

2023 City of Belleville 4015

4.1.20 - 9.30.20

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
31 107 01 0703 000	703 ESTRADA	04/02/20	\$65,000	\$65,000	\$25,200	38.77	
31 106 05 0129 000	578 THORNHILL	04/03/20	\$217,000	\$217,000	\$99,900	46.04	
31 110 03 0036 000	341 LIGHT TOWER	04/10/20	\$242,000	\$242,000	\$126,700	52.36	
31 107 01 0503 000	503 ESTRADA	04/30/20	\$55,000	\$55,000	\$25,200	45.82	
31 107 01 0110 000	110 ASTOR	05/01/20	\$70,000	\$70,000	\$31,100	44.43	
31 087 04 0149 002	445 ROBBE	06/01/20	\$160,000	\$160,000	\$80,400	50.25	
31 106 05 0178 000	447 WATERBURY	06/01/20	\$245,000	\$245,000	\$101,300	41.35	
31 087 01 0248 000	136 POTTER	06/30/20	\$143,500	\$143,500	\$63,000	43.90	
31 087 01 0238 300	83 WEXFORD	07/10/20	\$159,900	\$159,900	\$53,600	33.52	
31 107 01 0303 000	303 ESTRADA	07/13/20	\$75,500	\$75,500	\$31,100	41.19	
31 087 01 0195 000	197 N EDMONT	07/31/20	\$125,000	\$125,000	\$55,000	44.00	
31 084 03 0073 000	310 N LIBERTY	08/13/20	\$531,000	\$531,000	\$233,500	43.97	
31 084 03 0210 004	280 EDISON	08/13/20	\$180,000	\$180,000	\$78,800	43.78	
31 106 05 0009 000	303 VICTORIAN	08/13/20	\$216,500	\$216,500	\$91,800	42.40	
31 087 04 0063 000	104 S BIGGS	08/14/20	\$190,000	\$190,000	\$67,900	35.74	
31 084 01 0242 000	351 HIGH	08/20/20	\$277,500	\$277,500	\$139,700	50.34	
31 087 01 0335 000	157 POTTER	08/21/20	\$400,000	\$400,000	\$145,000	36.25	
31 084 05 0002 000	250 N LIBERTY	08/28/20	\$73,500	\$73,500	\$37,300	50.75	
31 084 06 0005 000	233 MAIN	08/31/20	\$95,000	\$95,000	\$43,400	45.68	
31 110 03 0094 000	410 HARBOUR POINTE	08/31/20	\$265,000	\$265,000	\$136,400	51.47	
31 106 02 0007 000	96 E COLUMBIA	09/04/20	\$250,000	\$250,000	\$120,600	48.24	
31 110 03 0079 000	493 HARBOUR POINTE	09/15/20	\$290,000	\$290,000	\$133,600	46.07	
31 106 05 0161 000	580 THORNHILL	09/24/20	\$220,000	\$220,000	\$100,500	45.68	
31 107 01 0705 000	705 ESTRADA	09/30/20	\$69,000	\$69,000	\$25,200	36.52	
24 Totals:			\$4,615,400	\$4,615,400	\$2,046,200		
						Sale. Ratio =>	44.33
						Std. Dev. =>	5.21

10.1.20 - 3.31.21

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
31 084 01 0240 302	375 BRAIN	10/02/20	\$177,000	\$177,000	\$63,600	35.93	
31 107 01 0201 000	201 ASTOR	10/07/20	\$77,000	\$77,000	\$31,100	40.39	
31 084 03 0189 000	328 CHURCH	10/16/20	\$198,000	\$198,000	\$67,700	34.19	
31 084 03 0203 000	245 CHURCH	10/23/20	\$355,000	\$355,000	\$165,200	46.54	
31 106 01 0014 016	458 ROBBE	11/04/20	\$345,000	\$345,000	\$181,700	52.67	
31 084 03 0094 000	59 N LIBERTY	11/06/20	\$158,000	\$158,000	\$83,100	52.59	
31 110 02 0021 000	362 HARBOUR POINTE	11/09/20	\$282,000	\$282,000	\$106,600	37.80	
31 106 05 0155 000	569 THORNHILL	11/10/20	\$230,000	\$230,000	\$102,400	44.52	
31 106 05 0152 000	581 THORNHILL	11/12/20	\$260,000	\$260,000	\$102,000	39.23	
31 109 01 0038 000	45 HENRY	11/25/20	\$182,000	\$182,000	\$62,900	34.56	
31 087 04 0142 000	77 BEDELL	12/04/20	\$167,000	\$167,000	\$56,500	33.83	
31 109 01 0013 000	98 W WABASH	12/04/20	\$190,000	\$190,000	\$76,800	40.42	
31 110 03 0042 000	437 LIGHT TOWER	12/08/20	\$282,000	\$282,000	\$126,800	44.96	
31 107 99 0001 005	40 OWEN	12/10/20	\$115,000	\$115,000	\$49,500	43.04	
31 087 04 0172 005	171 CLARENCE	12/16/20	\$220,000	\$220,000	\$92,200	41.91	
31 084 03 0092 001	25 FIRST	12/21/20	\$90,000	\$90,000	\$51,300	57.00	
31 106 05 0005 000	279 VICTORIAN	12/21/20	\$245,500	\$245,500	\$112,500	45.82	
31 106 05 0197 000	465 WATERBURY	01/08/21	\$227,500	\$227,500	\$98,800	43.43	
31 084 07 0004 000	554 N LIBERTY	01/13/21	\$212,500	\$212,500	\$100,100	47.11	
31 109 01 0039 000	35 HENRY	01/22/21	\$200,000	\$200,000	\$68,400	34.20	
31 106 05 0002 000	261 VICTORIAN	01/28/21	\$240,000	\$240,000	\$95,000	39.58	
31 084 04 0001 302	170 W COLUMBIA	01/29/21	\$240,000	\$240,000	\$82,000	34.17	
31 087 01 0171 000	31 N EDMONT	01/29/21	\$135,000	\$135,000	\$53,000	39.26	
31 107 01 0203 000	203 ASTOR	02/24/21	\$69,900	\$69,900	\$25,200	36.05	
31 107 01 0801 000	801 ESTRADA	02/26/21	\$70,000	\$70,000	\$31,100	44.43	
31 084 06 0001 000	235 MAIN	03/05/21	\$105,000	\$105,000	\$43,400	41.33	
31 110 02 0010 000	269 HARBOUR POINTE	03/05/21	\$300,000	\$300,000	\$116,500	38.83	
31 087 01 0202 000	146 WEXFORD	03/11/21	\$135,000	\$135,000	\$56,400	41.78	
31 106 05 0182 000	463 WATERBURY	03/24/21	\$282,500	\$282,500	\$100,900	35.72	
29 Totals:			\$5,790,900	\$5,790,900	\$2,402,700		
						Sale. Ratio =>	41.49
						Std. Dev. =>	5.97

4.1.21 - 9.30.21

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
31 106 05 0020 000	369 VICTORIAN	04/02/21	\$238,000	\$238,000	\$89,000	37.39
31 110 02 0030 000	329 BAYPOINTE	04/07/21	\$282,000	\$282,000	\$122,700	43.51
31 107 01 0502 000	502 ESTRADA	04/08/21	\$70,000	\$70,000	\$27,900	39.86
31 087 01 0349 008	103 POTTER	04/21/21	\$448,000	\$448,000	\$200,000	44.64
31 084 03 0160 000	221 SECOND	04/26/21	\$160,000	\$160,000	\$79,700	49.81
31 107 01 0407 000	407 ESTRADA	05/03/21	\$50,001	\$50,001	\$27,900	55.80
31 087 04 0006 000	130 S EDMONT	05/07/21	\$200,000	\$200,000	\$70,700	35.35
31 106 05 0200 000	464 WATERBURY	05/21/21	\$265,000	\$265,000	\$96,200	36.30
31 107 01 0710 000	710 ESTRADA	06/04/21	\$75,000	\$75,000	\$33,900	45.20
31 106 99 0006 002	515 SUMPTER	06/14/21	\$250,000	\$250,000	\$105,100	42.04
31 109 02 0054 000	143 W WABASH	06/18/21	\$205,000	\$205,000	\$117,400	57.27

31 084 07 0005 000	548 N LIBERTY	06/21/21	\$612,500	\$612,500	\$224,600	36.67	
31 087 03 0075 006	185 E HURON RIVER	06/25/21	\$635,000	\$635,000	\$283,100	44.58	
31 087 05 0001 000	32 N LIBERTY	06/28/21	\$690,000	\$690,000	\$221,900	32.16	
31 106 05 0048 000	305 OXFORD	06/29/21	\$275,000	\$275,000	\$116,700	42.44	
31 107 01 0410 000	410 ESTRADA	07/09/21	\$79,000	\$79,000	\$33,900	42.91	
31 110 03 0087 000	522 HARBOUR POINTE	07/14/21	\$280,000	\$280,000	\$116,700	41.68	
31 087 04 0104 000	174 CLARENCE	07/23/21	\$196,000	\$196,000	\$69,000	35.20	
31 106 05 0169 000	478 WATERBURY	07/30/21	\$281,000	\$281,000	\$110,600	39.36	
31 087 01 0245 000	125 WEXFORD	08/18/21	\$230,000	\$230,000	\$96,500	41.96	
31 087 03 0044 000	27 MADELON	08/20/21	\$240,000	\$240,000	\$76,400	31.83	
31 110 03 0090 000	474 HARBOUR POINTE	08/23/21	\$350,000	\$350,000	\$134,900	38.54	
31 084 05 0009 000	250 N LIBERTY	08/31/21	\$110,000	\$110,000	\$36,300	33.00	
31 084 03 0074 303	348 N LIBERTY	09/09/21	\$662,000	\$662,000	\$294,200	44.44	
31 106 01 0012 000	315 W COLUMBIA	09/10/21	\$228,000	\$228,000	\$94,200	41.32	
31 087 01 0191 000	169 N EDMONT	09/27/21	\$150,000	\$150,000	\$57,700	38.47	
31 110 03 0091 000	458 HARBOUR POINTE	09/29/21	\$310,000	\$310,000	\$113,400	36.58	
27 Totals:			\$7,571,501	\$7,571,501	\$3,050,600		
						Sale. Ratio =>	40.29
						Std. Dev. =>	6.24

10.1.21 - 3.31.22

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
31 084 02 0021 000	353 BRAIN	10/13/21	\$125,000	\$125,000	\$47,800	38.24	
31 106 05 0139 000	555 THORNHILL	10/25/21	\$301,000	\$301,000	\$116,500	38.70	
31 087 04 0137 000	51 BEDELL	10/26/21	\$150,000	\$150,000	\$61,100	40.73	
31 084 02 0014 000	312 EDISON	11/02/21	\$270,000	\$270,000	\$135,800	50.30	
31 109 02 0051 000	130 W WABASH	11/03/21	\$130,000	\$130,000	\$49,100	37.77	
31 106 05 0056 000	354 VICTORIAN	11/12/21	\$265,000	\$265,000	\$101,500	38.30	
31 106 05 0057 000	348 VICTORIAN	11/22/21	\$260,000	\$260,000	\$103,700	39.88	
31 087 01 0328 000	179 POTTER	12/14/21	\$470,000	\$470,000	\$256,200	54.51	
31 106 05 0011 000	315 VICTORIAN	12/15/21	\$257,000	\$257,000	\$107,900	41.98	
31 106 05 0024 000	393 VICTORIAN	01/28/22	\$255,000	\$255,000	\$111,800	43.84	
31 106 05 0132 000	566 THORNHILL	01/28/22	\$264,995	\$264,995	\$102,900	38.83	
31 087 03 0009 000	254 E HURON RIVER	02/04/22	\$159,000	\$159,000	\$86,800	54.59	
31 087 04 0163 000	54 BEDELL	02/11/22	\$237,000	\$237,000	\$76,200	32.15	
31 084 06 0002 000	241 MAIN	03/25/22	\$110,000	\$110,000	\$45,600	41.45	
31 087 04 0030 303	15 S BIGGS	03/25/22	\$151,000	\$151,000	\$46,300	30.66	
31 087 01 0349 312	95 POTTER	03/31/22	\$350,000	\$350,000	\$120,600	34.46	
16 Totals:			\$3,754,995	\$3,754,995	\$1,569,800		
						Sale. Ratio =>	41.81
						Std. Dev. =>	6.96

South Columbia/Savage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
31 106 99 0006 002	515 SUMPTER	06/14/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,100	42.04	\$226,268	\$104,317	\$145,683	42%	\$99,552	1.463	1,440	\$101.17	10005	8.8277	1.50 STORY		SOUTH COLUMBIA/SAVAGE	401	60	
31 109 01 0013 000	98 W WABASH	12/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,800	40.42	\$188,063	\$37,544	\$152,456	20%	\$122,873	1.241	1,631	\$93.47	10005	13.4348	1.50 STORY		SOUTH COLUMBIA/SAVAGE	401	60	
31 109 01 0038 000	45 HENRY	11/25/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$62,900	34.56	\$154,898	\$31,625	\$150,375	17%	\$100,631	1.494	1,260	\$119.35	10005	11.9209	1.50 STORY		SOUTH COLUMBIA/SAVAGE	401	60	
31 109 01 0039 000	35 HENRY	01/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,400	34.20	\$168,242	\$39,100	\$160,900	20%	\$105,422	1.526	1,344	\$119.72	10005	15.1134	1.75 STORY		SOUTH COLUMBIA/SAVAGE	401	60	
31 109 02 0051 000	130 W WABASH	11/03/21	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$49,100	37.77	\$106,077	\$28,750	\$101,250	22%	\$63,124	1.604	720	\$140.63	10005	22.8872	1.50 STORY		SOUTH COLUMBIA/SAVAGE	401	60	
31 109 02 0054 000	143 W WABASH	06/18/21	\$205,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$205,000	\$117,400	57.27	\$232,568	\$104,551	\$100,449	51%	\$108,951	0.922	1,256	\$79.98	10005	45.3144	1.00 STORY	31 109 02 0053 002, 31 109 02 0041 012	SOUTH COLUMBIA/SAVAGE	401	61	
6 Totals:			\$1,157,000			\$1,157,000	\$479,700		\$1,076,116		\$811,113	29%	\$600,552			\$109.05		2.4500						
								Sale. Ratio =>			41.46			E.C.F. =>	1.351		Std. Deviation=>		0.253225618					
								Std. Dev. =>			8.53			Ave. E.C.F. =>	1.375		Ave. Variance=>		19.5830		Coefficient of Var=>		14.24105953	

City at Large Exc Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
31 084 01 0240 302	375 BRAIN	10/02/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$63,600	35.93	\$154,548	\$57,045	\$119,955	32%	\$92,860	1.292	935	\$128.29	10010	13.5148	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 084 02 0014 000	312 EDISON	11/02/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$135,800	50.30	\$312,089	\$35,339	\$234,661	13%	\$263,571	0.890	2,121	\$110.64	10010	26.6322	2.00 STORY		CITY AT LARGE EXC.LAKE	401	81	
31 084 02 0021 000	353 BRAIN	10/13/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$47,800	38.24	\$109,022	\$27,948	\$97,052	22%	\$77,213	1.257	878	\$110.54	10010	10.0298	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 084 03 0092 001	25 FIRST	12/21/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,300	57.00	\$124,932	\$31,007	\$58,993	34%	\$89,452	0.659	713	\$82.74	10010	49.7144	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 084 03 0094 000	59 N LIBERTY	11/06/20	\$158,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$158,000	\$83,100	52.59	\$189,241	\$81,160	\$76,840	51%	\$102,934	0.746	1,094	\$70.24	10010	41.0139	1.00 STORY	31 084 03 0092 302	CITY AT LARGE EXC.LAKE	401	60	
31 084 03 0160 000	221 SECOND	04/26/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$79,700	49.81	\$185,124	\$43,231	\$116,769	27%	\$135,136	0.864	1,452	\$80.42	10010	29.2551	1.50 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 084 03 0189 000	328 CHURCH	10/16/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,700	34.19	\$164,330	\$37,475	\$160,525	19%	\$120,814	1.329	1,428	\$112.41	10010	17.2057	1.75 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 084 03 0203 000	245 CHURCH	10/23/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$165,200	46.54	\$367,180	\$57,108	\$297,892	16%	\$295,307	1.009	3,472	\$85.80	10010	14.7880	1.00 STORY		CITY AT LARGE EXC.LAKE	401	65	
31 084 03 0210 004	280 EDISON	08/13/20	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,800	43.78	\$190,800	\$52,388	\$127,612	29%	\$131,821	0.968	1,219	\$104.69	10010	18.8564	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 084 04 0001 302	170 W COLUMBIA	01/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$82,000	34.17	\$208,268	\$54,733	\$185,267	23%	\$146,224	1.267	1,768	\$104.79	10010	11.0375	2.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 03 0044 000	27 MADELON	08/20/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$174,046	\$45,412	\$194,588	19%	\$122,509	1.588	1,374	\$141.62	10010	43.1728	2.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0006 000	130 S EDGEMONT	05/07/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$70,700	35.35	\$161,067	\$35,157	\$164,843	18%	\$119,914	1.375	1,168	\$141.13	10010	21.8039	1.50 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0030 303	15 S BIGGS	03/25/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$46,300	30.66	\$105,381	\$30,805	\$120,195	20%	\$71,025	1.692	837	\$143.60	10010	53.5662	1.25 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0063 000	104 S BIGGS	08/14/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,900	35.74	\$164,944	\$35,113	\$154,887	18%	\$123,649	1.253	1,544	\$100.32	10010	9.6004	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0104 000	174 CLARENCE	07/23/21	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$69,000	35.20	\$157,165	\$34,754	\$161,246	18%	\$116,582	1.383	1,497	\$107.71	10010	22.6479	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0118 301	100 CLARENCE	11/29/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$74,200	36.20	\$168,993	\$58,803	\$146,197	29%	\$104,943	1.393	1,096	\$133.39	10010	23.6476	1.50 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0137 000	51 BEDELL	10/26/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$139,139	\$34,644	\$115,356	23%	\$99,519	1.159	960	\$120.16	10010	0.2500	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0142 000	77 BEDELL	12/04/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$56,500	33.83	\$139,207	\$34,699	\$132,301	21%	\$99,531	1.329	1,088	\$121.60	10010	17.2604	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0149 002	445 ROBBE	06/01/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,400	50.25	\$196,831	\$59,153	\$100,847	37%	\$131,122	0.769	1,196	\$84.32	10010	38.7526	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0163 000	54 BEDELL	02/11/22	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$76,200	32.15	\$169,396	\$65,000	\$172,000	27%	\$99,425	1.730	1,072	\$160.45	10010	57.3316	1.50 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 087 04 0172 005	171 CLARENCE	12/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,200	41.91	\$225,182	\$45,170	\$174,830	21%	\$171,440	1.020	1,786	\$97.89	10010	13.6861	2.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 106 01 0012 000	315 W COLUMBIA	09/10/21	\$228,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$228,000	\$94,200	41.32	\$203,768	\$76,738	\$151,262	34%	\$120,981	1.250	1,467	\$103.11	10010	9.3661	1.50 STORY	31 087 03 0059 000	CITY AT LARGE EXC.LAKE	401	53	
31 106 01 0014 016	458 ROBBE	11/04/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,700	52.67	\$405,985	\$62,596	\$282,404	18%	\$327,037	0.864	3,039	\$92.93	10010	29.3112	1.00 STORY		CITY AT LARGE EXC.LAKE	401	78	
31 106 02 0007 000	96 E COLUMBIA	09/04/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$120,600	48.24	\$291,759	\$65,720	\$184,280	26%	\$215,275	0.856	2,374	\$77.62	10010	30.0614	2.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
31 107 99 0001 005	40 OWEN	12/10/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,500	43.04	\$121,090	\$38,042	\$76,958	33%	\$79,093	0.973	960	\$80.16	10010	18.3633	1.00 STORY		CITY AT LARGE EXC.LAKE	401	60	
25 Totals:			\$5,007,000			\$5,007,000	\$2,071,900		\$4,829,487	\$3,807,760	25%	\$3,457,378			\$107.86		5.5292							
						Sale. Ratio =>	41.38							E.C.F. =>	1.101	Std. Deviation=>		0.29459608						
						Std. Dev. =>	7.73							Ave. E.C.F. =>	1.157	Ave. Variance=>		24.8348	Coefficient of Var=>		21.47157909			

N Huron River Dr

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 087 01 0171 000	31 N EDGEMONT	01/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,000	39.26	\$134,182	\$23,575	\$111,425	17%	\$98,854	1.127	890	\$125.20	10015	2.7498	1.50 STORY		N HURON RIVER DR	401	60
31 087 01 0191 000	169 N EDGEMONT	09/27/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,700	38.47	\$125,488	\$47,150	\$102,850	31%	\$73,468	1.400	754	\$136.41	10015	24.5266	1.00 STORY		N HURON RIVER DR	401	60
31 087 01 0195 000	197 N EDGEMONT	07/31/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,000	44.00	\$146,376	\$35,210	\$89,790	28%	\$100,638	0.892	1,320	\$68.02	10015	26.2461	1.00 STORY		N HURON RIVER DR	401	60
31 087 01 0202 000	146 WEXFORD	03/11/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,400	41.78	\$154,308	\$47,150	\$87,850	35%	\$98,529	0.892	1,314	\$66.86	10015	26.3048	2.00 STORY		N HURON RIVER DR	401	60
31 087 01 0238 300	83 WEXFORD	07/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$53,600	33.52	\$135,576	\$35,363	\$124,537	22%	\$91,153	1.366	1,008	\$123.55	10015	21.1575	1.25 STORY		N HURON RIVER DR	401	60
31 087 01 0245 000	125 WEXFORD	08/18/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,500	41.96	\$209,263	\$44,083	\$185,917	19%	\$148,635	1.251	1,739	\$106.91	10015	9.6165	QUAD/TRI-LEVEL		N HURON RIVER DR	401	60
6 Totals:			\$934,900			\$934,900	\$372,200		\$905,193	\$702,369	26%	\$611,277			\$104.49			0.5646					
							Sale. Ratio =>	39.81					E.C.F. =>	1.149			Std. Deviation=>	0.22494573					
							Std. Dev. =>	3.68					Ave. E.C.F. =>	1.155			Ave. Variance=>	18.4335	Coefficient of Var=>	15.96438549			

Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
31 084 03 0073 000	310 N LIBERTY	08/13/20	\$531,000	PTA	03-ARM'S LENGTH	\$531,000	\$233,500	43.97	\$525,128	\$135,923	\$395,077	26%	\$235,882	1.675	2,334	\$169.27	10020	10.1515	1.75 STORY		LAKE FRONT	401	62	
31 084 03 0074 303	348 N LIBERTY	09/09/21	\$662,000	PTA	03-ARM'S LENGTH	\$662,000	\$294,200	44.44	\$642,246	\$137,064	\$524,936	21%	\$306,171	1.715	2,147	\$244.50	10020	6.1889	2.00 STORY		LAKE FRONT	401	80	
31 087 01 0328 000	179 POTTER	12/14/21	\$470,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$256,200	54.51	\$564,190	\$237,554	\$232,446	51%	\$197,961	1.174	1,769	\$131.40	10020	60.2209	QUAD/TRI-LEVEL	31 087 01 0329 000	LAKE FRONT	401	73	
31 087 01 0335 000	157 POTTER	08/21/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,000	36.25	\$360,599	\$100,538	\$299,462	25%	\$157,613	1.900	1,428	\$209.71	10020	12.3577	2.00 STORY		LAKE FRONT	401	62	
31 087 01 0349 008	103 POTTER	04/21/21	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$200,000	44.64	\$436,437	\$170,257	\$277,743	38%	\$161,321	1.722	1,176	\$236.18	10020	5.4732	1.00 STORY		LAKE FRONT	401	70	
31 087 01 0349 312	95 POTTER	03/31/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$120,600	34.46	\$262,291	\$98,416	\$251,584	28%	\$99,318	2.533	1,372	\$183.37	10020	75.6703	2.00 STORY		LAKE FRONT	401	60	
31 087 03 0075 006	185 E HURON RIVER	06/25/21	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$283,100	44.58	\$615,913	\$142,135	\$492,865	22%	\$287,138	1.716	2,715	\$181.53	10020	5.9935	2.00 STORY		LAKE FRONT	401	69	
7 Totals:			\$3,496,000			\$3,496,000	\$1,532,600		\$3,406,804		\$2,474,113	30%	\$1,445,404			\$193.71		6.4699						
								Sale. Ratio =>	43.84					E.C.F. =>	1.712	Std. Deviation=>		0.402336762						
								Std. Dev. =>	6.57					Ave. E.C.F. =>	1.776	Ave. Variance=>		25.1509	Coefficient of Var=>	14.15826234				

Lake View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 01 0242 000	351 HIGH	08/20/20	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$139,700	50.34	\$305,928	\$66,599	\$210,901	24%	\$187,709	1.124	1,619	\$130.27	10030	6.2276	1.00 STORY		LAKE VIEW	401	63
31 087 01 0248 000	136 POTTER	06/30/20	\$143,500	PTA	03-ARM'S LENGTH	\$143,500	\$63,000	43.90	\$138,807	\$23,000	\$120,500	16%	\$90,829	1.327	1,040	\$115.87	10030	14.0840	1.00 STORY		LAKE VIEW	401	60
31 087 03 0009 000	254 E HURON RIVER	02/04/22	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$86,800	54.59	\$178,731	\$28,750	\$130,250	18%	\$117,632	1.107	1,210	\$107.64	10030	7.8564	1.75 STORY		LAKE VIEW	401	70
3 Totals:			\$580,000			\$580,000	\$289,500		\$623,466		\$461,651	19%	\$396,170			\$117.93		2.0544					
								Sale. Ratio =>	49.91			E.C.F. =>	1.165	Std. Deviation=>		0.122242242							
								Std. Dev. =>	5.38			Ave. E.C.F. =>	1.186	Ave. Variance=>		9.3893	Coefficient of Var=>	7.917927182					

Harbour Pointe

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 110 02 0010 000	269 HARBOUR POINTE	03/05/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,500	38.83	\$241,190	\$62,500	\$237,500	21%	\$269,129	0.882	1,805	\$131.58	10040	10.7240	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 02 0021 000	362 HARBOUR POINTE	11/09/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$106,600	37.80	\$259,234	\$62,500	\$219,500	22%	\$294,906	0.744	2,221	\$98.83	10040	3.0932	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 02 0030 000	329 BAYPOINTE	04/07/21	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$122,700	43.51	\$252,502	\$62,500	\$219,500	22%	\$285,289	0.769	2,079	\$105.58	10040	0.5841	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0036 000	341 LIGHT TOWER	04/10/20	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$126,700	52.36	\$256,656	\$62,500	\$179,500	26%	\$291,223	0.616	1,621	\$110.73	10040	15.8871	1.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0042 000	437 LIGHT TOWER	12/08/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$126,800	44.96	\$272,733	\$62,500	\$219,500	22%	\$314,190	0.699	2,378	\$92.30	10040	7.6616	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0079 000	493 HARBOUR POINTE	09/15/20	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,600	46.07	\$266,468	\$62,500	\$227,500	22%	\$305,240	0.745	2,274	\$100.04	10040	2.9923	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0087 000	522 HARBOUR POINTE	07/14/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$116,700	41.68	\$240,149	\$65,190	\$214,810	23%	\$264,174	0.813	1,914	\$112.23	10040	3.7900	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0090 000	474 HARBOUR POINTE	08/23/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$134,900	38.54	\$277,895	\$62,500	\$287,500	18%	\$321,564	0.894	2,303	\$124.84	10040	11.8829	2.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0091 000	458 HARBOUR POINTE	09/29/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$113,400	36.58	\$233,345	\$62,500	\$247,500	20%	\$257,921	0.960	1,607	\$154.01	10040	18.4357	1.00 STORY		HARBOUR POINTE SUB	401	73
31 110 03 0094 000	410 HARBOUR POINTE	08/31/20	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$136,400	51.47	\$277,403	\$65,933	\$199,067	25%	\$316,434	0.629	2,393	\$83.19	10040	14.6143	2.00 STORY		HARBOUR POINTE SUB	401	73
10 Totals:			\$2,883,000			\$2,883,000	\$1,234,300		\$2,577,575		\$2,251,877	22%	\$2,920,070			\$111.33		0.4065					
								Sale. Ratio =>			42.81			E.C.F. =>	0.771	Std. Deviation=>		0.11323472					
								Std. Dev. =>			5.57			Ave. E.C.F. =>	0.775	Ave. Variance=>		8.9665	Coefficient of Var=>		11.56616029		

Belleville Lake Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 084 07 0004 000	554 N LIBERTY	01/13/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$100,100	47.11	\$265,453	\$75,000	\$137,500	35%	\$149,375	0.921	1,725	\$79.71	10050	35.1326	1.00 STORY		BELLEVILLE LAKE DEV 10050	401	86
31 084 07 0005 000	548 N LIBERTY	12/18/19	\$442,000	PTA	03-ARM'S LENGTH	\$442,000	\$188,900	42.74	\$469,759	\$75,000	\$367,000	17%	\$309,615	1.185	2,415	\$151.97	10050	8.6486	1.00 STORY		BELLEVILLE LAKE DEV 10050	401	97
31 084 07 0005 000	548 N LIBERTY	06/21/21	\$612,500	PTA	03-ARM'S LENGTH	\$612,500	\$224,600	36.67	\$465,660	\$75,000	\$537,500	12%	\$306,400	1.754	2,415	\$222.57	10050	48.2414	1.00 STORY		BELLEVILLE LAKE DEV 10050	401	96
31 084 07 0006 000	546 N LIBERTY	07/23/19	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$206,400	42.12	\$475,386	\$80,371	\$409,629	16%	\$309,816	1.322	2,386	\$171.68	10050	5.0341	2.00 STORY		BELLEVILLE LAKE DEV 10050	401	97
31 084 07 0008 000	542 N LIBERTY	04/01/19	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$214,300	48.70	\$470,429	\$75,000	\$365,000	17%	\$310,140	1.177	2,382	\$153.23	10050	9.4943	2.00 STORY		BELLEVILLE LAKE DEV 10050	401	97
5 Totals:			\$2,197,000			\$2,197,000	\$934,300		\$2,146,687	\$1,816,629	20%	\$1,385,346			\$155.83			3.9489					
							Sale. Ratio =>	42.53					E.C.F. =>	1.311			Std. Deviation=>	0.3062602					
							Std. Dev. =>	4.72					Ave. E.C.F. =>	1.272			Ave. Variance=>	21.3102	Coefficient of Var=>	16.75554452			

Victoria Commons

1 AND 2 STORY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 106 05 0005 000	279 VICTORIAN	12/21/20	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$112,500	45.82	\$253,427	\$67,154	\$178,346	27%	\$206,434	0.864	1,860	\$95.88	10060	19.9315	2.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0011 000	315 VICTORIAN	12/15/21	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$107,900	41.98	\$226,701	\$65,000	\$192,000	25%	\$181,232	1.059	1,376	\$139.53	10060	0.3836	1.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0024 000	393 VICTORIAN	01/28/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$111,800	43.84	\$234,962	\$71,565	\$183,435	28%	\$182,971	1.003	1,369	\$133.99	10060	6.0718	1.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0048 000	305 OXFORD	06/29/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,700	42.44	\$245,506	\$65,000	\$210,000	24%	\$200,519	1.047	1,860	\$112.90	10060	1.5970	2.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0139 000	555 THORNHILL	10/25/21	\$301,000	PTA	03-ARM'S LENGTH	\$301,000	\$116,500	38.70	\$245,080	\$65,000	\$236,000	22%	\$200,082	1.180	1,860	\$126.88	10060	11.6263	2.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0152 000	581 THORNHILL	11/12/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,000	39.23	\$223,730	\$65,000	\$195,000	25%	\$178,185	1.094	1,359	\$143.49	10060	3.1118	1.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0155 000	569 THORNHILL	11/10/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,400	44.52	\$223,266	\$65,000	\$165,000	28%	\$177,709	0.928	1,369	\$120.53	10060	13.4767	1.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0169 000	478 WATERBURY	07/30/21	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$110,600	39.36	\$232,530	\$65,000	\$216,000	23%	\$187,210	1.154	1,383	\$156.18	10060	9.0530	1.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0178 000	447 WATERBURY	06/01/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,300	41.35	\$227,343	\$65,000	\$180,000	27%	\$181,890	0.990	1,369	\$131.48	10060	7.3645	1.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0182 000	463 WATERBURY	03/24/21	\$282,500	PTA	03-ARM'S LENGTH	\$282,500	\$100,900	35.72	\$224,196	\$65,000	\$217,500	23%	\$178,663	1.217	1,480	\$146.96	10060	15.4126	2.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0197 000	465 WATERBURY	01/08/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$98,800	43.43	\$218,866	\$65,000	\$162,500	29%	\$173,196	0.938	1,480	\$109.80	10060	12.5009	2.00 STORY		VICTORIA'S COMMON	401	78
31 106 05 0200 000	464 WATERBURY	05/21/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$96,200	36.30	\$201,813	\$65,000	\$200,000	25%	\$155,706	1.284	1,593	\$125.55	10060	22.1222	2.00 STORY		VICTORIA'S COMMON	401	78
12 Totals:			\$3,124,500			\$3,124,500	\$1,277,600		\$2,757,420		\$2,335,781	25%	\$2,203,796			\$128.60		0.3363					
			\$260,375					Sale. Ratio =>	40.89				E.C.F. =>	1.060		Std. Deviation=>	0.12730464						
								Std. Dev. =>	3.22				Ave. E.C.F. =>	1.063		Ave. Variance=>	10.2210	Coefficient of Var=>	9.612954782				

BI LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 106 05 0002 000	261 VICTORIAN	01/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,000	39.58	\$223,235	\$66,994	\$173,006	28%	\$165,450	1.046	1,592	\$108.67	10060	9.1299	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0009 000	303 VICTORIAN	08/13/20	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$91,800	42.40	\$214,926	\$65,000	\$151,500	30%	\$159,349	0.951	1,503	\$100.80	10060	18.6222	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0020 000	369 VICTORIAN	04/02/21	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$89,000	37.39	\$185,133	\$65,000	\$173,000	27%	\$130,563	1.325	1,308	\$132.26	10060	18.8061	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0056 000	354 VICTORIAN	11/12/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$101,500	38.30	\$208,211	\$65,000	\$200,000	25%	\$152,861	1.308	1,503	\$133.07	10060	17.1412	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0057 000	348 VICTORIAN	11/22/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$103,700	39.88	\$212,789	\$65,000	\$195,000	25%	\$157,284	1.240	1,593	\$122.41	10060	10.2828	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0129 000	578 THORNHILL	04/03/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$99,900	46.04	\$213,514	\$65,000	\$152,000	30%	\$157,985	0.962	1,593	\$95.42	10060	17.4848	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0132 000	566 THORNHILL	01/28/22	\$264,995	PTA	03-ARM'S LENGTH	\$264,995	\$102,900	38.83	\$211,156	\$65,000	\$199,995	25%	\$155,706	1.284	1,593	\$125.55	10060	14.7471	BI-LEVEL		VICTORIA'S COMMON	401	78
31 106 05 0161 000	580 THORNHILL	09/24/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$213,518	\$69,485	\$150,515	32%	\$153,655	0.980	1,491	\$100.95	10060	15.7403	BI-LEVEL		VICTORIA'S COMMON	401	78
8 Totals:			\$1,921,495			\$1,921,495	\$784,300		\$1,682,482		\$1,395,016	28%	\$1,232,853			\$114.89		0.5432					
			\$240,187					Sale. Ratio =>	40.82				E.C.F. =>	1.132		Std. Deviation=>	0.16708935						
								Std. Dev. =>	3.33				Ave. E.C.F. =>	1.137		Ave. Variance=>	15.2443	Coefficient of Var=>	13.40786392				

Bellevilla Condo's

STYLE - A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 107 01 0110 000	110 ASTOR	05/01/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,100	44.43	\$69,668	\$15,000	\$55,000	21%	\$94,353	0.583	1,092	\$50.37	10070	4.6810	STYLE - A		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0201 000	201 ASTOR	10/07/20	\$77,000	PTA	03-ARM'S LENGTH	\$77,000	\$31,100	40.39	\$69,668	\$15,000	\$62,000	19%	\$94,353	0.657	1,092	\$56.78	10070	2.7380	STYLE - A		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0303 000	303 ESTRADA	07/13/20	\$75,500	PTA	03-ARM'S LENGTH	\$75,500	\$31,100	41.19	\$69,668	\$15,000	\$60,500	20%	\$94,353	0.641	1,092	\$55.40	10070	1.1482	STYLE - A		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0410 000	410 ESTRADA	07/09/21	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$33,900	42.91	\$69,668	\$15,000	\$64,000	19%	\$94,353	0.678	1,092	\$58.61	10070	4.8577	STYLE - A		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0710 000	710 ESTRADA	06/04/21	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$33,900	45.20	\$69,668	\$15,000	\$60,000	20%	\$94,353	0.636	1,092	\$54.95	10070	0.6182	STYLE - A		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0801 000	801 ESTRADA	02/26/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$31,100	44.43	\$69,668	\$15,000	\$55,000	21%	\$94,353	0.583	1,092	\$50.37	10070	4.6810	STYLE - A		BELLEVILLA CONDO'S 10070	401	67
6 Totals:			\$446,500			\$446,500	\$192,200		\$418,008		\$356,500	20%	\$566,115			\$54.41		0.0000					
			\$74,417					Sale. Ratio =>	43.05				E.C.F. =>	0.630		Std. Deviation=>	0.03914535						
								Std. Dev. =>	1.95				Ave. E.C.F. =>	0.630		Ave. Variance=>	3.1207	Coefficient of Var=>	4.955586723				

STYLE - B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 107 01 0203 000	203 ASTOR	02/24/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$25,200	36.05	\$61,476	\$15,000	\$54,900	21%	\$77,197	0.711	882	\$62.24	10070	8.7437	STYLE - B		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0407 000	407 ESTRADA	05/03/21	\$50,001	PTA	03-ARM'S LENGTH	\$50,001	\$27,900	55.80	\$61,476	\$15,000	\$35,001	30%	\$77,197	0.453	882	\$39.68	10070	17.0333	STYLE - B		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0502 000	502 ESTRADA	04/08/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$27,900	39.86	\$61,476	\$15,000	\$55,000	21%	\$77,197	0.712	882	\$62.36	10070	8.8732	STYLE - B		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0503 000	503 ESTRADA	04/30/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,200	45.82	\$61,476	\$15,000	\$40,000	27%	\$77,197	0.518	882	\$45.35	10070	10.5577	STYLE - B		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0703 000	703 ESTRADA	04/02/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,200	38.77	\$61,476	\$15,000	\$50,000	23%	\$77,197	0.648	882	\$56.69	10070	2.3963	STYLE - B		BELLEVILLA CONDO'S 10070	401	67
31 107 01 0705 000	705 ESTRADA	09/30/20	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$25,200	36.52	\$61,476	\$15,000	\$54,000	22%	\$77,197	0.700	882	\$61.22	10070	7.5778	STYLE - B		BELLEVILLA CONDO'S 10070	401	67
6 Totals:			\$378,901			\$378,901	\$156,600		\$368,856		\$288,901	24%	\$463,181			\$54.59		0.0000					
			\$63,150					Sale. Ratio =>	41.33				E.C.F. =>	0.624		Std. Deviation=>	0.11135073						
								Std. Dev. =>	7.55				Ave. E.C.F. =>	0.624		Ave. Variance=>	9.1970	Coefficient of Var=>	14.74507415				

Belleville Lake Terrace

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
31 084 05 0002 000	250 N LIBERTY	08/28/20	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$37,300	50.75	\$86,442	\$19,000	\$54,500	26%	\$56,202	0.970	825	\$66.06	10080	30.2239	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	65	
31 084 05 0004 000	250 N LIBERTY	07/01/19	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$22,500	26.47	\$75,240	\$19,000	\$66,000	22%	\$46,867	1.408	640	\$103.13	10080	13.6289	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	66	
31 084 05 0005 000	250 N LIBERTY	02/10/20	\$66,100	PTA	03-ARM'S LENGTH	\$66,100	\$22,500	34.04	\$75,240	\$19,000	\$47,100	29%	\$46,867	1.005	640	\$73.59	10080	26.6983	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	66	
31 084 05 0009 000	250 N LIBERTY	08/31/21	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$36,300	33.00	\$74,388	\$19,000	\$91,000	17%	\$46,157	1.972	640	\$142.19	10080	69.9585	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	65	
31 084 05 0016 000	250 N LIBERTY	06/18/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$24,800	33.07	\$79,271	\$19,000	\$56,000	25%	\$50,226	1.115	700	\$80.00	10080	15.6997	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	66	
31 084 05 0025 000	250 N LIBERTY	02/18/20	\$89,000	PTA	03-ARM'S LENGTH	\$89,000	\$27,500	30.90	\$91,270	\$19,000	\$70,000	21%	\$60,225	1.162	884	\$79.19	10080	10.9654	1.00 STORY		BELLEVILLE LAKE TERRACE 10080	401	66	
6 Totals:			\$498,600			\$498,600	\$170,900		\$481,851	\$384,600		23%	\$306,543			\$90.69		1.7323						
								Sale. Ratio =>	34.28					E.C.F. =>	1.255	Std. Deviation=>		0.376110053						
								Std. Dev. =>	8.32					Ave. E.C.F. =>	1.272	Ave. Variance=>		27.8624	Coefficient of Var=>		21.9050998			

Main Street Condo's

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
31 084 06 0001 000	235 MAIN	03/05/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,400	41.33	\$98,819	\$19,000	\$86,000	18%	\$115,680	0.743	1,148	\$74.91	10090	1.4408	1.00 STORY		MAIN STREET CONDO'S 10090	401	88					
31 084 06 0002 000	241 MAIN	03/25/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$45,600	41.45	\$98,819	\$19,000	\$91,000	17%	\$115,680	0.787	1,148	\$79.27	10090	5.7630	1.00 STORY		MAIN STREET CONDO'S 10090	401	88					
31 084 06 0005 000	233 MAIN	08/31/20	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$98,819	\$19,000	\$76,000	20%	\$115,680	0.657	1,148	\$66.20	10090	7.2038	1.00 STORY		MAIN STREET CONDO'S 10090	401	88					
3 Totals:			\$310,000			\$310,000	\$132,400		\$296,457		\$253,000	18%	\$347,039			\$73.46		0.0000										
													Sale. Ratio =>		42.71		E.C.F. =>		0.729		Std. Deviation=>		0.0660239					
													Std. Dev. =>		2.48		Ave. E.C.F. =>		0.729		Ave. Variance=>		4.8025		Coefficient of Var=>		6.587615283	

Lakeview Condo's

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
31 087 05 0001 000	32 N LIBERTY	06/28/21	\$690,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$690,000	\$221,900	32.16	\$145,110	\$120,000	\$570,000	17%	\$37,759	15.096	578	\$986.16	10100	0.0000	1.00 STORY	31 087 05 0002 000, 31 087 05 0003 000, 31 087 05 0004 000, 31 087 05 0005 000, 31 087 05 0006 000	LAKEVIEW CONDOS	401	65
1 Totals:			\$690,000			\$690,000	\$221,900	32.16	\$145,110		\$570,000	17%	\$37,759	15.096		\$986.16		0.0000					
						Sale. Ratio =>		32.16		E.C.F. =>		15.096		Std. Deviation=>		#DIV/0!							
						Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		15.096		Ave. Variance=>		0.0000		Coefficient of Var=>		0			