

GRANT COMM ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
141-M10-004-007-00	311 S BULLOCK ST	09/16/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$23,200	64.44
141-O10-001-006-00	408 S BULLOCK ST	05/17/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$28,500	47.50
070-023-200-020-00	126 E MAIN ST	10/27/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$26,700	76.28
073-L60-999-007-00	4973 N MAIN ST	10/01/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,500	41.11
121-N30-003-017-00	719 W BAY ST	05/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$65,600	65.60
132-010-001-002-00	444 W LAKE	04/01/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$148,100	53.85
033-D10-000-010-50	1849 PINE	04/30/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,400	40.85
121-N30-005-003-00	708 W BAY ST	05/20/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$26,900	38.43
070-014-300-009-00	322 N WASHINGTON AVE	10/07/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,400	45.60
132-T30-000-001-00	1199 W LAKE ST	10/15/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$32,400	43.78
033-D10-000-012-00	1860 US-23	05/13/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400	44.70
130-036-300-011-00	1119 W LAKE	05/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,100	51.03
080-023-300-005-75	30 N M-65	02/01/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$190,200	25.36
072-031-400-001-00	5002 SOUTH BRANCH RD	09/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$170,200	56.73
021-M10-999-003-06	4420 INDUSTRIAL DR	02/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$34,000	22.67
Totals:			\$2,500,000			\$2,500,000	\$1,047,600	
							Sale. Ratio =>	41.90
							Std. Dev. =>	11.98

USING 0.681

OUTLIER

050-028-200-001-00	4793 M-55	10/28/21	\$811,276	WD	19-MULTI PARCEL ARI	\$811,276	\$256,900	31.67
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$46,453	\$3,280	\$32,720	\$76,412	0.428
\$56,986	\$4,800	\$55,200	\$95,754	0.576
\$61,252	\$7,500	\$27,500	\$107,504	0.256
\$53,202	\$10,184	\$34,816	\$86,036	0.405
\$111,238	\$70,200	\$29,800	\$68,397	0.436
\$351,959	\$36,375	\$238,625	\$525,973	0.454
\$200,349	\$13,057	\$151,943	\$312,153	0.487
\$76,261	\$25,012	\$44,988	\$85,415	0.527
\$23,593	\$12,500	\$12,500	\$22,186	0.563
\$72,708	\$15,315	\$58,685	\$95,655	0.614
\$107,294	\$7,908	\$107,092	\$165,643	0.647
\$257,940	\$133,499	\$166,501	\$207,402	0.803
\$440,836	\$113,086	\$636,914	\$655,500	0.972
\$203,487	\$103,447	\$196,553	\$200,080	0.982
\$91,851	\$20,638	\$129,362	\$118,688	1.090
\$2,155,409		\$1,923,199	\$2,822,799	
			E.C.F. =>	0.681
			Ave. E.C.F. =>	0.502

\$655,024 \$236,536 \$574,740 \$473,969 1.213