

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg.		E.C.F.	Floor		ECF Area	Dev. by		Other Parcels in Sale	Property Class	
							Residual	Cost Man. \$		Area	\$/Sq.Ft.		Mean (%)				
005-0-008-200-020-03	695 MELITA RD	6/21/2018	\$108,000	WD	\$108,000	5,676	102,324	\$220,097	0.465	1,938	\$52.80	A	30.6078983			401	
005-0-017-100-020-00	5201 STEWART RD	8/4/2021	\$155,000	WD	\$155,000	9,876	145,124	\$306,863	0.473	1,848	\$78.53	E4	29.8056437			401	
005-0-017-200-010-00	5387 STEWART RD	12/28/2021	\$209,400	WD	\$209,400	33,229	176,171	\$195,650	0.900	1,622	\$108.61	E4	12.9455249	005-0-008-300-025-00		401	
005-0-024-400-005-03	3151 STERLING RD	9/21/2022	\$170,000	WD	\$170,000	17,416	152,584	\$181,852	0.839	1,394	\$109.46	E4	6.8072750			401	
005-0-035-200-010-00	2590 GROVE RD	11/28/2022	\$240,000	WD	\$240,000	5,513	234,487	\$231,839	1.011	1,720	\$136.33	E4	24.0436112			401	
005-0-036-400-030-00	3138 HURON RD	12/10/2021	\$165,000	WD	\$165,000	14,964	150,036	\$193,788	0.774	1,578	\$95.08	E4	0.3242270			401	
005-0-036-400-040-00	3237 HURON RD	9/30/2021	\$180,000	WD	\$180,000	29,796	150,204	\$160,833	0.934	1,748	\$85.93	E3	16.2929038			401	
Totals:			\$1,227,400		\$1,227,400		1,110,930	1,490,922			\$90.50		2.5855				
									E.C.F. =>	0.745	Std. Deviation=>		0.1129				
									Ave. E.C.F. =>	0.771	Ave. Variance=>		8.3086				

**A - Ag Land**

The first sale is the only Agricultural Sale; the additional sales are residential properties with homes similar to those on the Agricultural properties.

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale
003-0-014-200-025-20	06/01/21	\$225,000	LC	\$225,000	\$68,531	\$156,469	\$312,051	0.501	13,394	\$11.68	2000	3.9291	
008-0-A20-010-045-00	05/03/21	\$81,000	LC	\$81,000	\$26,252	\$54,748	\$117,184	0.467	4,136	\$13.24	2000	0.5066	
009-0-009-400-005-01	08/29/22	\$65,000	LC	\$65,000	\$22,109	\$42,891	\$87,352	0.491	700	\$61.27	2000	2.8880	
009-0-017-200-027-12	01/09/23	\$85,000	WD	\$85,000	\$36,072	\$48,928	\$116,457	0.420	3,136	\$15.60	4020	4.1994	
009-2-S40-000-040-02	09/01/21	\$129,000	WD	\$129,000	\$64,125	\$64,875	\$144,535	0.449	3,047	\$21.29	2000	1.3276	
010-0-012-200-035-00	04/29/22	\$80,000	WD	\$80,000	\$63,319	\$16,681	\$41,160	0.405	3,320	\$5.02	2000	5.6859	
010-0-027-300-020-25	08/19/21	\$305,000	MLC	\$305,000	\$62,263	\$242,737	\$508,295	0.478	10,926	\$22.22	2000	1.5421	
020-0-011-000-015-03	03/29/22	\$200,000	WD	\$200,000	\$88,286	\$111,714	\$221,650	0.504	6,000	\$18.62	2000	4.1881	020-0-011-000-020-00, 020-0-011-000-025-00
020-0-011-000-035-05	04/30/21	\$70,000	WD	\$70,000	\$22,680	\$47,320	\$102,610	0.461	2,800	\$16.90	2000	0.0967	
020-0-022-000-009-00	05/06/22	\$60,000	WD	\$60,000	\$29,397	\$30,603	\$60,877	0.503	1,664	\$18.39	2000	4.0570	
020-0-027-000-035-41	09/15/21	\$85,000	WD	\$85,000	\$44,571	\$40,429	\$95,651	0.423	3,000	\$13.48	2001	3.9461	
040-1-500-000-350-00	11/17/22	\$122,000	WD	\$122,000	\$24,868	\$97,132	\$192,382	0.505	4,056	\$23.95	2000	4.2760	
040-3-200-000-104-00	01/04/21	\$130,000	LC	\$130,000	\$13,343	\$116,657	\$281,552	0.414	9,132	\$12.77	2000	4.7796	
040-3-400-000-207-00	01/08/21	\$155,000	WD	\$155,000	\$73,532	\$81,468	\$181,599	0.449	1,440	\$56.58	2000	1.3515	040-3-400-000-206-00
<b>Totals:</b>		<b>\$1,792,000</b>		<b>\$1,792,000</b>		<b>\$1,152,652</b>	<b>\$2,463,356</b>			<b>\$22.21</b>		<b>0.5789</b>	
							<b>E.C.F. =&gt;</b>	<b>0.468</b>		<b>Std. Deviation=&gt;</b>	<b>0.03623376</b>	<b>Coefficient of</b>	
							<b>Ave. E.C.F. =&gt;</b>	<b>0.462</b>		<b>Ave. Variance=&gt;</b>	<b>3.0553</b>	<b>Var=&gt;</b>	<b>6.611238303</b>

Similar properties were also added from other units within the County.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	
007-1-000-000-085-00		01/05/22	\$25,000	WD	\$25,000	\$7,616	\$17,384	\$40,374	0.431	952	\$18.26	2000	5.1076		
020-0-001-000-015-00	537 N COURT STREET	08/02/22	\$375,000	WD	\$375,000	\$74,928	\$300,072	\$584,584	0.513	26,976	\$11.12	3000	3.1661		
040-1-000-000-070-00	4077 AIRPARK DR	12/29/21	\$1,600,000	WD	\$1,600,000	\$147,966	\$1,452,034	\$2,897,907	0.501	71,818	\$20.22	3000	1.9415		
<b>Totals:</b>			<b>\$2,000,000</b>		<b>\$2,000,000</b>		<b>\$1,769,490</b>	<b>\$3,522,865</b>			<b>\$16.53</b>		<b>2.0640</b>		
									E.C.F. =>	<b>0.502</b>	Std. Deviation=>		<b>0.04465506</b>		
									Ave. E.C.F. =>	<b>0.482</b>	Ave. Variance=>		<b>3.4051</b>	Coefficient of Var=>	<b>7.069654651</b>

Similar properties were also added from other units within the County.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Property Class	
005-0-004-400-011-00	4676 ILER TRL	8/31/2020	\$158,500	WD	\$158,500	32,320	126,180	163,417	0.772	1368.00	\$92.24	E3	6.8852		401	
005-0-036-300-020-06	2817 POST RD	10/15/2021	\$225,000	WD	\$225,000	17,885	207,115	253,534	0.817	1826.00	\$113.43	E3	2.4073		401	
005-0-036-400-040-00	3237 HURON RD	9/30/2021	\$180,000	WD	\$180,000	29,796	150,204	160,833	0.934	1748.00	\$85.93	E3	9.2926		401	
Totals:			\$563,500		\$563,500		483,499	577,784			\$97.20		0.4170			
									E.C.F. =>	0.837	Std. Deviation=>		0.0835			
									Ave. E.C.F. =>	0.841	Ave. Variance=>		6.1950			

**E3 - Residential / Riverfront Acreage**

005-0-C10-000-022-00	290 RIVER DR	6/23/2022	\$90,000	WD	\$90,000	22,758	67,242	118,843	0.566	768	\$87.55	E1	56.5807		401	
005-0-R23-000-339-00	4547 FRANKLIN TRL	1/7/2022	\$140,000	LC	\$140,000	34,043	105,957	139,838	0.758	1203	\$88.08	E1	75.7710	005-0-R23-000-340-00	401	
005-0-R20-000-107-00	4178 PINNACLE DR	11/4/2020	\$110,000	WD	\$110,000	18,308	91,692	91,989	0.997	768	\$119.39	E1	22.3343		401	
Totals:			\$340,000		\$340,000		264,891	350,670			\$98.34		1.8044			
									E.C.F. =>	0.755	Std. Deviation=>		0.2159			
									Ave. E.C.F. =>	0.773	Ave. Variance=>		51.5620			

**E1 - River Front Lots**

005-0-036-300-060-01	POST RD	3/25/2021	\$20,000	WD	\$20,000	7707	12,293	\$9,461	1.299	0	\$0.00	E2	75.5138		401	
005-0-003-100-060-00	4023 RIVERSITES DR	9/20/2021	\$76,000	WD	\$76,000	36180	39,820	\$79,270	0.502	1,140	\$34.93	E2	4.1807		401	
005-0-R20-000-145-00	4187 HIGHBANKS DR	11/3/2021	\$25,000	QC	\$25,000	4870	20,130	\$44,911	0.448	771	\$26.11	E1	39.9319		401	
005-0-R20-000-025-00	JOSE RD	1/13/2022	\$65,000	WD	\$65,000	14498	50,502	\$105,497	0.479	990	\$51.01	E2	77.1618	005-0-R20-000-031-00	402	
005-0-R21-000-227-00	4133 RIVERSITES DR	7/29/2022	\$155,000	WD	\$155,000	31178		\$240,881		1,736				005-0-R21-000-224-00, 005-0-R21-000-225-00, 005-0-R21-000-226-00, 005-0-R21-000-228-00	401	
							123,822		0.514		\$71.33	E2	73.6287		401	
005-0-003-400-010-06	259 PINNACLE DR	11/7/2022	\$155,000	WD	\$155,000	34324	120,676	\$145,143	0.831	1,456	\$82.88	E2	#REF!		401	
Totals:			\$496,000		\$496,000		367,243	625,163			\$44.38		9.1565			
									E.C.F. =>	0.587	Std. Deviation=>		0.3346			
									Ave. E.C.F. =>	0.679	Ave. Variance=>		#REF!			

**E2 - Rural Lots & Subs**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Other Parcels in Sale	Property Class	
005-0-008-200-030-00	687 MELITA RD	1/18/2022	\$130,000	WD	\$130,000	4,560	125,440	100,326	1.250	936	\$134.02	E4	38.9314		401	
005-0-010-400-011-00	4144 STEWART RD	6/13/2022	\$199,000	PTA	\$199,000	32,078	166,922	215,465	0.775	1664	\$100.31	E4	8.6304		401	
005-0-016-200-015-20	4980 KOCOT RD	6/28/2022	\$185,000	WD	\$185,000	4,760	180,240	233,146	0.773	1956	\$92.15	E4	8.7934		401	
005-0-016-400-004-00	1280 DEEP RIVER RD	2/3/2022	\$130,000	WD	\$130,000	18,278	111,722	109,192	1.023	1768	\$63.19	E4	16.2158		401	
005-0-017-200-010-00	5387 STEWART RD	12/28/2021	\$209,400	WD	\$209,400	35,129	174,271	195,649	0.891	1622	\$107.44	E4	2.9720	005-0-008-300-025-00	401	
005-0-018-300-030-00	1199 S M-76	11/21/2022	\$90,000	PTA	\$90,000	6,396	83,604	109,237	0.765	804	\$103.99	E4	9.5664		401	
005-0-019-200-010-15	1727 KUEHN RD	9/6/2022	\$369,000	WD	\$369,000	24,092	344,908	355,850	0.969	2134	\$161.63	E4	10.8239		401	
005-0-019-400-016-00	5735 W STERLING RD	5/18/2021	\$87,500	WD	\$87,500	3,680	83,820	99,275	0.844	1840	\$45.55	E4	1.6691		401	
005-0-020-400-005-00	5016 ELLISON RD	6/11/2021	\$275,000	WD	\$275,000	61,195	213,805	352,462	0.607	2912	\$73.42	E4	25.4407		401	
005-0-020-400-005-00	5016 ELLISON RD	12/21/2021	\$275,000	WD	\$275,000	61,195	213,805	352,462	0.607	2912	\$73.42	E4	25.4407		401	
005-0-021-100-035-00	4510 STERLING RD	6/27/2022	\$218,000	WD	\$218,000	15,938	202,062	184,287	1.096	1488	\$135.79	E4	23.5438		401	
005-0-021-400-025-12	4621 STERLING RD	6/23/2021	\$259,000	WD	\$230,000	14,527	215,473	283,854	0.759	2016	\$106.88	E4	10.1913		401	
005-0-024-400-005-03	3151 STERLING RD	9/21/2022	\$170,000	WD	\$170,000	18,184	151,816	181,853	0.835	1394	\$108.91	E4	2.6181		401	
005-0-025-100-011-01	2078 STELMACH RD	3/14/2022	\$250,000	WD	\$250,000	10,970	239,030	282,029	0.848	1392	\$171.72	E4	1.3473		401	
005-0-032-100-013-25	5175 TITABAWASSEE RD	10/15/2021	\$220,000	WD	\$220,000	18,290	201,710	272,399	0.740	1920	\$105.06	E4	12.0517	005-0-032-100-014-25	401	
005-0-032-300-020-23	5477 TOWNLINE RD	4/7/2021	\$92,000	WD	\$92,000	6,726	85,274	106,161	0.803	1188	\$71.78	E4	5.7760		401	
005-0-033-400-005-15	TOWNLINE RD	5/28/2021	\$200,000	PTA	\$200,000	139,125	60,875	61,333	0.993	728	\$83.62	E4	13.1516		401	
005-0-035-200-010-00	2590 GROVE RD	11/28/2022	\$240,000	WD	\$240,000	5,719	234,281	231,839	1.011	1720	\$136.21	E5	14.9522		401	
005-0-036-400-030-00	3138 HURON RD	12/10/2021	\$165,000	WD	\$165,000	15,714	149,286	193,788	0.770	1578	\$94.60	E4	9.0655		401	
Totals:			\$3,763,900		\$3,734,900		3,238,344	3,920,607			\$103.67		3.5031			
									E.C.F. =>	0.826	Std. Deviation=>		0.1628			
									Ave. E.C.F. =>	0.861	Ave. Variance=>		12.6938			

**E4 - Rural Residential Acreage**

005-1-000-000-105-00	229 STATE ST	7/19/2021	\$75,000	WD	\$75,000	11,427	63,573	162,718	0.391	1,248	\$50.94	E5	11.2905		401	
005-1-000-000-245-00	336 S WASHINGTON ST	7/14/2022	\$30,000	WD	\$30,000	9,125	20,875	46,048	0.453	919	\$22.71	E5	5.0273		401	
005-1-000-000-285-23	222 WASHINGTON ST	12/28/2021	\$98,000	WD	\$98,000	31,198	66,802	122,766	0.544	1,156	\$57.79	E5	4.0540	005-1-000-000-285-09	401	
005-1-000-000-465-01	224 GREENWOOD ST	8/2/2022	\$102,000	WD	\$102,000	8,335	93,665	150,288	0.623	1,113	\$84.16	E5	11.9635		401	
005-1-000-000-475-00	313 WASHINGTON ST	7/27/2022	\$35,000	WD	\$35,000	8,139	26,861	76,752	0.350	690	\$38.93	E5	15.3629		401	
005-1-000-000-640-05	419 SCHOOL RD	7/9/2021	\$88,000	WD	\$88,000	34,183	53,817	172,698	0.312	1,240	\$43.40	E5	19.1975		401	
005-1-000-000-930-00	327 E STATE ST	10/26/2021	\$234,900	LC	\$234,900	17,544	217,356	255,050	0.852	1,800	\$120.75	E5	34.8608		401	
Totals:			\$662,900		\$662,900		542,949	986,321			\$59.81		4.6879			
									E.C.F. =>	0.550	Std. Deviation=>		0.1885			
									Ave. E.C.F. =>	0.504	Ave. Variance=>		14.5366			

**E5 - Village of Sterling**