Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
41-13-13-153-001	1650 NW MCREYNOLDS AVE	07/09/25	$800,000	WD	03-ARM'S LENGTH	$800,000	$560,600	70.08	$1,156,980	$215,315	$584,685	$827,474	0.707	24,464	$32.70	I_RAT	42.9729		IND LIGHT	$207,474	No	/ /		I_RICHMOND/ANN/TURNER	301
41-13-13-176-003	1739 NW ELIZABETH AVE	03/05/24	$1,275,000	WD	03-ARM'S LENGTH	$1,275,000	$365,000	28.63	$996,727	$365,076	$909,924	$555,054	1.639	29,624	$43.04	I_RAT	50.3025		WHS STG	$362,971	No	/ /		I_RICHMOND/ANN/TURNER	301
41-13-13-178-032	1615 NW BROADWAY AVE	05/18/23	$2,851,500	CD	19-MULTI PARCEL ARM'S LENGTH	$2,851,500	$1,477,600	51.82	$3,136,526	$417,598	$2,433,902	$2,665,616	0.913	68,407	$41.68	I_RAT	22.3246		IND LIGHT	$384,274	No	/ /	41-13-13-178-008, 41-55-51-010-228	I_RICHMOND/ANN/TURNER	301
41-13-36-128-019	506 SW OAKLAND AVE	07/07/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$216,400	33.29	$497,374	$130,452	$519,548	$305,768	1.699	15,260	$42.60	I_GHF	56.2836		IND LIGHT	$129,094	No	/ /		I_GODFREY/HALL/FREEM/MKT	201
41-13-36-282-038	45 SW MARTIN LUTHER KING JR ST	08/25/25	$2,950,000	CD	03-ARM'S LENGTH	$2,950,000	$1,564,200	53.02	$3,289,459	$909,717	$2,040,283	$2,091,162	0.976	50,451	$58.47	I_IL	16.0650		IND LIGHT	$859,003	No	/ /		I_IONIA/LOGAN	301
41-14-19-328-002	752 NE LAFAYETTE AVE	06/26/23	$645,000	WD	19-MULTI PARCEL ARM'S LENGTH	$645,000	$231,800	35.94	$506,336	$146,817	$498,183	$299,307	1.664	10,769	$59.89	I_CC	52.8134		WHS STG	$137,752	No	/ /	41-14-19-328-001	I_CLANCY/COLDBROOK	201
41-14-20-476-028	1475 NE MICHIGAN ST	04/30/25	$400,000	WD	03-ARM'S LENGTH	$400,000	$204,500	51.13	$436,412	$182,687	$217,313	$211,438	1.028	6,680	$59.88	I_IM	10.8531		WHS STG	$173,536	No	/ /		I_INDUSTRIAL MISC	201
41-14-21-328-008	610 NE PLYMOUTH AVE	06/05/25	$1,400,000	WD	03-ARM'S LENGTH	$1,400,000	$571,600	40.83	$1,187,576	$267,412	$1,132,588	$808,580	1.401	14,620	$95.76	I_OAK	26.4393		IND LIGHT	$257,147	No	/ /		I_OAK INDUSTRIAL AREA	301
41-14-21-328-008	610 NE PLYMOUTH AVE	04/09/24	$1,200,000	CD	03-ARM'S LENGTH	$1,200,000	$546,300	45.53	$1,187,576	$267,412	$932,588	$808,580	1.153	14,620	$82.08	I_OAK	1.7046		IND LIGHT	$257,147	No	/ /		I_OAK INDUSTRIAL AREA	301
41-14-21-426-002	2215 NE OAK INDUSTRIAL DR	11/03/23	$450,000	WD	33-TO BE DETERMINED	$450,000	$169,700	37.71	$1,515,965	$224,915	$225,085	$890,379	0.253	12,754	$35.28	I_OAK	88.3523		OFFICE BUILDINGS	$204,899	No	/ /		I_OAK INDUSTRIAL AREA	201
41-14-31-355-017	45 SE HALL ST	12/30/24	$1,375,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,375,000	$591,100	42.99	$1,929,409	$464,442	$910,558	$1,287,317	0.707	84,973	$16.18	I_IM	42.8989		IND LIGHT	$424,512	No	/ /	41-14-31-355-001, 41-14-31-355-003, 41-14-31-355-004, 41-14-31-355-002	I_INDUSTRIAL MISC	301
41-17-01-227-049	1250 SW RANDOLPH AVE	10/30/24	$750,000	WD	19-MULTI PARCEL ARM'S LENGTH	$750,000	$296,200	39.49	$526,696	$36,455	$713,545	$408,113	1.748	7,404	$101.30	I_CBS	61.2083		GAR SERVICE	$28,409	No	/ /	41-17-01-227-020, 41-17-01-227-019, 41-17-01-227-021, 41-17-01-227-018	I_COTTAGE GROVE/BUCH/STEELE	201
41-17-01-251-009	1409 SW BUCHANAN AVE	04/25/25	$1,000,000	WD	03-ARM'S LENGTH	$1,000,000	$668,300	66.83	$1,379,673	$294,934	$705,066	$903,949	0.780	39,160	$25.54	I_CBS	35.6335		WHS STG	$275,917	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	201
41-17-01-252-009	1540 SW STEELE AVE	11/25/24	$890,000	WD	03-ARM'S LENGTH	$890,000	$346,600	38.94	$878,648	$595,458	$294,542	$235,992	1.248	7,868	$113.12	I_CBS	11.1784		WAREHOUSES	$569,090	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	201
41-17-01-276-002	1425 S DIVISION AVE	07/30/24	$1,100,000	WD	03-ARM'S LENGTH	$1,100,000	$795,500	72.32	$1,859,995	$623,875	$476,125	$1,086,221	0.438	33,060	$33.27	I_CBS	69.7988		IND LIGHT	$568,158	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	301
41-17-01-277-014	1480 SW BUCHANAN AVE	08/30/24	$4,500,000	WD	03-ARM'S LENGTH	$4,500,000	$1,958,100	43.51	$4,321,714	$1,016,041	$3,483,959	$2,754,728	1.265	128,545	$35.01	I_CBS	12.8401		WHS STG	$953,032	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	201
41-18-05-457-010	1175 SE BURTON ST	09/14/23	$600,000	WD	03-ARM'S LENGTH	$600,000	$245,900	40.98	$626,956	$94,532	$505,468	$467,859	1.080	15,271	$39.29	I_NNC	5.5935		IND LIGHT	$93,458	No	/ /		I_NELSON/NEWARK/CALVIN	301
41-18-06-283-016	1540 SE LINDEN AVE	04/18/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$91,000	45.50	$227,274	$93,404	$106,596	$111,558	0.956	1,323	$151.17	I_CBS	18.0801		IND LIGHT	$90,470	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	201
41-18-06-427-009	632 SE CROFTON ST	01/12/24	$179,800	WD	03-ARM'S LENGTH	$179,800	$59,800	33.26	$149,553	$66,905	$112,895	$68,873	1.639	3,840	$46.82	I_CBS	50.2849		WHS STG	$62,118	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	201
41-18-06-427-011	636 SE CROFTON ST	11/10/23	$1,065,000	WD	03-ARM'S LENGTH	$1,065,000	$589,400	55.34	$1,431,927	$362,655	$702,345	$939,606	0.747	38,835	$27.42	I_CBS	38.8831		IND LIGHT	$347,526	No	/ /		I_COTTAGE GROVE/BUCH/STEELE	301
41-18-08-204-007	2032 SE CALVIN AVE	03/20/24	$495,000	WD	03-ARM'S LENGTH	$495,000	$227,700	46.00	$508,014	$79,945	$415,055	$356,724	1.164	8,540	$57.96	I_NNC	2.7199		IND LIGHT	$74,914	No	/ /		I_NELSON/NEWARK/CALVIN	201
41-18-08-252-003	1325 SE EDNA ST	01/29/24	$2,800,000	WD	03-ARM'S LENGTH	$2,800,000	$871,000	31.11	$2,447,380	$1,243,296	$1,556,704	$1,003,403	1.551	67,884	$41.25	I_NNC	41.5105		WHS STG	$1,113,491	No	/ /		I_NELSON/NEWARK/CALVIN	201
41-18-16-245-004	2240 SE 29TH ST	03/03/25	$2,300,000	WD	03-ARM'S LENGTH	$2,300,000	$746,700	32.47	$1,904,892	$674,632	$1,625,368	$1,025,217	1.585	26,160	$87.92	I_KOS	44.9070		IND LIGHT	$625,385	No	/ /		I_KENOSHA/29TH	201
41-18-17-151-054	920 SE KEN O SHA IND PARK DR	05/19/25	$1,150,000	WD	03-ARM'S LENGTH	$1,150,000	$639,900	55.64	$1,353,007	$454,242	$695,758	$748,971	0.929	20,400	$56.37	I_KOS	20.7367		IND LIGHT	$417,325	No	/ /		I_KENOSHA/29TH	201
		Totals:	**$31,026,300**			**$31,026,300**	**$14,034,900**		**$33,456,069**		**$21,798,083**	**$20,861,889**			**$57.67**		**9.1444**								

Sale. Ratio => **45.24** **E.C.F. =>** **1.045** **Std. Deviation=>** **0.4186442**

Std. Dev. => **12.07** **Ave. E.C.F. =>** **1.136** **Ave. Variance=>** **34.3494** **Coefficient of Var=>** **30.22863095**

Use==> 1.136