

Alpena City- 2024 ECF Analysis Commercial-Chisholm

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class		
093-587-000-019-01	909 W WASHINGTON AVE	6/14/2021	134900	WD	03-ARM'S LENGTH	134900	93700	69.45885841	194334	88730	46170	146672.2222	0.315	3093	14.92726	02		Commercial-Ripley	201		
093-637-000-639-00	910 W CHISHOLM ST	12/15/2022	120000	LC	21-NOT USED/OTHE	120000	74000	61.66666667	156853	61187	58813	124241.5547	0.473	2192	26.83075	01		Commercial-Chisholm	401		
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	03-ARM'S LENGTH	450000	241900	53.75555556	503373	240797	209203	364688.8889	0.574	7764	26.94526	02		Commercial-Ripley	201		
093-427-000-684-00	1013 S STATE AVE	6/10/2021	260000	WD	03-ARM'S LENGTH	260000	132200	50.84615385	279283	87269	172731	266686.1111	0.648	3042	56.78205	02		Commercial-Ripley	201		
093-637-000-530-00	835 W CHISHOLM ST	8/1/2021	110000	LC	33-TO BE DETERMIN	110000	56500	51.36363636	119175	20400	89600	128279.2208	0.698	2880	31.11111	01		Commercial-Chisholm	201		
093-637-000-372-00	615 W CHISHOLM ST	11/22/2022	229550	WD	03-ARM'S LENGTH	229550	112800	49.139621	237016	64495	165055	224053.2468	0.737	4256	38.78172	01		Commercial-Chisholm	201		
093-417-000-119-00	525 S STATE AVE	7/29/2022	385000	WD	03-ARM'S LENGTH	385000	146000	37.92207792	303842	125462	259538	2477750	1.048	4734	54.82425	02	093-417-000-1	Commercial-Ripley	201		
093-637-000-865-00	1105 W CHISHOLM ST	8/23/2022	375000	LC	21-NOT USED/OTHE	375000	98400	26.24	206216	62030	312970	187254.5455	1.671	1888	165.768	01		Commercial-Chisholm	201		
													0.770								
For 2024, use 0.77 for Chisholm and Ripley Commercial																					
093-637-000-194-00	205 W CHISHOLM ST	7/22/2022	60000	WD	21-NOT USED/OTHE	60000	42100	70.16666667	88416	21087	38913	100491.0448	0.387	1650	23.58364	03		Commercial-Downtown	201		
093-357-000-077-00	121 W WASHINGTON AVE	5/23/2022	139500	WD	03-ARM'S LENGTH	139500	76300	54.6953405	156138	101008	38492	82283.58209	0.468	9851	3.907421	03		Commercial-Downtown	201		
093-417-000-422-00	204 W WASHINGTON AVE	3/1/2023	123200	OTH	03-ARM'S LENGTH	123200	72500	58.8474026	151259	52392	70808	147562.6866	0.480	4320	16.39074	03		Commercial-Downtown	201		
093-637-000-190-00	213 W CHISHOLM ST	1/14/2022	90000	WD	21-NOT USED/OTHE	90000	38200	42.44444444	81727	21742	68258	89529.85156	0.762	1764	38.69501	03		Commercial-Downtown	201		
093-637-000-092-00	115 N FIRST AVE	4/29/2021	260000	WD	03-ARM'S LENGTH	260000	93000	35.76923077	195541	42952	217048	227744.7761	0.953	5580	38.89749	03	093-637-000-0	Commercial-Downtown	201		
093-417-000-220-00	108 S FIRST AVE	6/13/2022	170000	WD	03-ARM'S LENGTH	170000	61200	36	128532	44460	125540	125480.597	1.000	1710	73.4152	03		Commercial-Downtown	201		
093-820-000-017-00	117 N SECOND AVE	10/5/2021	190000	WD	03-ARM'S LENGTH	190000	39800	20.94736842	85054	0	190000	126946.2687	1.497	2106	90.21842	03	093-637-000-1	Commercial-Downtown	401		
													0.792								
For 2024, use 0.792 for Downtown Commerical																					
092-297-000-185-00	503 N SECOND AVE	5/13/2021	70000	WD	03-ARM'S LENGTH	70000	96100	137.2857143	204680	30600	39400	276317.4603	0.143	2168	18.17343	04		Commercial-General	201		
093-427-000-052-00	1006 S STATE AVE	6/4/2021	350000	WD	03-ARM'S LENGTH	350000	224400	64.11428571	459704	305362	44638	244987.3016	0.182	5805	7.689578	04		Lake Huron	201		
092-297-000-225-00	114 E OLDFIELD ST	12/29/2021	150000	WD	21-NOT USED/OTHE	150000	84400	56.26666667	174890	97549	52451	122763.492	0.427	2896	18.11153	04		Commercial-General	201		
092-127-000-085-00	700 N SECOND AVE	1/24/2022	140000	WD	03-ARM'S LENGTH	140000	84600	60.42857143	178560	29920	110080	235936.5079	0.467	5632	19.54545	04		Commercial-General	201		
093-427-000-062-00	1120 S STATE AVE	3/2/2023	500000	LC	21-NOT USED/OTHE	500000	258400	51.68	535158	281688	218312	402333.3341	0.543	7190	30.36328	04		Lake Huron	201		
093-557-000-135-00	611 S FIFTH AVE	9/29/2021	625000	WD	03-ARM'S LENGTH	625000	308700	49.392	653674	225408	399592	679787.2961	0.588	9926	40.2571	04	093-557-000-1	Commercial-General	201		
092-127-000-020-00	624 N SECOND AVE	6/20/2022	65000	PTA	21-NOT USED/OTHE	65000	30900	47.53846154	64567	23800	41200	64709.52405	0.637	1548	26.61499	04		Commercial-General	201		
092-127-000-018-00	626 N SECOND AVE	12/10/2021	140000	WD	03-ARM'S LENGTH	140000	53700	38.35714286	113108	23800	116200	141758.7302	0.820	3263	35.6114	04		Commercial-General	201		
092-297-000-222-00	428 N SECOND AVE	10/20/2021	150000	WD	03-ARM'S LENGTH	150000	57700	38.46666667	121208	29240	120760	145980.9524	0.827	5160	23.4031	04		Commercial-General	201		
093-537-000-023-00	459 S BROOKE ST	8/11/2022	167000	WD	03-ARM'S LENGTH	167000	59000	35.32934132	123561	47637	119363	120514.2857	0.990	2548	46.84576	04		Commercial-General	201		
093-427-000-050-00	1000 S STATE AVE	6/3/2021	363500	WD	03-ARM'S LENGTH	363500	132000	36.31361761	273198	154949	208551	187696.828	1.111	5340	39.05449	04		Lake Huron	201		
092-037-000-017-00	110 ARBOR LANE	5/9/2022	365000	CD	14-INTO/OUT OF TR	365000	109500	30	230587	81367	283633	236857.1429	1.197	2521	112.5081	04		Commercial-General	201		
													0.661								
For 2024, use 0.661 for General Commercial																					

Alpena City- 2024 ECF Analysis River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class
093-647-000-057-00	1311 S ELEVENTH AVE	5/4/2021	220000	WD	03-ARM'S LENGTH	220000	102900	46.77272727	219636	69741	150259	185055.5625	0.812	1872	80.26656	016		River	401
091-019-000-001-04	5055 E MISERY BAY RD	9/24/2021	298500	WD	03-ARM'S LENGTH	296000	133800	45.2027027	281106	126778	169222	190528.3906	0.888	1020	165.9039	016		River	401
093-647-000-039-00	1221 S ELEVENTH AVE	1/4/2022	305000	WD	03-ARM'S LENGTH	305000	118300	38.78688525	251886	80246	224754	211901.2344	1.061	2002	112.2647	016		River	401
													0.920						

Alpena City- 2024 ECF Analysis Industrial

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	Other Parcels in	Land Table	Property Class
090-024-100-007-01	3173 ALABASTER	10/28/2021	400000	MLC	03-ARM'S LENGTH	400000	0	0	477996	190037	209963	551621.667	0.381	4744	44.2586425	301		INDUSTRIAL	301
090-022-200-004-00	4475 ALABASTER RD	7/14/2021	350000	WD	03-ARM'S LENGTH	350000	173900	49.68571429	391829	47721	302279	624481.726	0.484	8587	35.20193315	201		COMMERCIAL	1
090-028-100-001-01	4731 TURTLE	10/6/2021	1500000	MLC	03-ARM'S LENGTH	1500000	0	0	1449735	840432	659568	1171736.538	0.563	7264	90.79955947	301	090-028-100-01	INDUSTRIAL	301
090-022-200-004-10	4475 ALABASTER RD	7/14/2021	350000	WD	03-ARM'S LENGTH	350000	0	0	341887	41839	308161	544372.6351	0.566	8587	35.88692209	201		COMMERCIAL	201
090-024-100-003-00	3165 ALABASTER RD	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	464785	214958	280042	427441.5256	0.655	5482	51.08391098	301	090-024-100-01	INDUSTRIAL	1
090-018-400-002-00	2431 KITCHEN RD	5/20/2021	220000	WD	03-ARM'S LENGTH	220000	52600	23.90909091	126717	8362	211638	199343.7167	1.062	1958	108.0888662	301	090-018-400-01	INDUSTRIAL	301

0.618 Outside of Alpena Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parc	Land Table	Property Class				
091-009-000-065-00	166 N INDUSTRIAL HW	12/1/2020	\$ 189,000	WD	03-ARM'S LENGTH	\$ 189,000	\$ 233,999	\$ 44,639	\$ 144,361	\$ 294,953		0.49 04		Industrial	301				
		5% Adj/Time	\$ 198,450			198450	233999	44639	\$ 153,811	294953		0.52	inside of Alpena City						
092-297-000-185-00	503 N SECOND AVE	5/13/2021	70000	WD	03-ARM'S LENGTH	70000	96100	137.2857143	204680	30600	39400	276317.4603	0.143	2168	18.17343173	04		Commercial-General	201
093-427-000-052-00	1006 S STATE AVE	6/4/2021	350000	WD	03-ARM'S LENGTH	350000	224400	64.11428571	459704	305362	44638	244987.3016	0.182	5805	7.68957795	04		Lake Huron	201
092-297-000-225-00	114 E OLDFIELD ST	12/29/2021	150000	WD	21-NOT USED/OTHEF	150000	84400	56.26666667	174890	97549	52451	122763.492	0.427	2896	18.11153315	04		Commercial-General	201
092-127-000-085-00	700 N SECOND AVE	1/24/2022	140000	WD	03-ARM'S LENGTH	140000	84600	60.42857143	178560	29920	110080	235936.5079	0.467	5632	19.54545455	04		Commercial-General	201
093-427-000-062-00	1120 S STATE AVE	3/2/2023	500000	LC	21-NOT USED/OTHEF	500000	258400	51.68	535158	281688	218312	402333.3341	0.543	7190	30.36328234	04		Lake Huron	201
093-557-000-135-00	611 S FIFTH AVE	9/29/2021	625000	WD	03-ARM'S LENGTH	625000	308700	49.392	653674	225408	399592	679787.2961	0.588	9926	40.25710256	04	093-557-000-1:	Commercial-General	201
092-127-000-020-00	624 N SECOND AVE	6/20/2022	65000	PTA	21-NOT USED/OTHEF	65000	30900	47.53846154	64567	23800	41200	64709.52405	0.637	1548	26.61498708	04		Commercial-General	201
092-127-000-018-00	626 N SECOND AVE	12/10/2021	140000	WD	03-ARM'S LENGTH	140000	53700	38.35714286	113108	23800	116200	141758.7302	0.820	3263	35.61140055	04		Commercial-General	201
092-297-000-222-00	428 N SECOND AVE	10/20/2021	150000	WD	03-ARM'S LENGTH	150000	57700	38.46666667	121208	29240	120760	145980.9524	0.827	5160	23.40310078	04		Commercial-General	201
093-537-000-023-00	459 S BROOKE ST	8/11/2022	167000	WD	03-ARM'S LENGTH	167000	59000	35.32934132	123561	47637	119363	120514.2857	0.990	2548	46.84576138	04		Commercial-General	201
093-427-000-050-00	1000 S STATE AVE	6/3/2021	363500	WD	03-ARM'S LENGTH	363500	132000	36.31361761	273198	154949	208551	187696.828	1.111	5340	39.05449438	04		Lake Huron	201
092-037-000-017-00	110 ARBOR LANE	5/9/2022	365000	CD	14-INTO/OUT OF TRL	365000	109500	30	230587	81367	283633	236857.1429	1.197	2521	112.5081317	04		Commercial-General	201

0.661 Alpena City Commercial General

Outside ECF Analysis: 0.618
 Alpena City General Commercial: 0.661
 Last Alpena City 301 Sale: 0.52
0.599667

For 2024, use 0.59 for Alpena City Industrial

Alpena City- 2024 ECF Analysis Commercial-Ripley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class		
093-587-000-019-01	909 W WASHINGTON AVE	6/14/2021	134900	WD	03-ARM'S LENGTH	134900	93700	69.45885841	194334	88730	46170	146672.2222	0.315	3093	14.92726	02		Commercial-Ripley	201		
093-637-000-639-00	910 W CHISHOLM ST	12/15/2022	120000	LC	21-NOT USED/OTHE	120000	74000	61.66666667	156853	61187	58813	124241.5547	0.473	2192	26.83075	01		Commercial-Chisholm	401		
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	03-ARM'S LENGTH	450000	241900	53.75555556	503373	240797	209203	364688.8889	0.574	7764	26.94526	02		Commercial-Ripley	201		
093-427-000-684-00	1013 S STATE AVE	6/10/2021	260000	WD	03-ARM'S LENGTH	260000	132200	50.84615385	279283	87269	172731	266686.1111	0.648	3042	56.78205	02		Commercial-Ripley	201		
093-637-000-530-00	835 W CHISHOLM ST	8/1/2021	110000	LC	33-TO BE DETERMIN	110000	56500	51.36363636	119175	20400	89600	128279.2208	0.698	2880	31.11111	01		Commercial-Chisholm	201		
093-637-000-372-00	615 W CHISHOLM ST	11/22/2022	229550	WD	03-ARM'S LENGTH	229550	112800	49.139621	237016	64495	165055	224053.2468	0.737	4256	38.78172	01		Commercial-Chisholm	201		
093-417-000-119-00	525 S STATE AVE	7/29/2022	385000	WD	03-ARM'S LENGTH	385000	146000	37.92207792	303842	125462	259538	247750	1.048	4734	54.82425	02	093-417-000-1	Commercial-Ripley	201		
093-637-000-865-00	1105 W CHISHOLM ST	8/23/2022	375000	LC	21-NOT USED/OTHE	375000	98400	26.24	206216	62030	312970	187254.5455	1.671	1888	165.768	01		Commercial-Chisholm	201		
													0.770								
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093-637-000-194-00	205 W CHISHOLM ST	7/22/2022	60000	WD	21-NOT USED/OTHE	60000	42100	70.16666667	88416	21087	38913	100491.0448	0.387	1650	23.58364	03		Commercial-Downtown	201		
093-357-000-077-00	121 W WASHINGTON AVE	5/23/2022	139500	WD	03-ARM'S LENGTH	139500	76300	54.6953405	156138	101008	38492	82283.58209	0.468	9851	3.907421	03		Commercial-Downtown	201		
093-417-000-422-00	204 W WASHINGTON AVE	3/1/2023	123200	OTH	03-ARM'S LENGTH	123200	72500	58.8474026	151259	52392	70808	147562.6866	0.480	4320	16.39074	03		Commercial-Downtown	201		
093-637-000-190-00	213 W CHISHOLM ST	1/14/2022	90000	WD	21-NOT USED/OTHE	90000	38200	42.44444444	81727	21742	68258	89529.85156	0.762	1764	38.69501	03		Commercial-Downtown	201		
093-637-000-092-00	115 N FIRST AVE	4/29/2021	260000	WD	03-ARM'S LENGTH	260000	93000	35.76923077	195541	42952	217048	227744.7761	0.953	5580	38.89749	03	093-637-000-0	Commercial-Downtown	201		
093-417-000-220-00	108 S FIRST AVE	6/13/2022	170000	WD	03-ARM'S LENGTH	170000	61200	36	128532	44460	125540	125480.597	1.000	1710	73.4152	03		Commercial-Downtown	201		
093-820-000-017-00	117 N SECOND AVE	10/5/2021	190000	WD	03-ARM'S LENGTH	190000	39800	20.94736842	85054	0	190000	126946.2687	1.497	2106	90.21842	03	093-637-000-1	Commercial-Downtown	401		
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For 2024, use 0.792 for Downtown Commerical																					
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092-297-000-225-00	114 E OLDFIELD ST	12/29/2021	150000	WD	21-NOT USED/OTHE	150000	84400	56.26666667	174890	97549	52451	122763.492	0.427	2896	18.11153	04		Commercial-General	201		
092-127-000-085-00	700 N SECOND AVE	1/24/2022	140000	WD	03-ARM'S LENGTH	140000	84600	60.42857143	178560	29920	110080	235936.5079	0.467	5632	19.54545	04		Commercial-General	201		
093-427-000-062-00	1120 S STATE AVE	3/2/2023	500000	LC	21-NOT USED/OTHE	500000	258400	51.68	535158	281688	218312	402333.3341	0.543	7190	30.36328	04		Lake Huron	201		
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092-127-000-020-00	624 N SECOND AVE	6/20/2022	65000	PTA	21-NOT USED/OTHE	65000	30900	47.53846154	64567	23800	41200	64709.52405	0.637	1548	26.61499	04		Commercial-General	201		
092-127-000-018-00	626 N SECOND AVE	12/10/2021	140000	WD	03-ARM'S LENGTH	140000	53700	38.35714286	113108	23800	116200	141758.7302	0.820	3263	35.6114	04		Commercial-General	201		
092-297-000-222-00	428 N SECOND AVE	10/20/2021	150000	WD	03-ARM'S LENGTH	150000	57700	38.46666667	121208	29240	120760	145980.9524	0.827	5160	23.4031	04		Commercial-General	201		
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092-037-000-017-00	110 ARBOR LANE	5/9/2022	365000	CD	14-INTO/OUT OF TR	365000	109500	30	230587	81367	283633	236857.1429	1.197	2521	112.5081	04		Commercial-General	201		
													0.661								
For 2024, use 0.661 for General Commercial																					

Alpena City- 2024 ECF Analysis Island View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
091-016-000-576-00	579 LONG RAPIDS RD	12/9/2021	100000	OTH	21-NOT USED/OTHER	100000	68000	68	143888	61487	38513	109868	0.351	1140	33.78333333	020		Island View Sub	401
091-016-000-551-00	547 LONG RAPIDS RD	7/15/2021	120000	WD	03-ARM'S LENGTH	114000	64400	56.49122807	136146	60855	53145	100388	0.529	816	65.12867647	020		Island View Sub	401
092-167-000-057-00	597 DESOTA DR	6/22/2021	118000	WD	03-ARM'S LENGTH	118000	65500	55.50847458	138994	54013	63987	113308	0.565	1164	54.97164948	020		Island View Sub	401
092-197-000-006-00	330 ISLAND VIEW DR	3/2/2023	300000	WD	03-ARM'S LENGTH	300000	148200	49.4	319029	96220	203780	297078.6563	0.686	2222	91.71017102	020		Island View Sub	401
092-167-000-003-00	590 ROBBIN AVE	9/20/2021	182500	WD	03-ARM'S LENGTH	182500	87700	48.05479452	186451	68750	113750	156934.6719	0.725	1517	74.98352011	020		Island View Sub	401
092-167-000-006-00	560 ROBBIN AVE	8/25/2021	135000	WD	03-ARM'S LENGTH	135000	64000	47.40740741	137482	35011	99989	136628	0.732	1500	66.65933333	020		Island View Sub	401
092-207-000-012-00	596 DESOTA DR	12/6/2021	228000	WD	03-ARM'S LENGTH	228000	106800	46.84210526	227967	67397	160603	214093.3385	0.750	2588	62.05680062	020	092-207-000-0	Island View Sub	401
092-215-000-052-00	605 AQUA VIEW DR	3/21/2022	174900	WD	03-ARM'S LENGTH	174900	81300	46.48370497	174069	46790	128110	169705.3281	0.755	1301	98.47040738	020		Island View Sub	401
092-207-000-019-00	555 PLYMOUTH DR	6/23/2021	258900	WD	03-ARM'S LENGTH	258900	114300	44.14831981	247607	47044	211856	267417.3229	0.792	2528	83.80379747	020		Island View Sub	401
092-207-000-024-00	540 PLYMOUTH DR	7/22/2021	190000	WD	03-ARM'S LENGTH	182000	80600	44.28571429	173711	41658	140342	176070.6719	0.797	1536	91.36848958	020		Island View Sub	401
092-197-000-018-00	435 SCHEUNER DR	5/10/2021	228000	WD	03-ARM'S LENGTH	228000	98600	43.24561404	212220	46004	181996	221621.3281	0.821	2081	87.45603075	020		Island View Sub	401
092-167-000-042-00	534 NORTHWOOD DR	8/17/2022	166000	WD	03-ARM'S LENGTH	166000	71300	42.95180723	153399	36124	129876	156366.6719	0.831	1376	94.38662791	020		Island View Sub	401
092-247-000-016-00	141 THOMAS AVE	8/3/2021	230000	OTH	33-TO BE DETERMINED	230000	96300	41.86956522	206855	55372	174628	201977.3281	0.865	1950	89.55282051	020		Island View Sub	401
092-207-000-024-00	540 PLYMOUTH DR	6/1/2022	205000	WD	03-ARM'S LENGTH	205000	80600	39.31707317	173711	41658	163342	176070.6719	0.928	1536	106.3424479	020		Island View Sub	401
092-210-000-009-00	608 ISLAND VIEW DR	5/24/2021	255000	WD	03-ARM'S LENGTH	253000	97300	38.45849802	209227	46454	206546	217030.6719	0.952	2437	84.75420599	020		Island View Sub	401
092-267-000-042-00	554 CARDINAL ST	9/10/2021	190000	WD	03-ARM'S LENGTH	190000	72100	37.94736842	155198	37370	152630	157104	0.972	1036	147.3262548	020		Island View Sub	401
092-207-000-036-00	581 DODGE DR	11/17/2022	167500	WD	03-ARM'S LENGTH	167500	63100	37.67164179	135374	38048	129452	129768	0.998	1152	112.3715278	020		Island View Sub	401
092-247-000-074-00	2140 RALPH AVE	6/16/2021	260000	WD	03-ARM'S LENGTH	260000	91200	35.07692308	195873	44828	215172	201393.3281	1.068	2550	84.38117647	020		Island View Sub	401
092-167-000-033-00	590 NORTHWOOD DR	8/2/2022	162000	WD	03-ARM'S LENGTH	162000	56700	35	121385	38326	123674	110745.3359	1.117	1164	106.2491409	020		Island View Sub	401
092-167-000-052-00	559 DESOTA DR	8/18/2021	175000	WD	03-ARM'S LENGTH	175000	60200	34.4	128954	37992	137008	121282.6641	1.130	1204	113.7940199	020		Island View Sub	401
092-187-000-008-00	323 ISLAND VIEW DR	6/15/2021	197000	WD	03-ARM'S LENGTH	197000	65400	33.19796954	140936	34029	162971	142542.6719	1.143	1648	98.8901699	020		Island View Sub	401
092-267-000-032-00	575 CARDINAL ST	9/24/2021	189222	WD	03-ARM'S LENGTH	189222	63600	33.6113137	136385	37205	152017	132240	1.150	1176	129.2661565	020		Island View Sub	401
092-210-000-012-00	613 ISLAND VIEW DR	5/25/2022	355026	WD	03-ARM'S LENGTH	355026	113300	31.91315566	244742	55067	299959	252900	1.186	1870	160.4058824	020		Island View Sub	401
092-210-000-018-00	621 ISLAND VIEW DR	7/21/2022	500000	WD	03-ARM'S LENGTH	500000	127500	25.5	275583	51538	448462	298726.6563	1.501	2832	158.355226	020		Island View Sub	401
													0.889						

Alpena City- 2024 ECF Analysis Commercial-Downtown

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class		
093-587-000-019-01	909 W WASHINGTON AVE	6/14/2021	134900	WD	03-ARM'S LENGTH	134900	93700	69.45885841	194334	88730	46170	146672.2222	0.315	3093	14.92726	02		Commercial-Ripley	201		
093-637-000-639-00	910 W CHISHOLM ST	12/15/2022	120000	LC	21-NOT USED/OTHE	120000	74000	61.66666667	156853	61187	58813	124241.5547	0.473	2192	26.83075	01		Commercial-Chisholm	401		
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	03-ARM'S LENGTH	450000	241900	53.75555556	503373	240797	209203	364688.8889	0.574	7764	26.94526	02		Commercial-Ripley	201		
093-427-000-684-00	1013 S STATE AVE	6/10/2021	260000	WD	03-ARM'S LENGTH	260000	132200	50.84615385	279283	87269	172731	266686.1111	0.648	3042	56.78205	02		Commercial-Ripley	201		
093-637-000-530-00	835 W CHISHOLM ST	8/1/2021	110000	LC	33-TO BE DETERMIN	110000	56500	51.36363636	119175	20400	89600	128279.2208	0.698	2880	31.11111	01		Commercial-Chisholm	201		
093-637-000-372-00	615 W CHISHOLM ST	11/22/2022	229550	WD	03-ARM'S LENGTH	229550	112800	49.139621	237016	64495	165055	224053.2468	0.737	4256	38.78172	01		Commercial-Chisholm	201		
093-417-000-119-00	525 S STATE AVE	7/29/2022	385000	WD	03-ARM'S LENGTH	385000	146000	37.92207792	303842	125462	259538	247750	1.048	4734	54.82425	02	093-417-000-1	Commercial-Ripley	201		
093-637-000-865-00	1105 W CHISHOLM ST	8/23/2022	375000	LC	21-NOT USED/OTHE	375000	98400	26.24	206216	62030	312970	187254.5455	1.671	1888	165.768	01		Commercial-Chisholm	201		
													0.770								
For 2024, use 0.77 for Chisholm and Ripley Commercial																					
093-637-000-194-00	205 W CHISHOLM ST	7/22/2022	60000	WD	21-NOT USED/OTHE	60000	42100	70.16666667	88416	21087	38913	100491.0448	0.387	1650	23.58364	03		Commercial-Downtown	201		
093-357-000-077-00	121 W WASHINGTON AVE	5/23/2022	139500	WD	03-ARM'S LENGTH	139500	76300	54.6953405	156138	101008	38492	82283.58209	0.468	9851	3.907421	03		Commercial-Downtown	201		
093-417-000-422-00	204 W WASHINGTON AVE	3/1/2023	123200	OTH	03-ARM'S LENGTH	123200	72500	58.8474026	151259	52392	70808	147562.6866	0.480	4320	16.39074	03		Commercial-Downtown	201		
093-637-000-190-00	213 W CHISHOLM ST	1/14/2022	90000	WD	21-NOT USED/OTHE	90000	38200	42.44444444	81727	21742	68258	89529.85156	0.762	1764	38.69501	03		Commercial-Downtown	201		
093-637-000-092-00	115 N FIRST AVE	4/29/2021	260000	WD	03-ARM'S LENGTH	260000	93000	35.76923077	195541	42952	217048	227744.7761	0.953	5580	38.89749	03	093-637-000-0	Commercial-Downtown	201		
093-417-000-220-00	108 S FIRST AVE	6/13/2022	170000	WD	03-ARM'S LENGTH	170000	61200	36	128532	44460	125540	125480.597	1.000	1710	73.4152	03		Commercial-Downtown	201		
093-820-000-017-00	117 N SECOND AVE	10/5/2021	190000	WD	03-ARM'S LENGTH	190000	39800	20.94736842	85054	0	190000	126946.2687	1.497	2106	90.21842	03	093-637-000-1	Commercial-Downtown	401		
													0.792								
For 2024, use 0.792 for Downtown Commerical																					
092-297-000-185-00	503 N SECOND AVE	5/13/2021	70000	WD	03-ARM'S LENGTH	70000	96100	137.2857143	204680	30600	39400	276317.4603	0.143	2168	18.17343	04		Commercial-General	201		
093-427-000-052-00	1006 S STATE AVE	6/4/2021	350000	WD	03-ARM'S LENGTH	350000	224400	64.11428571	459704	305362	44638	244987.3016	0.182	5805	7.689578	04		Lake Huron	201		
092-297-000-225-00	114 E OLDFIELD ST	12/29/2021	150000	WD	21-NOT USED/OTHE	150000	84400	56.26666667	174890	97549	52451	122763.492	0.427	2896	18.11153	04		Commercial-General	201		
092-127-000-085-00	700 N SECOND AVE	1/24/2022	140000	WD	03-ARM'S LENGTH	140000	84600	60.42857143	178560	29920	110080	235936.5079	0.467	5632	19.54545	04		Commercial-General	201		
093-427-000-062-00	1120 S STATE AVE	3/2/2023	500000	LC	21-NOT USED/OTHE	500000	258400	51.68	535158	281688	218312	402333.3341	0.543	7190	30.36328	04		Lake Huron	201		
093-557-000-135-00	611 S FIFTH AVE	9/29/2021	625000	WD	03-ARM'S LENGTH	625000	308700	49.392	653674	225408	399592	679787.2961	0.588	9926	40.2571	04	093-557-000-1	Commercial-General	201		
092-127-000-020-00	624 N SECOND AVE	6/20/2022	65000	PTA	21-NOT USED/OTHE	65000	30900	47.53846154	64567	23800	41200	64709.52405	0.637	1548	26.61499	04		Commercial-General	201		
092-127-000-018-00	626 N SECOND AVE	12/10/2021	140000	WD	03-ARM'S LENGTH	140000	53700	38.35714286	113108	23800	116200	141758.7302	0.820	3263	35.6114	04		Commercial-General	201		
092-297-000-222-00	428 N SECOND AVE	10/20/2021	150000	WD	03-ARM'S LENGTH	150000	57700	38.46666667	121208	29240	120760	145980.9524	0.827	5160	23.4031	04		Commercial-General	201		
093-537-000-023-00	459 S BROOKE ST	8/11/2022	167000	WD	03-ARM'S LENGTH	167000	59000	35.32934132	123561	47637	119363	120514.2857	0.990	2548	46.84576	04		Commercial-General	201		
093-427-000-050-00	1000 S STATE AVE	6/3/2021	363500	WD	03-ARM'S LENGTH	363500	132000	36.31361761	273198	154949	208551	187696.828	1.111	5340	39.05449	04		Lake Huron	201		
092-037-000-017-00	110 ARBOR LANE	5/9/2022	365000	CD	14-INTO/OUT OF TR	365000	109500	30	230587	81367	283633	236857.1429	1.197	2521	112.5081	04		Commercial-General	201		
													0.661								
For 2024, use 0.661 for General Commercial																					

Alpena City- 2024 ECF Analysis Commercial-General

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class		
093-587-000-019-01	909 W WASHINGTON AVE	6/14/2021	134900	WD	03-ARM'S LENGTH	134900	93700	69.45885841	194334	88730	46170	146672.2222	0.315	3093	14.92726	02		Commercial-Ripley	201		
093-637-000-639-00	910 W CHISHOLM ST	12/15/2022	120000	LC	21-NOT USED/OTHE	120000	74000	61.66666667	156853	61187	58813	124241.5547	0.473	2192	26.83075	01		Commercial-Chisholm	401		
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	03-ARM'S LENGTH	450000	241900	53.75555556	503373	240797	209203	364688.8889	0.574	7764	26.94526	02		Commercial-Ripley	201		
093-427-000-684-00	1013 S STATE AVE	6/10/2021	260000	WD	03-ARM'S LENGTH	260000	132200	50.84615385	279283	87269	172731	266686.1111	0.648	3042	56.78205	02		Commercial-Ripley	201		
093-637-000-530-00	835 W CHISHOLM ST	8/1/2021	110000	LC	33-TO BE DETERMIN	110000	56500	51.36363636	119175	20400	89600	128279.2208	0.698	2880	31.11111	01		Commercial-Chisholm	201		
093-637-000-372-00	615 W CHISHOLM ST	11/22/2022	229550	WD	03-ARM'S LENGTH	229550	112800	49.139621	237016	64495	165055	224053.2468	0.737	4256	38.78172	01		Commercial-Chisholm	201		
093-417-000-119-00	525 S STATE AVE	7/29/2022	385000	WD	03-ARM'S LENGTH	385000	146000	37.92207792	303842	125462	259538	247750	1.048	4734	54.82425	02	093-417-000-1	Commercial-Ripley	201		
093-637-000-865-00	1105 W CHISHOLM ST	8/23/2022	375000	LC	21-NOT USED/OTHE	375000	98400	26.24	206216	62030	312970	187254.5455	1.671	1888	165.768	01		Commercial-Chisholm	201		
													0.770								
For 2024, use 0.77 for Chisholm and Ripley Commercial																					
093-637-000-194-00	205 W CHISHOLM ST	7/22/2022	60000	WD	21-NOT USED/OTHE	60000	42100	70.16666667	88416	21087	38913	100491.0448	0.387	1650	23.58364	03		Commercial-Downtown	201		
093-357-000-077-00	121 W WASHINGTON AVE	5/23/2022	139500	WD	03-ARM'S LENGTH	139500	76300	54.6953405	156138	101008	38492	82283.58209	0.468	9851	3.907421	03		Commercial-Downtown	201		
093-417-000-422-00	204 W WASHINGTON AVE	3/1/2023	123200	OTH	03-ARM'S LENGTH	123200	72500	58.8474026	151259	52392	70808	147562.6866	0.480	4320	16.39074	03		Commercial-Downtown	201		
093-637-000-190-00	213 W CHISHOLM ST	1/14/2022	90000	WD	21-NOT USED/OTHE	90000	38200	42.44444444	81727	21742	68258	89529.85156	0.762	1764	38.69501	03		Commercial-Downtown	201		
093-637-000-092-00	115 N FIRST AVE	4/29/2021	260000	WD	03-ARM'S LENGTH	260000	93000	35.76923077	195541	42952	217048	227744.7761	0.953	5580	38.89749	03	093-637-000-0	Commercial-Downtown	201		
093-417-000-220-00	108 S FIRST AVE	6/13/2022	170000	WD	03-ARM'S LENGTH	170000	61200	36	128532	44460	125540	125480.597	1.000	1710	73.4152	03		Commercial-Downtown	201		
093-820-000-017-00	117 N SECOND AVE	10/5/2021	190000	WD	03-ARM'S LENGTH	190000	39800	20.94736842	85054	0	190000	126946.2687	1.497	2106	90.21842	03	093-637-000-1	Commercial-Downtown	401		
													0.792								
For 2024, use 0.792 for Downtown Commerical																					
092-297-000-185-00	503 N SECOND AVE	5/13/2021	70000	WD	03-ARM'S LENGTH	70000	96100	137.2857143	204680	30600	39400	276317.4603	0.143	2168	18.17343	04		Commercial-General	201		
093-427-000-052-00	1006 S STATE AVE	6/4/2021	350000	WD	03-ARM'S LENGTH	350000	224400	64.11428571	459704	305362	44638	244987.3016	0.182	5805	7.689578	04		Lake Huron	201		
092-297-000-225-00	114 E OLDFIELD ST	12/29/2021	150000	WD	21-NOT USED/OTHE	150000	84400	56.26666667	174890	97549	52451	122763.492	0.427	2896	18.11153	04		Commercial-General	201		
092-127-000-085-00	700 N SECOND AVE	1/24/2022	140000	WD	03-ARM'S LENGTH	140000	84600	60.42857143	178560	29920	110080	235936.5079	0.467	5632	19.54545	04		Commercial-General	201		
093-427-000-062-00	1120 S STATE AVE	3/2/2023	500000	LC	21-NOT USED/OTHE	500000	258400	51.68	535158	281688	218312	402333.3341	0.543	7190	30.36328	04		Lake Huron	201		
093-557-000-135-00	611 S FIFTH AVE	9/29/2021	625000	WD	03-ARM'S LENGTH	625000	308700	49.392	653674	225408	399592	679787.2961	0.588	9926	40.2571	04	093-557-000-1	Commercial-General	201		
092-127-000-020-00	624 N SECOND AVE	6/20/2022	65000	PTA	21-NOT USED/OTHE	65000	30900	47.53846154	64567	23800	41200	64709.52405	0.637	1548	26.61499	04		Commercial-General	201		
092-127-000-018-00	626 N SECOND AVE	12/10/2021	140000	WD	03-ARM'S LENGTH	140000	53700	38.35714286	113108	23800	116200	141758.7302	0.820	3263	35.6114	04		Commercial-General	201		
092-297-000-222-00	428 N SECOND AVE	10/20/2021	150000	WD	03-ARM'S LENGTH	150000	57700	38.46666667	121208	29240	120760	145980.9524	0.827	5160	23.4031	04		Commercial-General	201		
093-537-000-023-00	459 S BROOKE ST	8/11/2022	167000	WD	03-ARM'S LENGTH	167000	59000	35.32934132	123561	47637	119363	120514.2857	0.990	2548	46.84576	04		Commercial-General	201		
093-427-000-050-00	1000 S STATE AVE	6/3/2021	363500	WD	03-ARM'S LENGTH	363500	132000	36.31361761	273198	154949	208551	187696.828	1.111	5340	39.05449	04		Lake Huron	201		
092-037-000-017-00	110 ARBOR LANE	5/9/2022	365000	CD	14-INTO/OUT OF TR	365000	109500	30	230587	81367	283633	236857.1429	1.197	2521	112.5081	04		Commercial-General	201		
													0.661								
For 2024, use 0.661 for General Commercial																					

Alpena City- 2024 ECF Analysis Northside Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class
092-127-000-061-00	203 W LAKE ST	9/22/2022	35000	QC	21-NOT USED/OTHEI	35000	37700	107.7142857	80858	19484	15516	139486.3594	0.111	2076	7.47399	11		Northside Res	401
092-297-000-008-00	626 W MILLER ST	6/8/2022	27500	QC	03-ARM'S LENGTH	27500	25400	92.36363636	54675	17711	9789	84009.09375	0.117	1280	7.64766	11		Northside Res	401
091-023-000-381-00	211 W HUEBER ST	10/6/2022	39525	WD	03-ARM'S LENGTH	39525	35300	89.31056293	75633	25867	13658	113104.5469	0.121	896	15.2433	11		Northside Res	401
092-297-000-095-00	320 W OLDFIELD ST	7/16/2021	34830	QC	03-ARM'S LENGTH	34830	40700	116.8532874	87936	14703	20127	166438.6406	0.121	2336	8.61601	11		Northside Res	401
092-287-000-081-00	315 ADAMS ST	10/26/2021	35000	WD	03-ARM'S LENGTH	35000	31500	90	67160	20933	14067	105061.3672	0.134	1682	8.36326	11		Northside Res	401
092-297-000-051-00	516 W MILLER ST	7/21/2021	20000	WD	03-ARM'S LENGTH	20000	18600	93	39907	9982	10018	68011.36719	0.147	864	11.5949	11		Northside Res	401
092-257-000-025-00	125 W ALFRED ST	9/22/2022	33750	QC	21-NOT USED/OTHEI	33750	26500	78.51851852	56372	20496	13254	81536.36719	0.163	1097	12.082	11		Northside Res	401
092-287-000-290-00	106 DAWSON ST	6/8/2021	150000	WD	03-ARM'S LENGTH	150000	131000	87.33333333	279620	87238	62762	361521.0625	0.174	5864	10.7029	11	093-557-000-0	Northside Res	401
091-015-000-761-00	714 LONG LAKE AVE	6/15/2022	40000	LC	21-NOT USED/OTHEI	40000	31400	78.5	66995	21848	18152	102606.8203	0.177	1406	12.9104	11		Northside Res	401
092-287-000-335-00	809 COMMERCIAL ST	9/28/2022	35000	WD	03-ARM'S LENGTH	35000	25400	72.57142857	53914	20609	14391	75693.17969	0.190	1107	13	11		Northside Res	401
092-117-000-045-00	611 MERCHANT ST	6/17/2021	40000	WD	03-ARM'S LENGTH	40000	31700	79.25	68224	15977	24023	118743.1797	0.202	966	24.8685	11		Northside Res	401
091-014-000-551-00	819 LONG LAKE AVE	7/1/2022	45000	WD	03-ARM'S LENGTH	45000	31200	69.33333333	67028	19319	25681	108429.5469	0.237	1659	15.4798	11		Northside Res	401
092-287-000-142-00	133 AVERY ST	11/9/2021	54000	WD	03-ARM'S LENGTH	54000	35700	66.11111111	76398	27840	26160	110359.0938	0.237	1326	19.7285	11		Northside Res	401
092-067-000-051-00	505 HURON ST	11/14/2022	74500	WD	21-NOT USED/OTHEI	74500	45500	61.0738255	96193	46454	28046	113043.1797	0.248	1341	20.9142	11		Northside Res	401
092-117-000-039-00	601 N SECOND AVE	7/26/2021	70000	WD	03-ARM'S LENGTH	65500	43900	67.02290076	92833	25352	40148	153365.9091	0.262	6830	5.87818	11		Northside Res	401
092-117-000-060-00	329 W MILLER ST	6/2/2021	54199	WD	21-NOT USED/OTHEI	54199	35200	64.94584771	75422	20890	33309	123936.3672	0.269	1652	20.1628	11		Northside Res	401
092-067-000-006-00	510 HURON ST	8/2/2021	55000	WD	03-ARM'S LENGTH	55000	32800	59.63636364	70063	28034	26966	95520.45313	0.282	1172	23.0085	11		Northside Res	401
091-015-000-766-00	720 LONG LAKE AVE	8/6/2021	40000	WD	03-ARM'S LENGTH	40000	23500	58.75	49703	19630	20370	68347.72656	0.298	1675	12.1612	11		Northside Res	401
092-127-000-019-00	110 E LAKE ST	9/10/2021	37500	WD	03-ARM'S LENGTH	37500	21700	57.86666667	45995	16789	20711	66377.27344	0.312	877	23.6157	11		Northside Res	401
092-297-000-035-00	512 W OLDFIELD ST	3/8/2022	70000	WD	03-ARM'S LENGTH	70000	41700	59.57142857	89643	21406	48594	155084.0938	0.313	1372	35.4184	11		Northside Res	401
092-297-000-015-00	618 W LAKE ST	11/5/2021	44900	WD	03-ARM'S LENGTH	44900	26600	59.24276169	57466	13771	31129	99306.82031	0.313	1316	23.6543	11		Northside Res	401
092-117-000-023-00	216 W MILLER ST	8/27/2021	45000	WD	03-ARM'S LENGTH	45000	27000	60	58176	10968	34032	107290.9063	0.317	1704	19.9718	11		Northside Res	401
092-287-000-103-00	219 AVERY ST	12/20/2021	52000	WD	21-NOT USED/OTHEI	52000	28700	55.19230769	61095	24588	27412	82970.45313	0.330	970	28.2598	11		Northside Res	401
092-077-000-039-00	123 W BOSLEY ST	5/20/2021	72500	WD	03-ARM'S LENGTH	72500	38700	53.37931034	82909	34346	38154	110370.4531	0.346	1350	28.2622	11		Northside Res	401
092-307-000-214-00	1013 N SECOND AVE	9/22/2022	45250	QC	21-NOT USED/OTHEI	45250	24800	54.80662983	52799	17440	27810	80361.36719	0.346	1360	20.4485	11		Northside Res	401
092-287-000-230-00	221 LONG LAKE AVE	7/22/2022	50000	WD	03-ARM'S LENGTH	50000	26800	53.6	57757	15761	34239	95445.45313	0.359	1201	28.5087	11		Northside Res	401
092-127-000-027-00	132 W LAKE ST	12/8/2022	52500	QC	21-NOT USED/OTHEI	52500	28100	53.52380952	59862	18612	33888	93750	0.361	1420	23.8648	11		Northside Res	401
092-157-000-025-00	517 ADAMS ST	5/18/2021	75000	WD	03-ARM'S LENGTH	75000	38800	51.73333333	81692	38338	36662	98531.82031	0.372	1050	34.9162	11		Northside Res	401
092-257-000-015-00	125 W SPRATT ST	7/21/2022	75000	WD	03-ARM'S LENGTH	75000	37800	50.4	80868	38605	36395	96052.27344	0.379	1025	35.5073	11		Northside Res	401
092-297-000-177-00	130 W OLDFIELD ST	5/17/2021	82000	WD	03-ARM'S LENGTH	82000	41600	50.73170732	89414	19337	62663	159265.9063	0.393	2157	29.051	11		Northside Res	401
092-127-000-050-00	131 W LAKE ST	11/30/2021	53000	WD	03-ARM'S LENGTH	53000	26800	50.56603774	56793	19921	33079	83800	0.395	1019	32.4622	11		Northside Res	401
092-287-000-352-00	221 W HAMILTON ST	8/2/2021	77000	WD	03-ARM'S LENGTH	77000	37900	49.22077922	81229	28912	48088	118902.2734	0.404	1268	37.9243	11		Northside Res	401
091-014-000-556-00	817 LONG LAKE AVE	5/13/2022	119000	WD	03-ARM'S LENGTH	119000	58500	49.15966387	123283	67135	51865	127609.0938	0.406	1170	44.3291	11		Northside Res	401
092-307-000-136-00	116 E SPRATT ST	5/12/2021	70000	WD	03-ARM'S LENGTH	70000	33800	48.28571429	72314	20963	49037	116706.8203	0.420	1250	39.2296	11		Northside Res	401
092-297-000-089-00	425 W OLDFIELD ST	1/1/2022	70000	LC	21-NOT USED/OTHEI	70000	33600	48	71353	30151	39849	93640.90625	0.426	1048	38.0239	11		Northside Res	401
092-307-000-218-00	1001 N SECOND AVE	10/3/2022	102500	WD	03-ARM'S LENGTH	102500	48400	47.2195122	104137	27534	74966	174097.7344	0.431	2096	35.7662	11		Northside Res	401
092-057-000-110-00	502 BEEBE ST	6/15/2021	68000	WD	03-ARM'S LENGTH	68000	31900	46.91176471	68031	26139	41861	95209.09375	0.440	1008	41.5288	11		Northside Res	401
092-117-000-021-00	226 W MILLER ST	1/24/2022	75000	WD	03-ARM'S LENGTH	75000	34900	46.53333333	74739	29590	45410	102611.3672	0.443	1221	37.1908	11		Northside Res	401
092-127-000-052-00	132 W CLARK ST	12/27/2021	62500	LC	21-NOT USED/OTHEI	62500	28700	45.92	61184	22118	40382	88786.36719	0.455	1171	34.4851	11		Northside Res	401
092-297-000-070-00	515 W MILLER ST	7/6/2021	80000	WD	03-ARM'S LENGTH	79200	35400	44.6969697	75689	20119	59081	126295.4531	0.468	1686	35.0421	11		Northside Res	401
092-127-000-114-00	209 W CLARK ST	6/7/2021	89900	WD	03-ARM'S LENGTH	88100	37800	42.90578888	80954	25268	62832	126559.0938	0.496	1280	49.0875	11		Northside Res	401
092-287-000-283-00	636 PINE ST	1/30/2023	100000	WD	03-ARM'S LENGTH	100000	41200	41.2	89389	14934	85066	169215.9063	0.503	1312	64.8369	11		Northside Res	401
092-127-000-078-00	214 W CLARK ST	9/13/2021	90000	WD	03-ARM'S LENGTH	90000	37900	42.11111111	80701	26856	63144	122375	0.516	1796	35.1581	11		Northside Res	401
091-022-000-116-00	406 LONG LAKE AVE	3/17/2022	63500	WD	03-ARM'S LENGTH	63500	25100	39.52755906	53952	9306	54194	101468.1797	0.534	1584	34.2134	11		Northside Res	401
092-127-000-063-00	211 W LAKE ST	5/16/2022	110000	WD	03-ARM'S LENGTH	110000	43600	39.63636364	93773	20448	89552	166647.7344	0.537	3405	26.3001	11		Northside Res	401
091-022-000-121-00	400 LONG LAKE AVE	4/1/2021	65000	LC	33-TO BE DETERMIN	65000	24700	38	53237	9498	55502	99406.82031	0.558	1244	44.6158	11		Northside Res	401

092-297-000-228-00	122 E OLDFIELD ST	8/23/2021	65000 WD	03-ARM'S LENGTH	65000	25700	39.53846154	54594	19042	45958	80800	0.569	2136	21.5159	11	Northside Res	401
092-287-000-049-00	212 ADAMS ST	1/10/2022	86000 WD	03-ARM'S LENGTH	86000	33700	39.18604651	71939	24045	61955	108850	0.569	936	66.1912	11	Northside Res	401
092-297-000-191-00	125 W OLDFIELD ST	11/3/2021	101000 WD	03-ARM'S LENGTH	101000	38800	38.41584158	83311	32958	68042	114438.6328	0.595	1196	56.8913	11	Northside Res	401
092-117-000-003-00	426 W MILLER ST	10/5/2021	96000 WD	03-ARM'S LENGTH	96000	36200	37.70833333	77498	24903	71097	119534.0938	0.595	1117	63.65	11	Northside Res	401
092-057-000-051-00	433 LONG LAKE AVE	8/27/2021	72000 WD	03-ARM'S LENGTH	72000	26900	37.36111111	57145	20942	51058	82279.54688	0.621	1105	46.2063	11	Northside Res	401
092-307-000-142-00	908 N SECOND AVE	3/8/2022	110500 WD	03-ARM'S LENGTH	110500	39800	36.01809955	85256	25043	85457	136847.7344	0.624	1734	49.2832	11	Northside Res	401
092-287-000-210-00	218 TAYLOR ST	1/12/2022	132800 WD	03-ARM'S LENGTH	132800	47300	35.61746988	101644	27415	105385	168702.2656	0.625	2199	47.9241	11	Northside Res	401
091-023-000-372-00	215 W HUEBER ST	5/26/2022	105000 WD	03-ARM'S LENGTH	105000	38900	37.04761905	83311	32802	72198	114793.1797	0.629	1488	48.5202	11	Northside Res	401
091-014-000-586-00	701 LONG LAKE AVE	6/7/2022	110000 CD	21-NOT USED/OTHEI	110000	39500	35.90909091	84161	27078	82922	129734.0938	0.639	1360	60.9721	11	Northside Res	401
092-307-000-197-00	123 E ALFRED ST	2/1/2023	70000 WD	03-ARM'S LENGTH	70000	26200	37.42857143	55692	24197	45803	71579.54688	0.640	760	60.2671	11	Northside Res	401
092-057-000-016-00	325 BEEBE ST	5/28/2021	75000 WD	03-ARM'S LENGTH	75000	26900	35.86666667	57157	22271	52729	79286.36719	0.665	980	53.8051	11	Northside Res	401
092-287-000-005-00	320 W ALFRED ST	10/11/2022	90000 WD	03-ARM'S LENGTH	90000	32400	36	68508	27991	62009	92084.09375	0.673	864	71.7697	11	Northside Res	401
092-287-000-290-00	106 DAWSON ST	5/16/2022	95000 WD	03-ARM'S LENGTH	95000	30200	31.78947368	65267	10388	84612	124725	0.678	1600	52.8825	11	Northside Res	401
091-023-000-306-00	1009 MERCHANT ST	8/2/2021	135000 WD	03-ARM'S LENGTH	132000	43700	33.10606061	93871	26594	105406	152902.2656	0.689	1710	61.6409	11	Northside Res	401
092-127-000-083-00	121 E LAKE ST	5/23/2022	105000 WD	03-ARM'S LENGTH	105000	34300	32.66666667	73312	20041	84959	121070.4531	0.702	1625	52.2825	11	Northside Res	401
092-047-000-023-00	332 AVERY ST	3/13/2023	68000 WD	03-ARM'S LENGTH	68000	23800	35	50381	22347	45653	63713.63672	0.717	1092	41.8068	11	Northside Res	401
092-297-000-111-00	321 W OLDFIELD ST	11/21/2022	120000 WD	03-ARM'S LENGTH	120000	35800	29.83333333	76659	19289	100711	130386.3672	0.772	2120	47.5052	11	Northside Res	401
092-077-000-029-00	1107 N SECOND AVE	1/24/2022	74000 WD	03-ARM'S LENGTH	74000	21900	29.59459459	46942	11718	62282	80054.54688	0.778	912	68.2917	11	Northside Res	401
092-067-000-022-00	701 ADAMS ST	8/1/2022	103000 WD	03-ARM'S LENGTH	103000	31700	30.77669903	67927	22460	80540	103334.0938	0.779	960	83.8958	11	Northside Res	401
092-287-000-119-00	220 HURON ST	4/21/2022	93500 WD	03-ARM'S LENGTH	93500	29900	31.97860963	63738	25248	68252	87477.27344	0.780	913	74.7558	11	Northside Res	401
092-127-000-012-00	129 E MILLER ST	4/27/2022	77000 WD	03-ARM'S LENGTH	77000	22600	29.35064935	48654	12192	64808	82868.17969	0.782	1022	63.4129	11	Northside Res	401
091-023-000-256-00	506 ADAMS ST	5/6/2022	89100 WD	03-ARM'S LENGTH	89100	29800	33.44556678	62510	28595	60505	77079.54688	0.785	920	65.7663	11	Northside Res	401
092-297-000-192-00	131 W OLDFIELD ST	11/7/2022	154900 WD	03-ARM'S LENGTH	154900	46000	29.69657844	98938	28847	126053	159297.7344	0.791	1942	64.9089	11	Northside Res	401
092-157-000-034-00	1110 COMMERCIAL ST	2/23/2023	113000 WD	03-ARM'S LENGTH	113000	32700	28.9380531	69895	20309	92691	112695.4531	0.822	1299	71.3557	11	Northside Res	401
092-157-000-040-00	318 W ALFRED ST	7/22/2022	140000 WD	03-ARM'S LENGTH	140000	38400	27.42857143	82143	24082	115918	131956.8125	0.878	1728	67.0822	11	Northside Res	401
092-287-000-142-00	133 AVERY ST	3/3/2023	127000 WD	03-ARM'S LENGTH	127000	35700	28.11023622	76398	27840	99160	110359.0938	0.899	1326	74.7813	11	Northside Res	401
092-117-000-047-00	201 W MILLER ST	11/28/2022	115000 WD	03-ARM'S LENGTH	115000	29800	25.91304348	63649	19245	95755	100918.1797	0.949	1452	65.947	11	Northside Res	401
091-023-000-318-00	508 TAYLOR ST	9/15/2022	110000 WD	03-ARM'S LENGTH	110000	29900	27.18181818	63701	25503	84497	86813.63281	0.973	960	88.0177	11	Northside Res	401
092-297-000-083-00	511 PINE ST	9/2/2022	144000 WD	03-ARM'S LENGTH	144000	37400	25.97222222	79515	29703	114297	113209.0938	1.010	1378	82.9441	11	Northside Res	401
092-287-000-103-00	219 AVERY ST	7/14/2022	110000 WD	03-ARM'S LENGTH	110000	28700	26.09090909	61095	24588	85412	82970.45313	1.029	970	88.0536	11	Northside Res	401
091-014-000-611-00	206 E PALM ST	7/5/2022	100000 WD	03-ARM'S LENGTH	100000	25500	25.5	53979	20523	79477	76036.36719	1.045	1392	57.0955	11	Northside Res	401
091-023-000-321-00	214 W SPRATT ST	3/1/2023	120300 WD	03-ARM'S LENGTH	120300	33900	28.17955112	70899	35085	85215	81395.45313	1.047	952	89.5116	11	Northside Res	401
092-297-000-059-00	523 W OLDFIELD ST	5/19/2022	131000 WD	03-ARM'S LENGTH	131000	26300	20.07633588	56756	15061	115939	94761.36719	1.223	1228	94.4129	11	Northside Res	401
092-287-000-359-00	501 TAYLOR ST	1/20/2023	220000 LC	21-NOT USED/OTHEI	220000	26200	11.90909091	56049	20804	199196	80102.27344	2.487	1020	195.29	11	Northside Res	401

0.539

Alpena City- 2024 ECF Analysis South of Washington

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
093-557-000-224-00	312 W MIRRE ST	8/24/2021	55000	WD	03-ARM'S LENGTH	55000	45900	83.45454545	97880	35369	19631	97673.4375	0.201	1040	18.87596154	12		South of Washington	401
093-377-000-122-00	339 N NORTH ST	5/11/2021	244900	WD	03-ARM'S LENGTH	244900	204600	83.5443038	435239	143761	101139	476521.875	0.212	5544	18.24296537	12	093-377-000-1	South of Washington	401
093-397-000-012-00	262 MASON ST	4/24/2021	55000	WD	03-ARM'S LENGTH	55000	43700	79.45454545	93445	34595	20405	91953.125	0.222	860	23.72674419	12		South of Washington	401
093-387-000-132-00	183 N NORTH ST	11/28/2022	63500	WD	03-ARM'S LENGTH	63500	49700	78.26771654	106276	36340	27160	109275	0.249	960	28.29166667	12		South of Washington	401
093-557-000-040-00	408 W WASHINGTON AVE	6/9/2022	90000	WD	03-ARM'S LENGTH	90000	67300	74.77777778	143009	55672	34328	136464.0625	0.252	3050	11.25508197	12		South of Washington	401
093-557-000-141-00	332 W MAPLE ST	8/22/2022	74900	WD	03-ARM'S LENGTH	74900	62700	83.71161549	134381	32021	42879	159937.5	0.268	2348	18.26192504	12		South of Washington	401
091-028-000-833-00	121 E PARSON ST	5/17/2021	90000	WD	03-ARM'S LENGTH	90000	61300	68.11111111	129313	60479	29521	107553.125	0.274	1500	19.68066667	12		South of Washington	401
093-557-000-070-00	320 W LEWIS ST	9/15/2022	77000	WD	14-INTO/OUT OF TRUST	77000	59000	76.62337662	126699	36315	40685	141225	0.288	2448	16.61968954	12		South of Washington	401
093-417-000-476-00	503 S THIRD AVE	4/1/2021	137000	WD	03-ARM'S LENGTH	137000	118000	86.13138686	255424	31037	105963	350604.6875	0.302	4034	26.26747645	12		South of Washington	401
093-607-000-026-00	257 N JUNE ST	4/22/2021	47000	WD	03-ARM'S LENGTH	47000	34000	72.34042553	72447	23404	23596	76629.6875	0.308	834	28.29256595	12		South of Washington	401
093-417-000-534-00	123 E LEWIS ST	8/19/2021	45000	WD	03-ARM'S LENGTH	45000	34800	77.33333333	74855	16813	28187	90690.625	0.311	1608	17.52922886	12		South of Washington	401
093-337-000-067-00	221 W WASHINGTON AVE	5/6/2021	70000	WD	03-ARM'S LENGTH	69400	52400	75.50432277	112051	27775	41625	131681.25	0.316	2327	17.88783842	12		South of Washington	401
093-377-000-122-00	339 N NORTH ST	8/12/2021	98000	WD	03-ARM'S LENGTH	98000	67900	69.28571429	144043	52998	45002	142257.8125	0.316	1560	28.8474359	12		South of Washington	401
093-557-000-268-00	218 W LINCOLN ST	7/6/2021	80000	WD	03-ARM'S LENGTH	80000	57600	70.72	123507	36125	43875	136534.375	0.321	2532	17.32819905	12		South of Washington	401
093-427-000-548-00	219 E PARSON ST	9/9/2022	80000	WD	03-ARM'S LENGTH	80000	56600	70.75	121190	37885	42115	130164.0625	0.324	1040	40.49519231	12		South of Washington	401
093-417-000-694-00	920 S SECOND AVE	7/13/2021	85000	WD	03-ARM'S LENGTH	80800	58400	72.27722772	125049	34838	45962	140954.6875	0.326	2086	22.03355705	12		South of Washington	401
093-347-000-048-00	180 N LAWN ST	10/29/2021	64000	CD	33-TO BE DETERMINED	64000	44200	69.0625	94138	32264	31736	96678.125	0.328	864	36.73148148	12		South of Washington	401
093-377-000-037-00	393 N ADDISON ST	9/1/2021	67000	WD	03-ARM'S LENGTH	67000	42600	63.58208955	90661	41761	25239	76406.25	0.330	864	29.21180556	12		South of Washington	401
093-547-000-110-00	434 W MIRRE ST	9/10/2021	85000	WD	03-ARM'S LENGTH	83000	55800	67.22891566	119258	38479	44521	126217.1875	0.353	1365	32.61611722	12		South of Washington	401
093-377-000-123-00	2362 S FIFTH AVE	8/12/2021	64000	WD	03-ARM'S LENGTH	64000	43700	68.28125	93091	28152	35848	101467.1875	0.353	1008	35.56349206	12		South of Washington	401
093-607-000-300-00	309 BEDFORD ST	9/28/2021	45000	WD	03-ARM'S LENGTH	45000	30400	67.55555556	64618	20493	24507	68945.3125	0.355	772	31.74481865	12		South of Washington	401
093-377-000-101-00	359 N FRANKLIN ST	12/21/2021	69900	WD	21-NOT USED/OTHER	69900	44400	63.5193133	94606	36331	33569	91054.6875	0.369	896	37.46540179	12		South of Washington	401
093-487-000-054-00	809 W WASHINGTON AVE	8/24/2022	88500	WD	03-ARM'S LENGTH	88500	58700	66.32768362	125885	30087	58413	149684.375	0.390	2206	26.47914778	12		South of Washington	401
093-427-000-442-00	1034 S FIRST AVE	4/27/2021	65000	WD	03-ARM'S LENGTH	65000	40100	61.69230769	85003	32582	32418	81907.8125	0.396	1097	29.5515041	12		South of Washington	401
093-427-000-126-00	325 W BALDWIN ST	5/10/2022	62500	WD	03-ARM'S LENGTH	62500	36900	59.04	78322	34591	27909	68329.6875	0.408	768	36.33984375	12		South of Washington	401
093-537-000-104-00	342 S ADDISON ST	7/8/2021	81000	WD	03-ARM'S LENGTH	81000	50300	62.09876543	107508	33317	47683	115923.4375	0.411	1248	38.20753205	12		South of Washington	401
093-547-000-130-00	401 W LINCOLN ST	7/1/2021	84000	WD	03-ARM'S LENGTH	82000	50600	61.70731707	108073	33939	48061	115834.375	0.415	1377	34.902687	12		South of Washington	401
093-607-000-282-00	315 N RIPLEY BLVD	11/3/2021	150000	WD	03-ARM'S LENGTH	150000	93800	62.53333333	201485	52708	97292	232464.0625	0.419	1232	78.97077922	12		South of Washington	401
093-427-000-354-00	1203 S FIRST AVE	7/8/2021	72000	OTH	33-TO BE DETERMINED	72000	42700	59.30555556	90639	34784	37216	87273.4375	0.426	960	38.76666667	12		South of Washington	401
093-427-000-458-01	1100 S FIRST AVE	5/6/2022	88000	WD	03-ARM'S LENGTH	88000	52500	59.65909091	112255	36934	51066	117689.0625	0.434	1627	31.38660111	12		South of Washington	401
093-417-000-772-00	305 W CAMPBELL ST	6/18/2021	70000	WD	03-ARM'S LENGTH	70000	41100	58.71428571	87561	32111	37889	86640.625	0.437	814	46.54668305	12		South of Washington	401
093-557-000-168-00	323 W MIRRE ST	9/17/2021	83000	WD	03-ARM'S LENGTH	83000	49700	59.87951807	106170	30485	52515	118257.8125	0.444	1132	46.39134276	12		South of Washington	401
093-397-000-012-00	262 MASON ST	5/27/2021	77500	WD	03-ARM'S LENGTH	77500	43700	56.38709677	93445	34595	42905	91953.125	0.467	860	49.88953488	12		South of Washington	401
093-417-000-926-00	236 E CAMPBELL ST	7/15/2022	90000	WD	03-ARM'S LENGTH	90000	51100	56.77777778	109266	31489	58511	121526.5625	0.481	1188	49.2516835	12		South of Washington	401
093-417-000-153-00	624 S FIRST AVE	6/30/2021	160000	WD	03-ARM'S LENGTH	159200	91100	57.22361809	196153	46877	112323	233243.75	0.482	2012	55.82654076	12		South of Washington	401
093-427-000-077-00	311 E BALDWIN ST	5/12/2022	116000	MLC	21-NOT USED/OTHER	116000	66300	57.15517241	143265	30126	85874	176779.6875	0.486	1694	50.69303424	12		South of Washington	401
093-417-000-882-00	228 W CAMPBELL ST	5/11/2022	104000	WD	08-ESTATE	104000	57300	55.09615385	122922	39972	64028	129609.375	0.494	1408	45.47443182	12		South of Washington	401
093-547-000-030-00	213 LIBERTY ST	7/13/2021	100000	WD	03-ARM'S LENGTH	100000	56000	56	119230	34590	65410	132250	0.495	1540	42.47402597	12		South of Washington	401
093-547-000-118-00	642 W WASHINGTON AVE	4/6/2021	95500	WD	03-ARM'S LENGTH	95500	53400	55.91623037	114452	30529	64971	131129.6875	0.495	1714	37.90606768	12		South of Washington	401
093-377-000-124-00	343 N NORTH ST	8/12/2021	98000	WD	03-ARM'S LENGTH	98000	55000	56.12244898	117596	30302	67698	136396.875	0.496	1560	43.39615385	12		South of Washington	401
093-347-000-014-00	180 N FRANKLIN ST	10/13/2021	90000	WD	03-ARM'S LENGTH	90000	49900	55.44444444	106639	32336	57664	116098.4375	0.497	1548	37.25064599	12		South of Washington	401
093-557-000-152-00	312 W MAPLE ST	12/9/2021	65000	WD	03-ARM'S LENGTH	65000	36500	56.15384615	78558	13956	51044	100940.625	0.506	1496	34.12032086	12		South of Washington	401
093-377-000-132-00	461 N NORTH ST	4/12/2021	98500	WD	03-ARM'S LENGTH	98500	53700	54.5177665	114912	36342	62158	122765.625	0.506	1144	54.33391608	12		South of Washington	401
093-527-000-150-00	2563 GRANT ST	11/22/2022	140000	WD	03-ARM'S LENGTH	140000	78000	55.71428571	168337	31170	108830	214323.4375	0.508	1439	75.62890896	12		South of Washington	401
093-417-000-822-00	1024 W WASHINGTON AVE	8/5/2021	98000	WD	03-ARM'S LENGTH	98000	52800	53.87755102	112944	30804	67196	128343.75	0.524	2182	30.79560037	12		South of Washington	401
093-347-000-030-00	2613 EMMET ST	10/5/2022	96000	WD	03-ARM'S LENGTH	96000	51200	53.33333333	109537	34852	61148	116695.3125	0.524	960	63.69583333	12		South of Washington	401
093-417-000-902-00	909 S FIRST AVE	6/19/2022	89000	QC	14-INTO/OUT OF TRUST	89000	47300	53.14606742	100122	37470	51530	97893.75	0.526	1376	37.44912791	12		South of Washington	401
093-397-000-012-00	262 MASON ST	2/3/2022	83900	WD	03-ARM'S LENGTH	83900	43700	52.08581645	93445	34595	49305	91953.125	0.536	860	57.33139535	12		South of Washington	401
093-607-000-583-00	408 N OLIVER ST	5/10/2022	62500	WD	03-ARM'S LENGTH	62500	32900	52.64	69698	25244	37256	69459.375	0.536	660	56.44848485	12		South of Washington	

093-417-000-474-00	511 S THIRD AVE	5/12/2021	167000	WD	03-ARM'S LENGTH	167000	85300	51.07784431	183766	39313	127687	225707.8125	0.566	3958	32.26048509	12	South of Washington	401
093-397-000-024-00	117 GRANT ST	6/28/2021	114900	WD	03-ARM'S LENGTH	114900	57800	50.30461271	122946	51732	63168	111271.875	0.568	1378	45.84034833	12	South of Washington	401
093-557-000-046-00	600 S FIFTH AVE	4/23/2021	130000	WD	03-ARM'S LENGTH	127000	64000	50.39370079	135718	53213	73787	128914.0625	0.572	1808	40.81139381	12	South of Washington	401
093-607-000-319-00	420 BEDFORD ST	9/24/2021	85000	WD	03-ARM'S LENGTH	85000	42200	49.64705882	89673	35622	49378	84454.6875	0.585	842	58.64370546	12	South of Washington	401
093-397-000-018-00	121 GRANT ST	4/7/2021	122000	WD	03-ARM'S LENGTH	122000	60400	49.50819672	128629	41294	80706	136460.9375	0.591	1077	74.93593315	12	South of Washington	401
093-417-000-881-00	226 W CAMPBELL ST	9/15/2021	164500	WD	03-ARM'S LENGTH	164500	80700	49.05775076	174108	44886	119614	201909.375	0.592	1710	69.9497076	12	South of Washington	401
093-517-000-002-00	160 BEDFORD ST	9/14/2021	179900	WD	14-INTO/OUT OF TRUST	169900	83600	49.20541495	180075	37884	132016	222173.4375	0.594	1892	69.77589852	12	South of Washington	401
093-607-000-372-00	455 N JUNE ST	8/2/2021	83000	WD	03-ARM'S LENGTH	83000	40400	48.6746988	86439	27900	55100	91467.1875	0.602	1081	50.97132285	12	South of Washington	401
093-547-000-048-00	950 S FIFTH AVE	5/7/2021	165000	WD	03-ARM'S LENGTH	165000	80400	48.72727273	171708	56893	108107	179398.4375	0.603	1736	62.27361751	12	South of Washington	401
093-557-000-184-00	709 S THIRD AVE	10/14/2022	166000	WD	03-ARM'S LENGTH	166000	80500	48.4939759	173550	43434	122566	203306.25	0.603	1600	76.60375	12	South of Washington	401
093-417-000-648-00	727 S FIRST AVE	4/19/2021	97900	WD	03-ARM'S LENGTH	97900	47500	48.51889683	101113	36457	61443	101025	0.608	1488	41.29233871	12	South of Washington	401
093-427-000-616-00	320 E BALDWIN ST	8/17/2022	95000	WD	14-INTO/OUT OF TRUST	95000	46100	48.52631579	98513	26341	68659	112768.75	0.609	1597	42.99248591	12	South of Washington	401
093-567-000-157-00	2812 S FIFTH AVE	12/9/2022	200000	WD	03-ARM'S LENGTH	200000	96500	48.25	207829	43763	156237	256353.125	0.609	1680	92.99821429	12	South of Washington	401
093-607-000-328-00	437 W BALDWIN ST	8/24/2021	67500	WD	03-ARM'S LENGTH	67500	32700	48.44444444	69556	23774	43726	71534.375	0.611	772	56.63989637	12	South of Washington	401
093-567-000-050-00	2685 S FIFTH AVE	12/10/2022	120000	WD	03-ARM'S LENGTH	120000	57800	48.16666667	123912	34073	85927	140373.4375	0.612	1056	81.37026515	12	South of Washington	401
093-450-000-001-00	1234 W WASHINGTON AVE	5/18/2021	138000	WD	03-ARM'S LENGTH	137000	65700	47.95620438	140820	49272	87728	143043.75	0.613	1222	71.79050736	12	South of Washington	401
093-567-000-122-00	258 N LAWN ST	1/14/2022	154000	WD	03-ARM'S LENGTH	154000	74400	48.31168831	156966	62031	91969	148335.9375	0.620	1386	66.35569986	12	South of Washington	401
093-527-000-054-00	2237 FREDERICK AVE	2/4/2022	120000	WD	03-ARM'S LENGTH	120000	57100	47.58333333	122461	34485	85515	137462.5	0.622	1574	54.32973316	12	South of Washington	401
093-517-000-022-00	231 BEDFORD ST	11/30/2021	99900	WD	03-ARM'S LENGTH	99900	47300	47.34734735	101503	31042	68858	110095.3125	0.625	1173	58.70247229	12	South of Washington	401
093-427-000-636-00	210 CLINTON ST	8/11/2021	186000	WD	03-ARM'S LENGTH	186000	87500	47.04301075	188860	43536	142464	227068.75	0.627	1696	84	12	South of Washington	401
093-427-000-152-00	1201 S THIRD AVE	6/21/2022	138000	WD	03-ARM'S LENGTH	138000	64800	46.95652174	138893	50153	87847	138656.25	0.634	1570	55.95350318	12	South of Washington	401
093-417-000-746-00	923 S THIRD AVE	2/16/2022	110000	WD	14-INTO/OUT OF TRUST	110000	51800	47.09090909	110605	38183	71817	113159.375	0.635	1270	56.5488189	12	South of Washington	401
093-557-000-180-00	202 W MAPLE ST	5/7/2021	100000	WD	03-ARM'S LENGTH	100000	46900	46.9	100212	31726	68274	107009.375	0.638	884	77.23303167	12	South of Washington	401
093-427-000-427-00	216 E BALDWIN ST	9/13/2022	180000	WD	03-ARM'S LENGTH	180000	84100	46.72222222	180233	48797	131203	205368.75	0.639	1788	73.37975391	12	South of Washington	401
093-547-000-126-00	415 W LINCOLN ST	7/22/2022	85000	WD	08-ESTATE	85000	40000	47.05882353	84961	33545	51455	80337.5	0.640	720	71.46527778	12	South of Washington	401
093-427-000-102-00	139 W BALDWIN ST	3/29/2022	126950	WD	03-ARM'S LENGTH	126950	59400	46.79007483	126466	43374	83576	129831.25	0.644	1571	53.19923616	12	South of Washington	401
093-647-000-095-00	1225 W WASHINGTON AVE	7/2/2021	222000	WD	03-ARM'S LENGTH	216000	99300	45.97222222	214442	48271	167729	259642.1875	0.646	2298	72.98912097	12	South of Washington	401
093-567-000-097-00	2737 S FOURTH AVE	4/1/2021	117000	WD	03-ARM'S LENGTH	117000	53800	45.98290598	115214	31947	85053	130104.6875	0.654	1008	84.37797619	12	South of Washington	401
093-527-000-175-00	458 S NORTH ST	5/14/2021	150000	WD	03-ARM'S LENGTH	150000	68600	45.73333333	147707	46362	103638	158351.5625	0.654	1368	75.75877193	12	South of Washington	401
093-547-000-016-00	815 S FOURTH AVE	4/22/2022	125000	WD	03-ARM'S LENGTH	125000	58800	47.04	123653	67593	57407	87593.75	0.655	1146	50.09336824	12	South of Washington	401
093-427-000-442-00	1034 S FIRST AVE	5/26/2022	86500	WD	03-ARM'S LENGTH	86500	40100	46.3583815	85003	32582	53918	81907.8125	0.658	1097	49.15041021	12	South of Washington	401
093-417-000-574-00	616 S SECOND AVE	9/29/2021	92000	WD	03-ARM'S LENGTH	92000	42600	46.30434783	90437	42513	49487	74881.25	0.661	924	53.55735931	12	South of Washington	401
093-527-000-136-00	360 S FRANKLIN ST	1/25/2022	146000	WD	03-ARM'S LENGTH	146000	66100	45.2739726	142197	33219	112781	170278.125	0.662	1376	81.96293605	12	South of Washington	401
093-527-000-210-00	2262 LAFOREST AVE	7/19/2021	103000	WD	03-ARM'S LENGTH	102000	46600	45.68627451	99560	32788	69212	104331.25	0.663	864	80.10648148	12	South of Washington	401
093-537-000-048-00	442 S BROOKE ST	4/30/2021	103790	WD	03-ARM'S LENGTH	103790	47300	45.57279121	101078	30914	72876	109631.25	0.665	1728	42.17361111	12	South of Washington	401
091-028-000-806-00	463 S OLIVER ST	3/4/2022	130000	WD	03-ARM'S LENGTH	130000	59300	45.61538462	126442	45819	84181	125973.4375	0.668	1250	67.3448	12	South of Washington	401
093-427-000-570-00	705 CLINTON ST	6/17/2022	129900	WD	03-ARM'S LENGTH	129900	59300	45.65050038	126098	44515	85385	127473.4375	0.670	1180	72.36016949	12	South of Washington	401
093-427-000-518-00	209 E BINGHAM ST	12/31/2021	127500	OTH	08-ESTATE	127500	57400	45.01960784	123222	31903	95597	142685.9375	0.670	1600	59.748125	12	South of Washington	401
093-387-000-131-00	2362 S THIRD AVE	12/10/2021	125000	WD	03-ARM'S LENGTH	125000	56400	45.12	120847	36693	88307	131490.625	0.672	1291	68.40201394	12	South of Washington	401
093-557-000-246-00	815 S THIRD AVE	2/16/2023	230500	WD	03-ARM'S LENGTH	230500	102800	44.59869848	222463	95132	135368	198954.6875	0.680	1859	72.81764389	12	South of Washington	401
093-427-000-658-00	312 E BLAIR ST	8/30/2021	97000	WD	03-ARM'S LENGTH	97000	43700	45.05154639	93111	33931	63069	92468.75	0.682	1222	51.61129296	12	South of Washington	401
093-387-000-018-00	181 N SHERIDAN ST	9/8/2022	136000	WD	03-ARM'S LENGTH	136000	60600	44.55882353	129282	31671	104329	152517.1875	0.684	1740	59.9591954	12	South of Washington	401
093-547-000-190-00	404 W CAMPBELL ST	2/11/2022	105000	WD	03-ARM'S LENGTH	105000	46400	44.19047619	99569	26281	78719	114512.5	0.687	1227	64.15566422	12	South of Washington	401
093-547-000-056-00	452 W LINCOLN ST	8/4/2021	125000	WD	03-ARM'S LENGTH	125000	55100	44.08	118172	32879	92121	133270.3125	0.691	1502	61.3322237	12	South of Washington	401
093-537-000-105-00	326 S ADDISON ST	8/11/2021	100000	WD	03-ARM'S LENGTH	100000	44400	44.4	94595	29408	70592	101854.6875	0.693	960	73.53333333	12	South of Washington	401
093-537-000-106-00	2638 FREDERICK AVE	3/4/2022	139352	WD	03-ARM'S LENGTH	139352	60900	43.70227912	130915	33632	105720	152004.6875	0.696	1540	68.64935065	12	South of Washington	401
093-427-000-806-00	173 MASON ST	8/10/2021	140000	WD	03-ARM'S LENGTH	140000	62200	44.42857143	132244	45281	94719	135879.6875	0.697	1645	57.57993921	12	South of Washington	401
093-547-000-163-00	120 GARFIELD ST	7/2/2021	120000	WD	03-ARM'S LENGTH	118000	52400	44.40677966	111302	40307	77693	110929.6875	0.700	1072	72.47481343	12	South of Washington	401
093-417-000-626-00	120 E MIRRE ST	8/16/2021	128000	WD	03-ARM'S LENGTH	127700	55600	43.53954581	119209	30752	96948	138214.0625	0.701	1184	81.88175676	12	South of Washington	401
093-557-000-229-00	709 S FOURTH AVE	2/11/2022	128000	WD	03-ARM'S LENGTH	128000	56000	43.75	119522	38236	89764	127009.375	0.707	1556	57.68894602	12	South of Washington	401
093-407-000-037-00	917 S FIFTH AVE	8/16/2021	100000	WD	03-ARM'S LENGTH	99500	43600	43.81909548	92993	32226	67274	94948.4375	0.709	812	82.84975369	12	South of Washington	401
093-427-000-338-00	1214 S SECOND AVE	11/3/2022	60000	WD	03-ARM'S LENGTH	60000	27300	45.5	56980	28980	31020	43750	0.709	1850	16.76756757	12	South of Washington	401
093-427-000-338-00	1214 S SECOND AVE	10/13/2022	60000	WD	03-ARM'S LENGTH	60000	27300	45.5	56980	28980	31020	43750	0.709	1850	16.76756757	12	South of Washington	401
093-417-000-474-00	511 S THIRD AVE	12/30/2022	200000	WD	03-ARM'S LENGTH	200000	85300	42.65	183766	39313	160687	225707.8125	0.712	3958	40.59802931	12	South of Washington	401

384

093-607-000-018-00	296 N RIPLEY BLVD	9/1/2021	91000	WD	14-INTO/OUT OF TRUST	91000	39400	43.2967033	84168	24935	66065	92551.5625	0.714	1120	58.98660714	12	South of Washington	401
093-567-000-014-00	290 N ADDISON ST	8/22/2022	115000	WD	03-ARM'S LENGTH	115000	49900	43.39130435	106560	40157	74843	103754.6875	0.721	933	80.21757771	12	South of Washington	401
093-387-000-154-00	129 N FRANKLIN ST	7/7/2021	171000	WD	03-ARM'S LENGTH	171000	72000	42.10526316	155209	36831	134169	184965.625	0.725	1971	68.07153729	12	South of Washington	401
093-607-000-480-00	510 W BALDWIN ST	11/30/2022	85000	WD	03-ARM'S LENGTH	85000	36400	42.82352941	77857	25019	59981	82559.375	0.727	980	61.20510204	12	South of Washington	401
093-547-000-116-00	453 W LINCOLN ST	5/4/2022	110000	WD	03-ARM'S LENGTH	110000	47200	42.90909091	100847	37395	72605	99143.75	0.732	864	84.03356481	12	South of Washington	401
093-567-000-194-00	451 N GARDEN ST	10/8/2021	180000	WD	14-INTO/OUT OF TRUST	180000	74900	41.61111111	161414	32882	147118	200831.25	0.733	1209	121.6856907	12	South of Washington	401
093-417-000-478-00	214 W DUNBAR ST	12/28/2022	140000	WD	03-ARM'S LENGTH	140000	58500	41.78571429	125526	31011	108989	147679.6875	0.738	1573	69.28734901	12	South of Washington	401
093-427-000-134-00	310 W BALDWIN ST	12/31/2021	179000	WD	03-ARM'S LENGTH	179000	76800	42.90502793	163228	64337	114663	154517.1875	0.742	1544	74.26360104	12	South of Washington	401
093-487-000-032-00	819 W WASHINGTON AVE	12/15/2022	120000	WD	03-ARM'S LENGTH	120000	50500	42.08333333	108068	33914	86086	115865.625	0.743	1502	57.31424767	12	South of Washington	401
093-567-000-010-00	275 N LAWN ST	3/17/2022	120000	WD	03-ARM'S LENGTH	120000	50500	42.08333333	107985	37173	82827	110643.75	0.749	1316	62.93844985	12	South of Washington	401
093-427-000-362-00	1300 S SECOND AVE	11/29/2022	115000	WD	03-ARM'S LENGTH	115000	48500	42.17391304	103421	38022	76978	102185.9375	0.753	827	93.08101572	12	South of Washington	401
093-340-000-004-00	180 N GARDEN ST	8/18/2022	188000	WD	03-ARM'S LENGTH	188000	79800	42.44680851	169537	65836	122164	162032.8125	0.754	1316	92.82978723	12	South of Washington	401
093-407-000-044-00	214 POTTER ST	8/19/2022	132000	WD	03-ARM'S LENGTH	132000	55000	41.66666667	117639	37604	94396	125054.6875	0.755	1451	65.05582357	12	South of Washington	401
093-387-000-172-00	2563 S FIRST AVE	5/6/2021	123800	OTH	33-TO BE DETERMINED	120800	50200	41.55629139	107289	33944	86856	114601.5625	0.758	1008	86.16666667	12	South of Washington	401
093-417-000-882-00	228 W CAMPBELL ST	11/22/2022	138250	WD	03-ARM'S LENGTH	138250	57300	41.44665461	122922	39972	98278	129609.375	0.758	1408	69.79971591	12	South of Washington	401
093-567-000-094-00	372 N LAWN ST	1/13/2023	148000	WD	03-ARM'S LENGTH	148000	60500	40.87837838	129874	33565	114435	150482.8125	0.760	1300	88.02692308	12	South of Washington	401
093-417-000-910-00	114 E CAMPBELL ST	2/24/2023	115000	WD	03-ARM'S LENGTH	115000	47800	41.56521739	102129	36796	78204	102082.8125	0.766	1189	65.77291842	12	South of Washington	401
093-557-000-116-00	616 S THIRD AVE	3/17/2022	149900	WD	14-INTO/OUT OF TRUST	149900	61000	40.69379586	130807	34410	115490	150620.3125	0.767	1325	87.16226415	12	South of Washington	401
093-547-000-058-00	446 W LINCOLN ST	11/30/2021	155000	WD	03-ARM'S LENGTH	155000	62600	40.38709677	134605	35657	119343	154606.25	0.772	1530	78.00196078	12	South of Washington	401
093-387-000-158-00	170 S NORTH ST	7/13/2022	188000	WD	03-ARM'S LENGTH	188000	77100	41.0106383	164650	51735	136265	176429.6875	0.772	1622	84.01048089	12	South of Washington	401
093-427-000-406-00	111 E BINGHAM ST	6/13/2022	145000	WD	03-ARM'S LENGTH	145000	58700	40.48275862	125879	34883	110117	142181.25	0.774	960	114.7052083	12	South of Washington	401
093-427-000-452-00	131 CLINTON ST	9/9/2022	132500	WD	03-ARM'S LENGTH	132500	53400	40.30188679	114561	29200	103300	133376.5625	0.774	2057	50.21876519	12	South of Washington	401
093-567-000-020-00	242 N ADDISON ST	12/21/2022	140000	WD	03-ARM'S LENGTH	140000	56800	40.57142857	121883	36756	103244	133010.9375	0.776	1266	81.55134281	12	South of Washington	401
093-427-000-500-00	234 E WISNER ST	9/1/2021	109900	LC	33-TO BE DETERMINED	109900	44800	40.76433121	95431	31569	78331	99784.375	0.785	988	79.28238866	12	South of Washington	401
093-417-000-586-00	523 S FIRST AVE	11/22/2022	182000	WD	03-ARM'S LENGTH	182000	72700	39.94505495	156476	46312	135688	172131.25	0.788	1619	83.80975911	12	South of Washington	401
093-417-000-668-00	101 W LINCOLN ST	7/11/2022	122500	WD	14-INTO/OUT OF TRUST	122500	48400	39.51020408	104077	24705	97795	124018.75	0.789	2400	40.74791667	12	South of Washington	401
093-387-000-060-00	170 S OLIVER ST	4/1/2022	145000	WD	03-ARM'S LENGTH	145000	57700	39.79310345	123798	35620	109380	137778.125	0.794	1308	83.62385321	12	South of Washington	401
093-567-000-144-00	242 N BROOKE ST	5/31/2022	180000	WD	03-ARM'S LENGTH	180000	70900	39.38888889	152635	39317	140683	177059.375	0.795	1704	82.56044601	12	South of Washington	401
093-427-000-616-01	120 CLINTON ST	8/27/2021	120000	WD	03-ARM'S LENGTH	120000	47000	39.16666667	101059	22632	97368	122542.1875	0.795	1008	96.5952381	12	South of Washington	401
093-597-000-092-00	2170 S SECOND AVE	3/22/2022	175000	WD	03-ARM'S LENGTH	175000	68700	39.25714286	148170	41392	133608	166840.625	0.801	2132	62.66791745	12	South of Washington	401
093-557-000-162-00	307 W MIRRE ST	9/20/2022	175000	WD	03-ARM'S LENGTH	175000	69100	39.48571429	147626	41051	133949	166523.4375	0.804	1439	93.0847811	12	South of Washington	401
093-347-000-003-00	2586 S THIRD AVE	10/1/2021	94900	WD	03-ARM'S LENGTH	94900	38700	40.77976818	81819	31794	63106	78164.0625	0.807	957	65.9414838	12	South of Washington	401
093-567-000-106-00	231 N BROOKE ST	6/18/2021	155000	WD	03-ARM'S LENGTH	155000	59600	38.4516129	127910	30066	124934	152881.25	0.817	988	126.451417	12	South of Washington	401
093-397-000-048-00	211 MASON ST	12/12/2022	180000	WD	03-ARM'S LENGTH	180000	70200	39	150341	47332	132668	160951.5625	0.824	1560	85.04358974	12	South of Washington	401
093-427-000-240-00	1215 S SECOND AVE	12/29/2021	155000	WD	14-INTO/OUT OF TRUST	155000	59800	38.58064516	128166	36215	118785	143673.4375	0.827	1856	64.00053879	12	South of Washington	401
093-417-000-648-00	727 S FIRST AVE	11/15/2022	120000	WD	03-ARM'S LENGTH	120000	47500	39.58333333	101113	36457	83543	101025	0.827	1488	56.14448925	12	South of Washington	401
093-527-000-144-00	2562 LAFOREST AVE	12/2/2022	129900	WD	03-ARM'S LENGTH	129900	50300	38.72209392	107604	33096	96804	116418.75	0.832	896	108.0401786	12	South of Washington	401
093-427-000-390-00	1402 S SECOND AVE	7/22/2022	135000	WD	03-ARM'S LENGTH	135000	52400	38.81481481	111912	35797	99203	118929.6875	0.834	1044	95.02203065	12	South of Washington	401
093-377-000-046-00	327 N ADDISON ST	11/29/2021	137000	WD	03-ARM'S LENGTH	137000	52800	38.54014599	113134	36971	100029	119004.6875	0.841	1406	71.14438122	12	South of Washington	401
093-557-000-084-00	611 S THIRD AVE	3/4/2022	235500	WD	03-ARM'S LENGTH	235500	85400	36.26326964	184400	31454	204046	238978.125	0.854	2604	78.35867896	12	South of Washington	401
093-417-000-606-00	115 E MIRRE ST	6/3/2022	150000	WD	03-ARM'S LENGTH	150000	56100	37.4	120382	37384	112616	129684.375	0.868	1192	94.47651007	12	South of Washington	401
093-347-000-114-00	2762 EMMET ST	8/24/2022	127000	WD	03-ARM'S LENGTH	127000	47700	37.55905512	101933	33748	93252	106539.0625	0.875	912	102.25	12	South of Washington	401
093-567-000-093-00	2738 S FIFTH AVE	10/10/2022	87000	WD	03-ARM'S LENGTH	87000	33600	38.62068966	70979	28307	58693	66675	0.880	957	61.33019854	12	South of Washington	401
093-477-000-038-00	1402 S THIRD AVE	8/26/2022	190000	WD	03-ARM'S LENGTH	190000	71300	37.52631579	151958	50735	139265	158160.9375	0.881	1344	103.6197917	12	South of Washington	401
093-627-000-046-00	621 W WASHINGTON AVE	8/29/2022	149900	WD	03-ARM'S LENGTH	149900	54300	36.22414943	116453	28242	121658	137829.6875	0.883	1710	71.14502924	12	South of Washington	401
093-547-000-001-00	314 W LINCOLN ST	1/17/2023	115000	LC	21-NOT USED/OTHER	115000	43500	37.82608696	92518	33754	81246	91818.75	0.885	816	99.56617647	12	South of Washington	401
093-597-000-084-00	185 S JUNE ST	9/16/2021	199900	WD	03-ARM'S LENGTH	199900	74800	37.41870935	159881	55804	144096	162620.3125	0.886	1817	79.30434783	12	South of Washington	401
093-427-000-616-01	120 CLINTON ST	6/30/2022	131500	WD	03-ARM'S LENGTH	131500	47000	35.74144487	101059	22632	108868	122542.1875	0.888	1008	108.0039683	12	South of Washington	401
093-387-000-190-00	126 N FRANKLIN ST	7/18/2022	120000	WD	03-ARM'S LENGTH	120000	43900	36.58333333	94006	27519	92481	103885.9375	0.890	912	101.4046053	12	South of Washington	401
093-427-000-354-00	1203 S FIRST AVE	3/23/2022	113000	WD	03-ARM'S LENGTH	113000	42700	37.78761062	90639	34784	78216	87273.4375	0.896	960	81.475	12	South of Washington	401
093-547-000-122-00	451 W LINCOLN ST	11/4/2022	190400	WD	03-ARM'S LENGTH	190400	69000	36.2394958	147656	41230	149170	166290.625	0.897	1928	77.37033195	12	South of Washington	401
093-557-000-238-00	220 W MIRRE ST	8/22/2022	169000	WD	03-ARM'S LENGTH	169000	60200	35.62130178	129230	31947	137053	152004.6875	0.902	1394	98.31635581	12	South of Washington	401
093-517-000-028-00	126 GARFIELD ST	6/10/2022	189900	WD	03-ARM'S LENGTH	189900	69400	36.54555029	148283	46909	142991	158396.875	0.903	1474	97.00881954	12	South of Washington	401
093-427-000-120-00	1029 S FOURTH AVE	8/23/2021	129000	WD	03-ARM'S LENGTH	129000	47200	36.58914729	100834	32614	96386	106593.75	0.904	1131	85.2219275	12	South of Washington	401

093-417-000-159-00	604 S FIRST AVE	6/23/2021	147000	WD	03-ARM'S LENGTH	147000	51400	34.96598639	110896	24688	122312	134700	0.908	1489	82.14372062	12	South of Washington	401
093-607-000-342-00	411 N RIPLEY BLVD	1/24/2023	95000	WD	03-ARM'S LENGTH	95000	34600	36.42105263	73937	23975	71025	78065.625	0.910	820	86.61585366	12	South of Washington	401
093-427-000-222-00	104 W CRAPO ST	11/24/2021	150000	WD	03-ARM'S LENGTH	150000	53900	35.93333333	115565	34540	115460	126601.5625	0.912	1304	88.54294479	12	South of Washington	401
093-347-000-044-00	162 N LAWN ST	2/14/2022	144000	WD	03-ARM'S LENGTH	144000	51500	35.76388889	110209	31294	112706	123304.6875	0.914	1332	84.61411411	12	South of Washington	401
093-417-000-129-00	231 E CAMPBELL ST	7/6/2022	150000	WD	14-INTO/OUT OF TRUST	150000	52500	35	113211	27496	122504	133929.6875	0.915	1490	82.21744966	12	South of Washington	401
093-417-000-129-00	231 E CAMPBELL ST	10/19/2022	150782	MLC	21-NOT USED/OTHER	150782	52500	34.81847966	113211	27496	123286	133929.6875	0.921	1490	82.74228188	12	South of Washington	401
093-427-000-460-00	1106 S FIRST AVE	2/27/2023	133500	WD	03-ARM'S LENGTH	133500	48200	36.10486891	102864	33081	100419	109035.9375	0.921	1056	95.09375	12	South of Washington	401
093-567-000-097-00	2737 S FOURTH AVE	8/23/2022	152000	WD	03-ARM'S LENGTH	152000	53800	35.39473684	115214	31947	120053	130104.6875	0.923	1008	119.1001984	12	South of Washington	401
093-547-000-102-00	600 W WASHINGTON AVE	8/29/2022	190000	WD	03-ARM'S LENGTH	190000	64900	34.15789474	139925	29600	160400	172382.8125	0.930	1608	99.75124378	12	South of Washington	401
093-517-000-024-00	423 W CAMPBELL ST	3/27/2023	152500	WD	03-ARM'S LENGTH	152500	54200	35.54098361	116107	37321	115179	123103.125	0.936	1445	79.70865052	12	South of Washington	401
093-567-000-244-00	258 N JEFFERSON ST	11/29/2021	150000	WD	03-ARM'S LENGTH	150000	53100	35.4	113629	35454	114546	122148.4375	0.938	1136	100.8327465	12	South of Washington	401
093-607-000-033-00	2029 S THIRD AVE	2/18/2022	140000	LC	21-NOT USED/OTHER	136000	46400	34.11764706	99637	23367	112633	119171.875	0.945	1008	111.7390873	12	South of Washington	401
093-427-000-590-00	743 S STATE AVE	5/31/2022	119900	WD	03-ARM'S LENGTH	119900	42800	35.69641368	92703	35770	84130	88957.8125	0.946	884	95.16968326	12	South of Washington	401
093-427-000-202-00	103 W CRAPO ST	3/17/2023	155000	WD	03-ARM'S LENGTH	155000	54400	35.09677419	116196	35614	119386	125909.375	0.948	1340	89.09402985	12	South of Washington	401
093-417-000-914-00	1002 S SECOND AVE	1/6/2022	133000	WD	03-ARM'S LENGTH	133000	46200	34.73684211	98459	31213	101787	105071.875	0.969	1168	87.14640411	12	South of Washington	401
093-597-000-063-00	153 N JUNE ST	7/28/2021	145000	WD	03-ARM'S LENGTH	145000	52800	36.4137931	111244	46651	98349	100926.5625	0.974	1256	78.30334395	12	South of Washington	401
093-417-000-552-00	621 S SECOND AVE	7/1/2021	120000	WD	03-ARM'S LENGTH	120000	39800	33.16666667	85743	20893	99107	101328.125	0.978	1200	82.58916667	12	South of Washington	401
093-547-000-112-00	445 W LINCOLN ST	9/20/2021	115000	WD	03-ARM'S LENGTH	115000	40900	35.56521739	87064	34260	80740	82506.25	0.979	1008	80.09920635	12	South of Washington	401
093-387-000-071-00	125 S SHERIDAN ST	8/26/2022	187500	WD	03-ARM'S LENGTH	187500	61900	33.01333333	132918	32997	154503	156126.5625	0.990	1824	84.70559211	12	South of Washington	401
093-417-000-881-00	226 W CAMPBELL ST	3/10/2023	245500	WD	03-ARM'S LENGTH	245500	80700	32.87169043	174108	44886	200614	201909.375	0.994	1710	117.3181287	12	South of Washington	401
093-427-000-266-00	1331 S SECOND AVE	8/16/2022	228000	WD	03-ARM'S LENGTH	228000	75200	32.98245614	161888	42852	185148	185993.75	0.995	1932	95.83229814	12	South of Washington	401
093-557-000-060-00	303 W MAPLE ST	4/14/2021	130000	WD	03-ARM'S LENGTH	130000	44300	34.07692308	94354	30232	99768	100190.625	0.996	1276	78.18808777	12	South of Washington	401
093-567-000-208-00	2963 S FOURTH AVE	1/20/2023	180000	WD	03-ARM'S LENGTH	180000	58700	32.61111111	125864	32695	147305	145576.5625	1.012	1040	141.6394231	12	South of Washington	401
093-547-000-100-00	606 W WASHINGTON AVE	3/25/2022	150000	WD	03-ARM'S LENGTH	150000	49000	32.66666667	105159	29348	120652	118454.6875	1.019	1400	86.18	12	South of Washington	401
093-597-000-034-00	183 N OLIVER ST	8/15/2022	144000	WD	03-ARM'S LENGTH	144000	48900	33.95833333	103826	36400	107600	105353.125	1.021	1121	95.98572703	12	South of Washington	401
093-607-000-216-00	2025 S FOURTH AVE	7/14/2022	134000	WD	03-ARM'S LENGTH	134000	43300	32.31343284	92802	24755	109245	106323.4375	1.027	1144	95.49388112	12	South of Washington	401
091-028-000-786-00	489 S OLIVER ST	1/7/2022	126596	WD	03-ARM'S LENGTH	126596	44500	35.15118961	94029	41328	85268	82345.3125	1.035	1225	69.60653061	12	South of Washington	401
093-647-000-105-00	1241 W WASHINGTON AVE	12/17/2022	265000	WD	03-ARM'S LENGTH	265000	84800	32	182014	50762	214238	205081.25	1.045	1974	108.5298886	12	South of Washington	401
093-427-000-464-00	1110 S FIRST AVE	6/30/2022	195000	WD	03-ARM'S LENGTH	195000	63300	32.46153846	135623	43439	151561	144037.5	1.052	1758	86.21217292	12	South of Washington	401
093-567-000-150-00	2887 S FOURTH AVE	7/8/2022	150000	WD	03-ARM'S LENGTH	150000	50400	33.6	107594	41865	108135	102701.5625	1.053	1092	99.02472527	12	South of Washington	401
093-607-000-398-00	472 N JUNE ST	8/29/2022	77000	WD	03-ARM'S LENGTH	77000	27400	35.58441558	57970	28494	48506	46056.25	1.053	712	68.12640449	12	South of Washington	401
093-547-000-040-00	206 LIBERTY ST	11/14/2022	125000	WD	03-ARM'S LENGTH	125000	39800	31.84	85288	25279	99721	93764.0625	1.064	1138	87.62829525	12	South of Washington	401
093-607-000-450-00	1015 S FIFTH AVE	5/5/2022	153000	WD	03-ARM'S LENGTH	153000	50300	32.87581699	107081	38337	114663	107412.5	1.068	1116	102.7446237	12	South of Washington	401
093-477-000-040-00	111 W BINGHAM ST	8/29/2022	150100	WD	03-ARM'S LENGTH	150100	48500	32.31179214	103911	36401	113699	105484.375	1.078	960	118.4364583	12	South of Washington	401
093-427-000-132-00	324 W BALDWIN ST	10/12/2021	157900	WD	03-ARM'S LENGTH	157900	49400	31.28562381	106312	31334	126566	117153.125	1.080	1205	105.0340249	12	South of Washington	401
093-417-000-856-00	414 W CAMPBELL ST	7/13/2021	189000	WD	03-ARM'S LENGTH	189000	58400	30.8994709	125214	39569	149431	133820.3125	1.117	2076	71.98025048	12	South of Washington	401
093-417-000-137-01	800 S FIRST AVE	11/28/2022	146500	WD	03-ARM'S LENGTH	146500	49400	33.72013652	104103	49775	96725	84887.5	1.139	768	125.9440104	12	South of Washington	401
093-347-000-031-00	172 N ADDISON ST	12/7/2021	300000	WD	14-INTO/OUT OF TRUST	300000	93100	31.03333333	198683	69027	230973	202587.5	1.140	2379	97.08827238	12	South of Washington	401
093-417-000-544-00	611 S SECOND AVE	3/28/2022	156000	WD	03-ARM'S LENGTH	156000	48300	30.96153846	103004	35841	120159	104942.1875	1.145	1362	88.22246696	12	South of Washington	401
093-607-000-460-00	438 W BALDWIN ST	9/13/2021	142000	WD	03-ARM'S LENGTH	142000	41700	29.36619718	89401	24398	117602	101567.1875	1.158	1212	97.03135314	12	South of Washington	401
093-567-000-128-00	2887 S THIRD AVE	2/14/2022	130000	WD	03-ARM'S LENGTH	130000	40000	30.76923077	84937	31678	98322	83217.1875	1.182	1029	95.55102041	12	South of Washington	401
093-427-000-414-00	1504 S SECOND AVE	5/31/2022	169000	WD	03-ARM'S LENGTH	169000	50700	30	108374	38083	130917	109829.6875	1.192	1555	84.19099678	12	South of Washington	401
093-597-000-001-00	193 N OLIVER ST	6/14/2022	132500	WD	03-ARM'S LENGTH	132500	39300	29.66037736	83115	32014	100486	79845.3125	1.259	1140	88.14561404	12	South of Washington	401
093-417-000-710-00	900 S THIRD AVE	11/15/2022	271000	WD	03-ARM'S LENGTH	271000	71600	26.42066421	154164	37516	233484	182262.5	1.281	1922	121.4797086	12	South of Washington	401
093-377-000-020-00	241 N ADDISON ST	9/9/2022	146640	WD	03-ARM'S LENGTH	146640	41000	27.95962902	87213	30697	115943	88306.25	1.313	1196	96.94230769	12	South of Washington	401
093-557-000-060-00	303 W MAPLE ST	9/26/2022	162000	WD	03-ARM'S LENGTH	162000	44300	27.34567901	94354	30232	131768	100190.625	1.315	1276	103.2664577	12	South of Washington	401
093-487-000-034-00	815 W WASHINGTON AVE	12/23/2021	177000	WD	03-ARM'S LENGTH	177000	47600	26.89265537	101698	33254	143746	106943.75	1.344	1368	105.0774854	12	South of Washington	401
093-547-000-165-00	201 POTTER ST	10/7/2022	210000	WD	03-ARM'S LENGTH	210000	54000	25.71428571	115583	33840	176160	127723.4375	1.379	1338	131.6591928	12	South of Washington	401
093-387-000-001-00	194 N OLIVER ST	11/22/2021	125000	CD	03-ARM'S LENGTH	125000	36000	28.8	75856	34573	90427	64504.6875	1.402	1172	77.15614334	12	South of Washington	401
093-407-000-008-00	312 LIBERTY ST	12/1/2021	249000	WD	03-ARM'S LENGTH	249000	65900	26.46586345	140609	53852	195148	135557.8125	1.440	1774	110.0045096	12	South of Washington	401
093-557-000-048-00	426 W WASHINGTON AVE	10/24/2022	275000	WD	03-ARM'S LENGTH	275000	61200	22.25454545	130810	37974	237026	145056.25	1.634	2781	85.23049263	12	South of Washington	401
093-567-000-086-00	2713 S FIFTH AVE	3/22/2023	150000	WD	03-ARM'S LENGTH	150000	36700	24.46666667	77701	33490	116510	69079.6875	1.687	900	129.4555556	12	South of Washington	401

Alpena City- 2024 ECF Analysis North of Washington

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
093-497-000-024-00	117 S FOURTH AVE	6/1/2021	59900	LC	03-ARM'S LENGTH	59100	45700	77.32656514	97212	31718	27382	130988	0.209	2112	12.96496212	13		North of Washington	401
093-637-000-844-00	1101 RIVER ST	5/16/2022	64000	WD	03-ARM'S LENGTH	64000	49700	77.65625	106255	32627	31373	147256	0.213	1413	22.20311394	13		North of Washington	401
093-627-000-241-00	607 S EIGHTH AVE	9/22/2022	45000	QC	21-NOT USED/OTHEF	45000	32600	72.44444444	69686	24911	20089	89550	0.224	896	22.42075893	13		North of Washington	401
093-657-000-003-00	414 S NINTH AVE	11/16/2021	62000	WD	03-ARM'S LENGTH	62000	43900	70.80645161	93337	34096	27904	118482	0.236	1261	22.12846947	13		North of Washington	401
093-437-000-083-00	703 TAWAS ST	11/2/2021	63000	WD	03-ARM'S LENGTH	63000	45500	72.22222222	96979	32223	30777	129512	0.238	1526	20.16841415	13		North of Washington	401
093-337-000-022-00	214 S FOURTH AVE	4/9/2021	60632	WD	03-ARM'S LENGTH	60632	41000	67.62105819	87049	31424	29208	111250	0.263	1385	21.08880866	13		North of Washington	401
093-637-000-899-00	1218 RIVER ST	2/17/2023	58000	WD	03-ARM'S LENGTH	58000	39600	68.27586207	84024	28776	29224	110496	0.264	985	29.66903553	13		North of Washington	401
093-637-000-584-00	221 MINOR ST	8/9/2021	60000	WD	03-ARM'S LENGTH	60000	39500	65.83333333	83824	30948	29052	105752	0.275	1548	18.76744186	13		North of Washington	401
093-627-000-129-00	910 S EIGHTH AVE	8/5/2021	69900	WD	03-ARM'S LENGTH	69900	43100	61.65951359	91826	30895	39005	121862	0.320	992	39.31955645	13		North of Washington	401
093-337-000-008-00	211 S THIRD AVE	12/3/2021	77000	WD	03-ARM'S LENGTH	77000	48200	62.5974026	102828	30316	46684	145024	0.322	2357	19.80653373	13		North of Washington	401
093-497-000-038-00	316 LOCKWOOD ST	4/20/2021	52500	WD	03-ARM'S LENGTH	52500	33000	62.85714286	70826	16719	35781	108214	0.331	2184	16.38324176	13		North of Washington	401
093-337-000-104-00	213 TAWAS ST	5/14/2021	98000	WD	03-ARM'S LENGTH	98000	59500	60.71428571	127624	38254	59746	178740	0.334	1970	30.32791878	13		North of Washington	401
093-637-000-438-00	733 RIVER ST	8/13/2021	79000	WD	03-ARM'S LENGTH	79000	45700	57.84810127	96897	38320	40680	117154	0.347	1040	39.11538462	13		North of Washington	401
093-637-000-418-00	613 SABLE ST	9/1/2022	52453	OTH	04-BUYERS INTEREST	52453	31300	59.67246869	67202	16992	35461	100420	0.353	960	36.93854167	13		North of Washington	401
093-627-000-348-00	105 CATHERINE ST	2/21/2022	117500	WD	03-ARM'S LENGTH	117500	66200	56.34042553	140173	55243	62257	169860	0.367	1439	43.26407227	13		North of Washington	401
093-437-000-060-00	734 SABLE ST	1/13/2022	65000	LC	21-NOT USED/OTHEF	65000	36000	55.38461538	76263	30625	34375	91276	0.377	1125	30.55555556	13		North of Washington	401
093-637-000-412-00	220 S EIGHTH AVE	6/1/2021	80000	WD	03-ARM'S LENGTH	80000	43800	54.75	93418	29128	50872	128580	0.396	1435	35.45087108	13		North of Washington	401
093-437-000-130-00	516 TAWAS ST	9/3/2021	72000	WD	03-ARM'S LENGTH	72000	39300	54.58333333	84749	22524	49476	124450	0.398	1412	35.03966006	13		North of Washington	401
093-627-000-083-00	814 S EIGHTH AVE	10/8/2021	85000	WD	03-ARM'S LENGTH	85000	45100	53.05882353	96154	38090	46910	116128	0.404	1145	40.96943231	13		North of Washington	401
093-367-000-001-00	423 S SEVENTH AVE	7/21/2022	100000	WD	03-ARM'S LENGTH	100000	52100	52.1	111390	38169	61831	146442	0.422	2187	28.27206219	13		North of Washington	401
093-437-000-103-00	614 TAWAS ST	6/1/2022	65000	LC	21-NOT USED/OTHEF	65000	33500	51.53846154	72111	21733	43267	100756	0.429	1519	28.48387097	13		North of Washington	401
093-637-000-613-00	907 RIVER ST	11/2/2021	53000	WD	03-ARM'S LENGTH	53000	26900	50.75471698	57531	17613	35387	79836	0.443	1109	31.90892696	13		North of Washington	401
093-437-000-032-00	606 SABLE ST	9/30/2022	93250	WD	03-ARM'S LENGTH	93250	46600	49.97319035	99373	33140	60110	132466	0.454	1416	42.45056497	13		North of Washington	401
093-627-000-344-00	226 CAVANAUGH ST	1/12/2022	125000	WD	03-ARM'S LENGTH	125000	61900	49.52	133033	42777	82223	180512	0.455	2665	30.85290807	13		North of Washington	401
093-627-000-192-00	334 MCKINLEY AVE	8/30/2021	107000	WD	03-ARM'S LENGTH	107000	53300	49.81308411	111487	60370	46630	102234	0.456	1189	39.21783011	13	093-627-000-1	North of Washington	402
093-637-000-768-00	1032 RIVER ST	8/25/2021	80000	WD	03-ARM'S LENGTH	80000	39700	49.625	85680	15630	64370	140100	0.459	1549	41.55584248	13		North of Washington	401
093-367-000-030-00	416 SAGINAW ST	11/18/2021	55000	WD	14-INTO/OUT OF TRU	55000	27100	49.27272727	58142	15606	39394	85072	0.463	840	46.89761905	13		North of Washington	401
093-337-000-127-00	400 S FIFTH AVE	12/6/2022	75000	WD	03-ARM'S LENGTH	75000	36800	49.06666667	77883	31132	43868	93502	0.469	864	50.77314815	13		North of Washington	401
093-337-000-008-00	211 S THIRD AVE	2/18/2022	99000	WD	03-ARM'S LENGTH	99000	48200	48.68686869	102828	30316	68684	145024	0.474	2357	29.14043275	13		North of Washington	401
093-487-000-044-00	921 S EIGHTH AVE	2/7/2023	79000	WD	03-ARM'S LENGTH	79000	37400	47.34177215	79211	31108	47892	96206	0.498	816	58.69117647	13		North of Washington	401
093-657-000-198-00	824 TAWAS ST	11/4/2021	110000	WD	03-ARM'S LENGTH	110000	51400	46.72727273	109935	45579	64421	128712	0.501	1547	41.64253394	13		North of Washington	401
093-627-000-250-00	327 FAIR AVE	7/9/2021	64000	WD	03-ARM'S LENGTH	64000	30000	46.875	63918	21616	42384	84604	0.501	1008	42.04761905	13		North of Washington	401
093-637-000-413-00	216 S EIGHTH AVE	6/22/2021	26252	LC	21-NOT USED/OTHEF	26252	12600	47.99634314	26150	15050	11202	22200	0.505	1717	6.524170064	13		North of Washington	401
093-357-000-112-00	525 SABLE ST	6/6/2022	75000	WD	03-ARM'S LENGTH	75000	28600	38.13333333	74254	16458	58542	115592	0.506	1635	35.80550459	13		North of Washington	401
093-627-000-252-00	321 FAIR AVE	8/12/2022	105000	WD	03-ARM'S LENGTH	105000	49000	46.66666667	103945	48860	56140	110170	0.510	1650	34.02424242	13		North of Washington	401
093-367-000-281-00	134 MCKINLEY AVE	6/3/2021	108010	WD	03-ARM'S LENGTH	108010	49500	45.8290899	105874	36083	71927	139582	0.515	1910	37.65811518	13		North of Washington	401
093-367-000-154-00	400 TAWAS ST	8/24/2021	130000	WD	03-ARM'S LENGTH	130000	59900	46.07692308	127334	47576	82424	159516	0.517	1322	62.34795764	13		North of Washington	401
093-637-000-518-00	207 N NINTH AVE	8/26/2021	89000	WD	03-ARM'S LENGTH	89000	41000	46.06741573	86958	33796	55204	106324	0.519	1210	45.6231405	13		North of Washington	401
093-657-000-090-00	619 S NINTH AVE	5/25/2021	80000	WD	03-ARM'S LENGTH	80000	36400	45.5	77777	23665	56335	108224	0.521	1096	51.40054745	13		North of Washington	401
093-657-000-106-00	612 SAGINAW ST	1/25/2023	95000	WD	03-ARM'S LENGTH	95000	43400	45.68421053	92491	34493	60507	115996	0.522	1440	42.01875	13		North of Washington	401
093-367-000-024-00	400 SAGINAW ST	12/16/2021	110400	WD	03-ARM'S LENGTH	110400	50100	45.38043478	107147	34967	75433	144360	0.523	1024	73.66503906	13		North of Washington	401
093-637-000-416-00	617 SABLE ST	11/8/2021	88111	WD	03-ARM'S LENGTH	88111	40200	45.62426939	85384	27663	60448	115442	0.524	1504	40.19148936	13		North of Washington	401
093-637-000-408-00	634 LOCKWOOD ST	7/22/2022	95000	WD	03-ARM'S LENGTH	95000	43200	45.47368421	91965	34428	60572	115074	0.526	1580	38.33670886	13		North of Washington	401
093-487-000-020-00	904 S NINTH AVE	12/3/2021	60000	WD	03-ARM'S LENGTH	60000	27400	45.66666667	57855	28773	31227	58164	0.537	720	43.37083333	13		North of Washington	401
093-637-000-767-00	1030 RIVER ST	3/21/2022	80000	WD	03-ARM'S LENGTH	80000	34800	43.5	74918	18338	61662	113160	0.545	1359	45.37306843	13		North of Washington	401
093-627-000-020-00	710 S SEVENTH AVE	4/23/2021	85000	WD	03-ARM'S LENGTH	85000	37600	44.23529412	80012	30572	54428	98880	0.550	1442	37.74479889	13		North of Washington	401
093-367-000-018-00	303 MCKINLEY AVE	6/24/2021	79900	WD	03-ARM'S LENGTH	79900	35500	44.43053817	75138	30021	49879	90234	0.553	958	52.065762	13		North of Washington	401
093-637-000-787-00	324 MINOR ST	10/14/2022	65000	WD	03-ARM'S LENGTH	65000	27900	42.92307692	59722	14572	50428	90300	0.558	1162	43.39759036	13		North of Washington	401
093-637-000-662-00	901 LOCKWOOD ST	4/21/2022	76000	WD	03-ARM'S LENGTH	76000	32200	42.36842105	69301	16242	59758	106118	0.563	974	61.35318275	13		North of Washington	401
093-637-000-496-00	133 MINOR ST	10/20/2022	83500	WD	03-ARM'S LENGTH	83500	36500	43.71257485	77341	34612	48888	85458	0.572	780	62.67692308	13		North of Washington	401
093-637-000-292-00	116 S SIXTH AVE	10/5/2021	74500	WD	03-ARM'S LENGTH	74500	32800	44.02684564	69117	32226	42274	73782	0.573	832	50.81009615	13		North of Washington	401
093-337-000-114-00	405 S FOURTH AVE	8/5/2021	89000	WD	03-ARM'S LENGTH	89000	38600	43.37078652	82169	35571	53429	93196	0.573	1215	43.9744856	13		North of Washington	401
093-367-000-055-00	312 MCKINLEY AVE	4/2/2021	72900	WD	03-ARM'S LENGTH	70100	30000	42.79600571	63562	23304	46796	80516	0.581	946	49.46723044	13		North of Washington	401
093-367-000-038-00	319 MCKINLEY AVE	1/28/2022	95000	WD	03-ARM'S LENGTH	95000	40200	42.31578947	85472	31243	63757	108458	0.588	1178	54.12308998	13		North of Washington	401

2 of 2

093-437-000-001-00	318 S SEVENTH AVE	5/31/2022	95000	WD	03-ARM'S LENGTH	95000	39900	42	84572	29854	65146	109436	0.595	1315	49.54068441	13	North of Washington	401
093-437-000-132-00	514 TAWAS ST	9/9/2021	72000	WD	03-ARM'S LENGTH	72000	29400	40.83333333	63138	17887	54113	90502	0.598	1018	53.15618861	13	North of Washington	401
093-627-000-028-00	119 TUTTLE ST	4/1/2022	90000	WD	03-ARM'S LENGTH	90000	38000	42.22222222	80509	32309	57691	96400	0.598	1416	40.74223164	13	North of Washington	401
093-437-000-022-00	632 SABLE ST	5/9/2022	77000	WD	03-ARM'S LENGTH	77000	32700	42.46753247	69121	29238	47762	79766	0.599	769	62.10923277	13	North of Washington	401
093-437-000-005-00	528 SABLE ST	6/30/2021	60000	WD	03-ARM'S LENGTH	60000	24400	40.66666667	51966	16797	43203	70338	0.614	980	44.08469388	13	North of Washington	401
093-637-000-827-00	545 MINOR ST	5/25/2022	125000	WD	03-ARM'S LENGTH	125000	50200	40.16	107287	33434	91566	147706	0.620	1245	73.54698795	13	North of Washington	401
093-637-000-611-00	909 RIVER ST	12/30/2022	130000	WD	03-ARM'S LENGTH	130000	50100	38.53846154	107149	30384	99616	153530	0.649	1944	51.24279835	13	093-637-000-6- North of Washington	401
093-627-000-056-00	118 TUTTLE ST	9/7/2021	100000	WD	03-ARM'S LENGTH	100000	39200	39.2	83478	28167	71833	110622	0.649	1392	51.60416667	13	North of Washington	401
093-627-000-318-00	320 TUTTLE ST	6/8/2021	85000	WD	03-ARM'S LENGTH	85000	34400	40.47058824	72773	32010	52990	81526	0.650	1220	43.43442623	13	North of Washington	401
093-627-000-273-00	703 S EIGHTH AVE	11/17/2021	130000	WD	03-ARM'S LENGTH	130000	50700	39	108063	35550	94450	145026	0.651	2056	45.93871595	13	North of Washington	401
093-367-000-070-00	120 FAIR AVE	7/29/2022	130000	WD	03-ARM'S LENGTH	130000	51600	39.69230769	109300	43681	86319	131238	0.658	1636	52.76222494	13	North of Washington	401
093-437-000-114-00	523 SAGINAW ST	3/4/2022	85000	WD	03-ARM'S LENGTH	85000	33900	39.88235294	71559	31475	53525	80168	0.668	1325	40.39622642	13	North of Washington	401
093-337-000-038-00	209 SABLE ST	12/8/2022	129000	WD	03-ARM'S LENGTH	129000	48400	37.51937984	103378	32789	96211	141178	0.681	2024	47.53507905	13	North of Washington	401
093-437-000-024-00	626 SABLE ST	4/20/2021	112000	WD	03-ARM'S LENGTH	102000	38200	37.45098039	81054	29233	72767	103642	0.702	1280	56.84921875	13	North of Washington	401
093-627-000-235-00	603 S EIGHTH AVE	3/18/2022	124900	WD	03-ARM'S LENGTH	124900	46000	36.82946357	98068	31843	93057	132450	0.703	1098	84.75136612	13	North of Washington	401
093-367-000-222-00	213 SAGINAW ST	10/7/2021	93000	WD	03-ARM'S LENGTH	93000	33800	36.34408602	72807	23597	69403	98420	0.705	1230	56.42520325	13	North of Washington	401
093-497-000-034-00	310 LOCKWOOD ST	4/26/2021	110000	WD	03-ARM'S LENGTH	110000	37900	34.45454545	81751	16254	93746	130994	0.716	1568	59.7869898	13	North of Washington	401
093-487-000-010-00	117 CATHERINE ST	10/20/2022	122000	WD	03-ARM'S LENGTH	122000	43500	35.6557377	92924	28125	93875	129598	0.724	1206	77.83996683	13	North of Washington	401
093-367-000-265-00	620 S SIXTH AVE	11/15/2022	130000	WD	03-ARM'S LENGTH	130000	47500	36.53846154	101010	36650	93350	128720	0.725	1332	70.08258258	13	North of Washington	401
093-657-000-025-00	433 MCKINLEY AVE	8/25/2021	135000	WD	03-ARM'S LENGTH	134700	47700	35.41202673	101820	32826	101874	137988	0.738	1470	69.30204082	13	North of Washington	401
093-627-000-224-00	333 MCKINLEY AVE	4/26/2022	121000	WD	03-ARM'S LENGTH	121000	43300	35.78512397	92289	32116	88884	120346	0.739	1264	70.31962025	13	North of Washington	401
093-637-000-457-00	711 SABLE ST	12/9/2022	95000	WD	03-ARM'S LENGTH	95000	35200	37.05263158	74569	32056	62944	85026	0.740	1000	62.944	13	North of Washington	401
093-497-000-130-00	324 SABLE ST	11/14/2022	139900	WD	03-ARM'S LENGTH	139900	50800	36.31165118	108650	44474	95426	128352	0.743	1728	55.22337963	13	North of Washington	401
093-467-000-022-00	210 CHARLOTTE ST	2/28/2022	106000	WD	03-ARM'S LENGTH	106000	37300	35.18867925	79487	25694	80306	107586	0.746	871	92.19977038	13	North of Washington	401
093-637-000-695-00	313 S ELEVENTH AVE	1/26/2022	101000	WD	03-ARM'S LENGTH	101000	36900	36.53465347	78185	33227	67773	89916	0.754	959	70.67049009	13	North of Washington	401
093-637-000-401-00	119 S SEVENTH AVE	7/21/2022	97000	WD	08-ESTATE	97000	35200	36.28865979	74401	30702	66298	87398	0.759	942	70.38004246	13	North of Washington	401
093-497-000-038-00	316 LOCKWOOD ST	9/28/2022	100000	WD	03-ARM'S LENGTH	100000	33000	33	70826	16719	83281	108214	0.770	2184	38.13232601	13	North of Washington	401
093-497-000-088-00	425 SABLE ST	8/30/2021	90000	WD	03-ARM'S LENGTH	90000	32100	35.66666667	67720	28158	61842	79124	0.782	1052	58.7851711	13	North of Washington	401
093-337-000-079-00	412 S FOURTH AVE	5/13/2022	75000	WD	03-ARM'S LENGTH	75000	25200	33.6	53760	16533	58467	74454	0.785	866	67.51385681	13	North of Washington	401
093-637-000-354-00	614 RIVER ST	12/5/2022	127000	WD	03-ARM'S LENGTH	127000	45100	35.51181102	95854	42125	84875	107458	0.790	1292	65.69272446	13	North of Washington	401
093-437-000-096-00	710 TAWAS ST	6/4/2021	156900	WD	03-ARM'S LENGTH	155400	54000	34.74903475	115592	49424	105976	132336	0.801	1303	81.33231005	13	North of Washington	401
093-437-000-101-00	620 TAWAS ST	6/13/2022	120000	WD	03-ARM'S LENGTH	120000	41000	34.16666667	87134	36165	83835	101938	0.822	912	91.92434211	13	North of Washington	401
093-637-000-681-00	920 SABLE ST	8/3/2022	152000	WD	03-ARM'S LENGTH	152000	51600	33.94736842	110419	46131	105869	128576	0.823	1254	84.42503987	13	North of Washington	401
093-497-000-034-00	310 LOCKWOOD ST	9/21/2021	125000	WD	03-ARM'S LENGTH	125000	37900	30.32	81751	16254	108746	130994	0.830	1568	69.35331633	13	North of Washington	401
093-467-000-034-00	218 CATHERINE ST	3/29/2023	87500	WD	03-ARM'S LENGTH	87500	27200	31.08571429	58324	14325	73175	87998	0.832	768	95.27994792	13	North of Washington	401
093-337-000-092-00	314 SABLE ST	1/31/2022	87500	WD	03-ARM'S LENGTH	87500	27400	31.31428571	58816	16136	71364	85360	0.836	1395	51.15698925	13	North of Washington	401
093-637-000-782-00	302 MINOR ST	4/28/2022	115000	WD	03-ARM'S LENGTH	115000	38500	33.47826087	81674	35003	79997	93342	0.857	892	89.68273543	13	North of Washington	401
093-637-000-688-00	318 S ELEVENTH AVE	3/17/2022	115000	WD	03-ARM'S LENGTH	115000	37500	32.60869565	78976	31203	83797	95546	0.877	1084	77.30350554	13	North of Washington	401
093-627-000-262-00	615 S EIGHTH AVE	6/17/2022	162000	WD	03-ARM'S LENGTH	162000	50800	31.35802469	108289	45586	116414	125406	0.928	1760	66.14431818	13	North of Washington	401
093-637-000-466-00	725 SABLE ST	12/22/2022	139000	WD	03-ARM'S LENGTH	139000	42000	30.21582734	89367	33971	105029	110792	0.948	1346	78.03046062	13	North of Washington	401
093-467-000-032-00	220 CATHERINE ST	3/16/2023	88000	WD	03-ARM'S LENGTH	88000	24500	27.84090909	52448	13951	74049	76994	0.962	939	78.85942492	13	North of Washington	401
093-367-000-034-00	422 SAGINAW ST	12/29/2021	90000	WD	03-ARM'S LENGTH	90000	24300	27	51960	14771	75229	74378	1.011	904	83.21792035	13	North of Washington	401
093-437-000-099-00	634 TAWAS ST	10/20/2021	165000	WD	03-ARM'S LENGTH	165000	45400	27.51515152	96731	30154	134846	133154	1.013	1668	80.84292566	13	North of Washington	401
093-497-000-080-00	432 LOCKWOOD ST	9/2/2022	190000	WD	03-ARM'S LENGTH	190000	51200	26.94736842	109562	34238	155762	150648	1.034	2171	71.74666053	13	North of Washington	401
093-367-000-256-00	512 S SIXTH AVE	12/1/2022	190000	WD	03-ARM'S LENGTH	190000	51500	27.10526316	109963	35316	154684	149294	1.036	2032	76.12401575	13	North of Washington	401
093-627-000-215-00	215 FAIR AVE	7/30/2021	175000	WD	03-ARM'S LENGTH	175000	48900	27.94285714	104416	40394	134606	128044	1.051	2065	65.18450363	13	North of Washington	401
093-367-000-267-00	614 S SIXTH AVE	8/27/2021	175000	WD	03-ARM'S LENGTH	175000	46600	26.62857143	99493	33621	141379	131744	1.073	1840	76.83641304	13	North of Washington	401
093-497-000-082-00	434 LOCKWOOD ST	8/31/2022	115000	WD	03-ARM'S LENGTH	115000	29500	25.65217391	63348	19339	95661	88018	1.087	1484	64.4615903	13	North of Washington	401
093-367-000-228-00	227 SAGINAW ST	4/28/2022	137500	WD	03-ARM'S LENGTH	137500	37700	27.41818182	79926	31549	105951	96754	1.095	1272	83.29481132	13	North of Washington	401
093-627-000-100-00	110 CAVANAUGH ST	7/23/2021	125000	WD	03-ARM'S LENGTH	125000	33900	27.12	72206	27851	97149	88710	1.095	1394	69.69081779	13	North of Washington	401
093-337-000-120-00	222 TAWAS ST	6/6/2022	196000	WD	03-ARM'S LENGTH	196000	49200	25.10204082	105034	32249	163751	145570	1.125	2086	78.5	13	North of Washington	401
093-467-000-048-00	229 CHARLOTTE ST	10/19/2022	142500	WD	03-ARM'S LENGTH	142500	37400	26.24561404	79315	30736	111764	97158	1.150	984	113.5813008	13	North of Washington	401
093-367-000-220-00	320 TAWAS ST	2/23/2023	120000	WD	03-ARM'S LENGTH	120000	32700	27.25	69053	33378	86622	71350	1.214	1900	45.59052632	13	North of Washington	401
093-357-000-019-00	519 LOCKWOOD ST	8/15/2022	250000	WD	03-ARM'S LENGTH	250000	56600	22.64	121306	35035	214965	172542	1.246	1874	114.7091782	13	North of Washington	401

0.633

Alpena City- 2024 ECF Analysis Historical District

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class	
093-417-000-187-00	220 S FIRST AVE	7/8/2021	255000	WD	03-ARM'S LENGTH	255000	133800	52.47058824	288431	64550	190450	315325.3438	0.604	2697	70.6155	14		Historic Area	401	
093-417-000-368-00	412 S THIRD AVE	4/26/2021	95500	WD	03-ARM'S LENGTH	95500	49400	51.72774869	105302	34115	61385	100263.3828	0.612	912	67.30811	14		Historic Area	401	
093-417-000-248-00	162 S FIRST AVE	6/10/2021	205000	WD	03-ARM'S LENGTH	205000	100500	49.02439024	217065	36893	168107	253763.375	0.662	2824	59.52797	14		Historic Area	401	
093-417-000-328-00	120 HITCHCOCK ST	6/21/2021	170000	WD	03-ARM'S LENGTH	170000	78200	46	167459	51264	118736	163654.9219	0.726	2174	54.61638	14		Historic Area	401	
093-417-000-364-00	122 W WHITE ST	9/14/2022	188220	WD	03-ARM'S LENGTH	188220	84100	44.68175539	180361	41374	146846	195756.3438	0.750	1687	87.04564	14		Historic Area	401	
093-417-000-542-02	415 S FIRST AVE	2/16/2023	110000	WD	03-ARM'S LENGTH	110000	48300	43.90909091	103785	32464	77536	100452.1094	0.772	1142	67.89492	14		Historic Area	401	
093-417-000-208-00	215 S STATE AVE	4/19/2021	265000	WD	03-ARM'S LENGTH	265000	114300	43.13207547	245691	58205	206795	264064.7813	0.783	2946	70.19518	14		Historic Area	401	
093-417-000-195-00	324 S FIRST AVE	10/22/2021	285000	WD	14-INTO/OUT OF TRUST	285000	118800	41.68421053	255163	58002	226998	277691.5625	0.817	2820	80.49574	14		Historic Area	401	
093-417-000-344-00	113 E WHITE ST	10/9/2022	225000	LC	21-NOT USED/OTHER	225000	86500	38.44444444	185563	48970	176030	192384.5	0.915	2982	59.03085	14		Historic Area	401	
093-417-000-191-00	232 S FIRST AVE	10/29/2021	642500	WD	03-ARM'S LENGTH	642500	223900	34.84824903	477810	137676	504824	479061.9688	1.054	4330	116.5875	14		Historic Area	401	
093-417-000-500-00	137 W LEWIS ST	10/13/2022	330000	WD	03-ARM'S LENGTH	330000	109900	33.3030303	236990	49680	280320	263816.9063	1.063	2889	97.03011	14		Historic Area	401	
093-577-000-016-00	222 RICHARDSON ST	2/23/2022	134000	WD	03-ARM'S LENGTH	134000	47400	35.37313433	100474	40434	93566	84563.38281	1.106	1124	83.24377	14		Historic Area	401	
													0.822							

Alpena City- 2024 ECF Analysis Northside Industrial Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class
092-177-000-087-00	161 E BIRCH ST	1/4/2022	67000	WD	03-ARM'S LENGTH	67000	37600	56.11940299	81129	25610	41390	129113.9531	0.321	1575	26.27937	15		North Side - Ind Area	401
092-307-000-128-00	917 FORD AVE	4/5/2022	37500	WD	03-ARM'S LENGTH	37500	18000	48	38721	7338	30162	72983.71875	0.413	950	31.74947	15		North Side - Ind Area	401
092-177-000-049-00	1321 FORD AVE	10/25/2021	45000	WD	03-ARM'S LENGTH	45000	20700	46	44561	9088	35912	82495.35156	0.435	1350	26.60148	15		North Side - Ind Area	401
092-127-000-013-00	133 E MILLER ST	4/27/2022	55000	WD	03-ARM'S LENGTH	55000	16900	30.72727273	36471	8207	46793	65730.23438	0.712	1950	23.99641	15		North Side - Ind Area	401
092-307-000-157-00	911 FORD AVE	3/22/2022	40000	WD	03-ARM'S LENGTH	40000	14300	35.75	29929	16200	23800	31927.90625	0.745	440	54.09091	15		North Side - Ind Area	401
092-307-000-189-00	1005 FORD AVE	8/6/2021	75000	CD	33-TO BE DETERMINE	75000	21400	28.53333333	46154	9830	65170	84474.42188	0.771	1044	62.42337	15		North Side - Ind Area	401
092-147-000-007-00	1204 FORD AVE	10/26/2022	130000	WD	03-ARM'S LENGTH	130000	35200	27.07692308	75600	16505	113495	137430.2344	0.826	1896	59.86023	15		North Side - Ind Area	401
092-307-000-045-00	922 FORD AVE	4/25/2022	108000	WD	03-ARM'S LENGTH	108000	26600	24.62962963	57540	20972	87028	85041.85938	1.023	895	97.23799	15		North Side - Ind Area	401

0.656

0.603

Alpena City- 2024 ECF Analysis Lake Huron

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
093-427-000-062-00	1120 S STATE AVE	3/2/2023	500000	LC	21-NOT USED/OTHEI	500000	258400	51.68	535158	281688	218312	402333.3341	0.543	7190	30.36328	04		Lake Huron	201
093-417-000-051-00	416 S STATE AVE	2/22/2023	270000	WD	03-ARM'S LENGTH	270000	155900	57.74074074	324752	180911	89089	158067.0313	0.564	1545	57.66278	16		Lake Huron	401
093-417-000-061-00	452 S STATE AVE	11/19/2021	250000	WD	14-INTO/OUT OF TRI	250000	124500	49.8	258090	156488	93512	111650.5469	0.838	804	116.3085	16		Lake Huron	401
093-427-000-050-00	1000 S STATE AVE	6/3/2021	363500	WD	03-ARM'S LENGTH	363500	132000	36.31361761	273198	154949	208551	187696.828	1.111	5340	39.05449	04		Lake Huron	201
093-417-000-047-00	328 S STATE AVE	6/17/2021	872500	WD	03-ARM'S LENGTH	872500	254800	29.2034384	541399	195113	677387	380534.0625	1.780	4836	140.0718	16		Lake Huron	401
													0.967						

Alpena City- 2024 ECF Analysis Condo 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in	Land Table	Property Class
091-016-000-717-10	174 LONG RAPIDS RD	2/27/2020	200000	WD	03-ARM'S LENGTH	200000	105100	52.55	207783	5147	194853	202636	0.962	1183	164.711	Cndo1		Condo Unit	401
091-016-000-717-16	188 LONG RAPIDS RD	10/25/2021	306000	WD	03-ARM'S LENGTH	306000	147700	48.26797386	297302	4833	301167	292469	1.030	1844	163.323	Cndo1		Condo Unit	401
For 2024, use 1.03 for Condo 1																			
091-015-000-331-07	217 WOODS CIRCLE UNIT 7	3/26/2021	149900	WD	03-ARM'S LENGTH	149900	78800	52.56837892	165256	2224	147676	163032	0.906	1092	135.234	Cndo2		Condo Unit	401
Old Sale, Index by 10%, for 2024, use 1.006 for Condo 2																			
091-028-000-758-08	357 S OLIVER ST	1/7/2022	176900	WD	03-ARM'S LENGTH	176900	81200	45.90163934	151382	0	176900	151382	1.169	1216	145.477	Cndo3		Condo Unit	401
093-350-000-005-00	257 S OLIVER ST	5/22/2020	140000	WD	03-ARM'S LENGTH	140000	84000	60	157517	0	140000	157517	0.889	1216	115.132	Cndo3		Condo Unit	401
093-350-000-008-00	257 S OLIVER ST	9/1/2022	195000	WD	03-ARM'S LENGTH	195000	84000	43.07692308	157517	0	195000	157517	1.238	1216	160.362	Cndo3		Condo Unit	401
1.098																			
For 2024, use 1.098 for Condo 3																			

Alpena City- 2024 ECF Analysis Condo 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in	Land Table	Property Class
091-016-000-717-10	174 LONG RAPIDS RD	2/27/2020	200000	WD	03-ARM'S LENGTH	200000	105100	52.55	207783	5147	194853	202636	0.962	1183	164.711	Cndo1		Condo Unit	401
091-016-000-717-16	188 LONG RAPIDS RD	10/25/2021	306000	WD	03-ARM'S LENGTH	306000	147700	48.26797386	297302	4833	301167	292469	1.030	1844	163.323	Cndo1		Condo Unit	401
For 2024, use 1.03 for Condo 1																			
091-015-000-331-07	217 WOODS CIRCLE UNIT 7	3/26/2021	149900	WD	03-ARM'S LENGTH	149900	78800	52.56837892	165256	2224	147676	163032	0.906	1092	135.234	Cndo2		Condo Unit	401
Old Sale, Index by 10%, for 2024, use 1.006 for Condo 2																			
091-028-000-758-08	357 S OLIVER ST	1/7/2022	176900	WD	03-ARM'S LENGTH	176900	81200	45.90163934	151382	0	176900	151382	1.169	1216	145.477	Cndo3		Condo Unit	401
093-350-000-005-00	257 S OLIVER ST	5/22/2020	140000	WD	03-ARM'S LENGTH	140000	84000	60	157517	0	140000	157517	0.889	1216	115.132	Cndo3		Condo Unit	401
093-350-000-008-00	257 S OLIVER ST	9/1/2022	195000	WD	03-ARM'S LENGTH	195000	84000	43.07692308	157517	0	195000	157517	1.238	1216	160.362	Cndo3		Condo Unit	401
1.098																			
For 2024, use 1.098 for Condo 3																			

Alpena City- 2024 ECF Analysis Condo 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in	Land Table	Property Class
091-016-000-717-10	174 LONG RAPIDS RD	2/27/2020	200000	WD	03-ARM'S LENGTH	200000	105100	52.55	207783	5147	194853	202636	0.962	1183	164.711	Cndo1		Condo Unit	401
091-016-000-717-16	188 LONG RAPIDS RD	10/25/2021	306000	WD	03-ARM'S LENGTH	306000	147700	48.26797386	297302	4833	301167	292469	1.030	1844	163.323	Cndo1		Condo Unit	401
For 2024, use 1.03 for Condo 1																			
091-015-000-331-07	217 WOODS CIRCLE UNIT 7	3/26/2021	149900	WD	03-ARM'S LENGTH	149900	78800	52.56837892	165256	2224	147676	163032	0.906	1092	135.234	Cndo2		Condo Unit	401
Old Sale, Index by 10%, for 2024, use 1.006 for Condo 2																			
091-028-000-758-08	357 S OLIVER ST	1/7/2022	176900	WD	03-ARM'S LENGTH	176900	81200	45.90163934	151382	0	176900	151382	1.169	1216	145.477	Cndo3		Condo Unit	401
093-350-000-005-00	257 S OLIVER ST	5/22/2020	140000	WD	03-ARM'S LENGTH	140000	84000	60	157517	0	140000	157517	0.889	1216	115.132	Cndo3		Condo Unit	401
093-350-000-008-00	257 S OLIVER ST	9/1/2022	195000	WD	03-ARM'S LENGTH	195000	84000	43.07692308	157517	0	195000	157517	1.238	1216	160.362	Cndo3		Condo Unit	401
1.098																			
For 2024, use 1.098 for Condo 3																			