

2024 Rose 1/2 Trp A4 Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd./Acre Sale	Cur. Appraisal	Land Rational	Est. Limit Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF
001-006-011-22	549 S. MADISON ROAD	01/14/22	\$180,000	W/O	03-ANNUAL TENANT	\$172,000	\$66,000	28.37	\$133,088	\$172,000	\$132,088	0.0	0.0	55.08	60.00	\$2400
002-013-013-10	N.M. 33	10/21/21	\$100,000	LC	03-ANNUAL TENANT	\$100,000	\$	4.19	\$85,800	\$100,000	\$85,800	0.0	0.0	35.00	40.00	\$2100
008-013-005-06	315 W. SCRIBNER RD.	11/01/21	\$75,000	ND	03-ANNUAL TENANT	\$75,000	\$31.00	44.19	\$67,700	\$75,000	\$67,700	0.0	0.0	50.11	50.89	\$1300
072-002-003-20	1100 S. 16th St	02/09/23	\$165,000	W/O	03-ANNUAL TENANT	\$165,000	\$0	0.00	\$124,043	\$165,000	\$124,043	0.0	0.0	55.13	55.77	\$2200
012-004-021-00	3910 S. HOFFA	01/20/22	\$40,000	W/O	03-ANNUAL TENANT	\$40,000	\$20.00	31.75	\$36,000	\$40,000	\$36,000	0.0	0.0	18.79	20.00	\$1800
Total:			\$560,000			\$552,000	\$119,800	21.70	\$465,679	\$552,000	\$465,679	0.0	0.0	203.03	206.65	2,718.81

Average per Net Acres - 2,718.81
For 2024 Use 2700 per Acre

2024 Rose Twp Mule Shoe Lake FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
013-001-004-00	5757 N.W. 33	08/28/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$116,600	74.27	\$107,278	\$61,803	\$102,081	267.9	224.0
013-380-010-00	5754 LAKEVIEW ROAD	07/30/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$29,800	19.48	\$96,227	\$94,362	\$37,589	118.7	226.0
013-380-020-00	5808 LAKEVIEW DRIVE	08/26/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$28,700	24.74	\$90,332	\$58,815	\$33,147	87.0	200.0
013-380-038-50	19 DYER ROAD	09/13/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,600	26.40	\$110,400	\$54,900	\$59,436	186.0	141.0
Totals:			\$576,000			\$576,000	\$214,700		\$538,373	\$269,880	\$232,253	629.6	
										Sale, Ratio =>		37.27	
										Std. Dev. =>		25.54	
										Average per FF =>		\$429	

2023 was \$381

2024 Rose Twp Island Lake Bk Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres
013-280-060-00	5834 OAK ROAD	04/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,600	27.38	\$110,145	\$66,559	\$47,004	219.6	44.10	1.85
013-280-082-00	265 MAPLEWOOD	05/23/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,300	47.41	\$103,458	\$32,032	\$50,690	235.9	294.0	1.50
013-280-086-00	301 MAPLEWOOD ROAD	06/10/22	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$31,600	38.54	\$89,138	\$15,789	\$22,927	107.1	302.0	0.69
013-280-086-00	301 MAPLEWOOD ROAD	10/07/22	\$83,500	WD	03-ARM'S LENGTH	\$80,000	\$31,600	39.50	\$89,138	\$13,789	\$22,927	107.1	302.0	0.69
013-280-103-10	332 MAPLEWOOD ROAD	08/27/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$53,000	23.56	\$123,440	\$139,658	\$38,098	178.0	163.0	0.75
013-280-113-00	311 DYER ROAD	05/04/21	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$60,700	44.96	\$157,214	\$25,003	\$40,889	190.1	318.0	0.79
013-300-125-00	487 ABBOTT ROAD	10/13/22	\$63,500	WD	03-ARM'S LENGTH	\$58,500	\$29,000	49.57	\$66,645	\$7,489	\$15,634	73.1	100.0	0.22
013-300-147-00		07/14/23	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$7,000	23.33	\$29,908	\$30,000	\$28,374	86.0	190.0	0.52
Totals:						\$834,000	\$825,500	\$288,800	\$769,086	\$330,619	\$286,113	1,207.1	1,207.1	8.01
						Sale, Ratio ==>	34.98							
						Std. Dev. ==>	10.68							
						Average per FF==>								Average per Net Acre==>

2023 was \$274

2024 Rose Twp Island Lake FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth
013-280-046-50	226 DYER ROAD	05/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,600	34.87	\$109,584	\$19,531	\$29,115	45.0	78.0
013-280-055-00	5863 OAK ROAD	05/23/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$181,600	56.75	\$405,975	\$50,542	\$136,517	95.0	104.0
013-400-017-00	5989 OAK ROAD	07/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$55,600	26.24	\$197,937	\$93,471	\$114,088	64.0	94.0
013-400-019-00	5989 OAK ROAD	07/22/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$32,200	23.50	\$106,844	\$91,621	\$61,465	95.0	97.0
Totals:						\$1,242,000	\$1,237,000	\$456,700	\$1,221,549	\$471,460	\$459,143	711.6	711.6
							Sale Ratio =>	36.92					
							Std. Dev. =>	12.91					
							Average per FF=>					\$663	

2023 was \$647

2024 Rose Twp Res Subs FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect Front	Depth			
013-219-001-00	2535 E WABASH AVENUE	02/15/22	\$105,000	WD	19-MULTI PARCEL ARMS LENGTH	\$105,000	\$46,200	4.40	\$173,599	\$11,650	\$517,714	147.0	692.5			
013-231-001-00	3346 CHERRY STREET	04/09/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$27,500	32.74	\$84,563	\$4,351	\$4,914	42.0	120.0			
013-340-027-50	466 KARCHER ROAD	06/25/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$31,600	35.15	\$91,078	\$9,001	\$10,179	87.0	200.0			
013-300-029-00	472 KARCHER ROAD	06/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$35,900	32.74	\$106,815	\$7,532	\$27,347	191.0	353.0			
013-380-009-60	5719 OAK	10/07/22	\$73,850	WD	03-ARM'S LENGTH	\$73,850	\$26,000	18.19	\$76,185	\$5,024	\$9,360	80.0	150.0			
013-480-013-00	5480 BEECHWOOD ROAD	04/11/22	\$84,000	WD	19-MULTI PARCEL ARMS LENGTH	\$84,000	\$28,900	34.40	\$83,593	\$14,847	\$16,380	140.0	269.0			
013-500-024-00	5471 FOREST	11/17/21	\$145,000	WD	19-MULTI PARCEL ARMS LENGTH	\$145,000	\$47,300	32.62	\$173,226	\$44,434	\$50,427	231.0	871.0			
013-500-072-00	540 HILTOP	09/03/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$2,100	4.00	\$9,194	\$4,500	\$9,564	6.0	38.0			
013-500-062-00	540 HILTOP	06/19/22	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$85,000	\$29,400	46.35	\$129,811	\$7,225	\$44,811	200.0	576.0			
013-500-077-00	540 HILTOP	12/17/21	\$3,500	WD	03-ARM'S LENGTH	\$3,500	\$2,300	65.71	\$10,296	\$3,500	\$10,296	88.0	155.0			
013-540-003-00	2651 E ROSE CITY ROAD	08/25/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,800	37.41	\$93,318	\$4,084	\$12,402	106.0	240.0			
013-603-024-60	3358 MAIN STREET	09/28/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,100	35.00	\$61,067	\$4,783	\$8,950	50.0	128.0			
013-610-010-00	3358 E GOLD AVENUE	12/22/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,900	37.18	\$117,852	\$6,723	\$14,625	125.0	310.0			
Totals:											\$1,085,750	\$380,900	\$1,215,498	\$194,014	\$762,899	1,564.0
2023 WRS \$117											Sale Ratio =>		35.08	Average		\$124
											Std. Dev. =>		16.17	per FF=>		

2024 Rose Twp ECF Ag

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
013-116-007-00	4441 DECKERVILLE ROAD	01/01/22	\$1,197,500	WD	03-ARMS LENGTH	\$1,197,500	\$217,200	45.54	\$499,585	\$382,800	\$94,184	\$598,932	0.952	1,797
013-122-001-10	4441 DECKERVILLE ROAD	12/05/22	\$197,500	WD	03-ARMS LENGTH	\$197,500	\$71,800	36.35	\$187,759	\$46,864	\$150,636	\$148,311	1.016	2,200
013-132-036-30	4441 DECKERVILLE ROAD	01/01/22	\$478,501	WD	03-ARMS LENGTH	\$478,501	\$203,900	42.61	\$490,338	\$281,854	\$196,647	\$188,457	1.043	1,708
013-135-008-25	2220 MALONE	01/01/22	\$569,885	WD	03-ARMS LENGTH	\$569,885	\$197,700	34.69	\$570,975	\$417,647	\$187,338	\$140,451	1.087	1,664
Totals:			\$1,772,820			\$1,772,820	\$690,600	40.09	\$1,748,657		\$593,755	\$575,851	1.031	use

2023 was .95

Sale. Ratio =>
Std. Dev. =>

E.C.F. =>
Avg. E.C.F. =>

1.024

2024 Rose Twp ECH Com

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
013-013-001-00	4785 N.M.33	08/16/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$49,800	1.90	\$99,377	\$27,575	\$77,425	\$106,375	0.728	
013-025-001-00	3971 N.M.33	01/01/22	\$132,354	WD	03-ARM'S LENGTH	\$132,354	\$59,700	45.11	\$141,891	\$20,968	\$111,386	\$157,247	0.708	
013-131-014-50	3292 N.M.33	01/01/23	\$199,648	WD	03-ARM'S LENGTH	\$199,648	\$103,800	51.99	\$218,678	\$44,028	\$155,620	\$227,113	0.685	
013-131-037-10	3317 N.M.33	02/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,100	1.67	\$62,861	\$8,718	\$56,282	\$69,757	0.807	
013-131-038-20	3275 N.M.33	01/01/22	\$108,445	WD	03-ARM'S LENGTH	\$108,445	\$35,800	3.01	\$94,187	\$19,121	\$99,324	\$105,417	0.904	
013-132-041-00	2136 HEATH ROAD	01/01/23	\$52,177	WD	03-ARM'S LENGTH	\$52,177	\$31,200	59.80	\$67,012	\$9,876	\$42,301	\$74,299	0.568	
013-135-005-55	2136 HEATH ROAD	08/29/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,700	31.70	\$72,355	\$16,800	\$83,200	\$72,243	1.152	
013-135-025-12	ROSE CITY ROAD	01/01/23	\$67,114	WD	03-ARM'S LENGTH	\$67,114	\$20,800	0.99	\$72,311	\$20,028	\$48,986	\$29,397	1.529	
013-136-031-10	2575 E ROSE CITY ROAD	11/09/21	\$612,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$612,000	\$203,000	1.50	\$471,927	\$72,485	\$539,515	\$519,430	1.033	
013-136-033-10	3020 LUPTON	02/24/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$33,000	37.08	\$96,937	\$61,750	\$27,250	\$699,512	0.039	
013-616-021-00	3298 MAIN STREET	01/01/22	\$104,790	WD	03-ARM'S LENGTH	\$104,790	\$42,800	40.84	\$100,783	\$11,550	\$93,240	\$116,038	0.804	
Totals:						\$2,506,925	\$899,600	35.88	\$2,980,714	\$2,098,485	\$2,828,364			
							Sale. Ratio =>	11.33				E.C.F. =>	0.742	
							Std. Dev. =>						Ave. E.C.F. =>	0.816

2023 was 769

2024 Rose Twp ECF Mule Shoe Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area
013-001-004-00	5757 N.M. 33	03/28/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$116,600	74.27	\$197,278	\$102,081	\$64,161	\$90,837	0.708	1,597	
013-380-010-00	5754 LAKEVIEW ROAD	07/30/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$29,800	19.48	\$96,227	\$38,591	\$114,409	\$84,996	1.346	964	
013-380-020-00	5808 LAKEVIEW DRIVE	08/26/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$28,700	24.74	\$90,332	\$35,404	\$80,596	\$52,412	1.538	672	
013-380-038-50	19 DYER ROAD	09/13/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,600	26.40	\$154,536	\$61,762	\$88,238	\$88,525	0.997	960	
Totals:			\$576,000			\$576,000	\$214,700	37.27	\$538,373		\$347,404	\$316,770	1.097	use	
														E.C.F. =>	1.097
														Ave. E.C.F. =>	1.147

2023 was 1.048

2024 Rose Twp ECF Island Lake

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Aval. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residential	Cost Man. \$	E.C.F.	Floor Area
013-280-001-500	408 DYER ROAD	02/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,600	45.60	\$109,584	\$29,817	\$70,183	\$62,710	1.119	692
013-280-046-50	226 DYER ROAD	05/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,300	34.87	\$131,011	\$9,754	\$140,246	\$95,328	1.471	984
013-280-055-00	5863 OAK ROAD	05/23/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$181,600	56.75	\$405,975	\$141,073	\$178,927	\$200,256	0.893	1,656
013-400-143-00	516 OGETT WAY	07/15/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$79,400	16.46	\$273,632	\$180,884	\$99,116	\$72,679	1.364	1,016
013-400-017-00	5963 OAK ROAD	08/31/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$65,600	26.24	\$197,937	\$41,408	\$208,592	\$123,057	1.695	1,393
013-400-019-00	5989 OAK ROAD	07/22/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$32,200	23.50	\$106,844	\$61,465	\$75,535	\$35,675	2.117	528
Totals:						\$1,242,000	\$1,237,000	\$456,700	\$1,224,683	\$61,465	\$772,599	\$589,706	1.310	use
2023 was 1.272							Sale Ratio =>	36.92				E.C.F. =>	1.310	
							Std. Dev. =>	12.91				Ave. E.C.F. =>	1.443	

2024 Rose Twp ECF Island Lake Bl. Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area		
013-280-069-00	150 DYER ROAD	04/25/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,600	27.3%	\$110,145	\$48,493	\$41,597	\$77,452	1.052	844		
013-280-082-00	265 MAPLEWOOD	08/24/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$59,500	35.02	\$129,491	\$22,200	\$147,700	\$134,788	1.096	1,344		
013-280-082-00	265 MAPLEWOOD	05/23/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,300	47.41	\$103,458	\$50,490	\$34,510	\$66,543	0.519	960		
013-280-086-00	301 MAPLEWOOD ROAD	06/16/22	\$82,000	TA	03-ARM'S LENGTH	\$82,000	\$31,800	38.84	\$89,138	\$22,927	\$59,073	\$33,180	0.710	960		
013-280-086-00	301 MAPLEWOOD ROAD	10/01/22	\$83,500	WD	03-ARM'S LENGTH	\$80,000	\$31,600	39.50	\$89,138	\$22,927	\$57,073	\$83,180	0.686	960		
013-280-103-10	332 MAPLEWOOD ROAD	06/21/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$53,000	23.56	\$123,440	\$39,856	\$145,511	\$105,005	1.386	1,150		
013-280-113-00	311 DYER ROAD	05/04/21	\$135,000	WD	19-MULTI PARCEL, ARM'S LENGTH	\$135,000	\$60,700	44.96	\$150,686	\$40,689	\$94,311	\$138,187	0.682	1,260		
013-200-125-00	187 ABBOTT ROAD	10/13/22	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$28,000	49.57	\$66,645	\$27,351	\$36,148	\$55,646	0.650	664		
Totals:						\$973,900	\$965,400	\$341,300	35.35	\$862,141	\$655,834	\$743,980	0.882	use		
2023 WAS .796						Sale, Ratio =>		9.28	Std. Dev. =>		0.948		E.C.F. =>		0.882	use

2024 Rose Twp ECF Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asc/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
013-011-001-00	516 W CAMPBELL	11/01/21	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$49,900	25.56	\$128,860	\$41,666	\$15,334	\$58,651	1.555	1,560
013-012-002-00	380 BORDEN ROAD	07/29/22	\$39,900	WD	03-ARMS LENGTH	\$39,900	\$18,200	45.61	\$44,595	\$34,479	\$5,421	\$10,418	0.520	480
013-013-011-00	078 CAMPBELL RD	12/01/22	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$211,000	60.29	\$553,227	\$140,095	\$209,905	\$266,289	0.788	3,664
013-022-001-00	105 BORDEN ROAD	08/09/21	\$24,900	WD	03-ARMS LENGTH	\$24,900	\$7,700	29.12	\$203,230	\$85,322	\$17,478	\$133,039	1.313	1,928
013-027-037-30	1081 W LORENZ COURT	09/24/21	\$93,000	WD	03-ARMS LENGTH	\$93,000	\$33,800	36.34	\$109,764	\$21,916	\$52,984	\$39,151	0.654	720
013-036-012-20	170 W ROSE CITY ROAD	02/07/22	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$39,400	26.00	\$100,636	\$9,371	\$130,693	\$102,993	1.268	1,032
013-051-011-00	667 WOODRIDGE TRAIL	10/22/21	\$169,500	WD	03-ARMS LENGTH	\$162,500	\$5,900	31.94	\$176,518	\$7,622	\$104,816	\$88,972	1.178	840
013-102-011-00	10646 BEECHWOOD ROAD	04/03/21	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$66,700	37.26	\$186,760	\$64,833	\$114,657	\$138,021	0.830	1,456
013-110-001-10	1955 DECKER RD	12/13/21	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$36,100	46.28	\$88,372	\$63,000	\$15,000	\$28,637	0.524	384
013-115-008-00	1955 DECKER RD	01/18/22	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$38,100	24.58	\$105,431	\$9,739	\$145,261	\$108,005	1.345	1,296
013-123-002-20	1321 SORGHUM TRAIL	10/25/21	\$228,000	WD	03-ARMS LENGTH	\$228,000	\$10,600	4.66	\$217,406	\$19,410	\$8,590	\$9,207	0.757	1,010
013-128-006-30	1321 SORGHUM TRAIL	12/03/21	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$41,100	23.49	\$122,932	\$59,845	\$115,455	\$71,543	1.614	800
013-130-022-00	3645 GRAND JEAN ROAD	09/20/21	\$61,000	WD	03-ARMS LENGTH	\$61,000	\$19,500	31.97	\$98,069	\$3,000	\$98,412	\$59,885	0.969	780
013-130-024-10	3599 GRAND JEAN	10/13/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$36,400	30.33	\$90,452	\$21,588	\$98,412	\$86,322	1.140	1,040
013-132-011-20	3476 FLYNN ROAD	05/27/21	\$124,500	WD	19-MULTI PARCEL ARMS LENGTH	\$124,500	\$46,600	37.43	\$127,424	\$23,763	\$100,737	\$116,999	0.861	960
013-134-015-00	1740 HEATH	12/28/21	\$22,000	WD	03-ARMS LENGTH	\$22,000	\$8,900	40.45	\$22,795	\$13,357	\$8,643	\$10,652	0.811	0
013-134-016-00	245 E WABASH AVENUE	02/13/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$7,200	10.36	\$18,933	\$12,677	\$4,527	\$4,527	1.559	0
013-215-001-00	245 E WABASH AVENUE	02/13/21	\$109,000	WD	19-MULTI PARCEL ARMS LENGTH	\$109,000	\$46,200	42.36	\$148,222	\$31,721	\$83,246	\$59,246	0.965	1,840
013-233-001-00	3346 CHERRY STREET	04/09/21	\$84,000	WD	03-ARMS LENGTH	\$84,000	\$27,500	32.74	\$84,563	\$15,887	\$68,113	\$77,512	0.879	936
013-340-027-50	466 KARCHER ROAD	06/25/21	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$31,600	35.15	\$91,078	\$17,303	\$72,597	\$83,267	0.872	840
013-402-029-00	672 KARCHER ROAD	05/20/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$35,900	22.41	\$106,815	\$28,469	\$133,551	\$133,551	1.727	936
013-410-011-00	478 KARCHER ROAD	10/21/22	\$133,000	WD	03-ARMS LENGTH	\$133,000	\$43,100	32.40	\$135,979	\$14,160	\$100,640	\$100,640	1.000	860
013-480-013-00	5480 BEECHWOOD ROAD	04/11/22	\$71,850	WD	03-ARMS LENGTH	\$71,850	\$26,000	36.19	\$76,186	\$10,593	\$61,257	\$74,033	0.827	856
013-500-024-00	5471 HONESST	11/11/21	\$145,000	WD	19-MULTI PARCEL ARMS LENGTH	\$145,000	\$47,500	32.77	\$150,933	\$19,584	\$89,416	\$107,655	0.830	1,040
013-540-003-00	2651 W ROSE CITY ROAD	08/25/21	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$31,800	37.11	\$93,118	\$12,407	\$22,598	\$81,327	0.795	1,056
013-603-023-90	3358 MAIN STREET	09/29/21	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$21,000	35.00	\$61,067	\$5,850	\$54,150	\$62,322	0.869	1,056
013-610-010-00	3365 EUCALID AVENUE	12/22/21	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$40,900	37.18	\$117,852	\$22,440	\$87,560	\$107,688	0.813	1,440
013-633-011-00	2574 CANFIELD AVENUE	10/13/21	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$33,900	20.48	\$96,340	\$29,172	\$67,278	\$29,588	0.898	1,744
Totals:						\$3,584,250	\$1,282,200	35.77	\$3,533,992	\$2,575,717	\$2,571,985		1.001 use	
2023 was .886							Sale. Ratio =>	9.64						
							Std. Dev. =>							
							Ave. E.C.F. =>	1.076						