

Village ECF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Cur. Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
043-001-000-0100-00	3221 BAY	07/11/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,100	40.96	\$94,244	\$5,148	\$109,852	\$136,024	0.808	1,539	\$71.38	0.43	6.3639	TWO STORY	\$5,148	401
043-001-000-2900-00	6371 MARVIN	08/16/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$27,300	56.88	\$54,640	\$3,120	\$44,880	\$84,459	0.531	1,120	\$40.07	0.43	21.2570	OLD HOUSE	\$3,120	401
043-001-000-3600-00	6405 STALEY	03/14/23	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$40,800	45.38	\$61,527	\$2,574	\$87,265	\$112,469	0.776	873	\$100.03	0.43	3.2496	ONE STORY	\$2,574	401
043-001-000-9400-00	3238 PHELPS	07/03/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$36,200	40.67	\$72,626	\$3,883	\$96,117	\$113,366	0.758	980	\$86.85	0.43	1.3549	OLD HOUSE	\$3,883	401
043-001-001-0100-00	6211 CENTER	08/03/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$48,200	35.05	\$96,476	\$6,435	\$131,065	\$147,608	0.888	1,744	\$75.15	0.43	14.3973	ONE STORY	\$6,435	401
043-001-001-1500-04	3225 PHELPS	02/17/23	\$132,000	WD	16-LC PAYOFF	\$132,000	\$66,200	52.80	\$132,005	\$16,148	\$108,852	\$165,038	0.660	1,536	\$70.87	0.43	8.4396	ONE STORY	\$5,148	401
043-500-101-0500-00	2959 CHURCH	03/10/22	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$23,100	39.83	\$46,201	\$5,148	\$52,852	\$62,676	0.843	1,005	\$52.59	0.43	9.9301	1.5 STORY	\$5,148	401
043-500-113-0150-00	3056 BAY	12/14/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$68,900	46.87	\$137,778	\$4,014	\$142,986	\$204,220	0.700	1,960	\$72.95	0.43	4.3794	1.5 STORY	\$4,014	401
043-500-114-0700-00	6531 GRANGER	06/11/21	\$45,000	LC	04-BUYERS INTEREST IN	\$45,000	\$19,100	42.44	\$38,188	\$4,059	\$40,941	\$55,949	0.732	2,036	\$20.11	0.43	1.2198	OLD HOUSE	\$4,059	401
	<b>Totals:</b>		<b>\$854,400</b>			<b>\$854,400</b>	<b>\$376,700</b>	<b>44.09</b>	<b>\$753,485</b>	<b>\$803,871</b>	<b>\$1,080,810</b>	<b>\$1,080,810</b>	<b>0.744</b>		<b>\$70.05</b>		<b>0.184</b>			
			<b>Std. Dev. =&gt;</b>					<b>6.81</b>					<b>0.744</b>	<b>Std. Deviation=&gt;</b>		<b>0.616470958</b>	<b>Ave. Variance=&gt;</b>			<b>78.17811868</b>
043-001-001-0500-00	6387 MARVIN	05/04/21	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$32,700	25.65	\$65,379	\$11,334	\$116,166	\$86,088	1.349	900	\$129.07	0.43	60.5439	OLD HOUSE	\$4,680	401
043-001-000-1000-00	3105 BAY	08/05/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$35,900	179.50	\$71,768	\$3,861	\$16,139	\$103,675	0.156	1,650	\$9.78	0.43	58.2822	ONE STORY	\$3,861	401
043-500-115-0100-00	3160 BAY	09/16/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$33,700	24.60	\$67,498	\$2,706	\$134,294	\$98,919	1.358	1,940	\$69.22	0.43	61.3663	1.5 STORY	\$2,706	401
043-001-000-1500-00	3322 PHELPS	07/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,800	27.56	\$151,667	\$19,247	\$255,753	\$189,288	1.283	1,720	\$148.69	0.43	53.981	TWO STORY	\$9,477	401
043-001-000-1600-01	6380 GRANGER	06/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$47,900	28.18	\$95,830	\$4,608	\$165,392	\$149,544	1.106	1,248	\$132.53	0.43	36.2022	ONE STORY	\$3,120	401
043-007-000-0600-00	2803 CASS	07/28/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$39,100	27.95	\$78,172	\$4,212	\$135,688	\$121,246	1.119	2,328	\$58.29	0.43	37.5163	OLD HOUSE	\$4,212	401
043-036-000-0500-00	3184 CHURCH	01/26/22	\$45,000	WD	21-NOT USED/OTHER	\$45,000	\$38,200	84.89	\$76,485	\$3,861	\$41,139	\$110,876	0.371	983	\$41.85	0.43	37.2917	ONE STORY	\$3,861	401
043-007-000-2100-00	2939 CASS	06/24/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$16,700	72.61	\$33,407	\$5,148	\$17,852	\$44,029	0.405	1,386	\$12.88	0.43	33.8487	OLD HOUSE	\$5,148	401
004-002-000-0700-00	10 E BAY CITY FDR	03/08/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,700	47.61	\$171,367	\$8,050	\$171,950	\$175,311	0.881	1,952	\$88.09	0.004	23.6878	ONE STORY	\$8,050	401
004-006-000-0600-00	6523 GRAY	06/04/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$23,500	36.15	\$47,016	\$7,250	\$57,750	\$42,759	1.351	1,040	\$55.53	0.004	60.6637	OLD HOUSE	\$7,250	401
004-009-000-0450-00	6438 FRENCH	05/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,500	51.56	\$165,087	\$8,230	\$151,770	\$167,762	0.905	1,913	\$79.34	0.004	16.0725	1.5 STORY	\$8,230	401
004-014-000-1500-00	5600 BELL	01/13/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$63,800	26.81	\$127,642	\$20,374	\$217,626	\$119,585	1.820	1,120	\$194.31	0.004	107.8888	TWO STORY	\$16,500	401
004-016-000-0350-00	5800 SURIN	04/13/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,000	47.06	\$79,946	\$7,794	\$77,206	\$77,206	0.995	1,420	\$54.37	0.004	25.1192	OLD HOUSE	\$7,794	401
004-017-000-1700-00	5720 FARVER	02/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,200	44.08	\$220,314	\$16,000	\$234,000	\$227,775	1.027	1,188	\$196.97	0.001	34.7525	ONE STORY	\$16,000	101
004-017-000-1800-02	5541 FRENCH	07/02/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$26,900	38.48	\$53,783	\$7,562	\$62,338	\$61,628	1.012	980	\$63.61	0.004	26.7569	MOBILE HOME	\$7,562	401
004-021-000-1800-00	1680 W DICKERSON	08/18/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,700	66.17	\$79,414	\$7,250	\$52,750	\$77,596	0.680	1,440	\$36.63	0.004	6.1416	OLD HOUSE	\$7,250	401
004-022-000-0500-01	565 W HOPPE	06/22/22	\$115,227	WD	21-NOT USED/OTHER	\$115,227	\$57,600	49.99	\$115,253	\$8,950	\$106,277	\$113,693	0.935	1,344	\$79.08	0.004	19.0820	ONE STORY	\$8,950	401
004-022-000-0500-01	565 W HOPPE	03/01/23	\$75,000	MLC	03-ARM'S LENGTH	\$75,000	\$61,300	81.73	\$122,838	\$8,950	\$66,050	\$126,742	0.521	1,344	\$49.14	0.004	22.2816	ONE STORY	\$8,950	401
004-023-000-0300-00	850 E HOPPE	11/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$61,900	34.39	\$123,766	\$21,306	\$158,694	\$110,172	1.440	1,784	\$88.95	0.004	69.6468	ONE STORY	\$7,762	401
004-023-000-0300-00	850 E HOPPE	01/16/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,800	49.29	\$167,548	\$29,979	\$140,021	\$153,366	0.913	1,784	\$78.49	0.004	16.9036	ONE STORY	\$7,762	401
004-023-000-0500-02	450 E HOPPE	06/16/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,500	36.21	\$104,934	\$7,250	\$137,750	\$104,475	1.318	1,603	\$85.93	0.004	57.4547	1.5 STORY	\$7,250	401
004-026-000-0400-00	4811 REMINGTON	06/12/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$55,600	28.51	\$111,290	\$9,262	\$158,738	\$109,708	1.693	1,996	\$93.06	0.004	94.9077	TWO STORY	\$9,262	401
004-028-000-1325-00	4800 FRENCH	07/14/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,100	45.86	\$64,296	\$8,992	\$61,008	\$66,332	1.011	1,780	\$34.27	0.004	26.7255	ONE STORY	\$8,992	401
004-029-000-0200-00	2009 W DICKERSON	12/02/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,400	49.00	\$156,726	\$7,562	\$152,438	\$160,593	0.949	2,208	\$69.04	0.004	20.5271	ONE STORY	\$7,562	401
004-029-000-1100-00	2450 W CASS CITY	03/17/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$38,600	35.09	\$77,240	\$10,262	\$99,738	\$74,669	1.336	1,264	\$78.91	0.004	59.1785	TWO STORY	\$9,262	401
004-030-000-0750-00	4745 N UNION VIL	07/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,200	36.89	\$66,450	\$8,542	\$81,459	\$61,934	1.315	870	\$93.63	0.004	57.1294	TWO STORY	\$8,542	401
004-032-000-0100-01	2151 W CASS CITY	09/29/22	\$70,000	WD	21-NOT USED/OTHER	\$70,000	\$39,500	56.43	\$78,912	\$7,250	\$62,750	\$76,644	0.819	1,136	\$55.24	0.004	7.4770	ONE STORY	\$7,250	401
004-036-000-0200-00	4497 COLWOOD	07/12/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$34,600	54.92	\$69,299	\$3,937	\$59,063	\$70,282	0.840	1,232	\$47.94	0.004	9.6423	ONE STORY	\$3,937	401
004-004-000-1100-02	1884 W BAY CITY	05/12/22	\$0	WD	04-BUYERS INTEREST IN	\$0	\$65,200	#DIV/0!	\$130,474	\$15,234	\$15,234	(\$15,234)	(0.124)	1,584	(\$9.62)	0.004	86.7553	1.5 STORY	\$7,250	401
004-010-000-2300-00	25 W BAY CITY FO	12/14/21	\$0	QC	21-NOT USED/OTHER	\$0	\$32,700	#DIV/0!	\$65,452	\$7,250	(\$7,250)	\$62,583	(0.116)	884	(\$8.20)	0.004	85.9798	1.5 STORY	\$7,250	401
004-011-000-0350-00	220 E BAY CITY FC	12/31/22	\$0	OTH	29-SELLERS INTEREST IN	\$0	\$90,400	#DIV/0!	\$180,740	\$15,503	(\$15,503)	\$184,211	(0.084)	1,288	(\$12.04)	0.004	82.8111	ONE STORY	\$7,250	401
004-011-000-0350-00	220 E BAY CITY FC	03/08/23	\$0	WD	16-LC PAYOFF	\$0	\$90,400	#DIV/0!	\$180,740	\$15,503	(\$15,503)	\$184,211	(0.084)	1,288	(\$12.04)	0.004	82.8111	ONE STORY	\$7,250	401
004-011-000-1000-02	275 E ACKERMAN	01/20/23	\$0	WD	14-INTO/OUT OF TRUST	\$0	\$73,500	#DIV/0!	\$147,059	\$17,250	(\$17,250)	\$144,715	(0.119)	1,392	(\$12.39)	0.004	86.3152	ONE STORY	\$17,250	401
004-012-000-0100-02	1830 E BAY CITY F	01/11/23	\$0	QC	21-NOT USED/OTHER	\$0	\$77,500	#DIV/0!	\$154,922	\$8,950	(\$8,950)	\$162,734	(0.055)	1,808	(\$4.95)	0.004	79.8499	TWO STORY	\$8,950	401
004-015-000-1300-02	354 W HOPPE	04/29/22	\$0	QC	15-LADY BIRD	\$0	\$113,400	#DIV/0!	\$226,854	\$8,950	(\$8,950)	\$236,911	(0.047)	1,800	(\$7.17)	0.004	78.1717	OLD HOUSE	\$8,950	401
004-016-000-0350-00	5800 SURIN	04/13/21	\$0	QC	21-NOT USED/OTHER	\$0	\$40,000	#DIV/0!	\$79,946	\$7,794	(\$7,794)	\$77,583	(0.100)	1,420	(\$5.49)	0.004	84.4412	OLD HOUSE	\$7,794	401
004-021-000-0200-01	1727 W HOPPE	07/01/22	\$0																	