

Neighborhoods Used: 20100 - 20100 BC NW

13 S WOODLAWN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9850-00-056-0		03/20/2024		20100	401	107,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	73		97,863	114,304	0.856



251 ELDRED ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2910-00-040-0		03/18/2024		20100	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	73		123,616	151,158	0.818



135 SUMMER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-023-0		03/15/2024		20100	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	73		129,646	116,579	1.112



106 BROADWAY BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-083-0		03/11/2024		20100	401	124,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		118,517	96,988	1.222



107 W BIDWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-060-0		03/11/2024		20100	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		128,995	129,907	0.993



118 BROADWAY BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-085-0		02/29/2024		20100	401	129,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		119,382	94,610	1.262



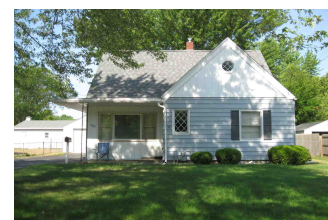
264 W BURNHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-016-0		02/26/2024		20100	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		117,453	129,653	0.906



797 NORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-162-0		02/23/2024		20100	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		156,316	134,348	1.164



Neighborhoods Used: 20100 - 20100 BC NW

227 ELDRED ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2900-00-109-0		02/16/2024	20100	401	169,900	12,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	157,140	168,642	0.932	



280 NEWTOWN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5720-10-242-0		02/16/2024	20100	401	149,900	21,780
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	128,120	134,274	0.954	



154 W BIDWELL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2900-00-072-0		02/02/2024	20100	401	160,000	12,009
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	147,991	137,406	1.077	



37 MOSHER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9400-00-008-0		01/19/2024	20100	401	70,000	12,705
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	57,295	86,181	0.665	



214 W BIDWELL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2910-00-085-0		01/16/2024	20100	401	127,000	6,565
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	120,435	116,345	1.035	



68 MARYLAND DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6290-00-105-0		01/16/2024	20100	401	100,000	11,323
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	88,677	97,091	0.913	



75 S CEDAR AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0730-00-037-0		01/12/2024	20100	401	142,000	10,045
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	131,955	168,168	0.785	



61 W COOLIDGE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6290-00-038-0		01/11/2024	20100	401	138,000	6,319
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	131,681	143,639	0.917	



Neighborhoods Used: 20100 - 20100 BC NW

75 TAYLOR AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0127-33-345-0		01/09/2024	20100 401	100,000	16,546
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	83,454	160,912	0.519



177 WINTER ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
2910-00-067-0		01/02/2024	20100 401	60,000	6,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74	53,995	107,092	0.504



145 REDNER AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6290-00-019-0		12/27/2023	20100 401	105,000	7,154
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65	97,846	102,288	0.957



259 BURR ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6110-00-082-0		12/20/2023	20100 401	79,500	6,135
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	73,365	68,102	1.077



236 ELDRED ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
2910-00-015-0		12/13/2023	20100 401	149,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70	143,000	120,658	1.185



60 S WOODLAWN AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0730-00-030-0		12/08/2023	20100 401	140,000	10,249
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	129,751	139,118	0.933



775 NORTH AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6290-00-194-0		12/07/2023	20100 401	145,000	9,916
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62	135,084	129,589	1.042



674 N WASHINGTON AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
3500-00-219-0		12/05/2023	20100 401	90,000	19,279
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	70,721	92,708	0.763



Neighborhoods Used: 20100 - 20100 BC NW

124 SUMMER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2900-00-035-0		12/01/2023	20100	401	132,000	6,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	125,995	110,922	1.136	



103 SIGEL AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6080-00-041-0		12/01/2023	20100	401	61,640	6,149
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	70	55,491	90,285	0.615	



172 FOX AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3090-00-056-0		11/30/2023	20100	401	152,000	22,055
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	129,945	144,373	0.900	



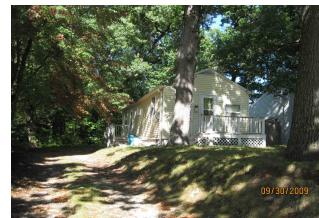
115 W BIDWELL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2900-00-058-0		11/30/2023	20100	401	152,000	6,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	145,995	125,255	1.166	



135 BROADWAY BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6080-00-142-0		11/29/2023	20100	401	115,000	8,551
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	77	106,449	91,388	1.165	



148 W SPAULDING AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7850-05-015-0		11/28/2023	20100	401	39,900	6,859
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	62	33,041	42,855	0.771	



181 BROADWAY BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6080-00-131-0		11/22/2023	20100	401	95,000	8,099
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	86,901	96,758	0.898	



149 MILLER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8070-00-030-0		11/06/2023	20100	401	97,500	6,819
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	90,681	86,412	1.049	



Neighborhoods Used: 20100 - 20100 BC NW

65 GORDON BLVD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
6290-00-147-0		11/02/2023		20100 401	138,000 7,720
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74	130,280	141,837	0.919



441 N BEDFORD RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
9400-00-070-0		10/27/2023		20100 401	63,000 5,225
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62	57,775	81,025	0.713



443 MAIN ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
6810-19-018-0		10/23/2023		20100 401	169,000 6,436
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	67	162,564	282,772	0.575



114 W BIDWELL ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
2900-00-062-0		10/20/2023		20100 401	125,000 6,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62	118,995	115,039	1.034



123 W BIDWELL ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
2900-00-056-0		10/20/2023		20100 401	103,000 6,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74	96,995	128,810	0.753



37 GORDON BLVD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
6290-00-154-0		10/20/2023		20100 401	132,000 8,805
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65	123,195	127,547	0.966



177 N BEDFORD RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
7850-01-001-0		10/18/2023		20100 401	120,000 7,168
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62	112,832	89,157	1.266



76 MILLER AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
5450-00-041-0		10/17/2023		20100 401	112,000 24,791
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65	87,209	81,566	1.069



Neighborhoods Used: 20100 - 20100 BC NW

128 W TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-006-0		10/04/2023		20100	401	119,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		114,061	104,914	1.087



1668 W MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3800-00-005-0		09/27/2023		20100	401	82,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	59		70,769	105,157	0.673



251 SIGEL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-011-0		09/26/2023		20100	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		137,066	179,741	0.763



75 BROADWAY BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-155-0		09/25/2023		20100	401	140,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		133,556	118,761	1.125



50 W WILLARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5450-00-036-0		09/21/2023		20100	401	170,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		151,600	125,284	1.210



109 GENEVA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8660-00-020-0		09/18/2023		20100	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		98,936	142,729	0.693



63 GEIGER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8070-00-050-0		09/11/2023		20100	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		155,406	163,776	0.949



99 W BIDWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8260-00-055-0		09/07/2023		20100	401	132,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		122,115	110,709	1.103



Neighborhoods Used: 20100 - 20100 BC NW

71 S CEDAR AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0730-00-038-0		09/01/2023		20100	401	135,000 5,289
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		129,711	98,231	1.320



700 WEST RIVER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0133-00-020-0		08/21/2023		20100	401	208,000 46,251
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		161,749	166,063	0.974



49 BOYD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6300-00-006-0		08/18/2023		20100	401	125,000 8,656
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	74		116,344	121,584	0.957



55 STUART BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-221-0		08/09/2023		20100	401	120,000 9,049
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		110,951	119,274	0.930



95 S CEDAR AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0730-00-032-0		08/08/2023		20100	401	115,000 10,088
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		104,912	84,281	1.245



272 W BURNHAM ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-017-0		08/07/2023		20100	401	94,900 12,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		82,900	130,004	0.638



62 N MASON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-07-005-0		08/01/2023		20100	401	130,000 23,561
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		106,439	125,714	0.847



17 AVERY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0700-00-033-0		07/28/2023		20100	401	110,000 7,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	65		102,823	126,532	0.813



Neighborhoods Used: 20100 - 20100 BC NW

29 SHELLENBERGER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-01-012-0		07/28/2023		20100	401	115,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		106,463	86,214	1.235



50 SHELLENBERGER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-02-011-0		07/21/2023		20100	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		103,067	87,157	1.183



146 SIGEL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0127-00-132-0		07/14/2023		20100	401	148,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		130,189	150,365	0.866



307 WEBBER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-129-0		07/07/2023		20100	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	68		118,000	100,506	1.174



126 W SPAULDING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-05-005-0		07/06/2023		20100	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		140,673	121,975	1.153



20 MARYLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-097-0		07/03/2023		20100	401	144,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		135,610	118,535	1.144



212 W BURNHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-002-0		06/30/2023		20100	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		124,000	131,155	0.945



91 MARYLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-112-0		06/23/2023		20100	401	122,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		112,535	182,937	0.615



Neighborhoods Used: 20100 - 20100 BC NW

60 N MASON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-07-006-0		06/21/2023		20100	401	124,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		116,120	130,938	0.887



66 OAKLEY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8070-00-035-0		05/30/2023		20100	401	185,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		172,215	163,328	1.054



179 SUMMER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2910-00-123-0		05/22/2023		20100	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		159,646	130,917	1.219



230 KELLOGG ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8660-00-002-0		05/15/2023		20100	401	138,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		126,508	121,485	1.041



53 N MASON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-11-017-0		05/15/2023		20100	401	86,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		76,805	124,901	0.615



44 EVERETT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0700-00-022-0		05/09/2023		20100	401	100,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		88,864	107,959	0.823



210 W BURNHAM ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-001-0		04/28/2023		20100	401	115,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		109,000	109,550	0.995



51 SHELLENBERGER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-01-022-0		04/17/2023		20100	401	120,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		108,501	109,068	0.995



Neighborhoods Used: 20100 - 20100 BC NW

39 N MASON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4820-10-029-0	04/07/2023 20100	401	109,500	6,627
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	102,873	79,467
				E.C.F.
				1.295



29 W WILLARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5450-00-016-1	04/05/2023 20100	401	147,900	7,881
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	84	140,019	180,410
				E.C.F.
				0.776



141 WINTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2900-00-081-0	03/31/2023 20100	401	134,000	6,005
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	127,995	144,325
				E.C.F.
				0.887



161 SUMMER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2900-00-016-0	03/30/2023 20100	401	121,500	5,354
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	116,146	111,101
				E.C.F.
				1.045



414 ROBERTSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5740-10-445-0	03/29/2023 20100	401	96,000	18,234
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	77,766	134,055
				E.C.F.
				0.580



1580 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3800-00-020-0	03/23/2023 20100	401	145,000	9,939
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	56	135,061	117,115
				E.C.F.
				1.153



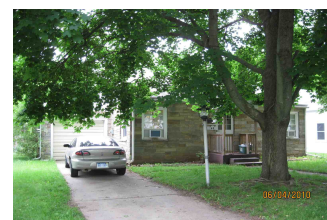
70 KELLOGG ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8490-00-012-0	03/21/2023 20100	401	155,000	10,229
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	84	144,771	198,914
				E.C.F.
				0.728



43 TAYLOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8300-00-013-0	03/13/2023 20100	401	122,000	6,811
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	115,189	119,339
				E.C.F.
				0.965



Neighborhoods Used: 20100 - 20100 BC NW

33 N MASON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-10-032-0		03/10/2023		20100 401	115,000	6,561
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		108,439	96,413	1.125



1840 W MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-10-003-0		03/09/2023		20100 401	136,000	11,259
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	67		124,741	123,476	1.010



42 S BEDFORD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4000-00-071-0		03/08/2023		20100 401	125,000	7,795
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	62		117,205	117,805	0.995



40 SHELLENBERGER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-02-009-0		03/07/2023		20100 401	115,500	10,985
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		104,515	106,015	0.986



146 MORGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8300-00-120-0		02/27/2023		20100 401	130,000	11,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		118,953	101,053	1.177



155 LACEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3800-00-037-0		02/10/2023		20100 401	89,900	11,804
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		78,096	105,950	0.737



226 ROBERTSON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5740-10-437-0		02/08/2023		20100 401	170,000	12,477
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		157,523	232,632	0.677



49 N MASON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-11-015-0		01/27/2023		20100 401	115,500	5,756
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		109,744	91,370	1.201



Neighborhoods Used: 20100 - 20100 BC NW

73 BABCOCK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0730-00-081-0		01/23/2023		20100	401	60,000 4,767
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		55,233	85,303	0.647



226 LUDWIG AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9880-00-002-0		01/13/2023		20100	401	136,000 7,708
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		128,292	110,712	1.159



26 W MEADOWLAWN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-165-0		01/12/2023		20100	401	120,500 12,349
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		108,151	131,023	0.825



21 KEITH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-090-0		12/28/2022		20100	401	132,000 6,835
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		125,165	152,356	0.822



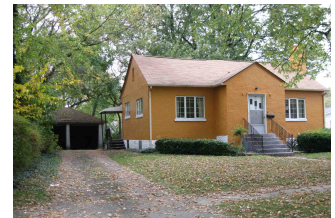
1769 W MICHIGAN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9850-00-003-0		12/27/2022		20100	401	88,000 7,410
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	67		80,590	119,018	0.677



181 REDNER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-028-0		12/22/2022		20100	401	99,000 8,271
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		90,729	184,627	0.491



18 MARYLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-096-0		12/21/2022		20100	401	135,000 7,952
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		127,048	141,921	0.895



106 WINTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8260-00-124-0		12/20/2022		20100	401	122,000 21,487
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		100,513	120,841	0.832



Neighborhoods Used: 20100 - 20100 BC NW

96 S BEDFORD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0134-19-300-2		11/30/2022		20100	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		133,603	131,662	1.015



76 W MEADOWLAWN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-176-0		11/29/2022		20100	401	82,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		76,000	105,810	0.718



69 N CEDAR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-07-017-0		11/21/2022		20100	401	90,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		83,653	91,301	0.916



13 N MASON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-10-042-0		11/21/2022		20100	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		94,232	81,280	1.159



216 W BURNHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-003-0		11/18/2022		20100	401	97,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	74		91,000	125,769	0.724



166 W BIDWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2910-00-072-0		11/18/2022		20100	401	109,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		103,495	129,101	0.802



260 MORGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1280-00-011-0		11/04/2022		20100	401	155,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		144,171	121,492	1.187



124 FOX AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3090-00-066-0		10/27/2022		20100	401	89,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	84		68,122	86,988	0.783



Neighborhoods Used: 20100 - 20100 BC NW

170 W BIDWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2910-00-073-0 10/27/2022 20100 401 140,000 6,005
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 65 133,995 126,116 1.062



660 WEST RIVER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0133-00-014-0 10/21/2022 20100 401 164,000 31,822
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 132,178 170,975 0.773



38 W TERRITORIAL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4040-00-019-0 10/21/2022 20100 401 108,000 5,130
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 62 102,870 113,643 0.905



205 SUMMER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2910-00-116-0 10/19/2022 20100 401 50,000 5,796
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 44,204 50,485 0.876



133 MOSHER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9400-00-028-0 10/19/2022 20100 401 95,000 8,183
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 86,817 117,395 0.740



46 AVERY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0700-00-052-0 10/11/2022 20100 401 119,000 13,413
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 105,587 139,196 0.759



37 W BIDWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4040-00-044-0 10/10/2022 20100 401 124,900 4,702
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 120,198 132,957 0.904



253 N WOODLAWN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6080-00-217-0 10/07/2022 20100 401 106,000 6,193
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 84 99,807 108,271 0.922



Neighborhoods Used: 20100 - 20100 BC NW

168 W TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2910-00-129-0	10/07/2022 20100	401	100,000	5,839
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	94,161	134,897
				E.C.F.
				0.698



125 LAMORA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4820-12-027-0	10/07/2022 20100	401	103,300	4,767
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	98,533	104,914
				E.C.F.
				0.939



55 GEIGER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8070-00-048-0	10/07/2022 20100	401	150,000	23,995
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	126,005	222,274
				E.C.F.
				0.567



88 MARYLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6290-00-108-0	10/05/2022 20100	401	129,900	8,887
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	121,013	109,201
				E.C.F.
				1.108



141 W BIDWELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2900-00-051-0	09/29/2022 20100	401	100,000	6,005
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	93,995	95,659
				E.C.F.
				0.983



210 BROADWAY BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6080-00-105-0	09/26/2022 20100	401	70,000	8,049
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	61,951	94,243
				E.C.F.
				0.657



420 PRESIDENTIAL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7070-00-031-0	09/26/2022 20100	401	169,000	14,489
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	154,511	196,057
				E.C.F.
				0.788



68 N MASON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4820-07-002-0	09/26/2022 20100	401	88,902	9,505
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	70	79,397	119,325
				E.C.F.
				0.665



Neighborhoods Used: 20100 - 20100 BC NW

1586 W MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3800-00-019-0		09/16/2022		20100	401	169,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	67		150,039	195,925	0.766



138 WINTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-099-0		09/16/2022		20100	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		128,498	118,025	1.089



34 N WOODLAWN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-178-0		09/14/2022		20100	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		128,739	111,803	1.151



205 W SPAULDING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8070-00-082-0		09/09/2022		20100	401	123,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		115,608	119,302	0.969



121 SIGEL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-037-0		09/08/2022		20100	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		123,704	107,394	1.152



70 BROADWAY BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-075-0		08/30/2022		20100	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		91,555	95,741	0.956



137 REDNER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-017-0		08/15/2022		20100	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	72		102,877	123,726	0.831



68 N CEDAR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-04-006-0		08/10/2022		20100	401	71,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		64,719	88,169	0.734



Neighborhoods Used: 20100 - 20100 BC NW

120 WINTER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2900-00-094-0		08/09/2022	20100	401	125,000	6,396
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	118,604	141,843	0.836	



298 MORGAN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7070-00-003-0		08/08/2022	20100	401	160,000	7,176
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	152,824	147,325	1.037	



66 OAKLEY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8070-00-035-0		08/05/2022	20100	401	169,000	12,785
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	156,215	163,328	0.956	



214 N WOODLAWN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6080-00-209-0		08/05/2022	20100	401	77,000	6,601
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	70,399	76,443	0.921	



76 MILLER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5450-00-041-0		08/04/2022	20100	401	85,000	24,791
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	60,209	81,566	0.738	



325 WEBBER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6110-00-137-0		07/22/2022	20100	401	85,000	6,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	79,000	73,027	1.082	



171 W SPAULDING AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8070-00-074-0		07/18/2022	20100	401	153,000	6,924
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	146,076	141,695	1.031	



608 SENATE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7070-00-033-0		07/09/2022	20100	401	279,000	12,772
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	89	266,228	378,308	0.704	



Neighborhoods Used: 20100 - 20100 BC NW

46 KEITH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-062-0		07/07/2022		20100	401	124,000 9,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		114,400	127,298	0.899



75 STUART BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-214-0		06/28/2022		20100	401	75,000 9,773
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		65,227	106,054	0.615



10 FOX AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3090-00-086-0		06/24/2022		20100	401	144,000 14,892
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	84		129,108	145,517	0.887



195 SIGEL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-024-0		06/22/2022		20100	401	159,000 11,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		147,600	135,130	1.092



126 MORGAN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8300-00-125-0		06/17/2022		20100	401	130,000 17,694
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		112,306	152,388	0.737



100 SIGEL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-07-022-0		06/15/2022		20100	401	105,000 17,461
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		87,539	141,270	0.620



205 ELDRED ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-115-0		06/07/2022		20100	401	117,000 10,365
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	70		106,635	141,625	0.753



183 N WOODLAWN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4820-04-012-0		06/03/2022		20100	401	134,000 9,461
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		124,539	103,559	1.203



Neighborhoods Used: 20100 - 20100 BC NW

244 N WOODLAWN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-214-0		06/03/2022		20100 401	95,000	8,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		86,500	85,720	1.009



63 GEIGER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8070-00-050-0		06/01/2022		20100 401	145,000	9,594
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		135,406	163,775	0.827



24 SHELLENBERGER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-02-006-0		05/31/2022		20100 401	62,400	5,317
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		57,083	83,352	0.685



120 N WOODLAWN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-195-0		05/24/2022		20100 401	99,504	5,724
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		93,780	75,374	1.244



151 WINTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-079-0		05/16/2022		20100 401	110,000	6,005
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	74		103,995	115,985	0.897



79 WINTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8260-00-097-0		05/16/2022		20100 401	125,000	6,751
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		118,249	147,952	0.799



112 ROBERTSON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5740-10-434-0		05/06/2022		20100 401	76,900	8,898
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		68,002	123,750	0.550



41 KELLOGG ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0127-00-108-0		05/06/2022		20100 401	155,000	12,679
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		142,321	113,990	1.249



Neighborhoods Used: 20100 - 20100 BC NW

73 SUMMER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8260-00-028-0		04/29/2022	20100	401	170,000	8,616
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	77	161,384	207,852	0.776	



202 N WOODLAWN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6080-00-207-0		04/29/2022	20100	401	100,000	7,611
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	92,389	88,486	1.044	



198 W BIDWELL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2910-00-080-0		04/28/2022	20100	401	125,000	6,500
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	118,500	114,276	1.037	



369 N BEDFORD RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8300-00-174-0		04/27/2022	20100	401	32,500	8,555
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	13	23,945	22,049	1.086	



207 KELLOGG ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9880-00-014-0		04/25/2022	20100	401	156,000	12,115
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	143,885	130,508	1.102	



34 HIGHLAND AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4040-00-124-0		04/22/2022	20100	401	115,000	3,882
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	82	111,118	124,828	0.890	



142 W BIDWELL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2900-00-070-0		04/22/2022	20100	401	87,000	6,005
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	80,995	114,721	0.706	



89 BABCOCK AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0730-00-077-0		04/22/2022	20100	401	100,000	8,642
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	79	91,358	91,791	0.995	



Neighborhoods Used: 20100 - 20100 BC NW

163 WINTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-076-0		04/22/2022		20100	401	75,000 6,005
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		68,995	138,185	0.499



62 W SPAULDING AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7850-03-005-0		04/20/2022		20100	401	125,000 6,616
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	84		118,384	115,245	1.027



35 AVERY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0700-00-036-0		04/20/2022		20100	401	119,900 8,798
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		111,102	126,363	0.879



111 BROADWAY BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-147-0		04/18/2022		20100	401	104,500 8,422
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		96,078	81,221	1.183



256 BURR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-094-0		04/15/2022		20100	401	134,900 6,495
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		128,405	153,095	0.839



142 WINTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-100-0		04/13/2022		20100	401	170,000 6,396
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		163,604	131,244	1.247



361 NEWTOWN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0619-45-193-0		04/12/2022		20100	401	96,500 21,122
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		75,378	91,821	0.821



130 BROADWAY BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6080-00-088-0		04/08/2022		20100	401	99,900 8,624
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		91,276	85,440	1.068



Neighborhoods Used: 20100 - 20100 BC NW

52 MARYLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-102-0		04/05/2022		20100	401	146,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		133,148	156,208	0.852



121 REDNER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6290-00-013-0		04/04/2022		20100	401	81,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		72,371	104,142	0.695



63 SUMMER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8260-00-031-0		04/04/2022		20100	401	80,040
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		77,047	89,335	0.862



210 W BURNHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6110-00-001-0		04/01/2022		20100	401	120,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		114,000	109,550	1.041



Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 20150 - 20150 BC N

134 E WILLARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8580-00-028-0		03/07/2024		20150	401	89,000 18,607
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		70,393	131,653	0.535



16 S HINMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1220-00-012-0		02/16/2024		20150	401	65,000 11,321
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		53,679	132,865	0.404



59 DUNNING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-052-0		02/12/2024		20150	401	159,000 10,934
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	66		148,066	127,081	1.165



70 PARKRIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0630-00-027-0		01/29/2024		20150	401	142,000 13,957
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		128,043	126,557	1.012



1353 W MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1220-00-056-0		01/05/2024		20150	401	83,000 5,518
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	70		77,482	111,385	0.696



367 POST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-051-0		12/27/2023		20150	401	157,500 6,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		150,561	155,706	0.967



19 HANNAH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-004-0		12/22/2023		20150	401	125,000 5,240
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		119,760	127,976	0.936



136 ALTHEA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6200-00-087-0		12/22/2023		20150	401	140,000 10,328
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		129,672	105,056	1.234



Neighborhoods Used: 20150 - 20150 BC N

65 MYRTLE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8610-00-110-0		10/31/2023	20150	401	60,000	6,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	53,400	60,427	0.884	



41 ELDREDGE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2740-00-018-0		10/18/2023	20150	401	156,000	26,894
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	129,106	184,000	0.702	



15 GREBLE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3780-00-038-0		10/13/2023	20150	401	82,549	5,240
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	77,309	123,946	0.624	



39 TROY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5590-00-017-0		10/13/2023	20150	401	85,000	4,273
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	80,727	90,080	0.896	



10 PARKRIDGE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0630-00-021-0		09/21/2023	20150	401	107,000	17,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	90,000	108,465	0.830	



11 GREBLE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3780-00-037-0		09/11/2023	20150	401	141,000	7,327
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	133,673	104,923	1.274	



84 PARKRIDGE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0630-00-029-0		08/17/2023	20150	401	160,888	18,337
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	142,551	158,982	0.897	



177 RIDGEMOOR AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7340-00-035-0		08/10/2023	20150	401	160,000	55,650
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	104,350	135,683	0.769	



Neighborhoods Used: 20150 - 20150 BC N

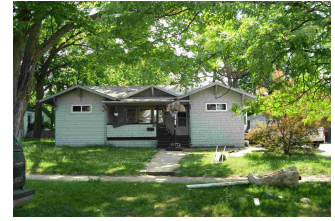
124 BARNEY BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6200-00-047-0		08/04/2023		20150 401	110,000	10,819
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		99,181	136,788	0.725



16 N HINMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-033-0		07/24/2023		20150 401	102,000	8,387
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	70		93,613	138,411	0.676



32 KIMBER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0750-00-007-0		07/12/2023		20150 401	130,000	14,611
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		115,389	122,522	0.942



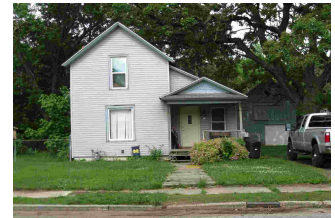
19 LINDEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0630-00-038-0		07/12/2023		20150 401	150,000	16,711
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		133,289	141,332	0.943



39 DUNNING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-049-0		07/06/2023		20150 401	116,000	11,260
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		104,740	116,490	0.899



456 CLIFF ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-001-0		06/16/2023		20150 401	130,000	12,978
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		117,022	130,404	0.897



52 HANNAH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-021-0		06/13/2023		20150 401	147,000	6,456
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		140,544	159,737	0.880



70 PARKRIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0630-00-027-0		05/26/2023		20150 401	135,000	13,957
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		121,043	126,557	0.956



Neighborhoods Used: 20150 - 20150 BC N

22 N HINMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-072-0		04/24/2023		20150	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		124,080	127,760	0.971



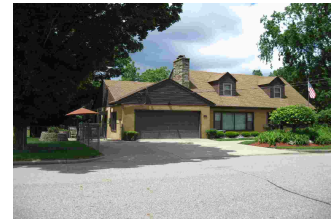
205 E WILLARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6200-00-044-0		03/31/2023		20150	401	85,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		74,840	88,196	0.849



137 DUNNING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-098-0		03/28/2023		20150	401	196,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		181,860	259,128	0.702



139 JAMES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1060-00-021-0		03/24/2023		20150	401	86,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		81,550	82,820	0.985



12 GREBLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-066-0		03/10/2023		20150	401	112,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		101,463	112,375	0.903



105 ALTHEA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6200-00-078-0		02/16/2023		20150	401	78,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		64,098	143,858	0.446



1349 W MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1220-00-057-0		02/10/2023		20150	401	79,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	62		73,012	76,004	0.961



140 N BEDFORD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0580-00-001-0		02/03/2023		20150	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		118,937	121,947	0.975



Neighborhoods Used: 20150 - 20150 BC N

30 BARNEY BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6200-00-118-0		12/19/2022		20150	401	150,000 30,011
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	70		119,989	157,300	0.763



17 DUNNING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-044-0		11/23/2022		20150	401	45,000 7,127
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		37,873	62,754	0.604



39 HANNAH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-009-0		11/18/2022		20150	401	137,000 13,410
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		123,590	138,271	0.894



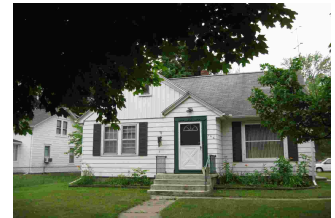
64 MAURER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0630-00-045-0		10/28/2022		20150	401	197,900 25,153
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		172,747	177,991	0.971



126 E WILLARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8580-00-030-0		10/07/2022		20150	401	129,500 7,804
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		121,696	126,421	0.963



83 BOND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4001-00-078-0		09/02/2022		20150	401	136,000 21,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		114,768	126,869	0.905



28 ALLISON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0580-00-031-0		07/25/2022		20150	401	166,000 14,670
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		151,330	150,793	1.004



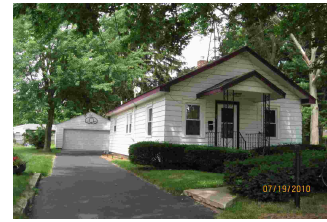
35 GREBLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-043-0		06/15/2022		20150	401	120,000 7,553
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		112,447	110,032	1.022



Neighborhoods Used: 20150 - 20150 BC N

83 MYRTLE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8610-00-107-0		06/08/2022		20150	401	77,300 6,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		70,700	85,759	0.824



25 TROY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5590-00-021-0		06/08/2022		20150	401	100,000 15,749
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		84,251	101,485	0.830



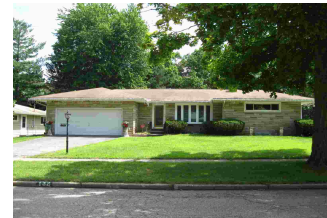
118 ELDREDGE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8580-00-021-0		05/23/2022		20150	401	87,000 24,652
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		62,348	77,819	0.801



16 LINDEN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7340-00-012-0		05/19/2022		20150	401	176,600 20,746
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		155,854	238,623	0.653



132 PARKRIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0630-00-052-0		05/17/2022		20150	401	125,000 12,762
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		112,238	162,911	0.689



36 GREBLE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3780-00-060-0		05/10/2022		20150	401	80,000 7,314
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		72,686	112,953	0.644



18 RIDGEMOOR AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7340-00-002-0		04/06/2022		20150	401	50,000 26,342
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	14		23,658	19,193	1.233



Neighborhoods Used: 20150 - 20150 BC N

<<<<<<<<<<<	Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
47	0	16.84	24.35	1.027
After Application of E.C.F.s		16.87	24.27	1.027

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 TO 1.75	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
2 STY	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
BI LEVEL	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
BUNGALOW (1STY)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
CONDO	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
CONTEMP 1 STY	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
CONTEMP MULTI	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
DUPLEX	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
GARAGE/CARPORT	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
MODULAR/1STY	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
MULTI UNIT PVH	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
MULTIPLE UNITS	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
RANCH	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
TRI/QUAD LEVEL	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
VACANT LAND	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)
	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)	0.840 (47)

Single Family E.C.F. : 0.840 (47)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>>
```

```
    Starting Date: 04/01/2022
```

```
    Ending Date: 03/31/2024
```

```
    Terms Selected: All
```

```
    Analyze by Style:
```

```
    Analyze by %Good:
```

```
    Show Valid Data : X
```

```
    Show Invalid Data : X
```

```
    Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
    Neighborhood(s): 20150 - 20150 BC N
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.01
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.01
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.01
	Maximum E.C.F. (Commercial): 10.00

01/07/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

Page: 1/2

04:10 PM

DB: Battle Creek Current

Neighborhoods Used: 20326 - 20326 RURAL (M&B) BC SCHOOLS

1729 WATKINS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0079-00-230-0		10/28/2022		20326	401	400,000
						92,081
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		289,591	310,308	0.933
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		18328		19639	0.933	



2705 WATKINS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0078-00-175-3		09/30/2022		20326	401	250,000
						33,288
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		216,712	283,862	0.763



13620 S HELMER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0077-00-300-0		04/20/2022		20326	401	210,000
						32,784
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		158,095	182,847	0.865
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		19121		22114	0.865	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 20500 - 20500 BC NE

246 IRVING PARK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5980-00-014-0		03/27/2024		20500	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		116,823	310,598	0.376



91 WOODWARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7680-00-024-0		03/22/2024		20500	401	181,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		173,688	156,331	1.111



48 N UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7940-00-028-0		03/19/2024		20500	401	90,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	64		80,249	177,236	0.453



29 EVANS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2830-00-004-0		03/15/2024		20500	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		128,270	127,301	1.008



123 MAPLE TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-059-0		03/11/2024		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		115,609	121,022	0.955



368 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1900-00-008-0		03/08/2024		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		115,604	146,018	0.792



154 N BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-099-0		03/01/2024		20500	401	207,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		194,838	159,805	1.219



76 MAPLE GROVE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0860-00-015-0		02/28/2024		20500	401	105,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		101,027	86,435	1.169



Neighborhoods Used: 20500 - 20500 BC NE

34 WREN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5160-00-174-0		02/16/2024	20500	401	80,000	6,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	73,400	105,392	0.696	



138 YALE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1900-00-043-0		02/16/2024	20500	401	90,000	8,091
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	81,909	94,591	0.866	



88 CENTRAL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9640-00-070-0		02/09/2024	20500	401	162,000	5,618
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	156,382	124,331	1.258	



442 E EMMETT ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2640-00-028-0		02/07/2024	20500	401	104,000	4,311
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	99,689	110,480	0.902	



26 MAPLE TER						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5130-00-006-0		02/05/2024	20500	401	122,570	7,101
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	115,469	109,020	1.059	



46 YALE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8550-00-058-0		01/31/2024	20500	401	115,000	6,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	108,400	133,862	0.810	



252 HUNTER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4230-00-167-0		01/26/2024	20500	401	143,000	11,257
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	131,743	130,749	1.008	



78 N WABASH AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0706-42-615-0		01/26/2024	20500	401	150,000	17,965
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	91	132,035	188,751	0.700	



Neighborhoods Used: 20500 - 20500 BC NE

215 CALHOUN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1640-00-032-0	01/09/2024 20500	401	111,140	5,054
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	106,086	144,660
				E.C.F. 0.733



202 GARFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0601-29-100-0	01/05/2024 20500	401	187,000	10,671
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	176,329	182,028
				E.C.F. 0.969



77 ROSE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5370-00-028-0	01/04/2024 20500	401	160,000	4,461
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	155,539	134,271
				E.C.F. 1.158



26 WOODWARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7680-00-007-0	12/29/2023 20500	401	136,551	7,291
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	77	129,260	100,979
				E.C.F. 1.280



19 N EAST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5130-00-013-0	12/27/2023 20500	401	62,500	6,270
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	56,230	120,742
				E.C.F. 0.466



71 PIPER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5110-00-095-0	12/20/2023 20500	401	144,000	13,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	130,400	178,907
				E.C.F. 0.729



422 CORNELL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2600-00-063-0	12/15/2023 20500	401	105,000	13,991
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	91,009	132,261
				E.C.F. 0.688



51 N BROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4100-00-040-0	12/15/2023 20500	401	134,700	5,983
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	79	128,717	142,963
				E.C.F. 0.900



Neighborhoods Used: 20500 - 20500 BC NE

65 TRAVERSE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-056-0		12/06/2023		20500	401	125,000 3,763
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		121,237	141,222	0.858



88 ORCHARD PL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1660-00-024-0		11/20/2023		20500	401	189,900 9,579
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		180,321	259,640	0.695



101 CENTRAL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9640-00-024-0		11/16/2023		20500	401	110,000 14,629
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		95,371	172,400	0.553



151 N UNION ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-210-0		11/16/2023		20500	401	120,000 11,685
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		108,315	143,426	0.755



109 MAPLE TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-056-0		11/14/2023		20500	401	115,000 11,999
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		103,001	109,888	0.937



86 MAPLE TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-024-0		11/09/2023		20500	401	125,000 6,438
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		118,562	101,897	1.164



364 N EAST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1900-00-006-0		11/07/2023		20500	401	119,500 8,435
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		111,065	120,011	0.925



723 NE CAPITAL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5760-00-014-0		10/30/2023		20500	401	120,000 3,959
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		116,041	105,833	1.096



Neighborhoods Used: 20500 - 20500 BC NE

266 HUNTER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4230-00-173-0		10/25/2023	20500	401	113,700	10,459
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	74	103,241	111,363	0.927	



23 MAPLE GROVE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4560-00-010-0		10/19/2023	20500	401	131,000	4,600
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	70	126,400	153,749	0.822	



324 PLEASANTVIEW DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2600-00-025-0		09/29/2023	20500	401	147,000	11,084
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	135,916	145,243	0.936	



58 CENTRAL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9640-00-063-0		09/29/2023	20500	401	175,000	5,973
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	169,027	134,494	1.257	



151 W PITMAN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4230-00-130-0		09/20/2023	20500	401	94,000	8,301
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	85,699	106,469	0.805	



85 YALE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1920-00-011-0		09/15/2023	20500	401	150,000	8,461
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	141,539	127,921	1.106	



80 MAPLE GROVE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5160-00-204-0		09/07/2023	20500	401	62,000	5,730
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	56,270	78,293	0.719	



200 HUNTER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3270-00-024-0		09/05/2023	20500	401	129,000	8,648
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	120,352	135,156	0.890	



Neighborhoods Used: 20500 - 20500 BC NE

66 ORCHARD PL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1660-00-028-0		09/01/2023		20500	401	275,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	70	250,391	400,059	0.626	



345 PLEASANTVIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-034-0		08/18/2023		20500	401	136,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	123,802	145,007	0.854	



192 HUNTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3270-00-026-0		07/31/2023		20500	401	75,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	59,279	139,160	0.426	



32 S EAST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7490-00-023-0		07/31/2023		20500	401	131,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	79	127,276	150,827	0.844	



82 WOODWARD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7680-00-021-0		07/25/2023		20500	401	69,150
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	62,661	109,759	0.571	



20 WENDELL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5350-00-071-0		07/21/2023		20500	401	88,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	84,690	133,812	0.633	



135 BRYANT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2640-00-004-0		07/14/2023		20500	401	130,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	74	116,274	102,245	1.137	



261 HUNTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-157-0		07/07/2023		20500	401	135,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	79	125,009	124,980	1.000	



Neighborhoods Used: 20500 - 20500 BC NE

38 WREN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-173-0		07/06/2023		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		121,700	114,416	1.064



136 N MCKINLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3250-00-058-0		06/29/2023		20500	401	62,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		58,625	105,679	0.555



353 CORNELL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-085-0		06/29/2023		20500	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		85,943	114,100	0.753



194 N UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-242-0		06/13/2023		20500	401	137,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		129,249	185,736	0.696



337 CORNELL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-081-0		06/09/2023		20500	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		95,624	140,713	0.680



10 CHARLOTTE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5090-00-032-0		06/07/2023		20500	401	74,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		67,421	107,769	0.626



90 N BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-116-0		06/02/2023		20500	401	153,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		141,273	179,730	0.786



64 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4990-00-016-0		06/02/2023		20500	401	142,840
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		138,328	134,072	1.032



Neighborhoods Used: 20500 - 20500 BC NE

28 TRAVERSE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-028-0		05/19/2023		20500	401	85,525
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		78,940	79,643	0.991



37 S EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-009-0		05/15/2023		20500	401	129,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		118,249	160,263	0.738



196 W PITMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-110-0		05/15/2023		20500	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		45,916	130,338	0.352



113 N WABASH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3250-00-096-0		05/12/2023		20500	401	179,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		172,119	171,911	1.001



70 CHESTNUT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1640-00-029-0		05/09/2023		20500	401	173,625
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		165,375	147,944	1.118



294 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1910-00-004-0		05/09/2023		20500	401	60,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		55,700	94,028	0.592



356 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1900-00-004-0		05/04/2023		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		119,863	144,456	0.830



125 N WABASH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3250-00-099-0		04/28/2023		20500	401	140,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79		135,313	166,741	0.812



Neighborhoods Used: 20500 - 20500 BC NE

35 SHERMAN RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9640-00-049-0		04/24/2023	20500	401	184,900	10,378
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	174,522	137,699	1.267	



196 N MCKINLEY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3250-00-044-0		04/14/2023	20500	401	85,000	4,804
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	80,196	110,501	0.726	



77 WOODWARD AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7680-00-027-0		04/11/2023	20500	401	114,000	9,866
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	104,134	121,482	0.857	



490 E EMMETT ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2580-00-014-0		03/17/2023	20500	401	112,500	5,974
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	69	106,526	200,015	0.533	
!!MULTI-PARCEL SALE!!						



80 N EAST AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7680-00-038-0		03/10/2023	20500	401	135,000	10,108
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	124,892	118,824	1.051	



77 N UNION ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7940-00-015-0		03/09/2023	20500	401	100,000	23,720
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	76,280	143,970	0.530	



82 MAPLE TER						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5110-00-025-0		03/03/2023	20500	401	155,000	9,258
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	145,742	168,118	0.867	



142 N WABASH AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5110-00-148-0		03/03/2023	20500	401	90,800	8,299
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	82,501	113,120	0.729	



Neighborhoods Used: 20500 - 20500 BC NE

38 CHARLOTTE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5090-00-055-0		02/14/2023		20500	401	85,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	62		81,323	92,141	0.883



311 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0231-43-922-0		02/03/2023		20500	401	197,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		182,086	216,314	0.842



100 CENTRAL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9640-00-072-0		01/06/2023		20500	401	115,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		104,670	120,262	0.870



105 N BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-127-0		01/04/2023		20500	001	106,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		93,728	102,946	0.910

!!MULTI-PARCEL SALE!!



421 CORNELL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0231-48-782-0		01/03/2023		20500	401	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		148,826	172,902	0.861



299 E EMMETT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0470-00-032-0		01/02/2023		20500	401	89,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		75,673	101,947	0.742



226 LAUREL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-038-0		12/30/2022		20500	401	120,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	55		106,633	87,880	1.213



43 N BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4100-00-038-0		12/29/2022		20500	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		139,017	141,271	0.984



Neighborhoods Used: 20500 - 20500 BC NE

117 CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9640-00-098-0	12/29/2022 20500	401	207,000	20,867
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	84	186,133	248,640
				E.C.F.
				0.749



21 VERONA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1920-00-007-0	12/15/2022 20500	401	134,900	10,447
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	124,453	113,959
				E.C.F.
				1.092



414 HUNTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8550-00-015-0	12/15/2022 20500	401	99,000	7,601
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	91,399	86,619
				E.C.F.
				1.055



723 NE CAPITAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5760-00-014-0	12/13/2022 20500	401	57,000	3,959
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	62	53,041	105,833
				E.C.F.
				0.501



295 LAUREL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4230-00-008-0	12/02/2022 20500	401	135,000	9,839
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	125,161	147,177
				E.C.F.
				0.850



105 N UNION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1670-00-217-0	11/30/2022 20500	401	139,900	22,327
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	117,573	203,632
				E.C.F.
				0.577



72 N EAST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7680-00-036-0	11/30/2022 20500	401	87,500	3,949
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	83,551	111,570
				E.C.F.
				0.749



196 HUNTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3270-00-025-0	11/23/2022 20500	401	121,540	10,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	111,540	123,181
				E.C.F.
				0.905



Neighborhoods Used: 20500 - 20500 BC NE

44 MAPLE GROVE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2820-00-013-0		11/21/2022		20500	401	95,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		89,796	96,492	0.931



442 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-003-0		11/18/2022		20500	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		120,376	146,391	0.822



48 CONVIS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8740-00-043-0		11/18/2022		20500	401	81,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		76,434	125,210	0.610



275 CHESTNUT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9650-00-015-0		11/14/2022		20500	401	155,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		142,247	184,430	0.771



65 N BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4100-00-045-0		11/08/2022		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		117,127	115,963	1.010



141 N WABASH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3250-00-102-0		10/19/2022		20500	401	65,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		58,370	127,276	0.459



78 ORCHARD PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1660-00-026-0		10/17/2022		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		109,706	267,717	0.410



217 W PITMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-098-0		10/13/2022		20500	401	137,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		126,431	105,184	1.202



Neighborhoods Used: 20500 - 20500 BC NE

64 YALE ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
8550-00-062-0		10/11/2022	20500 401	100,000	3,880
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74	96,120	119,820	0.802



277 LAUREL DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
4230-00-016-0		10/04/2022	20500 401	110,000	10,127
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74	99,873	140,558	0.711



146 N BROAD ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
5110-00-101-0		09/30/2022	20500 401	192,000	15,777
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65	176,223	170,634	1.033



348 HUNTER ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
8550-00-005-0		09/27/2022	20500 401	98,000	4,004
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	93,996	71,948	1.306



433 E EMMETT ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
4230-00-182-0		09/23/2022	20500 401	138,000	6,264
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80	131,736	139,951	0.941



69 HARVARD ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
5370-00-054-0		09/23/2022	20500 401	75,000	5,575
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74	69,425	157,596	0.441



205 W PITMAN AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
4230-00-105-0		09/21/2022	20500 401	86,000	8,359
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	77,641	68,308	1.137



67 MAPLE TER					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
5110-00-047-0		09/16/2022	20500 401	135,000	8,952
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74	126,048	162,729	0.775



Neighborhoods Used: 20500 - 20500 BC NE

47 ORCHARD PL						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1660-00-011-0		09/16/2022	20500	401	305,000	12,970
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	70	292,030	407,610	0.716	



36 EVANS ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4990-00-050-0		09/14/2022	20500	401	250,000	28,273
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	59	221,727	314,565	0.705	



110 N MCKINLEY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3250-00-064-0		09/08/2022	20500	401	60,000	6,334
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	53,666	76,654	0.700	



78 YALE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1920-00-014-0		08/31/2022	20500	401	90,000	9,065
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	80,935	118,286	0.684	



22 CENTRAL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9640-00-053-0		08/30/2022	20500	401	122,900	15,123
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	107,777	112,686	0.956	



81 N UNION ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7940-00-016-0		08/29/2022	20500	401	140,000	10,552
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	74	129,448	172,730	0.749	



302 CORNELL DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5420-00-034-0		08/19/2022	20500	401	148,000	16,092
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	131,908	273,852	0.482	



50 LAWLER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1900-00-031-0		08/10/2022	20500	401	124,900	14,184
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	110,716	99,046	1.118	



Neighborhoods Used: 20500 - 20500 BC NE

117 N UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-216-0		08/09/2022		20500	401	175,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		161,761	137,163	1.179



353 CORNELL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-085-0		08/04/2022		20500	401	85,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		70,943	114,100	0.622



219 HUNTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-202-0		08/01/2022		20500	401	114,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		102,176	106,090	0.963



66 TRAVERSE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-014-0		07/29/2022		20500	401	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	68		76,628	97,167	0.789



255 N MCKINLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-079-0		07/26/2022		20500	401	85,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		79,466	95,062	0.836



211 N MCKINLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3270-00-003-0		07/21/2022		20500	401	73,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	62		63,209	113,401	0.557



194 GARFIELD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2070-00-035-1		07/20/2022		20500	401	168,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		154,736	169,763	0.911

!!MULTI-PARCEL SALE!!



415 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-040-0		07/18/2022		20500	401	122,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		111,020	142,622	0.778



Neighborhoods Used: 20500 - 20500 BC NE

330 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-022-0		07/15/2022		20500	401	129,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		117,199	99,038	1.183



38 ROSE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5370-00-020-0		07/15/2022		20500	401	169,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		154,022	192,038	0.802



276 LAUREL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4230-00-015-0		07/01/2022		20500	401	89,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		74,326	127,142	0.585



51 PIPER AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-091-0		06/30/2022		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		111,679	146,792	0.761



266 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1920-00-004-0		06/30/2022		20500	401	120,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		115,246	92,338	1.248



26 WREN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-177-0		06/29/2022		20500	401	27,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		23,300	67,371	0.346



5 RADLEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-151-0		06/28/2022		20500	401	142,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		135,506	137,331	0.987



91 WOODWARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7680-00-024-0		06/27/2022		20500	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		157,688	158,772	0.993



Neighborhoods Used: 20500 - 20500 BC NE

95 N MCKINLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3250-00-019-0	06/27/2022	20500	401	69,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	62,251	125,474
				E.C.F.
				0.496



25 FREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0706-32-475-0	06/17/2022	20500	401	200,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	187,390	210,847
				E.C.F.
				0.889



26 CHARLOTTE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5090-00-059-0	06/15/2022	20500	401	71,900
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	67,286	137,650
				E.C.F.
				0.489



90 N BROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5110-00-116-0	06/06/2022	20500	401	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	138,273	179,730
				E.C.F.
				0.769



321 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5420-00-014-0	06/03/2022	20500	401	125,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	115,839	100,644
				E.C.F.
				1.151



95 MAPLE TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5110-00-052-0	06/03/2022	20500	401	160,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	149,124	149,736
				E.C.F.
				0.996



268 N MCKINLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4230-00-072-0	05/27/2022	20500	401	124,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	116,302	135,918
				E.C.F.
				0.856



291 CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9650-00-018-0	05/23/2022	20500	401	172,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	164,302	183,902
				E.C.F.
				0.893



Neighborhoods Used: 20500 - 20500 BC NE

338 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2600-00-019-0		05/23/2022		20500	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		154,422	180,066	0.858



18 PARKSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0136-43-392-0		05/11/2022		20500	401	230,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		202,682	372,186	0.545



869 NE CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5090-00-034-0		05/05/2022		20500	401	90,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	67		82,392	114,695	0.718



136 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2580-00-001-0		05/04/2022		20500	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		118,571	159,217	0.745



59 MAPLE TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-045-0		05/02/2022		20500	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		90,960	123,942	0.734



56 S EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7490-00-019-0		04/28/2022		20500	401	70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		64,974	112,429	0.578



90 MAPLE TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5110-00-023-0		04/22/2022		20500	401	105,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		96,233	95,525	1.007



113 CALHOUN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5370-00-045-0		04/18/2022		20500	401	50,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		46,902	98,968	0.474



02/06/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

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12:05 PM

DB: Battle Creek Current

Neighborhoods Used: 20500 - 20500 BC NE

98 FREMONT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5350-00-082-0		04/11/2022		20500	401	153,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		141,196	178,866	0.789



17 WREN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-191-0		04/01/2022		20500	401	37,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		32,550	100,854	0.323



186 BRYANT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5760-00-039-0		04/01/2022		20500	401	69,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	82		64,770	189,286	0.342



Neighborhoods Used: 20500 - 20500 BC NE

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
2 STY	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
BI LEVEL	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
BUNGALOW(1STY)	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
CONDO	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
CONTEMP 1 STY	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
CONTEMP MULTI	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
DUPLEX	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
GARAGE/CARPORT	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
MODULAR/1STY	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
MULTI UNIT PVH	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
MULTIPLE UNITS	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
RANCH	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
TRI/QUAD LEVEL	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
VACANT LAND	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	
	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	21,060,891	

Total Single Family Costs by Manual : 21,060,891
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
2 STY	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
BI LEVEL	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
BUNGALOW(1STY)	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
CONDO	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
CONTEMP 1 STY	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
CONTEMP MULTI	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
DUPLEX	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
GARAGE/CARPORT	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
MODULAR/1STY	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
MULTI UNIT PVH	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
MULTIPLE UNITS	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
RANCH	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
TRI/QUAD LEVEL	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
VACANT LAND	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	
	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	16,834,762	

Total Single Family Sale Residual Values : 16,834,762
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
147	0	24.15	32.56	1.051	
After Application of E.C.F.s		24.11	32.44	1.051	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
2 STY	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
BI LEVEL	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
BUNGALOW(1STY)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
CONDO	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
CONTEMP 1 STY	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
CONTEMP MULTI	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
DUPLEX	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
GARAGE/CARPORT	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
MODULAR/1STY	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
MULTI UNIT PVH	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
MULTIPLE UNITS	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
RANCH	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
TRI/QUAD LEVEL	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
VACANT LAND	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	
	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	0.799(147)	

Single Family E.C.F. : 0.799 (147)

12:05 PM

DB: Battle Creek Current

Neighborhoods Used: 20500 - 20500 BC NE

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 20500 - 20500 BC NE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

19 HEATHER RIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-072-0		03/14/2024		20550	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		126,963	102,163	1.243



267 CENTRAL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1040-00-023-0		03/11/2024		20550	401	233,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		211,695	254,242	0.833



47 HEATHER RIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-078-0		03/11/2024		20550	401	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		209,802	200,294	1.047



31 SYCAMORE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-219-0		01/12/2024		20550	401	294,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		268,543	283,093	0.949



208 GARRISON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-198-0		01/02/2024		20550	401	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMP MULTI	70		216,395	283,037	0.765



45 LAUREL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5910-00-006-0		12/14/2023		20550	401	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		216,540	223,790	0.968



47 HEATHER RIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-078-0		11/15/2023		20550	401	123,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		97,802	200,294	0.488



47 ELIZABETH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-034-0		11/02/2023		20550	401	186,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		172,526	182,753	0.944



Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

177 ORCHARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1670-00-120-0	10/13/2023 20550	401	164,750	8,776
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	155,974	236,247
				E.C.F.
				0.660



200 CHESTNUT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1670-00-016-0	09/29/2023 20550	401	195,000	13,409
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	84	181,591	189,809
				E.C.F.
				0.957



420 ORCHARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5930-00-027-0	09/06/2023 20550	401	209,900	18,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	70	190,963	243,527
				E.C.F.
				0.784



263 CENTRAL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1040-00-024-0	08/16/2023 20550	401	316,000	21,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	294,346	371,635
				E.C.F.
				0.792



24 MOCKINGBIRD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-052-0	08/11/2023 20550	401	170,000	25,990
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	144,010	155,069
				E.C.F.
				0.929



217 E EMMETT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5390-00-006-0	08/01/2023 20550	401	270,000	19,158
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	60	250,842	407,331
				E.C.F.
				0.616



19 THORNCROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-182-0	07/28/2023 20550	401	200,000	21,689
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	178,311	195,945
				E.C.F.
				0.910



63 SYCAMORE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4330-00-190-0	07/25/2023 20550	401	370,000	29,462
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	340,538	544,618
				E.C.F.
				0.625



Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

142 GARRISON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-186-0		07/24/2023		20550	401	149,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		133,682	146,905	0.910



85 ELIZABETH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-026-0		07/17/2023		20550	401	178,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	79		163,739	196,943	0.831



179 ORCHARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-119-0		06/20/2023		20550	401	186,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		173,710	220,268	0.789



122 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1040-00-009-0		06/05/2023		20550	401	241,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	65		209,055	305,081	0.685

!!MULTI-PARCEL SALE!!



149 GARRISON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-168-0		05/19/2023		20550	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		168,037	192,700	0.872



212 EATON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-099-0		05/19/2023		20550	401	156,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		118,783	168,664	0.704



64 LATTA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4850-00-032-0		04/24/2023		20550	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		172,500	168,491	1.024



195 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5930-00-017-0		04/17/2023		20550	401	195,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		178,216	210,400	0.847



Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

259 BRADLEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-033-0		04/07/2023		20550	401	220,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		198,067	186,899	1.060



266 NORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3170-00-045-0		03/29/2023		20550	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		145,000	176,626	0.821



265 EATON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-083-0		03/23/2023		20550	401	205,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		173,090	282,596	0.612



261 CORNELL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5930-00-031-0		03/03/2023		20550	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		163,916	181,514	0.903



39 WOODMER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5390-00-020-0		02/24/2023		20550	401	360,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		326,899	465,931	0.702



39 WOODMER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0706-13-700-0		02/24/2023		20550	401	360,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		326,899	465,931	0.702



147 E EMMETT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9650-00-004-0		01/17/2023		20550	401	118,450
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		111,709	143,476	0.779



107 ELIZABETH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1670-00-022-0		12/13/2022		20550	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		116,591	156,734	0.744



Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

66 WOOLNOUGH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3170-00-014-0	12/12/2022 20550	401	215,000	12,984
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	77	202,016	249,973
				E.C.F. 0.808



30 LAUREL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5910-00-012-0	11/18/2022 20550	401	242,000	20,549
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	221,451	277,070
				E.C.F. 0.799



46 THORNCROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-171-0	11/04/2022 20550	401	190,000	18,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	171,332	197,642
				E.C.F. 0.867



258 CENTRAL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1040-00-039-0	10/28/2022 20550	401	275,000	20,131
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	254,869	278,678
				E.C.F. 0.915



23 MOCKINGBIRD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-050-0	10/27/2022 20550	401	156,000	22,288
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	133,712	162,445
				E.C.F. 0.823



57 THORNCROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-191-0	10/10/2022 20550	401	180,000	23,471
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	156,529	212,151
				E.C.F. 0.738



81 LATTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4850-00-025-0	10/06/2022 20550	401	132,000	7,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	124,500	168,114
				E.C.F. 0.741



137 LAUREL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0470-00-083-0	09/12/2022 20550	401	136,500	15,754
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	120,746	126,391
				E.C.F. 0.955



Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

126 GARRISON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1670-00-183-0	09/01/2022 20550	401	175,000	27,715
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	147,285	329,042
				E.C.F. 0.448



287 EATON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-135-0	08/31/2022 20550	401	180,000	31,123
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	148,877	240,481
				E.C.F. 0.619



62 THORNCROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-168-0	08/26/2022 20550	401	209,999	23,444
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	186,555	255,776
				E.C.F. 0.729



153 LAUREL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4230-00-064-0	08/25/2022 20550	401	155,000	26,848
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	128,152	216,442
				E.C.F. 0.592



32 E CLINTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0470-00-077-0	08/02/2022 20550	401	165,000	14,236
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	150,764	199,323
				E.C.F. 0.756



133 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1040-00-013-0	07/22/2022 20550	401	210,000	20,222
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	189,778	232,486
				E.C.F. 0.816



55 SYCAMORE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3340-00-225-0	07/11/2022 20550	401	255,000	39,722
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	215,278	258,770
				E.C.F. 0.832



157 ORCHARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1670-00-123-0	07/11/2022 20550	401	160,000	10,111
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	149,889	204,728
				E.C.F. 0.732



Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

29 LATTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4850-00-011-0	06/29/2022 20550	401	160,000	7,240
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	152,760	153,042
				E.C.F. 0.998



339 N MCKINLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5420-00-031-0	06/24/2022 20550	401	120,000	11,581
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	108,419	124,305
				E.C.F. 0.872



165 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5930-00-054-0	06/24/2022 20550	401	212,000	26,799
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	185,201	218,169
				E.C.F. 0.849



208 GARRISON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1670-00-198-0	06/17/2022 20550	401	224,900	18,605
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMP MULTI	70	206,295	283,037
				E.C.F. 0.729



29 MERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5390-00-025-0	06/03/2022 20550	401	306,000	18,803
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMP MULTI	70	287,197	326,120
				E.C.F. 0.881



405 ORCHARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5930-00-051-0	05/19/2022 20550	401	219,900	23,169
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	196,731	284,526
				E.C.F. 0.691



202 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5420-00-001-0	05/11/2022 20550	401	137,000	10,481
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	126,519	134,209
				E.C.F. 0.943



77 LATTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4850-00-024-0	04/28/2022 20550	401	166,000	7,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	158,500	166,868
				E.C.F. 0.950



02/06/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

Page: 8/10

12:08 PM

DB: Battle Creek Current

Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

25 LAUREL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5910-00-008-0		04/15/2022		20550	401	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		213,733	325,545	0.657



31 HEATHER RIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3340-00-075-0		04/08/2022		20550	401	136,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		113,048	110,366	1.024



Single Family E.C.F. : 0.785 (58)

12:08 PM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

DB: Battle Creek Current

Neighborhoods Used: 20550 - 20550 GARRISON MERWOOD AREA

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 20550 - 20550 GARRISON MERWOOD AREA

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

65 ROSENEATH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6030-00-133-0		03/29/2024		20300	401	93,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	64		80,231	73,487	1.092



175 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1750-04-010-0		03/29/2024		20900	401	78,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		75,607	93,125	0.812



175 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0612-30-000-0		03/29/2024		20900	401	78,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		75,607	93,125	0.812



174 BATTLE CREEK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5270-00-216-0		03/28/2024		20900	401	82,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		76,856	94,051	0.817



108 CHERRY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3870-00-153-0		03/28/2024		20700	401	79,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	64		77,006	138,665	0.555



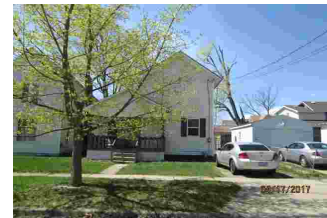
69 VINEYARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2870-00-047-0		03/14/2024		20300	401	94,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	76		88,967	131,965	0.674



12 DOUGLAS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0780-00-043-0		03/08/2024		20700	401	50,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	64		46,754	92,023	0.508



188 HUBBARD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4170-00-035-0		03/05/2024		20300	401	29,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	64		26,540	155,065	0.171



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

101 FRISBIE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1730-00-012-0		02/26/2024		20900	401	72,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		65,858	72,575	0.907



77 LATHROP AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6820-02-017-0		02/20/2024		20700	401	29,524
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	68		24,668	126,157	0.196



20 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-20-006-0		02/15/2024		20700	401	58,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		55,172	102,792	0.537



163 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-12-026-0		02/09/2024		20700	401	60,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		56,363	113,954	0.495



21 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-18-025-0		02/09/2024		20700	401	70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	70		65,089	98,702	0.659



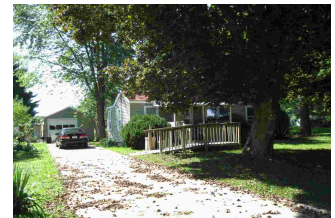
46 ANN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3560-00-036-0		02/08/2024		20300	401	80,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		76,850	123,850	0.621



103 FOX AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3090-00-030-0		02/07/2024		20300	401	42,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		11,317	75,931	0.149



153 NELSON ST

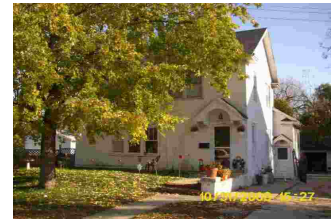
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-13-034-0		02/05/2024		20700	401	75,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		70,781	119,180	0.594



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

17 TERRACE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3590-00-023-0	02/05/2024 20900	401	120,000	5,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	114,150	152,538
				E.C.F. 0.748



116 LATHROP AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-04-013-0	02/05/2024 20700	401	40,000	2,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	37,525	131,695
				E.C.F. 0.285



131 WEBBER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1750-05-010-0	02/02/2024 20900	401	20,317	3,975
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	16,342	80,443
				E.C.F. 0.203



60 GRAVES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9740-00-056-0	02/01/2024 20300	401	23,000	11,574
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	16	11,426	31,552
				E.C.F. 0.362



214 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-12-006-0	01/31/2024 20700	401	72,000	2,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW (1STY)	68	69,525	125,171
				E.C.F. 0.555



269 PARKWAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3570-00-081-0	01/26/2024 20300	401	89,000	3,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	85,359	149,917
				E.C.F. 0.569



269 PARKWAY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3570-00-081-0	01/26/2024 20300	401	106,800	3,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	103,159	149,917
				E.C.F. 0.688



47 ECHO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1370-00-009-0	01/25/2024 20700	401	62,000	5,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW (1STY)	65	56,657	99,316
				E.C.F. 0.570



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

204 CLIFF ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6820-05-003-0	01/24/2024 20700	401	86,765	3,075
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	73	83,690	114,947
				E.C.F.
				0.728



184 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-13-004-0	01/23/2024 20700	401	53,000	5,569
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	47,431	105,596
				E.C.F.
				0.449



248 MEACHEM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2320-00-121-0	01/19/2024 20900	401	40,000	3,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	36,287	102,169
				E.C.F.
				0.355



207 N WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4170-00-009-0	01/19/2024 20300	401	47,000	2,955
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	44,045	89,769
				E.C.F.
				0.491



30 E KINGMAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-20-009-0	01/16/2024 20700	401	58,000	2,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	55,525	130,044
				E.C.F.
				0.427



128 SOMERSET AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9110-00-048-0	01/12/2024 20300	401	70,000	4,928
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	65,072	117,305
				E.C.F.
				0.555



302 MEACHEM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4040-00-090-0	01/11/2024 20900	401	87,550	2,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	85,075	101,961
				E.C.F.
				0.834



111 VINEYARD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2870-00-040-0	01/09/2024 20300	401	35,000	4,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	30,050	98,490
				E.C.F.
				0.305



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

54 S MCKINLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0430-00-017-0		12/20/2023		20700	401	69,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	60		63,712	110,681	0.576



260 W MANCHESTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9740-00-040-0		12/20/2023		20300	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		90,612	129,393	0.700



555 SW CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6580-00-018-0		12/18/2023		20900	401	67,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		62,854	94,570	0.665



24 TENNYSON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1530-00-005-0		12/15/2023		20900	401	54,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77		49,744	129,023	0.386



27 LOURIM CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4960-00-006-0		12/15/2023		20700	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		118,821	132,245	0.898



15 HANCOCK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4170-00-022-0		12/15/2023		20300	401	50,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		46,640	92,508	0.504



160 ANN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3550-00-118-0		12/14/2023		20300	401	159,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		153,292	213,166	0.719



166 POST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-14-006-0		12/13/2023		20700	401	73,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		66,793	97,861	0.683



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

15 VALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1490-00-094-0	12/12/2023 20700	401	95,000	3,772
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	91,228	123,305
				E.C.F.
				0.740



100 JAMES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1060-00-043-0	12/04/2023 20700	401	25,000	4,651
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	62	20,349	97,307
				E.C.F.
				0.209



46 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-19-033-0	12/04/2023 20700	401	40,000	4,909
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	35,091	141,443
				E.C.F.
				0.248



61 BYRON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7490-00-064-0	12/01/2023 20700	401	60,000	4,197
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	55,803	115,788
				E.C.F.
				0.482



57 BOULDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1750-03-019-0	11/22/2023 20900	401	128,000	3,795
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	124,205	112,640
				E.C.F.
				1.103



44 S WABASH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2850-00-021-0	11/22/2023 20700	401	29,400	6,575
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	22,825	108,533
				E.C.F.
				0.210



175 BATTLE CREEK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5270-00-227-0	11/21/2023 20900	401	87,500	4,002
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	83,498	104,524
				E.C.F.
				0.799



106 BATTLE CREEK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5270-00-202-0	11/20/2023 20900	401	81,000	5,593
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	75,407	204,358
				E.C.F.
				0.369



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

275 PARKWAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3570-00-084-0		11/16/2023		20300	401	14,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	14		7,894	18,843	0.419



30 CYNTHIA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8210-00-139-0		11/15/2023		20700	401	60,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		46,839	108,314	0.432



198 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0611-29-900-1		11/07/2023		20900	401	75,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		62,675	90,039	0.696



23 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-18-024-0		11/02/2023		20700	401	79,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		77,521	120,270	0.645



80 VINEYARD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0136-33-156-0		11/02/2023		20300	401	25,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		19,410	93,443	0.208



258 BATTLE CREEK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2320-00-013-0		10/30/2023		20900	401	105,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		101,493	97,838	1.037



310 S UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5790-00-033-0		10/30/2023		20700	401	40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		36,562	80,388	0.455



87 GRENVILLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1870-02-006-0		10/24/2023		20700	401	52,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		46,763	125,460	0.373

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

297 SW CAPITAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1530-00-181-0	10/23/2023	20900	401	125,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	120,261	231,374
				E.C.F.
				0.520



24 MAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8870-00-279-0	10/16/2023	20300	401	195,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	171,811	242,192
				E.C.F.
				0.709



4 WILKES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7270-00-013-0	10/13/2023	20300	401	120,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	106,929	111,642
				E.C.F.
				0.958

!!MULTI-PARCEL SALE!!



49 BOULDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1750-03-021-0	10/11/2023	20900	401	64,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	54,126	115,134
				E.C.F.
				0.470



58 BYRON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8120-00-010-0	10/06/2023	20700	401	140,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	70	135,050	112,760
				E.C.F.
				1.198



17 MIDWAY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0780-00-062-0	10/06/2023	20700	401	37,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	33,775	75,670
				E.C.F.
				0.446



252 W MANCHESTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9740-00-042-0	10/05/2023	20300	401	115,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	108,893	115,557
				E.C.F.
				0.942



273 MEACHEM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4140-04-002-0	10/02/2023	20900	401	60,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	70	57,617	110,806
				E.C.F.
				0.520



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

43 E TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8140-00-040-0		10/02/2023		20900	401	129,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		127,425	105,009	1.213



70 E BALDWIN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4530-00-008-0		09/27/2023		20300	401	99,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		93,377	110,741	0.843



482 NE CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6770-00-026-0		09/26/2023		20700	401	100,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	67		97,144	137,621	0.706



306 BATTLE CREEK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1730-00-048-0		09/26/2023		20900	401	95,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		88,915	145,753	0.610



46 POST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-19-033-0		09/22/2023		20700	401	35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		30,091	141,443	0.213



103 HARRIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1730-00-025-0		09/21/2023		20900	401	89,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		84,966	85,044	0.999



152 ACADEMY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1500-00-022-0		09/11/2023		20700	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		116,711	129,698	0.900



33 VALE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1490-00-089-0		09/08/2023		20700	401	72,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		67,980	114,506	0.594



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

53 DOUGLAS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0707-37-994-0 09/08/2023 20700 401 85,000 7,040
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 52 77,960 113,759 0.685



35 SPENCER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2140-00-103-0 09/06/2023 20700 401 57,500 7,269
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 50,231 108,788 0.462



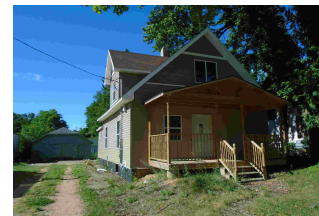
52 E BIDWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8140-00-050-0 09/06/2023 20900 401 42,500 5,951
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 74 36,549 95,098 0.384



7 ROSENEATH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6030-00-143-0 09/01/2023 20300 401 70,000 4,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 65,050 87,988 0.739



71 FRISBIE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3260-00-079-0 08/31/2023 20900 401 25,000 9,678
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 60 15,322 75,539 0.203



25 VALE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0708-30-957-0 08/31/2023 20700 401 93,000 18,055
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 74,945 179,037 0.419



93 JAMES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1060-00-033-0 08/31/2023 20700 401 94,900 7,268
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 87,632 86,842 1.009



72 W BURNHAM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4140-03-003-0 08/29/2023 20900 401 32,000 6,413
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 70 25,587 121,952 0.210



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

660 E MICHIGAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1490-00-058-0		08/25/2023		20700	125,000	5,539
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	49		119,461	101,167	1.181



16 WALNUT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0707-38-231-0		08/25/2023		20700	165,000	20,469
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		144,531	214,174	0.675



84 ELDRED ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2320-00-153-0		08/25/2023		20900	110,000	3,595
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		106,405	88,493	1.202



29 LATHROP AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0780-00-036-0		08/18/2023		20700	50,000	5,423
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		44,577	135,071	0.330



87 BOWEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3570-00-022-0		08/16/2023		20300	120,000	2,906
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		117,094	113,627	1.031



33 WINDSOR TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3000-08-019-0		08/14/2023		20900	40,000	5,717
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		34,283	109,902	0.312



51 ARTHUR ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1530-00-085-0		08/11/2023		20900	63,000	4,439
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		58,561	95,663	0.612



262 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2320-00-055-0		08/10/2023		20900	50,000	3,534
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		46,466	76,737	0.606



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

163 POST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-07-006-0 08/10/2023 20700 401 95,000 6,712
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 65 88,288 147,936 0.597
 !!MULTI-PARCEL SALE!!



155 GRENVILLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-14-036-0 08/08/2023 20700 401 20,000 2,628
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 74 17,372 86,697 0.200



25 HOWLAND ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5020-00-094-0 08/04/2023 20300 401 135,000 13,937
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 121,063 186,334 0.650
 !!MULTI-PARCEL SALE!!



195 HUBBARD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3900-00-071-0 08/04/2023 20300 401 20,000 4,671
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 15,329 99,942 0.153



40 PINE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 7550-00-113-0 08/03/2023 20700 401 30,000 3,456
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 26,544 95,349 0.278



769 W VAN BUREN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9100-00-026-0 08/01/2023 20300 401 85,000 3,428
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 81,572 114,577 0.712



24 TENNYSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1530-00-005-0 07/25/2023 20900 401 45,000 4,256
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 77 40,744 129,023 0.316



30 BLAIR ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3000-13-002-0 07/24/2023 20900 401 25,000 5,697
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 19,303 80,305 0.240



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

162 E KINGMAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-25-007-0	07/20/2023 20700	401	33,000	4,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	28,050	110,672
				E.C.F. 0.253



24 TENNYSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1530-00-005-0	07/18/2023 20900	401	42,500	4,256
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	77	38,244	129,023
				E.C.F. 0.296



70 PERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7490-00-079-0	07/13/2023 20700	401	112,000	8,182
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	79	103,818	139,674
				E.C.F. 0.743



51 S BROAD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6730-00-012-0	07/07/2023 20700	401	100,000	6,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	93,400	180,587
				E.C.F. 0.517



69 BOULDER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1750-03-015-0	07/06/2023 20900	401	75,000	3,795
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	71,205	106,263
				E.C.F. 0.670



526 W JACKSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6630-00-009-0	06/22/2023 20300	401	98,000	4,093
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	84	93,907	120,349
				E.C.F. 0.780



15 BURR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4140-02-009-0	06/21/2023 20900	401	132,500	14,288
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	118,212	116,907
				E.C.F. 1.011

!!MULTI-PARCEL SALE!!



68 E BIDWELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8140-00-074-0	06/20/2023 20900	401	163,000	19,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	143,520	173,958
				E.C.F. 0.825



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

497 CLIFF ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4960-00-016-0 06/20/2023 20700 401 49,500 10,437
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 39,063 108,106 0.361



176 W FOUNTAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5880-00-025-0 06/20/2023 20900 401 145,000 11,636
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 133,364 139,989 0.953
 !!MULTI-PARCEL SALE!!



W FOUNTAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5880-00-026-0 06/20/2023 20900 402 145,000 11,624
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 74 133,376 139,989 0.953
 !!MULTI-PARCEL SALE!!



W FOUNTAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5880-00-024-0 06/20/2023 20900 402 145,000 11,618
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 74 133,382 139,989 0.953
 !!MULTI-PARCEL SALE!!



22 BLENKEN CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9530-00-022-0 06/16/2023 20300 401 39,900 9,891
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 30,009 154,129 0.195



55 E KINGMAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-17-022-0 06/14/2023 20700 401 54,000 5,037
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 48,963 95,143 0.515



222 S KENDALL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2550-00-029-0 06/07/2023 20900 401 43,000 3,749
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 65 39,251 148,554 0.264



84 SOMERSET AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9110-00-060-0 06/07/2023 20300 401 50,000 4,362
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 45,638 128,970 0.354



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Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

208 W FOUNTAIN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5880-00-031-0		06/01/2023		20900 401	35,000	4,987
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		30,013	126,099	0.238



9 WILKES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7270-00-017-0		06/01/2023		20300 401	126,000	5,640
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		120,360	146,201	0.823



184 RIVERSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1530-00-111-0		05/31/2023		20900 401	89,770	8,334
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		81,436	122,057	0.667

!!MULTI-PARCEL SALE!!



73 S UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0430-00-027-0		05/31/2023		20700 401	110,000	7,626
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		102,374	132,695	0.771



98 JAMES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1060-00-042-0		05/31/2023		20700 401	64,800	4,358
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	74		60,442	118,880	0.508



128 ANN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3550-00-113-0		05/26/2023		20300 401	101,000	4,467
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		96,533	137,598	0.702



23 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-18-024-0		05/25/2023		20700 401	30,500	2,379
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		28,121	120,270	0.234



117 CLIFF ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6830-00-017-0		05/23/2023		20700 401	76,000	9,770
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		66,230	121,083	0.547



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

127 VALE ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1060-00-064-0	05/16/2023 20700	401	40,000	4,776	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74	35,224	97,649	0.361



252 N WOOD ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
8870-00-029-0	05/16/2023 20300	401	65,000	9,378	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65	55,622	90,072	0.618



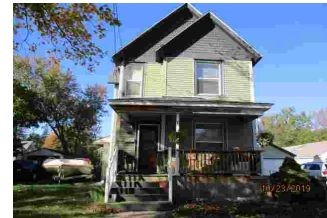
408 MAIN ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4650-00-027-0	05/01/2023 20700	401	52,000	14,605	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	50	37,395	152,605	0.245



80 S BROAD ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
6730-00-028-0	04/28/2023 20700	401	75,000	3,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65	71,700	107,229	0.669



60 S UNION ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1650-00-047-0	04/28/2023 20700	401	167,000	5,204	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65	161,796	154,711	1.046



20 VALE ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1490-00-065-0	04/28/2023 20700	401	73,000	8,181	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68	64,819	144,850	0.447



119 ILLINOIS ST					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
6810-16-027-0	04/24/2023 20700	401	35,000	4,882	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62	30,118	96,291	0.313



478 S WASHINGTON AVE					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
1750-03-011-0	04/21/2023 20900	401	95,000	8,534	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70	86,466	116,309	0.743



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

171 VALE ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
1060-00-122-0		04/20/2023	20700 401	36,300	8,717
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	27,583	89,977	0.307



116 INN RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6810-12-017-0		04/12/2023	20700 401	14,000	2,891
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	14	11,109	20,453	0.543



181 CLIFF ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6830-00-034-0		04/03/2023	20700 401	75,000	7,724
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70	67,276	90,289	0.745



118 ANN AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
3550-00-111-0		04/01/2023	20300 401	79,900	4,406
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	45	75,494	95,122	0.794



101 W BURNHAM ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
2320-00-144-0		03/31/2023	20900 401	72,850	5,630
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70	67,220	120,838	0.556



187 E KINGMAN AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6810-11-017-0		03/31/2023	20700 401	29,900	6,244
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77	23,656	114,709	0.206



330 HOWLAND ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6030-00-033-0		03/30/2023	20300 401	34,000	3,191
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65	30,809	94,240	0.327



195 HOWLAND ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
3570-00-078-0		03/28/2023	20300 401	14,900	4,753
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	14	10,147	22,381	0.453



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

67 HIGHWAY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6810-03-001-0		03/28/2023	20700 401	44,000	3,937	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	40,063	120,707	0.332	



668 W MICHIGAN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9090-00-008-0		03/27/2023	20300 401	70,000	3,801	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	62	66,199	126,180	0.525	



44 RIVERVIEW AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7490-00-042-0		03/27/2023	20700 401	75,213	5,019	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	70,194	112,776	0.622	



71 S MCKINLEY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2850-00-035-0		03/24/2023	20700 401	25,000	4,931	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	20,069	146,501	0.137	



39 N BURDGE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8210-00-096-0		03/17/2023	20700 401	50,000	11,188	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	38,812	80,044	0.485	



172 W GOGUAC ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5270-00-292-0		03/17/2023	20900 401	70,190	7,267	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	62,923	118,820	0.530	



164 VALE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1060-00-102-0		03/16/2023	20700 401	63,000	7,867	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	55,133	80,536	0.685	



32 PHELPS AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6580-00-031-0		03/14/2023	20900 401	41,300	3,094	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	38,206	89,090	0.429	



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Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

34 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-20-010-0		03/10/2023		20700 401	60,000	2,475
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		57,525	88,416	0.651



37 BURR ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4140-02-004-0		03/03/2023		20900 401	96,500	3,754
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		92,746	96,210	0.964



76 RIDGE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3000-12-019-0		03/02/2023		20900 401	35,000	8,361
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		26,639	70,291	0.379



8 W GRAND CIRCLE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3000-12-021-0		03/02/2023		20900 401	35,000	5,986
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		29,014	74,376	0.390



31 W GRAND CIRCLE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3000-10-025-0		02/27/2023		20900 401	35,000	6,004
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		28,996	88,028	0.329



162 VALE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1060-00-101-0		02/27/2023		20700 401	28,000	4,677
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		23,323	58,582	0.398



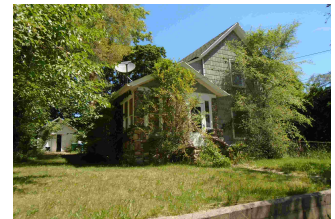
195 W HELEN M MONTGOMERY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8870-00-009-0		02/24/2023		20300 401	27,000	4,628
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		22,372	159,201	0.141



84 HARRIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3260-00-059-0		02/23/2023		20900 401	27,000	8,091
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		18,909	116,977	0.162



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

117 HIGHWAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-18-027-0		02/17/2023		20700 401	50,000	7,909
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		42,091	125,818	0.335



231 MEACHEM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4140-01-002-0		02/16/2023		20900 401	60,000	5,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		54,953	112,113	0.490



230 LATHROP AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-09-016-0		02/15/2023		20700 401	24,000	2,927
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		21,073	120,861	0.174



29 W RITTENHOUSE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5270-00-174-0		02/06/2023		20900 401	68,000	22,625
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		45,375	142,501	0.318



54 FRISBIE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3260-00-090-0		02/03/2023		20900 401	76,000	4,267
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		71,733	95,162	0.754



112 FRISBIE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1730-00-006-0		01/31/2023		20900 401	55,000	7,978
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		47,022	69,746	0.674



106 MARJORIE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-13-014-0		01/27/2023		20700 401	49,000	2,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		46,450	96,933	0.479



163 E GOODALE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0136-00-031-0		01/18/2023		20300 401	106,000	5,798
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	62		100,202	106,963	0.937



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

167 GRENVILLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-14-032-0		01/17/2023		20700	401	72,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		69,372	131,855	0.526



42 N BURDGE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8210-00-008-0		01/17/2023		20700	401	40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		32,863	138,596	0.237



50 GARDENIA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3500-00-062-0		01/16/2023		20300	401	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		70,673	128,386	0.550



195 HOWLAND ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3570-00-078-0		01/13/2023		20300	401	5,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	14		247	22,381	0.011



216 N KENDALL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3570-00-088-0		01/06/2023		20300	401	60,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		57,594	103,596	0.556



374 E BURNHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3230-00-014-0		01/04/2023		20700	401	50,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	49		45,713	97,880	0.467



11 SAUNDERS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8910-00-037-0		01/04/2023		20300	401	65,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	59		60,481	73,610	0.822



525 SW CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0550-00-001-0		01/04/2023		20900	401	58,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		46,329	149,550	0.310



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

140 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-25-001-0		12/21/2022		20700	401	77,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		74,133	102,501	0.723



90 SPRING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0520-00-036-0		12/16/2022		20900	401	60,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		50,033	149,697	0.334



9 POST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-01-005-0		12/14/2022		20700	401	42,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		35,492	103,949	0.341



276 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1730-00-058-0		12/13/2022		20900	401	20,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		12,983	48,679	0.267



1 LOURIM CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5700-00-022-0		12/02/2022		20700	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		93,935	98,370	0.955



6 LOURIM CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5700-00-027-0		12/02/2022		20700	401	64,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		56,906	115,171	0.494



W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2320-00-040-0		11/30/2022		20900	001	53,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		40,939	90,039	0.455



208 W FOUNTAIN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5880-00-031-0		11/29/2022		20900	401	26,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		21,013	126,099	0.167



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

9 POST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-01-005-0		11/29/2022		20700	401	37,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		30,392	103,949	0.292



51 ARTHUR ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1530-00-085-0		11/29/2022		20900	401	27,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		23,061	95,663	0.241



120 JAMES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1060-00-050-0		11/28/2022		20700	401	115,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		103,804	162,665	0.638



93 E GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1530-00-172-0		11/28/2022		20900	401	119,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		110,104	92,023	1.196



39 LASALLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8140-00-082-0		11/21/2022		20900	401	89,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		75,050	114,023	0.658



27 GRAVES AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9740-00-050-0		11/15/2022		20300	401	33,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		27,466	87,949	0.312



133 SOMERSET AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9110-00-039-0		11/10/2022		20300	401	32,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		28,138	90,457	0.311



34 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-20-010-0		11/07/2022		20700	401	43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		40,525	88,416	0.458



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

242 N WOOD ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8870-00-027-0		11/04/2022	20300	401	15,000	3,990
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	14	11,010	16,134	0.682	



238 GREENWOOD AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3900-00-044-0		11/02/2022	20300	401	30,000	3,575
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	26,425	96,263	0.275	



392 HUBBARD ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8870-00-303-0		11/01/2022	20300	401	55,000	4,502
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	50,498	92,642	0.545	



50 GARDENIA ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3500-00-062-0		11/01/2022	20300	401	43,750	9,327
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	74	34,423	128,386	0.268	



447 PARKWAY DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9110-00-054-0		11/01/2022	20300	401	45,000	9,850
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	35,150	95,284	0.369	



182 N WOOD ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9210-00-003-0		10/31/2022	20300	401	68,000	5,569
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	62,431	153,367	0.407	



148 E KINGMAN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6810-25-003-0		10/31/2022	20700	401	38,000	2,475
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	35,525	89,781	0.396	



67 PENN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3870-00-200-0		10/24/2022	20700	401	105,000	2,663
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	102,337	107,492	0.952	



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

92 W MANCHESTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3550-00-001-0	10/21/2022 20300	401	26,000	6,608
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	14	19,392	39,291
				E.C.F. 0.494



166 JAMES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1060-00-136-0	10/21/2022 20700	401	50,000	11,703
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	38,297	80,406
				E.C.F. 0.476



200 NE CAPITAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4110-00-016-0	10/19/2022 20700	401	70,000	4,704
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	67	65,296	312,767
				E.C.F. 0.209



81 VALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1490-00-077-0	10/14/2022 20700	401	100,000	3,975
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	96,025	129,388
				E.C.F. 0.742



321 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2850-00-041-0	10/12/2022 20700	401	25,000	4,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	20,050	83,878
				E.C.F. 0.239



39 CLARK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0708-19-917-0	10/11/2022 20700	401	25,400	7,604
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	GARAGE/CARPORT	77	17,796	40,009
				E.C.F. 0.445



68 E BIDWELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8140-00-074-0	10/10/2022 20900	401	88,200	19,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	68,720	173,958
				E.C.F. 0.395



47 ECHO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1370-00-009-0	10/06/2022 20700	401	48,000	5,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	42,657	99,316
				E.C.F. 0.430



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

195 W FOUNTAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5270-00-050-0	10/05/2022 20900	401	75,000	2,598
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	72,402	116,356
				E.C.F. 0.622



74 W GRAND CIRCLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3000-11-010-0	10/05/2022 20900	401	45,000	6,229
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	38,771	122,993
				E.C.F. 0.315



25 S MCKINLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2850-00-015-0	09/30/2022 20700	401	85,000	8,389
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	60	76,611	157,580
				E.C.F. 0.486



111 SOMERSET AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9110-00-034-0	09/29/2022 20300	401	30,000	8,336
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	21,664	85,921
				E.C.F. 0.252



82 BURR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2320-00-102-0	09/28/2022 20900	401	135,000	6,612
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	70	128,388	136,947
				E.C.F. 0.938



37 INN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1870-05-010-0	09/26/2022 20700	401	46,000	5,499
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	40,501	110,517
				E.C.F. 0.366



220 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7140-00-038-0	09/23/2022 20700	401	25,000	3,094
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	21,906	120,173
				E.C.F. 0.182



148 E BURNHAM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3280-00-001-0	09/22/2022 20900	401	140,000	20,491
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	119,509	486,165
				E.C.F. 0.246

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

148 E BURNHAM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3280-00-001-0	09/22/2022 20900	401	140,000	14,002
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	125,998	243,083
				E.C.F. 0.518



193 SPRING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1350-00-001-0	09/16/2022 20900	401	76,000	12,762
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	63,238	78,972
				E.C.F. 0.801



99 E NORTHSIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3970-00-158-0	09/16/2022 20300	001	93,000	16,519
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	76,481	173,173
				E.C.F. 0.442

!!MULTI-PARCEL SALE!!



43 N BURDGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8210-00-097-0	09/15/2022 20700	401	55,000	4,314
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	77	50,686	109,811
				E.C.F. 0.462



177 MAGNOLIA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
7490-00-046-0	09/14/2022 20700	401	119,000	5,953
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	113,047	123,684
				E.C.F. 0.914



306 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1060-00-129-0	09/12/2022 20700	401	56,000	7,626
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	48,374	98,503
				E.C.F. 0.491



121 VALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1060-00-066-0	09/05/2022 20700	401	47,000	5,247
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	62	41,753	87,268
				E.C.F. 0.478



141 W FOUNTAIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5270-00-062-0	09/02/2022 20900	401	73,000	8,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	64,358	146,837
				E.C.F. 0.438

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

77 JAMES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1490-00-117-0 08/29/2022 20700 401 70,000 10,491
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 59,509 144,266 0.412



215 POST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-09-007-0 08/26/2022 20700 401 75,000 4,669
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 65 70,331 112,462 0.625
 !!MULTI-PARCEL SALE!!



407 MAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-19-007-0 08/26/2022 20700 401 77,800 4,714
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 65 73,086 118,049 0.619



43 E GRAND CIRCLE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3000-12-030-0 08/26/2022 20900 401 75,000 7,056
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 67,944 92,896 0.731



133 E KINGMAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-14-020-0 08/24/2022 20700 401 40,000 7,506
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 32,494 99,762 0.326



69 VINEYARD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2870-00-047-0 08/22/2022 20300 401 70,000 5,533
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 77 64,467 133,704 0.482



48 W GOGUAC ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5270-00-268-0 08/19/2022 20900 401 50,000 4,246
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 45,754 99,695 0.459



45 W GRAND CIRCLE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3000-10-029-0 08/18/2022 20900 401 49,900 5,362
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 44,538 70,852 0.629



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

413 S WASHINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1750-01-018-0		08/17/2022		20900	401	25,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		17,226	95,113	0.181



30 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-20-009-0		08/12/2022		20700	401	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		77,525	130,044	0.596



38 S WABASH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2850-00-017-0		08/12/2022		20700	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		48,425	127,344	0.380



116 CHERRY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3870-00-155-0		08/11/2022		20700	401	95,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		92,508	87,065	1.063



31 E KINGMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-18-021-0		08/10/2022		20700	401	38,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		33,898	102,739	0.330



555 SW CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6580-00-018-0		08/09/2022		20900	401	60,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		55,854	94,570	0.591



79 S BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6730-00-019-0		08/03/2022		20700	401	61,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		58,500	103,083	0.568



100 ILLINOIS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-17-012-0		08/02/2022		20700	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		51,529	116,529	0.442



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

109 JAMES ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1060-00-028-0		08/01/2022	20700	401	54,438	4,381
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	50,057	102,342	0.489	



129 CAINE ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1500-00-064-0		07/29/2022	20700	401	125,000	8,841
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	68	116,159	115,859	1.003	



112 CHERRY ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3870-00-154-0		07/28/2022	20700	401	30,000	1,693
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	28,307	96,873	0.292	



74 CLARK ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1810-00-040-0		07/25/2022	20700	401	52,000	4,200
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	47,800	78,725	0.607	



52 W RITTENHOUSE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5270-00-099-0		07/19/2022	20900	401	67,000	2,686
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	64,314	130,095	0.494	



64 CLIFF ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0780-00-045-0		07/18/2022	20700	401	129,500	17,434
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	79	112,066	166,117	0.675	
!!MULTI-PARCEL SALE!!						



140 GREEN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0890-00-038-0		07/18/2022	20700	401	52,000	2,507
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	49,493	127,180	0.389	



14 E BIDWELL ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8140-00-025-0		07/15/2022	20900	401	80,000	5,152
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	74,848	117,018	0.640	



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

442 S WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1750-03-003-0	07/15/2022 20900	401	96,000	6,758
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	89,242	157,533
				E.C.F.
				0.566



63 E GOODALE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3490-00-043-0	07/13/2022 20300	401	85,000	17,496
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	67,504	143,372
				E.C.F.
				0.471



530 N WASHINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3490-00-016-0	07/08/2022 20300	401	91,000	5,275
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	79	85,725	128,383
				E.C.F.
				0.668



51 JAMES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1490-00-123-0	07/07/2022 20700	401	55,962	8,966
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	46,996	136,312
				E.C.F.
				0.345



168 N WOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3560-00-082-0	07/07/2022 20300	401	100,000	3,550
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	96,450	126,755
				E.C.F.
				0.761



103 HARRIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1730-00-025-0	07/05/2022 20900	401	50,000	4,034
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	45,966	85,044
				E.C.F.
				0.540



55 N MCKINLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3250-00-010-0	07/01/2022 20700	401	140,000	4,677
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	135,323	136,229
				E.C.F.
				0.993



306 ONEITA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5480-00-038-0	06/30/2022 20300	401	75,000	3,435
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	71,565	80,617
				E.C.F.
				0.888



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

171 UPTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
5880-00-087-0 06/27/2022 20900 401 54,000 4,822
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 TO 1.75 65 49,178 115,376 0.426



43 E BALDWIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
3970-00-175-0 06/23/2022 20300 401 59,000 5,389
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALOW(1STY) 65 53,611 84,691 0.633



64 E GRAND CIRCLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
3000-13-025-0 06/23/2022 20900 401 97,000 3,590
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALOW(1STY) 65 93,410 86,430 1.081



31 E KINGMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
6810-18-021-0 06/21/2022 20700 401 37,000 4,102
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALOW(1STY) 65 32,898 102,739 0.320



244 BATTLE CREEK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
2320-00-010-0 06/14/2022 20900 401 28,900 19,784
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 TO 1.75 65 9,116 98,413 0.093



139 E KINGMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
6810-13-026-0 06/11/2022 20700 401 35,000 5,374
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 65 29,626 102,963 0.288



68 PERRY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
7490-00-081-0 06/10/2022 20700 401 72,000 3,307
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 TO 1.75 65 68,693 117,402 0.585



259 POST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
1500-00-041-0 06/08/2022 20700 401 45,000 7,351
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 TO 1.75 70 37,649 124,700 0.302



02/07/2025
10:58 AM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

19 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
1490-00-130-0 06/07/2022 20700 401 60,000 4,904
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 65 55,096 114,390 0.482



81 S MCKINLEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
2850-00-038-0 06/06/2022 20700 401 74,900 4,931
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 65 69,969 153,968 0.454



108 GREENWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
3560-00-100-0 06/02/2022 20300 401 45,000 4,406
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 65 40,594 153,314 0.265



160 ACADEMY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
1500-00-024-0 05/31/2022 20700 401 115,600 9,610
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALOW(1STY) 65 105,990 95,993 1.104



55 E KINGMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
6810-17-022-0 05/27/2022 20700 401 27,500 5,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 TO 1.75 65 22,463 95,143 0.236



42 S MCKINLEY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
0430-00-013-0 05/27/2022 20700 401 121,000 8,975
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 TO 1.75 71 112,025 225,240 0.497



119 W RITTENHOUSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
5270-00-154-0 05/26/2022 20900 401 37,000 8,820
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY 74 28,180 146,203 0.193



83 SEIVOUR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
3260-00-019-0 05/26/2022 20900 401 48,300 4,823
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BUNGALOW(1STY) 74 43,477 84,506 0.514



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

112 ROSENEATH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6030-00-120-0	05/26/2022 20300	401	24,000	3,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	20,700	89,113
				E.C.F. 0.232



141 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-06-007-0	05/24/2022 20700	401	119,900	3,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	116,187	165,605
				E.C.F. 0.702



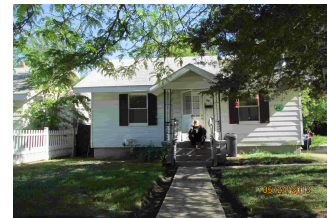
166 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-14-006-0	05/20/2022 20700	401	35,000	6,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	28,293	97,861
				E.C.F. 0.289



96 W ROOSEVELT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6030-00-021-0	05/20/2022 20300	401	59,000	3,450
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	55,550	71,492
				E.C.F. 0.777



58 FRISBIE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3260-00-089-0	05/20/2022 20900	401	35,000	5,358
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	29,642	102,717
				E.C.F. 0.289

!!MULTI-PARCEL SALE!!



58 FRISBIE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3260-00-089-0	05/20/2022 20900	401	35,000	5,358
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	29,642	102,717
				E.C.F. 0.289

!!MULTI-PARCEL SALE!!



32 BERNARDO PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3900-00-059-0	05/20/2022 20300	401	90,000	5,363
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	84,637	105,783
				E.C.F. 0.800



166 POST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6810-14-006-0	05/20/2022 20700	401	31,320	6,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	24,613	97,861
				E.C.F. 0.252



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

45 CORWIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1530-00-047-0 05/19/2022 20900 401 50,000 10,257
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 39,743 121,520 0.327



54 S MCKINLEY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0430-00-017-0 05/13/2022 20700 401 77,900 5,288
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 60 72,612 110,681 0.656



55 ELM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3870-00-116-0 05/13/2022 20700 401 19,000 1,957
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 62 17,043 85,420 0.200



42 GRAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9090-00-029-0 05/11/2022 20300 401 90,000 5,070
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 84,930 89,460 0.949



496 NE CAPITAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6770-00-028-0 05/05/2022 20700 401 127,500 3,557
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 59 123,943 105,665 1.173



100 ELDRED ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2320-00-158-0 05/04/2022 20900 401 70,000 3,595
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 66,405 77,674 0.855



100 VALE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1060-00-084-0 05/04/2022 20700 401 60,000 3,598
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 74 56,402 137,434 0.410



95 INN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-11-007-0 05/02/2022 20700 401 115,000 12,363
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 102,637 159,104 0.645



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

46 BYRON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8120-00-009-0 04/28/2022 20700 401 124,900 5,169
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 119,731 118,081 1.014



19 E BURNHAM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3720-00-016-0 04/26/2022 20900 401 38,000 5,479
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 65 32,521 135,436 0.240



168 ANN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3550-00-120-0 04/25/2022 20300 401 130,000 6,608
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 123,392 158,497 0.779



39 BENNETT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2620-15-009-0 04/22/2022 20700 401 51,250 12,375
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 68 38,875 184,335 0.211



19 COLVIN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2780-00-076-0 04/22/2022 20700 401 19,900 3,701
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 49 16,199 71,478 0.227



65 HOAG ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3430-00-046-0 04/22/2022 20700 401 44,900 5,051
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 39,849 76,092 0.524



85 W BIDWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8260-00-059-0 04/22/2022 20900 001 57,500 12,962
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 44538 56189 0.793



85 W BIDWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0611-48-600-0 04/22/2022 20900 401 57,500 21,502
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 35998 56189 0.641



Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

74 BURR ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2320-00-100-0		04/20/2022		20900	401	93,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		89,287	114,457	0.780



19 CAINE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1490-00-056-0		04/20/2022		20700	401	25,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	49		22,000	68,838	0.320



74 LATHROP AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-03-019-0		04/18/2022		20700	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		49,993	101,173	0.494



21 FOREST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0840-00-017-0		04/15/2022		20900	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	59		48,720	151,867	0.321

!!MULTI-PARCEL SALE!!



26 FOREST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0840-00-018-0		04/15/2022		20900	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	59		49,438	151,867	0.326

!!MULTI-PARCEL SALE!!



205 CLIFF ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0950-00-012-0		04/13/2022		20700	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	49		99,336	130,025	0.764



88 GREENWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3560-00-103-0		04/11/2022		20300	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		95,594	154,794	0.618



177 CLIFF ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6830-00-033-0		04/08/2022		20700	401	76,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		70,187	113,081	0.621



02/07/2025
10:58 AM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 20700 - 20700 BC SE, 20900 - 20900 BC SW, 20300 - 20300 BC NC

36 FOX AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
3090-00-081-0		04/05/2022	20300 401	107,588	7,048
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65	100,540	125,282	0.803



02/06/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 20709 - 20709 BC CONDO

107 BEACON RIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0231-48-900-2		08/25/2023		20709	401	230,000
						29,069
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	90	200,931	228,826	0.878	



Neighborhoods Used: 20709 - 20709 BC CONDO

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	228,826	228,826	228,826	228,826	228,826	228,826	
2 STY	228,826	228,826	228,826	228,826	228,826	228,826	
BI LEVEL	228,826	228,826	228,826	228,826	228,826	228,826	
BUNGALOW(1STY)	228,826	228,826	228,826	228,826	228,826	228,826	
CONDO	228,826	228,826	228,826	228,826	228,826	228,826	
CONTEMP 1 STY	228,826	228,826	228,826	228,826	228,826	228,826	
CONTEMP MULTI	228,826	228,826	228,826	228,826	228,826	228,826	
DUPLEX	228,826	228,826	228,826	228,826	228,826	228,826	
GARAGE/CARPORT	228,826	228,826	228,826	228,826	228,826	228,826	
MODULAR/1STY	228,826	228,826	228,826	228,826	228,826	228,826	
MULTI UNIT PVH	228,826	228,826	228,826	228,826	228,826	228,826	
MULTIPLE UNITS	228,826	228,826	228,826	228,826	228,826	228,826	
RANCH	228,826	228,826	228,826	228,826	228,826	228,826	
TRI/QUAD LEVEL	228,826	228,826	228,826	228,826	228,826	228,826	
VACANT LAND	228,826	228,826	228,826	228,826	228,826	228,826	
	228,826	228,826	228,826	228,826	228,826	228,826	

Total Single Family Costs by Manual : 228,826
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	200,931	200,931	200,931	200,931	200,931	200,931	
2 STY	200,931	200,931	200,931	200,931	200,931	200,931	
BI LEVEL	200,931	200,931	200,931	200,931	200,931	200,931	
BUNGALOW(1STY)	200,931	200,931	200,931	200,931	200,931	200,931	
CONDO	200,931	200,931	200,931	200,931	200,931	200,931	
CONTEMP 1 STY	200,931	200,931	200,931	200,931	200,931	200,931	
CONTEMP MULTI	200,931	200,931	200,931	200,931	200,931	200,931	
DUPLEX	200,931	200,931	200,931	200,931	200,931	200,931	
GARAGE/CARPORT	200,931	200,931	200,931	200,931	200,931	200,931	
MODULAR/1STY	200,931	200,931	200,931	200,931	200,931	200,931	
MULTI UNIT PVH	200,931	200,931	200,931	200,931	200,931	200,931	
MULTIPLE UNITS	200,931	200,931	200,931	200,931	200,931	200,931	
RANCH	200,931	200,931	200,931	200,931	200,931	200,931	
TRI/QUAD LEVEL	200,931	200,931	200,931	200,931	200,931	200,931	
VACANT LAND	200,931	200,931	200,931	200,931	200,931	200,931	
	200,931	200,931	200,931	200,931	200,931	200,931	

Total Single Family Sale Residual Values : 200,931
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
1	0	0.00	0.00	1.000	
After Application of E.C.F.s		0.00	0.00	1.000	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
2 STY	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
BI LEVEL	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
BUNGALOW(1STY)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
CONDO	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
CONTEMP 1 STY	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
CONTEMP MULTI	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
DUPLEX	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
GARAGE/CARPORT	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
MODULAR/1STY	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
MULTI UNIT PVH	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
MULTIPLE UNITS	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
RANCH	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
TRI/QUAD LEVEL	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
VACANT LAND	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	
	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	0.878(1)	

Single Family E.C.F. : 0.878 (1)

12:09 PM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

DB: Battle Creek Current

Neighborhoods Used: 20709 - 20709 BC CONDO

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 20709 - 20709 BC CONDO

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

02/06/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 90100 - 90100 LKN LAKE NORTH SIDE

96 LAKEFRONT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9491-25-148-0		10/13/2023		90100 401	325,000	81,012
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		243,988	148,328	1.645



139 WAWEENORK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0614-41-200-2		08/04/2023		90100 401	470,000	91,680
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	90		378,320	312,595	1.210



96 LAKEFRONT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9491-25-148-0		08/19/2022		90100 401	294,000	81,012
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		212,988	148,328	1.436



Neighborhoods Used: 90100 - 90100 LKN LAKE NORTH SIDE

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	609,250	609,250	609,250	609,250	609,250	609,250	
2 STY	609,250	609,250	609,250	609,250	609,250	609,250	
BI LEVEL	609,250	609,250	609,250	609,250	609,250	609,250	
BUNGALOW(1STY)	609,250	609,250	609,250	609,250	609,250	609,250	
CONDO	609,250	609,250	609,250	609,250	609,250	609,250	
CONTEMP 1 STY	609,250	609,250	609,250	609,250	609,250	609,250	
CONTEMP MULTI	609,250	609,250	609,250	609,250	609,250	609,250	
DUPLEX	609,250	609,250	609,250	609,250	609,250	609,250	
GARAGE/CARPORT	609,250	609,250	609,250	609,250	609,250	609,250	
MODULAR/1STY	609,250	609,250	609,250	609,250	609,250	609,250	
MULTI UNIT PVH	609,250	609,250	609,250	609,250	609,250	609,250	
MULTIPLE UNITS	609,250	609,250	609,250	609,250	609,250	609,250	
RANCH	609,250	609,250	609,250	609,250	609,250	609,250	
TRI/QUAD LEVEL	609,250	609,250	609,250	609,250	609,250	609,250	
VACANT LAND	609,250	609,250	609,250	609,250	609,250	609,250	
	609,250	609,250	609,250	609,250	609,250	609,250	

Total Single Family Costs by Manual : 609,250
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	835,296	835,296	835,296	835,296	835,296	835,296	
2 STY	835,296	835,296	835,296	835,296	835,296	835,296	
BI LEVEL	835,296	835,296	835,296	835,296	835,296	835,296	
BUNGALOW(1STY)	835,296	835,296	835,296	835,296	835,296	835,296	
CONDO	835,296	835,296	835,296	835,296	835,296	835,296	
CONTEMP 1 STY	835,296	835,296	835,296	835,296	835,296	835,296	
CONTEMP MULTI	835,296	835,296	835,296	835,296	835,296	835,296	
DUPLEX	835,296	835,296	835,296	835,296	835,296	835,296	
GARAGE/CARPORT	835,296	835,296	835,296	835,296	835,296	835,296	
MODULAR/1STY	835,296	835,296	835,296	835,296	835,296	835,296	
MULTI UNIT PVH	835,296	835,296	835,296	835,296	835,296	835,296	
MULTIPLE UNITS	835,296	835,296	835,296	835,296	835,296	835,296	
RANCH	835,296	835,296	835,296	835,296	835,296	835,296	
TRI/QUAD LEVEL	835,296	835,296	835,296	835,296	835,296	835,296	
VACANT LAND	835,296	835,296	835,296	835,296	835,296	835,296	
	835,296	835,296	835,296	835,296	835,296	835,296	

Total Single Family Sale Residual Values : 835,296
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
3	0	6.60	8.07	0.987	
After Application of E.C.F.s		7.99	9.83	0.983	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
2 STY	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
BI LEVEL	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
BUNGALOW(1STY)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
CONDO	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
CONTEMP 1 STY	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
CONTEMP MULTI	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
DUPLEX	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
GARAGE/CARPORT	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
MODULAR/1STY	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
MULTI UNIT PVH	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
MULTIPLE UNITS	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
RANCH	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
TRI/QUAD LEVEL	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
VACANT LAND	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	
	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	1.371(3)	

Single Family E.C.F. : 1.371 (3)

12:11 PM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

DB: Battle Creek Current

Neighborhoods Used: 90100 - 90100 LKN LAKE NORTH SIDE

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 90100 - 90100 LKN LAKE NORTH SIDE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90110 - 90110 LKNW

69 SUNNYSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8960-19-001-1		06/28/2023		90110 401	447,400	118,032
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		329,368	205,442	1.603



CHRISTIAN IS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0064-00-480-0		06/22/2023		90110 401	150,000	104,102
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	87		45,898	50,472	0.909



100 PEETS CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-857-3		03/31/2023		90110 401	687,000	240,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		446,548	376,641	1.186



147 HONEY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9460-23-902-0		09/30/2022		90110 401	390,000	115,579
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		274,421	297,001	0.924



283 LAKESHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8190-17-619-0		07/06/2022		90110 401	533,000	134,454
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		398,546	253,366	1.573



Neighborhoods Used: 90110 - 90110 LKNW

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
2 STY	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
BI LEVEL	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
BUNGALOW(1STY)	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
CONDO	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
CONTEMP 1 STY	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
CONTEMP MULTI	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
DUPLEX	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
GARAGE/CARPORT	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
MODULAR/1STY	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
MULTI UNIT PVH	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
MULTIPLE UNITS	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
RANCH	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
TRI/QUAD LEVEL	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
VACANT LAND	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	
	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	1,182,922	

Total Single Family Costs by Manual : 1,182,922
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
2 STY	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
BI LEVEL	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
BUNGALOW(1STY)	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
CONDO	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
CONTEMP 1 STY	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
CONTEMP MULTI	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
DUPLEX	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
GARAGE/CARPORT	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
MODULAR/1STY	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
MULTI UNIT PVH	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
MULTIPLE UNITS	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
RANCH	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
TRI/QUAD LEVEL	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
VACANT LAND	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	
	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	1,494,781	

Total Single Family Sale Residual Values : 1,494,781
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
5	0	14.20	16.16	1.033	
After Application of E.C.F.s		13.06	15.63	1.024	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
2 STY	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
BI LEVEL	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
BUNGALOW(1STY)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
CONDO	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
CONTEMP 1 STY	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
CONTEMP MULTI	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
DUPLEX	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
GARAGE/CARPORT	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
MODULAR/1STY	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
MULTI UNIT PVH	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
MULTIPLE UNITS	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
RANCH	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
TRI/QUAD LEVEL	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
VACANT LAND	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	
	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	1.264(5)	

Single Family E.C.F. : 1.264 (5)

12:12 PM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

DB: Battle Creek Current

Neighborhoods Used: 90110 - 90110 LKNW

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 90110 - 90110 LKNW

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90120 - 90120 LKSE

44 HIAWATHA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4020-07-918-0 03/15/2024 90120 401 510,000 229,202
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 280,798 201,657 1.392



928 SW CAPITAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9590-24-402-0 08/10/2023 90120 401 570,000 229,739
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 70 340,261 407,949 0.834
 !!MULTI-PARCEL SALE!!



166 LYNWOOD LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4770-08-855-0 05/12/2023 90120 401 495,000 241,979
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 253,021 232,630 1.088



20 GEORGE B PL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9590-24-405-0 04/14/2022 90120 401 570,000 216,580
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 74 353,420 493,440 0.716



686 COUNTRY CLUB DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9760-25-203-0 07/14/2022 90120 401 695,000 317,656
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 377,344 463,855 0.813



648 COUNTRY CLUB DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2340-04-859-0 04/20/2022 90120 401 745,000 333,327
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 74 411,673 462,635 0.890



12:13 PM

DB: Battle Creek Current

Neighborhoods Used: 90120 - 90120 LKSE

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
2 STY	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
BI LEVEL	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
BUNGALOW(1STY)	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
CONDO	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
CONTEMP 1 STY	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
CONTEMP MULTI	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
DUPLEX	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
GARAGE/CARPORT	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
MODULAR/1STY	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
MULTI UNIT PVH	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
MULTIPLE UNITS	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
RANCH	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
TRI/QUAD LEVEL	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
VACANT LAND	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	
	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	2,262,165	

Total Single Family Costs by Manual : 2,262,165
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
2 STY	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
BI LEVEL	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
BUNGALOW(1STY)	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
CONDO	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
CONTEMP 1 STY	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
CONTEMP MULTI	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
DUPLEX	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
GARAGE/CARPORT	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
MODULAR/1STY	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
MULTI UNIT PVH	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
MULTIPLE UNITS	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
RANCH	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
TRI/QUAD LEVEL	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
VACANT LAND	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	
	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	2,016,517	

Total Single Family Sale Residual Values : 2,016,517
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
6	0	9.19	13.30	0.992	
After Application of E.C.F.s		8.55	12.26	0.993	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
2 STY	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
BI LEVEL	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
BUNGALOW(1STY)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
CONDO	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
CONTEMP 1 STY	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
CONTEMP MULTI	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
DUPLEX	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
GARAGE/CARPORT	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
MODULAR/1STY	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
MULTI UNIT PVH	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
MULTIPLE UNITS	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
RANCH	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
TRI/QUAD LEVEL	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
VACANT LAND	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	
	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	0.891(6)	

Single Family E.C.F. : 0.891 (6)

12:13 PM

DB: Battle Creek Current

Neighborhoods Used: 90120 - 90120 LKSE

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

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<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
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Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 90120 - 90120 LKSE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90130 - 90130 CHANNEL PROPERTIES

236 LYNWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4980-00-007-0	09/28/2023 90130	401	610,000	92,878
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMP MULTI	77	517,122	487,815
				E.C.F. 1.060



232 LYNWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4980-00-008-0	08/15/2023 90130	401	500,000	95,037
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	84	404,963	393,378
				E.C.F. 1.029



38 BAYSHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0072-00-990-0	07/13/2023 90130	401	420,000	113,916
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	306,084	319,606
				E.C.F. 0.958



305 LAKESHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9140-19-502-0	05/30/2023 90130	401	390,000	103,208
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	286,792	249,408
				E.C.F. 1.150



204 LYNWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4770-08-864-0	05/24/2023 90130	401	525,000	99,639
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	425,361	437,176
				E.C.F. 0.973



44 BAYSHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0072-00-980-0	04/20/2022 90130	401	452,500	147,042
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	305,458	349,313
				E.C.F. 0.874

!!MULTI-PARCEL SALE!!



225 LYNWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4980-00-004-0	04/15/2022 90130	401	570,000	110,895
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMP MULTI	77	459,105	505,408
				E.C.F. 0.908



Neighborhoods Used: 90130 - 90130 CHANNEL PROPERTIES

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
2 STY	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
BI LEVEL	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
BUNGALOW(1STY)	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
CONDO	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
CONTEMP 1 STY	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
CONTEMP MULTI	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
DUPLEX	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
GARAGE/CARPORT	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
MODULAR/1STY	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
MULTI UNIT PVH	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
MULTIPLE UNITS	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
RANCH	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
TRI/QUAD LEVEL	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
VACANT LAND	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	
	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	2,742,104	

Total Single Family Costs by Manual : 2,742,104
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
2 STY	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
BI LEVEL	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
BUNGALOW(1STY)	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
CONDO	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
CONTEMP 1 STY	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
CONTEMP MULTI	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
DUPLEX	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
GARAGE/CARPORT	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
MODULAR/1STY	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
MULTI UNIT PVH	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
MULTIPLE UNITS	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
RANCH	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
TRI/QUAD LEVEL	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
VACANT LAND	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	
	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	2,704,885	

Total Single Family Sale Residual Values : 2,704,885
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
7	0	5.27	6.50	0.999	
After Application of E.C.F.s		5.29	6.50	0.999	

<<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
2 STY	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
BI LEVEL	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
BUNGALOW(1STY)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
CONDO	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
CONTEMP 1 STY	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
CONTEMP MULTI	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
DUPLEX	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
GARAGE/CARPORT	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
MODULAR/1STY	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
MULTI UNIT PVH	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
MULTIPLE UNITS	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
RANCH	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
TRI/QUAD LEVEL	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
VACANT LAND	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	
	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	0.986(7)	

Single Family E.C.F. : 0.986 (7)

12:14 PM

ECF Analysis for: 52 - CITY OF BATTLE CREEK

DB: Battle Creek Current

DB: Battle Creek Current

Neighborhoods Used: 90130 - 90130 CHANNEL PROPERTIES

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 90130 - 90130 CHANNEL PROPERTIES

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90200 - 90200 LV N

57 PLEASANT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-093-0		03/29/2024		90200	401	158,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	64		141,688	144,904	0.978



112 S 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-029-0		03/27/2024		90200	401	123,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		99,337	99,727	0.996



252 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-646-0		03/26/2024		90200	401	155,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	67		140,064	154,417	0.907



27 HAROLD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7610-15-295-0		03/05/2024		90200	401	230,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	64		161,961	192,865	0.840
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				14781	17602	0.840



436 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-297-0		02/29/2024		90200	401	127,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		115,425	103,051	1.120



309 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-246-0		02/14/2024		90200	401	159,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		146,787	137,463	1.068



46 LYNDAL CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-643-0		02/12/2024		90200	401	238,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		220,109	160,371	1.373



135 CIRCLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-595-0		01/10/2024		90200	401	162,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		137,622	170,529	0.807



Neighborhoods Used: 90200 - 90200 LV N

16 S 25TH ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9940-32-073-1		01/05/2024	90200 401	194,000	29,892	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	164,108	157,692	1.041	



28 PIONEER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1710-03-590-0		12/29/2023	90200 401	160,000	20,543	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	139,457	132,645	1.051	



359 IROQUOIS AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4640-08-256-0		12/19/2023	90200 401	120,900	15,655	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	105,245	98,520	1.068	



24 WILTSHIRE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8340-18-034-0		12/05/2023	90200 401	135,000	12,214	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	122,786	96,265	1.275	



429 WEBBER ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8340-18-407-0		11/30/2023	90200 401	79,000	11,971	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	67,029	76,839	0.872	



88 S LAVISTA BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3630-07-734-0		10/27/2023	90200 401	173,900	29,942	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	143,958	161,054	0.894	



517 WENTWORTH AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4640-08-199-0		10/25/2023	90200 401	63,000	11,383	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	62	51,617	84,629	0.610	

!!MULTI-PARCEL SALE!!



53 S WOODROW AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4380-07-301-0		10/16/2023	90200 401	240,000	53,505	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	68	186,495	269,156	0.693	



Neighborhoods Used: 90200 - 90200 LV N

509 LAKEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-413-0		09/29/2023		90200	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		90,274	122,655	0.736



56 PLEASANT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-106-0		09/28/2023		90200	401	154,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		137,737	99,654	1.382



515 FAIRFIELD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-562-0		09/20/2023		90200	401	169,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		151,388	149,765	1.011



70 S LAVISTA BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-741-0		09/15/2023		90200	401	230,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		188,234	244,548	0.770



535 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-203-0		09/14/2023		90200	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		122,535	100,031	1.225



404 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-159-0		09/08/2023		90200	401	133,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		108,144	118,857	0.910



540 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-213-0		08/31/2023		90200	401	103,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	84		88,851	100,645	0.883



521 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-344-0		08/30/2023		90200	401	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		66,618	97,073	0.686



Neighborhoods Used: 90200 - 90200 LV N

563 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-580-0		08/29/2023		90200	401	95,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		71,118	120,190	0.592



535 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-347-0		08/25/2023		90200	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		124,846	171,500	0.728



452 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-150-0		08/25/2023		90200	401	120,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		107,114	125,781	0.852



40 S LAVISTA BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-748-0		08/25/2023		90200	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		164,053	224,076	0.732



518 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-218-0		08/23/2023		90200	401	144,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		127,915	138,105	0.926



101 CIRCLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-583-0		08/18/2023		90200	401	144,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		131,529	98,723	1.332



306 ELDRED ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-195-0		08/14/2023		90200	401	111,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	84		95,619	115,883	0.825



510 LAKEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-364-0		08/14/2023		90200	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	79		131,503	148,850	0.883



Neighborhoods Used: 90200 - 90200 LV N

128 E TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7120-14-234-0		08/14/2023		90200	401	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		51,501	88,490	0.582



4 RIVERSIDE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0063-00-250-0		08/10/2023		90200	401	40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		14,654	73,306	0.200



945 LAKEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6970-13-949-0		08/10/2023		90200	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		128,636	122,706	1.048



2 S 23RD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6990-14-073-0		08/03/2023		90200	401	37,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		17,309	70,836	0.244



430 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-298-0		07/31/2023		90200	401	155,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		139,932	120,816	1.158



28 PIONEER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-590-0		07/27/2023		90200	401	155,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		134,457	132,645	1.014



452 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-294-0		07/25/2023		90200	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		155,327	186,036	0.835



528 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-216-0		07/19/2023		90200	401	115,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	84		99,101	109,040	0.909



Neighborhoods Used: 90200 - 90200 LV N

235 S LAVISTA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-699-0	07/13/2023 90200	401	125,000	18,042
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	89	106,958	81,597
				E.C.F.
				1.311



39 FERNDALE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-675-0	06/30/2023 90200	401	121,000	8,499
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	112,501	59,704
				E.C.F.
				1.884



357 SURBY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4640-08-328-0	06/23/2023 90200	401	149,000	27,078
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	121,922	120,775
				E.C.F.
				1.009



204 HIGHLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3030-06-620-0	06/21/2023 90200	401	45,750	13,112
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	74	32,638	112,863
				E.C.F.
				0.289



117 DEVOLL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2510-05-707-0	06/12/2023 90200	401	159,000	21,373
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	137,627	143,114
				E.C.F.
				0.962



127 DEVOLL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2510-05-706-0	06/05/2023 90200	401	171,000	26,966
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	144,034	212,219
				E.C.F.
				0.679



353 WENTWORTH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4640-08-183-0	05/31/2023 90200	401	75,000	14,727
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	65	60,273	95,125
				E.C.F.
				0.634



17 N LAVISTA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8340-18-023-0	05/26/2023 90200	401	154,900	16,261
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	84	138,639	147,853
				E.C.F.
				0.938



Neighborhoods Used: 90200 - 90200 LV N

775 W TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0064-00-110-0		05/23/2023		90200	401	175,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		150,887	167,588	0.900



339 ORLEANS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-108-0		05/19/2023		90200	401	113,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	70		102,347	90,314	1.133



848 ORLEANS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-712-0		05/15/2023		90200	401	152,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		133,460	160,591	0.831



77 GRAND BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7610-15-200-0		05/11/2023		90200	401	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		88,543	137,200	0.645



420 ORLEANS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-588-0		05/04/2023		90200	401	131,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		111,754	114,479	0.976



305 ELDRED ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-185-0		05/03/2023		90200	401	100,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		78,233	99,775	0.784



235 FAIRFIELD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-544-0		05/01/2023		90200	401	118,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		101,909	114,101	0.893



64 S 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-016-0		04/25/2023		90200	401	64,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		35,063	78,684	0.446



Neighborhoods Used: 90200 - 90200 LV N

411 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-259-0		04/19/2023		90200	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		114,037	130,992	0.871



926 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6970-13-904-0		04/05/2023		90200	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		115,018	144,471	0.796



304 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-172-0		03/20/2023		90200	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		163,904	112,731	1.454



112 S 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-029-0		03/20/2023		90200	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		100,937	101,282	0.997



437 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-336-0		03/17/2023		90200	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		112,193	169,001	0.664



62 N LAVISTA BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-165-0		03/16/2023		90200	401	118,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		104,270	99,228	1.051



856 ORLEANS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-711-0		03/10/2023		90200	401	147,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		126,886	128,131	0.990



33 WILTSHIRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-056-0		03/09/2023		90200	401	125,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		114,310	105,810	1.080



Neighborhoods Used: 90200 - 90200 LV N

354 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-162-0		02/15/2023		90200	401	105,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		84,793	118,151	0.718



25 RICHARDS PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7320-14-534-0		02/03/2023		90200	401	65,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	59		54,192	97,328	0.557



1329 LAKEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3700-07-805-0		01/30/2023		90200	401	114,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		89,530	90,137	0.993



235 W TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-512-0		01/26/2023		90200	401	147,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		127,797	114,840	1.113



224 HIGHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-653-1		01/13/2023		90200	401	89,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84		79,979	121,542	0.658



121 GRAND BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0613-15-300-1		01/09/2023		90200	401	92,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		69,374	93,303	0.744



121 GRAND BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7610-15-210-0		01/09/2023		90200	001	92,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		63,948	93,303	0.685



26 GRAND BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7610-15-170-0		12/30/2022		90200	401	90,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	69		70,825	113,710	0.623



Neighborhoods Used: 90200 - 90200 LV N

1225 W TERRITORIAL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6990-14-043-0		12/22/2022		90200 401	58,000	14,597
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		43,403	60,937	0.712



235 FAIRFIELD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-544-0		12/16/2022		90200 401	33,000	16,991
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		16,009	114,101	0.140



1329 LAKEVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3700-07-805-0		12/09/2022		90200 401	68,000	25,370
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		42,630	90,137	0.473



362 RIVERSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7120-14-201-0		12/07/2022		90200 401	80,000	20,015
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	67		59,985	105,088	0.571



68 PLEASANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-102-0		11/10/2022		90200 401	96,900	14,017
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	78		82,883	130,397	0.636



522 LAKEVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-361-0		11/10/2022		90200 401	85,000	11,899
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	77		73,101	81,606	0.896



54 S LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-744-0		11/10/2022		90200 401	240,000	33,659
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		206,341	286,076	0.721



111 CIRCLE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-585-0		11/09/2022		90200 401	165,000	16,771
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		148,229	144,803	1.024



Neighborhoods Used: 90200 - 90200 LV N

135 CIRCLE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3630-07-595-0		11/07/2022	90200	401	119,000	24,378
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	94,622	170,524	0.555	



560 SURBY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3630-07-590-0		11/04/2022	90200	401	159,000	16,260
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	142,740	117,924	1.210	



547 IROQUOIS AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4640-08-278-0		11/02/2022	90200	401	120,000	20,359
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	99,641	97,768	1.019	



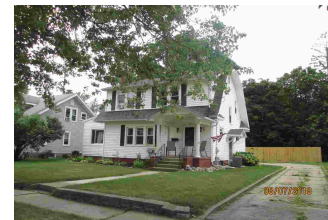
26 S LAVISTA BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3630-07-755-0		10/26/2022	90200	401	178,500	30,064
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	148,436	225,351	0.659	



32 S 25TH ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9940-32-069-1		10/25/2022	90200	401	134,000	36,039
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	97,961	130,491	0.751	



124 HIGHLAND AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3030-06-556-0		10/20/2022	90200	401	181,000	24,942
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	87	156,058	193,257	0.808	



131 ORLEANS AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3030-06-569-0		10/19/2022	90200	401	132,543	19,068
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	113,475	138,064	0.822	



93 GRAND BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
7610-15-207-0		10/14/2022	90200	401	175,000	35,681
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	77	139,319	240,324	0.580	



Neighborhoods Used: 90200 - 90200 LV N

110 FOSTER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3040-06-800-4		10/13/2022	90200 401	120,000	14,906	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	105,094	96,525	1.089	



126 IROQUOIS AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3030-06-625-0		10/04/2022	90200 401	92,000	17,626	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	74,374	138,162	0.538	



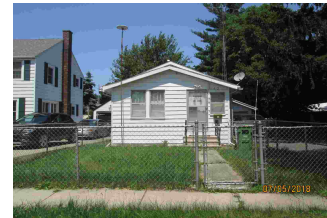
21 WILTSHIRE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8340-18-051-0		09/23/2022	90200 401	140,000	9,814	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	79	130,186	154,772	0.841	



48 FERNDAL CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3630-07-677-0		09/22/2022	90200 401	35,000	12,701	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	62	22,299	63,728	0.350	



440 WENTWORTH AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4640-08-152-0		08/31/2022	90200 401	79,000	11,928	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	65	67,072	86,544	0.775	



453 WENTWORTH AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4640-08-195-0		08/31/2022	90200 401	139,900	16,255	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	123,645	116,798	1.059	



35 S LAVISTA BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3630-07-534-0		08/26/2022	90200 401	219,900	32,720	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	187,180	186,512	1.004	



218 SURBY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3030-06-651-0		08/19/2022	90200 401	126,000	19,595	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	106,405	136,611	0.779	



Neighborhoods Used: 90200 - 90200 LV N

517 LAKEVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4640-08-415-0	08/08/2022 90200	401	45,000	11,835
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	79	33,165	78,142
				E.C.F. 0.424



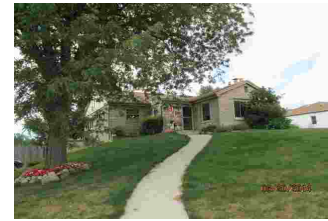
247 ORLEANS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3030-06-578-0	08/05/2022 90200	401	66,000	15,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BUNGALOW(1STY)	68	50,400	64,200
				E.C.F. 0.785



118 S LAVISTA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-728-0	08/05/2022 90200	401	240,000	39,717
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	200,283	266,708
				E.C.F. 0.751



110 CIRCLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-565-0	08/04/2022 90200	401	147,000	21,724
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	125,276	136,546
				E.C.F. 0.917



250 FAIRFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3030-06-518-0	08/04/2022 90200	401	75,000	23,372
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	51,628	156,538
				E.C.F. 0.330



20 WILTSHIRE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8340-18-037-0	07/29/2022 90200	401	170,000	21,292
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	84	148,708	157,645
				E.C.F. 0.943



33 S LAVISTA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-533-0	07/29/2022 90200	401	154,500	11,372
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	77	143,128	135,782
				E.C.F. 1.054



123 CIRCLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-588-0	07/27/2022 90200	401	142,500	14,503
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	127,997	123,442
				E.C.F. 1.037



Neighborhoods Used: 90200 - 90200 LV N

464 WEBBER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-414-0		07/25/2022		90200	401	138,000 19,513
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		118,487	129,859	0.912



22 PLEASANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-062-0		07/25/2022		90200	401	28,000 10,679
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		17,321	117,806	0.147



116 S 24TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-030-0		07/22/2022		90200	401	150,000 25,373
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		124,627	144,190	0.864



521 FAIRFIELD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-563-0		07/21/2022		90200	401	100,000 16,094
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	77		83,906	113,885	0.737



252 SURBY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-646-0		07/18/2022		90200	401	155,000 14,995
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	68		140,005	156,721	0.893



40 FERNDAL CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-678-0		07/13/2022		90200	401	15,000 8,499
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		6,501	52,409	0.124



218 ORLEANS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-555-0		07/01/2022		90200	401	110,000 15,277
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		94,723	135,891	0.697



295 W BIDWELL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-030-0		07/01/2022		90200	401	130,000 13,347
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		116,653	104,078	1.121



Neighborhoods Used: 90200 - 90200 LV N

84 CIRCLE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-572-0		06/30/2022		90200	401	185,000 30,996
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		154,004	221,109	0.697



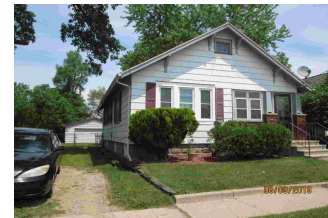
438 WEBBER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0611-32-978-0		06/30/2022		90200	401	130,000 38,016
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		91,984	94,731	0.971



29 WILTSHIRE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-055-0		06/27/2022		90200	401	155,000 11,504
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		143,496	142,641	1.006



548 LAKEVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-355-0		06/21/2022		90200	401	63,000 21,148
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		41,852	105,322	0.397



241 WENTWORTH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-610-0		06/21/2022		90200	401	133,000 18,244
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		114,756	138,980	0.826



560 SURBY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-590-0		06/17/2022		90200	401	110,000 16,260
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		93,740	117,924	0.795



30 LYNDAL CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-651-0		06/16/2022		90200	401	146,500 17,490
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		129,010	139,007	0.928



34 N LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-009-0		06/10/2022		90200	401	170,000 31,853
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		138,147	160,575	0.860



Neighborhoods Used: 90200 - 90200 LV N

235 W TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-512-0		06/09/2022		90200 401	60,000	19,703
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		40,297	114,840	0.351



563 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-592-0		06/07/2022		90200 401	140,000	17,276
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	81		122,724	126,194	0.972



1337 LAKEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3700-07-803-0		06/03/2022		90200 401	101,250	32,890
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		68,360	119,075	0.574



37 S WOODROW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-710-0		05/27/2022		90200 401	215,000	50,753
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		164,247	229,456	0.716



141 SURBY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3030-06-667-0		05/27/2022		90200 401	150,000	18,448
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		131,552	128,410	1.024



310 WENTWORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-171-0		05/26/2022		90200 401	90,000	18,285
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	70		71,715	99,438	0.721



87 GRAND BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7610-15-202-0		05/25/2022		90200 401	150,000	16,333
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		133,667	166,859	0.801



25 PLEASANT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-079-0		05/19/2022		90200 401	185,000	23,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		161,369	179,894	0.897



Neighborhoods Used: 90200 - 90200 LV N

552 IROQUOIS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-209-0		04/29/2022		90200 401	60,000	14,464
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		45,536	85,574	0.532



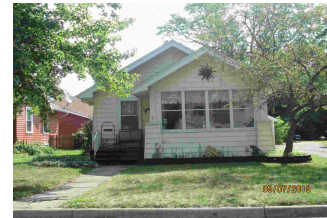
520 ORLEANS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-578-0		04/28/2022		90200 401	155,000	13,845
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		141,155	150,879	0.936



27 S BECKMAN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-559-0		04/28/2022		90200 401	50,000	13,518
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		36,482	101,260	0.360



115 CIRCLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3630-07-586-0		04/21/2022		90200 401	149,900	20,129
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		129,771	153,015	0.848



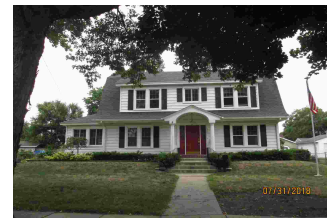
527 ORLEANS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-129-0		04/20/2022		90200 401	135,000	14,683
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	84		120,317	132,265	0.910



433 W TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1710-03-507-0		04/13/2022		90200 401	201,000	39,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79		161,714	244,319	0.662



503 LAKEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4640-08-412-0		04/08/2022		90200 401	127,500	14,739
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		112,761	153,156	0.736



Neighborhoods Used: 90250 - 90250 LV NE

27 S 27TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-082-0		03/29/2024		90250	401	234,000 36,693
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		197,307	200,836	0.982



141 N 31ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-210-0		03/27/2024		90250	401	90,000 15,474
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		74,526	105,190	0.708



116 N LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-391-0		03/27/2024		90250	401	143,000 11,343
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		131,657	91,926	1.432



306 BRIAR HILL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-044-0		03/25/2024		90250	401	255,000 42,341
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	64		212,659	173,109	1.228



218 BRIAR HILL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-056-0		03/21/2024		90250	401	235,000 25,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		209,019	168,336	1.242



149 N LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-379-0		03/21/2024		90250	401	110,000 15,114
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	64		94,886	72,697	1.305



152 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-442-0		03/14/2024		90250	401	125,000 18,409
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		106,591	103,639	1.028



202 S LELAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-546-0		03/13/2024		90250	401	206,000 33,811
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	68		172,189	198,669	0.867



Neighborhoods Used: 90250 - 90250 LV NE

694 KNOLLWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8055-17-210-0 03/11/2024 90250 401 235,000 23,368
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 211,632 192,377 1.100



138 N 28TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9300-22-101-0 03/07/2024 90250 401 148,500 12,145
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 136,355 98,697 1.382



215 BITTERSWEET LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2333-04-552-0 02/23/2024 90250 401 208,000 17,986
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 190,014 217,420 0.874



27 N 26TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9310-22-597-0 02/15/2024 90250 401 153,500 27,418
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 77 126,082 137,969 0.914



100 N 31ST ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9300-22-192-0 02/12/2024 90250 401 150,000 19,105
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 130,895 103,684 1.262



122 N 23RD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9310-22-375-0 02/06/2024 90250 401 160,000 15,895
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 70 144,105 134,521 1.071



100 N 32ND ST
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 9300-22-225-0 01/25/2024 90250 401 135,000 31,476
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 103,524 92,973 1.113
 !!MULTI-PARCEL SALE!!



326 BITTERSWEET LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2333-04-487-0 01/22/2024 90250 401 205,000 18,471
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 77 183,336 211,820 0.866
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3193 3689 0.866



Neighborhoods Used: 90250 - 90250 LV NE

1311 SW CAPITAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2332-04-312-0	01/22/2024	90250 401	140,000	16,280
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	123,720	145,905
				E.C.F. 0.848



320 BITTERSWEET LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2333-04-486-0	01/05/2024	90250 401	204,000	18,206
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	185,794	190,456
				E.C.F. 0.976



754 ANDRUS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9800-25-772-0	12/22/2023	90250 401	140,000	21,767
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	118,233	112,703
				E.C.F. 1.049



1931 W TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0065-00-180-0	12/19/2023	90250 401	180,000	26,176
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	153,824	175,589
				E.C.F. 0.876



2310 W TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8470-18-752-0	12/13/2023	90250 401	198,000	27,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	170,280	117,372
				E.C.F. 1.451



40 S 28TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9940-32-162-0	12/12/2023	90250 401	186,000	18,935
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	85	167,065	204,304
				E.C.F. 0.818



125 WINSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4740-08-627-0	12/08/2023	90250 401	195,000	19,563
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	77	175,437	171,149
				E.C.F. 1.025



748 ANDRUS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9800-25-773-0	12/05/2023	90250 401	178,000	17,822
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	160,178	122,197
				E.C.F. 1.311



Neighborhoods Used: 90250 - 90250 LV NE

729 KNOLLWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8053-17-167-0 12/01/2023 90250 401 215,000 24,662
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 84 190,338 190,329 1.000



201 WEEKS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4740-08-607-0 11/20/2023 90250 401 155,400 22,975
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 67 132,425 117,369 1.128



928 GLENCROFT LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8054-17-199-0 11/20/2023 90250 401 252,350 34,996
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 74 217,354 190,110 1.143



233 N LINCOLN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2332-04-392-0 11/17/2023 90250 401 150,000 22,040
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 127,960 129,970 0.985



130 N 23RD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9310-22-373-1 11/09/2023 90250 401 169,900 17,058
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 65 152,842 132,621 1.152



772 INGRAM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9800-25-809-0 11/02/2023 90250 401 140,000 17,643
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 122,357 87,476 1.399



42 S 27TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9940-32-143-0 11/01/2023 90250 401 150,000 20,594
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 74 129,406 140,174 0.923



98 N 28TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9310-22-289-0 11/01/2023 90250 401 140,000 25,961
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 114,039 120,957 0.943



Neighborhoods Used: 90250 - 90250 LV NE

124 N 31ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-199-0		11/01/2023		90250 401	110,000	17,661
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		92,339	91,703	1.007



409 WEEKS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-621-0		10/31/2023		90250 401	165,000	19,247
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		145,753	119,163	1.223



1114 W TERRITORIAL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-519-0		10/26/2023		90250 401	175,000	48,694
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	62		126,306	146,761	0.861



139 S 28TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-117-0		10/20/2023		90250 401	132,000	28,742
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		103,258	111,859	0.923



103 DARRAGH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-895-0		10/17/2023		90250 401	138,000	18,789
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		119,211	92,602	1.287



209 N MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-600-0		10/11/2023		90250 401	155,900	18,563
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		137,337	92,984	1.477



25 S 26TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-071-0		10/10/2023		90250 401	146,000	18,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	79		127,364	108,028	1.179



743 CAMBRIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8052-17-130-0		10/10/2023		90250 401	189,000	23,489
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	84		165,511	182,195	0.908



Neighborhoods Used: 90250 - 90250 LV NE

318 W HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-870-0		10/06/2023		90250 401	230,000	43,029
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		186,971	163,624	1.143



54 N 30TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-717-0		10/06/2023		90250 401	160,395	17,133
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		143,262	147,034	0.974



143 N 29TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-141-0		10/02/2023		90250 401	150,000	15,474
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		134,526	104,523	1.287



220 N RIDGEWAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-544-0		09/29/2023		90250 401	165,000	19,362
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		145,638	124,595	1.169



161 CAMERON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9780-25-315-0		09/27/2023		90250 401	182,900	17,798
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		165,102	157,739	1.047



1728 W TERRITORIAL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-628-0		09/22/2023		90250 401	165,000	22,632
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		142,368	170,661	0.834



1283 SW CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2332-04-320-0		09/22/2023		90250 401	210,000	20,769
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		189,231	168,233	1.125



559 RIVERSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5190-09-321-0		09/14/2023		90250 401	164,900	19,658
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		145,242	149,227	0.973



Neighborhoods Used: 90250 - 90250 LV NE

34 N 23RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-553-0		08/30/2023		90250	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		142,592	160,188	0.890



251 MARTHA DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-556-0		08/30/2023		90250	401	315,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		281,581	323,747	0.870



741 RIVERSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0074-00-030-0		08/30/2023		90250	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		160,147	164,767	0.972



172 S 31ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0615-19-152-0		08/30/2023		90250	401	224,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		170,534	241,674	0.706



191 N 24TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-325-0		08/29/2023		90250	401	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		138,578	145,661	0.951



175 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-429-0		08/29/2023		90250	401	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		142,839	110,243	1.296



145 N 23RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-353-1		08/25/2023		90250	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		126,520	142,519	0.888



44 E ACACIA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0613-40-712-0		08/25/2023		90250	401	430,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		406,933	571,464	0.712



Neighborhoods Used: 90250 - 90250 LV NE

761 WARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9800-25-705-0		08/23/2023		90250 401	166,500	23,304
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		143,196	152,082	0.942



94 WILTSHIRE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-255-0		08/18/2023		90250 401	166,000	32,731
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		133,269	181,809	0.733



122 N 27TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-051-0		08/18/2023		90250 401	212,000	15,464
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		196,536	197,643	0.994



25 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-515-0		08/14/2023		90250 401	140,000	17,145
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92		122,855	125,620	0.978



154 N WOODROW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9800-25-616-0		08/11/2023		90250 401	199,900	29,716
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	80		170,184	216,885	0.785



120 BRIAR HILL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-066-0		08/10/2023		90250 401	190,000	23,661
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		166,339	143,956	1.155



527 JEAN LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-858-0		08/07/2023		90250 401	160,000	28,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		131,364	155,400	0.845



133 LOIS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2530-05-806-0		08/07/2023		90250 401	195,000	27,646
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		167,354	187,016	0.895



Neighborhoods Used: 90250 - 90250 LV NE

253 S LELAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-520-0		08/03/2023		90250	401	260,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		228,368	242,328	0.942



172 N 25TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-006-0		07/31/2023		90250	401	135,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		110,471	116,798	0.946



77 GOLDEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-638-0		07/28/2023		90250	401	175,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		151,266	147,836	1.023



206 BRIAR HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-059-0		07/19/2023		90250	401	230,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		192,622	195,444	0.986



12 N 30TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-728-0		07/18/2023		90250	401	200,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		177,442	173,276	1.024



169 MASON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-882-0		07/07/2023		90250	401	182,169
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		152,804	173,713	0.880



339 N RIDGEWAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-449-0		07/07/2023		90250	401	196,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	67		176,718	164,581	1.074



56 N 26TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-579-0		07/06/2023		90250	401	147,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		129,864	136,077	0.954



Neighborhoods Used: 90250 - 90250 LV NE

74 N 32ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-781-0		06/30/2023		90250	401	185,000 24,124
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		160,876	131,708	1.221



134 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-445-0		06/29/2023		90250	401	99,750 26,958
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		72,792	102,633	0.709



141 BREWER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-691-0		06/28/2023		90250	401	188,490 43,234
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		145,256	172,431	0.842



133 WINSTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-629-0		06/13/2023		90250	401	175,000 22,323
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		152,677	152,094	1.004



160 ADAMS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-793-0		06/13/2023		90250	401	147,500 22,962
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW (1STY)	77		124,538	146,262	0.851



946 GLENCROFT LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8054-17-196-0		06/09/2023		90250	401	255,000 24,175
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		230,825	208,170	1.109



102 N MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-603-0		05/26/2023		90250	401	220,000 42,742
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		177,258	193,223	0.917



182 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-437-0		05/26/2023		90250	401	145,000 18,010
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		126,990	87,956	1.444



Neighborhoods Used: 90250 - 90250 LV NE

135 N 28TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-109-0		05/24/2023		90250	401	200,000 15,914
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		184,086	157,315	1.170



115 N 29TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-149-0		05/22/2023		90250	401	95,000 15,474
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		79,526	94,062	0.845



210 S BREWER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-508-0		05/19/2023		90250	401	295,211 36,001
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		259,210	209,059	1.240



976 MEADOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8050-17-009-0		05/19/2023		90250	401	190,800 30,445
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		160,355	155,583	1.031



52 S 28TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-165-0		05/08/2023		90250	401	150,000 17,386
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		132,614	144,483	0.918



526 RIVERSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-801-0		05/01/2023		90250	401	90,000 15,356
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		74,644	98,889	0.755



208 N MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-609-0		05/01/2023		90250	401	167,900 17,387
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		150,513	130,353	1.155



14 N 26TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-587-0		04/24/2023		90250	401	152,500 19,714
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		132,786	134,135	0.990



Neighborhoods Used: 90250 - 90250 LV NE

184 SUMMIT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2940-06-448-0		04/21/2023		90250 401	211,000	24,109
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		186,891	129,691	1.441



134 N 27TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-054-0		04/21/2023		90250 401	145,000	31,752
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		113,248	152,138	0.744



30 N 26TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-585-0		04/21/2023		90250 401	165,900	20,393
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		145,507	140,695	1.034



314 N LINCOLN BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2332-04-351-0		04/20/2023		90250 401	185,000	23,026
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		161,974	130,254	1.244



726 CAMBRIDGE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8052-17-140-0		04/17/2023		90250 401	250,000	33,786
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		216,214	193,436	1.118



103 N 32ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-256-0		04/13/2023		90250 401	145,000	19,267
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		125,733	134,947	0.932



169 N 22ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-392-0		03/29/2023		90250 401	128,000	19,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		108,223	101,859	1.062



215 N RIDGEWAY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-529-0		03/28/2023		90250 401	170,000	18,581
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		151,419	159,549	0.949



Neighborhoods Used: 90250 - 90250 LV NE

113 N LELAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4740-08-654-0	03/27/2023 90250	401	192,000	20,348
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	171,652	136,499
				E.C.F. 1.258



610 MEADOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2333-04-570-0	03/27/2023 90250	401	181,000	18,928
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	162,072	149,664
				E.C.F. 1.083



174 N 21ST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9310-22-438-0	03/20/2023 90250	401	120,000	19,116
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	100,884	87,402
				E.C.F. 1.154



139 N 28TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9300-22-108-0	03/17/2023 90250	401	150,000	17,727
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	132,273	139,109
				E.C.F. 0.951



120 N LINCOLN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2332-04-362-0	03/17/2023 90250	401	194,000	16,983
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	177,017	160,844
				E.C.F. 1.101



1008 W HIGHLAND BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9310-22-344-0	03/14/2023 90250	401	240,000	26,038
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	65	213,962	224,051
				E.C.F. 0.955



120 WINSTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4740-08-647-0	03/14/2023 90250	401	105,000	19,563
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	85,437	141,407
				E.C.F. 0.604



788 CAMBRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8052-17-149-0	03/10/2023 90250	401	190,000	23,865
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	65	166,135	154,182
				E.C.F. 1.078



Neighborhoods Used: 90250 - 90250 LV NE

116 PLEASANT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-335-0		03/10/2023		90250 401	120,000	14,507
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		105,493	83,282	1.267



121 GOLDEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-833-0		02/24/2023		90250 401	182,000	23,330
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		158,670	171,739	0.924



27 N 25TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0500-01-748-0		02/21/2023		90250 401	181,000	23,579
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		157,421	216,743	0.726



62 N 28TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-647-0		02/06/2023		90250 401	159,900	20,089
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		139,811	168,594	0.829



201 GOLDEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-834-0		02/03/2023		90250 401	190,000	25,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		164,364	169,912	0.967



103 PEACHTREE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5580-10-005-0		02/01/2023		90250 401	165,000	37,278
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		127,722	186,290	0.686



150 KEYSTONE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0613-27-437-0		01/30/2023		90250 401	317,000	19,319
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		297,681	369,785	0.805



426 MORNINGSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8051-17-081-0		01/25/2023		90250 401	165,000	25,213
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		139,787	177,098	0.789



Neighborhoods Used: 90250 - 90250 LV NE

120 N MOORLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-606-0		01/25/2023		90250 401	183,000	21,150
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		161,850	107,630	1.504



1533 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-138-0		01/24/2023		90250 401	116,900	16,930
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		99,970	83,931	1.191



738 RIVERSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-620-0		01/20/2023		90250 401	190,000	11,289
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		178,711	163,538	1.093



721 EASTFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-464-0		01/20/2023		90250 401	125,000	18,012
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		106,988	165,525	0.646



152 LOIS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2530-05-847-0		01/17/2023		90250 401	156,900	24,445
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		132,455	146,106	0.907



107 N 27TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-066-0		01/13/2023		90250 401	120,000	15,464
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		104,536	111,606	0.937



913 MEADOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8050-17-023-0		01/09/2023		90250 401	184,000	22,995
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		161,005	169,077	0.952



708 RIVERSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-519-0		12/23/2022		90250 401	158,000	15,838
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		142,162	145,377	0.978



Neighborhoods Used: 90250 - 90250 LV NE

41 N 26TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-601-0		12/16/2022		90250	401	125,000 17,136
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		107,864	103,889	1.038



320 MORNINGSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8051-17-071-0		12/14/2022		90250	401	168,000 22,042
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		145,958	185,186	0.788



144 N LELAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-671-0		12/09/2022		90250	401	185,000 37,526
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		147,474	146,076	1.010



745 KNOLLWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8053-17-170-0		12/06/2022		90250	401	205,000 28,098
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		176,902	181,826	0.973



93 PLEASANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-297-0		12/02/2022		90250	401	118,500 17,809
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		100,691	102,404	0.983



112 N 28TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-073-0		12/01/2022		90250	401	117,000 16,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		100,887	110,461	0.913



1880 W HIGHLAND BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2890-06-222-1		11/30/2022		90250	401	150,000 22,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		127,792	155,076	0.824



208 N MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-609-0		11/26/2022		90250	401	110,000 17,387
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		92,613	130,353	0.710



Neighborhoods Used: 90250 - 90250 LV NE

326 BITTERSWEET LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-487-0		11/22/2022		90250	401	180,000
						18,471
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	77		158,764	211,820	0.750
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.
		2765		3689		0.750



320 BRIARWOOD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2332-04-411-0		11/22/2022		90250	401	135,000
						33,044
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		101,956	136,222	0.748



36 ROTH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9800-25-648-0		11/21/2022		90250	401	149,000
						18,988
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		130,012	130,336	0.998



734 KNOLLWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8053-17-174-0		11/21/2022		90250	401	165,000
						23,093
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	84		141,907	193,436	0.734



115 BRIAR HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-088-0		11/18/2022		90250	401	245,000
						43,775
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		201,225	239,591	0.840



327 CLOVER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-492-0		11/18/2022		90250	401	155,000
						18,206
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		136,794	154,525	0.885



121 N 28TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-114-0		11/17/2022		90250	401	150,000
						15,474
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		134,526	106,970	1.258



24 GOLDEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-506-0		11/16/2022		90250	401	295,000
						37,928
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		257,072	224,880	1.143



Neighborhoods Used: 90250 - 90250 LV NE

513 MORNINGSID DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8051-17-099-0		11/14/2022		90250 401	203,500	21,035
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		182,465	218,967	0.833



227 CLOVER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-573-0		11/10/2022		90250 401	185,000	17,458
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		167,542	188,239	0.890



101 N 21ST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-417-0		11/04/2022		90250 401	150,000	21,266
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		128,734	162,365	0.793



19 S 30TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9960-32-223-0		11/04/2022		90250 401	130,000	29,086
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		100,914	148,703	0.679



224 COUNTRY CLUB TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-096-0		11/03/2022		90250 401	162,500	31,818
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		130,682	199,130	0.656



150 STAFFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-562-0		11/02/2022		90250 401	265,000	35,119
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		229,881	274,307	0.838



754 CAMBRIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8052-17-145-0		10/31/2022		90250 401	191,500	21,662
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	84		169,838	204,961	0.829



14 THORNAPPLE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5580-10-023-0		10/28/2022		90250 401	185,000	35,810
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		149,190	168,657	0.885



Neighborhoods Used: 90250 - 90250 LV NE

57 N 29TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-707-0		10/28/2022		90250 401	174,500	21,362
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		153,138	145,653	1.051



310 W HAMILTON LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-867-0		10/27/2022		90250 401	230,000	60,834
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		169,166	198,999	0.850



77 S 28TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-134-0		10/21/2022		90250 401	155,000	29,274
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		125,726	125,611	1.001



105 CHERRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-121-0		10/18/2022		90250 401	209,900	29,699
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		180,201	179,003	1.007



151 N 20TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-463-0		10/17/2022		90250 401	120,000	22,726
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		97,274	143,215	0.679



81 N LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-236-0		10/04/2022		90250 401	229,900	40,290
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		189,610	202,623	0.936



817 RIVERSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0074-00-720-0		09/30/2022		90250 401	220,000	57,798
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	70		162,202	160,144	1.013



119 N 24TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-311-0		09/23/2022		90250 401	105,000	18,514
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		86,486	86,643	0.998



Neighborhoods Used: 90250 - 90250 LV NE

149 BREWER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-694-0		09/21/2022		90250 401	201,000	19,563
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	79		181,437	187,740	0.966



779 WARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9790-25-514-0		09/16/2022		90250 401	160,000	27,648
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		132,352	195,659	0.676



498 MORNINGSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8051-17-093-0		09/14/2022		90250 401	190,000	24,395
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		165,605	231,719	0.715



232 BITTERSWEET LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-569-0		09/09/2022		90250 401	185,000	20,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		164,900	147,540	1.118



60 N 27TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-613-0		09/08/2022		90250 401	143,000	24,199
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		118,801	135,738	0.875



23 S 27TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-080-1		09/06/2022		90250 401	183,500	28,395
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		155,105	217,324	0.714



937 MEADOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8050-17-027-0		09/06/2022		90250 401	156,408	28,071
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		128,337	161,409	0.795



139 LOIS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2530-05-807-0		09/02/2022		90250 401	165,000	25,926
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		139,074	188,669	0.737



Neighborhoods Used: 90250 - 90250 LV NE

119 N 25TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0610-41-854-0		09/02/2022		90250 401	163,000	38,518
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		124,482	133,677	0.931



338 CLOVER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-503-0		08/30/2022		90250 401	170,000	18,281
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		151,719	168,148	0.902



128 N LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-388-0		08/29/2022		90250 401	115,000	13,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	77		101,759	134,024	0.759



189 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-433-0		08/26/2022		90250 401	141,000	14,324
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		126,676	104,760	1.209



232 N RIDGEWAY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-546-0		08/25/2022		90250 401	180,000	17,311
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		162,689	171,729	0.947



334 DUNHAM DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-800-0		08/19/2022		90250 401	195,000	31,538
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		163,462	163,447	1.000



112 FLORA LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2940-06-426-0		08/15/2022		90250 401	186,000	25,422
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		160,578	183,562	0.875



134 PLEASANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-328-0		08/08/2022		90250 401	100,000	9,814
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		90,186	61,427	1.468



Neighborhoods Used: 90250 - 90250 LV NE

121 N 26TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-049-0		08/08/2022		90250 401	115,000	17,487
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		97,513	80,278	1.215



34 BIRCHWOOD LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5580-10-060-0		08/03/2022		90250 401	191,000	40,042
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		150,958	190,323	0.793



147 WILTSHIRE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-348-0		08/02/2022		90250 401	149,000	19,220
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		129,780	113,895	1.139



139 BEACHFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8060-17-306-0		08/02/2022		90250 401	124,900	23,308
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		101,592	127,413	0.797



131 PLEASANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-312-0		07/29/2022		90250 401	125,000	18,145
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		106,855	138,223	0.773



120 N 29TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-130-0		07/29/2022		90250 401	129,500	15,474
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		114,026	95,744	1.191



220 S BREWER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4690-08-527-0		07/29/2022		90250 401	281,000	32,463
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		248,537	271,458	0.916



121 APPLEWOOD PL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-090-0		07/27/2022		90250 401	223,300	31,850
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		191,450	181,621	1.054



Neighborhoods Used: 90250 - 90250 LV NE

421 COUNTRY CLUB BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2333-04-535-0 07/25/2022 90250 401 225,000 33,013
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 191,987 214,290 0.896



176 N 19TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9790-25-571-0 07/22/2022 90250 401 150,000 14,432
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 135,568 171,596 0.790



702 CAMBRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8052-17-136-0 07/19/2022 90250 401 210,000 27,771
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 84 182,229 190,567 0.956



124 S 26TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9940-32-108-0 07/19/2022 90250 401 125,000 24,063
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 100,937 92,571 1.090



10 S 29TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0065-00-135-0 07/15/2022 90250 401 159,000 31,442
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 127,558 125,632 1.015
 !!MULTI-PARCEL SALE!!



745 RIVERSIDE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0074-00-020-0 07/15/2022 90250 401 159,900 21,194
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 138,706 191,652 0.724



315 CLOVER LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2333-04-494-0 07/12/2022 90250 401 180,000 20,827
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 159,173 117,918 1.350



35 N 26TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9310-22-600-0 07/11/2022 90250 401 175,000 35,441
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 74 139,559 169,943 0.821



Neighborhoods Used: 90250 - 90250 LV NE

163 DARRAGH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-912-0		07/11/2022		90250	401	104,000 16,287
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		87,713	133,605	0.657



724 ANDRUS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9800-25-779-0		07/07/2022		90250	401	160,000 19,118
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		140,882	144,087	0.978



128 N 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-446-0		07/06/2022		90250	401	124,000 17,162
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		106,838	101,583	1.052



2542 W TERRITORIAL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8470-18-725-0		07/06/2022		90250	401	182,500 19,904
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		162,596	153,692	1.058



111 PLEASANT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-305-0		06/29/2022		90250	401	70,200 19,166
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		51,034	84,715	0.602



181 N 24TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-322-0		06/29/2022		90250	401	205,900 60,899
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		145,001	181,873	0.797



41 N 32ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-810-0		06/24/2022		90250	401	168,000 18,206
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		149,794	120,744	1.241



121 N RIDGEWAY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-533-0		06/24/2022		90250	401	140,000 16,892
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		123,108	121,621	1.012



Neighborhoods Used: 90250 - 90250 LV NE

131 N WOODROW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9800-25-665-0	06/23/2022	90250 401	105,123	24,693
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	80,430	113,274
				E.C.F. 0.710



681 TIMBERLANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8056-17-241-0	06/17/2022	90250 401	285,000	24,591
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	77	260,409	279,515
				E.C.F. 0.932



166 N 19TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9790-25-574-0	06/16/2022	90250 401	130,000	15,248
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	114,752	121,588
				E.C.F. 0.944



105 N 29TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9300-22-154-0	06/15/2022	90250 401	120,000	15,474
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	104,526	83,539
				E.C.F. 1.251



129 N 30TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9300-22-179-0	06/14/2022	90250 401	132,000	15,474
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	74	116,526	108,418
				E.C.F. 1.075



93 W ACACIA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5190-09-380-0	06/10/2022	90250 401	180,000	23,338
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	156,662	155,502
				E.C.F. 1.007



162 CAMERON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9780-25-327-0	06/08/2022	90250 401	165,000	25,821
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	139,179	174,441
				E.C.F. 0.798



221 BITTERSWEET LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
2333-04-551-0	06/07/2022	90250 401	186,000	17,458
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	168,542	194,711
				E.C.F. 0.866



Neighborhoods Used: 90250 - 90250 LV NE

125 N LELAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4740-08-657-0		06/03/2022		90250	401	250,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		230,027	204,864	1.123



515 JEAN LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7440-14-855-0		06/03/2022		90250	401	227,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		204,391	157,590	1.297



194 N 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-326-0		06/03/2022		90250	401	156,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		139,549	137,275	1.017



723 GREENRIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8053-17-153-0		06/01/2022		90250	401	220,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		188,951	166,312	1.136



215 LOIS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2530-05-818-0		05/31/2022		90250	401	190,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		161,975	170,362	0.951



331 BRIAR HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-133-0		05/31/2022		90250	401	180,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		156,204	160,425	0.974



133 MORNINGSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8050-17-006-0		05/24/2022		90250	401	184,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	79		160,247	181,166	0.885



110 N 23RD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-377-1		05/23/2022		90250	401	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	84		150,475	162,022	0.929



Neighborhoods Used: 90250 - 90250 LV NE

53 N 27TH ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9310-22-638-0		05/19/2022	90250 401	166,200	33,340	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	132,860	150,274	0.884	



230 S BREWER DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4690-08-526-0		05/18/2022	90250 401	270,000	27,397	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	242,603	273,646	0.887	



140 N LELAND DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4740-08-672-0		05/13/2022	90250 401	160,000	21,838	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	138,162	124,017	1.114	



187 N 24TH ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9310-22-323-0		05/04/2022	90250 401	122,500	17,427	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW(1STY)	74	105,073	128,275	0.819	



742 GREENRIDGE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8052-17-120-0		05/03/2022	90250 401	200,000	28,307	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	171,693	217,967	0.788	



174 CAMERON DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9780-25-328-0		04/29/2022	90250 401	163,000	30,203	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	132,797	146,321	0.908	



324 COUNTRY CLUB TER						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2350-05-124-0		04/29/2022	90250 401	225,000	38,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	186,580	229,023	0.815	



232 BRIAR HILL DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2350-05-053-0		04/27/2022	90250 401	165,000	24,283	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	140,717	130,447	1.079	



Neighborhoods Used: 90250 - 90250 LV NE

1607 W HIGHLAND BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-712-0		04/22/2022		90250	401	156,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		131,802	140,681	0.937



56 N 26TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-579-0		04/22/2022		90250	401	132,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	74		114,864	136,077	0.844



108 N 25TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-305-0		04/22/2022		90250	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		98,155	105,636	0.929



171 N 21ST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-428-0		04/21/2022		90250	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		126,831	128,511	0.987



219 BRIAR HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-113-0		04/20/2022		90250	401	227,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		200,116	193,213	1.036



72 S 26TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-094-0		04/20/2022		90250	401	158,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		127,874	122,676	1.042



103 N 31ST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-220-0		04/20/2022		90250	401	115,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		99,526	75,085	1.326



104 PEACHTREE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5580-10-061-0		04/18/2022		90250	401	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		118,936	138,479	0.859



Neighborhoods Used: 90250 - 90250 LV NE

112 N LAVISTA BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8340-18-392-0		04/15/2022		90250 401	145,000	11,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		133,484	126,866	1.052



948 MEADOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0624-26-200-1		04/15/2022		90250 401	215,000	30,225
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	74		184,775	186,347	0.992



1923 W GOGUAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9300-22-243-0		04/13/2022		90250 401	175,000	21,894
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		153,106	191,757	0.798



121 PEACHTREE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5580-10-019-0		04/13/2022		90250 401	183,000	31,751
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		151,249	161,350	0.937



200 BRIAR HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2350-05-060-0		04/08/2022		90250 401	230,200	26,218
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		203,982	202,985	1.005



164 N 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9310-22-332-0		04/08/2022		90250 401	110,000	27,300
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		82,700	101,751	0.813



35 S 26TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9940-32-068-0		04/08/2022		90250 401	139,900	29,536
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		110,364	87,720	1.258

!!MULTI-PARCEL SALE!!



338 N MOORLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2333-04-517-0		04/07/2022		90250 401	195,000	17,387
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		177,613	151,250	1.174



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 90250 - 90250 LV NE

160 MASON RD					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice LandValue
6180-10-805-0		04/07/2022	90250	401	240,000 42,222
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	197,778	256,904	0.770



Neighborhoods Used: 90250 - 90250 LV NE

<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
2 STY	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
BI LEVEL	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
BUNGALOW(1STY)	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
CONDO	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
CONTEMP 1 STY	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
CONTEMP MULTI	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
DUPLEX	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
GARAGE/CARPORT	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
MODULAR/1STY	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
MULTI UNIT PVH	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
MULTIPLE UNITS	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
RANCH	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
TRI/QUAD LEVEL	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
VACANT LAND	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	
	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	36,451,690	

Total Single Family Costs by Manual : 36,451,690
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 7,377
 Total Commercial Costs by Manual : 0

<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
2 STY	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
BI LEVEL	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
BUNGALOW(1STY)	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
CONDO	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
CONTEMP 1 STY	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
CONTEMP MULTI	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
DUPLEX	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
GARAGE/CARPORT	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
MODULAR/1STY	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
MULTI UNIT PVH	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
MULTIPLE UNITS	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
RANCH	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
TRI/QUAD LEVEL	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
VACANT LAND	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	
	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	34,747,040	

Total Single Family Sale Residual Values : 34,747,040
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 5,958
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
232	1	12.69	16.02	1.003	
After Application of E.C.F.s		12.69	16.00	1.003	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1.25 TO 1.75	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
2 STY	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
BI LEVEL	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
BUNGALOW(1STY)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
CONDO	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
CONTEMP 1 STY	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
CONTEMP MULTI	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
DUPLEX	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
GARAGE/CARPORT	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
MODULAR/1STY	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
MULTI UNIT PVH	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
MULTIPLE UNITS	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
RANCH	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
TRI/QUAD LEVEL	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
VACANT LAND	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	
	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	0.953(232)	

Single Family E.C.F. : 0.953 (232)

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ECF Analysis for: 52 - CITY OF BATTLE CREEK

DB: Battle Creek Current

DB: Battle Creek Current

Neighborhoods Used: 90250 - 90250 LV NE

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	0.808	(2)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 90250 - 90250 LV NE

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90300 - 90300 LV E

1705 SW CAPITAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2325-03-901-0 03/20/2024 90300 401 230,000 30,111
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 61 199,889 197,603 1.012



476 E HAMILTON LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0810-02-015-0 03/08/2024 90300 401 280,000 41,297
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 84 238,703 249,889 0.955



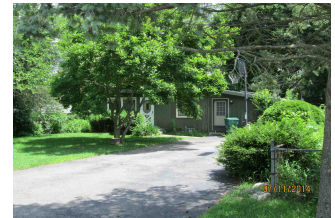
185 FRANCES DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0624-30-100-1 02/15/2024 90300 402 279,900 43,256
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI LEVEL 99 236,644 245,939 0.962



138 S LINCOLN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2325-03-961-0 02/15/2024 90300 401 205,000 34,052
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 170,948 266,367 0.642



133 DUNHAM DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6180-10-772-0 02/07/2024 90300 401 177,000 45,998
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 65 131,002 140,602 0.932



235 BRENTWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1200-03-016-0 02/02/2024 90300 401 279,900 26,964
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 80 252,936 283,420 0.892



351 WATKINS LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4030-07-870-0 01/25/2024 90300 401 261,000 46,773
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 70 214,227 259,296 0.826



617 RIVERSIDE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4760-08-829-0 01/08/2024 90300 401 221,000 16,148
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 204,852 206,252 0.993



01/08/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 90300 - 90300 LV E

209 EDGEBROOK DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5510-09-680-0		01/02/2024	90300	401	275,000	43,246
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	231,754	234,808	0.987	



58 W MINGES RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0073-00-560-0		12/22/2023	90300	401	230,000	51,437
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	178,563	232,193	0.769	



312 DEVON RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3320-07-060-0		12/21/2023	90300	401	260,000	41,106
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	218,894	236,115	0.927	



215 WAHWAHTAYSEE WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3320-07-038-0		12/11/2023	90300	401	234,000	34,947
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	199,053	181,338	1.098	



172 CHAPEL HILL DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1610-03-425-0		12/11/2023	90300	401	300,000	35,904
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI LEVEL	77	264,096	246,029	1.073	



210 S EASTWAY DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2326-04-047-0		12/08/2023	90300	401	243,900	23,084
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	74	220,816	230,738	0.957	



310 E HAMILTON LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1250-03-213-0		12/08/2023	90300	401	279,900	92,333
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	68	187,567	290,761	0.645	



1940 SW CAPITAL AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0076-00-083-0		12/07/2023	90300	401	198,000	33,080
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	164,920	191,845	0.860	



Neighborhoods Used: 90300 - 90300 LV E

154 S LINCOLN BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-03-964-0		12/05/2023		90300 401	330,000	41,721
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		288,279	276,291	1.043



149 FULLER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6670-12-114-0		11/29/2023		90300 401	225,000	50,159
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		174,841	157,811	1.108



315 E HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3320-07-124-3		11/20/2023		90300 401	429,000	77,801
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	68		351,199	485,625	0.723



43 CHRISTY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6130-10-636-0		11/13/2023		90300 401	287,000	70,167
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		216,833	318,752	0.680



604 COUNTRY CLUB BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2326-04-087-0		11/09/2023		90300 401	230,000	27,622
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	81		202,378	222,277	0.910



1066 RIVERSIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6680-12-153-0		11/03/2023		90300 401	175,000	32,112
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		142,888	122,028	1.171



209 CHAPEL HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1610-03-412-0		10/27/2023		90300 401	215,000	49,666
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	68		165,334	200,023	0.827



82 W MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0073-00-340-0		10/25/2023		90300 401	275,600	37,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		238,435	378,032	0.631



Neighborhoods Used: 90300 - 90300 LV E

155 S LINCOLN BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-03-952-0		10/10/2023		90300	401	370,000 70,319
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		299,681	406,348	0.737



203 EDGEHILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2326-04-092-0		09/29/2023		90300	401	241,500 32,853
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		208,647	240,095	0.869



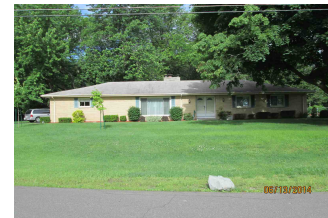
501 E HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4260-07-951-0		09/21/2023		90300	401	248,500 38,281
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		210,219	240,983	0.872



364 WATKINS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4030-07-831-0		09/12/2023		90300	401	265,000 46,853
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		218,147	339,886	0.642



408 SOUTH HILLS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2327-04-180-0		08/04/2023		90300	401	300,000 48,279
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		251,721	282,185	0.892



74 E LANGLEY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1250-03-217-0		07/07/2023		90300	401	190,000 64,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		125,835	154,717	0.813



140 E HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0990-02-503-0		06/29/2023		90300	401	267,777 56,267
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		211,510	253,728	0.834



454 E HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0810-02-011-0		06/28/2023		90300	401	370,000 84,472
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		264,646	405,438	0.653
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		20882		31991	0.653	



Neighborhoods Used: 90300 - 90300 LV E

137 CHAPEL HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1610-03-406-0		06/27/2023		90300 401	280,000	56,126
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	65		223,874	235,295	0.951



285 DEVON RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3320-07-087-0		06/20/2023		90300 401	202,500	46,673
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		155,827	194,291	0.802



426 E MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3320-07-102-0		06/16/2023		90300 401	235,000	49,553
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		185,447	184,140	1.007



106 BEACHFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0074-00-495-0		06/16/2023		90300 401	229,000	41,570
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		187,430	199,283	0.941



22 PARKWAY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1250-03-215-0		06/16/2023		90300 401	180,000	48,252
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		131,748	170,350	0.773



517 E MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5490-09-603-0		06/12/2023		90300 401	300,000	42,602
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		257,398	300,242	0.857



125 FRANCES DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-03-992-0		06/09/2023		90300 401	285,900	28,835
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		257,065	289,903	0.887



217 CHAPEL HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1610-03-444-0		06/02/2023		90300 401	231,000	42,273
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		188,727	193,278	0.976



Neighborhoods Used: 90300 - 90300 LV E

23 PARKWAY DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1250-03-214-0		05/22/2023	90300	401	285,000	59,741
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	65	225,259	271,736	0.829	



234 W HAMILTON LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6180-10-849-0		05/22/2023	90300	401	185,000	39,869
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	145,131	170,744	0.850	



225 WAHWAHTAYSEE WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
3320-07-042-0		05/10/2023	90300	401	200,000	31,990
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	168,010	203,295	0.826	



651 RIVERSIDE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4750-08-753-0		04/28/2023	90300	401	245,000	13,685
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI/QUAD LEVEL	73	231,315	191,657	1.207	



115 SHEFFIELD RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4760-08-827-0		04/25/2023	90300	401	220,000	28,834
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	65	191,166	193,678	0.987	



204 LAKESHIRE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4750-08-776-0		04/24/2023	90300	401	215,000	26,803
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	188,197	188,220	1.000	



161 EDGEBROOK DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5510-09-681-0		04/07/2023	90300	401	270,000	45,651
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	79	224,349	281,914	0.796	



44 HICKORY LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
0073-00-520-0		03/09/2023	90300	401	265,000	53,097
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI LEVEL	68	211,903	228,946	0.926	



Neighborhoods Used: 90300 - 90300 LV E

162 BRENTWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1200-03-031-0		02/24/2023		90300	401	250,000 37,178
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		212,822	275,419	0.773



1525 SW CAPITAL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-03-997-0		02/03/2023		90300	401	250,000 57,201
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		173,293	195,637	0.886
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		19506		22021	0.886	



333 WATKINS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4030-07-867-0		01/04/2023		90300	401	218,000 62,368
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		155,632	227,824	0.683



54 CHRISTY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6130-10-607-0		12/28/2022		90300	401	185,000 29,802
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		155,198	209,416	0.741



32 HICKORY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0073-00-565-0		12/23/2022		90300	401	218,900 37,483
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	74		181,417	188,829	0.961



2296 SW CAPITAL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-723-0		12/19/2022		90300	401	225,000 36,794
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		188,206	217,668	0.865



625 E MINGES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5500-09-646-0		12/09/2022		90300	401	385,000 57,726
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		327,274	424,313	0.771



171 S LINCOLN BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-03-950-0		12/02/2022		90300	401	310,000 66,899
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	65		243,101	384,121	0.633



Neighborhoods Used: 90300 - 90300 LV E

504 S MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2327-04-167-0		11/21/2022		90300 401	270,000	30,030
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		239,970	303,781	0.790



472 S MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2327-04-163-0		11/17/2022		90300 401	215,000	23,608
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		191,392	252,191	0.759



320 WATKINS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4030-07-838-0		11/01/2022		90300 401	219,000	42,497
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		176,503	227,640	0.775



120 WILLIAMS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2329-04-233-0		11/01/2022		90300 401	205,000	31,287
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		173,713	166,876	1.041



1825 SW CAPITAL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2329-04-219-0		10/26/2022		90300 401	162,550	18,964
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	80		143,586	182,126	0.788



172 SHEFFIELD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4760-08-807-0		10/25/2022		90300 401	252,000	32,808
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		219,192	235,656	0.930



362 GOLDEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4760-08-841-0		10/07/2022		90300 401	227,500	25,920
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		201,580	203,478	0.991



100 COUNTRY CLUB BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-04-010-0		09/28/2022		90300 401	280,000	32,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		247,940	330,228	0.751



Neighborhoods Used: 90300 - 90300 LV E

191 REBECCA RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7890-16-429-0		09/27/2022		90300	401	175,000 40,046
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		134,954	179,959	0.750



10 COUNTRY CLUB BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2325-04-020-0		09/23/2022		90300	401	215,900 53,625
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		162,275	213,127	0.761



236 BECKWITH DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1260-03-228-0		09/23/2022		90300	401	217,500 51,927
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		165,573	241,845	0.685



242 TREEHAVEN LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4750-08-771-0		09/09/2022		90300	401	214,000 47,169
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		166,831	189,942	0.878



116 LAKESHIRE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4750-08-757-0		09/02/2022		90300	401	219,900 30,727
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		189,173	257,826	0.734



4 BROOKFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1260-03-234-0		09/02/2022		90300	401	220,000 38,054
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		181,946	165,740	1.098



950 HILLBROOK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5500-09-660-0		08/26/2022		90300	401	285,000 38,962
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	65		246,038	262,360	0.938



542 E HAMILTON LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4260-07-975-0		08/19/2022		90300	401	235,000 38,154
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		196,846	258,658	0.761



Neighborhoods Used: 90300 - 90300 LV E

261 E HAMILTON LN						
Parcel Number		**	Valid Sale	**	Class	
3320-07-124-5			08/18/2022		90300	401
AdjSalePrice					387,000	LandValue
						57,389
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	RANCH		79		329,611	414,783
						E.C.F.
						0.795



218 S MOORLAND DR						
Parcel Number		**	Valid Sale	**	Class	
2326-04-109-1			08/12/2022		90300	401
AdjSalePrice					225,000	LandValue
						26,388
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	RANCH		65		198,612	204,485
						E.C.F.
						0.971



106 COUNTRY CLUB BLVD						
Parcel Number		**	Valid Sale	**	Class	
0624-30-200-1			08/10/2022		90300	401
AdjSalePrice					234,900	LandValue
						32,033
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	1.25 TO 1.75		65		202,867	192,893
						E.C.F.
						1.052



23 SHORTRIDGE RD						
Parcel Number		**	Valid Sale	**	Class	
6130-10-628-0			08/05/2022		90300	401
AdjSalePrice					235,000	LandValue
						29,899
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	RANCH		74		205,101	221,679
						E.C.F.
						0.925



492 E HAMILTON LN						
Parcel Number		**	Valid Sale	**	Class	
0810-02-016-1			07/29/2022		90300	401
AdjSalePrice					300,000	LandValue
						47,676
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	RANCH		84		252,324	321,179
						E.C.F.
						0.786



119 CHAPEL HILL DR						
Parcel Number		**	Valid Sale	**	Class	
4750-08-796-0			07/29/2022		90300	401
AdjSalePrice					250,000	LandValue
						37,760
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	2 STY		74		212,240	229,245
						E.C.F.
						0.926



98 BROOKFIELD CT						
Parcel Number		**	Valid Sale	**	Class	
4260-07-972-0			07/08/2022		90300	401
AdjSalePrice					265,000	LandValue
						34,761
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	2 STY		74		230,239	283,363
						E.C.F.
						0.813



149 DUNHAM DR						
Parcel Number		**	Valid Sale	**	Class	
6180-10-768-0			07/07/2022		90300	401
AdjSalePrice					210,000	LandValue
						39,906
Occupancy	Style		%Good		ResidualValue	CostByManual
Single Family	1.25 TO 1.75		87		170,094	213,105
						E.C.F.
						0.798



Neighborhoods Used: 90300 - 90300 LV E

78 CHRISTY RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6130-10-611-0		07/07/2022		90300	401	200,000 38,954
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		161,046	211,155	0.763



200 E MINGES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3320-07-026-0		06/30/2022		90300	401	235,000 32,002
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		202,998	202,744	1.001



153 S RIDGEWAY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2326-04-075-1		06/29/2022		90300	401	197,000 20,059
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	68		176,941	158,585	1.116



214 CHAPEL HILL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1610-03-422-0		06/29/2022		90300	401	230,000 43,711
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		186,289	220,713	0.844



220 W HAMILTON LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-842-0		06/24/2022		90300	401	285,000 63,247
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		221,753	226,279	0.980



493 E HAMILTON LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0810-02-028-0		06/24/2022		90300	401	300,000 37,454
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		262,546	351,603	0.747



427 S MOORLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2327-04-174-0		06/22/2022		90300	401	245,000 28,227
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		216,773	239,547	0.905



979 RIVERSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5510-09-691-0		06/10/2022		90300	401	260,000 38,153
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		221,847	215,011	1.032



Neighborhoods Used: 90300 - 90300 LV E

601 E MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5500-09-642-0		06/08/2022		90300 401	350,000	42,514
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		307,486	405,191	0.759



124 OAKLAND PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2329-04-214-0		06/03/2022		90300 401	300,000	59,245
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	70		240,755	310,081	0.776



548 E MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5500-09-664-0		06/02/2022		90300 401	350,000	33,589
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77		316,411	330,656	0.957



453 E HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0810-02-023-0		06/01/2022		90300 401	491,000	78,093
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		412,907	461,719	0.894



120 BRENTWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1200-03-038-0		05/27/2022		90300 401	260,000	25,314
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	65		234,686	212,126	1.106



218 CHAPEL HILL DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1610-03-439-0		05/20/2022		90300 401	250,000	48,948
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	74		201,052	236,101	0.852



223 W HAMILTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6180-10-832-0		05/18/2022		90300 401	230,000	35,474
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		194,526	192,510	1.010



45 W MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0076-00-140-1		05/13/2022		90300 401	313,000	54,648
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	79		258,352	260,261	0.993



Neighborhoods Used: 90300 - 90300 LV E

112 OAKLAND PL						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2329-04-217-0		05/12/2022	90300	401	165,000	22,835
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	142,165	170,121	0.836	



139 CHRISTY RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6140-10-641-0		05/09/2022	90300	401	235,000	58,796
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	176,204	232,095	0.759	



180 EDGEHILL DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2326-04-034-0		05/02/2022	90300	401	270,000	35,436
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	234,564	263,289	0.891	



119 E MINGES RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2329-04-240-0		04/19/2022	90300	401	156,000	38,851
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	117,149	103,726	1.129	



164 FRANCES DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2325-03-976-0		04/14/2022	90300	401	287,500	48,532
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	74	238,968	298,366	0.801	



125 WILLIAMS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2329-04-226-0		04/08/2022	90300	401	177,000	19,697
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	157,303	138,457	1.136	



125 FRANCES DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2325-03-992-0		04/08/2022	90300	401	257,000	28,835
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	74	228,165	289,903	0.787	



124 PARK PL						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2325-03-917-0		04/07/2022	90300	401	313,000	36,752
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 TO 1.75	66	276,248	281,538	0.981	



Neighborhoods Used: 90300 - 90300 LV E

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
104	0	10.41	12.60	0.995	
After Application of E.C.F.s		10.46	12.55	0.995	

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	911.100	811.90	711.80	611.70	511.60	0.50
1.25 TO 1.75	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
2 STY	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
BI LEVEL	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
BUNGALOW(1STY)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
CONDO	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
CONTEMP 1 STY	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
CONTEMP MULTI	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
DUPLEX	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
GARAGE/CARPORT	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
MODULAR/1STY	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
MULTI UNIT PVH	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
MULTIPLE UNITS	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
RANCH	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
TRI/QUAD LEVEL	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
VACANT LAND	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)
	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)	0.858(104)

Single Family E.C.F.	:	0.858	(104)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	0.748	(2)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```
    Starting Date: 04/01/2022  
      Ending Date: 03/31/2024  
    Terms Selected: 1  
   Analyze by Style:  
   Analyze by %Good:  
     Show Valid Data : X  
   Show Invalid Data : X  
   Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
       Neighborhood(s) : 90300 - 90300 LV E
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS

2146 GETHINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0071-00-620-0	03/22/2024 90326	401	220,000	39,133
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	166,737	169,204
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14130	14339	0.985	



12860 SONOMA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6710-12-347-0	02/13/2024 90326	401	170,000	52,237
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	117,763	148,615
				0.792



3333 BECKLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0077-00-670-0	01/10/2024 90326	401	250,000	45,214
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	204,786	245,508
				0.834



12776 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0980-02-214-1	12/05/2023 90326	401	182,000	58,114
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	123,886	142,150
				0.872



2389 WATKINS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0628-14-273-0	11/30/2023 90326	401	350,000	111,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	212,833	275,472
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	25335	32791	0.773	



12319 SONOMA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0084-01-030-0	10/31/2023 90326	401	225,000	28,311
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	196,689	233,945
				0.841



12837 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6710-12-244-0	09/06/2023 90326	401	170,000	58,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	111,600	132,039
				0.845



3328 BECKLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0084-00-280-0	07/18/2023 90326	401	340,000	39,821
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	300,179	295,153
				1.017



Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS

12686 SONOMA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6710-12-342-0	04/14/2023 90326	401	500,000	48,376
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	451,624	344,241
				E.C.F. 1.312



14501 STONE JUG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0070-00-070-0	03/06/2023 90326	401	208,500	25,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	84	183,250	216,036
				E.C.F. 0.848



3948 WATKINS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0077-00-720-0	02/21/2023 90326	401	265,000	77,289
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	187,711	230,079
				E.C.F. 0.816



12740 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0980-02-217-0	01/19/2023 90326	401	260,000	70,518
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	89	189,482	232,965
				E.C.F. 0.813



12760 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0980-02-215-0	01/13/2023 90326	401	230,000	32,459
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	77	197,541	183,918
				E.C.F. 1.074



12498 PERRY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6710-12-276-0	01/11/2023 90326	401	170,000	44,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	125,750	158,474
				E.C.F. 0.794



14591 S HELMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0071-00-130-0	11/30/2022 90326	401	202,500	70,210
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	62	132,290	163,831
				E.C.F. 0.807



14763 STONE JUG RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0070-00-050-0	11/18/2022 90326	401	347,000	103,615
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI LEVEL	74	243,385	280,801
				E.C.F. 0.867



Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS

12836 S HELMER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0084-00-380-0		10/19/2022		90326	401	177,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		136,154	177,810	0.766



13770 STONE JUG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0078-00-240-0		09/09/2022		90326	401	340,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77		228,820	227,840	1.004
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		14046		13985	1.004	



12449 S MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-258-0		09/08/2022		90326	401	229,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		179,484	193,001	0.930



12824 SONOMA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-346-0		08/22/2022		90326	401	200,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		139,500	172,284	0.810



12700 S MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0980-02-218-0		08/19/2022		90326	401	280,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		152,899	208,698	0.733
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		38550		52618	0.733	



12767 PERRY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-299-0		08/15/2022		90326	401	259,800
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	74		214,099	208,270	1.028



12321 PERRY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-317-0		06/28/2022		90326	401	267,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	84		203,231	238,589	0.852



4247 BECKLEY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6700-12-206-0		06/16/2022		90326	401	220,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		139,734	156,996	0.890
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		10272		11541	0.890	



01/09/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

Page: 4/5

08:06 AM

DB: Battle Creek Current

Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS

14185 STONE JUG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0070-00-586-0		04/04/2022		90326 401	250,000	39,538
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		210,462	257,245	0.818



Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

2146 GETHINGS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0071-00-620-0	03/22/2024 90326	401	220,000	39,133
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	166,737	169,204
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14130	14339	0.985	



12860 SONOMA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6710-12-347-0	02/13/2024 90326	401	170,000	52,237
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	117,763	148,615
				0.792



3333 BECKLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0077-00-670-0	01/10/2024 90326	401	250,000	45,214
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	204,786	245,508
				0.834



12776 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0980-02-214-1	12/05/2023 90326	401	182,000	58,114
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	123,886	142,150
				0.872



2389 WATKINS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0628-14-273-0	11/30/2023 90326	401	350,000	111,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	212,833	275,472
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	25335	32791	0.773	



12319 SONOMA RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0084-01-030-0	10/31/2023 90326	401	225,000	28,311
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	196,689	233,945
				0.841



12837 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6710-12-244-0	09/06/2023 90326	401	170,000	58,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	111,600	132,039
				0.845



3328 BECKLEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0084-00-280-0	07/18/2023 90326	401	340,000	39,821
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	300,179	295,153
				1.017



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

12686 SONOMA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-342-0		04/14/2023		90326 401	500,000	48,376
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		451,624	344,241	1.312



14188 S HELMER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0072-00-620-0		03/09/2023		90326 401	295,000	68,155
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	65		226,845	195,949	1.158



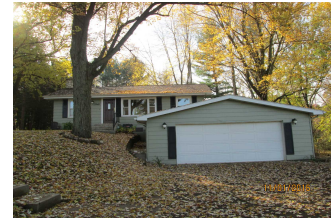
14501 STONE JUG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0070-00-070-0		03/06/2023		90326 401	208,500	25,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	84		183,250	216,036	0.848



3948 WATKINS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0077-00-720-0		02/21/2023		90326 401	265,000	77,289
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		187,711	230,079	0.816



1622 WATKINS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0079-00-730-0		02/16/2023		20326 401	200,000	28,832
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		171,168	206,366	0.829



12740 S MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0980-02-217-0		01/19/2023		90326 401	260,000	70,518
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		189,482	232,965	0.813



12760 S MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0980-02-215-0		01/13/2023		90326 401	230,000	32,459
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	77		197,541	183,918	1.074



12498 PERRY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-276-0		01/11/2023		90326 401	170,000	44,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		125,750	158,474	0.794



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

Page: 3/6
DB: Battle Creek Current

Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

14591 S HELMER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0071-00-130-0		11/30/2022		90326	401	202,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	62		132,290	163,831	0.807



14763 STONE JUG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0070-00-050-0		11/18/2022		90326	401	347,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	74		243,385	280,801	0.867



1729 WATKINS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0079-00-230-0		10/28/2022		20326	401	400,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		289,591	310,308	0.933
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				18328	19639	0.933



12836 S HELMER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0084-00-380-0		10/19/2022		90326	401	177,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		136,154	177,810	0.766



2705 WATKINS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0078-00-175-3		09/30/2022		20326	401	250,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		216,712	283,862	0.763



13770 STONE JUG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0078-00-240-0		09/09/2022		90326	401	340,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77		228,820	227,840	1.004
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				14046	13985	1.004



12449 S MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-258-0		09/08/2022		90326	401	229,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		179,484	193,001	0.930



12824 SONOMA RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-346-0		08/22/2022		90326	401	200,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		139,500	172,284	0.810



Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

12700 S MINGES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0980-02-218-0		08/19/2022		90326	401	280,000
						88,551
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		152,899	208,698	0.733
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		38550		52618	0.733	



12767 PERRY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-299-0		08/15/2022		90326	401	259,800
						45,701
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	74		214,099	208,270	1.028



12321 PERRY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6710-12-317-0		06/28/2022		90326	401	267,000
						63,769
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	84		203,231	238,589	0.852



4247 BECKLEY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6700-12-206-0		06/16/2022		90326	401	220,000
						69,994
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		139,734	156,996	0.890
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		10272		11541	0.890	



13620 S HELMER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0077-00-300-0		04/20/2022		20326	401	210,000
						32,784
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		158,095	182,847	0.865
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		19121		22114	0.865	



14185 STONE JUG RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0070-00-586-0		04/04/2022		90326	401	250,000
						39,538
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		210,462	257,245	0.818



Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

<<<<<<<<<<	Single Family Computed Costs by Manual					>>>>>>>>>
* Style *	91.100	81.90	71.80	61.70	51.60	0.50
1.25 TO 1.75	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
2 STY	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
BI LEVEL	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
BUNGALOW(1STY)	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
CONDO	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
CONTEMP 1 STY	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
CONTEMP MULTI	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
DUPLEX	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
GARAGE/CARPORT	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
MODULAR/1STY	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
MULTI UNIT PVH	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
MULTIPLE UNITS	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
RANCH	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
TRI/QUAD LEVEL	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
VACANT LAND	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493
	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493	6,472,493

Total Single Family Costs by Manual	: 6,472,493
Total Mobile Home Costs by Manual	: 0
Total Town Home Costs by Manual	: 0
Total Agricultural Costs by Manual	: 167,028
Total Commercial Costs by Manual	: 0

[illegible]

Total Single Family Sale Residual Values	: 5,812,300
Total Mobile Home Sale Residual Values	: 0
Total Town Home Sale Residual Values	: 0
Total Agricultural Sale Residual Values	: 139,782
Total Commercial Sale Residual Values	: 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
30	0	7.03	10.74	1.016
After Application of E.C.F.s		7.00	10.41	1.016

<<<<<<	Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 TO 1.75	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
2 STY	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
BI LEVEL	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
BUNGALOW(1STY)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
CONDO	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
CONTEMP 1 STY	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
CONTEMP MULTI	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
DUPLEX	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
GARAGE/CARPORT	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
MODULAR/1STY	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
MULTI UNIT PVH	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
MULTIPLE UNITS	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
RANCH	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
TRI/QUAD LEVEL	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
VACANT LAND	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)
	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)	0.898(30)

Single Family E.C.F. : 0.898 (30)

12:00 PM

DB: Battle Creek Current

Neighborhoods Used: 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	0.837	(7)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style: X

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 90326 - 90326 RURAL LK, CS, HC SCHOOLS, 20326 - 20326 RURAL (M&B) BC SCHOOLS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10

Maximum E.C.F. (Agricultural): 3.00

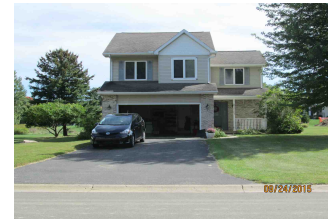
Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10

Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90400 - 90400 LV S

135 MESA VERDE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4406-00-024-0 03/15/2024 90400 401 312,000 33,130
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 75 278,870 323,910 0.861



121 DEER PATH LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5528-33-064-0 03/07/2024 90400 401 220,000 35,620
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 77 184,380 301,968 0.611



122 PHEASANT RUN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5525-33-375-0 03/01/2024 90400 401 290,000 38,001
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 251,999 347,583 0.725



256 JACARANDA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4413-00-026-0 12/26/2023 90400 401 369,500 38,284
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONTEMP MULTI 80 331,216 286,921 1.154



220 DEER PATH LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5529-33-076-0 12/14/2023 90400 401 340,000 31,084
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 78 308,916 328,801 0.940



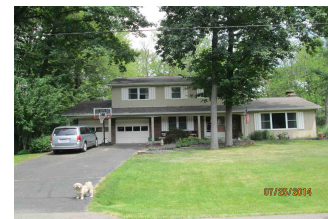
20 LYNWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5540-09-905-0 12/12/2023 90400 401 411,000 84,085
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 326,915 522,975 0.625



239 JACARANDA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4413-00-029-0 11/20/2023 90400 401 395,000 41,627
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 82 353,373 474,830 0.744



154 BUCKLEY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3360-07-210-0 11/07/2023 90400 401 349,000 44,322
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 304,678 326,769 0.932



Neighborhoods Used: 90400 - 90400 LV S

119 JACARANDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4405-00-009-0	11/03/2023	90400 401	280,000	34,965
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	245,035	261,426
				E.C.F. 0.937



177 DEER PATH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5529-33-103-0	10/20/2023	90400 401	399,900	59,190
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	78	340,710	499,994
				E.C.F. 0.681



188 APPLE BLOSSOM LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1703-00-060-0	10/19/2023	90400 401	302,000	30,358
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	87	271,642	337,094
				E.C.F. 0.806



136 SMITHFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8010-16-805-0	10/06/2023	90400 401	302,500	38,808
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	77	263,692	406,858
				E.C.F. 0.648



175 APPLE BLOSSOM LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1703-00-053-0	10/06/2023	90400 401	370,000	59,043
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	81	310,957	363,342
				E.C.F. 0.856



238 JACARANDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0071-00-280-1	08/28/2023	90400 401	340,000	55,448
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	77	284,552	308,330
				E.C.F. 0.923



102 ELSINORE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3770-33-252-0	08/18/2023	90400 401	290,000	36,436
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	253,564	331,970
				E.C.F. 0.764



117 BUCKLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3360-07-231-1	08/11/2023	90400 401	315,000	45,277
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	73	269,723	374,074
				E.C.F. 0.721



Neighborhoods Used: 90400 - 90400 LV S

113 PHEASANT RUN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5525-33-382-0	08/08/2023	90400	401	340,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	77	306,545	328,150
				E.C.F.
				0.934



136 CHERRYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1700-00-021-0	08/01/2023	90400	401	255,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	81	220,779	232,081
				E.C.F.
				0.951



196 DEER PATH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5529-33-072-0	07/24/2023	90400	401	425,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	356,643	488,275
				E.C.F.
				0.730



117 PHEASANT RUN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5525-33-380-0	07/14/2023	90400	401	267,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	65	237,135	325,260
				E.C.F.
				0.729



141 S MINGES RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0076-00-290-0	07/10/2023	90400	401	315,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	70	263,822	323,471
				E.C.F.
				0.816



4275 WATKINS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5529-34-106-0	06/27/2023	90400	401	350,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	90	297,403	396,269
				E.C.F.
				0.751



106 ELSINORE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3770-33-254-0	06/12/2023	90400	401	285,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	250,039	331,028
				E.C.F.
				0.755



100 CHERRYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1700-00-025-0	06/07/2023	90400	401	193,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	83	159,543	212,643
				E.C.F.
				0.750



Neighborhoods Used: 90400 - 90400 LV S

169 BLACK CHERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1702-00-028-0		05/25/2023		90400	315,000	31,818
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	85		283,182	341,964	0.828



59 JENNINGS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1550-03-369-0		05/22/2023		90400	305,000	37,980
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	79		267,020	333,957	0.800



2 DANE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3770-33-271-0		05/08/2023		90400	285,000	41,897
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	77		243,103	330,367	0.736



27 HARVEST LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5525-33-367-0		05/03/2023		90400	295,000	39,711
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		255,289	302,169	0.845



116 CASCADE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1550-03-343-0		04/07/2023		90400	343,500	46,492
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		297,008	459,096	0.647



17 BAYSHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1950-03-601-0		03/10/2023		90400	273,000	38,082
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		234,918	247,257	0.950



145 CASCADE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1550-03-316-0		02/25/2023		90400	340,000	32,143
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	65		307,857	426,493	0.722



1000 SW CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9610-24-913-0		02/22/2023		90400	240,000	44,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 TO 1.75	70		195,100	302,907	0.644



Neighborhoods Used: 90400 - 90400 LV S

190 CHERRYWOOD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1700-00-017-0		12/12/2022		90400	401	253,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	82		220,755	224,997	0.981



81 HICKORY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0073-00-440-0		12/09/2022		90400	401	360,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		275,920	296,658	0.930



128 PHEASANT RUN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5527-33-051-0		10/21/2022		90400	401	325,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79		292,733	376,481	0.778



80 JACARANDA DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4405-00-003-0		10/11/2022		90400	401	299,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		263,256	270,397	0.974



1134 S LAKESIDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1550-03-330-0		10/10/2022		90400	401	385,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		321,276	502,794	0.639



13 LYNWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5540-09-923-0		10/05/2022		90400	401	221,685
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		166,891	272,925	0.611



17 LYNWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5540-09-922-0		09/26/2022		90400	401	400,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		358,611	398,792	0.899



274 JACARANDA DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4412-00-004-0		09/14/2022		90400	401	340,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79		305,413	346,444	0.882



Neighborhoods Used: 90400 - 90400 LV S

217 APPLE BLOSSOM LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1703-00-046-0	09/13/2022 90400	401	334,000	33,131
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	86	300,869	390,797
				E.C.F. 0.770



122 ELSINORE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3770-33-262-0	08/16/2022 90400	401	384,000	66,846
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	317,154	477,050
				E.C.F. 0.665



187 CHERRYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1700-00-013-0	07/25/2022 90400	401	288,000	24,565
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	88	263,435	290,074
				E.C.F. 0.908



3 LYNWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5540-09-924-0	07/22/2022 90400	401	324,000	60,658
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	263,342	368,774
				E.C.F. 0.714



1129 S LAKESIDE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1550-03-359-0	07/20/2022 90400	401	285,000	43,018
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	77	241,982	354,131
				E.C.F. 0.683



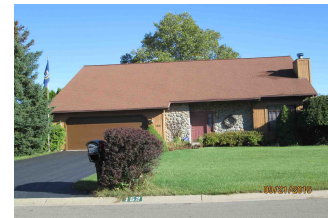
130 BUCKLEY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3360-07-204-0	07/20/2022 90400	401	291,000	43,454
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	74	247,546	361,731
				E.C.F. 0.684



152 JACARANDA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4406-00-034-0	07/15/2022 90400	401	335,000	36,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 TO 1.75	75	298,328	330,632
				E.C.F. 0.902



301 JENNINGS LNDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9610-24-976-0	07/05/2022 90400	401	490,000	87,617
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	402,383	564,389
				E.C.F. 0.713



Neighborhoods Used: 90400 - 90400 LV S

170 APPLE BLOSSOM LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1703-00-057-0 06/13/2022 90400 401 229,650 30,241
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 199,409 268,894 0.742



167 DEER PATH LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5529-33-104-0 06/02/2022 90400 401 339,900 33,741
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 73 306,159 418,644 0.731



158 BUCKLEY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3360-07-211-0 06/01/2022 90400 401 300,000 48,428
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 74 251,572 367,814 0.684



139 CASCADE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1550-03-315-0 05/27/2022 90400 401 320,000 37,053
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 74 282,947 322,292 0.878



256 DEER PATH LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5529-33-082-0 05/02/2022 90400 401 337,000 38,406
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 298,594 381,439 0.783



244 JACARANDA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4413-00-024-0 04/25/2022 90400 401 360,000 46,731
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 79 313,269 445,740 0.703



124 ELSINORE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3770-33-263-0 04/21/2022 90400 401 326,500 46,655
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 77 279,845 372,626 0.751



138 BARBADOES TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4406-00-029-0 04/20/2022 90400 401 255,000 42,654
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 212,346 283,822 0.748



01/09/2025

ECF Analysis for: 52 - CITY OF BATTLE CREEK

Page: 8/9

08:07 AM

DB: Battle Creek Current

Neighborhoods Used: 90400 - 90400 LV S

114 MESA VERDE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4406-00-015-0		04/13/2022		90400 401	285,000	33,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	74		251,467	294,949	0.853



239 JACARANDA DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4413-00-029-0		04/08/2022		90400 401	367,000	41,627
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	82		325,373	474,831	0.685



Neighborhoods Used: 90400 - 90400 LV S

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
58	0	9.64	12.15	1.000	
After Application of E.C.F.s		9.61	12.19	1.000	

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 TO 1.75	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
2 STY	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
BI LEVEL	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
BUNGALOW(1STY)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
CONDO	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
CONTEMP 1 STY	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
CONTEMP MULTI	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
DUPLEX	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
GARAGE/CARPORT	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
MODULAR/1STY	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
MULTI UNIT PVH	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
MULTIPLE UNITS	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
RANCH	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
TRI/QUAD LEVEL	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
VACANT LAND	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)
	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)	0.776(58)

Single Family E.C.F. : 0.776 (58)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```
    Starting Date: 04/01/2022  
    Ending Date:  03/31/2024  
    Terms Selected: 1  
    Analyze by Style:  
    Analyze by %Good:  
    Show Valid Data : X  
    Show Invalid Data : X  
    Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
    Neighborhood(s) : 90400 - 90400 LV S
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90500 - 90500 LV S2

126 TIFFANY LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
5553-00-056-0		12/28/2023	90500	401	363,500	82,150
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMP MULTI	73	281,350	349,244	0.806	



166 PINEHURST LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2915-00-009-0		12/06/2023	90500	401	400,000	64,516
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	335,484	455,150	0.737	



280 KENSINGTON CIR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4210-01-050-0		12/04/2023	90500	401	332,000	47,409
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	91	284,591	377,623	0.754	



106 WESTCHESTER WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9750-00-003-0		12/04/2023	90500	401	305,000	63,557
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STY	80	241,443	311,567	0.775	



115 BRECKENRIDGE LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9753-00-068-0		10/30/2023	90500	401	351,900	57,403
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMP MULTI	85	294,497	427,972	0.688	



125 SAWGRASS LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2916-00-042-0		10/20/2023	90500	401	430,000	84,910
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMP MULTI	82	345,090	418,843	0.824	



184 WESTCHESTER WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9752-00-029-0		10/13/2023	90500	401	370,000	52,567
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMP MULTI	82	317,433	406,160	0.782	



116 ST ANDREWS CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2915-00-014-0		09/08/2023	90500	401	415,000	51,069
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONTEMP MULTI	90	363,931	498,981	0.729	



Neighborhoods Used: 90500 - 90500 LV S2

305 KENSINGTON CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4210-01-047-0		09/01/2023		90500	334,500	52,835
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	97		281,665	407,665	0.691



199 WOODHAVEN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9840-00-007-0		08/30/2023		90500	400,000	47,220
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		352,780	536,541	0.658



119 KINGS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4210-01-005-0		08/18/2023		90500	338,000	49,664
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMP MULTI	76		288,336	353,255	0.816



106 LANCASTER CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9752-00-036-0		08/14/2023		90500	427,000	47,663
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		379,337	404,431	0.938



263 CEDAR CREEK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7330-00-014-0		08/08/2023		90500	935,000	111,873
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	85		823,127	871,837	0.944



116 CLUBHOUSE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1934-00-005-0		07/26/2023		90500	215,000	38,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONTEMP MULTI	85		176,325	264,612	0.666



151 TURNBERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2916-00-027-0		07/13/2023		90500	460,000	94,506
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMP MULTI	94		365,494	554,825	0.659



246 WESTCHESTER WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9753-00-058-0		06/23/2023		90500	345,000	70,419
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		274,581	428,296	0.641



Neighborhoods Used: 90500 - 90500 LV S2

315 ABBINGTON CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4210-03-051-0 04/25/2023 90500 401 341,500 58,614
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 90 282,886 398,280 0.710



171 KENSINGTON CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4210-01-037-0 04/14/2023 90500 401 305,000 50,635
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 254,365 270,796 0.939



116 PINEHURST LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2915-00-018-0 03/10/2023 90500 401 409,000 50,388
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONTEMP MULTI 85 358,612 406,813 0.882



162 KENSINGTON CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4210-01-075-0 12/02/2022 90500 401 245,000 54,770
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 190,230 221,535 0.859



101 CLUBHOUSE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1934-00-011-0 11/02/2022 90500 401 174,900 38,675
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONTEMP 1 STY 85 136,225 231,580 0.588



101 KENSINGTON CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4210-01-020-0 10/18/2022 90500 401 265,000 55,620
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STY 81 209,380 238,054 0.880



211 WESTCHESTER WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9752-00-038-0 10/10/2022 90500 401 370,000 87,049
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONTEMP MULTI 81 282,951 527,985 0.536



109 CLUBHOUSE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1934-00-009-0 10/04/2022 90500 401 200,000 38,675
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home CONTEMP MULTI 85 161,325 237,777 0.678



Neighborhoods Used: 90500 - 90500 LV S2

105 CLUBHOUSE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1934-00-010-0	09/26/2022 90500	401	205,500	38,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONTEMP MULTI	85	166,825	240,873
				E.C.F. 0.693



107 WESTCHESTER WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9750-00-004-0	09/09/2022 90500	401	422,500	56,123
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	75	366,377	409,449
				E.C.F. 0.895



119 WESTCHESTER WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9750-00-008-0	09/02/2022 90500	401	317,500	53,073
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONTEMP MULTI	84	264,427	383,022
				E.C.F. 0.690



117 CLUBHOUSE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1934-00-007-0	08/25/2022 90500	401	181,000	38,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONTEMP 1 STY	85	142,325	230,576
				E.C.F. 0.617



158 BARRINGTON CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-02-030-0	08/05/2022 90500	401	380,000	79,619
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	92	300,381	484,012
				E.C.F. 0.621



141 KENSINGTON CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-01-032-0	06/27/2022 90500	401	263,000	59,889
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	203,111	255,366
				E.C.F. 0.795



183 ABBINGTON CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-03-030-0	06/17/2022 90500	401	285,000	52,226
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	88	232,774	307,724
				E.C.F. 0.756



205 WOODHAVEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9840-00-008-0	06/17/2022 90500	401	408,500	38,796
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	97	369,704	544,853
				E.C.F. 0.679



Neighborhoods Used: 90500 - 90500 LV S2

281 MINGES HILLS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5555-00-096-0		06/10/2022		90500	401	452,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78		368,307	613,455	0.600



118 KINGSBURY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9752-00-045-0		06/08/2022		90500	401	470,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	80		398,488	622,776	0.640



106 KENSINGTON CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4210-01-015-0		05/26/2022		90500	401	290,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79		229,460	232,439	0.987



1075 SW CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0074-00-275-0		04/14/2022		90500	401	413,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONTEMP MULTI	72		360,588	812,300	0.444



124 PINEHURST LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2915-00-017-0		04/07/2022		90500	401	330,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		276,370	295,187	0.936



327 WALDON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0620-46-929-0		04/01/2022		90500	401	381,043
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		358,643	291,527	1.230



Neighborhoods Used: 90500 - 90500 LV S2

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
38	0	12.73	16.99	1.006	
After Application of E.C.F.s		11.76	16.17	1.001	

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1.25 TO 1.75	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
2 STY	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
BI LEVEL	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
BUNGALOW(1STY)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
CONDO	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
CONTEMP 1 STY	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
CONTEMP MULTI	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
DUPLEX	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
GARAGE/CARPORT	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
MODULAR/1STY	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
MULTI UNIT PVH	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
MULTIPLE UNITS	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
RANCH	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
TRI/QUAD LEVEL	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
VACANT LAND	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)
	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)	0.746(33)

Single Family E.C.F. : 0.746 (33)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.650 (5)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

```
    Starting Date: 04/01/2022  
      Ending Date: 03/31/2024  
    Terms Selected: 1  
   Analyze by Style:  
   Analyze by %Good:  
     Show Valid Data : X  
     Show Invalid Data : X  
     Show Costs and Residuals:  
Use Infl. Adj. Sale Prices:  
       Neighborhood(s) : 90500 - 90500 LV S2
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90600 - 90600 LV W

192 APPERSON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 9330-23-223-0 02/09/2024 90600 401 185,000 28,005
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 156,995 182,000 0.863



17 CHARLES E PL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8190-17-637-0 01/12/2024 90600 401 290,000 40,152
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 249,848 185,720 1.345



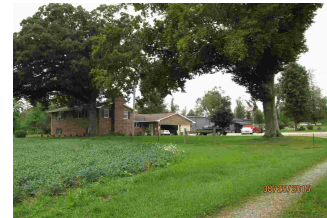
88 SUNNYSIDE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8960-19-039-0 01/05/2024 90600 401 177,000 31,592
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BUNGALOW(1STY) 68 145,408 155,140 0.937



3277 GETHINGS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1090-02-723-0 12/04/2023 90600 401 242,000 27,712
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 214,288 162,393 1.320



14995 S HELMER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 0071-00-300-0 12/04/2023 90600 401 450,000 160,776
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 76 259,171 330,461 0.784
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 30053 38320 0.784



246 S 22ND ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6520-11-840-0 12/01/2023 90600 401 222,000 33,891
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 188,109 205,240 0.917



1267 CHALMERS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1090-02-755-0 11/27/2023 90600 401 220,000 50,438
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 74 169,562 178,638 0.949



226 S 20TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6520-11-818-0 11/06/2023 90600 401 180,000 31,910
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 148,090 194,285 0.762



Neighborhoods Used: 90600 - 90600 LV W

326 PEPPERIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9140-19-537-0		11/03/2023		90600	401	250,000 37,442
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		212,558	262,908	0.808



175 S WOODROW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0064-00-230-0		10/27/2023		90600	401	145,000 23,799
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BUNGALOW(1STY)	65		121,201	109,169	1.110



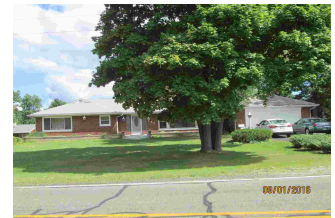
140 WHEATON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8960-19-027-0		10/27/2023		90600	401	176,800 36,695
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		140,105	171,051	0.819



825 S 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6520-11-852-0		10/25/2023		90600	401	245,000 47,552
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		197,448	256,713	0.769



3155 GETHINGS RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1105-02-857-0		10/20/2023		90600	401	224,000 26,771
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		197,229	192,466	1.025



1237 CHALMERS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1090-02-760-0		10/16/2023		90600	401	215,700 27,656
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		188,044	174,112	1.080



143 BIRCH LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1100-02-833-0		09/26/2023		90600	401	180,000 40,045
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	65		139,955	161,581	0.866



181 WHEATON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-857-4		09/19/2023		90600	401	300,000 37,173
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		262,827	265,019	0.992



Neighborhoods Used: 90600 - 90600 LV W

140 WHEATON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8960-19-027-0	09/12/2023	90600 401	175,000	36,695
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	138,305	171,051
				E.C.F.
				0.809



1246 CHALMERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1090-02-779-0	08/28/2023	90600 401	206,800	42,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	163,856	167,873
				E.C.F.
				0.976



329 BUICK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
9340-23-258-0	08/21/2023	90600 401	160,000	24,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	84	135,310	191,063
				E.C.F.
				0.708



758 WAWEEENORK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6510-11-715-0	08/15/2023	90600 401	165,750	21,579
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MODULAR/1STY	80	144,171	142,324
				E.C.F.
				1.013



1270 CHALMERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1090-02-787-0	08/08/2023	90600 401	202,000	30,995
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	171,005	186,309
				E.C.F.
				0.918



268 S LAVISTA BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3630-07-708-0	08/02/2023	90600 401	149,000	15,419
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	133,581	138,895
				E.C.F.
				0.962



108 BIRCH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
1090-02-769-0	07/21/2023	90600 401	205,108	32,936
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI/QUAD LEVEL	74	172,172	201,177
				E.C.F.
				0.856



449 ORCHARD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8190-17-642-0	07/05/2023	90600 401	206,200	27,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	179,200	143,295
				E.C.F.
				1.251



Neighborhoods Used: 90600 - 90600 LV W

257 S 20TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-754-1		06/05/2023		90600 401	210,000	40,216
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		169,784	166,489	1.020



30 SUNNYSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0064-00-290-0		05/25/2023		90600 401	179,900	36,614
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		143,286	189,321	0.757



225 S 21ST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6510-11-789-0		05/19/2023		90600 401	149,000	24,298
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		124,702	132,274	0.943



116 SUNNYSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8960-19-032-0		05/10/2023		90600 401	260,000	37,812
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		222,188	198,221	1.121



150 LINCOLNWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1090-02-732-0		05/08/2023		90600 401	167,000	29,578
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		137,422	195,125	0.704



326 SHERMAN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-819-0		05/03/2023		90600 401	185,000	42,989
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		142,011	138,333	1.027



159 KELWOOD LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4620-08-024-0		05/01/2023		90600 401	226,000	37,292
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		188,708	182,064	1.036

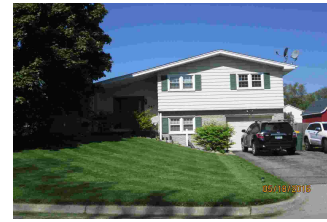


338 S LAVISTA BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9460-23-927-0		04/28/2023		90600 401	145,000	31,291
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		113,709	132,034	0.861



Neighborhoods Used: 90600 - 90600 LV W

347 BUICK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9340-23-255-0		04/10/2023		90600	401	172,000 23,836
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74		148,164	147,604	1.004



35 E HAZELWOOD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6660-12-043-0		03/06/2023		90600	401	125,000 16,347
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		108,653	85,805	1.266



201 S 23RD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6510-11-739-0		01/31/2023		90600	401	146,900 19,004
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		127,896	140,956	0.907



254 S 22ND ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6520-11-843-0		01/20/2023		90600	401	170,000 27,605
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		142,395	203,304	0.700



309 S 28TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9330-23-233-0		01/12/2023		90600	401	160,000 24,983
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	79		135,017	187,002	0.722



66 SUNNYSIDE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8960-19-045-0		12/16/2022		90600	401	175,000 20,799
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	84		154,201	201,329	0.766



726 WAWEENORK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6510-11-711-0		12/14/2022		90600	401	132,500 25,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		107,236	88,633	1.210



156 S WOODROW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6950-13-753-1		10/21/2022		90600	401	235,000 30,202
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		204,798	205,762	0.995



Neighborhoods Used: 90600 - 90600 LV W

457 ORCHARD LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
8190-17-643-1		10/07/2022	90600	401	205,000	34,571
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	170,429	196,351	0.868	



111 KELWOOD LN						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
4620-08-018-0		10/03/2022	90600	401	240,000	31,184
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	208,816	215,621	0.968	



11 TERRY CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6950-13-767-0		09/30/2022	90600	401	175,000	72,704
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BUNGALOW (1STY)	65	102,296	145,675	0.702	



6 MERRILL DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
1090-02-706-0		09/27/2022	90600	401	175,000	26,193
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI/QUAD LEVEL	74	148,807	175,558	0.848	



123 LILLIE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9460-24-006-8		09/27/2022	90600	401	186,600	24,758
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	161,842	182,868	0.885	



349 LAKESHORE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9140-19-525-0		09/02/2022	90600	401	209,000	33,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	175,200	188,130	0.931	



225 S 21ST ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
6510-11-789-0		08/26/2022	90600	401	145,000	24,298
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	120,702	132,274	0.913	



346 LAKESHORE DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
9140-19-527-0		08/26/2022	90600	401	223,000	54,334
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	74	168,666	184,835	0.913	



Neighborhoods Used: 90600 - 90600 LV W

174 BIRCH LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
1100-02-800-0		08/26/2022	90600	401	255,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	65	224,655	184,519	1.218



134 S WOODROW AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6950-13-750-1		08/09/2022	90600	401	190,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	152,205	153,126	0.994



171 S WOODROW AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
4610-08-010-0		08/05/2022	90600	401	245,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79	208,735	206,915	1.009



3407 GETHINGS RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
1090-02-716-0		07/25/2022	90600	401	225,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI/QUAD LEVEL	74	179,577	157,731	1.139



915 S 24TH ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0065-00-820-0		07/20/2022	90600	401	238,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65	180,858	216,252	0.836



14720 S HELMER RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0072-00-295-0		07/18/2022	90600	401	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	113,155	159,627	0.709



345 S 23RD ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
6520-11-848-0		07/14/2022	90600	401	200,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74	171,155	160,134	1.069

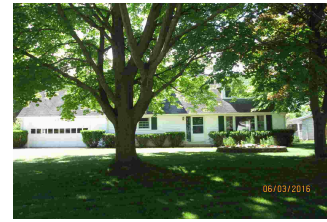


457 ORCHARD LN					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
8190-17-643-1		07/07/2022	90600	401	222,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	187,429	196,351	0.955



Neighborhoods Used: 90600 - 90600 LV W

1218 BRUNSWICK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1100-02-827-0 06/24/2022 90600 401 235,000 31,163
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 TO 1.75 74 203,837 245,119 0.832



168 BIRCH LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1100-02-799-0 06/21/2022 90600 401 205,000 29,445
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 175,555 158,846 1.105



170 S WOODROW AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6950-13-754-0 06/07/2022 90600 401 170,000 36,164
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 133,836 141,608 0.945



1213 CHALMERS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1090-02-764-0 06/01/2022 90600 401 210,000 25,115
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI/QUAD LEVEL 74 184,885 169,658 1.090



125 LINCOLNWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1090-02-752-0 05/31/2022 90600 401 214,900 38,708
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI LEVEL 74 176,192 162,986 1.081



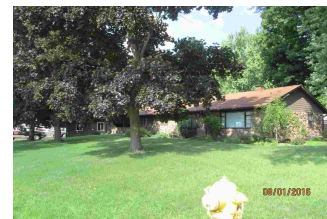
119 BIRCH LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1090-02-776-0 05/09/2022 90600 401 170,000 24,004
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 145,996 177,616 0.822



1288 S 24TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1090-02-715-0 04/29/2022 90600 401 220,000 34,281
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 185,719 198,765 0.934



264 LAKESHORE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8190-17-646-0 04/29/2022 90600 401 207,000 40,868
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 166,132 223,660 0.743



Minimum E.C.F. (Commercial): 0.01
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 90709 - 90709 LV CONDO

118 BRIGHTON PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-118-0	11/03/2023 90709	401	275,000	58,117
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	78	216,883	224,596
				E.C.F. 0.966



114 BLUE HERON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8747-00-114-0	08/31/2023 90709	401	300,000	30,756
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	83	269,244	326,343
				E.C.F. 0.825



119 BRIGHTON PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-119-0	08/25/2023 90709	401	245,000	58,581
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	83	186,419	185,928
				E.C.F. 1.003



309 BECKETT PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-309-0	07/14/2023 90709	401	278,000	58,546
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	82	219,454	265,519
				E.C.F. 0.827



403 COVENTRY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-403-0	06/22/2023 90709	401	260,000	58,933
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	81	201,067	274,666
				E.C.F. 0.732



117 BRIGHTON PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-117-0	04/07/2023 90709	401	240,900	57,865
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	83	183,035	208,714
				E.C.F. 0.877



302 BECKETT PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-302-0	11/30/2022 90709	401	245,000	58,098
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	87	186,902	210,024
				E.C.F. 0.890



215 CANTERBURY PARK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4210-04-215-0	11/16/2022 90709	401	245,500	58,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	88	186,858	235,954
				E.C.F. 0.792



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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DB: Battle Creek Current

Neighborhoods Used: 90709 - 90709 LV CONDO

202 CANTERBURY PARK

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4210-04-202-0		09/09/2022		90709 401	230,000	61,240
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	83		168,760	188,388	0.896



138 BLUE HERON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8747-00-138-0		07/22/2022		90709 401	299,900	29,875
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	83		270,025	339,641	0.795



212 CANTERBURY PARK

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4210-04-212-0		05/19/2022		90709 401	247,000	57,664
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	80		189,336	239,587	0.790



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

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ECF Analysis for: 52 - CITY OF BATTLE CREEK

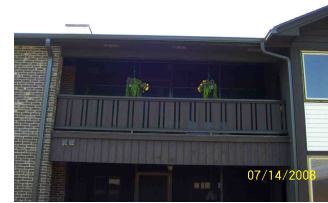
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DB: Battle Creek Current

Neighborhoods Used: 90710 - 90710 BAY TOWER / VILLAGE CONDOS

251 W COLUMBIA AVE STE 11					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0870-09-135-0		10/20/2022	90710 401	222,500	32,760
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	70	189,740	177,297	1.070



225 W COLUMBIA AVE STE 11					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0880-09-119-0		09/12/2022	90710 401	176,000	21,730
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	79	154,270	144,307	1.069



225 W COLUMBIA AVE STE 6					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
0880-09-114-0		06/21/2022	90710 401	155,000	21,730
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	65	133,270	123,969	1.075



Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90711 - 90711 EDGEWATER NORTH CONDOS

125 WAWEENORK	DR #109	5-A				
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2700-00-109-0		05/01/2023	90711 401	186,000	11,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	77	174,450	161,572	1.080	



125 WAWEENORK	DR #207	3-B				
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2700-00-207-0		11/21/2022	90711 401	185,000	11,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	79	173,450	157,370	1.102	



125 WAWEENORK	DR #209	5-B				
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2700-00-209-0		07/18/2022	90711 401	181,000	11,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	83	169,450	165,351	1.025	



125 WAWEENORK	DR #305	1-C				
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2700-00-305-0		05/05/2022	90711 401	225,000	15,785	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	74	209,215	196,366	1.065	



115 WAWEENORK	DR #103	3-A				
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
2700-00-103-0		04/12/2022	90711 401	195,000	11,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	79	183,450	156,892	1.169	



Maximum E.C.F. (Commercial): 3.00

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DB: Battle Creek Current

Neighborhoods Used: 90712 - 90712 HIAWATHA COVE CONDO

1 HIAWATHA COVE TRL STE 14

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4018-00-014-0		03/25/2024	90712	401	283,240	37,720
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	82	245,520	222,948	1.101	



1 HIAWATHA COVE TRL STE 21

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4018-00-021-0		04/21/2023	90712	401	270,000	39,560
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	74	230,440	211,683	1.089	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

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DB: Battle Creek Current

Neighborhoods Used: 90713 - 90713 NORTH SHORE PLACE CONDO

355 W COLUMBIA AVE STE 308						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5950-00-024-0		06/27/2023	90713	401	290,000	27,030
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	74	262,970	206,196	1.275	



355 W COLUMBIA AVE STE 304						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5950-00-020-0		06/30/2022	90713	401	260,000	24,990
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	CONDO	74	235,010	201,647	1.165	



Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90714 - 90714 BRIDGEWOOD/HAZELWOOD/BECKMAN CONDOS

135 BRIDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-035-0 08/03/2023 90714 401 262,000 13,075
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 87 248,925 233,013 1.068



105 CRESTWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-005-0 07/20/2023 90714 401 235,000 11,248
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 80 223,752 209,636 1.067



155 BRIDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-055-0 06/30/2023 90714 401 192,500 12,845
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 83 179,655 191,360 0.939



130 FORESTVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-030-0 03/24/2023 90714 401 245,000 11,649
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 81 233,351 210,630 1.108



149 BRIDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-049-0 03/08/2023 90714 401 192,000 12,657
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 78 179,343 202,030 0.888



157 BRIDGEWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-057-0 09/10/2022 90714 401 185,000 11,558
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 79 173,442 201,436 0.861



102 CRESTWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-002-0 07/20/2022 90714 401 198,000 11,248
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 80 186,752 194,487 0.960



115 PINEGROVE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1230-00-015-0 06/09/2022 90714 401 239,900 11,681
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family CONDO 75 228,219 215,102 1.061



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: 90715 - 90715 POTTERS GROVE/ASHTON LAKE

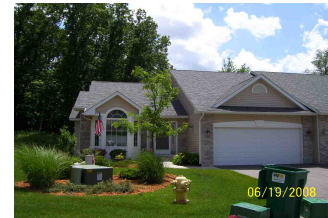
345 POTTER'S DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6860-00-047-0		11/13/2023		90715	401	315,000 8,733
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	82		306,267	242,766	1.262



482 POTTER'S DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6860-00-085-0		10/13/2023		90715	401	315,000 9,276
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	84		305,724	261,899	1.167



130 GUILA CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6860-00-064-0		08/17/2023		90715	401	284,000 8,650
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	83		275,350	242,034	1.138



282 ASHTON LAKE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8745-00-019-0		07/27/2023		90715	401	222,000 13,935
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	85		208,065	164,810	1.262



171 POTTER'S DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6860-00-005-0		04/19/2023		90715	401	281,000 8,607
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	79		272,393	231,117	1.179



300 ASHTON LAKE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8745-00-021-0		04/14/2023		90715	401	220,000 13,310
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	80		206,690	163,035	1.268



244 POTTER'S DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6860-00-024-0		02/15/2023		90715	401	255,000 9,104
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	80		245,896	205,542	1.196



150 ASHTON LAKE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8745-00-001-0		02/06/2023		90715	401	225,000 14,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	CONDO	77		210,480	168,945	1.246



Neighborhoods Used: 90715 - 90715 POTTERS GROVE/ASHTON LAKE

117 POTTER'S CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6860-00-008-0	12/14/2022 90715	401	269,900	9,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	82	259,958	201,725
				E.C.F.
				1.289



451 ASHTON LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8745-00-054-0	12/09/2022 90715	401	215,000	13,898
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	80	201,102	155,096
				E.C.F.
				1.297



148 ASHTON HIGHLANDS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8745-00-072-0	10/14/2022 90715	401	220,000	13,310
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	81	206,690	165,069
				E.C.F.
				1.252



244 POTTER'S DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6860-00-024-0	09/13/2022 90715	401	253,000	9,104
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	80	243,896	205,542
				E.C.F.
				1.187



462 ASHTON LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8745-00-063-0	09/09/2022 90715	401	215,300	13,310
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	86	201,990	161,208
				E.C.F.
				1.253



327 POTTER'S DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
6860-00-044-0	09/01/2022 90715	401	301,000	9,278
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDO	82	291,722	239,559
				E.C.F.
				1.218



208 ASHTON HIGHLANDS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8745-00-080-0	08/17/2022 90715	401	220,000	14,520
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	80	205,480	175,511
				E.C.F.
				1.171



313 ASHTON LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8745-00-036-0	07/18/2022 90715	401	219,000	13,310
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	CONDO	80	205,690	163,805
				E.C.F.
				1.256



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ECF Analysis for: 52 - CITY OF BATTLE CREEK

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Neighborhoods Used: 90715 - 90715 POTTERS GROVE/ASHTON LAKE

226 POTTER'S DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6860-00-021-0		04/28/2022		90715 401	291,500	8,764
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	CONDO	80		282,736	223,430	1.265



Maximum E.C.F. (Commercial): 3.00

Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DUPLEX'S

32 S UNION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1650-00-038-0 03/22/2024 MULT4 401 135,000 4,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 64 130,050 202,497 0.642



49 ROSE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5370-00-021-0 02/28/2024 MULT4 401 99,900 7,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 74 92,300 210,809 0.438



518 W JACKSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6630-00-010-0 02/14/2024 MULT4 401 177,500 4,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 75 172,550 268,927 0.642



55 FREMONT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5370-00-184-0 01/30/2024 MULT4 401 109,900 7,207
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 74 102,693 272,515 0.377



6 CYNTHIA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8210-00-124-0 01/26/2024 MULT4 401 100,000 6,201
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Duplex DUPLEX 70 93,799 166,673 0.563



214 HOWLAND ST #1
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8880-00-023-0 01/24/2024 MULT4 401 120,000 4,317
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 62 115,683 199,430 0.580



21 VALE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1490-00-092-0 01/19/2024 MULT4 401 81,000 5,016
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 75,984 134,521 0.565



38 GROVELAND ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5370-00-062-0 01/11/2024 MULT4 401 81,000 3,769
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 77,231 139,657 0.553



Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DULPLEX'S

27 FRELINGHUYSEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5370-00-131-0		12/22/2023		MULT4	401	199,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		193,013	260,251	0.742



15 S BROAD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6770-00-024-0		11/20/2023		MULT4	401	95,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		88,402	183,479	0.482



30 WREN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-175-0		10/05/2023		MULT4	401	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	62		77,100	121,578	0.634



842 NE CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1970-00-002-0		09/29/2023		MULT4	401	69,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	59		58,094	143,264	0.406



121 ACADEMY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1500-00-047-0		09/26/2023		MULT4	401	105,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		101,365	212,890	0.476



171 GRENVILLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6810-14-031-0		09/13/2023		MULT4	401	65,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		62,372	152,897	0.408



123 BENNETT ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
0890-00-044-0		08/22/2023		MULT4	401	85,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		81,852	156,237	0.524



41 W ACACIA BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5190-09-390-0		08/11/2023		MLTLK	401	145,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	68		125,559	184,731	0.680



Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DULPLEX'S

267 MAIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5650-00-060-0 08/07/2023 MULT4 401 109,500 8,958
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 100,542 147,564 0.681



118 MEACHEM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 3260-00-040-0 06/23/2023 MULT4 401 50,000 4,327
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 45,673 136,846 0.334



34 N WABASH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4100-00-012-0 06/06/2023 MULT4 401 72,000 5,534
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 62 66,466 112,349 0.592



55 ELDRED ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8440-00-008-0 05/18/2023 MULT4 401 84,900 5,324
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 79,576 109,955 0.724



46 S UNION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1650-00-043-0 04/28/2023 MULT4 401 77,000 4,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 72,050 172,801 0.417



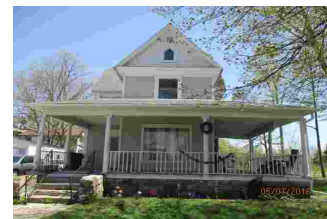
482 S WASHINGTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1750-03-012-0 04/26/2023 MULT4 401 100,000 5,361
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 94,639 161,432 0.586



43 S MCKINLEY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2850-00-023-0 04/25/2023 MULT4 401 134,250 12,691
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 121,559 249,901 0.486



38 COLLEGE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 5240-00-074-0 04/17/2023 MULT4 401 94,900 16,439
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 78,461 189,767 0.413



Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DUPLEX'S

163 N MCKINLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3250-00-034-0		04/03/2023		MULT4	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		106,219	188,809	0.563



121 ACADEMY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
1500-00-047-0		03/16/2023		MULT4	401	65,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		61,365	212,890	0.288



456 NE CAPITAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6770-00-010-0		03/08/2023		MULT4	401	160,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	70		152,610	243,761	0.626



7 MAPLE GROVE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
4560-00-006-1		02/24/2023		MULT4	401	80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	74		73,187	111,688	0.655



141 E VAN BUREN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3870-00-202-0		02/24/2023		MULT4	401	55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		49,531	143,122	0.346



69 S 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6990-14-029-0		01/03/2023		MLTLK	401	90,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	MULTI UNIT PVH	65		65,337	258,993	0.252



43 S 24TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
6990-14-032-0		12/30/2022		MLTLK	401	120,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	MULTI UNIT PVH	65		94,772	261,563	0.362



46 W ACACIA BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5190-09-352-0		11/09/2022		MLTLK	401	125,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	74		109,609	214,313	0.511



Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DUPLEX'S

44 S MASON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
9850-00-028-0		11/04/2022		MULT4 401	100,000	14,194
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Duplex	DUPLEX	65		85,806	190,831	0.450



51 WREN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
5160-00-202-0		11/03/2022		MULT4 401	99,000	4,650
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	62		94,350	168,446	0.560



210 N KENDALL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3570-00-031-0		10/26/2022		MULT4 401	60,000	4,289
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	74		55,711	209,931	0.265



146 W BIDWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2900-00-071-0		08/12/2022		MULT4 401	100,500	6,005
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	65		94,495	139,095	0.679



158 NORTH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
8990-00-037-0		08/03/2022		MULT4 401	83,000	5,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	74		77,369	233,134	0.332



36 N MCKINLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
3200-00-007-0		07/19/2022		MULT4 401	67,000	4,630
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	62		62,370	129,682	0.481



16 N UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
7940-00-035-0		07/12/2022		MULT4 401	52,300	5,079
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	67		47,221	184,310	0.256



140 N EAST AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
2580-00-002-0		07/08/2022		MULT4 401	125,000	6,420
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MULTIPLE UNITS	74		118,580	183,004	0.648



Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DULPLEX'S

937 W MICHIGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
0620-00-038-0	07/01/2022 MULT4	401	155,000	38,412
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	70	116,588	286,982
				E.C.F.
				0.406



114 FREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5350-00-106-0	06/29/2022 MULT4	401	110,000	6,375
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	65	103,625	137,799
				E.C.F.
				0.752



174 CHERRY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3870-00-171-0	06/22/2022 MULT4	401	145,000	5,788
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	60	139,212	295,432
				E.C.F.
				0.471



120 FREMONT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
5350-00-104-0	06/22/2022 MULT4	401	54,000	9,783
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	42	44,217	78,919
				E.C.F.
				0.560



44 NEW ENGLAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4650-00-093-0	06/16/2022 MULT4	401	90,000	10,598
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	65	79,402	184,097
				E.C.F.
				0.431



530 SW CAPITAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
8440-00-025-0	06/06/2022 MULT4	401	135,000	4,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	65	130,310	220,793
				E.C.F.
				0.590



135 E VAN BUREN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3870-00-203-0	05/27/2022 MULT4	401	100,000	9,247
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	65	90,753	185,243
				E.C.F.
				0.490



119 E VAN BUREN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
3870-00-206-0	05/27/2022 MULT4	401	59,000	2,947
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTIPLE UNITS	65	56,053	138,968
				E.C.F.
				0.403



Neighborhoods Used: MULT4 - RESIDENTIAL MULTI 4 UNIT OR LESS, MLTLK - LAKEVIEW SCHOOLS MULTI UNIT & DULPLEX'S

9 EAGLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 2070-00-025-0 05/19/2022 MULT4 401 73,500 3,811
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 75 69,689 141,462 0.493



208 CLIFF ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1870-01-001-0 05/13/2022 MULT4 401 31,500 4,950
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 59 26,550 104,742 0.253



609 SW CAPITAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 8140-00-009-0 04/29/2022 MULT4 401 67,000 5,695
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 74 61,305 131,183 0.467



58 JERICHO RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 6810-03-011-0 04/15/2022 MULT4 401 110,000 5,842
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 65 104,158 205,014 0.508



50 ORCHARD PL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 1660-00-031-0 04/01/2022 MULT4 401 209,000 16,827
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MULTIPLE UNITS 62 192,173 543,704 0.353



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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.01
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.01
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.01
	Maximum E.C.F. (Commercial): 10.00