Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-14-300-001	3210 E RIVERS EDGE	10/06/21	$505,000	WD	03-ARM'S LENGTH	$505,000	$210,000	41.58	$420,013	$98,622	$406,378	$306,087	1.328	1,776	$228.82	0004	10.6420			$90,174		RIVER	401	92
19-14-300-016	3274 E RIVERS EDGE	03/16/22	$226,000	WD	03-ARM'S LENGTH	$226,000	$92,800	41.06	$185,685	$129,715	$96,285	$53,305	1.806	1,882	$51.16	0004	58.5075			$127,589		RIVER	401	38
19-14-400-034	6838 S BUD LN	09/17/21	$560,000	WD	03-ARM'S LENGTH	$560,000	$193,100	34.48	$423,361	$103,887	$456,113	$304,261	1.499	1,716	$265.80	0004	27.7849	1 1/2 STORY		$98,091	19-14-400-028	RIVER	401	94
19-20-120-001	821 E ELM ST	09/09/21	$335,000	WD	03-ARM'S LENGTH	$335,000	$159,300	47.55	$318,600	$95,103	$239,897	$212,854	1.127	1,392	$172.34	0004	9.4188			$87,727		RIVER	401	76
19-20-120-017	955 E ELM ST	10/02/23	$450,000	WD	03-ARM'S LENGTH	$450,000	$193,700	43.04	$387,465	$69,925	$380,075	$302,419	1.257	1,232	$308.50	0004	3.5546			$65,527		RIVER	401	88
19-20-200-006	1464 E GARDNER AVE	08/23/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$53,800	53.80	$107,623	$53,069	$46,931	$51,956	0.903	517	$90.78	0004	31.7956			$52,526		RIVER	401	57
19-20-200-006	1464 E GARDNER AVE	07/10/23	$199,900	WD	03-ARM'S LENGTH	$199,900	$56,100	28.06	$112,197	$53,116	$146,784	$56,268	2.609	517	$283.91	0004	138.7440			$52,526		RIVER	401	57
19-20-200-011	1516 E GARDNER AVE	08/25/21	$575,000	WD	03-ARM'S LENGTH	$575,000	$339,800	59.10	$679,603	$158,296	$416,704	$496,483	0.839	3,614	$115.30	0004	38.1924	1 1/2 STORY		$143,435		RIVER	401	75
19-20-200-012	7417 S WALNUT AVE	11/17/21	$188,000	WD	03-ARM'S LENGTH	$188,000	$56,600	30.11	$113,262	$29,885	$158,115	$92,641	1.707	840	$188.23	0003	#DIV/0!			$29,885		RIVER	401	80
19-20-410-023	7661 S SNAKE RIDGE	01/04/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$186,700	62.23	$373,365	$139,854	$160,146	$222,391	0.720	1,416	$113.10	0004	50.1128			$135,424	19-20-410-014, 19-20-410-030	RIVER	401	93
19-22-100-003	2416 E 72ND ST	05/12/21	$360,000	WD	03-ARM'S LENGTH	$360,000	$185,300	51.47	$370,645	$210,475	$149,525	$177,967	0.840	2,271	$65.84	0003	#DIV/0!			$209,285		RIVER	401	65
19-22-177-012	2553 E MAIN ST	08/23/21	$136,000	WD	03-ARM'S LENGTH	$136,000	$68,900	50.66	$137,823	$49,617	$86,383	$84,006	1.028	930	$92.88	0004	19.2937			$47,965		RIVER	401	72
19-22-177-039	7480 S MAIN ST	07/01/21	$379,900	WD	03-ARM'S LENGTH	$379,900	$195,500	51.46	$391,021	$90,122	$289,778	$286,570	1.011	2,428	$119.35	0004	21.0043			$78,291		RIVER	401	83
19-22-301-012	7771 S MUSKEGON BLVD	03/20/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$128,000	36.57	$255,900	$62,594	$287,406	$184,101	1.561	1,664	$172.72	0004	33.9896			$59,818		RIVER	401	82
19-22-377-001	7610 S MAIN ST	05/21/21	$201,000	WD	03-ARM'S LENGTH	$201,000	$91,700	45.62	$183,498	$45,172	$155,828	$131,739	1.183	1,056	$147.56	0004	3.8383			$44,946		RIVER	401	82
19-22-377-002	7628 S MAIN ST	11/11/22	$310,000	WD	03-ARM'S LENGTH	$310,000	$166,000	53.55	$332,054	$55,265	$254,735	$263,609	0.966	2,268	$112.32	0004	25.4898			$49,689		RIVER	401	82
19-22-377-002	7628 S MAIN ST	09/12/23	$385,000	WD	03-ARM'S LENGTH	$385,000	$178,200	46.29	$356,443	$55,752	$329,248	$286,372	1.150	2,268	$145.17	0004	7.1516			$49,689		RIVER	401	82
19-27-100-004	8022 S MAIN ST	12/06/22	$189,900	WD	03-ARM'S LENGTH	$189,900	$104,000	54.77	$207,981	$70,982	$118,918	$130,475	0.911	1,124	$105.80	0004	30.9814			$66,014	19-27-100-003	RIVER	401	70
19-27-100-017	8068 S MAIN ST	12/22/21	$165,000	WD	03-ARM'S LENGTH	$165,000	$87,400	52.97	$174,823	$83,283	$81,717	$87,181	0.937	888	$92.02	0004	28.3910			$82,936		RIVER	401	74
19-27-200-027	3001 E 82ND ST	12/17/21	$390,000	WD	03-ARM'S LENGTH	$390,000	$194,300	49.82	$388,528	$127,052	$262,948	$249,025	1.056	2,446	$107.50	0004	16.5325			$123,581		RIVER	401	86
19-27-200-027	3001 E 82ND ST	03/10/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$194,300	48.58	$388,528	$127,052	$272,948	$249,025	1.096	2,446	$111.59	0004	12.5169			$123,581		RIVER	401	86
19-27-200-034	2997 E 82ND ST	07/28/21	$185,000	WD	03-ARM'S LENGTH	$185,000	$81,000	43.78	$161,918	$75,895	$109,105	$81,927	1.332	1,344	$81.18	0004	11.0504			$75,895		RIVER	401	61
	Totals:		**$6,890,700**			**$6,890,700**	**$3,216,500**		**$6,470,336**		**$4,905,967**	**$4,310,661**			**$144.18**		**8.3135**							
							Sale. Ratio =>	**46.68**				**E.C.F. =>**	**1.138**		**Std. Deviation=>**	**0.422307094**								
							Std. Dev. =>	**8.80**				**Ave. E.C.F. =>**	**1.221**		**Ave. Variance=>**	**#DIV/0!**	**Coefficient of Var=>**	**#DIV/0!**					

2023 used:	1.050
2024 use	1.130