

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	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
07-007-018-00	2060 LAKE MICHIGAN DR	7/11/2022	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,107,200	50.327	\$2,214,387	\$1,170,449	\$1,029,551	\$678,322	1.518	2936		\$351 LFN	4.065	MULTI-STORY	\$1,168,308	No	LAKE MICH FRONTAGE	401	70	
07-008-028-00	2192 LAKESHORE DR	3/15/2023	\$2,860,000	WD	03-ARM'S LENGTH	\$2,860,000	\$1,429,200	49.972	\$2,858,383	\$864,447	\$1,995,553	\$1,295,605	1.540	5802		\$344 LFN	1.819	MULTI-STORY	\$818,864	No	LAKE MICH FRONTAGE	401	83	
07-019-009-00	1726 LAKE MICHIGAN DR	2/20/2023	\$1,499,000	WD	03-ARM'S LENGTH	\$1,499,000	\$743,800	49.620	\$1,487,582	\$854,405	\$644,595	\$411,421	1.567	2345		\$175 LMF	0.831	MULTI-STORY	\$849,838	No	LAKE MICH FRONTAGE	401	69	
07-030-026-00	1479 71ST ST	9/30/2021	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$493,200	48.117	\$986,367	\$658,905	\$366,095	\$216,081	1.694	2088		\$175 LMF	13.581	COTTAGE	\$655,960	No	LAKE MICH FRONTAGE	401	72	
07-031-029-00	1258 FABUN RD	3/29/2022	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$343,800	50.933	\$687,560	\$451,417	\$223,583	\$153,439	1.457	825		\$271 LMF	10.129	MULTI-STORY	\$451,417	No	LAKE MICH FRONTAGE	401	60	
07-100-003-00	1298 FABUN RD	2/14/2022	\$917,000	WD	03-ARM'S LENGTH	\$917,000	\$472,400	51.516	\$944,702	\$576,881	\$340,119	\$243,268	1.398	1538		\$221 LMF	16.031	COTTAGE	\$571,351	No	LAKE MICH FRONTAGE	401	67	
07-320-030-00	1786 MORNING GLORY RD	9/30/2022	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$462,300	49.710	\$924,651	\$328,024	\$601,976	\$387,672	1.553	3072		\$196 LMF	0.564	MULTI-STORY	\$325,000	No	LAKE MICH FRONTAGE	401	74	
07-320-040-02	1758 MORNING GLORY RD	3/11/2022	\$895,000	WD	31-SPLIT IMPROVED	\$895,000	\$478,100	53.419	\$956,151	\$483,564	\$411,436	\$311,039	1.323	2837		\$145 LMF	23.566	COTTAGE	\$483,564	No	LAKE MICH FRONTAGE	401	80	
07-500-003-00	2018 BROOKHILL DR	6/17/2022	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$860,600	48.485	\$1,721,283	\$1,165,792	\$609,208	\$345,885	1.761	2542		\$240 LFN	20.287	RANCH	\$1,165,364	No	LAKE MICH FRONTAGE	401	60	
07-500-007-00	2036 BROOKHILL DR	6/22/2022	\$3,202,500	WD	03-ARM'S LENGTH	\$3,202,500	\$1,473,100	45.998	\$2,946,116	\$1,446,896	\$1,755,604	\$974,152	1.802	3564		\$493 LFN	24.375	MULTI-STORY	\$1,361,600	No	LAKE MICH FRONTAGE	401	89	
07-750-169-00	1420 S KATHERINE ST	7/12/2021	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$316,800	45.583	\$633,506	\$340,384	\$354,616	\$193,864	1.829	1512		\$235 LMF	27.076	COTTAGE	\$339,515	No	LAKE MICH FRONTAGE	401	68	
07-750-173-00	1416 KATHERINE ST	9/8/2021	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$560,200	56.020	\$1,120,487	\$458,991	\$541,009	\$429,822	1.259	2040		\$265 LMF	29.976	MULTI-STORY	\$452,686	No	LAKE MICH FRONTAGE	401	95	
Totals:						\$17,673,500	\$8,740,700		\$17,481,175	\$8,873,345	\$5,640,570					\$267		1.469						
								Sale. Ratio =>	49.457				E.C.F. =>	1.573	Std. Deviation=>		0.185							
								Std. Dev. =>	2.904				Ave. E.C.F. =>	1.558	Ave. Variance=>		14.358	Coefficient of Var=>		9.213				

NOTE: Sale of parcel 03-07-018-007-00 removed from analysis, estate sale. Sale of parcel 03-07-030-012-10 removed from analysis, vacant land at time of sale. Sale of parcel 03-07-700-004-00 removed from analysis, sale price not representative of market value.

ECF APPLIED = 1.573