

Neighborhoods Used: M01.M01 US 31 & EAST, 32ND TO 12TH

364 HARBORTOWN CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-27-472-002	03/07/2022 M01	401	450,000	47,747
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	2 + STORY	84	402,253	289,249
				E.C.F. 1.391



1245 E 16TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-26-300-018	01/11/2022 M01	401	240,000	66,364
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	173,636	107,508
				E.C.F. 1.615



1283 E 16TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
70-16-26-300-065	12/01/2020 M01	401	205,000	61,071
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 & 1/2 STORY	64	143,929	144,670
				E.C.F. 0.995



Neighborhoods Used: M02.M02 KENWOOD AREA

1015 KENWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 70-16-34-451-004 03/02/2022 M02 401 340,000 66,191
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 272,908 298,656 0.914
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 901 986 0.914



942 KENWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 70-16-34-452-012 12/30/2021 M02 401 315,000 61,481
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 253,519 213,639 1.187



1015 KENWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 70-16-34-451-004 11/23/2020 M02 401 297,000 66,191
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 230,049 298,656 0.770
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 760 986 0.770



997 KENWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 70-16-34-451-003 07/24/2020 M02 401 345,000 64,728
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 64 280,272 341,084 0.822



697 MORNINGSIDES DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 70-16-34-453-011 07/23/2020 M02 401 222,200 57,459
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 162,826 172,044 0.946
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1915 2023 0.946



Neighborhoods Used: M03.M03 FARINGTON CONDOS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-031	03/24/2022 M03	407	166,000	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	145,000	106,469	1.362



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-036	03/11/2022 M03	407	132,600	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	111,600	117,972	0.946



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-033	11/29/2021 M03	407	150,000	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	129,000	118,638	1.087



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-043	05/28/2021 M03	407	122,500	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	101,500	149,047	0.681



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-001	05/28/2021 M03	407	122,500	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	101,500	115,270	0.881



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-008	04/01/2021 M03	407	125,500	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	104,500	106,941	0.977



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-046	09/04/2020 M03	407	120,000	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	99,000	105,787	0.936



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-27-380-060	06/19/2020 M03	407	123,900	21,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	102,900	116,128	0.886



Neighborhoods Used: M05.M05 BEACHCREEK SUB

736 BEECH CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-34-454-004	10/15/2021 M05	401	328,500	36,630	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	89	291,870	295,491	0.988



719 BEECH CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-34-454-009	10/15/2021 M05	401	410,000	37,417	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	372,583	397,536	0.937



743 BEECH CREEK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-34-454-012	07/17/2020 M05	401	315,000	37,613	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	277,387	296,740	0.935



Neighborhoods Used: M06.M06 EAST POINT RIDGE

1380 EAST POINTE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-377-721	03/04/2022 M06	407	260,000	28,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	232,000	226,455	1.024



1356 EAST POINTE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-377-716	10/29/2021 M06	407	255,000	28,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	227,000	196,585	1.155



1357 EAST POINTE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-377-711	07/09/2021 M06	407	265,000	28,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	237,000	202,142	1.172



1375 EAST POINTE RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-377-702	06/12/2020 M06	407	221,000	28,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	193,000	204,009	0.946



Neighborhoods Used: M07.M07 QUARTERLINE CROSSING CONDO

315 NORTHWEST XING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-719	10/28/2022 M07	407	214,250	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	188,250	173,540	1.085



306 NORTHEAST XING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-704	08/08/2022 M07	407	235,997	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	209,997	169,566	1.238



1391 QUARTERLINE CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-710	07/11/2022 M07	407	239,500	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	213,500	178,079	1.199



308 NORTHEAST XING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-705	05/06/2022 M07	407	232,000	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	206,000	165,574	1.244



1383 QUARTERLINE CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-714	05/03/2022 M07	407	225,000	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	199,000	165,574	1.202



1385 QUARTERLINE CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-713	11/29/2021 M07	407	205,000	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	179,000	166,737	1.074



299 NORTHWEST XING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-743	04/01/2021 M07	407	175,000	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	89	149,000	148,434	1.004



308 NORTHEAST XING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-705	01/20/2021 M07	407	177,500	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	151,500	165,574	0.915



Neighborhoods Used: M07.M07 QUARTERLINE CROSSING CONDO

1387 QUARTERLINE CMNS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-712	04/13/2020 M07	407	155,900	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	129,900	164,256	0.791



314 NORTHEAST XING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
70-16-26-387-708	04/09/2020 M07	407	177,900	26,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	2 STORY	84	151,900	173,586	0.875



