\$	134,000	WD	03-ARM'S LENGTH	\$	134,000	\$	47,574	\$	1,548	\$	132,452	\$	135,770	0.976	1519	\$	88.22	5R502
10001835.	2250 W PHILADELPHIA	9/8/2023	\$	165,000	WD	03-ARM'S LENGTH	\$	165,000	\$	58,763	\$	2,749	\$	162,251	\$	165,233	0.982	2850	\$	57.89	5R502
14002861.	4094 W EUCLID	3/22/2024	\$	71,400	WD	03-ARM'S LENGTH	\$	71,400	\$	25,738	\$	1,740	\$	69,660	\$	70,791	0.984	2416	\$	29.55	5R502
10001550.	2235 VIRGINIA PARK	11/7/2024	\$	183,000	WD	03-ARM'S LENGTH	\$	183,000	\$	62,674	\$	2,916	\$	180,084	\$	176,277	1.022	1800	\$	101.67	5R502
14007841-61	8983 BEVERLY	6/29/2023	\$	138,000	WD	03-ARM'S LENGTH	\$	138,000	\$	47,356	\$	2,811	\$	135,189	\$	131,401	1.029	2458	\$	56.14	5R502
14002875.	3820 W EUCLID	1/23/2024	\$	140,000	WD	03-ARM'S LENGTH	\$	140,000	\$	46,704	\$	1,590	\$	138,410	\$	133,080	1.040	2322	\$	60.29	5R502
10001637.	2280 VIRGINIA PARK	9/11/2024	\$	196,000	WD	03-ARM'S LENGTH	\$	196,000	\$	65,307	\$	3,964	\$	192,036	\$	180,953	1.061	1754	\$	111.74	5R502
14003050.	3764 PINGREE	5/24/2024	\$	150,000	PTA	03-ARM'S LENGTH	\$	150,000	\$	48,240	\$	1,740	\$	148,260	\$	137,168	1.081	2676	\$	56.05	5R502
12002382.	3220 GLADSTONE	6/14/2024	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	16,404	\$	1,548	\$	48,452	\$	43,823	1.106	4992	\$	10.02	5R502
10001730.	2444 W EUCLID	11/19/2024	\$	315,000	WD	03-ARM'S LENGTH	\$	315,000	\$	98,451	\$	2,749	\$	312,251	\$	282,307	1.106	3010	\$	104.65	5R502
12002300.	3208 CARTER	11/6/2024	\$	45,000	WD	03-ARM'S LENGTH	\$	45,000	\$	14,740	\$	1,548	\$	43,452	\$	38,914	1.117	1179	\$	38.17	5R502
10002354.	2240 TAYLOR	12/13/2024	\$	105,000	WD	03-ARM'S LENGTH	\$	105,000	\$	33,592	\$	2,644	\$	102,356	\$	91,292	1.121	2836	\$	37.02	5R502
10001556.	2291 VIRGINIA PARK	12/14/2023	\$	204,000	WD	03-ARM'S LENGTH	\$	204,000	\$	63,471	\$	2,916	\$	201,084	\$	178,628	1.126	1758	\$	116.04	5R502
10001094.	2287 LOTHROP	12/11/2024	\$	151,000	WD	03-ARM'S LENGTH	\$	151,000	\$	46,935	\$	3,111	\$	147,889	\$	129,274	1.144	2648	\$	57.02	5R502
10001641.	2246 VIRGINIA PARK	9/24/2024	\$	326,500	PTA	03-ARM'S LENGTH	\$	326,500	\$	96,967	\$	4,969	\$	321,531	\$	271,381	1.185	2342	\$	139.41	5R502
14003310.	3823 CLAIRMOUNT	6/24/2024	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	12,356	\$	1,513	\$	38,487	\$	31,985	1.203	1148	\$	34.84	5R502
10001274.	2534 S LA SALLE GARDENS	9/15/2023	\$	230,000	WD	03-ARM'S LENGTH	\$	230,000	\$	65,178	\$	3,248	\$	226,752	\$	182,684	1.241	1666	\$	138.06	5R502
27250132.	2489 CLAIRMOUNT	9/11/2024	\$	360,000	WD	03-ARM'S LENGTH	\$	360,000	\$	95,176	\$	677	\$	359,323	\$	278,758	1.289	2300	\$	156.52	5R502
14002747.	4033 VIRGINIA PARK	4/26/2024	\$	160,000	WD	03-ARM'S LENGTH	\$	160,000	\$	43,116	\$	1,845	\$	158,155	\$	121,743	1.299	2450	\$	65.31	5R502
10002271.	2283 TAYLOR	11/22/2024	\$	340,000	WD	03-ARM'S LENGTH	\$	340,000	\$	89,967	\$	2,732	\$	337,268	\$	257,330	1.311	2822	\$	120.48	5R502
14002928.	4357 W PHILADELPHIA	10/11/2024	\$	168,000	WD	03-ARM'S LENGTH	\$	168,000	\$	44,452	\$	1,811	\$	166,189	\$	125,785	1.321	2462	\$	68.24	5R502
Totals:			\$	13,499,500			\$	13,499,500	\$	7,933,679		\$	13,122,200	\$	22,290,203			\$		42.25	

WM ECF => 0.589

Median ECF 0.490

Mean ECF => 0.578

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27180142.	1474 W BOSTON	5/21/2024	\$ 425,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 425,000	\$ 486,200	\$ 24,376	\$ 400,624	\$ 454,104	0.882	2777	\$	153.04 5R503
27240737.	1515 CHICAGO	11/15/2023	\$ 630,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 630,000	\$ 706,445	\$ 15,972	\$ 614,028	\$ 678,931	0.904	3433	\$	183.51 5R503
27250277.	2464 W BOSTON	12/12/2024	\$ 445,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 445,000	\$ 490,584	\$ 17,207	\$ 427,793	\$ 465,464	0.919	2830	\$	157.24 5R503
27250230.	2494 CHICAGO	9/25/2024	\$ 400,000	PTA	03-ARM'S LENGTH	\$ 400,000	\$ 254,904	\$ 2,677	\$ 397,323	\$ 429,455	0.925	2909	\$	137.50 5R503
08003086.	2067 W BOSTON	2/28/2024	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 226,134	\$ 18,440	\$ 191,560	\$ 204,222	0.938	2511	\$	83.63 5R503
27240898.	1745 W BOSTON	8/14/2023	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 480,965	\$ 5,056	\$ 444,944	\$ 467,954	0.951	3136	\$	143.49 5R503
27241054.	1726 W BOSTON	5/1/2023	\$ 395,000	WD	03-ARM'S LENGTH	\$ 395,000	\$ 419,811	\$ 3,732	\$ 391,268	\$ 409,124	0.956	2942	\$	134.26 5R503
08003005.	1925 CHICAGO	5/2/2024	\$ 405,000	WD	03-ARM'S LENGTH	\$ 405,000	\$ 427,844	\$ 17,229	\$ 387,771	\$ 403,751	0.960	2766	\$	146.42 5R503
06002560.	1516 CHICAGO	4/19/2024	\$ 305,000	WD	03-ARM'S LENGTH	\$ 305,000	\$ 290,656	\$ 18,683	\$ 286,317	\$ 267,427	1.071	3677	\$	82.95 5R503
27240602.	2315 W BOSTON	7/21/2023	\$ 460,000	WD	03-ARM'S LENGTH	\$ 460,000	\$ 428,419	\$ 851	\$ 459,149	\$ 420,421	1.092	2850	\$	161.40 5R503
27200100.	2224 CHICAGO	12/2/2024	\$ 650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 650,000	\$ 605,013	\$ 16,440	\$ 633,560	\$ 578,735	1.095	4032	\$	161.21 5R503
27240926.	1405 CHICAGO	7/14/2023	\$ 515,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 515,000	\$ 468,312	\$ 14,909	\$ 500,091	\$ 445,824	1.122	3248	\$	158.56 5R503
27220778.	1675 CHICAGO	12/8/2023	\$ 475,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 475,000	\$ 431,086	\$ 15,816	\$ 459,184	\$ 408,328	1.125	2861	\$	166.03 5R503
27240700.	2081 CHICAGO	9/7/2023	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 442,787	\$ 366	\$ 499,634	\$ 435,026	1.149	2389	\$	209.29 5R503
27130009.	2214 CHICAGO	11/27/2023	\$ 480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 480,000	\$ 409,395	\$ 16,440	\$ 463,560	\$ 386,386	1.200	2473	\$	194.10 5R503
10002727.	2304 CHICAGO	12/1/2023	\$ 499,000	WD	03-ARM'S LENGTH	\$ 499,000	\$ 408,902	\$ 16,440	\$ 482,560	\$ 385,902	1.250	2544	\$	196.15 5R503
27190100.	2017 W BOSTON	5/3/2024	\$ 610,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 610,000	\$ 499,146	\$ 18,953	\$ 591,047	\$ 472,166	1.252	3945	\$	154.63 5R503
27250017.	2325 W BOSTON	4/25/2024	\$ 525,000	WD	03-ARM'S LENGTH	\$ 525,000	\$ 422,405	\$ 851	\$ 524,149	\$ 414,507	1.265	2738	\$	191.75 5R503
27240920.	2304 CHICAGO	12/1/2023	\$ 499,000	WD	03-ARM'S LENGTH	\$ 499,000	\$ 393,096	\$ 634	\$ 498,366	\$ 385,902	1.291	2544	\$	196.15 5R503
06002603.	1485 W BOSTON	11/27/2023	\$ 620,000	WD	03-ARM'S LENGTH	\$ 620,000	\$ 485,716	\$ 18,193	\$ 601,807	\$ 459,708	1.309	3164	\$	195.95 5R503
27250097.	2021 CHICAGO	4/15/2024	\$ 419,000	WD	03-ARM'S LENGTH	\$ 419,000	\$ 315,362	\$ 3,225	\$ 415,775	\$ 306,919	1.355	2339	\$	179.14 5R503
Totals:			\$ 9,917,000			\$ 9,917,000	\$ 9,093,182	\$	9,670,510	\$ 8,880,256		\$	\$	161.26
											WM ECF =>	1.089		
											Median ECF	1.095		
											Mean ECF =>	1.096		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
10002642.	2535 LONGFELLOW	9/5/2023	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 375,428	\$ 13,592	\$ 236,408	\$ 359,678	0.657	2342	\$ 106.75	5R504
27260014.	1930 ATKINSON	2/14/2025	\$ 201,000	WD	03-ARM'S LENGTH	\$ 201,000	\$ 290,167	\$ 1,625	\$ 199,375	\$ 286,821	0.695	1798	\$ 111.79	5R504
10002521.	2460 ATKINSON	2/24/2025	\$ 239,000	WD	03-ARM'S LENGTH	\$ 239,000	\$ 332,531	\$ 10,314	\$ 228,686	\$ 320,295	0.714	1590	\$ 150.31	5R504
27130246.	2427 EDISON	1/16/2024	\$ 315,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 315,000	\$ 428,471	\$ 13,375	\$ 301,625	\$ 412,620	0.731	2074	\$ 151.88	5R504
08002840.	1667 EDISON	3/1/2024	\$ 172,000	WD	03-ARM'S LENGTH	\$ 172,000	\$ 219,141	\$ 12,402	\$ 159,598	\$ 205,506	0.777	2569	\$ 66.95	5R504
27212070.	1235 EDISON	5/22/2024	\$ 250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 250,000	\$ 310,568	\$ 12,402	\$ 237,598	\$ 296,388	0.802	1943	\$ 128.67	5R504
27210171.	1604 ATKINSON	8/2/2024	\$ 350,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 350,000	\$ 435,271	\$ 14,358	\$ 335,642	\$ 418,403	0.802	2769	\$ 126.40	5R504
27210500.	2465 LONGFELLOW	12/6/2024	\$ 315,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 315,000	\$ 378,615	\$ 13,592	\$ 301,408	\$ 362,846	0.831	2374	\$ 132.69	5R504
08002752.	1615 ATKINSON	3/15/2024	\$ 150,000	PTA	03-ARM'S LENGTH	\$ 150,000	\$ 174,573	\$ 10,331	\$ 139,669	\$ 163,262	0.855	1890	\$ 79.37	5R504
10002542.	2230 ATKINSON	1/3/2025	\$ 379,900	WD	03-ARM'S LENGTH	\$ 379,900	\$ 433,868	\$ 11,480	\$ 368,420	\$ 419,869	0.877	2210	\$ 171.90	5R504
10002491.	2439 ATKINSON	9/18/2024	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	\$ 287,551	\$ 12,480	\$ 242,520	\$ 273,430	0.887	1853	\$ 137.61	5R504
27250015.	1610 EDISON	5/6/2024	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 282,706	\$ 1,625	\$ 263,375	\$ 279,405	0.943	1686	\$ 157.18	5R504
27250310.	1691 LONGFELLOW	6/13/2023	\$ 315,000	WD	03-ARM'S LENGTH	\$ 315,000	\$ 335,936	\$ 851	\$ 314,149	\$ 333,086	0.943	2310	\$ 136.36	5R504
27241012.	1186 EDISON	4/19/2024	\$ 365,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 365,000	\$ 387,961	\$ 12,402	\$ 352,598	\$ 373,319	0.944	2505	\$ 145.71	5R504
27241120.	1448 LONGFELLOW	11/22/2023	\$ 428,000	WD	03-ARM'S LENGTH	\$ 428,000	\$ 434,663	\$ 774	\$ 427,226	\$ 431,301	0.991	2560	\$ 167.19	5R504
06002421.	1557 EDISON	3/5/2025	\$ 410,000	WD	03-ARM'S LENGTH	\$ 410,000	\$ 403,973	\$ 12,836	\$ 397,164	\$ 388,804	1.022	2537	\$ 161.61	5R504
27250258.	2319 ATKINSON	6/20/2024	\$ 300,000	OTH	03-ARM'S LENGTH	\$ 300,000	\$ 293,785	\$ 851	\$ 299,149	\$ 291,187	1.027	1978	\$ 151.67	5R504
27250203.	2234 EDISON	8/26/2024	\$ 375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 375,000	\$ 361,235	\$ 14,783	\$ 360,217	\$ 344,386	1.046	2332	\$ 160.81	5R504
06002483.	1467 LONGFELLOW	2/11/2025	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	\$ 202,168	\$ 13,515	\$ 201,485	\$ 187,528	1.074	2112	\$ 101.80	5R504
08002941.	2011 LONGFELLOW	6/6/2024	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 467,945	\$ 16,032	\$ 483,968	\$ 449,218	1.077	3081	\$ 162.28	5R504
08002960.	1970 LONGFELLOW	9/13/2024	\$ 325,000	WD	03-ARM'S LENGTH	\$ 325,000	\$ 304,043	\$ 14,783	\$ 310,217	\$ 287,535	1.079	3780	\$ 85.98	5R504
27240919.	1924 LONGFELLOW	9/7/2023	\$ 615,000	WD	03-ARM'S LENGTH	\$ 615,000	\$ 568,900	\$ 851	\$ 614,149	\$ 564,661	1.088	2933	\$ 209.68	5R504
27220021.	2494 ATKINSON	5/17/2023	\$ 285,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 285,000	\$ 261,761	\$ 12,702	\$ 272,298	\$ 247,574	1.100	1623	\$ 175.60	5R504
27250290.	2500 LONGFELLOW	8/23/2024	\$ 400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 400,000	\$ 365,426	\$ 13,592	\$ 386,408	\$ 349,736	1.105	2232	\$ 179.21	5R504
10002476.	2255 ATKINSON	8/2/2024	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	\$ 246,744	\$ 12,306	\$ 257,694	\$ 233,040	1.106	2085	\$ 129.50	5R504
08002972.	1714 LONGFELLOW	2/14/2025	\$ 375,000	WD	03-ARM'S LENGTH	\$ 375,000	\$ 340,783	\$ 12,402	\$ 362,598	\$ 326,422	1.111	2124	\$ 176.55	5R504
27240997.	2544 LONGFELLOW	4/25/2023	\$ 355,000	WD	03-ARM'S LENGTH	\$ 355,000	\$ 314,606	\$ 851	\$ 354,149	\$ 311,884	1.136	1994	\$ 178.03	5R504
08002838.	1651 EDISON	6/6/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 120,116	\$ 12,402	\$ 122,598	\$ 107,072	1.145	2019	\$ 66.86	5R504
27240979.	2324 EDISON	4/24/2023	\$ 467,000	WD	03-ARM'S LENGTH	\$ 467,000	\$ 407,818	\$ 851	\$ 466,149	\$ 404,540	1.152	2624	\$ 177.97	5R504
08002878.	2024 EDISON	7/31/2024	\$ 580,000	WD	03-ARM'S LENGTH	\$ 580,000	\$ 507,391	\$ 13,592	\$ 566,408	\$ 490,854	1.154	3570	\$ 162.46	5R504
06002423.	1550 EDISON	4/15/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 120,756	\$ 12,228	\$ 127,772	\$ 107,881	1.184	1885	\$ 74.27	5R504
10002665.	2304 LONGFELLOW	7/26/2024	\$ 386,000	WD	03-ARM'S LENGTH	\$ 386,000	\$ 194,698	\$ 14,783	\$ 371,217	\$ 309,683	1.199	2175	\$ 177.47	5R504
08002842.	1683 EDISON	2/2/2024	\$ 342,000	WD	03-ARM'S LENGTH	\$ 342,000	\$ 287,788	\$ 12,402	\$ 329,598	\$ 273,744	1.204	1896	\$ 180.38	5R504
27240687.	2509 LONGFELLOW	5/4/2023	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 366,355	\$ 77	\$ 449,923	\$ 364,093	1.236	2353	\$ 191.25	5R504
27240955.	1965 EDISON	4/26/2023	\$ 420,000	QC	03-ARM'S LENGTH	\$ 420,000	\$ 338,625	\$ 851	\$ 419,149	\$ 335,759	1.248	2171	\$ 193.46	5R504
08002783.	2033 ATKINSON	3/7/2025	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	\$ 194,233	\$ 12,480	\$ 232,520	\$ 180,669	1.287	1990	\$ 123.12	5R504
06002512.	1258 LONGFELLOW	2/10/2025	\$ 490,000	WD	03-ARM'S LENGTH	\$ 490,000	\$ 385,348	\$ 14,513	\$ 475,487	\$ 368,623	1.290	2451	\$ 199.92	5R504
08002827.	1634 ATKINSON	3/28/2024	\$ 197,000	WD	03-ARM'S LENGTH	\$ 197,000	\$ 155,440	\$ 10,925	\$ 186,075	\$ 143,653	1.295	1470	\$ 134.01	5R504
27240633.	2235 EDISON	8/23/2023	\$ 545,000	WD	03-ARM'S LENGTH	\$ 545,000	\$ 383,644	\$ 851	\$ 544,149	\$ 380,510	1.430	2488	\$ 219.05	5R504
08002933.	1925 LONGFELLOW	12/3/2023	\$ 390,000	WD	03-ARM'S LENGTH	\$ 390,000	\$ 264,694	\$ 16,053	\$ 373,947	\$ 247,158	1.513	3144	\$ 124.05	5R504
27250073.	2506 EDISON	4/8/2024	\$ 365,000	WD	03-ARM'S LENGTH	\$ 365,000	\$ 237,239	\$ 677	\$ 364,323	\$ 235,151	1.549	1838	\$ 198.59	5R504
27260029.	1715 ATKINSON	2/24/2025	\$ 225,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 225,000	\$ 145,979	\$ 10,331	\$ 214,669	\$ 134,839	1.592	2892	\$ 77.80	5R504
08002785.	2051 ATKINSON	3/6/2025	\$ 400,000	WD	03-ARM'S LENGTH	\$ 400,000	\$ 204,528	\$ 12,306	\$ 387,694	\$ 238,832	1.623	1864	\$ 214.59	5R504
08002767.	1731 ATKINSON	7/24/2023	\$ 510,000	WD	03-ARM'S LENGTH	\$ 510,000	\$ 317,847	\$ 10,415	\$ 499,585	\$ 305,598	1.635	2924	\$ 174.42	5R504
27240953.	2491 LONGFELLOW	12/13/2023	\$ 440,000	WD	03-ARM'S LENGTH	\$ 440,000	\$ 259,395	\$ 77	\$ 439,923	\$ 257,771	1.707	3414	\$ 128.88	5R504
Totals:			\$ 15,401,900			\$ 15,401,900	\$ 14,130,713		\$ 14,978,979	\$ 13,804,633			\$ 148.05	
WM ECF =>											1.085	Std. Deviation=>		
Median ECF											1.100			
Mean ECF =>											1.108			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
06002311.	1155 ATKINSON	8/6/2024	\$ 385,000	WD	03-ARM'S LENGTH	\$ 385,000	\$ 181,734	\$ 12,678	\$ 372,322	\$ 324,423	1.148	1883	\$ 204.46	5R505
06002372.	1188 ATKINSON	3/4/2025	\$ 359,000	WD	03-ARM'S LENGTH	\$ 359,000	\$ 288,977	\$ 13,198	\$ 345,802	\$ 244,485	1.414	1867	\$ 192.29	5R505
Totals:			\$ 744,000			\$ 744,000	\$ 470,711		\$ 718,124	\$ 568,908			\$ 198.37	
WM ECF =>											1.262			
Median ECF											1.281			
Mean ECF =>											1.281			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27210494.	8530 LASALLE	4/20/2023	\$ 349,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 349,900	\$ 312,977	\$ 11,054	\$ 338,846	\$ 355,204	0.954	1967	\$	177.89 5R506
27250081.	8167 LASALLE	4/26/2024	\$ 360,000	WD	03-ARM'S LENGTH	\$ 360,000	\$ 294,458	\$ 851	\$ 359,149	\$ 345,420	1.040	1926	\$	186.92 5R506
27241060.	8904 LASALLE	5/24/2024	\$ 398,900	PTA	03-ARM'S LENGTH	\$ 398,900	\$ 176,429	\$ 769	\$ 398,131	\$ 357,851	1.113	2324	\$	171.64 5R506
10008771.	9114 LASALLE	4/12/2023	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 373,266	\$ 11,315	\$ 488,685	\$ 425,825	1.148	2504	\$	199.68 5R506
27250043.	8431 LASALLE	8/2/2024	\$ 568,000	WD	03-ARM'S LENGTH	\$ 568,000	\$ 375,106	\$ 2,216	\$ 565,784	\$ 438,694	1.290	3230	\$	175.85 5R506
Totals:			\$ 2,176,800			\$ 2,176,800	\$ 1,532,236		\$ 2,150,595	\$ 1,922,993			\$	182.40
											WM ECF=>	1.118		
											Median ECF	1.113		
											Mean ECF=>	1.109		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
04002974.	899 LAWRENCE	4/25/2024	\$ 85,000	OTH	03-ARM'S LENGTH	\$ 85,000	\$ 107,558	\$ 4,062	\$ 80,938	\$ 288,290	0.281	2163	\$	39.30 5R507
27250010.	663 COLLINGWOOD	4/15/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 33,771	\$ 71	\$ 31,929	\$ 93,872	0.340	1758	\$	18.20 5R507
04003144.	698 WEBB	1/3/2024	\$ 108,300	WD	03-ARM'S LENGTH	\$ 108,300	\$ 100,545	\$ 3,984	\$ 104,316	\$ 268,972	0.388	2082	\$	52.02 5R507
04002865.	684 CALVERT	10/9/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 68,969	\$ 5,849	\$ 69,151	\$ 175,822	0.393	1554	\$	48.26 5R507
04003118.	939 WEBB	7/11/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 33,478	\$ 3,438	\$ 38,562	\$ 83,677	0.461	1560	\$	26.92 5R507
04003108.	839 WEBB	7/29/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 35,446	\$ 3,202	\$ 46,798	\$ 89,816	0.521	1611	\$	31.04 5R507
06003003.	1186 LAWRENCE	6/21/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 44,418	\$ 2,529	\$ 67,471	\$ 116,682	0.578	2218	\$	31.56 5R507
27250056.	638 LAWRENCE	8/8/2024	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 133,875	\$ 851	\$ 224,149	\$ 370,540	0.605	2487	\$	90.47 5R507
04002905.	865 COLLINGWOOD	12/20/2023	\$ 46,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 46,000	\$ 28,696	\$ 10,187	\$ 35,813	\$ 51,557	0.695	1568	\$	29.34 5R507
04003143.	708 WEBB	9/3/2024	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 42,330	\$ 3,810	\$ 81,190	\$ 107,298	0.757	1698	\$	50.06 5R507
27241023.	938 WEBB	5/14/2024	\$ 275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 275,000	\$ 128,148	\$ 851	\$ 274,149	\$ 354,588	0.773	1802	\$	152.61 5R507
02001598.	49 LAWRENCE	11/26/2024	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	\$ 147,206	\$ 2,860	\$ 337,140	\$ 402,078	0.838	2521	\$	134.87 5R507
02001660.	159 WEBB	7/1/2024	\$ 197,000	WD	03-ARM'S LENGTH	\$ 197,000	\$ 83,478	\$ 3,739	\$ 193,261	\$ 222,114	0.870	2179	\$	90.41 5R507
02001636.	130 BURLINGAME	5/31/2023	\$ 430,000	WD	03-ARM'S LENGTH	\$ 430,000	\$ 161,350	\$ 4,043	\$ 425,957	\$ 438,181	0.972	2479	\$	173.46 5R507
04003125.	918 WEBB	7/22/2024	\$ 99,000	OTH	03-ARM'S LENGTH	\$ 99,000	\$ 37,779	\$ 3,787	\$ 95,213	\$ 94,685	1.006	1680	\$	58.93 5R507
27250078.	888 LAWRENCE	10/10/2024	\$ 310,000	PTA	03-ARM'S LENGTH	\$ 310,000	\$ 109,881	\$ 851	\$ 309,149	\$ 303,705	1.018	1707	\$	181.61 5R507
04002766.	956 GLYNN	6/22/2023	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 32,317	\$ 2,433	\$ 94,567	\$ 83,242	1.136	1692	\$	57.33 5R507
Totals:			\$ 2,566,300			\$ 2,566,300	\$ 1,329,245		\$ 2,509,753	\$ 3,545,120			\$	74.49
WM ECF =>											0.708			
Median ECF											0.695			
Mean ECF =>											0.684			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27260045.	892 W BOSTON	2/6/2025	\$ 1,790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,790,000	\$ 2,065,233	\$ 44,266	\$ 1,745,734	\$ 1,964,011	0.889	10114	\$	176.98 5R508
04002714.	924 CHICAGO	11/15/2024	\$ 330,000	WD	03-ARM'S LENGTH	\$ 330,000	\$ 377,469	\$ 14,757	\$ 315,243	\$ 352,490	0.894	2508	\$	131.58 5R508
27090806.	150 W BOSTON	7/12/2024	\$ 1,950,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,950,000	\$ 1,834,546	\$ 76,790	\$ 1,873,210	\$ 1,708,218	1.097	9287	\$	209.97 5R508
Totals:			\$ 4,070,000			\$ 4,070,000	\$ 4,277,248		\$ 3,934,187	\$ 4,024,718			\$	172.84
WM ECF =>											0.978			
Median ECF											0.894			
Mean ECF =>											0.960			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
04002670.	834 LONGFELLOW	11/22/2024	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 130,949	\$ 10,443	\$ 239,557	\$ 227,537	1.053	2221	\$ 112.56	5R509
27230200.	22 EDISON	2/20/2024	\$ 490,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 490,000	\$ 399,913	\$ 22,751	\$ 467,249	\$ 411,300	1.136	3051	\$ 160.60	5R509
27250041.	859 EDISON	6/3/2024	\$ 379,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 379,900	\$ 303,796	\$ 9,766	\$ 370,134	\$ 320,643	1.154	2159	\$ 175.96	5R509
02001495.	140 LONGFELLOW	10/20/2023	\$ 620,000	WD	03-ARM'S LENGTH	\$ 620,000	\$ 485,753	\$ 12,544	\$ 607,456	\$ 516,040	1.177	3193	\$ 194.17	5R509
27251462.	10 ATKINSON	11/9/2023	\$ 407,000	WD	03-ARM'S LENGTH	\$ 407,000	\$ 301,619	\$ 2,572	\$ 404,428	\$ 326,115	1.240	2203	\$ 184.75	5R509
27250215.	740 ATKINSON	7/2/2024	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	\$ 208,680	\$ 677	\$ 319,323	\$ 226,830	1.408	2016	\$ 158.73	5R509
04002523.	749 ATKINSON	8/22/2024	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	\$ 169,032	\$ 11,651	\$ 308,349	\$ 214,533	1.437	1560	\$ 205.13	5R509
04002618.	932 EDISON	10/14/2024	\$ 114,900	WD	03-ARM'S LENGTH	\$ 114,900	\$ 73,558	\$ 13,669	\$ 101,231	\$ 65,310	1.550	1929	\$ 59.56	5R509
Totals:			\$ 2,901,800			\$ 2,901,800	\$ 2,073,300		\$ 2,817,727	\$ 2,308,308			\$ 156.43	
WM ECF =>											1.221			
Median ECF											1.209			
Mean ECF =>											1.269			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
06002278.	1470 CLAIRMOUNT	1/18/2024	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 31,135	\$ 2,791	\$ 17,209	\$ 69,471	0.248	1308	\$ 15.29	5R510
06002287.	1256 CLAIRMOUNT	10/20/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 45,511	\$ 3,622	\$ 26,378	\$ 102,669	0.257	3490	\$ 8.60	5R510
08002464.	1928 GLADSTONE	9/8/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 59,851	\$ 4,126	\$ 35,874	\$ 136,581	0.263	2406	\$ 16.63	5R510
08002143.	1687 W PHILADELPHIA	4/18/2024	\$ 20,000	PTA	03-ARM'S LENGTH	\$ 20,000	\$ 25,807	\$ 2,040	\$ 17,960	\$ 58,252	0.308	2258	\$ 8.86	5R510
08002562.	1630 HAZELWOOD	12/12/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 34,691	\$ 3,012	\$ 26,988	\$ 77,645	0.348	2526	\$ 11.88	5R510
08002011.	2070 VIRGINIA PARK	10/17/2023	\$ 33,700	PTA	03-ARM'S LENGTH	\$ 33,700	\$ 33,498	\$ 4,817	\$ 28,883	\$ 70,297	0.411	2774	\$ 12.15	5R510
06002299.	1152 CLAIRMOUNT	6/25/2024	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 104,021	\$ 3,191	\$ 106,809	\$ 247,132	0.432	2752	\$ 39.97	5R510
08009173.	7520 HANOVER	10/16/2024	\$ 34,500	WD	03-ARM'S LENGTH	\$ 34,500	\$ 29,852	\$ 2,661	\$ 31,839	\$ 66,645	0.478	1220	\$ 28.28	5R510
08002222.	1667 PINGREE	3/25/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 42,002	\$ 2,187	\$ 47,813	\$ 97,586	0.490	1792	\$ 27.90	5R510
06002016.	1249 PINGREE	1/5/2024	\$ 40,500	WD	03-ARM'S LENGTH	\$ 40,500	\$ 56,915	\$ 3,142	\$ 37,358	\$ 76,111	0.491	1437	\$ 28.18	5R510
08002708.	2058 CLAIRMOUNT	1/8/2025	\$ 82,000	WD	03-ARM'S LENGTH	\$ 82,000	\$ 66,348	\$ 3,868	\$ 78,132	\$ 153,137	0.510	2854	\$ 28.73	5R510
06001840.	1203 W EUCLID	12/6/2024	\$ 31,500	WD	03-ARM'S LENGTH	\$ 31,500	\$ 40,058	\$ 2,387	\$ 29,113	\$ 53,321	0.546	950	\$ 33.16	5R510
08002204.	1638 W PHILADELPHIA	4/4/2024	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 14,821	\$ 2,111	\$ 17,889	\$ 31,152	0.574	2242	\$ 8.92	5R510
08002478.	1606 GLADSTONE	3/7/2025	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 116,204	\$ 4,417	\$ 158,228	\$ 273,988	0.578	3514	\$ 49.80	5R510
08002410.	1675 GLADSTONE	3/4/2024	\$ 22,000	QC	03-ARM'S LENGTH	\$ 22,000	\$ 15,480	\$ 2,316	\$ 19,684	\$ 32,265	0.610	2436	\$ 9.03	5R510
08002428.	1989 GLADSTONE	12/20/2024	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 100,735	\$ 3,241	\$ 86,759	\$ 137,996	0.629	2832	\$ 31.78	5R510
08009206.	7377 HANOVER	7/29/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 61,207	\$ 2,155	\$ 52,845	\$ 83,583	0.632	1573	\$ 34.97	5R510
08002026.	1954 VIRGINIA PARK	5/1/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 60,561	\$ 3,722	\$ 91,278	\$ 139,311	0.655	2816	\$ 33.74	5R510
06002074.	1232 PINGREE	1/2/2025	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 59,103	\$ 3,142	\$ 54,858	\$ 79,208	0.693	1420	\$ 40.85	5R510
08002011.	2070 VIRGINIA PARK	1/24/2025	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 33,498	\$ 4,817	\$ 52,183	\$ 70,297	0.742	2774	\$ 20.55	5R510
08009175.	7530 HANOVER	10/31/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 65,612	\$ 2,662	\$ 67,338	\$ 89,103	0.756	1628	\$ 43.00	5R510
06001853.	1423 W EUCLID	1/31/2025	\$ 101,000	WD	03-ARM'S LENGTH	\$ 101,000	\$ 54,077	\$ 3,011	\$ 97,989	\$ 125,162	0.783	2228	\$ 45.33	5R510
08002419.	1923 GLADSTONE	10/15/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 53,796	\$ 3,953	\$ 96,047	\$ 122,164	0.786	2412	\$ 41.46	5R510
08002307.	1710 LEE	3/15/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 14,100	\$ 2,793	\$ 22,207	\$ 27,713	0.801	2022	\$ 12.36	5R510
08002122.	1644 W EUCLID	7/21/2023	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 72,808	\$ 2,240	\$ 65,760	\$ 79,909	0.823	1425	\$ 47.72	5R510
08009194.	7465 HANOVER	7/30/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 20,785	\$ 1,788	\$ 40,212	\$ 46,561	0.864	1500	\$ 28.00	5R510
08002140.	1669 W PHILADELPHIA	5/30/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 28,262	\$ 2,111	\$ 32,889	\$ 37,458	0.878	1162	\$ 30.12	5R510
06001852.	1415 W EUCLID	10/22/2024	\$ 111,000	PTA	03-ARM'S LENGTH	\$ 111,000	\$ 52,236	\$ 2,311	\$ 108,689	\$ 122,365	0.888	2320	\$ 47.84	5R510
08002387.	1668 BLAINE	3/15/2024	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 12,650	\$ 2,391	\$ 22,609	\$ 25,145	0.899	1926	\$ 12.98	5R510
Totals:			\$ 1,671,200			\$ 1,671,200	\$ 1,405,624	\$	1,571,820	\$ 2,732,226		\$	27.52	
WM ECF ==>											0.575			
Median ECF											0.610			
Mean ECF ==>											0.599			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
06001948.	1503 W PHILADELPHIA	4/18/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 78,463	\$ 2,066	\$ 187,934	\$ 187,248	1.004	1510	\$ 125.83	5R510
06001999.	1124 W PHILADELPHIA	12/12/2024	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 98,573	\$ 3,121	\$ 246,879	\$ 233,951	1.055	2496	\$ 100.16	5R510
08002577.	1657 TAYLOR	4/30/2024	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 61,919	\$ 2,637	\$ 347,363	\$ 314,504	1.104	2922	\$ 119.78	5R510
08002480.	1605 HAZELWOOD	4/19/2024	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 115,557	\$ 3,838	\$ 306,162	\$ 273,821	1.118	3496	\$ 88.67	5R510
08009161.	7442 HANOVER	2/4/2025	\$ 325,000	WD	03-ARM'S LENGTH	\$ 325,000	\$ 55,769	\$ 3,385	\$ 321,615	\$ 277,903	1.157	2418	\$ 134.41	5R510
06001947.	1497 W PHILADELPHIA	6/14/2023	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 69,678	\$ 2,066	\$ 192,934	\$ 165,716	1.164	1484	\$ 131.40	5R510
06001941.	1461 W PHILADELPHIA	3/10/2025	\$ 186,000	WD	03-ARM'S LENGTH	\$ 186,000	\$ 65,056	\$ 2,157	\$ 183,843	\$ 154,164	1.193	1284	\$ 144.86	5R510
08002455.	1990 GLADSTONE	12/16/2024	\$ 329,000	WD	03-ARM'S LENGTH	\$ 329,000	\$ 113,978	\$ 3,543	\$ 325,457	\$ 270,674	1.202	2812	\$ 117.00	5R510
08002293.	1671 LEE	4/15/2024	\$ 165,000	WD	03-ARM'S LENGTH	\$ 165,000	\$ 57,351	\$ 2,116	\$ 162,884	\$ 135,380	1.203	1320	\$ 125.00	5R510
06001974.	1460 W PHILADELPHIA	5/30/2024	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 62,173	\$ 2,090	\$ 192,910	\$ 147,262	1.310	1224	\$ 159.31	5R510
06001911.	1200 W EUCLID	3/14/2025	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 87,055	\$ 4,014	\$ 270,986	\$ 203,532	1.331	2248	\$ 122.33	5R510
08002522.	2073 HAZELWOOD	2/20/2025	\$ 360,000	WD	03-ARM'S LENGTH	\$ 360,000	\$ 107,434	\$ 3,893	\$ 356,107	\$ 253,777	1.403	3090	\$ 116.50	5R510
08002476.	1626 GLADSTONE	8/23/2024	\$ 379,900	WD	03-ARM'S LENGTH	\$ 379,900	\$ 66,795	\$ 4,062	\$ 375,838	\$ 266,246	1.412	3320	\$ 114.43	5R510
08002140.	1669 W PHILADELPHIA	2/21/2025	\$ 205,000	WD	03-ARM'S LENGTH	\$ 205,000	\$ 28,262	\$ 2,111	\$ 202,889	\$ 138,734	1.462	1162	\$ 176.42	5R510
06001975.	1454 W PHILADELPHIA	7/15/2024	\$ 215,000	WD	03-ARM'S LENGTH	\$ 215,000	\$ 60,673	\$ 2,090	\$ 212,910	\$ 143,586	1.483	1152	\$ 186.63	5R510
08002223.	1675 PINGREE	6/17/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 55,107	\$ 2,187	\$ 197,813	\$ 129,706	1.525	1402	\$ 142.65	5R510
08002497.	1711 HAZELWOOD	2/3/2025	\$ 324,900	PTA	03-ARM'S LENGTH	\$ 324,900	\$ 41,158	\$ 2,691	\$ 322,209	\$ 204,071	1.579	1824	\$ 178.13	5R510
Totals:			\$ 4,454,800			\$ 4,454,800	\$ 1,225,001	\$	4,406,733	\$ 3,500,274		\$	134.32	
WM ECF ==>											1.259			

Median ECF	1.203
Mean ECF=>	1.277

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
04002287.	664 GLADSTONE	9/22/2023	\$ 60,000	OTH	11-FROM LENDING INSTITUTION EXPOSED	\$ 60,000	\$ 65,134	\$ 6,292	\$ 53,708	\$ 76,717	0.700	2404	\$ 24.96	5R511
04002156.	679 BLAINE	9/18/2023	\$ 205,000	WD	03-ARM'S LENGTH	\$ 205,000	\$ 201,319	\$ 6,907	\$ 198,093	\$ 253,471	0.782	2956	\$ 69.35	5R511
04001944.	809 W EUCLID	7/27/2023	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 242,107	\$ 4,990	\$ 245,010	\$ 309,149	0.793	2982	\$ 83.84	5R511
04002233.	715 GLADSTONE	7/19/2024	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 113,081	\$ 6,012	\$ 113,988	\$ 139,595	0.817	2376	\$ 50.51	5R511
04002001.	661 W PHILADELPHIA	1/25/2024	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 61,350	\$ 6,661	\$ 60,839	\$ 71,302	0.853	2442	\$ 27.64	5R511
04001943.	801 W EUCLID	4/18/2024	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 76,281	\$ 3,176	\$ 89,824	\$ 95,313	0.942	1709	\$ 54.42	5R511
02001273.	132 W PHILADELPHIA	4/28/2023	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 95,692	\$ 4,370	\$ 115,630	\$ 119,064	0.971	2208	\$ 54.35	5R511
04001948.	845 W EUCLID	3/7/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 69,615	\$ 5,707	\$ 84,293	\$ 83,322	1.012	2797	\$ 32.18	5R511
04002049.	856 W PHILADELPHIA	1/31/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 55,054	\$ 4,369	\$ 70,631	\$ 66,082	1.069	1392	\$ 53.88	5R511
04002225.	649 GLADSTONE	1/24/2025	\$ 279,000	WD	03-ARM'S LENGTH	\$ 279,000	\$ 185,510	\$ 4,731	\$ 274,269	\$ 235,696	1.164	1747	\$ 159.70	5R511
04002063.	728 W PHILADELPHIA	11/8/2024	\$ 194,000	WD	03-ARM'S LENGTH	\$ 194,000	\$ 76,266	\$ 5,579	\$ 188,421	\$ 159,583	1.181	1704	\$ 113.85	5R511
04002351.	804 HAZELWOOD	12/12/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 52,623	\$ 6,242	\$ 213,758	\$ 179,168	1.193	2024	\$ 108.70	5R511
04002459.	883 CLAIRMOUNT	7/23/2024	\$ 280,000	WD	03-ARM'S LENGTH	\$ 280,000	\$ 174,680	\$ 4,500	\$ 275,500	\$ 221,877	1.242	2288	\$ 122.38	5R511
4002277.005	806 GLADSTONE	4/16/2024	\$ 195,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 195,000	\$ 111,219	\$ 4,556	\$ 190,444	\$ 139,065	1.369	3114	\$ 62.62	5R511
04002307.	727 HAZELWOOD	3/7/2025	\$ 269,000	WD	03-ARM'S LENGTH	\$ 269,000	\$ 146,992	\$ 5,636	\$ 263,364	\$ 184,297	1.429	1922	\$ 139.96	5R511
02001289.	87 PINGREE	8/30/2023	\$ 299,500	WD	03-ARM'S LENGTH	\$ 299,500	\$ 156,077	\$ 5,719	\$ 293,781	\$ 196,034	1.499	1933	\$ 154.94	5R511
Totals:			\$ 2,817,000			\$ 2,817,000	\$ 1,883,000		\$ 2,731,553	\$ 2,529,735				82.08
WM ECF =>											1.080			
Median ECF											1.040			
Mean ECF =>											1.063			

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01003267.	271 BELMONT	6/30/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 195,476	\$ 5,469	\$ 104,531	\$ 221,971	0.471	2510	\$	43.82 5R512
01003638.	87 WOODLAND	3/28/2025	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 186,972	\$ 5,884	\$ 119,116	\$ 211,551	0.563	2196	\$	56.92 5R512
03002938.	632 WOODLAND	4/30/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 101,329	\$ 6,058	\$ 63,942	\$ 111,298	0.575	2096	\$	33.40 5R512
05004889.	10296 GOODWIN	7/7/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 98,180	\$ 4,034	\$ 65,966	\$ 109,984	0.600	1183	\$	59.17 5R512
03002708.	616 BELMONT	10/15/2024	\$ 83,000	PTA	03-ARM'S LENGTH	\$ 83,000	\$ 111,370	\$ 4,917	\$ 78,083	\$ 124,361	0.628	2194	\$	37.83 5R512
01003601.	324 WOODLAND	3/25/2025	\$ 118,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 118,000	\$ 151,048	\$ 11,523	\$ 106,477	\$ 162,997	0.653	1648	\$	71.60 5R512
01003280.	10211 BRUSH	5/28/2024	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 327,877	\$ 5,484	\$ 304,516	\$ 376,627	0.809	4936	\$	62.80 5R512
03002908.	509 ENGLEWOOD	10/15/2024	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 79,078	\$ 4,241	\$ 70,759	\$ 87,426	0.809	1550	\$	48.39 5R512
01003410.	273 HARMON	7/24/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 123,083	\$ 4,157	\$ 130,843	\$ 138,932	0.942	1424	\$	94.80 5R512
03002745.	639 BELMONT	4/11/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 61,192	\$ 4,282	\$ 70,718	\$ 66,484	1.064	2122	\$	35.34 5R512
01003656.	275 WOODLAND	6/28/2023	\$ 240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 240,000	\$ 190,885	\$ 15,639	\$ 224,361	\$ 204,727	1.096	1798	\$	133.48 5R512
01003539.	134 ENGLEWOOD	1/30/2024	\$ 215,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 215,000	\$ 97,022	\$ 10,647	\$ 204,353	\$ 174,727	1.170	1778	\$	120.92 5R512
05004452.	10217 CAMERON	10/17/2023	\$ 149,900	PTA	03-ARM'S LENGTH	\$ 149,900	\$ 106,782	\$ 3,507	\$ 146,393	\$ 120,648	1.213	1009	\$	148.56 5R512
03002741.	613 BELMONT	11/22/2024	\$ 253,500	PTA	03-ARM'S LENGTH	\$ 253,500	\$ 100,449	\$ 4,211	\$ 249,289	\$ 194,679	1.281	2121	\$	119.52 5R512
1003510.001	11517 BRUSH	10/31/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 122,015	\$ 2,530	\$ 187,470	\$ 139,585	1.343	2908	\$	65.34 5R512
03002745.	639 BELMONT	9/27/2024	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 61,192	\$ 4,282	\$ 345,718	\$ 246,233	1.404	2122	\$	164.94 5R512
01003540-1	122 ENGLEWOOD	9/19/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 77,915	\$ 6,524	\$ 213,476	\$ 144,415	1.478	1566	\$	140.49 5R512
01003331.	299 TROWBRIDGE	6/14/2023	\$ 127,000	PTA	03-ARM'S LENGTH	\$ 127,000	\$ 76,655	\$ 7,664	\$ 119,336	\$ 80,597	1.481	2500	\$	50.80 5R512
03002888.	610 ENGLEWOOD	5/22/2023	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 159,431	\$ 4,128	\$ 345,872	\$ 226,786	1.525	1968	\$	177.85 5R512
01003328.	269 TROWBRIDGE	10/25/2023	\$ 290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 290,000	\$ 164,381	\$ 14,045	\$ 275,955	\$ 175,626	1.571	1824	\$	158.99 5R512
03002777.	631 TROWBRIDGE	7/28/2023	\$ 269,900	WD	03-ARM'S LENGTH	\$ 269,900	\$ 134,164	\$ 7,664	\$ 262,236	\$ 147,780	1.774	1483	\$	182.00 5R512
Totals:			\$ 3,826,300			\$ 3,826,300	\$ 2,726,496	\$	\$ 3,689,410	\$ 3,467,435		\$	\$	95.57
											WM ECF =>	1.064		
											Median ECF	1.096		
											Mean ECF =>	1.069		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
01003168.	320 ARDEN PARK	11/16/2023	\$ 385,000	WD	03-ARM'S LENGTH	\$ 385,000	\$ 410,503	\$ 20,583	\$ 364,417	\$ 444,100	0.821	2837	\$	135.71 5R513
27250083.	211 ARDEN PARK	11/7/2024	\$ 340,000	WD	03-ARM'S LENGTH	\$ 340,000	\$ 349,523	\$ 3,600	\$ 336,400	\$ 393,990	0.854	4590	\$	74.07 5R513
03002703.	659 E BOSTON	4/14/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 126,902	\$ 13,143	\$ 126,857	\$ 129,566	0.979	2879	\$	48.63 5R513
27230422.	647 ARDEN PARK	7/26/2023	\$ 612,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 612,500	\$ 487,701	\$ 15,846	\$ 596,654	\$ 537,420	1.110	2778	\$	220.48 5R513
Totals:			\$ 1,477,500			\$ 1,477,500	\$ 1,374,629		\$ 1,424,328	\$ 1,505,076			\$	119.72
											WM ECF =>	0.946		
											Median ECF	0.916		
											Mean ECF =>	0.941		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
01002734.	237 ALGER	1/28/2025	\$ 90,000	PTA	03-ARM'S LENGTH	\$ 90,000	\$ 154,312	\$ 8,153	\$ 81,847	\$ 180,890	0.452	1997	\$ 45.07	5R514
03002175.	608 E EUCLID	6/26/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 116,637	\$ 4,428	\$ 65,572	\$ 138,873	0.472	1504	\$ 46.54	5R514
03002463.	510 JOSEPHINE	2/21/2025	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 83,917	\$ 6,923	\$ 46,077	\$ 95,290	0.484	1662	\$ 31.89	5R514
05002931.	938 KING	8/3/2023	\$ 70,000	OTH	03-ARM'S LENGTH	\$ 70,000	\$ 108,662	\$ 3,809	\$ 66,191	\$ 129,769	0.510	1467	\$ 47.72	5R514
03002015.	612 MARSTON	2/21/2024	\$ 86,000	PTA	03-ARM'S LENGTH	\$ 86,000	\$ 130,270	\$ 4,641	\$ 81,359	\$ 155,481	0.523	1758	\$ 48.92	5R514
01002765.	276 KING	11/28/2023	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 124,593	\$ 7,078	\$ 77,922	\$ 145,439	0.536	2417	\$ 35.17	5R514
03002295.	635 HAGUE	11/21/2023	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 292,500	\$ 6,358	\$ 193,642	\$ 354,136	0.547	4028	\$ 49.65	5R514
03002608.	581 KENILWORTH	12/13/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 164,456	\$ 20,199	\$ 104,801	\$ 178,536	0.587	1688	\$ 74.05	5R514
01002255.	246 CHANDLER	6/30/2023	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 169,136	\$ 7,982	\$ 122,018	\$ 199,448	0.612	3558	\$ 36.54	5R514
01002740.	295 ALGER	3/12/2025	\$ 95,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 95,000	\$ 121,676	\$ 10,641	\$ 84,359	\$ 137,420	0.614	2364	\$ 40.19	5R514
01002579.	444 E PHILADELPHIA	5/8/2024	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	\$ 306,232	\$ 5,771	\$ 249,229	\$ 371,858	0.670	4624	\$ 55.15	5R514
01002716.	218 ALGER	10/23/2023	\$ 234,900	WD	03-ARM'S LENGTH	\$ 234,900	\$ 279,540	\$ 5,848	\$ 229,052	\$ 338,728	0.676	2386	\$ 98.45	5R514
01002879.	208 JOSEPHINE	5/30/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 117,173	\$ 9,215	\$ 90,785	\$ 133,611	0.679	2371	\$ 42.18	5R514
01002829.	216 HOLBROOK	5/2/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 161,446	\$ 5,785	\$ 134,215	\$ 192,650	0.697	1896	\$ 73.84	5R514
01002609.	87 E PHILADELPHIA	6/30/2023	\$ 439,900	WD	03-ARM'S LENGTH	\$ 439,900	\$ 484,262	\$ 7,830	\$ 432,070	\$ 589,644	0.733	3564	\$ 123.43	5R514
01002711.	266 ALGER	8/17/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 198,950	\$ 8,162	\$ 181,838	\$ 236,124	0.770	2281	\$ 83.30	5R514
03002226.	578 E PHILADELPHIA	6/9/2023	\$ 199,900	WD	03-ARM'S LENGTH	\$ 199,900	\$ 207,522	\$ 6,448	\$ 193,452	\$ 248,854	0.777	2578	\$ 77.54	5R514
01002136.	247 E BETHUNE	9/4/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 72,932	\$ 6,484	\$ 193,516	\$ 243,668	0.794	3098	\$ 64.56	5R514
27240999.	560 CHANDLER	4/14/2023	\$ 290,000	WD	03-ARM'S LENGTH	\$ 290,000	\$ 294,054	\$ 851	\$ 289,149	\$ 362,875	0.797	2817	\$ 102.95	5R514
01002258-9	220 CHANDLER	11/29/2023	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 261,298	\$ 16,070	\$ 248,930	\$ 303,500	0.820	3986	\$ 66.48	5R514
1002358.001	408 MT VERNON	3/12/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 123,056	\$ 3,461	\$ 121,539	\$ 148,014	0.821	1576	\$ 79.31	5R514
01001988.	244 HORTON	4/19/2023	\$ 205,000	WD	03-ARM'S LENGTH	\$ 205,000	\$ 195,378	\$ 3,809	\$ 201,191	\$ 237,090	0.849	2562	\$ 80.02	5R514
01001683.	443 E EDSEL FORD	2/24/2025	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 70,646	\$ 8,233	\$ 66,767	\$ 77,244	0.864	2526	\$ 29.69	5R514
27250274.	295 MARSTON	6/26/2024	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 172,026	\$ 71	\$ 194,929	\$ 212,816	0.916	2184	\$ 89.29	5R514
03002632.	512 WESTMINSTER	6/28/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 113,940	\$ 5,444	\$ 129,556	\$ 134,277	0.965	2778	\$ 48.60	5R514
03002149.	569 MELBOURNE	7/31/2024	\$ 164,000	WD	03-ARM'S LENGTH	\$ 164,000	\$ 131,081	\$ 4,902	\$ 159,098	\$ 156,162	1.019	1824	\$ 89.91	5R514
03002246.	585 E PHILADELPHIA	2/26/2024	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 238,062	\$ 5,842	\$ 294,158	\$ 287,401	1.024	2916	\$ 102.88	5R514
01002983.	244 LEICESTER	1/6/2025	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 184,357	\$ 4,339	\$ 245,661	\$ 222,795	1.103	2294	\$ 108.98	5R514
03002286.	555 HAGUE	3/20/2025	\$ 279,000	WD	03-ARM'S LENGTH	\$ 279,000	\$ 204,623	\$ 5,771	\$ 273,229	\$ 246,104	1.110	2545	\$ 109.63	5R514
03002186.	532 E EUCLID	7/17/2024	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 106,671	\$ 4,357	\$ 140,643	\$ 126,626	1.111	1277	\$ 113.55	5R514
01002515.	268 E EUCLID	3/7/2025	\$ 435,000	WD	03-ARM'S LENGTH	\$ 435,000	\$ 303,372	\$ 6,219	\$ 428,781	\$ 367,764	1.166	3940	\$ 110.41	5R514
03002413.	546 HOLBROOK	12/30/2024	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	\$ 176,771	\$ 8,343	\$ 246,657	\$ 208,451	1.183	2112	\$ 120.74	5R514
03002414.	542 HOLBROOK	12/30/2024	\$ 255,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 255,000	\$ 176,771	\$ 8,343	\$ 246,657	\$ 208,451	1.183	2112	\$ 120.74	5R514
01003163.	341 WESTMINSTER	7/3/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 110,181	\$ 7,161	\$ 152,839	\$ 127,500	1.199	2308	\$ 69.32	5R514
01003129.	106 WESTMINSTER	9/1/2023	\$ 193,000	WD	03-ARM'S LENGTH	\$ 193,000	\$ 130,901	\$ 7,161	\$ 185,839	\$ 153,144	1.213	2858	\$ 67.53	5R514
03002232.	524 E PHILADELPHIA	4/25/2023	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 175,780	\$ 6,715	\$ 258,285	\$ 209,239	1.234	3033	\$ 87.37	5R514
03002412.	552 HOLBROOK	1/2/2025	\$ 260,000	WD	03-ARM'S LENGTH	\$ 260,000	\$ 100,303	\$ 4,136	\$ 255,864	\$ 206,090	1.242	2410	\$ 107.88	5R514
05002762-88	991 E EUCLID	5/22/2023	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 200,896	\$ 19,343	\$ 280,657	\$ 224,694	1.249	2304	\$ 130.21	5R514
01003103.	9429 BRUSH	7/9/2024	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 322,499	\$ 8,946	\$ 491,054	\$ 388,061	1.265	3592	\$ 139.20	5R514
01002933.	214 OWEN	6/4/2024	\$ 317,000	WD	03-ARM'S LENGTH	\$ 317,000	\$ 34,314	\$ 4,472	\$ 312,528	\$ 246,144	1.270	2582	\$ 122.77	5R514
05004204.	7520 CAMERON	6/1/2023	\$ 149,000	WD	03-ARM'S LENGTH	\$ 149,000	\$ 95,855	\$ 6,428	\$ 142,572	\$ 110,677	1.288	1366	\$ 109.08	5R514
01002596.	214 E PHILADELPHIA	12/22/2023	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 280,954	\$ 7,017	\$ 442,983	\$ 339,031	1.307	3876	\$ 116.10	5R514
01002482.	315 MELBOURNE	5/12/2023	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 139,813	\$ 5,401	\$ 219,599	\$ 166,351	1.320	1726	\$ 130.36	5R514
03002097.	585 MT VERNON	8/28/2023	\$ 246,000	WD	03-ARM'S LENGTH	\$ 246,000	\$ 152,150	\$ 4,119	\$ 241,881	\$ 183,207	1.320	2170	\$ 113.36	5R514
03002176.	602 E EUCLID	10/24/2023	\$ 212,500	PTA	03-ARM'S LENGTH	\$ 212,500	\$ 130,823	\$ 4,428	\$ 208,072	\$ 156,429	1.330	1429	\$ 148.71	5R514
03001981.	570 CHANDLER	5/2/2024	\$ 85,000	OTH	03-ARM'S LENGTH	\$ 85,000	\$ 54,826	\$ 8,630	\$ 76,370	\$ 57,173	1.336	1776	\$ 47.86	5R514
01002690.	415 HAGUE	4/26/2024	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	\$ 149,451	\$ 4,755	\$ 240,245	\$ 179,079	1.342	1498	\$ 163.55	5R514
03002471.	555 JOSEPHINE	8/7/2024	\$ 265,000	WD	03-ARM'S LENGTH	\$ 265,000	\$ 160,775	\$ 6,404	\$ 258,596	\$ 191,053	1.354	1881	\$ 140.88	5R514
05004669.	7406 OAKLAND	3/24/2025	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	\$ 162,853	\$ 4,792	\$ 265,208	\$ 195,620	1.356	2262	\$ 119.36	5R514
01002434.	330 MELBOURNE	3/29/2024	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 165,109	\$ 4,296	\$ 270,704	\$ 199,026	1.360	1882	\$ 146.12	5R514
27240848.	300 WESTMINSTER	2/28/2024	\$ 332,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 332,800	\$ 200,076	\$ 6,484	\$ 326,316	\$ 239,594	1.362	1876	\$ 177.40	5R514
03002076.	550 MT VERNON	6/14/2024	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 80,932	\$ 4,119	\$ 135,881	\$ 95,066	1.429	1841	\$ 76.05	5R514
1004057.007	8228 JOHN R	1/16/2024	\$ 165,500	WD	03-ARM'S LENGTH	\$ 165,500	\$ 93,156	\$ 1,926	\$ 163,574	\$ 112,908	1.449	1124	\$ 147.24	5R514
01002751.	455 ALGER	7/7/2023	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 167,645	\$ 7,476	\$ 292,524	\$ 198,229	1.476	1661	\$ 180.61	5R514

03002076.	550 MT VERNON	12/11/2024	\$	249,000	WD	03-ARM'S LENGTH	\$	249,000	\$	80,932	\$	4,119	\$	244,881	\$	164,616	1.488	1841	\$	135.25	5R514
03002362.	576 KING	10/24/2024	\$	260,000	WD	03-ARM'S LENGTH	\$	260,000	\$	41,566	\$	4,136	\$	255,864	\$	171,557	1.491	1540	\$	168.83	5R514
01002289.	421 CHANDLER	1/5/2024	\$	353,000	WD	03-ARM'S LENGTH	\$	353,000	\$	193,242	\$	7,794	\$	345,206	\$	229,515	1.504	2632	\$	134.12	5R514
05004597.	7370 MELROSE	1/3/2025	\$	235,000	WD	03-ARM'S LENGTH	\$	235,000	\$	37,545	\$	4,524	\$	230,476	\$	151,360	1.523	1140	\$	206.14	5R514
01002029.	277 HORTON	5/14/2024	\$	135,000	WD	03-ARM'S LENGTH	\$	135,000	\$	73,205	\$	4,489	\$	130,511	\$	85,045	1.535	2962	\$	45.58	5R514
01002463.	81 MELBOURNE	5/13/2024	\$	310,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	310,000	\$	33,586	\$	10,482	\$	299,518	\$	190,616	1.571	2241	\$	138.33	5R514
01002278.	241 CHANDLER	8/21/2024	\$	95,000	WD	03-ARM'S LENGTH	\$	95,000	\$	51,953	\$	7,023	\$	87,977	\$	55,606	1.582	3746	\$	25.36	5R514
01003007.	55 LEICESTER	8/22/2023	\$	339,900	WD	03-ARM'S LENGTH	\$	339,900	\$	169,804	\$	5,895	\$	334,005	\$	202,858	1.646	1830	\$	185.74	5R514
05003794.	7575 CHRYSLER	9/3/2024	\$	175,000	WD	03-ARM'S LENGTH	\$	175,000	\$	87,782	\$	4,560	\$	170,440	\$	102,998	1.655	1744	\$	100.34	5R514
03002633.	506 WESTMINSTER	7/17/2024	\$	499,000	WD	03-ARM'S LENGTH	\$	499,000	\$	245,689	\$	6,555	\$	492,445	\$	295,958	1.664	3452	\$	144.55	5R514
01003065.	130 KENILWORTH	12/24/2024	\$	520,000	WD	03-ARM'S LENGTH	\$	520,000	\$	151,557	\$	8,857	\$	511,143	\$	305,817	1.671	3700	\$	140.54	5R514
03002458.	550 JOSEPHINE	5/24/2024	\$	276,000	WD	03-ARM'S LENGTH	\$	276,000	\$	136,481	\$	7,455	\$	268,545	\$	159,686	1.682	1426	\$	193.55	5R514
01001966.	444 HORTON	5/30/2024	\$	353,000	WD	03-ARM'S LENGTH	\$	353,000	\$	172,063	\$	5,241	\$	347,759	\$	206,463	1.684	1700	\$	207.65	5R514
03002084-5	503 MT VERNON	2/28/2025	\$	366,000	PTA	03-ARM'S LENGTH	\$	366,000	\$	81,963	\$	5,487	\$	360,513	\$	212,695	1.695	1652	\$	221.55	5R514
27250093.	416 HAGUE	6/25/2024	\$	190,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$	190,000	\$	57,413	\$	4,489	\$	185,511	\$	109,172	1.699	1098	\$	173.04	5R514
01002706.	312 ALGER	12/19/2024	\$	325,000	PTA	03-ARM'S LENGTH	\$	325,000	\$	93,869	\$	6,429	\$	318,571	\$	187,392	1.700	1865	\$	174.26	5R514
01002369.	264 MT VERNON	4/12/2024	\$	415,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	415,000	\$	198,628	\$	8,098	\$	406,902	\$	235,804	1.726	2214	\$	187.44	5R514
01001988.	244 HORTON	2/28/2025	\$	415,000	WD	03-ARM'S LENGTH	\$	415,000	\$	195,378	\$	3,809	\$	411,191	\$	237,090	1.734	2562	\$	161.98	5R514
05004202.	1119 CUSTER	11/17/2023	\$	480,000	WD	03-ARM'S LENGTH	\$	480,000	\$	216,082	\$	3,652	\$	476,348	\$	262,908	1.812	3396	\$	141.34	5R514
03002186.	532 E EUCLID	12/31/2024	\$	235,000	WD	03-ARM'S LENGTH	\$	235,000	\$	106,671	\$	4,357	\$	230,643	\$	126,626	1.821	1277	\$	184.03	5R514
01002434.	330 MELBOURNE	1/10/2025	\$	385,000	WD	03-ARM'S LENGTH	\$	385,000	\$	165,109	\$	4,296	\$	380,704	\$	199,026	1.913	1882	\$	204.57	5R514
01001986.	256 HORTON	1/17/2025	\$	405,000	WD	03-ARM'S LENGTH	\$	405,000	\$	161,988	\$	3,809	\$	401,191	\$	195,766	2.049	2400	\$	168.75	5R514
Totals:			\$	18,508,400			\$	18,508,400	\$	11,908,120		\$	18,026,825	\$	15,436,874			\$	110.94		

WM ECF => **1.168**

Median ECF **1.257**

Mean ECF => **1.192**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
06001823.	1162 VIRGINIA PARK	1/17/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 20,990	\$ 4,475	\$ 85,525	\$ 128,193	0.667	2540	\$	35.43 5R515
06001765.	1191 VIRGINIA PARK	11/2/2023	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 159,767	\$ 5,130	\$ 219,870	\$ 311,768	0.705	3516	\$	63.99 5R515
08002035.	1692 VIRGINIA PARK	3/24/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 58,125	\$ 4,426	\$ 85,574	\$ 108,264	0.790	3526	\$	25.52 5R515
06001785.	1511 VIRGINIA PARK	3/22/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 136,136	\$ 5,130	\$ 214,870	\$ 264,125	0.814	2972	\$	74.02 5R515
08001970.	1613 VIRGINIA PARK	4/21/2023	\$ 235,000	WD	03-ARM'S LENGTH	\$ 235,000	\$ 129,707	\$ 4,524	\$ 230,476	\$ 252,385	0.913	2794	\$	84.11 5R515
06001805.	1458 VIRGINIA PARK	9/30/2024	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 49,591	\$ 5,057	\$ 89,943	\$ 89,786	1.002	2816	\$	33.74 5R515
06001798.	1510 VIRGINIA PARK	8/6/2024	\$ 298,000	WD	03-ARM'S LENGTH	\$ 298,000	\$ 140,267	\$ 4,986	\$ 293,014	\$ 272,744	1.074	2852	\$	104.49 5R515
Totals:			\$ 1,253,000			\$ 1,253,000	\$ 694,583		\$ 1,219,272	\$ 1,427,266			\$	60.19
											WM ECF =>	0.854		
											Median ECF	0.814		
											Mean ECF =>	0.852		

No sales 5R516

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
06001725.	1343 SEWARD	3/27/2024	\$ 220,000	PTA	03-ARM'S LENGTH	\$ 220,000	\$ 195,393	\$ 7,070	\$ 212,930	\$ 220,261	0.967	2340	\$ 94.02	5R517
08005742.	7421 CHURCHILL	4/5/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 100,149	\$ 6,630	\$ 118,370	\$ 109,379	1.082	1964	\$ 63.65	5R517
08005696.	7423 WOODROW WILSON	1/2/2024	\$ 260,000	WD	03-ARM'S LENGTH	\$ 260,000	\$ 169,239	\$ 5,477	\$ 254,523	\$ 191,535	1.329	1998	\$ 130.13	5R517
08005704.	7365 WOODROW WILSON	6/14/2023	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 83,114	\$ 6,154	\$ 213,846	\$ 155,863	1.372	1404	\$ 156.70	5R517
08005650.	7359 KIJILING	10/15/2024	\$ 219,900	PTA	03-ARM'S LENGTH	\$ 219,900	\$ 49,447	\$ 6,154	\$ 213,746	\$ 150,034	1.425	1450	\$ 151.66	5R517
Totals:			\$ 1,044,900			\$ 1,044,900	\$ 597,342		\$ 1,013,415	\$ 827,071			\$ 119.23	
WM ECF =>											1.225			
Median ECF											1.329			
Mean ECF =>											1.235			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
04001877.	731 VIRGINIA PARK	12/21/2023	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 139,409	\$ 17,544	\$ 127,456	\$ 145,250	0.877	3160	\$ 45.89	5R518
04001869.	645 VIRGINIA PARK	7/19/2023	\$ 355,000	WD	03-ARM'S LENGTH	\$ 355,000	\$ 334,108	\$ 16,592	\$ 338,408	\$ 378,446	0.894	2495	\$ 142.28	5R518
27250170.	139 VIRGINIA PARK	5/26/2023	\$ 410,000	WD	03-ARM'S LENGTH	\$ 410,000	\$ 355,989	\$ 4,901	\$ 405,099	\$ 418,460	0.968	2798	\$ 146.53	5R518
Totals:			\$ 910,000			\$ 910,000	\$ 829,506		\$ 870,963	\$ 942,156			\$ 111.57	
WM ECF =>											0.924			
Median ECF											0.894			
Mean ECF =>											0.913			

Adopted prior ECF 5R519

adopted prior ECF 5R520

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
10008630-1	5790 LAWTON	11/13/2023	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 36,922	\$ 2,247	\$ 31,753	\$ 112,217	0.283	2112	\$	16.10 5R521
08008952.	6170 WABASH	11/29/2023	\$ 43,500	WD	03-ARM'S LENGTH	\$ 43,500	\$ 40,567	\$ 2,787	\$ 40,713	\$ 122,265	0.333	1305	\$	33.33 5R521
08006360.	6181 HECLA	10/31/2023	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 32,690	\$ 1,415	\$ 36,585	\$ 101,214	0.361	2064	\$	18.41 5R521
10006852.	6171 STANTON	6/5/2023	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 14,203	\$ 2,125	\$ 17,875	\$ 39,087	0.457	1271	\$	15.74 5R521
10008244.	5780 LORAIN	8/8/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 27,016	\$ 1,170	\$ 43,830	\$ 83,644	0.524	1474	\$	30.53 5R521
08008524.	5947 VERMONT	9/27/2024	\$ 42,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 42,000	\$ 25,214	\$ 4,262	\$ 37,738	\$ 67,806	0.557	1342	\$	31.30 5R521
10008228.	5644 LORAIN	4/26/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 25,496	\$ 1,844	\$ 48,156	\$ 76,544	0.629	1503	\$	33.27 5R521
Totals:			\$ 272,500			\$ 272,500	\$ 202,108		\$ 256,650	\$ 602,777		\$	\$	25.52
WM ECF =>											0.426			
Median ECF											0.457			
Mean ECF =>											0.449			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
10005641.	6127 15TH	2/12/2024	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 40,744	\$ 1,307	\$ 113,693	\$ 127,628	0.891	1453	\$	79.15 5R521
10006879.	5913 STANTON	2/10/2025	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 25,742	\$ 1,943	\$ 78,057	\$ 77,019	1.013	1422	\$	56.26 5R521
08007096.	6176 AVERY	6/4/2024	\$ 245,000	WD	03-ARM'S LENGTH	\$ 245,000	\$ 30,755	\$ 1,535	\$ 243,465	\$ 204,682	1.189	1850	\$	132.43 5R521
10006198.	6080 16TH	7/16/2024	\$ 119,000	WD	03-ARM'S LENGTH	\$ 119,000	\$ 30,491	\$ 1,237	\$ 117,763	\$ 94,673	1.244	1160	\$	102.59 5R521
10005650.	6061 15TH	10/19/2024	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 36,986	\$ 1,308	\$ 153,692	\$ 115,463	1.331	2274	\$	68.16 5R521
10000905.	2681 NEBRASKA	10/29/2024	\$ 189,700	WD	03-ARM'S LENGTH	\$ 189,700	\$ 41,057	\$ 1,266	\$ 188,434	\$ 128,773	1.463	1378	\$	137.66 5R521
Totals:			\$ 903,700			\$ 903,700	\$ 205,775		\$ 895,104	\$ 748,239		\$	\$	53.73
WM ECF =>											1.196			
Median ECF											1.217			
Mean ECF =>											1.189			

Adopted prior ECF 5R522

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13002501.	3150 E FOREST	8/29/2024	\$ 18,500	WD	03-ARM'S LENGTH	\$ 18,500	\$ 22,474	\$ 2,039	\$ 16,461	\$ 65,288	0.252	2494	\$	7.42 5R523
13002076.	3402 SUPERIOR	11/19/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 36,541	\$ 1,991	\$ 28,009	\$ 110,383	0.254	2202	\$	13.62 5R523
09002858.	2226 E EDSEL FORD	7/12/2023	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 22,385	\$ 2,109	\$ 17,891	\$ 64,780	0.276	2196	\$	9.11 5R523
13010969.	2022 E GRAND	4/25/2023	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 42,608	\$ 1,497	\$ 41,503	\$ 131,345	0.316	2575	\$	16.70 5R523
13002968.	3150 FARNSWORTH	4/2/2024	\$ 17,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 17,000	\$ 16,444	\$ 2,916	\$ 14,084	\$ 43,220	0.326	1349	\$	12.60 5R523
13003192.	3140 E KIRBY	3/27/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 45,758	\$ 6,902	\$ 43,098	\$ 124,141	0.347	2142	\$	23.34 5R523
13003357.	3569 E FERRY	3/8/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 49,497	\$ 1,529	\$ 53,471	\$ 153,252	0.349	1544	\$	35.62 5R523
13002860.	3139 THEODORE	3/1/2024	\$ 30,000	PTA	03-ARM'S LENGTH	\$ 30,000	\$ 26,408	\$ 1,529	\$ 28,471	\$ 79,486	0.358	1447	\$	20.73 5R523
13002916.	3706 FARNSWORTH	5/12/2023	\$ 40,000	OTH	03-ARM'S LENGTH	\$ 40,000	\$ 34,434	\$ 1,458	\$ 38,542	\$ 105,355	0.366	1085	\$	36.87 5R523
13003582.	1846 E GRAND	2/7/2025	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 25,520	\$ 4,124	\$ 25,876	\$ 68,358	0.379	540	\$	55.56 5R523
13003674.	3314 MEDBURY	2/8/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 28,695	\$ 1,426	\$ 33,574	\$ 87,121	0.385	1690	\$	20.71 5R523
13009789.	5223 MT ELLIOTT	1/10/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 44,944	\$ 1,433	\$ 58,567	\$ 139,013	0.421	1586	\$	37.83 5R523
11003257.	4656 MITCHELL	12/3/2024	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 10,989	\$ 1,362	\$ 13,638	\$ 30,757	0.443	1252	\$	11.98 5R523
09001743.	2143 HALE	5/26/2023	\$ 50,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 50,000	\$ 34,167	\$ 4,270	\$ 45,730	\$ 95,518	0.479	2074	\$	24.11 5R523
09001744.	2147 HALE	5/26/2023	\$ 50,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 50,000	\$ 34,167	\$ 4,270	\$ 45,730	\$ 95,518	0.479	2074	\$	24.11 5R523
13010441.	2932 ELMWOOD	8/27/2024	\$ 17,000	QC	03-ARM'S LENGTH	\$ 17,000	\$ 11,600	\$ 1,481	\$ 15,519	\$ 32,329	0.480	2418	\$	7.03 5R523
13001605.	3648 MACK	2/28/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 33,116	\$ 1,836	\$ 48,164	\$ 99,936	0.482	2174	\$	23.00 5R523
13003656.	3514 MEDBURY	2/29/2024	\$ 38,000	QC	03-ARM'S LENGTH	\$ 38,000	\$ 21,519	\$ 1,755	\$ 36,245	\$ 63,144	0.574	1010	\$	37.62 5R523
Totals:			\$ 648,500			\$ 648,500	\$ 541,266		\$ 604,573	\$ 1,588,942			\$	23.22
WM ECF =>											0.380			
Median ECF											0.372			
Mean ECF =>											0.387			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
01000781.	284 ERSKINE	10/2/2024	\$ 660,000	PTA	03-ARM'S LENGTH	\$ 660,000	\$ 498,745	\$ 149,840	\$ 510,160	\$ 370,781	1.376	4785	\$	137.93 5R524
01000770.	311 WATSON	7/19/2024	\$ 1,100,000	WD	03-ARM'S LENGTH	\$ 1,100,000	\$ 626,697	\$ 150,691	\$ 949,309	\$ 505,851	1.877	4051	\$	271.54 5R524
Totals:			\$ 1,760,000			\$ 1,760,000	\$ 1,125,442		\$ 1,459,469	\$ 876,632			\$	204.73
WM ECF =>											1.665			
Median ECF											1.626			
Mean ECF =>											1.626			

Adopted prior ECF 5R525

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27160024.	1243 NAVARRE PL	10/6/2023	\$ 540,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 540,000	\$ 530,829	\$ 25,383	\$ 514,617	\$ 204,386	2.518	2721	\$ 198.46	5R526
27230403.	1272 NAVARRE PL	10/10/2024	\$ 530,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 530,000	\$ 528,180	\$ 22,734	\$ 507,266	\$ 204,386	2.482	2721	\$ 194.78	5R526
Totals:			\$ 1,070,000			\$ 1,070,000	\$ 1,059,009		\$ 1,021,883	\$ 408,772			\$ 196.62	

WM ECF => **2.500**

Median ECF **2.500**

Mean ECF => **2.500**

Adopted prior ECF 5R527

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
17008902.	5462 PARKER	6/2/2023	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 30,934	\$ 2,016	\$ 15,984	\$ 73,959	0.216	1444	\$ 12.47	5R528
17011991.	3928 TOWNSEND	4/8/2024	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 72,381	\$ 2,728	\$ 39,272	\$ 178,141	0.220	1904	\$ 22.06	5R528
17005800.	5999 FISCHER	1/16/2024	\$ 19,000	WD	03-ARM'S LENGTH	\$ 19,000	\$ 32,117	\$ 1,889	\$ 17,111	\$ 77,309	0.221	1332	\$ 14.26	5R528
15000613.	1450 E GRAND	4/4/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 129,131	\$ 2,370	\$ 72,630	\$ 324,197	0.224	2172	\$ 34.53	5R528
17013053.	6126 SHERIDAN	2/21/2025	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 75,873	\$ 2,107	\$ 42,893	\$ 188,660	0.227	2342	\$ 19.21	5R528
17007988.	6015 SEMINOLE	1/22/2025	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 49,813	\$ 2,601	\$ 29,399	\$ 120,747	0.243	1292	\$ 24.77	5R528
15013612.	3990 MELDRUM	7/23/2024	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 30,364	\$ 2,653	\$ 19,347	\$ 70,872	0.273	2296	\$ 9.58	5R528
15008877.	4658 HELEN	6/22/2023	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 254,392	\$ 3,558	\$ 186,442	\$ 641,519	0.291	5266	\$ 36.08	5R528
17013289-90	3683 SHERIDAN	12/18/2023	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 47,849	\$ 3,591	\$ 36,409	\$ 113,192	0.322	1962	\$ 20.39	5R528
17011229.	3720 BALDWIN	6/10/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 81,539	\$ 2,455	\$ 67,545	\$ 202,261	0.334	2432	\$ 28.78	5R528
17008368.	5748 MAXWELL	4/20/2023	\$ 27,500	WD	03-ARM'S LENGTH	\$ 27,500	\$ 30,955	\$ 1,974	\$ 25,526	\$ 74,120	0.344	1435	\$ 19.16	5R528
15008869.	4468 HELEN	9/19/2024	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 163,997	\$ 4,445	\$ 140,555	\$ 408,061	0.344	5190	\$ 27.94	5R528
15010810.	3650 CONCORD	9/1/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 39,272	\$ 2,420	\$ 32,580	\$ 94,251	0.346	2584	\$ 13.54	5R528
17012002.	3994 TOWNSEND	11/3/2023	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 30,391	\$ 2,122	\$ 27,878	\$ 72,299	0.386	1404	\$ 21.37	5R528
17010718.	4412 SEYBURN	12/1/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 71,683	\$ 2,285	\$ 72,715	\$ 177,488	0.410	1986	\$ 37.76	5R528
17011251.	4030 BALDWIN	6/29/2023	\$ 60,100	WD	03-ARM'S LENGTH	\$ 60,100	\$ 55,763	\$ 4,055	\$ 56,045	\$ 132,246	0.424	2816	\$ 21.34	5R528
15010437.	3665 CANTON	1/15/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 63,860	\$ 2,101	\$ 67,899	\$ 157,951	0.430	2606	\$ 26.86	5R528
17013651.	3730 FIELD	10/11/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 61,157	\$ 2,016	\$ 65,984	\$ 151,256	0.436	1530	\$ 44.44	5R528
17009341.	4210 VAN DYKE	11/8/2023	\$ 69,000	WD	03-ARM'S LENGTH	\$ 69,000	\$ 60,398	\$ 3,874	\$ 65,126	\$ 144,563	0.451	1512	\$ 45.63	5R528
17010849.	4075 SEYBURN	11/9/2023	\$ 87,000	WD	03-ARM'S LENGTH	\$ 87,000	\$ 76,059	\$ 4,544	\$ 82,456	\$ 182,903	0.451	2171	\$ 40.07	5R528
17000473.	7708 E CANFIELD	9/6/2024	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 57,711	\$ 1,868	\$ 66,132	\$ 142,821	0.463	1432	\$ 47.49	5R528
15007999.	853 E GRAND	3/4/2025	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 40,744	\$ 6,105	\$ 43,895	\$ 88,591	0.495	1678	\$ 29.80	5R528
15007382.	3725 FIELD	7/24/2023	\$ 71,000	WD	03-ARM'S LENGTH	\$ 71,000	\$ 56,628	\$ 3,511	\$ 67,489	\$ 135,849	0.497	2101	\$ 33.79	5R528
17011606.	3679 BALDWIN	7/17/2023	\$ 83,500	WD	03-ARM'S LENGTH	\$ 83,500	\$ 65,727	\$ 2,101	\$ 81,399	\$ 162,726	0.500	1849	\$ 45.16	5R528
17008237.	3636 MAXWELL	3/14/2025	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 47,235	\$ 2,835	\$ 57,165	\$ 113,555	0.503	2000	\$ 30.00	5R528
15007678.	1168 E GRAND	11/16/2023	\$ 75,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 75,000	\$ 57,611	\$ 3,732	\$ 71,268	\$ 137,798	0.517	2824	\$ 26.56	5R528
17009319.	3752 VAN DYKE	11/22/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 38,630	\$ 3,429	\$ 46,571	\$ 90,028	0.517	1746	\$ 28.64	5R528
17008408.	6044 MAXWELL	9/10/2024	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 45,652	\$ 1,974	\$ 60,026	\$ 111,708	0.537	1072	\$ 57.84	5R528
17007335.	5907 IROQUOIS	4/26/2024	\$ 340,000	PTA	03-ARM'S LENGTH	\$ 340,000	\$ 239,192	\$ 4,371	\$ 335,629	\$ 600,565	0.559	4680	\$ 72.65	5R528
17000444.	8043 SPRAGUE	3/17/2025	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 24,652	\$ 2,016	\$ 32,984	\$ 57,893	0.570	993	\$ 35.25	5R528
15009745.	3631 HELEN	3/7/2025	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 58,751	\$ 2,134	\$ 82,866	\$ 144,801	0.572	2860	\$ 29.72	5R528
15013694.	3969 MELDRUM	5/23/2023	\$ 64,000	WD	03-ARM'S LENGTH	\$ 64,000	\$ 44,157	\$ 2,441	\$ 61,559	\$ 106,691	0.577	3682	\$ 17.38	5R528
17009357.	4518 VAN DYKE	11/12/2024	\$ 120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 81,935	\$ 3,749	\$ 116,251	\$ 199,964	0.581	1764	\$ 68.03	5R528
17010872.	3721 SEYBURN	2/28/2024	\$ 14,000	WD	03-ARM'S LENGTH	\$ 14,000	\$ 10,443	\$ 3,259	\$ 10,741	\$ 18,373	0.585	1370	\$ 10.22	5R528
17000602.	8069 E FOREST	9/30/2024	\$ 70,000	PTA	03-ARM'S LENGTH	\$ 70,000	\$ 46,656	\$ 1,831	\$ 68,169	\$ 114,642	0.595	1398	\$ 50.07	5R528
17013009.	5568 SHERIDAN	10/23/2024	\$ 146,000	WD	03-ARM'S LENGTH	\$ 146,000	\$ 94,802	\$ 2,115	\$ 143,885	\$ 237,051	0.607	2116	\$ 69.00	5R528
17008598.	4825 MAXWELL	11/20/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 47,480	\$ 2,016	\$ 72,984	\$ 116,276	0.628	2122	\$ 35.34	5R528
15007640.	956 E GRAND	8/29/2023	\$ 91,000	WD	03-ARM'S LENGTH	\$ 91,000	\$ 56,523	\$ 3,476	\$ 87,524	\$ 135,670	0.645	2846	\$ 31.97	5R528
17008585.	5015 MAXWELL	9/24/2024	\$ 135,000	PTA	03-ARM'S LENGTH	\$ 135,000	\$ 79,036	\$ 2,016	\$ 132,984	\$ 196,982	0.675	1920	\$ 70.31	5R528
17006758.	5864 SENECA	1/8/2024	\$ 99,900	WD	03-ARM'S LENGTH	\$ 99,900	\$ 56,872	\$ 2,016	\$ 97,884	\$ 140,297	0.698	1495	\$ 66.82	5R528
17010791.	5111 SEYBURN	2/19/2025	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 20,076	\$ 2,579	\$ 34,421	\$ 44,749	0.769	1600	\$ 23.13	5R528
17009359.	4528 VAN DYKE	10/11/2024	\$ 110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 110,000	\$ 57,130	\$ 6,956	\$ 103,044	\$ 128,322	0.803	2342	\$ 46.97	5R528
17010081.	5127 VAN DYKE	5/31/2023	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 20,003	\$ 2,622	\$ 36,378	\$ 44,453	0.818	1608	\$ 24.25	5R528
15007371.	3937 FIELD	6/3/2024	\$ 97,000	WD	03-ARM'S LENGTH	\$ 97,000	\$ 43,448	\$ 2,356	\$ 94,644	\$ 105,095	0.901	2176	\$ 44.58	5R528
17010124.	4625 VAN DYKE	5/7/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 53,947	\$ 3,511	\$ 121,489	\$ 128,992	0.942	2346	\$ 53.28	5R528
15008869.	4468 HELEN	3/10/2025	\$ 480,000	WD	03-ARM'S LENGTH	\$ 480,000	\$ 163,997	\$ 4,445	\$ 475,555	\$ 408,061	1.165	5190	\$ 92.49	5R528
17010178.	3739 VAN DYKE	12/6/2024	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 53,431	\$ 3,132	\$ 156,868	\$ 128,642	1.219	1361	\$ 117.56	5R528
17010682.	3762 SEYBURN	12/11/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 19,165	\$ 2,497	\$ 52,503	\$ 42,629	1.232	1549	\$ 35.51	5R528
Totals:			\$ 4,117,000			\$ 4,117,000	\$ 3,139,562	\$	3,976,103	\$ 7,669,220		\$	37.79	
WM ECF ==>											0.518			
Median ECF											0.502			
Mean ECF ==>											0.537			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
15009909.	1426 CANTON	8/13/2024	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 114,457	\$ 3,965	\$ 14,035	\$ 162,250	0.087	1464	\$	12.30 5R529
17013309.	3461 SHERIDAN	5/31/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 177,581	\$ 3,693	\$ 46,307	\$ 255,342	0.181	2288	\$	21.85 5R529
17010912.	3037 SEYBURN	3/8/2024	\$ 45,000	PTA	03-ARM'S LENGTH	\$ 45,000	\$ 100,855	\$ 4,385	\$ 40,615	\$ 141,659	0.287	1514	\$	29.72 5R529
17011917.	2920 TOWNSEND	6/30/2023	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 52,818	\$ 3,693	\$ 28,307	\$ 72,137	0.392	1349	\$	23.72 5R529
17011626.	3451 BALDWIN	2/26/2024	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 94,673	\$ 5,150	\$ 52,350	\$ 131,458	0.398	1420	\$	40.49 5R529
15010482.	2927 CANTON	3/5/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 132,540	\$ 3,827	\$ 76,173	\$ 189,006	0.403	2370	\$	33.76 5R529
17012398.	3517 TOWNSEND	6/23/2023	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 60,848	\$ 3,622	\$ 35,378	\$ 84,032	0.421	1435	\$	27.18 5R529
15010779.	3112 CONCORD	2/26/2024	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 36,185	\$ 3,913	\$ 20,087	\$ 47,389	0.424	2400	\$	10.00 5R529
17012707.	2518 SHERIDAN	10/11/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 117,295	\$ 4,299	\$ 70,701	\$ 165,927	0.426	1624	\$	46.18 5R529
17013344.	2909 SHERIDAN	3/1/2024	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 81,738	\$ 3,693	\$ 51,307	\$ 114,604	0.448	1201	\$	45.80 5R529
17009047.	3061 PARKER	4/22/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 72,383	\$ 3,993	\$ 46,007	\$ 100,426	0.458	1950	\$	25.64 5R529
15010751.	2498 CONCORD	7/28/2023	\$ 71,000	PTA	03-ARM'S LENGTH	\$ 71,000	\$ 103,147	\$ 3,950	\$ 67,050	\$ 145,664	0.460	1554	\$	45.69 5R529
17000252.	7905 E VERNOR	2/20/2025	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 157,074	\$ 4,164	\$ 105,836	\$ 224,537	0.471	2393	\$	45.97 5R529
15009841.	1809 HELEN	4/19/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 61,488	\$ 3,865	\$ 41,135	\$ 84,615	0.486	1516	\$	29.68 5R529
15007400.	3431 FIELD	10/31/2023	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 94,303	\$ 6,598	\$ 63,402	\$ 128,789	0.492	1980	\$	35.35 5R529
17010909.	3053 SEYBURN	5/10/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 66,044	\$ 4,303	\$ 45,697	\$ 90,662	0.504	1802	\$	27.75 5R529
15009927.	1738 CANTON	10/2/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 266,518	\$ 5,510	\$ 194,490	\$ 383,272	0.507	2992	\$	66.84 5R529
17010930.	2927 SEYBURN	5/25/2023	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 95,293	\$ 6,268	\$ 68,732	\$ 130,727	0.526	1366	\$	54.90 5R529
17011739.	1433 BALDWIN	3/14/2024	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 119,828	\$ 11,339	\$ 88,661	\$ 159,308	0.557	1604	\$	62.34 5R529
15008695.	1470 HELEN	11/6/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 41,251	\$ 4,093	\$ 30,907	\$ 54,564	0.566	1669	\$	20.97 5R529
17012405.	3473 TOWNSEND	5/31/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 59,293	\$ 3,693	\$ 46,307	\$ 81,645	0.567	1388	\$	36.02 5R529
15010553.	1727 CANTON	9/16/2024	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 195,430	\$ 6,229	\$ 163,771	\$ 277,828	0.589	2095	\$	81.15 5R529
17009086.	2431 PARKER	3/27/2024	\$ 99,000	WD	03-ARM'S LENGTH	\$ 99,000	\$ 108,769	\$ 4,206	\$ 94,794	\$ 153,543	0.617	1199	\$	82.57 5R529
15008775.	2954 HELEN	6/30/2023	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 36,550	\$ 4,164	\$ 30,836	\$ 47,557	0.648	1572	\$	22.26 5R529
17012742.	3052 SHERIDAN	5/10/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 52,303	\$ 3,693	\$ 46,307	\$ 71,380	0.649	1344	\$	37.20 5R529
15007399.	3439 FIELD	8/4/2023	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 179,464	\$ 6,598	\$ 168,402	\$ 253,841	0.663	2950	\$	59.32 5R529
17013570.	2218 FIELD	10/19/2023	\$ 122,600	OTH	03-ARM'S LENGTH	\$ 122,600	\$ 122,932	\$ 6,598	\$ 116,002	\$ 170,828	0.679	3172	\$	38.65 5R529
15008696.	1478 HELEN	9/16/2023	\$ 38,500	WD	03-ARM'S LENGTH	\$ 38,500	\$ 35,583	\$ 3,365	\$ 35,135	\$ 47,310	0.743	1587	\$	24.26 5R529
17011652.	2961 BALDWIN	6/18/2024	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 116,001	\$ 3,693	\$ 126,307	\$ 164,916	0.766	1761	\$	73.82 5R529
17010399.	2570 BEALS	5/2/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 44,557	\$ 4,342	\$ 45,658	\$ 59,053	0.773	2016	\$	24.80 5R529
17012752.	3442 SHERIDAN	5/31/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 44,263	\$ 3,693	\$ 46,307	\$ 59,574	0.777	2062	\$	24.25 5R529
17011182.	2980 BALDWIN	2/6/2025	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 90,060	\$ 3,865	\$ 101,135	\$ 126,571	0.799	2731	\$	38.45 5R529
17011202.	3432 BALDWIN	9/26/2023	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 95,684	\$ 3,693	\$ 111,307	\$ 135,082	0.824	1392	\$	82.61 5R529
15008077.	407 E GRAND	4/26/2024	\$ 127,000	WD	03-ARM'S LENGTH	\$ 127,000	\$ 103,600	\$ 8,024	\$ 118,976	\$ 140,347	0.848	3030	\$	41.91 5R529
15009953.	2166 CANTON	7/19/2024	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 32,617	\$ 3,708	\$ 36,292	\$ 42,451	0.855	2180	\$	18.35 5R529
17010631.	2996 SEYBURN	9/13/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 39,216	\$ 4,000	\$ 46,000	\$ 51,712	0.890	1561	\$	32.03 5R529
15011673.001	3509 CONCORD	1/19/2024	\$ 191,000	WD	03-ARM'S LENGTH	\$ 191,000	\$ 140,440	\$ 4,907	\$ 186,093	\$ 199,021	0.935	2706	\$	70.58 5R529
17011942.	3402 TOWNSEND	2/7/2025	\$ 130,000	PTA	03-ARM'S LENGTH	\$ 130,000	\$ 91,480	\$ 3,693	\$ 126,307	\$ 128,909	0.980	2094	\$	62.08 5R529
17011207.	3462 BALDWIN	9/1/2023	\$ 84,900	WD	03-ARM'S LENGTH	\$ 84,900	\$ 60,029	\$ 3,693	\$ 81,207	\$ 82,725	0.982	1570	\$	54.08 5R529
17013389.	2135 SHERIDAN	5/31/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 70,527	\$ 5,150	\$ 94,850	\$ 96,001	0.988	1920	\$	52.08 5R529
15008102-3	267 E GRAND	9/30/2024	\$ 364,000	WD	03-ARM'S LENGTH	\$ 364,000	\$ 247,239	\$ 10,844	\$ 353,156	\$ 347,129	1.017	2273	\$	160.14 5R529
17013603.	2950 FIELD	6/7/2024	\$ 370,000	WD	03-ARM'S LENGTH	\$ 370,000	\$ 246,439	\$ 6,202	\$ 363,798	\$ 352,771	1.031	2786	\$	132.81 5R529
17011900.	2492 TOWNSEND	5/31/2023	\$ 83,000	OTH	03-ARM'S LENGTH	\$ 83,000	\$ 55,598	\$ 3,693	\$ 79,307	\$ 76,219	1.041	1480	\$	56.08 5R529
15007590-1	640 E GRAND	2/6/2025	\$ 396,000	WD	03-ARM'S LENGTH	\$ 396,000	\$ 261,103	\$ 21,452	\$ 374,548	\$ 351,910	1.064	2679	\$	147.82 5R529
17011623.	3469 BALDWIN	10/9/2023	\$ 161,000	PTA	03-ARM'S LENGTH	\$ 161,000	\$ 100,846	\$ 3,693	\$ 157,307	\$ 142,662	1.103	1465	\$	109.90 5R529
17011953.	3466 TOWNSEND	2/24/2025	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 54,032	\$ 3,693	\$ 86,307	\$ 73,919	1.168	1440	\$	62.50 5R529
17013344.	2909 SHERIDAN	8/16/2024	\$ 172,500	WD	03-ARM'S LENGTH	\$ 172,500	\$ 81,738	\$ 3,693	\$ 168,807	\$ 143,252	1.178	1201	\$	143.63 5R529
17012699.	2468 SHERIDAN	3/5/2025	\$ 235,000	WD	03-ARM'S LENGTH	\$ 235,000	\$ 136,318	\$ 3,693	\$ 231,307	\$ 194,750	1.188	2141	\$	109.76 5R529
15009825.	2191 HELEN	11/3/2023	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 75,748	\$ 4,985	\$ 125,015	\$ 103,910	1.203	1821	\$	71.39 5R529
15007460.	1789 FIELD	11/3/2023	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	\$ 196,616	\$ 7,656	\$ 337,344	\$ 277,474	1.216	3396	\$	101.59 5R529
15007453.	2133 FIELD	8/10/2023	\$ 355,000	WD	03-ARM'S LENGTH	\$ 355,000	\$ 201,125	\$ 7,910	\$ 347,090	\$ 283,722	1.223	2949	\$	120.38 5R529
15007440.	2405 FIELD	1/6/2025	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 154,722	\$ 7,290	\$ 267,710	\$ 216,493	1.237	4646	\$	59.19 5R529
17013385.	2179 SHERIDAN	9/19/2024	\$ 355,000	WD	03-ARM'S LENGTH	\$ 355,000	\$ 93,187	\$ 5,150	\$ 349,850	\$ 279,815	1.250	2508	\$	141.55 5R529
17010227.	3037 VAN DYKE	2/16/2024	\$ 243,500	PTA	03-ARM'S LENGTH	\$ 243,500	\$ 133,595	\$ 4,342	\$ 239,158	\$ 189,799	1.260	2035	\$	119.66 5R529

15009986.	2532 CANTON	1/15/2025	\$	110,000	WD	03-ARM'S LENGTH	\$	110,000	\$	58,854	\$	3,949	\$	106,051	\$	80,624	1.315	1549	\$	71.01	5R529
17010594.	2420 SEYBURN	10/7/2024	\$	299,000	WD	03-ARM'S LENGTH	\$	299,000	\$	154,901	\$	4,000	\$	295,000	\$	221,587	1.331	2835	\$	105.47	5R529
15013817.	1249 MELDRUM	1/3/2025	\$	220,000	WD	03-ARM'S LENGTH	\$	220,000	\$	114,596	\$	5,169	\$	214,831	\$	160,686	1.337	1869	\$	117.71	5R529
17013595.	2564 FIELD	9/25/2024	\$	255,000	WD	03-ARM'S LENGTH	\$	255,000	\$	130,661	\$	6,354	\$	248,646	\$	182,536	1.362	1747	\$	145.96	5R529
15013569.	2580 MELDRUM	3/13/2024	\$	127,000	WD	03-ARM'S LENGTH	\$	127,000	\$	64,590	\$	5,321	\$	121,679	\$	87,032	1.398	1668	\$	76.14	5R529
15008763.	2548 HELEN	4/25/2024	\$	296,000	WD	03-ARM'S LENGTH	\$	296,000	\$	145,672	\$	4,093	\$	291,907	\$	207,899	1.404	2338	\$	126.60	5R529
17011656.	2939 BALDWIN	5/10/2024	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	25,720	\$	3,693	\$	46,307	\$	32,345	1.432	2418	\$	20.68	5R529
15009926.	1732 CANTON	11/13/2023	\$	286,600	WD	03-ARM'S LENGTH	\$	286,600	\$	138,377	\$	4,250	\$	282,350	\$	196,956	1.434	2045	\$	140.15	5R529
17012718.	2908 SHERIDAN	9/27/2024	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	32,525	\$	3,622	\$	61,378	\$	42,442	1.446	1405	\$	46.26	5R529
15010526.	2167 CANTON	12/9/2024	\$	155,000	WD	03-ARM'S LENGTH	\$	155,000	\$	72,296	\$	4,336	\$	150,664	\$	99,794	1.510	1802	\$	86.02	5R529
17010631.	2996 SEYBURN	5/10/2024	\$	299,900	PTA	03-ARM'S LENGTH	\$	299,900	\$	39,216	\$	4,000	\$	295,900	\$	191,522	1.545	1561	\$	192.12	5R529
17012401.	3499 TOWNSEND	1/17/2025	\$	276,000	WD	03-ARM'S LENGTH	\$	276,000	\$	59,036	\$	3,693	\$	272,307	\$	175,900	1.548	1475	\$	187.12	5R529
17011917.	2920 TOWNSEND	8/29/2024	\$	250,000	WD	03-ARM'S LENGTH	\$	250,000	\$	56,440	\$	7,315	\$	242,685	\$	156,142	1.554	1349	\$	185.32	5R529
15007551.004L	370 E GRAND	7/26/2024	\$	248,000	PTA	03-ARM'S LENGTH	\$	248,000	\$	108,903	\$	2,233	\$	245,767	\$	156,637	1.569	1672	\$	148.33	5R529
17010938.	2547 SEYBURN	5/3/2023	\$	315,000	WD	03-ARM'S LENGTH	\$	315,000	\$	138,727	\$	4,813	\$	310,187	\$	196,643	1.577	1880	\$	167.55	5R529
17011895.	2462 TOWNSEND	9/6/2024	\$	435,000	WD	03-ARM'S LENGTH	\$	435,000	\$	88,023	\$	3,693	\$	431,307	\$	268,031	1.609	2492	\$	174.56	5R529
17011731.	1481 BALDWIN	8/4/2023	\$	285,000	PTA	03-ARM'S LENGTH	\$	285,000	\$	121,785	\$	3,779	\$	281,221	\$	173,283	1.623	1749	\$	162.95	5R529
17012398.	3517 TOWNSEND	11/25/2024	\$	300,000	WD	03-ARM'S LENGTH	\$	300,000	\$	60,848	\$	3,622	\$	296,378	\$	181,889	1.629	1435	\$	209.06	5R529
17011674.	2511 BALDWIN	7/11/2023	\$	260,000	WD	03-ARM'S LENGTH	\$	260,000	\$	109,121	\$	3,693	\$	256,307	\$	154,814	1.656	1551	\$	167.63	5R529
17010375.	2420 BEALS	2/28/2025	\$	280,500	WD	03-ARM'S LENGTH	\$	280,500	\$	115,442	\$	4,342	\$	276,158	\$	163,142	1.693	1315	\$	213.31	5R529
27241053.	2565 SHERIDAN	4/5/2024	\$	323,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	323,000	\$	128,426	\$	3,622	\$	319,378	\$	183,266	1.743	2016	\$	160.22	5R529
17012461.	2481 TOWNSEND	8/14/2024	\$	352,900	WD	03-ARM'S LENGTH	\$	352,900	\$	130,127	\$	3,622	\$	349,278	\$	185,764	1.880	1700	\$	207.59	5R529
17010228.	3029 VAN DYKE	9/30/2024	\$	252,500	WD	03-ARM'S LENGTH	\$	252,500	\$	93,052	\$	4,342	\$	248,158	\$	130,264	1.905	2424	\$	104.17	5R529
17000254.	7915 E VERNOR	3/28/2025	\$	390,000	WD	03-ARM'S LENGTH	\$	390,000	\$	137,703	\$	3,750	\$	386,250	\$	196,700	1.964	2216	\$	175.99	5R529
17008688.	2409 MAXWELL	1/2/2024	\$	312,500	WD	03-ARM'S LENGTH	\$	312,500	\$	110,252	\$	3,993	\$	308,507	\$	156,034	1.977	1351	\$	231.31	5R529
17013370.	2429 SHERIDAN	9/18/2024	\$	275,000	WD	03-ARM'S LENGTH	\$	275,000	\$	96,581	\$	4,299	\$	270,701	\$	135,510	1.998	1502	\$	183.09	5R529
17013426.	1421 SHERIDAN	5/2/2024	\$	345,000	WD	03-ARM'S LENGTH	\$	345,000	\$	120,520	\$	5,027	\$	339,973	\$	169,593	2.005	1962	\$	175.84	5R529
17011889.	2426 TOWNSEND	3/25/2025	\$	265,000	WD	03-ARM'S LENGTH	\$	265,000	\$	87,130	\$	3,693	\$	261,307	\$	122,521	2.133	1321	\$	200.61	5R529
Totals:			\$	14,098,400			\$	14,098,400	\$	8,542,947		\$	13,700,456	\$	12,700,047			\$	90.02		
WM ECF =>																				1.079	
Median ECF																				1.024	
Mean ECF =>																				1.047	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27250130.	662 VAN DYKE	3/12/2024	\$ 396,000	WD	03-ARM'S LENGTH	\$ 396,000	\$ 298,721	\$ 71	\$ 395,929	\$ 294,480	1.345	2984	\$	132.71 5R530
17009159.	708 VAN DYKE	12/18/2023	\$ 365,000	WD	03-ARM'S LENGTH	\$ 365,000	\$ 278,473	\$ 13,093	\$ 351,907	\$ 261,695	1.345	3262	\$	111.89 5R530
27240655.	7874 VAN DYKE	9/29/2023	\$ 385,000	WD	03-ARM'S LENGTH	\$ 385,000	\$ 289,428	\$ 71	\$ 384,929	\$ 285,338	1.349	3376	\$	114.04 5R530
17011003.	1515 SEYBURN	9/21/2023	\$ 280,000	WD	03-ARM'S LENGTH	\$ 280,000	\$ 353,027	\$ 12,981	\$ 267,019	\$ 193,648	1.379	1890	\$	148.15 5R530
17010988.	1807 SEYBURN	3/25/2025	\$ 175,500	WD	03-ARM'S LENGTH	\$ 175,500	\$ 199,041	\$ 13,587	\$ 161,913	\$ 105,612	1.533	1900	\$	92.37 5R530
27200074.	1714 SEYBURN	10/30/2023	\$ 517,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 517,000	\$ 570,444	\$ 15,731	\$ 501,269	\$ 315,896	1.587	2326	\$	222.27 5R530
17010356.	1468 SHIPHERD	12/30/2024	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 186,330	\$ 15,151	\$ 159,849	\$ 97,482	1.640	1826	\$	95.84 5R530
17010569.	1808 SEYBURN	9/9/2024	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 211,451	\$ 11,845	\$ 208,155	\$ 113,671	1.831	2229	\$	98.70 5R530
17000115.	8022 KERCHEVAL	11/8/2024	\$ 149,000	WD	03-ARM'S LENGTH	\$ 149,000	\$ 142,810	\$ 8,847	\$ 140,153	\$ 76,289	1.837	2580	\$	57.75 5R530
17011006.	1495 SEYBURN	3/12/2024	\$ 439,000	WD	03-ARM'S LENGTH	\$ 439,000	\$ 415,955	\$ 12,981	\$ 426,019	\$ 229,484	1.856	1921	\$	228.53 5R530
27090347.	8101 ST PAUL	10/21/2024	\$ 375,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 375,000	\$ 344,063	\$ 12,802	\$ 362,198	\$ 188,645	1.920	2080	\$	180.29 5R530
17000102.004	7951 ST PAUL	3/27/2024	\$ 475,000	WD	03-ARM'S LENGTH	\$ 475,000	\$ 382,815	\$ 6,210	\$ 468,790	\$ 214,468	2.186	2704	\$	175.67 5R530
Totals:			\$ 3,951,500			\$ 3,951,500	\$ 3,672,558		\$ 3,828,130	\$ 2,376,707			\$	138.18
											WM ECF =>	1.611		
											Median ECF	1.613		
											Mean ECF =>	1.651		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
17007672.	4180 SEMINOLE	4/16/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 83,057	\$ 2,362	\$ 32,638	\$ 172,794	0.189	1608	\$ 21.77	5R531
17007134.	5442 IROQUOIS	12/14/2023	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 48,597	\$ 2,362	\$ 19,638	\$ 99,004	0.198	1728	\$ 12.73	5R531
17006724.	5366 SENECA	9/26/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 63,308	\$ 2,355	\$ 32,645	\$ 130,520	0.250	1329	\$ 26.34	5R531
17007081.	5008 IROQUOIS	6/17/2024	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 57,286	\$ 2,337	\$ 32,663	\$ 117,664	0.278	1284	\$ 27.26	5R531
17006321.	5360 BURNS	8/9/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 74,846	\$ 3,247	\$ 46,753	\$ 153,317	0.305	1664	\$ 30.05	5R531
17006525.	5319 BURNS	10/26/2023	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 188,819	\$ 3,365	\$ 136,635	\$ 397,118	0.344	2870	\$ 48.78	5R531
17007690.	4434 SEMINOLE	2/13/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 85,608	\$ 3,593	\$ 63,407	\$ 175,621	0.361	1812	\$ 36.98	5R531
17007716.	4770 SEMINOLE	12/30/2024	\$ 21,000	WD	03-ARM'S LENGTH	\$ 21,000	\$ 22,830	\$ 2,291	\$ 18,709	\$ 43,981	0.425	1476	\$ 14.23	5R531
17008073.	5051 SEMINOLE	3/28/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 74,008	\$ 2,362	\$ 67,638	\$ 153,418	0.441	1716	\$ 40.79	5R531
17007411.	4841 IROQUOIS	12/3/2024	\$ 31,100	QC	03-ARM'S LENGTH	\$ 31,100	\$ 30,393	\$ 3,790	\$ 27,310	\$ 56,966	0.479	2664	\$ 11.67	5R531
17007387.	5145 IROQUOIS	9/27/2024	\$ 164,000	WD	03-ARM'S LENGTH	\$ 164,000	\$ 155,330	\$ 3,315	\$ 160,685	\$ 325,514	0.494	2292	\$ 71.55	5R531
17008042.	5375 SEMINOLE	10/18/2023	\$ 116,700	WD	03-ARM'S LENGTH	\$ 116,700	\$ 86,700	\$ 3,918	\$ 112,782	\$ 177,263	0.636	1493	\$ 78.16	5R531
17006701.	4218 SENECA	11/17/2023	\$ 102,500	WD	03-ARM'S LENGTH	\$ 102,500	\$ 70,962	\$ 3,197	\$ 99,303	\$ 145,107	0.684	1370	\$ 74.82	5R531
17006262.	4484 BURNS	3/22/2024	\$ 81,000	WD	03-ARM'S LENGTH	\$ 81,000	\$ 52,852	\$ 3,621	\$ 77,379	\$ 105,420	0.734	1782	\$ 45.45	5R531
17007696.	4478 SEMINOLE	2/22/2024	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 79,149	\$ 2,591	\$ 122,409	\$ 163,936	0.747	1749	\$ 71.47	5R531
17007685.	4266 SEMINOLE	3/27/2025	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 60,732	\$ 2,362	\$ 97,638	\$ 124,989	0.781	1423	\$ 70.27	5R531
17007414.	4815 IROQUOIS	12/11/2023	\$ 355,000	WD	03-ARM'S LENGTH	\$ 355,000	\$ 200,072	\$ 4,092	\$ 350,908	\$ 419,657	0.836	2334	\$ 152.10	5R531
17006702.	4226 SENECA	4/3/2023	\$ 149,900	WD	03-ARM'S LENGTH	\$ 149,900	\$ 84,547	\$ 3,593	\$ 146,307	\$ 173,349	0.844	1871	\$ 80.12	5R531
17006593.	3827 BURNS	6/17/2024	\$ 46,500	WD	03-ARM'S LENGTH	\$ 46,500	\$ 26,001	\$ 2,291	\$ 44,209	\$ 50,771	0.871	1425	\$ 32.63	5R531
17007634-5	3628 SEMINOLE	4/13/2023	\$ 72,000	WD	03-ARM'S LENGTH	\$ 72,000	\$ 37,637	\$ 2,536	\$ 69,464	\$ 75,163	0.924	1329	\$ 54.18	5R531
17006538.	5115 BURNS	7/7/2023	\$ 129,000	WD	03-ARM'S LENGTH	\$ 129,000	\$ 62,145	\$ 5,580	\$ 123,420	\$ 121,124	1.019	2270	\$ 56.83	5R531
17006971.	3827 SENECA	11/19/2024	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 65,469	\$ 3,593	\$ 151,407	\$ 132,497	1.143	1168	\$ 132.71	5R531
17007690.	4434 SEMINOLE	11/7/2024	\$ 274,000	WD	03-ARM'S LENGTH	\$ 274,000	\$ 85,608	\$ 3,593	\$ 270,407	\$ 219,522	1.232	1812	\$ 151.21	5R531
17007424.	4525 IROQUOIS	4/26/2024	\$ 275,000	WD	03-ARM'S LENGTH	\$ 275,000	\$ 83,091	\$ 3,522	\$ 271,478	\$ 170,383	1.593	1649	\$ 166.77	5R531
17007483.	3771 IROQUOIS	1/19/2024	\$ 289,000	WD	03-ARM'S LENGTH	\$ 289,000	\$ 40,723	\$ 2,662	\$ 286,338	\$ 178,857	1.601	1437	\$ 201.11	5R531
17006601.	3773 BURNS	1/3/2025	\$ 220,000	WD	03-ARM'S LENGTH	\$ 220,000	\$ 65,430	\$ 2,362	\$ 217,638	\$ 135,049	1.612	1456	\$ 151.10	5R531
17006698.	4198 SENECA	8/30/2024	\$ 199,400	WD	03-ARM'S LENGTH	\$ 199,400	\$ 59,806	\$ 3,268	\$ 196,132	\$ 121,066	1.620	1172	\$ 170.14	5R531
17006967.	3863 SENECA	9/5/2023	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 87,498	\$ 3,593	\$ 296,407	\$ 179,668	1.650	1267	\$ 236.78	5R531
Totals:			\$ 3,660,100			\$ 3,660,100	\$ 2,132,504	\$	3,572,347	\$ 4,519,739			\$ 81.00	
												WM ECF => 0.790		
												Median ECF 0.740		
												Mean ECF => 0.796		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27240961.	3515 BURNS	4/12/2024	\$ 454,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 454,000	\$ 639,821	\$ 23,915	\$ 430,085	\$ 504,841	0.852	3322	\$ 136.66	5R532
27190235.	3438 IROQUOIS	9/26/2023	\$ 750,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 750,000	\$ 971,843	\$ 32,882	\$ 717,118	\$ 769,640	0.932	3961	\$ 189.35	5R532
27110369.	3415 IROQUOIS	11/13/2023	\$ 555,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 555,000	\$ 695,872	\$ 28,173	\$ 526,827	\$ 547,294	0.963	3130	\$ 177.32	5R532
17006162.	1796 BURNS	3/7/2025	\$ 830,000	WD	03-ARM'S LENGTH	\$ 830,000	\$ 1,042,057	\$ 35,076	\$ 794,924	\$ 825,394	0.963	4466	\$ 185.85	5R532
27240644.	1089 IROQUOIS	9/26/2023	\$ 1,040,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,040,000	\$ 1,265,988	\$ 36,898	\$ 1,003,102	\$ 1,007,451	0.996	5005	\$ 207.79	5R532
17006638-9	2189 BURNS	1/31/2024	\$ 508,500	WD	03-ARM'S LENGTH	\$ 508,500	\$ 597,995	\$ 46,218	\$ 462,282	\$ 452,276	1.022	3326	\$ 152.89	5R532
17008218.	1431 SEMINOLE	3/21/2024	\$ 635,000	WD	03-ARM'S LENGTH	\$ 635,000	\$ 627,104	\$ 29,658	\$ 605,342	\$ 489,710	1.236	4560	\$ 139.25	5R532
27212073.	2454 SEMINOLE	3/4/2025	\$ 500,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 500,500	\$ 465,746	\$ 27,389	\$ 473,111	\$ 359,309	1.317	2778	\$ 180.17	5R532
27240654.	1490 IROQUOIS	7/12/2023	\$ 590,000	WD	03-ARM'S LENGTH	\$ 590,000	\$ 533,582	\$ 4,952	\$ 585,048	\$ 433,303	1.350	5554	\$ 106.23	5R532
27240542.	1443 SEMINOLE	8/15/2023	\$ 650,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 650,000	\$ 587,316	\$ 31,941	\$ 618,059	\$ 455,225	1.358	3964	\$ 163.98	5R532
27210525.	2954 BURNS	10/10/2024	\$ 610,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 610,000	\$ 443,692	\$ 30,356	\$ 579,644	\$ 423,474	1.369	2332	\$ 261.58	5R532
27060426.	2218 IROQUOIS	11/2/2023	\$ 610,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 610,000	\$ 506,690	\$ 26,675	\$ 583,325	\$ 393,455	1.483	2688	\$ 226.93	5R532
Totals:			\$ 7,733,000			\$ 7,733,000	\$ 8,377,706		\$ 7,378,867	\$ 6,661,373			\$ 177.33	
WM ECF =>											1.108			
Median ECF											1.129			
Mean ECF =>											1.153			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
19010204-5	4165 CRANE	10/22/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 39,587	\$ 2,428	\$ 22,572	\$ 131,770	0.171	1440	\$	17.36 5R533
17005973-4	3819 FISCHER	1/30/2025	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 39,325	\$ 2,463	\$ 22,537	\$ 130,716	0.172	1312	\$	19.05 5R533
19001173.002L	8872 BUHL	4/7/2023	\$ 22,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 22,000	\$ 33,579	\$ 3,064	\$ 18,936	\$ 108,209	0.175	1202	\$	18.30 5R533
19010233-0	3801 CRANE	7/26/2024	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 38,733	\$ 2,404	\$ 22,596	\$ 128,826	0.175	1368	\$	18.27 5R533
19010234-5	3795 CRANE	2/28/2025	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 38,733	\$ 2,404	\$ 22,596	\$ 128,826	0.175	1368	\$	18.27 5R533
19007162-4	4819 MCCLELLAN	10/18/2024	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 42,134	\$ 3,998	\$ 26,002	\$ 135,234	0.192	2266	\$	13.24 5R533
19007579.	4774 BELVIDERE	5/18/2023	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 47,722	\$ 1,317	\$ 35,683	\$ 164,557	0.217	1884	\$	19.64 5R533
17005922.	4473 FISCHER	3/12/2024	\$ 40,500	PTA	03-ARM'S LENGTH	\$ 40,500	\$ 51,862	\$ 1,228	\$ 39,272	\$ 179,553	0.219	1920	\$	21.09 5R533
19001297.	8827 E WARREN	7/9/2024	\$ 34,000	WD	03-ARM'S LENGTH	\$ 34,000	\$ 37,846	\$ 1,914	\$ 32,086	\$ 127,418	0.252	1320	\$	25.76 5R533
19008713.	4125 HOLCOMB	9/27/2024	\$ 50,500	PTA	03-ARM'S LENGTH	\$ 50,500	\$ 46,752	\$ 1,284	\$ 49,216	\$ 161,234	0.305	1878	\$	26.89 5R533
19009004.	3760 ROHNS	8/21/2023	\$ 15,000	QC	03-ARM'S LENGTH	\$ 15,000	\$ 13,461	\$ 1,255	\$ 13,745	\$ 43,284	0.318	1378	\$	10.89 5R533
17005852.	5325 FISCHER	11/22/2024	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 22,582	\$ 1,213	\$ 26,787	\$ 75,777	0.353	787	\$	35.58 5R533
19010657.	5720 FISCHER	8/27/2024	\$ 53,000	QCD	03-ARM'S LENGTH	\$ 53,000	\$ 39,093	\$ 1,214	\$ 51,786	\$ 134,323	0.386	1412	\$	37.54 5R533
19009077.	4626 ROHNS	4/7/2023	\$ 55,000	QC	03-ARM'S LENGTH	\$ 55,000	\$ 39,188	\$ 1,870	\$ 53,130	\$ 132,333	0.401	1296	\$	42.44 5R533
19009031.	4130 ROHNS	4/7/2023	\$ 55,000	QC	03-ARM'S LENGTH	\$ 55,000	\$ 38,316	\$ 1,861	\$ 53,139	\$ 129,273	0.411	1296	\$	42.44 5R533
19007074.	5903 MCCLELLAN	12/7/2023	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 65,833	\$ 1,994	\$ 108,006	\$ 226,379	0.477	1580	\$	69.62 5R533
19007818.	5081 BELVIDERE	10/10/2024	\$ 47,000	WD	03-ARM'S LENGTH	\$ 47,000	\$ 27,349	\$ 1,317	\$ 45,683	\$ 92,312	0.495	748	\$	62.83 5R533
19009481.	3869 ROHNS	6/7/2024	\$ 93,000	WD	03-ARM'S LENGTH	\$ 93,000	\$ 52,208	\$ 954	\$ 92,046	\$ 181,752	0.506	1982	\$	46.92 5R533
19009440.	5017 ROHNS	5/10/2024	\$ 22,000	WD	03-ARM'S LENGTH	\$ 22,000	\$ 12,731	\$ 1,361	\$ 20,639	\$ 40,319	0.512	1170	\$	18.80 5R533
19009051.	4320 ROHNS	11/6/2024	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 13,287	\$ 1,184	\$ 22,816	\$ 42,918	0.532	1413	\$	16.99 5R533
19007077.	5833 MCCLELLAN	11/22/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 16,689	\$ 1,387	\$ 30,613	\$ 54,262	0.564	1018	\$	31.43 5R533
19007669.	5882 BELVIDERE	8/7/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 42,775	\$ 2,200	\$ 92,800	\$ 143,883	0.645	1587	\$	59.86 5R533
19007606.	5086 BELVIDERE	8/28/2024	\$ 54,900	WD	03-ARM'S LENGTH	\$ 54,900	\$ 23,663	\$ 1,388	\$ 53,512	\$ 78,989	0.677	1540	\$	35.65 5R533
19010540.	4246 FISCHER	9/20/2023	\$ 90,000	PTA	03-ARM'S LENGTH	\$ 90,000	\$ 36,957	\$ 2,794	\$ 87,206	\$ 121,145	0.720	1240	\$	72.58 5R533
19010167-8	4611 CRANE	3/1/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 32,197	\$ 1,892	\$ 78,108	\$ 107,465	0.727	1038	\$	77.07 5R533
19009782.	4846 CRANE	3/25/2025	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 14,913	\$ 1,360	\$ 35,640	\$ 48,060	0.742	750	\$	49.33 5R533
19010564.	4520 FISCHER	1/17/2025	\$ 95,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 95,000	\$ 37,290	\$ 2,385	\$ 92,615	\$ 123,777	0.748	1278	\$	74.33 5R533
17005922.	4473 FISCHER	10/3/2024	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 51,862	\$ 1,228	\$ 198,772	\$ 224,440	0.886	1920	\$	104.17 5R533
Totals:			\$ 1,499,900			\$ 1,499,900	\$ 996,667		\$ 1,448,539	\$ 3,397,036			\$	38.80
WM ECF =>											0.426			
Median ECF											0.406			
Mean ECF =>											0.434			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
21037751.	2930 GARLAND	1/19/2024	\$ 27,000	WD	03-ARM'S LENGTH	\$ 27,000	\$ 63,580	\$ 1,827	\$ 25,173	\$ 170,588	0.148	1816	\$ 14.87	5R534
19004903.	1564 CADILLAC	1/9/2025	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 152,477	\$ 3,008	\$ 66,992	\$ 412,898	0.162	5500	\$ 12.73	5R534
21039078.	2259 ST CLAIR	5/8/2024	\$ 39,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 39,000	\$ 72,400	\$ 5,853	\$ 33,147	\$ 183,831	0.180	1944	\$ 20.06	5R534
21039852.	2601 HARDING	4/6/2023	\$ 17,000	WD	03-ARM'S LENGTH	\$ 17,000	\$ 29,710	\$ 3,411	\$ 13,589	\$ 72,649	0.187	1402	\$ 12.13	5R534
17006062.	2237 FISCHER	2/2/2024	\$ 15,500	PTA	03-ARM'S LENGTH	\$ 15,500	\$ 27,651	\$ 1,420	\$ 14,080	\$ 72,461	0.194	1357	\$ 11.42	5R534
21037608.	2621 BEWICK	11/22/2023	\$ 18,400	WD	03-ARM'S LENGTH	\$ 18,400	\$ 32,565	\$ 1,726	\$ 16,674	\$ 85,191	0.196	1523	\$ 12.08	5R534
21037623.	2525 BEWICK	7/17/2024	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 52,291	\$ 1,709	\$ 30,291	\$ 139,729	0.217	1390	\$ 23.02	5R534
19000499.	8857 CHARLEVOIX	6/3/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 43,587	\$ 1,504	\$ 28,496	\$ 116,251	0.245	1201	\$ 24.98	5R534
21039323.	3064 HARDING	5/31/2023	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 67,215	\$ 3,948	\$ 46,052	\$ 174,771	0.263	3284	\$ 15.23	5R534
21038480.	1534 ST CLAIR	10/4/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 47,384	\$ 2,096	\$ 35,904	\$ 125,105	0.287	1344	\$ 28.27	5R534
19004810.	3035 HURLBUT	2/22/2024	\$ 67,000	WD	03-ARM'S LENGTH	\$ 67,000	\$ 84,006	\$ 1,844	\$ 65,156	\$ 226,967	0.287	2620	\$ 25.57	5R534
19005464.	1633 CADILLAC	12/23/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 80,383	\$ 3,489	\$ 61,511	\$ 212,414	0.290	2577	\$ 25.22	5R534
19005461.	2123 CADILLAC	8/31/2023	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 91,676	\$ 2,869	\$ 77,131	\$ 245,323	0.314	2406	\$ 33.25	5R534
21039856.	2575 HARDING	10/17/2023	\$ 27,000	PTA	03-ARM'S LENGTH	\$ 27,000	\$ 28,887	\$ 2,802	\$ 24,198	\$ 72,058	0.336	1409	\$ 19.16	5R534
21038282.	3003 GARLAND	7/29/2024	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 39,854	\$ 2,289	\$ 42,711	\$ 124,387	0.343	1101	\$ 40.87	5R534
19000544.	9361 JAMESON	8/12/2024	\$ 23,500	WD	03-ARM'S LENGTH	\$ 23,500	\$ 24,349	\$ 1,387	\$ 22,113	\$ 63,431	0.349	1208	\$ 19.45	5R534
19000813.	8828 TREDWAY	1/6/2025	\$ 32,000	WD	03-ARM'S LENGTH	\$ 32,000	\$ 31,280	\$ 1,266	\$ 30,734	\$ 82,912	0.371	1440	\$ 22.22	5R534
19008103.	2160 HOLCOMB	6/30/2023	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 35,951	\$ 1,844	\$ 35,656	\$ 94,218	0.378	1834	\$ 20.45	5R534
21038480.	1534 ST CLAIR	11/6/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 47,384	\$ 2,096	\$ 47,904	\$ 125,105	0.383	1344	\$ 37.20	5R534
21039813.	3447 HARDING	10/22/2024	\$ 52,500	WD	03-ARM'S LENGTH	\$ 52,500	\$ 44,825	\$ 3,160	\$ 49,340	\$ 115,097	0.429	1888	\$ 27.81	5R534
19000483.	8864 CHARLEVOIX	12/16/2024	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 52,564	\$ 1,588	\$ 63,412	\$ 140,818	0.450	1616	\$ 40.22	5R534
19007315.	2433 MCCLELLAN	5/6/2024	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 24,204	\$ 3,705	\$ 26,295	\$ 56,627	0.464	1820	\$ 16.48	5R534
21038260.	3433 GARLAND	11/3/2023	\$ 54,500	WD	03-ARM'S LENGTH	\$ 54,500	\$ 38,537	\$ 1,655	\$ 52,845	\$ 101,884	0.519	2100	\$ 25.95	5R534
19010277.	3011 CRANE	10/17/2023	\$ 58,200	PTA	03-ARM'S LENGTH	\$ 58,200	\$ 40,083	\$ 2,363	\$ 55,837	\$ 104,199	0.536	2064	\$ 28.20	5R534
21001183.	3548 ST CLAIR	7/19/2024	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 87,353	\$ 1,841	\$ 133,159	\$ 236,221	0.564	2862	\$ 47.17	5R534
19008103.	2160 HOLCOMB	2/3/2025	\$ 56,000	WD	03-ARM'S LENGTH	\$ 56,000	\$ 35,951	\$ 1,844	\$ 54,156	\$ 94,218	0.575	1834	\$ 30.53	5R534
19004851.	2237 HURLBUT	4/26/2023	\$ 58,000	WD	03-ARM'S LENGTH	\$ 58,000	\$ 36,819	\$ 2,463	\$ 55,537	\$ 94,906	0.585	1867	\$ 31.07	5R534
21038248-9	3503 GARLAND	4/2/2024	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 42,350	\$ 2,980	\$ 67,020	\$ 108,757	0.616	2142	\$ 32.68	5R534
19007936.	3517 BELVIDERE	8/6/2024	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 30,204	\$ 2,230	\$ 51,770	\$ 77,276	0.670	1496	\$ 36.10	5R534
21039343.	3522 HARDING	6/30/2023	\$ 84,000	QC	03-ARM'S LENGTH	\$ 84,000	\$ 45,734	\$ 2,062	\$ 81,938	\$ 120,641	0.679	2082	\$ 40.35	5R534
21037597.	2947 BEWICK	8/16/2024	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 26,323	\$ 1,726	\$ 48,274	\$ 67,948	0.710	2190	\$ 22.83	5R534
19000117.	8730 AGNES	6/2/2023	\$ 162,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 162,000	\$ 84,399	\$ 4,331	\$ 157,669	\$ 221,182	0.713	2016	\$ 80.36	5R534
19005483.	1331 CADILLAC	7/3/2024	\$ 185,500	WD	03-ARM'S LENGTH	\$ 185,500	\$ 94,630	\$ 2,567	\$ 182,933	\$ 254,318	0.719	2424	\$ 76.53	5R534
21039862.	2539 HARDING	6/28/2024	\$ 38,000	WD	03-ARM'S LENGTH	\$ 38,000	\$ 18,846	\$ 2,196	\$ 35,804	\$ 45,994	0.778	1378	\$ 27.58	5R534
19005469.	1583 CADILLAC	10/30/2024	\$ 109,000	WD	03-ARM'S LENGTH	\$ 109,000	\$ 50,726	\$ 2,618	\$ 106,382	\$ 132,895	0.800	2495	\$ 43.69	5R534
21039915.	1453 HARDING	4/19/2023	\$ 210,000	WD	03-ARM'S LENGTH	\$ 210,000	\$ 95,857	\$ 2,359	\$ 207,641	\$ 258,282	0.804	3092	\$ 67.92	5R534
19010420.	2256 FISCHER	9/17/2024	\$ 199,000	PTA	03-ARM'S LENGTH	\$ 199,000	\$ 88,731	\$ 2,311	\$ 196,689	\$ 238,729	0.824	2576	\$ 77.25	5R534
19005468.	1593 CADILLAC	7/8/2024	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 47,791	\$ 3,315	\$ 101,685	\$ 122,862	0.828	2205	\$ 47.62	5R534
19007396.	1582 BELVIDERE	3/28/2025	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 35,328	\$ 1,625	\$ 78,375	\$ 93,102	0.842	1809	\$ 44.22	5R534
19005418.	3003 CADILLAC	9/24/2024	\$ 140,000	PTA	03-ARM'S LENGTH	\$ 140,000	\$ 61,909	\$ 3,315	\$ 136,685	\$ 161,862	0.844	3124	\$ 44.81	5R534
19008915-6	2233 HIBBARD	6/3/2024	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 82,550	\$ 3,881	\$ 191,119	\$ 217,318	0.879	2436	\$ 80.05	5R534
23002024.317	1771 FISCHER	1/17/2025	\$ 500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 500,000	\$ 202,150	\$ 1,552	\$ 498,448	\$ 554,138	0.900	2440	\$ 204.92	5R534
21039328.	3426 HARDING	11/14/2024	\$ 84,000	WD	03-ARM'S LENGTH	\$ 84,000	\$ 34,129	\$ 2,062	\$ 81,938	\$ 88,583	0.925	1441	\$ 58.29	5R534
19008112.	2244 HOLCOMB	3/26/2024	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 31,262	\$ 1,642	\$ 78,358	\$ 81,823	0.958	1439	\$ 55.59	5R534
19010463.	3018 FISCHER	3/3/2025	\$ 110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 110,000	\$ 37,030	\$ 5,221	\$ 104,779	\$ 87,870	1.192	1613	\$ 68.20	5R534
19008857.	1124 HIBBARD	4/25/2024	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 87,263	\$ 3,451	\$ 306,549	\$ 231,525	1.324	1297	\$ 239.01	5R534
Totals:			\$ 4,038,600			\$ 4,038,600	\$ 2,610,178		\$ 3,922,149	\$ 6,909,365				43.77
WM ECF ==>												0.568		
Median ECF												0.527		
Mean ECF ==>												0.549		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
27062189.	300 FISKE	1/13/2025	\$ 550,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 550,000	\$ 771,185	\$ 20,778	\$ 529,222	\$ 638,101	0.829	4164	\$ 132.08	5R535
27073750.	385 PARKVIEW	9/30/2024	\$ 510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 510,000	\$ 623,757	\$ 17,116	\$ 492,884	\$ 515,851	0.955	3336	\$ 152.88	5R535
Totals:			\$1,060,000			\$1,060,000	\$ 1,394,942		\$ 1,022,106	\$ 1,153,952			\$ 142.48	
WM ECF =>											0.886			
Median ECF											0.892			
Mean ECF =>											0.892			

adopted prior ECF 5R536

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13000494.	3104 WOODS	2/25/2025	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 203,027	\$ 1,910	\$ 148,090	\$ 264,280	0.560	1744	\$ 86.01	5R537
27240931.	3160 WOODS	6/29/2023	\$ 212,000	PTA	03-ARM'S LENGTH	\$ 212,000	\$ 209,349	\$ 606	\$ 211,394	\$ 274,301	0.771	1678	\$ 126.34	5R537
Totals:			\$ 362,000			\$ 362,000	\$ 412,376		\$ 359,484	\$ 538,581			\$ 106.18	
WM ECF =>											0.667			
Median ECF											0.666			
Mean ECF =>											0.666			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
14001451.	3765 BROWN	2/25/2025	\$ 19,300	QC	03-ARM'S LENGTH	\$ 19,300	\$ 21,077	\$ 1,855	\$ 17,445	\$ 96,593	0.181	2116	\$	9.12 5r538
14011677.	6343 JOHN E HUNTER	8/22/2023	\$ 14,000	OTH	03-ARM'S LENGTH	\$ 14,000	\$ 15,152	\$ 821	\$ 13,179	\$ 72,015	0.183	1144	\$	12.24 5r538
14001451.	3765 BROWN	12/1/2023	\$ 23,500	WD	03-ARM'S LENGTH	\$ 23,500	\$ 21,077	\$ 1,855	\$ 21,645	\$ 96,593	0.224	2116	\$	11.11 5r538
14008100.	1881 W GRAND BLVD	6/19/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 52,882	\$ 2,697	\$ 57,303	\$ 252,186	0.227	2111	\$	28.42 5r538
14008108.	1791 W GRAND BLVD	2/16/2024	\$ 65,000	PTA	03-ARM'S LENGTH	\$ 65,000	\$ 51,183	\$ 2,337	\$ 62,663	\$ 245,457	0.255	5140	\$	12.65 5r538
12009877.	3805 SCOVEL	10/16/2023	\$ 24,000	WD	03-ARM'S LENGTH	\$ 24,000	\$ 18,853	\$ 1,763	\$ 22,237	\$ 85,879	0.259	1749	\$	13.72 5r538
14009769.	6526 SCOTTEN	8/23/2023	\$ 35,000	QC	03-ARM'S LENGTH	\$ 35,000	\$ 25,259	\$ 1,087	\$ 33,913	\$ 121,467	0.279	1260	\$	27.78 5r538
12009877.	3805 SCOVEL	1/16/2024	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 18,853	\$ 1,763	\$ 28,237	\$ 85,879	0.329	1749	\$	17.15 5r538
12000981-3	3384 MCGRAW	11/16/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 15,695	\$ 1,603	\$ 23,397	\$ 70,814	0.330	1372	\$	18.22 5r538
12009926.	3450 EASTERN	7/28/2023	\$ 33,500	WD	03-ARM'S LENGTH	\$ 33,500	\$ 18,524	\$ 956	\$ 32,544	\$ 88,281	0.369	1754	\$	19.10 5r538
14009782.	6602 SCOTTEN	9/6/2023	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 13,714	\$ 1,087	\$ 23,913	\$ 63,452	0.377	1944	\$	12.86 5r538
14009754.	6368 SCOTTEN	2/7/2025	\$ 75,000	PTA	03-ARM'S LENGTH	\$ 75,000	\$ 27,925	\$ 1,087	\$ 73,913	\$ 134,864	0.548	1392	\$	53.88 5r538
Totals:			\$ 429,300			\$ 429,300	\$ 300,194		\$ 410,389	\$ 1,413,482			\$	19.69
WM ECF =>											0.290			
Median ECF											0.269			
Mean ECF =>											0.297			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/Sq.Ft.	ECF Area
13011124.	7904 KLEIN	8/30/2024	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 54,566	\$ 2,335	\$ 22,665	\$ 169,032	0.134	1397	\$	17.90 5R539
13012226.	8248 SALLAN	6/8/2023	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 39,806	\$ 1,981	\$ 28,019	\$ 122,411	0.229	2432	\$	12.34 5R539
13004683.	4160 OLIVER	11/8/2023	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 69,232	\$ 1,643	\$ 93,357	\$ 218,735	0.427	2622	\$	36.23 5R539
13004743.	4159 OLIVER	2/25/2025	\$ 74,000	PTA	03-ARM'S LENGTH	\$ 74,000	\$ 33,800	\$ 1,642	\$ 72,358	\$ 104,071	0.695	1796	\$	41.20 5R539
13004667.	6159 DOROTHY	12/2/2024	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 26,206	\$ 1,297	\$ 58,703	\$ 80,612	0.728	720	\$	83.33 5R539
15012356.	7773 SHERWOOD	8/2/2024	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 43,115	\$ 2,046	\$ 97,954	\$ 132,909	0.737	1648	\$	60.68 5R539
13004669.	6169 DOROTHY	5/19/2024	\$ 60,000	qc	03-ARM'S LENGTH	\$ 60,000	\$ 22,914	\$ 1,281	\$ 58,719	\$ 70,010	0.839	720	\$	83.33 5R539
15001109.	6329 CYMBAL	1/12/2024	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 21,792	\$ 2,080	\$ 55,420	\$ 63,793	0.869	1334	\$	43.10 5R539
Totals:			\$ 501,500			\$ 501,500	\$ 311,431		\$ 487,195	\$ 961,573			\$	47.26
WM ECF =>											0.507			
Median ECF											0.712			
Mean ECF =>											0.582			