

Table of Contents

Sebewaing2025ECFPrint	2
Sebewaing2025LandPrint	23

SEBEWAING TOWNSHIP SEBEWAING RIVER E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
23-017-057-00	605 W HICKORY	05/17/23	\$175,000	\$175,000	\$84,900	48.51	\$169,874	\$24,822	\$150,178	\$183,843	0.817	1,385	\$108.43	HICKO	14.0360	RANCH
23-017-065-00	126 E BAY	08/04/23	\$175,900	\$175,900	\$70,400	40.02	\$140,700	\$26,600	\$149,300	\$144,613	1.032	1,260	\$118.49	HICKO	7.5165	RANCH
23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$20,330	\$134,670	\$158,276	0.851	1,456	\$92.49	HICKO	10.6389	RANCH
23-017-077-00	650 W HICKORY	07/22/22	\$243,000	\$243,000	\$101,800	41.89	\$203,522	\$26,798	\$216,202	\$245,791	0.880	2,305	\$93.80	HICKO	7.7626	RANCH
39-007-071-10	693 DAVIS STREET	02/28/23	\$194,000	\$194,000	\$80,100	41.29	\$160,245	\$36,432	\$157,568	\$130,604	1.206	1,176	\$133.99	7NORT	24.9210	RANCH
Totals:			\$942,900	\$942,900	\$409,800		\$819,551		\$807,918	\$863,128			\$109.44		2.1208	
						Sale. Ratio =>	43.46			E.C.F. =>	0.936	Std. Deviation=>		0.161864597		
***USED 0.957						Std. Dev. =>	3.73			Ave. E.C.F. =>	0.957	Ave. Variance=>		12.9750	Coefficient of Var=>	13.55455637

Commercial 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
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE F	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP AG E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$12,848	\$142,152	\$130,745	1.151	2,331	\$60.98	AGR	16.5700	RANCH
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$525,172	\$299,078	\$201,753	1.482	3,080	\$97.10	AGR	16.5700	RANCH
Totals:			\$979,250	\$979,250	\$452,000		\$904,088		\$441,230	\$332,497			\$79.04		1.0319	
						Sale. Ratio =>	46.16			E.C.F. =>	1.327	Std. Deviation=>		0.23433549		
						Std. Dev. =>	3.82			Ave. E.C.F. =>	1.317	Ave. Variance=>		16.5700	Coefficient of Var=>	12.58450552

***USED 1.317

Commercial 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
39-017-016-00	8801 UNIONVILI	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STR	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREE	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILI	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE RO.	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILI	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREE	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILL	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STR	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAINC	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREE	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREE	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.24979224		
						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.694

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
39-008-466-00	1 CENTER STREE	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILL	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREE	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREE	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

*** USED 0.996 TO EQUALIZE

SEBEWAING TOWNSHIP APARTMENTS E.C.F.

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

Not Applicable

Commercial 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
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE R	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
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39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP SEBEWAING BAY SUB E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
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23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$20,330	\$134,670	\$158,276	0.851	1,456	\$92.49	HICKO	10.6389	RANCH			
23-017-077-00	650 W HICKORY	07/22/23	\$243,000	\$243,000	\$101,800	41.89	\$203,522	\$26,798	\$216,202	\$245,791	0.880	2,305	\$93.80	HICKO	7.7626	RANCH			
23-007-071-10	693 DAVIS STREET	02/28/23	\$194,000	\$194,000	\$80,100	41.29	\$160,245	\$36,432	\$157,568	\$130,604	1.206	1,176	\$133.99	7NORT	24.9210	RANCH			
Totals:													\$807,918	\$863,128		\$109.44		2.1208	
													Std. Deviation=>	0.161864597					
													Ave. Variance=>	12.9750					13.55455637
													E.C.F. =>	0.936					
													Ave. E.C.F. =>	0.957					
*** USED 0.957																			

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796				
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652				
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!				
39-017-019-00	8775 UNIONVILLE F	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474				
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560				
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$25,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247				
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWPC	#REF!				
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!				
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936				
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH			
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH			
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH			
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH			
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH			
Totals:													\$2,091,085	\$3,835,711		\$41.10		14.8961	
													Std. Deviation=>	0.249792236					
													Ave. Variance=>	#REF!					#REF!
													E.C.F. =>	0.545					
													Ave. E.C.F. =>	0.694					
*** USED 0.694																			

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619				
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936				
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$50.68	SW	25.7018	RANCH			
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH			
Totals:													\$374,475	\$383,890		\$49.71		1.8713	
													Std. Deviation=>	0.19179546					
													Ave. Variance=>	75.3742					75.8148505
													E.C.F. =>	0.975					
													Ave. E.C.F. =>	0.994					
*** USED 0.996 TO EQUALIZE																			

SEBEWAING TOWNSHIP HICKORY COURT E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
23-017-057-00	605 W HICKORY	05/17/23	\$175,000	\$175,000	\$84,900	48.51	\$169,874	\$24,822	\$150,178	\$183,843	0.817	1,385	\$108.43	HICKO	14.0360	RANCH
23-017-065-00	126 E BAY	08/04/23	\$175,900	\$175,900	\$70,400	40.02	\$140,700	\$26,600	\$149,300	\$144,613	1.032	1,260	\$118.49	HICKO	7.5165	RANCH
23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$20,330	\$134,670	\$158,276	0.851	1,456	\$92.49	HICKO	10.6389	RANCH
23-017-077-00	650 W HICKORY	07/22/22	\$243,000	\$243,000	\$101,800	41.89	\$203,522	\$26,798	\$216,202	\$245,791	0.880	2,305	\$93.80	HICKO	7.7626	RANCH
39-007-071-10	693 DAVIS STREET	02/28/23	\$194,000	\$194,000	\$80,100	41.29	\$160,245	\$36,432	\$157,568	\$130,604	1.206	1,176	\$133.99	7NORT	24.9210	RANCH
Totals:			\$942,900	\$942,900	\$409,800		\$819,551		\$807,918	\$863,128			\$109.44		2.1208	
						Sale. Ratio =>	43.46			E.C.F. =>	0.936	Std. Deviation=>		0.161864597		
***USED 0.957						Std. Dev. =>	3.73			Ave. E.C.F. =>	0.957	Ave. Variance=>		12.9750	Coefficient of Var=>	13.55455637

Commercial 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
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE F	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP INDUSTRIAL E.C.F.

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

Not Applicable

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	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619		
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936		
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH	
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH	
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713		
						Sale. Ratio =>	40.26				E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08				Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP CONVIENCE MARKETS E.C.F.

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

Not Applicable

Commercial 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
39-017-016-00	8801 UNIONVILLE R	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE R	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP NORTHEAST E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
39-008-378-00	565 SEBEWAING STREET EAST	07/21/23	\$75,000	\$75,000	\$62,000	82.67	\$124,005	\$24,000	\$51,000	\$126,749	0.402	1,228	\$41.53	NE	66.1726	RANCH
23-009-022-00	1078 GREMEL	04/07/23	\$63,500	\$63,500	\$45,000	70.87	\$90,008	\$15,600	\$47,900	\$94,307	0.508	1,238	\$38.69	RES S	50.7917	RANCH
39-008-119-00	15 YOUNG STREET	07/01/22	\$50,000	\$50,000	\$32,200	64.40	\$64,325	\$14,214	\$35,786	\$69,695	0.513	3,480	\$10.28	NW	41.5119	RANCH
39-008-579-00	319 MAIN STREET EAST	03/08/23	\$73,000	\$73,000	\$47,300	64.79	\$94,658	\$24,400	\$48,600	\$89,047	0.546	1,296	\$37.50	SW	39.0846	RANCH
39-008-338-00	404 BECK STREET NORTH	06/21/23	\$38,000	\$38,000	\$24,400	64.21	\$48,865	\$10,000	\$28,000	\$49,259	0.568	745	\$37.58	NE	87.3686	RANCH
39-008-170-00	226 SHARPSTEEN STREET	02/06/24	\$52,500	\$52,500	\$34,700	66.10	\$69,336	\$19,040	\$33,460	\$57,220	0.585	800	\$41.83	NW	#REF!	RANCH
39-008-614-00	330 E GROVE	05/23/23	\$56,500	\$56,500	\$34,800	61.59	\$69,598	\$13,200	\$43,300	\$71,480	0.606	848	\$51.06	SW	33.0865	RANCH
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$36,575	\$8,309	\$26,691	\$43,485	0.614	1,141	\$23.39	NE	#REF!	RANCH
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$28,000	\$64,000	\$100,125	0.639	1,156	\$55.36	SE	18.3085	RANCH
39-008-339-00	402 BECK STREET NORTH	01/22/24	\$60,000	\$60,000	\$38,000	63.33	\$75,933	\$14,280	\$45,720	\$70,140	0.652	918	\$49.80	NE	#REF!	RANCH
39-008-339-00	402 BECK STREET NORTH	06/07/23	\$57,000	\$57,000	\$32,800	57.54	\$65,541	\$10,200	\$46,800	\$70,141	0.667	918	\$50.98	NE	#REF!	RANCH
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$14,700	\$90,900	\$135,974	0.669	2,925	\$31.08	SW	39.5583	RANCH
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	44.9306	RANCH
39-008-125-00	572 N CENTER	06/17/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	24.5163	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.813	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$90,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	40.5350	RANCH
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$14,649	\$69,351	\$84,339	0.822	1,050	\$66.05	SE	5.2663	RANCH
39-008-429-60	273 MEISSNER COURT	09/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$14,112	\$140,888	\$164,964	0.854	1,456	\$96.76	NE	#REF!	CAPE
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$20,932	\$94,068	\$109,222	0.861	816	\$115.28	NE	#REF!	RANCH
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$26,889	\$95,611	\$110,068	0.869	1,648	\$80.02	NW	24.3773	RANCH
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$38,568	\$76,432	\$97,356	0.875	1,176	\$64.99	NW	5.7749	RANCH
39-008-745-00	520 SEBEWAING STREET EAST	11/01/22	\$72,500	\$72,500	\$30,600	42.21	\$61,265	\$11,400	\$61,100	\$69,353	0.881	1,139	\$53.64	SE	20.9849	RANCH
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$11,114	\$61,886	\$66,872	0.925	913	\$67.78	NE	44.857	RANCH
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$15,411	\$54,489	\$58,217	0.936	999	\$54.54	NE	93.5968	RANCH
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$32,693	\$13,640	\$46,360	\$49,497	0.937	700	\$66.23	NE	31.2379	RANCH
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$15,000	\$99,800	\$104,062	0.959	1,196	\$83.44	SE	#VALUE!	RANCH
39-008-826-00	660 VOLZ COURT	10/02/23	\$115,000	\$115,000	\$48,700	42.35	\$97,305	\$15,200	\$99,800	\$104,062	0.959	1,196	\$83.44	SE	13.1803	RANCH
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$11,500	\$47,500	\$48,039	0.989	680	\$69.85	SW	#REF!	RANCH
39-008-372-00	572 SHARPSTEEN STREET EAST	05/12/22	\$166,000	\$166,000	\$61,200	36.87	\$122,368	\$12,054	\$153,946	\$153,427	1.003	1,850	\$83.21	NE	#VALUE!	RANCH
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$21,000	\$114,000	\$109,108	1.045	1,452	\$78.51	NE	56.2252	RANCH
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$12,493	\$76,507	\$71,899	1.064	1,040	\$73.56	SW	37.8020	RANCH
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$17,000	\$113,000	\$105,753	1.069	1,616	\$69.93	SE	31.8636	RANCH
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$23,100	\$121,900	\$113,878	1.070	1,344	\$90.70	NE	#VALUE!	RANCH
39-008-020-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$8,820	\$126,180	\$115,672	1.091	1,528	\$82.58	NW	11.5370	RANCH
39-008-705-00	455 FOURTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$22,722	\$128,778	\$110,638	1.164	1,512	\$85.17	SW	#REF!	RANCH
39-008-914-00	425 FIFTH STREET	10/21/22	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$22,793	\$153,207	\$131,164	1.168	1,851	\$82.77	SW	#REF!	RANCH
39-008-829-00	684 VOLZ COURT	06/08/23	\$133,000	\$133,000	\$45,800	34.44	\$91,598	\$16,252	\$116,748	\$95,496	1.223	940	\$124.20	SE	17.4555	RANCH
39-008-653-00	311 HENRY STREET	09/09/23	\$209,900	\$209,900	\$69,200	32.97	\$138,306	\$22,930	\$186,970	\$146,231	1.279	1,288	\$145.16	SW	37.3177	RANCH
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$22,000	\$108,000	\$79,800	1.353	1,048	\$103.05	NE	12.0452	RANCH
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$6,900	\$118,100	\$85,138	1.387	1,568	\$75.32	NW	138.7165	RANCH
39-008-348-00	345 TENTH STREET	03/14/23	\$148,400	\$148,400	\$47,500	32.01	\$95,062	\$25,662	\$122,738	\$97,959	1.395	1,020	\$120.33	NE	139.5393	RANCH
39-008-199-00	217 SEBEWAING STREET EAST	04/08/22	\$153,000	\$153,000	\$41,200	26.93	\$82,363	\$12,128	\$140,872	\$97,684	1.442	1,862	\$75.66	NW	44.7927	RANCH
Totals:			\$4,775,350	\$4,775,350	\$2,064,400	43.23	\$4,128,525	\$4,001,490	\$4,309,248	E.C.F. =>	0.929	\$70.81	Std. Deviation=>	0.26494542	#REF!	#REF!
					Std. Dev. =>	12.66				Ave. E.C.F. =>	0.905		Ave. Variance=>			

***USED 0.905

Commercial 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
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.24979224		
						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.694

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
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

*** USED 0.996 TO EQUALIZE

SEBEWAING TOWNSHIP NORTHWEST E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-378-00	565 SEBEWAING STREET EAST	07/21/23	\$75,000	\$75,000	\$62,000	82.67	\$124,005	\$24,000	\$51,000	\$126,749	0.402	1,228	\$41.53		66.1726	RANCH
23-009-022-00	1078 GREMEL	04/07/23	\$63,500	\$63,500	\$45,000	70.87	\$90,008	\$15,600	\$47,900	\$94,307	0.508	1,238	\$38.69	RES S	50.7917	RANCH
39-008-119-00	15 YOUNG STREET	07/01/22	\$50,000	\$50,000	\$32,200	64.40	\$64,325	\$14,214	\$35,786	\$69,695	0.513	3,480	\$10.28		41.5119	RANCH
39-008-579-00	319 MAIN STREET EAST	03/08/23	\$73,000	\$73,000	\$47,300	64.79	\$94,658	\$24,400	\$48,600	\$89,047	0.546	1,296	\$37.50	SW	39.0846	RANCH
39-008-338-00	404 BECK STREET NORTH	06/21/23	\$38,000	\$38,000	\$24,400	64.21	\$48,865	\$10,000	\$28,000	\$49,259	0.568	745	\$37.58	NE	87.9686	RANCH
39-008-170-00	226 SHARPSTEEN STREET	02/06/24	\$52,500	\$52,500	\$34,700	66.10	\$69,336	\$19,040	\$33,460	\$57,220	0.585	800	\$41.83	NW	#REF!	RANCH
39-008-614-00	330 E GROVE	05/23/23	\$56,500	\$56,500	\$34,800	61.59	\$69,598	\$13,200	\$43,300	\$71,480	0.606	848	\$10.06	SW	33.0865	RANCH
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,573	\$8,309	\$26,691	\$43,485	0.614	1,141	\$19.78	NE	#REF!	RANCH
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$28,000	\$64,000	\$100,125	0.639	1,156	\$55.36	SE	18.3085	RANCH
39-008-339-00	402 BECK STREET NORTH	01/22/24	\$60,000	\$60,000	\$38,000	63.33	\$75,933	\$14,280	\$45,720	\$70,140	0.652	918	\$49.80	NE	#REF!	RANCH
39-008-339-00	402 BECK STREET NORTH	06/07/23	\$57,000	\$57,000	\$32,800	57.54	\$65,541	\$10,200	\$46,800	\$70,141	0.667	918	\$50.98	NE	#REF!	RANCH
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$14,700	\$90,900	\$135,974	0.669	2,925	\$31.08	SW	39.5583	RANCH
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	44.9306	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	24.5163	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.813	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	40.5350	RANCH
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$14,649	\$69,351	\$84,339	0.822	1,050	\$66.05	SE	5.2663	RANCH
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$14,112	\$140,888	\$164,964	0.854	1,456	\$96.76	NE	#REF!	RANCH
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$20,932	\$94,068	\$109,222	0.861	816	\$115.28	NE	#REF!	CAPE
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$69,900	46.45	\$113,733	\$26,889	\$95,611	\$110,068	0.869	1,648	\$88.02	NW	24.3773	RANCH
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$38,568	\$76,432	\$87,356	0.875	1,176	\$64.99	NW	5.7749	RANCH
39-008-745-00	520 SEBEWAING STREET EAST	11/11/22	\$72,500	\$72,500	\$30,600	42.21	\$61,265	\$11,400	\$61,100	\$69,353	0.881	1,139	\$63.64	SE	20.9849	RANCH
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$11,114	\$61,886	\$66,872	0.925	913	\$67.78	NE	44.2857	RANCH
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$15,411	\$54,489	\$58,217	0.936	999	\$54.54	NE	93.5968	RANCH
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$52,693	\$13,640	\$46,360	\$49,497	0.937	700	\$66.23	NE	31.2379	RANCH
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$15,000	\$103,500	\$109,108	0.949	1,452	\$71.28	NE	#VALUE!	RANCH
39-008-826-00	660 VOLZ COURT	10/02/23	\$115,000	\$115,000	\$48,700	42.35	\$97,305	\$15,200	\$99,800	\$104,062	0.959	1,196	\$83.44	SE	13.1803	RANCH
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$11,500	\$47,500	\$48,039	0.989	680	\$69.85	SW	#REF!	RANCH
39-008-372-00	572 SHARPSTEEN STREET EAST	05/12/22	\$166,000	\$166,000	\$61,200	36.87	\$122,368	\$12,054	\$153,946	\$153,427	1.003	1,850	\$83.21	NE	#VALUE!	RANCH
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$21,000	\$114,000	\$109,108	1.045	1,452	\$78.51	NE	56.2252	RANCH
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$12,493	\$76,507	\$71,899	1.064	1,040	\$73.56	SW	37.8020	RANCH
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$23,100	\$121,900	\$113,878	1.070	1,344	\$90.70	NE	#VALUE!	RANCH
23-009-016-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$8,820	\$126,180	\$115,672	1.091	1,528	\$82.58	NW	11.5370	RANCH
39-008-020-00	11370 GREMEL	04/03/23	\$242,500	\$242,500	\$84,500	34.85	\$168,975	\$13,254	\$229,246	\$197,365	1.162	1,920	\$119.40	RES S	116.1533	RANCH
39-008-705-00	455 FOURTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$22,722	\$128,778	\$110,638	1.164	1,512	\$85.17	SW	#REF!	RANCH
39-008-914-00	425 FIFTH STREET	10/21/22	\$150,000	\$150,000	\$63,100	35.85	\$102,957	\$29,400	\$120,600	\$131,164	1.168	1,851	\$82.77	SW	#REF!	RANCH
39-008-829-00	684 VOLZ COURT	06/08/23	\$133,000	\$133,000	\$45,800	34.44	\$91,598	\$16,252	\$116,748	\$95,496	1.223	940	\$124.20	SE	#REF!	RANCH
39-008-653-00	311 HENRY STREET	06/09/23	\$209,900	\$209,900	\$69,200	32.97	\$138,306	\$22,930	\$186,970	\$146,231	1.279	1,288	\$145.16	SW	37.3177	RANCH
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$22,000	\$108,000	\$79,800	1.353	1,048	\$103.05	NE	12.0452	RANCH
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$6,900	\$118,100	\$85,138	1.387	1,568	\$75.32	NW	138.7165	RANCH
39-008-348-00	345 TENTH STREET	03/14/23	\$148,400	\$148,400	\$47,500	32.01	\$95,062	\$25,662	\$122,738	\$87,959	1.395	1,020	\$120.33	NE	139.5393	RANCH
39-008-199-00	217 SEBEWAING STREET EAST	04/08/22	\$153,000	\$153,000	\$41,200	26.93	\$82,363	\$12,128	\$140,872	\$97,684	1.442	1,862	\$75.66	NW	44.7927	RANCH
Totals:			\$4,775,350	\$4,775,350	\$2,064,400	43.23	\$4,128,525	\$4,309,248	\$4,001,490	E.C.F. =>	0.929	\$70.81	Std. Deviation=>	0.26494542	Ave. Variance=>	#REF!
***USED 0.905						12.66	Ave. E.C.F. =>	0.905	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!				

Commercial 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
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.24979224		
						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.694

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
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

*** USED 0.996 TO EQUALIZE

SEBEWAING TOWNSHIP RESIDENTIAL SEC 9 E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmnt.	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-378-00	565 SEBEWAING STREET EAST	07/21/23	\$75,000	\$75,000	\$62,000	82.67	\$124,005	\$24,000	\$51,000	\$126,749	0.402	1,228	\$41.53	NE	66.1726	RANCH
23-009-022-00	1078 GREMEL	04/07/23	\$63,500	\$63,500	\$45,000	70.87	\$90,008	\$15,600	\$47,900	\$94,307	0.508	1,238	\$38.69	RESS	50.7917	RANCH
39-008-119-00	15 YOUNG STREET	07/01/22	\$50,000	\$50,000	\$42,000	64.40	\$64,325	\$14,214	\$35,786	\$69,695	0.513	3,480	\$10.28	NW	41.5119	RANCH
39-008-579-00	319 MAIN STREET EAST	03/08/23	\$73,000	\$73,000	\$47,300	64.79	\$94,658	\$24,400	\$48,600	\$89,047	0.546	1,296	\$37.50	SW	39.0846	RANCH
39-008-338-00	404 BECK STREET NORTH	06/21/23	\$38,000	\$38,000	\$24,400	64.21	\$48,865	\$10,000	\$28,000	\$49,259	0.568	745	\$37.58	NE	87.3686	RANCH
39-008-170-00	226 SHARPSTEEN STREET	02/06/24	\$52,500	\$52,500	\$34,700	66.10	\$69,336	\$19,400	\$33,460	\$57,220	0.585	800	\$41.83	NW	#REF!	RANCH
39-008-614-00	330 E GROVE	05/23/23	\$56,500	\$56,500	\$34,800	61.59	\$69,598	\$13,200	\$43,300	\$71,480	0.606	848	\$51.06	SW	33.0865	RANCH
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,575	\$8,309	\$26,691	\$43,485	0.614	1,141	\$23.39	NE	#REF!	RANCH
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$28,000	\$64,000	\$100,125	0.639	1,156	\$55.36	SE	18.3085	RANCH
39-008-339-00	402 BECK STREET NORTH	01/22/24	\$60,000	\$60,000	\$38,000	63.33	\$75,933	\$14,280	\$45,720	\$70,140	0.652	918	\$49.80	NE	#REF!	RANCH
39-008-339-00	402 BECK STREET NORTH	06/07/23	\$57,000	\$57,000	\$32,800	57.54	\$65,541	\$10,200	\$46,800	\$70,141	0.667	918	\$50.98	NE	#REF!	RANCH
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$14,700	\$90,900	\$135,974	0.669	2,925	\$31.08	SW	39.5583	RANCH
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	44.9306	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	24.5163	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.813	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	40.5350	RANCH
39-008-429-60	273 WEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$14,112	\$140,888	\$164,964	0.854	1,456	\$66.05	SE	5.2663	RANCH
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$20,932	\$94,068	\$109,222	0.861	816	\$115.28	NE	#REF!	CAPE
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$26,889	\$95,611	\$110,068	0.869	1,648	\$58.02	NW	24.3773	RANCH
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.29	\$101,377	\$38,568	\$76,432	\$87,356	0.875	1,176	\$64.99	NW	5.7749	RANCH
39-008-745-00	520 SEBEWAING STREET EAST	11/11/22	\$72,500	\$72,500	\$30,600	42.01	\$61,265	\$11,400	\$61,100	\$69,353	0.881	1,139	\$53.64	SE	20.9849	RANCH
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$11,114	\$61,886	\$66,872	0.925	913	\$67.78	NE	44.2857	RANCH
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$15,411	\$54,489	\$58,217	0.936	999	\$54.54	NE	93.5968	RANCH
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$52,693	\$13,640	\$46,360	\$49,497	0.937	700	\$66.23	NE	31.2379	RANCH
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$15,000	\$103,500	\$109,108	0.949	1,452	\$71.28	NE	#VALUE!	RANCH
39-008-826-00	660 VOLZ COURT	10/02/23	\$115,000	\$115,000	\$48,700	42.35	\$97,305	\$15,200	\$99,800	\$104,062	0.959	1,196	\$83.44	SE	13.1803	RANCH
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$11,500	\$47,500	\$48,039	0.989	680	\$69.85	SW	#REF!	RANCH
39-008-372-00	572 SHARPSTEEN STREET EAST	05/12/22	\$166,000	\$166,000	\$61,200	36.87	\$122,368	\$12,054	\$153,946	\$153,427	1.003	1,850	\$83.21	NE	#VALUE!	RANCH
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$21,000	\$114,000	\$109,108	1.045	1,452	\$78.51	NE	56.2252	RANCH
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$12,493	\$76,507	\$71,899	1.064	1,040	\$73.56	SW	37.8020	RANCH
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$17,000	\$113,000	\$105,753	1.069	1,616	\$69.93	SE	31.8636	RANCH
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$23,100	\$121,900	\$113,878	1.070	1,344	\$90.70	NE	#VALUE!	RANCH
39-008-020-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$8,820	\$126,180	\$115,672	1.091	1,528	\$82.58	NW	11.5370	RANCH
23-009-016-00	11370 GREMEL	04/03/23	\$242,500	\$242,500	\$84,500	34.85	\$168,975	\$13,254	\$229,246	\$197,365	1.162	1,920	\$119.40	RESS	116.1533	RANCH
39-008-705-00	455 FIFTH STREET	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$22,732	\$128,778	\$110,638	1.164	1,512	\$85.17	SW	#REF!	RANCH
39-008-717-00	425 FIFTH STREET	01/06/23	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$22,793	\$153,207	\$131,164	1.168	1,851	\$82.77	SW	#REF!	RANCH
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$51,500	34.33	\$102,957	\$29,400	\$120,600	\$102,305	1.179	866	\$139.26	NE	17.4555	RANCH
39-008-829-00	684 VOLZ COURT	06/08/23	\$133,000	\$133,000	\$45,800	34.44	\$91,598	\$16,252	\$116,748	\$95,496	1.223	940	\$124.20	SE	#REF!	RANCH
39-008-653-00	311 HENRY STREET	06/09/23	\$209,900	\$209,900	\$69,200	32.97	\$138,306	\$22,930	\$186,970	\$146,231	1.279	1,288	\$145.16	SW	37.3177	RANCH
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$22,000	\$108,000	\$79,800	1.353	1,048	\$103.05	NE	12.0452	RANCH
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$6,900	\$118,100	\$85,138	1.387	1,568	\$75.32	NW	138.7165	RANCH
39-008-348-00	345 TENTH STREET	03/14/23	\$148,400	\$148,400	\$47,500	32.01	\$95,062	\$25,662	\$122,738	\$87,959	1.395	1,020	\$120.33	NE	139.5393	RANCH
39-008-199-00	217 SEBEWAING STREET EAST	04/08/22	\$153,000	\$153,000	\$41,200	26.93	\$82,363	\$12,128	\$140,872	\$97,684	1.442	1,862	\$75.66	NW	44.7927	RANCH
Totals:			\$4,775,350	\$4,775,350	\$2,064,400	43.23	\$4,128,525	\$4,001,490	\$4,309,248	E.C.F. =>	0.929	Std. Deviation=>	\$70.81	0.26494542	2.3162	#REF!
						12.66				Ave. E.C.F. =>	0.905	Ave. Variance=>			#REF!	Coefficient of Var=>

***USED 0.905

Commercial 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
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.24979224		
						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF! Coefficient of Var=>		#REF!

*** USED 0.694

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
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742 Coefficient of Var=>		75.8148505

*** USED 0.996 TO EQUALIZE

SEBEWAING TOWNSHIP RESIDENTIAL SOUTH EAST E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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							
39-008-378-00	565 SEBEWAING STREET EAST	07/21/23	\$75,000	\$75,000	\$62,000	82.67	\$124,005	\$24,000	\$51,000	\$126,749	0.402	1,228	\$41.53	NE	66.1726	RANCH							
23-009-022-00	1078 GEMEL	04/07/23	\$63,500	\$63,500	\$45,000	70.87	\$90,008	\$15,600	\$47,900	\$94,307	0.508	1,238	\$38.69	RES S	50.7917	RANCH							
39-008-119-00	15 YOUNG STREET	07/01/22	\$50,000	\$50,000	\$32,200	64.40	\$64,325	\$14,214	\$35,786	\$69,695	0.513	3,480	\$10.28	NW	41.5119	RANCH							
39-008-579-00	319 MAIN STREET EAST	03/08/23	\$73,000	\$73,000	\$47,300	64.79	\$94,658	\$24,400	\$48,600	\$89,047	0.546	1,296	\$37.50	SW	39.0846	RANCH							
39-008-338-00	404 BECK STREET NORTH	06/21/23	\$38,000	\$38,000	\$24,400	64.21	\$48,865	\$10,000	\$28,000	\$49,259	0.568	745	\$37.58	NE	87.3686	RANCH							
39-008-170-00	226 SHARPSTEEN STREET	02/06/24	\$52,500	\$52,500	\$34,700	66.10	\$69,336	\$19,040	\$33,460	\$57,220	0.585	800	\$41.83	NW	#REF!	RANCH							
39-008-614-00	330 E GROVE	05/23/23	\$56,500	\$56,500	\$34,800	61.59	\$69,598	\$13,200	\$43,300	\$71,480	0.606	848	\$31.06	SW	33.0865	RANCH							
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,575	\$8,309	\$26,691	\$43,485	0.614	1,141	\$23.39	NE	#REF!	RANCH							
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$28,000	\$64,000	\$100,125	0.639	1,156	\$55.36	SE	18.3085	RANCH							
39-008-339-00	402 BECK STREET NORTH	01/22/24	\$60,000	\$60,000	\$38,000	63.33	\$75,933	\$14,280	\$45,720	\$70,140	0.652	918	\$49.80	NE	#REF!	RANCH							
39-008-339-00	402 BECK STREET NORTH	06/07/23	\$57,000	\$57,000	\$32,800	67.54	\$65,541	\$10,200	\$46,800	\$70,141	0.667	918	\$50.98	NE	#REF!	RANCH							
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$14,700	\$90,900	\$135,974	0.669	2,925	\$31.08	SW	39.5583	RANCH							
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$99.35	SW	44.9306	RANCH							
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	24.5163	RANCH							
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH							
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.813	1,418	\$56.42	SW	25.7018	RANCH							
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	40.5350	RANCH							
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$14,649	\$69,351	\$84,339	0.822	1,050	\$66.05	SE	5.2663	RANCH							
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$14,112	\$140,888	\$169,222	0.854	1,456	\$115.28	NE	#REF!	RANCH							
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,400	46.61	\$107,108	\$20,932	\$94,068	\$104,962	0.861	816	\$115.28	NE	#REF!	CAPE							
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$26,889	\$95,611	\$110,068	0.869	1,648	\$86.02	NW	24.3773	RANCH							
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$38,568	\$76,432	\$87,356	0.875	1,176	\$64.99	NW	5.7749	RANCH							
39-008-745-00	520 SEBEWAING STREET EAST	11/01/22	\$72,500	\$72,500	\$30,600	42.21	\$61,265	\$11,400	\$61,100	\$69,353	0.881	1,139	\$53.64	SE	20.9849	RANCH							
39-008-272-00	620 SEBEWAING STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$11,114	\$61,886	\$66,872	0.925	913	\$67.78	NE	40.8857	RANCH							
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$15,411	\$54,489	\$58,217	0.936	999	\$54.54	NE	93.5968	RANCH							
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$52,693	\$13,640	\$46,360	\$49,497	0.937	700	\$66.23	NE	31.2379	RANCH							
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$15,200	\$99,800	\$104,062	0.959	1,196	\$71.28	NE	#VALUE!	RANCH							
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$11,500	\$47,500	\$48,039	0.989	680	\$69.85	SW	13.1803	RANCH							
39-008-372-00	572 SHARPSTEEN STREET EAST	05/12/22	\$166,000	\$166,000	\$61,200	36.87	\$122,368	\$12,054	\$153,946	\$153,427	1.003	1,850	\$83.21	NE	#VALUE!	RANCH							
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$21,000	\$114,000	\$109,108	1.045	1,452	\$78.51	NE	56.2252	RANCH							
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$12,493	\$76,507	\$71,899	1.064	1,040	\$73.56	SW	37.8020	RANCH							
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$17,000	\$113,000	\$105,753	1.069	1,616	\$69.93	SE	31.8636	RANCH							
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$23,100	\$121,900	\$113,878	1.070	1,344	\$90.70	NE	#VALUE!	RANCH							
39-008-020-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$8,820	\$126,180	\$115,672	1.091	1,528	\$82.58	NW	11.5370	RANCH							
39-008-705-00	455 FIFTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$22,722	\$128,778	\$110,638	1.164	1,512	\$85.17	SW	#REF!	RANCH							
39-008-171-00	425 FIFTH STREET	01/06/23	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$22,793	\$153,207	\$131,164	1.168	1,851	\$82.77	SW	#REF!	RANCH							
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$51,500	34.33	\$102,957	\$29,400	\$120,600	\$102,305	1.179	866	\$139.26	NE	17.4555	RANCH							
39-008-829-00	684 VOLZ COURT	06/08/23	\$133,000	\$133,000	\$45,800	34.44	\$91,598	\$16,252	\$116,748	\$95,496	1.223	940	\$124.20	SE	#REF!	RANCH							
39-008-653-00	311 HENRY STREET	06/09/23	\$209,900	\$209,900	\$69,200	32.97	\$138,960	\$22,930	\$186,970	\$146,231	1.279	1,288	\$145.16	SW	37.3177	RANCH							
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$22,000	\$108,000	\$79,800	1.353	1,048	\$103.05	NE	12.0452	RANCH							
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$34,100	27.28	\$68,114	\$6,900	\$118,100	\$85,138	1.387	1,568	\$75.32	NW	138.7165	RANCH							
39-008-348-00	345 TENTH STREET	03/14/23	\$148,400	\$148,400	\$47,500	32.01	\$95,062	\$25,662	\$122,738	\$97,959	1.395	1,020	\$120.33	NE	139.5393	RANCH							
39-008-199-00	217 SEBEWAING STREET EAST	04/08/22	\$153,000	\$153,000	\$41,200	26.93	\$82,363	\$12,128	\$140,872	\$97,684	1.442	1,862	\$75.66	NW	44.7927	RANCH							
Totals:													\$4,775,350	\$4,775,350	\$2,064,400	\$4,128,525	\$4,309,248	E.C.F. =>	0.929	Std. Deviation=>	\$70.81	0.26494542	2.3162
													\$43.23	Ave. E.C.F. =>	0.905	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!				

***USED 0.905

Commercial 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
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.24979224		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP SEBEWAING BAY SUB #2 E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
23-017-057-00	605 W HICKORY	05/17/23	\$175,000	\$175,000	\$84,900	48.51	\$169,874	\$24,822	\$150,178	\$183,843	0.817	1,385	\$108.43	HICKO	14.0360	RANCH
23-017-065-00	126 E BAY	08/04/23	\$175,900	\$175,900	\$70,400	40.02	\$140,700	\$26,600	\$149,300	\$144,613	1.032	1,260	\$118.49	HICKO	7.5165	RANCH
23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$20,330	\$134,670	\$158,276	0.851	1,456	\$92.49	HICKO	10.6389	RANCH
23-017-077-00	650 W HICKORY	07/22/22	\$243,000	\$243,000	\$101,800	41.89	\$203,522	\$26,798	\$216,202	\$245,791	0.880	2,305	\$93.80	HICKO	7.7626	RANCH
39-007-071-10	693 DAVIS STREET	02/28/23	\$194,000	\$194,000	\$80,100	41.29	\$160,245	\$36,432	\$157,568	\$130,604	1.206	1,176	\$133.99	7NORT	24.9210	RANCH
Totals:			\$942,900	\$942,900	\$409,800		\$819,551		\$807,918	\$863,128			\$109.44		2.1208	
						Sale. Ratio =>	43.46			E.C.F. =>	0.936	Std. Deviation=>		0.161864597		
***USED 0.957						Std. Dev. =>	3.73			Ave. E.C.F. =>	0.957	Ave. Variance=>		12.9750	Coefficient of Var=>	13.55455637

Commercial 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
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE F	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP SOUTHWEST E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
39-008-378-00	565 SEBEWAING STREET EAST	07/21/23	\$75,000	\$75,000	\$62,000	82.67	\$124,005	\$24,000	\$51,000	\$126,749	0.402	1,228	\$41.53	NE	66.1726	RANCH
23-009-022-00	1078 GREMEL	04/07/23	\$63,500	\$63,500	\$45,000	70.87	\$90,000	\$15,600	\$47,900	\$94,307	0.508	1,238	\$38.69	RES S	50.7917	RANCH
39-008-119-00	15 YOUNG STREET	07/01/22	\$50,000	\$50,000	\$32,200	64.40	\$64,325	\$14,214	\$35,786	\$69,695	0.513	3,480	\$10.28	NW	41.5119	RANCH
39-008-579-00	319 MAIN STREET EAST	03/08/23	\$73,000	\$73,000	\$47,300	64.79	\$94,658	\$24,400	\$48,600	\$89,047	0.546	1,296	\$37.50	SW	39.0846	RANCH
39-008-338-00	404 BECK STREET NORTH	06/21/23	\$38,000	\$38,000	\$27,400	64.21	\$48,865	\$10,000	\$28,000	\$49,259	0.568	745	\$37.58	NE	87.3686	RANCH
39-008-170-00	226 SHARPSTEEN STREET	02/06/24	\$52,500	\$52,500	\$34,700	66.10	\$69,336	\$19,040	\$33,460	\$57,220	0.585	800	\$41.83	NW	#REF!	RANCH
39-008-614-00	330 E GROVE	05/23/23	\$56,500	\$56,500	\$34,800	61.59	\$69,598	\$13,200	\$43,300	\$71,480	0.606	848	\$51.06	SW	33.0865	RANCH
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,575	\$8,309	\$26,691	\$43,485	0.614	1,141	\$23.39	NE	#REF!	RANCH
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$28,000	\$64,000	\$100,125	0.639	1,156	\$55.36	SE	18.9085	RANCH
39-008-339-00	402 BECK STREET NORTH	01/22/24	\$60,000	\$60,000	\$38,000	63.33	\$75,933	\$14,280	\$45,720	\$70,140	0.652	918	\$50.98	NE	#REF!	RANCH
39-008-339-00	402 BECK STREET NORTH	06/07/23	\$57,000	\$57,000	\$32,800	57.54	\$65,541	\$10,200	\$46,800	\$70,141	0.667	918	\$49.80	NE	#REF!	RANCH
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$14,700	\$90,900	\$135,974	0.669	2,925	\$31.08	SW	39.5583	RANCH
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	44.9306	RANCH
39-008-425-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	24.5163	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.813	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	40.5350	RANCH
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$14,649	\$69,351	\$84,339	0.822	1,050	\$66.05	SE	5.2663	RANCH
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$14,112	\$140,888	\$164,964	0.854	1,456	\$96.76	NE	#REF!	RANCH
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$20,932	\$94,068	\$109,222	0.861	816	\$115.28	NE	#REF!	CAPE
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$26,889	\$95,611	\$110,068	0.869	1,648	\$38.02	NW	24.3773	RANCH
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$38,568	\$76,432	\$87,356	0.875	1,176	\$64.99	NW	5.7749	RANCH
39-008-745-00	520 SEBEWAING STREET EAST	11/11/22	\$72,500	\$72,500	\$30,600	42.21	\$61,265	\$11,400	\$61,100	\$69,353	0.881	1,139	\$53.64	SE	20.9849	RANCH
39-008-272-00	620 SEVENH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$11,114	\$61,886	\$66,872	0.925	913	\$67.78	SE	44.2857	RANCH
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$15,411	\$54,489	\$58,217	0.936	999	\$54.54	NE	93.5968	RANCH
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$32,693	\$13,640	\$46,360	\$49,497	0.937	700	\$66.23	NE	31.2379	RANCH
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$15,200	\$103,500	\$109,108	0.949	1,452	\$71.28	NE	#VALUE!	RANCH
39-008-597-00	321 GROVE STREET	10/02/23	\$115,000	\$115,000	\$48,700	42.35	\$97,305	\$15,200	\$99,800	\$104,062	0.959	1,196	\$83.44	SE	13.1803	RANCH
39-008-372-00	572 SHARPSTEEN STREET EAST	05/12/22	\$166,000	\$166,000	\$61,200	36.87	\$122,368	\$12,054	\$159,946	\$153,427	1.003	1,850	\$69.85	SW	#REF!	RANCH
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$21,000	\$114,000	\$109,108	1.045	1,452	\$78.51	NE	56.2252	RANCH
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$12,493	\$76,507	\$71,899	1.064	1,040	\$73.56	SW	37.8020	RANCH
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$17,000	\$113,000	\$105,753	1.069	1,616	\$69.93	SE	31.8636	RANCH
39-008-411-00	278 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$23,100	\$121,900	\$113,878	1.070	1,344	\$90.70	NE	#VALUE!	RANCH
23-009-016-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$8,820	\$229,246	\$126,180	1.091	1,528	\$82.58	NW	11.5370	RANCH
39-008-705-00	455 FOURTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$22,722	\$128,778	\$110,638	1.164	1,512	\$85.17	SW	#REF!	RANCH
39-008-717-00	425 FIFTH STREET	01/06/23	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$22,793	\$153,207	\$131,164	1.168	1,851	\$82.77	SW	#REF!	RANCH
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$51,500	34.33	\$102,957	\$29,400	\$120,600	\$102,305	1.179	866	\$139.26	NE	17.4555	RANCH
39-008-829-00	684 VOLZ COURT	06/08/23	\$133,000	\$133,000	\$45,800	34.44	\$91,598	\$16,252	\$116,748	\$95,496	1.223	940	\$124.20	SE	#REF!	RANCH
39-008-653-00	311 HENRY STREET	06/09/23	\$209,900	\$209,900	\$69,200	32.97	\$138,306	\$22,000	\$186,970	\$146,231	1.279	1,288	\$145.16	SW	37.3177	RANCH
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$22,000	\$108,000	\$79,800	1.353	1,048	\$103.05	NE	12.0452	RANCH
39-008-124-00	580 CENTER STREET NORTH	07/20/22	\$125,000	\$125,000	\$54,100	27.28	\$68,114	\$6,900	\$118,100	\$85,138	1.387	1,568	\$75.32	NW	138.7165	RANCH
39-008-348-00	345 TENTH STREET	03/14/23	\$148,400	\$148,400	\$47,500	32.01	\$95,062	\$25,662	\$122,738	\$87,959	1.395	1,020	\$120.33	NE	139.5393	RANCH
39-008-199-00	217 SEBEWAING STREET EAST	04/08/22	\$153,000	\$153,000	\$41,200	26.93	\$82,363	\$12,128	\$140,872	\$97,684	1.442	1,862	\$75.66	NW	44.7927	RANCH
Totals:			\$4,775,350	\$4,775,350	\$2,064,400	43.23	\$4,128,525	\$4,309,248	\$4,001,490	\$4,309,248	E.C.F. =>	0.929	\$70.81	0.26494542	2.3162	
***USED 0.905						12.66					Ave. E.C.F. =>	0.905		Ave. Variance=>	Coefficient of Var=>	#REF!

Commercial 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
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWPC	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800	61.86	\$3,245,642	\$2,091,085	\$3,835,711	\$41.10	Std. Deviation=>	0.24979224	14.8961			
					Sale. Ratio =>	12.85	E.C.F. =>	0.545	Ave. E.C.F. =>	0.694	Ave. Variance=>	0.19179546	75.3742	Coefficient of Var=>	75.8148505	
					Std. Dev. =>											

*** USED 0.694

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
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400	40.26	\$376,793	\$374,475	\$383,890	\$49.71	Std. Deviation=>	0.19179546	75.3742	Coefficient of Var=>	75.8148505	
					Sale. Ratio =>	8.08	E.C.F. =>	0.975	Ave. E.C.F. =>	0.994	Ave. Variance=>	0.19179546	75.3742	Coefficient of Var=>	75.8148505	
					Std. Dev. =>											

*** USED 0.996 TO EQUALIZE

SEBEWAING TOWNSHIP TWSP COMMERCIAL E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural, Commercial 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
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE F	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP TWSP RESIDENTIAL E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes & Agricultural 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
23-020-011-00	11944 WINTER	09/27/23	\$40,000	\$40,000	\$21,100	52.75	\$42,124	\$9,438	\$30,562	\$42,230	0.724	720	\$42.45	TWP R	#REF!	RANCH
23-036-014-00	9515 BACH	12/16/22	\$104,900	\$104,900	\$48,700	46.43	\$97,460	\$5,664	\$99,236	\$118,907	0.835	4,472	\$22.19	TWP R	#REF!	RANCH
23-017-010-00	82 E BAY	01/12/23	\$124,900	\$124,900	\$43,700	34.99	\$87,475	\$1,638	\$123,262	\$110,901	1.111	1,732	\$71.17	TWP R	28.2660	RANCH
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$14,649	\$69,351	\$84,339	0.822	1,050	\$66.05	SE	5.2663	RANCH
39-008-429-60	273 MEISSNER COUF	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$14,112	\$140,888	\$164,964	0.854	1,456	\$96.76	NE	85.4054	RANCH
39-008-414-00	659 SEBEWAING STF	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$20,932	\$94,068	\$109,222	0.861	816	\$115.28	NE	86.1257	CAPE
39-008-166-00	57 WASHINGTON ST	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$26,889	\$95,611	\$110,068	0.869	1,648	\$58.02	NW	86.8650	RANCH
39-008-021-00	611 CENTER STREET	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$38,568	\$76,432	\$87,356	0.875	1,176	\$64.99	NW	87.4948	RANCH
39-008-745-00	520 SEBEWAING STF	11/11/22	\$72,500	\$72,500	\$30,600	42.21	\$61,265	\$11,400	\$61,100	\$69,353	0.881	1,139	\$53.64	SE	20.9849	RANCH
39-008-339-00	402 BECK STREET NC	06/07/23	\$57,000	\$57,000	\$32,800	57.54	\$65,541	\$10,200	\$46,800	\$70,141	0.667	918	\$50.98	NE	66.7230	RANCH
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	44.9306	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
Totals:			\$1,143,350	\$1,143,350	\$524,200		\$1,048,301		\$966,866	\$1,146,459			\$65.07		1.4545	
						Sale. Ratio =>	45.85			E.C.F. =>	0.843	Std. Deviation=>		0.11582906		
***USED 0.829						Std. Dev. =>	6.30			Ave. E.C.F. =>	0.829	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Commercial 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
39-017-016-00	8801 UNIONVILLE R	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE R	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET NC	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RO	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING STF	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET SC	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EA	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
						Sale. Ratio =>	61.86			E.C.F. =>	0.545	Std. Deviation=>		0.249792236		
*** USED 0.694						Std. Dev. =>	12.85			Ave. E.C.F. =>	0.694	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET NC	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RO	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET SC	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET EA	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
						Sale. Ratio =>	40.26			E.C.F. =>	0.975	Std. Deviation=>		0.19179546		
*** USED 0.996 TO EQUALIZE						Std. Dev. =>	8.08			Ave. E.C.F. =>	0.994	Ave. Variance=>		75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP VILLAGE COMMERCIAL E.C.F.

Residential, Town Homes/Duplexes, Mobile Homes, Agricultural, Commercial 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
39-017-016-00	8801 UNIONVILLE F	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	78.6796	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	43.5652	
39-008-784-00	628 MAIN STREET E	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
39-017-019-00	8775 UNIONVILLE F	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.4474	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	55.2560	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	62.4247	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	#REF!	
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-502-00	207 CENTER STREET	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$10,000	\$55,550	\$77,286	0.719	936	\$59.35	SW	46.0078	RANCH
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$12,994	\$74,006	\$101,692	0.728	925	\$80.01	NW	72.7746	RANCH
39-008-760-00	672 SEBEWAING ST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$28,000	\$75,000	\$100,357	0.747	1,480	\$50.68	SE	18.9295	RANCH
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$2,623,550	\$2,623,550	\$1,622,800		\$3,245,642		\$2,091,085	\$3,835,711			\$41.10		14.8961	
					Sale. Ratio =>	61.86				E.C.F. =>	0.545		Std. Deviation=>	0.249792236		
*** USED 0.694					Std. Dev. =>	12.85				Ave. E.C.F. =>	0.694		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!

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
39-008-466-00	1 CENTER STREET N	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	106.3619	
39-017-008-00	652 UNIONVILLE RC	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$56,925	\$93,075	\$75,491	1.233	3,958	\$23.52	VILL	123.2936	
39-008-647-00	131 FIFTH STREET S	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$20,000	\$80,000	\$98,350	0.863	1,418	\$56.42	SW	25.7018	RANCH
39-008-572-00	125 MAIN STREET E	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$10,000	\$73,000	\$89,330	0.817	1,344	\$54.32	SW	46.1397	RANCH
Totals:			\$468,000	\$468,000	\$188,400		\$376,793		\$374,475	\$383,890			\$49.71		1.8713	
					Sale. Ratio =>	40.26				E.C.F. =>	0.975		Std. Deviation=>	0.19179546		
*** USED 0.996 TO EQUALIZE					Std. Dev. =>	8.08				Ave. E.C.F. =>	0.994		Ave. Variance=>	75.3742	Coefficient of Var=>	75.8148505

SEBEWAING TOWNSHIP AG TWSP PROPERTY LAND STUDY

Rate Table Acres

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26
03-027-003-00	PARKER	12/27/23	\$850,000	\$850,000	\$392,600	46.19	\$873,937	\$850,000	\$873,937	0.0	0.0	93.11	96.81	#DIV/0!	\$9,129	\$0.21
03-034-007-00	HURON LINE	06/21/22	\$860,000	\$860,000	\$311,000	36.16	\$621,902	\$860,000	\$621,902	0.0	0.0	79.00	80.00	#DIV/0!	\$10,886	\$0.25
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27
15-022-009-00	BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$216,200	8.13	\$573,695	\$2,426,477	\$339,322	0.0	0.0	245.00	25.45	#DIV/0!	\$9,904	\$0.23
15-022-008-00	MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$38,200	1.44	\$386,041	\$2,614,131	\$339,322	0.0	0.0	245.00	3.97	#DIV/0!	\$10,670	\$0.24
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22
Totals:			\$13,081,800	\$13,081,800	\$2,186,200		\$5,354,815	\$12,399,791	\$4,672,806	0.0		1,191.15	492.85			
					Sale. Ratio =>	16.71		Average				Average			Average	
\$10,400/acre					Std. Dev. =>	18.26		per FF=>	#DIV/0!			per Net Acre=>	10,409.95		per SqFt=>	\$0.24

Sebewaing Ag Properties

100 Kilman	1.00	\$10,400
95 Shebeo	0.96	\$9,950
90 #3	0.91	\$9,500
85 #4	0.88	\$9,200
80 #5	0.82	\$8,500
75 #6	0.82	\$8,500
70 #7	0.77	\$8,000
65 #8	0.77	\$8,000
Tile 400	0.05	\$500
Tile "A"	0.05	\$500
Tile "B"	0.05	\$500
Tile "C"	0.05	\$500
Tile "D"	0.05	\$500
Woods "A"	0.41	\$4,300
Woods "B"	0.41	\$4,300
Untillable	0.41	\$4,300
Drain	0.00	\$0
ROW	0.00	\$0

SEBEWAING TOWNSHIP BAY SUB LAND STUDY

Frontage 'A' & 'B'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
39-008-339-00	402 BECK STREET NORTH	06/07/23	\$57,000	\$57,000	\$32,800	57.54	\$65,541	\$1,659	\$10,200	51.0	0.0	0.00	0.00	\$33	#DIV/0!	#DIV/0!		
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,575	\$3,510	\$8,085	55.0	0.0	0.00	0.00	\$64	#DIV/0!	#DIV/0!		
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$25,692	\$17,800	89.0	0.0	0.00	0.00	\$289	#DIV/0!	#DIV/0!		
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$22,156	\$13,600	68.0	0.0	0.00	0.00	\$326	#DIV/0!	#DIV/0!		
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$36,391	\$14,112	96.0	96.0	0.21	0.21	\$379	\$171,656	\$3.94		
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$51,500	34.33	\$102,957	\$76,443	\$29,400	200.0	0.0	0.45	0.00	\$382	\$169,873	\$3.90		
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$19,124	\$10,000	50.0	0.0	0.00	0.00	\$382	#DIV/0!	#DIV/0!		
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$32,414	\$15,000	75.0	0.0	0.00	0.00	\$432	#DIV/0!	#DIV/0!		
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31		
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$39,094	\$21,000	75.0	0.0	0.00	0.00	\$521	#DIV/0!	#DIV/0!		
39-007-071-10	693 DAVIS STREET	02/28/23	\$194,000	\$194,000	\$80,100	41.29	\$160,245	\$70,187	\$36,432	132.0	198.5	0.60	0.60	\$532	\$116,590	\$2.68		
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$67,038	\$22,000	110.0	0.0	0.00	0.00	\$609	#DIV/0!	#DIV/0!		
39-008-372-00	572 SHARPSTEEN STREET EAST	05/12/22	\$166,000	\$166,000	\$61,200	36.87	\$122,368	\$55,686	\$12,054	82.0	0.0	0.00	0.00	\$679	#DIV/0!	#DIV/0!		
39-008-348-00	345 TENTH STREET	03/14/23	\$148,400	\$148,400	\$47,500	32.01	\$95,062	\$68,338	\$15,000	75.0	0.0	0.00	0.00	\$911	#DIV/0!	#DIV/0!		
39-008-208-00	818 SEVENTH STREET NORTH	03/25/24	\$80,000	\$80,000	\$23,300	29.13	\$46,590	\$47,410	\$14,000	50.0	0.0	0.00	0.00	\$948	#DIV/0!	#DIV/0!		
39-008-374-00	584 SHARPSTEEN STREET EAST	06/21/22	\$134,000	\$134,000	\$31,000	23.13	\$61,963	\$84,091	\$12,054	82.0	0.0	0.00	0.00	\$1,026	#DIV/0!	#DIV/0!		
39-008-322-00	480 NINTH STREET	03/28/23	\$155,000	\$155,000	\$41,100	26.52	\$82,259	\$80,250	\$15,000	75.0	0.0	0.00	0.00	\$1,070	#DIV/0!	#DIV/0!		
Totals:			\$2,060,800	\$2,060,800	\$778,900		\$1,557,513	\$784,633	\$288,837	1,480.5		2.23	1.78					
						Sale. Ratio =>	37.80				Average			Average				
						Std. Dev. =>	9.43				per FF=>	\$530	Average	per Net Acre=>	351,380.65	Average	per SqFt=>	\$8.07

\$530/FF

SEBEWAING TOWNSHIP INDUSTRIAL PROPERTY LAND STUDY

Frontage 'A' & 'B'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
39-008-514-50	CENTER STREET NORTH	03/19/24	\$6,000	\$6,000	\$3,300	55.00	\$6,600	\$6,000	\$6,600	22.0	50.0	0.03	0.03	\$273	\$240,000	\$5.51		
39-017-007-00	646 UNIONVILLE ROAD SOL	05/08/23	\$55,000	\$55,000	\$42,300	76.91	\$84,686	\$38,514	\$68,200	110.0	396.0	1.00	1.00	\$350	\$38,514	\$0.88		
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$52,693	\$20,947	\$13,640	44.0	0.0	0.00	0.00	\$476	#DIV/0!	#DIV/0!		
39-017-017-11	UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,670	\$39,930	\$28,600	80.8	106.9	0.42	0.00	\$494	\$95,071	\$2.18		
39-017-018-00	UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,670	\$39,930	\$28,600	80.8	106.9	0.42	0.20	\$494	\$95,071	\$2.18		
39-017-029-00	601 UNIONVILLE ROAD SOL	08/30/23	\$70,000	\$70,000	\$37,200	53.14	\$74,400	\$70,000	\$74,400	120.0	273.0	0.75	0.75	\$583	\$93,085	\$2.14		
39-008-237-00	SEVENTH STREET	05/09/23	\$17,500	\$17,500	\$9,400	53.71	\$18,750	\$17,500	\$18,750	85.0	100.0	0.17	0.20	\$206	\$101,744	\$2.34		
39-008-232-00	730 BECK STREET NORTH	05/09/23	\$17,500	\$17,500	\$9,400	53.71	\$18,750	\$17,500	\$18,750	75.0	100.0	0.17	0.17	\$233	\$101,744	\$2.34		
39-008-238-00	719 SEVENTH STREET	05/09/23	\$17,500	\$17,500	\$9,400	53.71	\$18,750	\$17,500	\$18,750	65.0	100.0	0.17	0.15	\$269	\$101,744	\$2.34		
39-008-239-00	715 SEVENTH STREET	05/09/23	\$17,500	\$17,500	\$9,400	53.71	\$18,750	\$17,500	\$18,750	50.0	100.0	0.17	0.12	\$350	\$101,744	\$2.34		
39-008-066-00	415 UNION STREET	11/18/22	\$500,000	\$500,000	\$193,500	38.70	\$386,996	\$174,754	\$61,750	247.0	0.0	0.00	0.00	\$708	#DIV/0!	#DIV/0!		
Totals:			\$843,000	\$843,000	\$382,800		\$739,715	\$460,075	\$356,790	979.6		3.31	2.61					
			Sale. Ratio =>			45.41	Average				Average			Average				
\$470/FF						Std. Dev. =>	9.31	per FF=>			\$470	per Net Acre=>			139,205.75	per SqFt=>		\$3.20

Rate Table 6

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17		
03-022-001-00	SHEBEON	03/11/24	\$350,000	\$350,000	\$142,400	40.69	\$312,773	\$350,000	\$312,773	0.0	0.0	30.74	40.00	#DIV/0!	\$11,386	\$0.26		
03-027-003-00	PARKER	12/27/23	\$850,000	\$850,000	\$392,600	46.19	\$873,937	\$850,000	\$873,937	0.0	0.0	93.11	96.81	#DIV/0!	\$9,129	\$0.21		
03-034-007-00	HURON LINE	06/21/22	\$860,000	\$860,000	\$311,000	36.16	\$621,902	\$860,000	\$621,902	0.0	0.0	79.00	80.00	#DIV/0!	\$10,886	\$0.25		
03-035-006-00	5116 OWENDALE	10/16/23	\$450,000	\$450,000	\$174,600	38.80	\$349,108	\$450,000	\$349,108	0.0	0.0	38.16	39.00	#DIV/0!	\$11,792	\$0.27		
15-022-009-00	BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$216,200	8.13	\$573,695	\$2,426,477	\$339,322	0.0	0.0	245.00	25.45	#DIV/0!	\$9,904	\$0.23		
15-022-008-00	MURDOCK ROAD	02/21/23	\$2,660,850	\$2,660,850	\$38,200	1.44	\$386,041	\$2,614,131	\$339,322	0.0	0.0	245.00	3.97	#DIV/0!	\$10,670	\$0.24		
15-022-006-00	3450 BROWN ROAD	02/21/23	\$2,660,850	\$2,660,850	\$81,000	3.04	\$369,807	\$2,630,365	\$339,322	0.0	0.0	245.00	25.15	#DIV/0!	\$10,736	\$0.25		
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24		
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24		
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22		
Totals:			\$13,081,800	\$13,081,800	\$2,186,200		\$5,354,815	\$12,399,791	\$4,672,806	0.0		1,191.15	492.85					
			Sale. Ratio =>			16.71	Average				Average			Average				
						Std. Dev. =>	18.26	per FF=>			#DIV/0!	per Net Acre=>			10,409.95	per SqFt=>		\$0.24

Sebewaing Aq Properties

100 Kilman	1.00	\$10,400
95 Shebeo	0.96	\$9,950
90 #3	0.91	\$9,500
85 #4	0.87	\$9,000
80 #5	0.75	\$7,850
75 #6	0.75	\$7,850
70 #7	0.75	\$7,850
65 #8	0.75	\$7,850
Tile "A"	0.05	\$500
Tile "B"	0.05	\$500
Tile "C"	0.05	\$500
Tile "D"	0.05	\$500
Woods "A"	0.40	\$4,160
Woods "B"	0.40	\$4,160
Untillable	0.40	\$4,160
Drain	0.00	\$0
ROW	0.00	\$0

SEBEWAING TOWNSHIP M-25 CORRIDOR PROPERTY LAND STUDY

Frontage 'A', 'B', 'C', 'D', 'E' and 'Main'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
39-008-844-00	561 BECK STREET SOUTH	10/21/22	\$250,000	\$250,000	\$6,700	2.68	\$13,350	\$250,000	\$13,350	150.0	140.0	0.48	0.48	\$1,667	\$518,672	\$11.91		
39-017-007-00	646 UNIONVILLE ROAD SOUTH	05/08/23	\$55,000	\$55,000	\$42,300	76.91	\$84,686	\$38,514	\$68,200	110.0	396.0	1.00	1.00	\$350	\$38,514	\$0.88		
39-017-008-00	652 UNIONVILLE ROAD SOUTH	02/09/24	\$150,000	\$150,000	\$54,500	36.33	\$108,938	\$97,987	\$56,925	103.5	396.0	0.94	0.94	\$947	\$104,131	\$2.39		
39-017-017-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,572	\$40,028	\$28,600	50.0	298.7	0.42	0.34	\$801	\$95,305	\$2.19		
39-017-017-11	UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,670	\$39,930	\$28,600	80.8	106.9	0.42	0.00	\$494	\$95,071	\$2.18		
39-017-018-00	UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$29,670	\$39,930	\$28,600	80.8	106.9	0.42	0.20	\$494	\$95,071	\$2.18		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$26,987	\$28,600	100.0	183.0	0.42	0.42	\$270	\$64,255	\$1.48		
39-017-029-00	601 UNIONVILLE ROAD SOUTH	08/30/23	\$70,000	\$70,000	\$37,200	53.14	\$74,400	\$70,000	\$74,400	120.0	273.0	0.75	0.75	\$583	\$93,085	\$2.14		
Totals:			\$689,000	\$689,000	\$225,900		\$412,899	\$603,376	\$327,275	795.1		4.86	4.14					
			Sale. Ratio =>			32.79	Average			Average			Average					
			Std. Dev. =>			21.07	per FF=>			per Net Acre=>			per SqFt=>					
\$760/FF										\$759			124,279.30			\$2.85		

Rate Table M-25 Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$7,317	\$18,975	0.0	0.0	2.53	2.82	#DIV/0!	\$2,892	\$0.07		
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10		
10-026-003-00	4359 MC ALPIN ROAD	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12		
10-027-007-00	4821 ELKTON ROAD SOUTH	01/13/23	\$925,000	\$925,000	\$424,400	45.88	\$942,275	\$885,381	\$902,656	0.0	0.0	120.00	120.00	#DIV/0!	\$7,378	\$0.17		
10-003-012-00	4660 CANBORO ROAD	07/28/23	\$925,000	\$925,000	\$269,600	29.15	\$544,583	\$807,133	\$426,716	0.0	0.0	80.00	80.00	#DIV/0!	\$10,089	\$0.23		
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24		
10-003-012-10	4660 CANBORO ROAD	09/12/23	\$391,000	\$391,000	\$0	0.00	\$219,334	\$273,133	\$101,467	0.0	0.0	18.00	18.00	#DIV/0!	\$15,174	\$0.35		
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40		
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24		
23-019-015-50	UNIONVILLE	11/08/22	\$560,000	\$560,000	\$270,700	48.34	\$541,400	\$560,000	\$541,400	0.0	0.0	88.14	90.00	#DIV/0!	\$6,354	\$0.15		
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17		
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22		
Totals:			\$5,791,250	\$5,791,250	\$1,948,600		\$4,457,177	\$4,873,445	\$3,539,372	0.0		538.51	507.98					
			Sale. Ratio =>			33.65	Average			Average			Average					
			Std. Dev. =>			16.13	per FF=>			#DIV/0!			per Net Acre=>			per SqFt=>		
\$9,050/acre													9,049.87			\$0.21		

SEBEWAING TOWNSHIP NORTH EAST 1/4 PROPERTY LAND STUDY

Frontage 'A', 'B', 'C' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$3,990	\$28,000	100.0	0.0	0.00	0.00	\$40	#DIV/0!	#DIV/0!
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$112,475	\$3,510	\$8,085	55.0	0.0	0.00	0.00	\$64	#DIV/0!	#DIV/0!
39-008-607-00	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$49,700	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$4,571	\$10,000	50.0	0.0	0.00	0.00	\$91	#DIV/0!	#DIV/0!
39-008-425-00	572 N CENTER	06/21/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$14,786	\$28,000	100.0	0.0	0.00	0.00	\$148	#DIV/0!	#DIV/0!
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$22,402	\$20,000	100.0	0.0	0.00	0.00	\$224	#DIV/0!	#DIV/0!
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$21,427	\$12,716	86.5	0.0	0.00	0.00	\$248	#DIV/0!	#DIV/0!
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$12,519	\$10,000	50.0	0.0	0.00	0.00	\$250	#DIV/0!	#DIV/0!
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$28,323	\$14,700	100.0	0.0	0.00	0.00	\$283	#DIV/0!	#DIV/0!
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$25,692	\$17,800	89.0	0.0	0.00	0.00	\$326	#DIV/0!	#DIV/0!
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$21,367	\$12,600	63.0	0.0	0.00	0.00	\$339	#DIV/0!	#DIV/0!
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$21,097	\$11,500	57.5	0.0	0.00	0.00	\$367	#DIV/0!	#DIV/0!
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$36,391	\$14,112	96.0	96.0	0.21	0.21	\$379	\$171,656	\$3.94
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$31,500	34.33	\$102,957	\$76,443	\$29,400	200.0	0.0	0.00	0.45	\$382	\$169,873	\$3.90
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$19,124	\$10,000	50.0	0.0	0.00	0.00	\$382	#DIV/0!	#DIV/0!
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$32,414	\$15,000	75.0	0.0	0.00	0.00	\$432	#DIV/0!	#DIV/0!
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$39,094	\$21,000	75.0	0.0	0.00	0.00	\$321	#DIV/0!	#DIV/0!
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$31,779	\$12,000	60.0	0.0	0.00	0.00	\$530	#DIV/0!	#DIV/0!
39-008-020-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$51,832	\$8,820	60.0	0.0	0.00	0.00	\$864	#DIV/0!	#DIV/0!
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$46,561	\$17,000	85.0	0.0	0.00	0.00	\$548	#DIV/0!	#DIV/0!
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$67,038	\$22,000	110.0	0.0	0.00	0.00	\$609	#DIV/0!	#DIV/0!
39-008-705-00	455 FOURTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$61,485	\$20,000	100.0	0.0	0.00	0.00	\$615	#DIV/0!	#DIV/0!
39-008-883-00	912 MAIN STREET	04/08/22	\$180,000	\$180,000	\$42,500	23.61	\$84,969	\$121,491	\$26,460	180.0	1.0	0.00	0.00	\$675	\$30,372,750	\$697.26
39-008-717-00	425 FIFTH STREET	01/06/23	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$70,119	\$20,400	102.0	0.0	0.00	0.00	\$687	#DIV/0!	#DIV/0!
Totals:			\$3,009,413	\$3,009,413	\$1,266,600	42.09	\$2,539,056	\$930,224	\$459,867	2,432.5	0.0	2.89	2.44	Average	Average	Average
			Sale, Ratio =>			11.90	per FF=>	per FF=>	per FF=>	\$382		per Net Acres=>	322,099.72	per SqFt=>	per SqFt=>	\$7.39

Rate Table 7

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$7,317	\$18,975	0.0	0.0	2.53	2.82	#DIV/0!	\$2,892	\$0.07
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
10-026-003-00	4359 MC ALPIN ROAD	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12
10-027-007-00	4821 ELKTON ROAD SOUTH	01/13/23	\$925,000	\$925,000	\$424,400	45.88	\$942,275	\$885,381	\$902,656	0.0	0.0	120.00	120.00	#DIV/0!	\$7,378	\$0.17
10-003-012-00	4660 CANBORO ROAD	07/28/23	\$925,000	\$925,000	\$269,600	29.15	\$544,583	\$807,133	\$426,716	0.0	0.0	80.00	80.00	#DIV/0!	\$10,089	\$0.23
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24
10-003-012-10	4660 CANBORO ROAD	09/12/23	\$391,000	\$391,000	\$0	0.00	\$219,334	\$273,133	\$101,467	0.0	0.0	18.00	18.00	#DIV/0!	\$15,174	\$0.35
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
10-033-003-20	MAHARG ROAD	11/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
23-019-015-50	UNIONVILLE	11/08/22	\$660,000	\$660,000	\$270,700	48.34	\$541,400	\$600,000	\$541,400	0.0	0.0	88.14	90.00	#DIV/0!	\$6,354	\$0.15
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22
Totals:			\$5,791,250	\$5,791,250	\$1,948,600	33.65	\$4,457,177	\$4,873,445	\$3,539,372	0.0	0.0	538.51	507.98	Average	Average	Average
			Sale, Ratio =>			16.13	per FF=>	per FF=>	per FF=>	#DIV/0!		per Net Acres=>	9,049.87	per SqFt=>	per SqFt=>	\$0.21

SEBEWAING TOWNSHIP NORTH WEST 1/4 PROPERTY LAND STUDY

Frontage 'A', 'B', 'C' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$3,990	\$28,000	100.0	0.0	0.00	0.00	\$40	#DIV/0!	#DIV/0!
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,575	\$3,510	\$8,085	55.0	0.0	0.00	0.00	\$64	#DIV/0!	#DIV/0!
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$4,571	\$10,000	50.0	0.0	0.00	0.00	\$91	#DIV/0!	#DIV/0!
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$14,786	\$28,000	100.0	0.0	0.00	0.00	\$148	#DIV/0!	#DIV/0!
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$22,402	\$20,000	100.0	0.0	0.00	0.00	\$224	#DIV/0!	#DIV/0!
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$21,427	\$12,716	86.5	0.0	0.00	0.00	\$248	#DIV/0!	#DIV/0!
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$12,519	\$10,000	50.0	0.0	0.00	0.00	\$250	#DIV/0!	#DIV/0!
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$28,323	\$14,700	100.0	0.0	0.00	0.00	\$283	#DIV/0!	#DIV/0!
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$25,692	\$17,800	89.0	0.0	0.00	0.00	\$289	#DIV/0!	#DIV/0!
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$22,156	\$13,600	68.0	0.0	0.00	0.00	\$326	#DIV/0!	#DIV/0!
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$21,367	\$12,600	63.0	0.0	0.00	0.00	\$339	#DIV/0!	#DIV/0!
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$21,097	\$11,500	57.5	0.0	0.00	0.00	\$367	#DIV/0!	#DIV/0!
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$36,391	\$14,112	96.0	96.0	0.21	0.21	\$379	\$171,656	\$3.94
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$51,500	34.33	\$102,957	\$76,443	\$29,400	200.0	0.0	0.45	0.00	\$382	\$169,873	\$3.90
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$19,124	\$10,000	50.0	0.0	0.00	0.00	\$382	#DIV/0!	#DIV/0!
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$32,414	\$15,000	75.0	0.0	0.00	0.00	\$432	#DIV/0!	#DIV/0!
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$39,094	\$21,000	75.0	0.0	0.00	0.00	\$521	#DIV/0!	#DIV/0!
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$31,779	\$12,000	60.0	0.0	0.00	0.00	\$530	#DIV/0!	#DIV/0!
39-008-020-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$15,832	\$8,820	60.0	0.0	0.00	0.00	\$864	#DIV/0!	#DIV/0!
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$46,561	\$17,000	85.0	0.0	0.00	0.00	\$548	#DIV/0!	#DIV/0!
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$67,038	\$22,000	110.0	0.0	0.00	0.00	\$609	#DIV/0!	#DIV/0!
39-008-705-00	455 FOURTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$67,485	\$20,000	100.0	0.0	0.00	0.00	\$615	#DIV/0!	#DIV/0!
39-008-883-00	912 MAIN STREET	04/08/22	\$180,000	\$180,000	\$42,500	23.61	\$84,969	\$121,491	\$26,460	180.0	1.0	0.00	0.00	\$675	\$30,372,750	\$697.26
39-008-717-00	425 FIFTH STREET	01/06/23	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$70,119	\$20,400	102.0	0.0	0.00	0.00	\$687	#DIV/0!	#DIV/0!
Totals:			\$3,009,413	\$3,009,413	\$1,266,600		\$2,539,056	\$930,224	\$459,867	2,432.5		2.89	2.44			
					Sale. Ratio =>	42.09			Average			Average		Average		
\$380/FF					Std. Dev. =>	11.90			per FF=>	\$382		per Net Acre=>	322,099.72		per SqFt=>	\$7.39

Rate Table 16

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$7,317	\$18,975	0.0	0.0	2.53	2.82	#DIV/0!	\$2,892	\$0.07
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
10-026-003-00	4359 MC ALPIN ROAD	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12
10-027-007-00	4821 ELKTON ROAD SOUTH	01/13/23	\$925,000	\$925,000	\$424,400	45.88	\$942,275	\$885,381	\$902,656	0.0	0.0	120.00	120.00	#DIV/0!	\$7,378	\$0.17
10-003-012-00	4660 CANBORO ROAD	07/28/23	\$925,000	\$925,000	\$269,600	29.15	\$544,583	\$807,133	\$426,716	0.0	0.0	80.00	80.00	#DIV/0!	\$10,089	\$0.23
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24
10-003-012-10	4660 CANBORO ROAD	09/12/23	\$391,000	\$391,000	\$0	0.00	\$219,334	\$273,133	\$101,467	0.0	0.0	18.00	18.00	#DIV/0!	\$15,174	\$0.35
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
23-019-015-50	UNIONVILLE	11/08/22	\$560,000	\$560,000	\$270,700	48.34	\$541,400	\$560,000	\$541,400	0.0	0.0	88.14	90.00	#DIV/0!	\$6,354	\$0.15
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22
Totals:			\$5,791,250	\$5,791,250	\$1,948,600		\$4,457,177	\$4,873,445	\$3,539,372	0.0		538.51	507.98			
					Sale. Ratio =>	33.65			Average			Average		Average		
\$9,050/acre					Std. Dev. =>	16.13			per FF=>	#DIV/0!		per Net Acre=>	9,049.87		per SqFt=>	\$0.21

SEBEWAING TOWNSHIP SOUTH EAST 1/4 PROPERTY LAND STUDY

Frontage 'A', 'B', 'C', 'D', 'E' and Rate Table 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
39-008-773-00	505 MAIN STREET EAST	01/09/24	\$92,000	\$92,000	\$58,000	63.04	\$116,010	\$3,990	\$28,000	100.0	0.0	0.00	0.00	\$40	#DIV/0!	#DIV/0!	
39-008-263-00	724 TENTH STREET	05/02/22	\$35,000	\$35,000	\$19,800	56.57	\$39,575	\$3,510	\$8,085	55.0	0.0	0.00	0.00	\$64	#DIV/0!	#DIV/0!	
39-008-607-10	105 S FOURTH ST	08/19/22	\$105,600	\$105,600	\$56,200	53.22	\$112,465	\$7,835	\$14,700	100.0	120.0	0.28	0.28	\$78	\$28,491	\$0.65	
39-008-502-00	207 CENTER STREET SOUTH	05/23/23	\$65,550	\$65,550	\$35,500	54.16	\$70,979	\$4,571	\$10,000	50.0	0.0	0.00	0.00	\$91	#DIV/0!	#DIV/0!	
39-008-125-00	572 N CENTER	06/27/23	\$87,000	\$87,000	\$46,600	53.56	\$93,229	\$6,765	\$12,994	65.0	213.0	0.32	0.32	\$104	\$21,274	\$0.49	
39-007-003-20	MILLER STREET	09/21/22	\$4,863	\$4,863	\$0	0.00	\$5,880	\$4,863	\$5,880	40.0	718.3	0.66	0.66	\$122	\$7,368	\$0.17	
39-008-760-00	672 SEBEWAING STREET EAST	02/02/24	\$103,000	\$103,000	\$58,100	56.41	\$116,214	\$14,786	\$28,000	100.0	0.0	0.00	0.00	\$148	#DIV/0!	#DIV/0!	
39-008-647-00	131 FIFTH STREET SOUTH	06/15/23	\$100,000	\$100,000	\$48,800	48.80	\$97,598	\$22,402	\$20,000	100.0	0.0	0.00	0.00	\$224	#DIV/0!	#DIV/0!	
39-008-888-00	69 AUCH STREET	05/08/22	\$84,000	\$84,000	\$37,600	44.76	\$75,289	\$21,427	\$12,716	86.5	0.0	0.00	0.00	\$248	#DIV/0!	#DIV/0!	
39-008-572-00	125 MAIN STREET EAST	07/25/23	\$83,000	\$83,000	\$40,200	48.43	\$80,481	\$12,519	\$10,000	50.0	0.0	0.00	0.00	\$250	#DIV/0!	#DIV/0!	
39-008-021-00	611 CENTER STREET NORTH	11/30/22	\$115,000	\$115,000	\$50,700	44.09	\$101,377	\$28,323	\$14,700	100.0	0.0	0.00	0.00	\$283	#DIV/0!	#DIV/0!	
39-008-414-00	659 SEBEWAING STREET EAST	09/29/23	\$115,000	\$115,000	\$53,600	46.61	\$107,108	\$25,692	\$17,800	89.0	0.0	0.00	0.00	\$289	#DIV/0!	#DIV/0!	
39-008-361-00	298 TENTH STREET	12/20/22	\$69,900	\$69,900	\$30,700	43.92	\$61,344	\$22,156	\$13,600	68.0	0.0	0.00	0.00	\$326	#DIV/0!	#DIV/0!	
39-008-166-00	57 WASHINGTON STREET	12/06/23	\$122,500	\$122,500	\$56,900	46.45	\$113,733	\$21,367	\$12,600	63.0	0.0	0.00	0.00	\$339	#DIV/0!	#DIV/0!	
39-008-597-00	321 GROVE STREET	08/23/23	\$59,000	\$59,000	\$24,700	41.86	\$49,403	\$21,097	\$11,500	57.5	0.0	0.00	0.00	\$367	#DIV/0!	#DIV/0!	
39-008-429-60	273 MEISSNER COURT	06/06/22	\$155,000	\$155,000	\$66,400	42.84	\$132,721	\$36,391	\$14,112	96.0	96.0	0.21	0.21	\$379	\$171,656	\$3.94	
39-008-914-00	554 BRUNSWICK STREET	10/21/22	\$150,000	\$150,000	\$51,500	34.33	\$102,957	\$76,443	\$29,400	200.0	0.0	0.45	0.00	\$382	\$169,873	\$3.90	
39-008-272-00	620 SEVENTH STREET	11/01/23	\$73,000	\$73,000	\$31,900	43.70	\$63,876	\$19,124	\$10,000	50.0	0.0	0.00	0.00	\$382	#DIV/0!	#DIV/0!	
39-008-353-00	297 TENTH STREET	07/24/23	\$118,500	\$118,500	\$50,500	42.62	\$101,086	\$32,414	\$15,000	75.0	0.0	0.00	0.00	\$432	#DIV/0!	#DIV/0!	
39-008-411-00	279 EAST STREET	12/15/22	\$145,000	\$145,000	\$56,500	38.97	\$112,950	\$55,150	\$23,100	115.5	365.3	0.97	0.97	\$477	\$56,914	\$1.31	
39-008-353-00	297 TENTH STREET	12/29/23	\$135,000	\$135,000	\$58,500	43.33	\$116,906	\$39,094	\$21,000	75.0	0.0	0.00	0.00	\$521	#DIV/0!	#DIV/0!	
39-008-722-00	475 FIFTH STREET SOUTH	12/19/23	\$89,000	\$89,000	\$34,600	38.88	\$69,221	\$31,779	\$12,000	60.0	0.0	0.00	0.00	\$530	#DIV/0!	#DIV/0!	
39-008-020-00	625 CENTER STREET NORTH	05/31/22	\$135,000	\$135,000	\$46,000	34.07	\$91,988	\$51,832	\$8,820	60.0	0.0	0.00	0.00	\$864	#DIV/0!	#DIV/0!	
39-008-763-00	696 SEBEWAING STREET EAST	04/05/23	\$130,000	\$130,000	\$50,200	38.62	\$100,439	\$46,561	\$17,000	85.0	0.0	0.00	0.00	\$548	#DIV/0!	#DIV/0!	
39-008-410-00	289 EAST STREET	08/16/22	\$130,000	\$130,000	\$42,500	32.69	\$84,962	\$67,038	\$22,000	110.0	0.0	0.00	0.00	\$609	#DIV/0!	#DIV/0!	
39-008-705-00	455 FOURTH STREET SOUTH	05/16/23	\$151,500	\$151,500	\$55,000	36.30	\$110,015	\$61,485	\$20,000	100.0	0.0	0.00	0.00	\$615	#DIV/0!	#DIV/0!	
39-008-883-00	912 MAIN STREET	04/08/22	\$180,000	\$180,000	\$42,500	23.61	\$84,969	\$121,491	\$26,460	180.0	1.0	0.00	0.00	\$675	\$30,372,750	\$697.26	
39-008-717-00	425 FIFTH STREET	01/06/23	\$176,000	\$176,000	\$63,100	35.85	\$126,281	\$70,119	\$20,400	102.0	0.0	0.00	0.00	\$687	#DIV/0!	#DIV/0!	
Totals:			\$3,009,413	\$3,009,413	\$1,266,600		\$2,539,056	\$930,224	\$459,867	2,432.5		2.89	2.44				
						Sale. Ratio =>	42.09	Average			Average		Average				
\$380/FF						Std. Dev. =>	11.90	per FF=>			\$382	per Net Acre=>		322,099.72	per SqFt=>		\$7.39

SEBEWAING TOWNSHIP COMMERCIAL PROPERTY LAND STUDY

Frontage 'A'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
39-008-267-00	614 BECK STREET NORTH	12/29/22	\$60,000	\$60,000	\$26,300	43.83	\$52,693	\$20,947	\$13,640	44.0	0.0	0.00	0.00	\$476	#DIV/0!	#DIV/0!
39-017-007-00	646 UNIONVILLE ROAD SOL	05/08/23	\$55,000	\$55,000	\$42,300	76.91	\$84,686	\$38,514	\$68,200	110.0	396.0	1.00	1.00	\$350	\$38,514	\$0.88
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$26,987	\$28,600	100.0	183.0	0.42	0.42	\$270	\$64,255	\$1.48
39-008-514-50	CENTER STREET NORTH	03/19/24	\$6,000	\$6,000	\$3,300	55.00	\$6,600	\$6,000	\$6,600	22.0	50.0	0.03	0.03	\$273	\$240,000	\$5.51
39-008-516-00	26 N CENTER	11/17/22	\$45,000	\$45,000	\$7,400	16.44	\$14,876	\$33,487	\$3,363	19.0	0.0	0.00	0.00	\$1,762	#DIV/0!	#DIV/0!
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$1,860	\$5,890	19.0	0.0	0.00	0.00	\$98	#DIV/0!	#DIV/0!
Totals:			\$247,000	\$247,000	\$122,600		\$245,498	\$127,795	\$126,293	314.0		1.45	1.45			
						Sale. Ratio =>	49.64		Average			Average		Average		
						Std. Dev. =>	19.71		per FF=>	\$407		per Net Acre=>	88,439.45	per SqFt=>	\$2.03	

Rate Table 11

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$7,317	\$18,975	0.0	0.0	2.53	2.82	#DIV/0!	\$2,892	\$0.07
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10
10-026-003-00	4359 MC ALPIN ROAD	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12
10-027-007-00	4821 ELKTON ROAD SOUTH	01/13/23	\$925,000	\$925,000	\$424,400	45.88	\$942,275	\$885,381	\$902,656	0.0	0.0	120.00	120.00	#DIV/0!	\$7,378	\$0.17
10-003-012-00	4660 CANBORO ROAD	07/28/23	\$925,000	\$925,000	\$269,600	29.15	\$544,583	\$807,133	\$426,716	0.0	0.0	80.00	80.00	#DIV/0!	\$10,089	\$0.23
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24
10-003-012-10	4660 CANBORO ROAD	09/12/23	\$391,000	\$391,000	\$0	0.00	\$219,334	\$273,133	\$101,467	0.0	0.0	18.00	18.00	#DIV/0!	\$15,174	\$0.35
10-021-004-00	4080 ELKTON ROAD SOUTH	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24
23-019-015-50	UNIONVILLE	11/08/22	\$560,000	\$560,000	\$270,700	48.34	\$541,400	\$560,000	\$541,400	0.0	0.0	88.14	90.00	#DIV/0!	\$6,354	\$0.15
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22
Totals:			\$5,791,250	\$5,791,250	\$1,948,600		\$4,457,177	\$4,873,445	\$3,539,372	0.0		538.51	507.98			
						Sale. Ratio =>	33.65		Average			Average		Average		
						Std. Dev. =>	16.13		per FF=>	#DIV/0!		per Net Acre=>	9,049.87	per SqFt=>	\$0.21	

SEBEWAING TOWNSHIP RESIDENTIAL PROPERTY LAND STUDY

Frontage 'A', 'B', 'C' & 'D'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
23-017-066-00	590 W HICKORY	06/16/23	\$155,000	\$155,000	\$72,600	46.84	\$145,210	\$30,120	\$20,330	107.0	107.0	0.26	0.26	\$281	\$114,525	\$2.63		
23-017-077-00	650 W HICKORY	07/22/22	\$243,000	\$243,000	\$101,800	41.89	\$203,522	\$65,372	\$25,894	214.0	107.0	0.53	0.53	\$305	\$124,281	\$2.85		
23-036-001-20	9957 BACH	07/19/23	\$178,000	\$178,000	\$48,100	27.02	\$96,139	\$94,809	\$12,948	276.0	294.6	1.66	1.87	\$344	\$57,114	\$1.31		
23-017-065-00	126 E BAY	08/04/23	\$175,900	\$175,900	\$70,400	40.02	\$140,700	\$61,800	\$26,600	140.0	0.0	0.00	0.00	\$441	#DIV/0!	#DIV/0!		
Totals:			\$751,900	\$751,900	\$292,900		\$585,571	\$252,101	\$85,772	737.0		2.45	2.66					
			Sale. Ratio =>			38.95	Average			Average			Average					
\$340/FF			Std. Dev. =>			8.45	per FF=>			\$342	per Net Acre=>			102,940.38	per SqFt=>			\$2.36

Rate Table '10'

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$7,317	\$18,975	0.0	0.0	2.53	2.82	#DIV/0!	\$2,892	\$0.07		
10-008-019-70	FARVER ROAD	10/07/22	\$31,000	\$31,000	\$13,200	42.58	\$26,400	\$31,000	\$26,400	0.0	0.0	6.90	6.90	#DIV/0!	\$4,493	\$0.10		
10-026-003-00	4359 MC ALPIN ROA	03/09/23	\$140,000	\$140,000	\$49,700	35.50	\$131,409	\$20,606	\$12,015	0.0	0.0	3.79	3.79	#DIV/0!	\$5,437	\$0.12		
10-027-007-00	4821 ELKTON ROAD	01/13/23	\$925,000	\$925,000	\$424,400	45.88	\$942,275	\$885,381	\$902,656	0.0	0.0	120.00	120.00	#DIV/0!	\$7,378	\$0.17		
10-003-012-00	4660 CANBORO ROA	07/28/23	\$925,000	\$925,000	\$269,600	29.15	\$544,583	\$807,133	\$426,716	0.0	0.0	80.00	80.00	#DIV/0!	\$10,089	\$0.23		
10-028-005-00	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$136,200	16.92	\$479,550	\$805,000	\$479,550	0.0	0.0	75.51	40.00	#DIV/0!	\$10,661	\$0.24		
10-003-012-10	4660 CANBORO ROA	09/12/23	\$391,000	\$391,000	\$0	0.00	\$219,334	\$273,133	\$101,467	0.0	0.0	18.00	18.00	#DIV/0!	\$15,174	\$0.35		
10-021-004-00	4080 ELKTON ROAD	03/03/23	\$110,000	\$110,000	\$25,000	22.73	\$52,566	\$70,057	\$12,623	0.0	0.0	4.00	4.00	#DIV/0!	\$17,514	\$0.40		
10-033-003-20	MAHARG ROAD	12/22/22	\$805,000	\$805,000	\$242,000	30.06	\$483,914	\$800,636	\$479,550	0.0	0.0	75.51	75.51	#DIV/0!	\$10,603	\$0.24		
23-019-015-50	UNIONVILLE	11/08/22	\$560,000	\$560,000	\$270,700	48.34	\$541,400	\$560,000	\$541,400	0.0	0.0	88.14	90.00	#DIV/0!	\$6,354	\$0.15		
23-014-008-10	10432 RESCUE	11/03/23	\$155,000	\$155,000	\$78,600	50.71	\$157,190	\$10,658	\$12,848	0.0	0.0	1.46	1.46	#DIV/0!	\$7,300	\$0.17		
23-018-013-00	8991 LIKEN	12/19/22	\$824,250	\$824,250	\$373,400	45.30	\$746,898	\$602,524	\$525,172	0.0	0.0	62.67	65.50	#DIV/0!	\$9,614	\$0.22		
Totals:			\$5,791,250	\$5,791,250	\$1,948,600		\$4,457,177	\$4,873,445	\$3,539,372	0.0		538.51	507.98					
			Sale. Ratio =>			33.65	Average			Average			Average					
\$9,050/acre			Std. Dev. =>			16.13	per FF=>			#DIV/0!	per Net Acre=>			9,049.87	per SqFt=>			\$0.21

