

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
700-000-611-010-00	320 S DUNBAR	09/19/24	\$257,500	LC	03-ARM'S LENGTH	\$257,500	\$120,100	46.64	\$240,460	\$184,598	\$72,902	\$58,433	1.248	1,760	\$41.42	2000	8.9887	RANCH		\$42,039	No	//		COMMERCIAL	201	62
700-000-619-023-00	212 W MAIN	11/04/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,700	35.29	\$54,455	\$3,240	\$66,760	\$53,672	1.246	1,344	\$49.67	2000	9.1333			\$3,240	No	//		COMMERCIAL	201	0
700-026-200-280-00	204 W LANSING	08/05/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$422,400	31.29	\$889,120	\$106,138	\$1,243,862	\$819,019	1.519	7,840	\$158.66	2000	18.1220			\$86,320	No	//		COMMERCIAL	201	0
700-070-000-170-00	WRIGHT IND / LANSING RD	03/15/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$247,600	75.03	\$511,820	\$223,008	\$106,992	\$310,551	0.345	3,396	\$31.51	2000	99.2979			\$206,267	No	//	700-070-000-180-00	COMMERCIAL	202	0
081-000-636-050-00	251 S BRIDGE ST	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$98,500	65.67	\$197,074	\$90,384	\$59,616	\$127,012	0.469	1,320	\$45.16	COM-V	10.5162			\$67,026	No	//		COMMERCIAL	201	0
081-000-621-100-00	148 N BRIDGE ST	04/14/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$52,700	62.00	\$105,493	\$76,157	\$8,843	\$29,336	0.301	3,390	\$2.61	COM-V	27.3097			\$76,157	No	//		COMMERCIAL	201	0
081-000-645-015-00	110 S BRIDGE ST	06/10/24	\$108,500	MLC	03-ARM'S LENGTH	\$108,500	\$104,800	96.59	\$209,620	\$76,723	\$31,777	\$132,897	0.239	3,440	\$9.24	COM-V	33.5425			\$76,723	No	//		COMMERCIAL	201	0
Totals:			\$2,351,000			\$2,351,000	\$1,070,800		\$2,208,042	\$1,590,752	\$1,530,820				\$48.32		29.8352									
						Sale. Ratio =>	45.55		E.C.F. =>	1.039		Std. Deviation=>	0.81362439													
						Std. Dev. =>	23.12		Ave. E.C.F. =>	1.338		Ave. Variance=>	49.4421	Coefficient of Var=>	36.96596375											

2026 1.039

Outliers