

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Settling Style	Land Value	Land Table	Property Class	Building Dept.		
41-02-09-428-001	18759 ALGOMA AVE NE	05/31/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$151,200	59.07	\$342,174	\$124,051	\$130,243	\$107,787	0.900	1,984	\$78.08	41070	2 STORY	\$520,432	RESIDENTIAL ACREAGE	401	55		
41-02-33-277-007	2232 POINTE NORTH DR NE	11/05/24	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$182,400	50.53	\$376,801	\$72,000	\$289,000	\$293,078	0.986	1,882	\$153.56	PNT.N	2 STORY	\$72,000	POINTE NORTH SITE CONDO	401	79		
41-02-33-277-007	2232 POINTE NORTH DR NE	12/15/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$180,100	48.04	\$376,801	\$72,000	\$302,800	\$293,078	1.034	1,882	\$160.95	PNT.N	2 STORY	\$72,000	POINTE NORTH SITE CONDO	401	79		
41-02-31-227-015	13784 EAST HARMONY CT	06/09/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$132,600	37.35	\$359,939	\$60,000	\$295,000	\$272,072	1.082	2,070	\$142.51	HARM*	2 STORY	\$60,000	HARMONY FARMS	401	91		
41-02-16-101-016	16232 TRENT RIDGE DR NE	11/18/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,400	47.18	\$333,166	\$59,500	\$280,500	\$242,182	1.158	2,070	\$135.51	TRENT	2 STORY	\$57,000	TRENT RIDGE	401	87		
41-02-15-300-019	15730 ALGOMA AVE NE	07/19/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$233,100	50.13	\$497,386	\$94,881	\$370,139	\$316,949	1.168	2,408	\$153.71	MODA	2 STORY	\$78,473	RESIDENTIAL ACREAGE	401	75		
41-02-33-252-086	2177 WINSTON VIEW DR	08/30/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$318,456	\$59,000	\$256,000	\$216,213	1.184	1,412	\$181.30	VISTA	2 STORY	\$55,000	VISTA VIEW	401	81		
41-02-16-101-018	16248 TRENT RIDGE DR NE	12/27/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$175,900	46.30	\$364,951	\$57,000	\$322,900	\$272,523	1.185	1,652	\$195.46	TRENT	2 STORY	\$57,000	TRENT RIDGE	401	81		
41-02-33-390-024	1997 16 MILE RD NE	06/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,000	38.93	\$274,922	\$02,250	\$187,650	\$152,143	1.233	1,965	\$95.50	SSR	2 STORY	\$63,000	SUNSET RIDGE	401	80		
41-02-23-125-016	3870 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$192,400	45.65	\$425,034	\$73,886	\$347,614	\$280,918	1.237	1,588	\$218.90	NPF**	2 STORY	\$70,000	NORTHPOINTE FARMS	401	71		
41-02-27-126-008	14656 CRESCENT MEADOWS DR	04/30/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$156,000	40.00	\$363,319	\$59,000	\$331,000	\$264,625	1.251	2,070	\$159.80	CRESC	2 STORY	\$57,000	CRESCENT MEADOWS	401	88		
Totals:						\$3,957,300	\$1,823,500		\$4,032,949		\$3,133,652	\$2,772,169			\$152.13								
						Sale. Ratio =>	46.00				E.C.F. =>	1.130		Std. Deviation=>	0.11417827								
						Std. Dev. =>	5.53				Ave. E.C.F. =>	1.129		Ave. Variance=>	#REF!	#REF!							

Cedar Heights subd 2 story

Parcel Number	Legal Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Adj./Adj. Sale	Corr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	EGF Area	Dev. by Mean (N)	Building Style	Land Value	Acqr. by E.C.	Land Take	Property Class	Building Dept.
41-02-22-401-049	3078 POOT CT NE	05/31/24	\$251,500	WD	03 ARMS LENGTH	\$251,500	\$144,200	57.34	\$310,239	\$56,412	\$193,828	\$185,167	1.043	1,042	\$185.31	5NDTH	#REF!	BI-LEVEL	\$57,000	No	SANDTREE SITE CONDO	401	70
41-02-33-352-049	2253 AVALON VIEW DR NE	09/29/24	\$260,000	WD	03 ARMS LENGTH	\$260,000	\$176,000	51.30	\$290,816	\$62,228	\$187,772	\$171,870	1.099	907	\$207.03	VISTA	#REF!	BI-LEVEL	\$60,000	No	VISTA VIEW	401	78
41-02-09-451-008	16576 DOE DALE	08/22/23	\$258,000	WD	03 ARMS LENGTH	\$258,000	\$112,900	43.76	\$285,497	\$57,800	\$201,000	\$176,767	1.144	969	\$207.43	DRE**	114-3560	BI-LEVEL	\$57,000	No	DEER RUN ESTATES	401	78
41-02-23-126-008	3426 BENNINGTON DR NE	10/18/23	\$310,000	WD	03 ARMS LENGTH	\$310,000	\$126,900	40.94	\$318,434	\$63,000	\$247,000	\$203,547	1.213	1,116	\$221.33	NPE**	#REF!	BI-LEVEL	\$62,000	No	NORTHPOINTE FARMS	401	71
41-02-31-227-006	13815 EAST HARMONY CT	09/10/24	\$321,000	WD	03 ARMS LENGTH	\$321,000	\$192,900	47.51	\$324,663	\$60,000	\$261,000	\$218,173	1.213	1,033	\$252.66	HARM**	#REF!	BI-LEVEL	\$60,000	No	HARMONY FARMS	401	92
41-02-33-252-019	2162 WINSTON VIEW DR	06/26/24	\$308,000	WD	03 ARMS LENGTH	\$308,000	\$143,900	46.72	\$328,307	\$60,211	\$247,669	\$201,485	1.229	1,062	\$232.21	VISTA	#REF!	BI-LEVEL	\$60,000	No	VISTA VIEW	401	80
Totals:			\$1,698,500			\$1,698,500	\$668,400		\$1,857,956		\$1,377,839	\$1,153,010			\$217.83		0.4378						
						Sale. Ratio >>	47.89					E.C.F. >>	1.168		Std. Deviation >>	0.07804340							
						Std. Dev. >>	5.78					Ave. E.C.F. >>	1.156		Ave. Variance >>	#REF!	Coefficient of Var >>	#REF!					

1.16 ECF
Bi-Level housing

Parcel Number	Street Address	Sold Date	Sold Price	Lot	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Lead + Field	Stdy. Additional	Cost Min. \$	E.C.F.	Floor Area	S/Sq Ft.	ECF Area	Dev. by Method (Y)	Building Style	Land Value	Other Parcels in Sale	Land Value	Property Class	Building Dept.
41-02-34-502-004	3556 EDGER ST NE	09/01/22	\$114,000	WD	03 ARMS LENGTH	\$114,000	46.44	\$150,334	\$26,362	\$17,208	\$95,635	0.917	746	\$117.16	41070	81.7241	RANCH	\$26,362		RESIDENTIAL ACREAGE	401	80	
41-02-32-376-009	13261 PINE ISLAND DR NE	05/16/23	\$593,000	WD	03 ARMS LENGTH	\$593,000	46.65	\$721,342	\$228,184	\$316,816	\$326,265	0.965	3,277	\$190.96		RANCH	\$228,184		RESIDENTIAL ACREAGE	401	64		
41-02-24-300-013	14986 WHITE CREEK AVE NE	10/27/23	\$442,000	WD	03 ARMS LENGTH	\$171,100	36.71	\$520,408	\$235,567	\$216,033	\$210,103	0.991	1,632	\$132.97	41070	99.6509	RANCH	\$211,765	41-02-32-076-008, 41-02-32-376-003	RESIDENTIAL ACREAGE	401	68	
41-02-01-200-019	4040 22 MILE RD NE	08/29/24	\$235,000	EC	03 ARMS LENGTH	\$235,000	51.82	\$281,815	\$78,014	\$155,566	\$156,021	1.020	1,456	\$107.13	83080	99.9955	RANCH	\$63,597		RESIDENTIAL ACREAGE	401	60	
41-02-35-429-018	2182 QUARTER HORSE DR PVT NW	11/09/24	\$488,000	WD	03 ARMS LENGTH	\$488,000	46.12	\$817,997	\$78,532	\$400,468	\$292,578	1.026	1,506	\$258.58	88790	103.5917	RANCH	\$67,000		SADDLE BROOK SITE CONDO	401	97	
41-02-13-450-018	18958 CLEAR SPRINGS AVE NE	10/01/22	\$172,000	WD	03 ARMS LENGTH	\$172,000	39.61	\$199,384	\$77,374	\$94,726	\$90,378	1.048	1,470	\$64.44	41070	104.8112	RANCH	\$54,539		RESIDENTIAL ACREAGE	401	38	
41-02-23-126-020	3767 BENNINGTON DR NE	09/29/24	\$415,000	WD	03 ARMS LENGTH	\$199,100	47.98	\$434,023	\$76,321	\$338,679	\$298,085	1.136	1,927	\$175.75	NR**	113.6183	RANCH	\$70,000		NORTHPOINTE FARMS	401	73	
41-02-32-101-003	13910 OLIN LAKES DR NE	11/15/24	\$170,000	WD	03 ARMS LENGTH	\$170,000	48.53	\$191,093	\$30,469	\$130,631	\$112,914	1.162	1,846	\$70.63	41150	RIFE1	RANCH	\$38,920		RESIDENTIAL ACREAGE	401	63	
41-02-17-400-020	15565 TRENTON AVE NE	07/31/23	\$550,000	WD	03 ARMS LENGTH	\$550,000	52.71	\$611,375	\$137,663	\$412,637	\$350,870	1.170	2,156	\$191.11	41150	117.4988	RANCH	\$137,963		RESIDENTIAL ACREAGE	401	86	
41-02-30-200-017	405 BOLTON ST NE	11/16/22	\$110,000	WD	03 ARMS LENGTH	\$110,000	64.60	\$119,312	\$48,188	\$60,812	\$51,202	1.188	818	\$74.62	41150	118.7662	RANCH	\$38,706		RESIDENTIAL ACREAGE	401	39	
41-02-14-100-030	3383 EDGER ST NE	08/09/23	\$164,000	WD	03 ARMS LENGTH	\$164,000	40.24	\$170,132	\$40,058	\$114,942	\$96,351	1.193	1,066	\$107.82	41070	119.2949	RANCH	\$48,509		RESIDENTIAL ACREAGE	401	62	
41-02-16-201-011	16285 WILDWOOD VALLEY DR NE	06/10/24	\$329,000	WD	03 ARMS LENGTH	\$329,000	39.82	\$309,792	\$58,000	\$271,000	\$224,814	1.205	1,209	\$225.83	WV	120.5429	RANCH	\$38,000		WILDWOOD VALLEY	401	80	
41-02-32-303-004	913 OLIN MEADOWS DRIVE	01/19/24	\$350,000	WD	03 ARMS LENGTH	\$350,000	42.71	\$385,461	\$48,000	\$302,000	\$349,871	1.208	1,680	\$179.76	41150	RIFE1	RANCH	\$48,000		OLIN MEADOWS SITE CONDO	401	82	
41-02-32-292-010	2210 WINSTON VIEW DR	06/04/23	\$205,000	WD	03 ARMS LENGTH	\$205,000	39.60	\$311,439	\$60,000	\$245,000	\$201,150	1.218	1,116	\$218.53	VISTA	RIFE1	RANCH	\$60,000		VISTA VIEW	401	79	
Totals:			\$4,436,000			\$4,436,000	\$2,643,200	\$4,838,796		\$3,152,667	\$2,885,218		\$144.45		0.2709								
			Sale Ratio **			46.06				E.C.F. **	1.100		Std. Deviation**	0.10528103									
			Std. Dev. **			7.58				Avg. E.O.F. **	1.102		Avg. Variance**	RIFE1	Coefficient of Var**	RIFE1							

Cedar heights Ranch ECF