

**2026 ECF STUDIES**

**City of Caseville**

**CITY OF CASEVILLE COMMERCIAL RIVER PROPERTIES E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commercial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$215,178	\$208,523	1.032	1,195	\$180.13	H L	28.3411	
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$14,822	\$215,178	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.7798	
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.1752	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,169	\$55,831	\$409,169	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.3897	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	13.0775	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$28,142	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	
04-309-023-00	7916 PORT AUSTIN ROAD	11/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$336,428	\$336,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$207,353	\$313,809	0.661	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>	<b>37.20</b>	<b>\$2,737,730</b>	<b>\$1,997,647</b>	<b>\$2,971,581</b>	<b>\$2,971,581</b>	<b>\$2,971,581</b>	<b>0.672</b>	<b>7,928</b>	<b>\$110.49</b>	<b>0.26692251</b>	<b>7.6253</b>	
			<b>Std. Dev. =&gt;</b>	<b>Sale. Ratio =&gt;</b>	<b>Std. Dev. =&gt;</b>	<b>37.20</b>	<b>E.C.F. =&gt;</b>	<b>Std. Deviations=&gt;</b>	<b>0.26692251</b>	<b>Std. Deviations=&gt;</b>	<b>0.26692251</b>	<b>0.672</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>	
			<b>15.46</b>	<b>35.48</b>	<b>15.46</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>13.8043</b>	<b>0.749</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>	

**\*\*USED 0.749**

**Industrial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	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
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$95,753	\$171,882	0.557	7,328	\$13.07	TWPC	55.7086	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	25.7443	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$214,462	\$307,911	0.697	624	\$343.69	VILL	20.4887	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	15.2647	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	13.8964	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.3072	
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	7.2670	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$78,660	\$71,340	\$71,340	\$79,144	0.901	3,958	\$18.02	VILL	9.4785	
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	#REF!	
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$65,800	\$65,800	\$41,729	1.601	2,250	\$29.69	VILL	160.0801	
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$77,907	\$287,093	\$287,093	\$159,314	1.802	3,276	\$87.64	COML	180.2053	
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>	<b>35.48</b>	<b>\$2,845,298</b>	<b>\$2,199,788</b>	<b>\$2,727,205</b>	<b>\$2,727,205</b>	<b>\$2,727,205</b>	<b>0.807</b>	<b>3,276</b>	<b>\$66.95</b>	<b>0.37078987</b>	<b>10.0902</b>	
			<b>Std. Dev. =&gt;</b>	<b>Sale. Ratio =&gt;</b>	<b>Std. Dev. =&gt;</b>	<b>35.48</b>	<b>E.C.F. =&gt;</b>	<b>Std. Deviations=&gt;</b>	<b>0.37078987</b>	<b>Std. Deviations=&gt;</b>	<b>0.37078987</b>	<b>0.807</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>	
			<b>14.23</b>	<b>14.23</b>	<b>14.23</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>13.8043</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>	

**\*\*USED 0.908**

**Sales Removed**

53-835-229-00	6770 OAK STREET	05/22/24	\$135,000	\$135,000	\$34,100	25.26	\$71,599	\$33,312	\$101,688	\$101,688	\$51,879	1.960	976	\$104.19	COML	121.1581	RANCH
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$78,907	\$285,093	\$285,093	\$159,314	1.796	3,276	\$87.33	COML	104.7273	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	2.1872	

# CITY OF CASEVILLE INDUSTRIAL PROPERTIES E.C.F.

## Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	H L	28.3411	
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.7798	
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.1752	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.8897	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	13.0775	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,988	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	
04-809-023-00	7916 PORT AUSTIN ROAD	11/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$336,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	
53-835-455-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>										<b>\$2,971,581</b>			<b>\$110.49</b>		<b>7.6253</b>	
<b>**USED 0.749</b>										<b>\$2,971,581</b>	<b>0.26692251</b>		<b>\$110.49</b>		<b>7.6253</b>	
<b>Sale, Ratio =&gt;</b>										<b>37.20</b>	<b>0.672</b>		<b>\$110.49</b>		<b>7.6253</b>	
<b>Std. Dev. =&gt;</b>										<b>15.46</b>	<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>	
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
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<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
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<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
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<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Std. Dev. =&gt;</b>										<b>15.46</b>		<b>\$110.49</b>		<b>7.6253</b>		
<b>Ave. E.C.F. =&gt;</b>										<b>0.749</b>		<b>\$110.49</b>		<b>7.6253</b>		

**CITY OF CASEVILLE CASS CITY SUMMER CLUB PROPERTIES E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes & Agricultural Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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
04-524-480-26	5729 KILKENNY DRIVE	10/20/23	\$187,000	\$187,000	\$88,500	47.33	\$202,149	\$42,440	\$144,560	\$200,639	0.720	1,292	\$111.69	ECF Area	75.69%	RANCH
04-524-480-26	5739 COUNTRY KERRY DRIVE	04/29/24	\$303,000	\$303,000	\$115,000	37.62	\$284,507	\$37,500	\$265,500	\$310,310	0.856	1,533	\$173.19	SITE	24.32%	RANCH
04-524-480-31	5729 COUNTRY KERRY DRIVE	05/24/23	\$359,000	\$359,000	\$126,600	37.05	\$289,488	\$53,730	\$285,270	\$296,178	0.963	1,680	\$169.80	SITE	13.56%	RANCH
53-726-027-00	6833 STEPHENS DRIVE	11/01/24	\$345,500	\$345,500	\$133,700	38.70	\$342,279	\$155,889	\$189,611	\$189,228	1.002	1,232	\$153.91	LKACC	12.29%	RANCH
04-635-069-00	6024 PORT AUSTIN ROAD (L7)	08/06/24	\$51,000	\$51,000	\$19,100	37.45	\$38,255	\$0	\$51,000	\$41,900	1.217	0	#DIV/0!	CONDO	26.02%	RANCH
53-735-042-00	6630 FARMER STREET	05/09/24	\$465,000	\$465,000	\$138,800	29.85	\$390,003	\$108,979	\$356,021	\$285,304	1.248	2,016	\$176.60	LKACC	12.29%	1 1/2 STORY
04-004-257-00	4524 SHELBV ANN COURT	08/13/24	\$830,000	\$830,000	\$291,000	35.13	\$642,052	\$287,953	\$542,047	\$389,801	1.391	1,885	\$287.56	CONDO	#VALUE!	RANCH
04-635-059-00	6024 PORT AUSTIN ROAD (7)	07/31/23	\$190,000	\$190,000	\$61,700	32.47	\$117,412	\$0	\$190,000	\$128,600	1.477	0	#DIV/0!	CONDO	14.77%	RANCH
<b>Totals:</b>			<b>\$2,710,500</b>	<b>\$2,710,500</b>	<b>\$979,000</b>	<b>35.90</b>	<b>\$2,307,155</b>	<b>\$2,024,009</b>	<b>\$1,841,962</b>	<b>\$1,841,962</b>	<b>1.099</b>	<b>0</b>	<b>\$0</b>	<b>0.26562092</b>	<b>1.0460</b>	
<b>**USED 1.109</b>						<b>5.14</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.109</b>		<b>Ave. Variance=&gt;</b>	<b>#VALUE!</b>	<b>Coefficient of Var=&gt;</b>	<b>#VALUE!</b>

**Commercial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	H L	28.34%	
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$73,000	32.30	\$172,682	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.77%	
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.17%	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	CONML	12.88%	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$162,900	35.13	\$457,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	CONML	0.38%	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$66,079	\$148,921	\$169,367	0.879	4,720	\$31.55	CONML	13.07%	
04-002-003-20	4830 WILRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	CONML	2.40%	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$386,428	\$657,314	0.392	4,300	\$78.24	CONML	2.40%	
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	CONML	8.77%	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>	<b>37.20</b>	<b>\$2,737,730</b>	<b>\$1,997,647</b>	<b>\$2,971,581</b>	<b>\$2,971,581</b>	<b>0.672</b>	<b>0</b>	<b>\$110.49</b>	<b>0.26692251</b>	<b>7.6233</b>	
<b>**USED 0.749</b>						<b>15.46</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>		<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>

**Industrial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	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
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	55.70%	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	CONML	25.74%	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	CONML	11.09%	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	20.48%	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	CONML	15.26%	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	13.89%	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$162,900	35.13	\$437,007	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	CONML	79.21%	RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.30%	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$66,079	\$148,921	\$169,367	0.879	4,720	\$31.55	CONML	7.26%	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,566	\$78,660	\$71,340	\$91,144	0.901	3,958	\$18.02	VILL	9.47%	
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	#REF!	
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL	160.0801	
53-835-265-00	6885 MAIN STREET	01/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	CONML	180.0023	
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,194,700</b>	<b>35.48</b>	<b>\$2,845,238</b>	<b>\$2,199,788</b>	<b>\$2,727,205</b>	<b>\$2,727,205</b>	<b>0.807</b>	<b>0</b>	<b>\$66.95</b>	<b>0.37078987</b>	<b>10.0902</b>	
<b>**USED 0.908</b>						<b>14.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>		<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

**Sales Removed**

53-835-229-00	6770 OAK STREET	05/22/24	\$135,000	\$135,000	\$34,100	25.26	\$71,599	\$33,312	\$101,688	\$51,879	1.960	976	\$104.19	CONML	121.1581	RANCH
53-835-265-00	6885 MAIN STREET	01/05/24	\$365,000	\$365,000	\$182,700	49.09	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	CONML	104.7273	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	CONML	2.872	

**CITY OF CASEVILLE SUBDIVISIONS PROPERTIES E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes & Agricultural Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECT Area	Dev. by Mean (%)	Building Style
53-835-141-00	6946 TERRY LEE DRIVE	10/27/23	\$180,000	\$180,000	\$42,900	23.83	\$211,185	\$125,803	\$54,197	\$88,479	0.613	988	\$54.86	ECT Area	36.2443	RANCH
53-825-165-00	6278 STATE STREET	07/14/23	\$169,500	\$169,500	\$54,000	31.86	\$198,458	\$85,800	\$83,700	\$116,744	0.717	1,568	\$53.38	CITY	#REF!	2 STORY
53-835-500-00	7110 NOTRE DAME ROAD	10/06/23	\$158,500	\$158,500	\$62,800	39.62	\$180,547	\$80,837	\$77,663	\$103,326	0.752	1,272	\$61.06	CITY	24.8104	RANCH
53-835-527-00	7035 E PARK STREET	06/18/24	\$210,000	\$210,000	\$101,600	48.38	\$242,285	\$81,363	\$128,637	\$166,759	0.771	1,632	\$78.82	CITY	6.6561	RANCH
53-835-323-00	6908 THIRD STREET	12/15/23	\$187,500	\$187,500	\$44,600	23.79	\$211,829	\$85,800	\$101,700	\$130,600	0.779	900	\$113.00	CITY	#REF!	RANCH
53-835-526-00	7021 E PARK STREET	05/30/24	\$135,000	\$135,000	\$56,900	42.15	\$150,698	\$52,000	\$83,000	\$102,216	0.812	1,259	\$65.93	CITY	12.9782	RANCH
53-835-505-40	7038 E PARK STREET	12/23/24	\$225,000	\$225,000	\$77,300	34.36	\$250,441	\$77,218	\$147,782	\$179,506	0.823	1,844	\$80.14	CITY	19.7891	RANCH
53-835-147-00	6650 RIVER STREET	08/16/24	\$110,000	\$110,000	\$34,000	30.91	\$117,330	\$61,652	\$48,348	\$57,697	0.838	768	\$62.95	CITY	#REF!	RANCH
53-835-494-00	7086 NOTRE DAME ROAD	08/02/24	\$169,000	\$169,000	\$70,600	41.78	\$181,049	\$53,021	\$115,979	\$132,672	0.874	1,430	\$81.10	CITY	43.0235	RANCH
53-835-289-00	6733 VINE STREET	09/24/24	\$155,000	\$155,000	\$30,200	19.48	\$158,359	\$42,800	\$112,100	\$119,647	0.937	1,317	\$85.12	CITY	#REF!	1 1/2 STORY
53-825-132-00	6756 WEST STREET	07/19/25	\$196,000	\$196,000	\$93,100	47.50	\$199,504	\$53,807	\$142,193	\$150,981	0.942	988	\$143.92	CITY	94.1792	RANCH
53-835-143-00	6939 JAMES	06/10/24	\$135,000	\$135,000	\$49,300	36.52	\$133,449	\$90,355	\$44,645	\$44,657	1.000	864	\$51.67	CITY	#REF!	RANCH
53-835-421-00	6980 SAGINAW STREET	09/24/24	\$130,000	\$130,000	\$57,200	35.69	\$126,140	\$59,817	\$70,183	\$68,729	1.021	536	\$130.94	CITY	#REF!	RANCH
53-835-243-00	6743 PINE STREET	05/31/24	\$325,000	\$325,000	\$116,600	35.88	\$313,635	\$173,001	\$151,999	\$145,735	1.043	2,656	\$57.23	CITY	#REF!	2 STORY
53-835-381-00	6986 MICHIGAN STREET	06/25/24	\$143,000	\$143,000	\$35,400	24.76	\$127,185	\$54,034	\$108,966	\$96,530	1.129	720	\$151.34	CITY	#REF!	RANCH
53-835-531-00	7071 E PARK STREET	09/08/23	\$170,000	\$170,000	\$57,200	33.65	\$153,828	\$59,033	\$110,967	\$98,233	1.130	1,336	\$83.06	CITY	17.4788	RANCH
53-825-153-00	6630 CENTER STREET	10/04/23	\$145,000	\$145,000	\$40,300	27.79	\$121,680	\$48,256	\$126,744	\$107,175	1.183	910	\$139.28	CITY	13.2332	RANCH
53-835-462-00	6927 MICHIGAN STREET	07/28/25	\$125,000	\$125,000	\$39,100	31.28	\$108,023	\$48,299	\$76,701	\$159,79	1.239	480	\$159.79	CITY	#REF!	RANCH
53-835-505-00	7025 GRAND AVENUE	09/16/24	\$210,000	\$210,000	\$72,400	34.48	\$177,747	\$86,048	\$123,952	\$95,025	1.304	1,568	\$79.05	CITY	#REF!	RANCH
53-825-122-00	6770 CENTER STREET	07/12/23	\$118,000	\$118,000	\$31,100	26.36	\$83,727	\$19,847	\$98,153	\$66,197	1.483	944	\$103.98	CITY	82.1981	RANCH
53-835-312-54	6795 RIVER STREET	07/29/24	\$275,000	\$275,000	\$79,200	28.80	\$202,002	\$89,648	\$185,352	\$116,429	1.592	2,364	\$78.41	CITY	159.1974	RANCH
<b>Totals:</b>			<b>\$3,671,500</b>	<b>\$3,671,500</b>	<b>\$1,235,000</b>	<b>33.64</b>	<b>\$3,649,041</b>	<b>\$2,192,961</b>	<b>\$2,249,225</b>	<b>\$2,249,225</b>	<b>0.975</b>	<b>\$91.19</b>	<b>\$91.19</b>	<b>0.25608725</b>	<b>#REF!</b>	<b>2.4098</b>
<b>**USED 0.999</b>					<b>Sale Ratio =&gt;</b>	<b>7.74</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.999</b>		<b>Std. Deviation=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

**Commercial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECT Area	Dev. by Mean (%)	Building Style
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	H L	28.3411	
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.7798	
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.1752	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-835-218-00	6660 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.3897	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	13.0775	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$81,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$386,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>	<b>37.20</b>	<b>\$2,737,730</b>	<b>\$1,997,647</b>	<b>\$2,971,581</b>	<b>\$2,971,581</b>	<b>0.672</b>	<b>\$110.49</b>	<b>\$110.49</b>	<b>0.26692251</b>	<b>#REF!</b>	<b>7.6253</b>
<b>**USED 0.749</b>					<b>Sale Ratio =&gt;</b>	<b>15.46</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>		<b>Std. Deviation=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>

**Industrial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	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	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	55.7086		
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	25.7443	RANCH	
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH	
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	20.4887		
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	15.2647		
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	13.8964		
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH	
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.3072		
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	7.2670		
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$78,660	\$71,340	\$79,144	0.901	3,958	\$18.02	VILL	9.4785		
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	#REF!		
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL	111.9436		
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$77,907	\$287,093	\$159,314	1.802	3,276	\$87.64	COML	180.2053		
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>		<b>\$2,845,298</b>		<b>\$2,199,788</b>	<b>\$2,727,205</b>			<b>\$66.95</b>		<b>10.0902</b>		
						<b>Sale. Ratio =&gt;</b>	<b>35.48</b>				<b>E.C.F. =&gt;</b>	<b>0.807</b>	<b>Std. Deviation=&gt;</b>		<b>0.37078987</b>		
<b>**USED 0.908</b>						<b>Std. Dev. =&gt;</b>	<b>14.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>		<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

**Sales Removed**

53-835-384-70	7201 MAIN STREET	03/14/25	\$35,000	\$35,000	\$25,000	71.43	\$66,112	\$32,500	\$2,500	\$34,831	0.072	710	\$3.52	CITY	48.5311	RANCH
53-835-238-00	6612 VINE STREET	07/23/24	\$79,000	\$79,000	\$37,800	47.85	\$107,192	\$71,500	\$7,500	\$36,987	0.203	528	\$14.20	CITY	64.6904	RANCH
53-835-503-00	7126 NOTRE DAME ROAD	04/25/24	\$134,900	\$134,900	\$89,500	66.35	\$205,808	\$81,853	\$53,047	\$128,451	0.413	1,220	\$43.48	CITY	41.2975	RANCH
53-835-236-00	6630 VINE STREET	06/21/24	\$70,000	\$70,000	\$42,000	60.00	\$104,985	\$40,268	\$29,732	\$67,064	0.443	1,040	\$28.59	CITY	47.8596	RANCH
53-826-152-55	6279 WOODBINE STREET	05/17/23	\$165,000	\$165,000	\$0	0.00	\$234,043	\$96,281	\$68,719	\$142,759	0.481	1,228	\$55.96	CITY	48.1365	RANCH
53-835-120-00	6907 BEADLE STREET	01/30/24	\$125,000	\$125,000	\$65,400	52.32	\$166,606	\$36,738	\$88,262	\$134,578	0.656	1,080	\$81.72	CITY	65.5842	RANCH
53-835-492-00	7076 NOTRE DAME ROAD	12/18/23	\$175,000	\$175,000	\$84,000	48.00	\$212,515	\$58,501	\$116,499	\$159,600	0.730	1,568	\$74.30	CITY	0.3312	RANCH

## CITY OF CASEVILLE COMMERCIAL PROPERTIES E.C.F.

### Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	H L		28.3411
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L		25.7798
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L		30.1752
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML		12.8885 RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	COML		0.3897 RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML		13.0775
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML		2.4064
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$36,428	\$857,314	0.392	4,300	\$78.24	COML		2.4064
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	COML		8.7742 RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>		<b>\$2,737,730</b>		<b>\$1,997,647</b>	<b>\$2,971,581</b>			<b>\$110.49</b>			<b>7.6253</b>
						<b>Sale. Ratio =&gt;</b>	<b>37.20</b>			<b>E.C.F. =&gt;</b>	<b>0.672</b>	<b>Std. Deviation=&gt;</b>		<b>0.26692251</b>		
						<b>Std. Dev. =&gt;</b>	<b>15.46</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>	<b>Ave. Variance=&gt;</b>		<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>

\*\*USED 0.749

### Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	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
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C		55.7086
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML		25.7443 RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML		11.0971 RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL		20.4887
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML		15.2647
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL		13.8964
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML		79.2198 RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL		4.3072
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML		7.2670
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$78,660	\$71,340	\$79,144	0.901	3,958	\$18.02	VILL		9.4785
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	#REF!	
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL		160.0801
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$77,907	\$287,093	\$159,314	1.802	3,276	\$87.64	COML		180.2053
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>		<b>\$2,845,298</b>		<b>\$2,199,788</b>	<b>\$2,727,205</b>			<b>\$66.95</b>			<b>10.0902</b>
						<b>Sale. Ratio =&gt;</b>	<b>35.48</b>			<b>E.C.F. =&gt;</b>	<b>0.807</b>	<b>Std. Deviation=&gt;</b>		<b>0.37078987</b>		
						<b>Std. Dev. =&gt;</b>	<b>14.23</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>		<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

\*\*USED 0.908

### Sales Removed

53-835-229-00	6770 OAK STREET	05/22/24	\$135,000	\$135,000	\$34,100	25.26	\$71,599	\$33,312	\$101,688	\$51,879	1.960	976	\$104.19	COML		121.1581 RANCH
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$78,907	\$286,093	\$159,314	1.796	3,276	\$87.33	COML		104.7273
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML		2.1872

**CITY OF CASEVILLE CONDOS PROPERTIES E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes & Agricultural Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sqt. Ft.	ECF Area	Dev. by Mean (%)	Building Style
04-524-480-67	5729 KILKENNY DRIVE	10/20/23	\$187,000	\$187,000	\$88,500	47.33	\$202,149	\$42,440	\$144,560	\$200,639	0.720	1,292	\$111.89	ECF Area	72.0496	RANCH
04-524-480-26	5739 COUNTY KERRY DRIVE	04/29/24	\$303,000	\$303,000	\$114,600	37.62	\$284,507	\$37,500	\$265,500	\$310,310	0.856	1,533	\$173.19	SITE	#REF!	RANCH
04-524-480-31	5729 COUNTY KERRY DRIVE	05/24/23	\$339,000	\$339,000	\$125,600	37.05	\$289,488	\$53,730	\$285,270	\$296,178	0.963	1,680	\$169.80	SITE	#REF!	RANCH
04-635-069-00	6024 PORT AUSTIN ROAD (17)	08/05/24	\$51,000	\$51,000	\$19,100	37.45	\$38,255	\$0	\$51,900	\$41,900	1.217	0	#DIV/0!	CONDO	#REF!	
<b>Totals:</b>			<b>\$880,000</b>	<b>\$880,000</b>	<b>\$347,200</b>	<b>39.45</b>	<b>\$814,399</b>	<b>\$746,330</b>	<b>\$849,029</b>	<b>\$849,029</b>	<b>0.879</b>		<b>#DIV/0!</b>	<b>0.21028965</b>	<b>6.0069</b>	
					<b>Sale. Ratio =&gt;</b>	<b>4.98</b>				<b>E.C.F. =&gt;</b>	<b>0.939</b>		<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>
					<b>Std. Dev. =&gt;</b>					<b>Ave. E.C.F. =&gt;</b>			<b>Std. Deviation=&gt;</b>			

**\*\*USED 0.939**

**Commercial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sqt. Ft.	ECF Area	Dev. by Mean (%)	Building Style
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	ECF Area	28.3411	H L
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,699	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.7798	H L
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.1752	H L
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.3897	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	13.0775	RANCH
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	COML
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$336,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	COML
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>	<b>37.20</b>	<b>\$2,737,730</b>	<b>\$1,997,647</b>	<b>\$1,997,647</b>	<b>\$2,971,581</b>	<b>0.672</b>		<b>\$110.49</b>	<b>0.26692351</b>	<b>7.6253</b>	
					<b>Sale. Ratio =&gt;</b>	<b>15.46</b>				<b>E.C.F. =&gt;</b>	<b>0.749</b>		<b>Std. Deviation=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>
					<b>Std. Dev. =&gt;</b>					<b>Ave. E.C.F. =&gt;</b>			<b>Ave. Variance=&gt;</b>			

**\*\*USED 0.749**

**Industrial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sqt. Ft.	ECF Area	Dev. by Mean (%)	Building Style
23-017-129-00	8558 UNIONVILLE	09/06/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP-C	55.7086	COML
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$339,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	25.7443	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,553	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	20.4887	VILL
53-835-412-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	15.2647	COML
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,700	\$164,206	0.769	1,988	\$63.48	VILL	13.8964	VILL
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	78.2198	RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.3072	VILL
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	7.2670	COML
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$78,660	\$71,340	\$79,144	0.901	3,958	\$18.02	VILL	9.4785	VILL
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$99,670	\$101,602	0.922	4,428	\$21.15	COML	20.142	COML
39-008-236-00	702 BECK STREET NORTH	09/02/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL	#REF!	VILL
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$77,907	\$287,093	\$159,314	1.802	3,276	\$87.64	COML	180.2053	COML
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>	<b>35.48</b>	<b>\$2,845,298</b>	<b>\$2,199,798</b>	<b>\$2,199,798</b>	<b>\$2,727,205</b>	<b>0.807</b>		<b>\$66.95</b>	<b>0.37078987</b>	<b>10.0902</b>	
					<b>Sale. Ratio =&gt;</b>	<b>14.23</b>				<b>E.C.F. =&gt;</b>	<b>0.908</b>		<b>Std. Deviation=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>
					<b>Std. Dev. =&gt;</b>					<b>Ave. E.C.F. =&gt;</b>			<b>Ave. Variance=&gt;</b>			

**\*\*USED 0.908**

**Sales Removed**

04-473-458-00	9971 SUNSET BOULEVARD (3)	06/22/23	\$290,000	\$290,000	\$101,500	35.00	\$1,329,374	\$289,305	\$695	\$1,141,678	0.001	7,576	\$0.09	CONDO	0.0609	2 STORY
04-635-061-00	6024 PORT AUSTIN ROAD (9)	09/26/23	\$170,000	\$170,000	\$52,700	31.00	\$100,247	\$0	\$170,000	\$109,800	1.548	0	#DIV/0!	CONDO	#REF!	
04-635-059-00	6024 PORT AUSTIN ROAD (7)	07/31/23	\$190,000	\$190,000	\$61,700	32.47	\$117,412	\$0	\$190,000	\$138,600	1.477	0	#DIV/0!	CONDO	1.477447	
04-004-257-00	4524 SHELBAY ANN COURT	08/13/24	\$830,000	\$830,000	\$291,600	35.13	\$643,062	\$287,953	\$542,047	\$389,801	1.391	1,885	\$287.56	CONDO	#REF!	RANCH

CITY OF CASEVILLE HARBOR LITE PROPERTIES E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural & Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style
53-935-207-03	6551 MAIN STREET	10/12/23	\$290,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	ECF Area	28.3411	
53-935-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$4,822	\$215,178	\$213,891	1.006	919	\$234.07	H L	25.7798	
53-935-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.1752	
53-935-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-935-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$55,891	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.3897	RANCH
53-935-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	13.0775	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$386,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	
53-935-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>	<b>37.20</b>	<b>\$2,737,730</b>	<b>\$1,997,647</b>	<b>\$1,997,647</b>	<b>\$1,997,581</b>	<b>0.672</b>	<b>\$110.49</b>	<b>\$110.49</b>	<b>0.26692251</b>	<b>7.6253</b>	
					<b>Sale Ratio =&gt;</b>	<b>37.20</b>				<b>E.C.F. =&gt;</b>	<b>0.672</b>		<b>Std. Deviation=&gt;</b>	<b>0.26692251</b>		
					<b>Std. Dev. =&gt;</b>	<b>15.46</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>		<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>

\*\*USED 0.749

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	55.7086	
53-935-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$180,700	35.15	\$393,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	25.7443	RANCH
53-935-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,553	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	694 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	20.4887	
53-935-912-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,396	0.727	7,525	\$25.52	COML	15.2647	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,700	\$164,206	0.769	1,988	\$63.48	VILL	13.8964	
53-935-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	78.2198	RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.3072	
53-935-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	7.2670	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$78,660	\$71,340	\$79,144	0.901	3,958	\$18.02	VILL	9.4785	
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	VILL	20142	
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL	160.0801	
53-935-456-00	6885 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$77,907	\$87,093	\$159,314	1.802	3,276	\$87.64	COML	180.2053	
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>	<b>35.48</b>	<b>\$2,845,298</b>	<b>\$2,199,788</b>	<b>\$2,199,788</b>	<b>\$2,727,205</b>	<b>0.807</b>	<b>\$66.95</b>	<b>\$66.95</b>	<b>0.37078987</b>	<b>10.0902</b>	
					<b>Sale Ratio =&gt;</b>	<b>35.48</b>				<b>E.C.F. =&gt;</b>	<b>0.807</b>		<b>Std. Deviation=&gt;</b>	<b>0.37078987</b>		
					<b>Std. Dev. =&gt;</b>	<b>14.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>		<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

\*\*USED 0.908

Sales Removed

53-935-229-00	6770 OAK STREET	05/22/24	\$135,000	\$135,000	\$34,100	25.26	\$71,599	\$33,312	\$101,688	\$51,879	1.960	976	\$104.19	COML	121.1581	RANCH
53-935-465-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$78,907	\$86,093	\$159,314	1.796	3,276	\$87.33	COML	104.7273	
53-935-912-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,396	0.727	7,525	\$25.52	COML	2.1872	

**CITY OF CASEVILLE LAKE VIEW PROPERTIES E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes & Agricultural Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. Sale \$	Asd. when Sold	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
53-835-055-00	6717 RIVERSIDE DRIVE	12/22/23	\$215,000	\$215,000	\$71,300	33.16	\$297,763	\$49,440	\$165,560	\$49,440	\$194,216	0.368	1,256	\$39.36	RIVER	36.8361	RANCH
53-835-165-90	6428 TERRIE DRIVE	08/17/23	\$235,000	\$235,000	\$115,000	48.94	\$319,850	\$129,458	\$105,542	\$129,458	\$217,572	0.595	1,872	\$69.15	RIVER	40.1071	1 1/2 STORY RANCH
53-835-185-00	6415 TERRIE DRIVE	12/26/23	\$285,000	\$285,000	\$0	0.00	\$368,151	\$150,258	\$134,742	\$150,258	\$236,963	0.634	1,320	\$113.83	RIVER	36.1987	RANCH
53-835-115-30	6938 BEADLE STREET	06/14/24	\$230,000	\$230,000	\$104,400	45.39	\$256,649	\$134,437	\$95,563	\$134,437	\$163,539	0.822	1,276	\$105.36	RIVER	21.6864	RANCH
53-835-070-70	6714 RIVERSIDE DRIVE	10/27/23	\$289,000	\$289,000	\$82,800	28.65	\$287,066	\$173,791	\$115,209	\$173,791	\$174,474	0.996	1,200	\$144.83	RIVER	#REF!	RANCH
53-726-027-00	6833 STEPHENS DRIVE	11/01/24	\$345,500	\$345,500	\$133,700	38.70	\$342,279	\$189,611	\$155,889	\$189,611	\$189,229	1.002	1,232	\$153.91	LKACC	#REF!	RANCH
53-835-129-00	6543 RIVER STREET	06/20/24	\$315,000	\$315,000	\$16,29	16.29	\$263,113	\$251,740	\$68,260	\$251,740	\$202,896	1.241	1,232	\$204.33	RIVER	22.8829	RANCH
53-735-042-00	6630 FARMER STREET	05/09/24	\$465,000	\$465,000	\$138,800	29.85	\$390,003	\$356,021	\$108,979	\$356,021	\$285,304	1.248	2,016	\$176.60	LKACC	#REF!	1 1/2 STORY RANCH
53-835-117-30	6922 BEADLE STREET	05/20/24	\$380,000	\$380,000	\$116,500	30.66	\$306,980	\$311,835	\$68,165	\$311,835	\$242,452	1.286	1,440	\$216.55	RIVER	#REF!	1 1/2 STORY RANCH
53-835-165-50	6412 TERRIE DRIVE	12/21/23	\$368,500	\$368,500	\$73,700	20.00	\$292,584	\$91,200	\$91,200	\$277,300	\$204,451	1.356	1,320	\$210.08	RIVER	#REF!	RANCH
53-835-115-20	6934 BEADLE STREET	06/10/24	\$395,000	\$395,000	\$116,400	29.47	\$277,365	\$311,653	\$83,347	\$311,653	\$196,973	1.582	1,782	\$174.89	RIVER	#REF!	1 1/2 STORY RANCH
<b>Totals:</b>			<b>\$3,523,000</b>	<b>\$3,523,000</b>	<b>\$1,003,900</b>	<b>28.50</b>	<b>\$3,401,803</b>	<b>\$2,335,544</b>	<b>\$146,26</b>	<b>\$2,335,544</b>	<b>\$2,748,068</b>	<b>1.039</b>	<b>2,709</b>	<b>\$146.26</b>		<b>0.37339196</b>	
						<b>13.65</b>										<b>0.37339196</b>	<b>#REF!</b>
																	<b>#REF!</b>

\*\*USED 1.012

**Commercial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. Sale \$	Asd. when Sold	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
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$14,822	\$215,178	\$208,523	1.032	1,195	\$180.13	H L	28.3411	RANCH
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$14,822	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.7798	RANCH
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$14,822	\$185,178	\$176,317	1.050	778	\$237.96	H L	30.1752	RANCH
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$409,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.8897	RANCH
53-835-227-00	6424 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	\$169,367	0.879	4,720	\$31.55	COML	13.0775	RANCH
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$336,428	\$857,314	\$336,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	RANCH
53-835-455-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	\$49,04	0.561	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>	<b>37.20</b>	<b>\$2,737,730</b>	<b>\$1,997,647</b>	<b>\$110.49</b>	<b>\$1,997,647</b>	<b>\$2,971,581</b>	<b>0.672</b>	<b>27,623</b>	<b>\$110.49</b>		<b>0.26692251</b>	
						<b>15.46</b>										<b>13.8043</b>	<b>0.26692251</b>
																	<b>18.44254126</b>

\*\*USED 0.749

**Industrial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. Sale \$	Cur. Asmt.	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
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	55.7086	RANCH
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$33,000	\$260,265	\$406,863	0.644	3,122	\$83.92	COML	25.7443	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	\$307,911	0.697	624	\$343.69	VILL	20.4887	RANCH
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	\$264,336	0.727	7,525	\$25.52	COML	15.2647	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	18.8964	RANCH
53-835-218-00	6000 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$409,169	\$56,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.3072	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	\$169,367	0.879	4,720	\$31.55	COML	7.2670	RANCH
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$71,340	\$93,958	\$18,022	\$79,144	0.901	3,958	\$18.02	VILL	9.4785	RANCH
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	\$101,602	0.922	4,428	\$21.15	COML	#REF!	RANCH
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,120	\$13,200	\$66,800	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL	111.9436	RANCH
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,481	\$77,907	\$287,093	\$159,314	\$159,314	1.802	3,276	\$87.64	COML	180.2053	RANCH
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>	<b>35.48</b>	<b>\$2,845,298</b>	<b>\$2,199,788</b>	<b>\$66.95</b>	<b>\$2,199,788</b>	<b>\$2,727,205</b>	<b>0.807</b>	<b>27,623</b>	<b>\$66.95</b>		<b>0.37078987</b>	
						<b>14.23</b>										<b>0.37078987</b>	<b>#REF!</b>
																	<b>#REF!</b>

\*\*USED 0.908

Sales Removed

59-835-384-70	7201 MAIN STREET	03/14/25	\$35,000	\$35,000	\$32,500	\$2,500	\$34,831	0.072	710	\$3.52	CITY	48.5311 RANCH
59-835-238-00	6612 VINE STREET	07/23/24	\$79,000	\$79,000	\$71,500	\$7,500	\$36,987	0.203	528	\$14.20	CITY	64.6904 RANCH
59-835-503-00	7126 NOTRE DAME ROAD	04/25/24	\$134,900	\$134,900	\$81,853	\$53,047	\$128,451	0.413	1,220	\$43.48	CITY	41.2975 RANCH
59-835-236-00	6630 VINE STREET	06/21/24	\$70,000	\$70,000	\$40,268	\$29,732	\$67,064	0.443	1,040	\$28.59	CITY	47.8596 RANCH
59-826-152-55	6279 WOODBINE STREET	05/17/23	\$165,000	\$165,000	\$96,281	\$68,719	\$142,759	0.481	1,228	\$55.96	CITY	48.1365 RANCH
59-835-120-00	6907 BEADLE STREET	01/30/24	\$125,000	\$125,000	\$36,738	\$88,262	\$134,578	0.656	1,080	\$81.72	CITY	65.5842 RANCH
59-835-492-00	7076 NOTRE DAME ROAD	12/18/23	\$175,000	\$175,000	\$58,501	\$116,499	\$159,600	0.730	1,568	\$74.30	CITY	0.3312 RANCH

**CITY OF CASEVILLE LAKE ACCESS LOTS PROPERTIES E.C.F.**

**Residential, Town Homes/Duplexes, Mobile Homes & Agricultural Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. when Sold	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
53-835-055-00	6717 RIVERSIDE DRIVE	11/22/23	\$215,000	\$215,000	\$71,300	33.16	\$297,763	\$165,560	\$49,440	\$134,216	0.368	1,256	\$39.36	RIVER	36.8361	RANCH
53-835-165-90	6428 TERRIE DRIVE	08/17/23	\$235,000	\$235,000	\$115,000	48.94	\$319,850	\$105,542	\$129,458	\$217,572	0.595	1,872	\$69.15	RIVER	40.1071	1 1/2 STORY
53-835-185-00	6415 TERRIE DRIVE	12/26/23	\$285,000	\$285,000	\$0	0.00	\$368,151	\$134,742	\$150,258	\$236,963	0.634	1,320	\$113.83	RIVER	36.1987	RANCH
53-835-115-30	6938 BEADLE STREET	06/14/24	\$230,000	\$230,000	\$104,400	45.39	\$256,649	\$95,563	\$134,437	\$163,539	0.822	1,276	\$105.36	RIVER	21.6864	RANCH
53-835-070-70	6714 RIVERSIDE DRIVE	10/27/23	\$289,000	\$289,000	\$82,800	28.65	\$287,066	\$115,209	\$173,791	\$174,474	0.996	1,200	\$144.83	RIVER	#REF!	RANCH
53-726-027-00	6834 STEPHENS DRIVE	11/01/24	\$345,500	\$345,500	\$133,700	38.70	\$342,279	\$155,889	\$189,611	\$189,228	1.002	1,232	\$153.91	LKACC	#REF!	RANCH
53-835-117-30	6543 RIVER STREET	06/20/24	\$315,000	\$315,000	\$51,300	16.29	\$263,113	\$63,260	\$251,740	\$202,896	1.241	1,440	\$176.60	RIVER	22.8829	RANCH
53-735-042-00	6630 FARMER STREET	05/09/24	\$465,000	\$465,000	\$138,800	29.85	\$390,003	\$108,979	\$356,021	\$285,304	1.248	2,016	\$141.82	LKACC	#REF!	1 1/2 STORY
53-835-117-30	6922 BEADLE STREET	05/20/24	\$380,000	\$380,000	\$116,500	30.66	\$306,980	\$68,165	\$311,835	\$242,452	1.286	1,440	\$166.65	RIVER	#REF!	1 1/2 STORY
53-835-165-50	6412 TERRIE DRIVE	12/21/23	\$368,500	\$368,500	\$73,700	20.00	\$292,584	\$91,200	\$277,300	\$204,451	1.356	1,320	\$216.55	RIVER	#REF!	RANCH
53-835-115-20	6934 BEADLE STREET	06/10/24	\$395,000	\$395,000	\$116,400	29.47	\$277,365	\$83,347	\$311,653	\$196,973	1.582	1,782	\$174.89	RIVER	#REF!	1 1/2 STORY
<b>Totals:</b>			<b>\$3,523,000</b>	<b>\$3,523,000</b>	<b>\$1,003,900</b>		<b>\$3,401,803</b>		<b>\$2,335,544</b>	<b>\$2,248,068</b>			<b>\$146.26</b>		<b>2.7009</b>	
<b>**USED 1.012</b>					<b>Sale, Ratio =&gt;</b>	<b>28.50</b>	<b>E.C.F. =&gt;</b>	<b>1.039</b>	<b>Std. Deviation=&gt;</b>	<b>0.37339196</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.012</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>
					<b>Std. Dev. =&gt;</b>	<b>13.65</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.012</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

**Commercial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	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
53-835-207-03	6551 MAIN STREET	10/12/23	\$230,000	\$230,000	\$76,300	33.17	\$168,712	\$14,822	\$215,178	\$208,523	1.032	1,495	\$180.13	H L	28.3411	RANCH
53-835-207-07	6553 MAIN STREET	09/25/23	\$230,000	\$230,000	\$74,300	32.30	\$172,629	\$14,822	\$215,178	\$213,831	1.006	919	\$234.07	H L	25.7798	RANCH
53-835-207-13	6553 MAIN STREET	09/15/23	\$200,000	\$200,000	\$63,900	31.95	\$144,944	\$14,822	\$185,178	\$176,317	0.650	778	\$237.96	H L	30.1752	RANCH
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$343,165	\$42,900	\$252,100	\$406,863	0.620	3,122	\$80.75	COML	12.8885	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$457,169	\$55,831	\$409,169	\$543,818	0.752	4,380	\$93.42	COML	0.3897	RANCH
53-835-217-00	6624 PROSPECT STREET	04/16/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	13.0775	RANCH
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$110,983	\$61,858	\$28,142	\$81,739	0.344	3,040	\$9.26	COML	2.4064	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$728,818	\$213,572	\$336,428	\$857,314	0.392	4,300	\$78.24	COML	2.4064	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$157,647	\$207,353	\$313,809	0.661	4,228	\$49.04	COML	8.7742	RANCH
<b>Totals:</b>			<b>\$2,670,000</b>	<b>\$2,670,000</b>	<b>\$993,300</b>		<b>\$2,737,750</b>		<b>\$1,997,647</b>	<b>\$2,971,581</b>			<b>\$110.49</b>		<b>7.6253</b>	
<b>**USED 0.749</b>					<b>Sale, Ratio =&gt;</b>	<b>37.20</b>	<b>E.C.F. =&gt;</b>	<b>0.672</b>	<b>Std. Deviation=&gt;</b>	<b>0.26692251</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>	<b>Ave. Variance=&gt;</b>	<b>13.8043</b>	<b>Coefficient of Var=&gt;</b>	<b>18.44254126</b>
					<b>Std. Dev. =&gt;</b>	<b>15.46</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.749</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

**Industrial Buildings**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	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
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	55.7086	RANCH
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	25.7443	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	20.4887	RANCH
53-835-312-00	6868 MICHIGAN STREET	12/05/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	15.2647	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	13.8964	RANCH
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
39-017-002-10	592 UNIONVILLE ROAD SOUTH	10/31/24	\$70,000	\$70,000	\$32,600	46.57	\$65,245	\$44,048	\$25,952	\$30,543	0.850	2,500	\$10.38	VILL	4.3072	RANCH
53-835-227-00	6624 PROSPECT STREET	12/08/23	\$245,000	\$245,000	\$44,600	18.20	\$221,072	\$96,079	\$148,921	\$169,367	0.879	4,720	\$31.55	COML	7.2670	RANCH
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$66,800	44.53	\$133,586	\$71,340	\$71,340	\$79,144	0.901	3,958	\$18.02	VILL	9.4785	RANCH
06-012-009-00	1053 VAN DYKE ROAD NORTH	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	#REF!	RANCH
39-008-236-00	702 BECK STREET NORTH	09/27/24	\$80,000	\$80,000	\$20,600	25.75	\$42,160	\$13,200	\$66,800	\$41,729	1.601	2,250	\$29.69	VILL	111.9436	RANCH
53-835-265-00	6685 MAIN STREET	01/05/24	\$365,000	\$365,000	\$82,700	22.66	\$196,451	\$77,907	\$287,093	\$159,314	1.802	3,276	\$87.64	COML	180.2053	RANCH
<b>Totals:</b>			<b>\$3,085,000</b>	<b>\$3,085,000</b>	<b>\$1,094,700</b>		<b>\$2,845,298</b>		<b>\$2,199,788</b>	<b>\$2,727,205</b>			<b>\$66.95</b>		<b>10.0902</b>	
<b>**USED 0.908</b>					<b>Sale, Ratio =&gt;</b>	<b>35.48</b>	<b>E.C.F. =&gt;</b>	<b>0.807</b>	<b>Std. Deviation=&gt;</b>	<b>0.37078987</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>
					<b>Std. Dev. =&gt;</b>	<b>14.23</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>	<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

Sales Removed

53-835-384-70	7201 MAIN STREET	03/14/25	\$35,000	\$35,000	\$25,000	71.43	\$66,112	\$32,500	\$2,500	\$34,831	0.072	710	\$3.52	CITY	48.5311	RANCH
53-835-238-00	6612 VINE STREET	07/23/24	\$79,000	\$79,000	\$37,800	47.85	\$107,192	\$71,500	\$7,500	\$36,987	0.203	528	\$14.20	CITY	64.6904	RANCH
53-835-503-00	7126 NOTRE DAME ROAD	04/25/24	\$134,900	\$134,900	\$89,500	66.35	\$205,808	\$81,853	\$53,047	\$128,451	0.413	1,220	\$43.48	CITY	41.2975	RANCH
53-835-236-00	6630 VINE STREET	06/21/24	\$70,000	\$70,000	\$42,000	60.00	\$104,985	\$40,268	\$29,732	\$67,064	0.443	1,040	\$28.59	CITY	47.8596	RANCH
53-826-152-55	6279 WOODBINE STREET	05/17/23	\$165,000	\$165,000	\$0	0.00	\$234,043	\$96,281	\$68,719	\$142,759	0.481	1,228	\$55.96	CITY	48.1365	RANCH
53-835-120-00	6907 BEADLE STREET	01/30/24	\$125,000	\$125,000	\$65,400	52.32	\$166,606	\$36,738	\$88,262	\$134,578	0.656	1,080	\$81.72	CITY	65.5842	RANCH
53-835-492-00	7076 NOTRE DAME ROAD	12/18/23	\$175,000	\$175,000	\$84,000	48.00	\$212,515	\$58,501	\$116,499	\$159,600	0.730	1,568	\$74.30	CITY	0.3312	RANCH



Sales Removed

53-835-384-70	7201 MAIN STREET	08/14/25	\$55,000	\$35,000	\$25,000	71.43	\$66,112	\$32,500	\$2,500	\$34,831	0.072	710	\$3.52	CITY	48.5311	RANCH
53-835-238-00	6612 VINE STREET	07/23/24	\$79,000	\$79,000	\$7,800	47.85	\$107,192	\$71,500	\$7,500	\$36,987	0.203	528	\$14.20	CITY	64.6904	RANCH
53-835-503-00	7126 NOTRE DAME ROAD	04/25/24	\$134,900	\$134,900	\$89,500	66.35	\$205,808	\$81,853	\$53,047	\$128,451	0.413	1,220	\$43.48	CITY	41.2975	RANCH
53-835-236-00	6650 VINE STREET	06/21/24	\$70,000	\$70,000	\$42,000	60.00	\$104,985	\$40,268	\$29,732	\$67,064	0.443	1,040	\$28.59	CITY	47.8596	RANCH
53-826-152-55	6279 WOODBINE STREET	05/17/23	\$165,000	\$165,000	\$0	0.00	\$234,043	\$96,281	\$68,719	\$142,759	0.481	1,228	\$55.96	CITY	48.1365	RANCH
53-835-120-00	6907 BEADLE STREET	01/30/24	\$125,000	\$125,000	\$65,400	52.32	\$166,606	\$36,738	\$88,262	\$134,578	0.656	1,080	\$81.72	CITY	65.5842	RANCH
53-835-492-00	7076 NOTRE DAME ROAD	12/18/23	\$175,000	\$175,000	\$84,000	48.00	\$212,515	\$58,501	\$116,499	\$159,600	0.730	1,568	\$74.30	CITY	0.3312	RANCH