

Alpena City- 2025 ECF Analysis Commercial Chisholm

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|---------------------|--|
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 533806 | 181877 | 143123 | 446568.844 | 0.320 | 5733 | 24.9648 | 04 | 091-016-000-706-05 | Commercial-General | 201 |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 30130 | 34870 | 66927.3826 | 0.521 | 1548 | 22.5258 | 04 | | Commercial-General | 201 |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 596604 | 259919 | 269081 | 509357.035 | 0.528 | 4500 | 59.7958 | 04 | | Commercial-General | 201 |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 56763 | 110237 | 118151.286 | 0.933 | 2548 | 43.2641 | 04 | | Commercial-General | 201 |
| | | | | | | | | | | 0.576 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.57 for General Commercial |
| 093-357-000-077-00 | 121 W WASHINGTON A | 5/23/2022 | 139500 | WD | 139500 | 189288 | 124120 | 15380 | 82282.8283 | 0.187 | 9851 | 1.56126 | 03 | | Commercial-Downtown | 201 |
| 093-497-000-003-00 | 310 W CHISHOLM ST | 2/5/2024 | 170000 | WD | 170000 | 318456 | 115499 | 54501 | 256258.838 | 0.213 | 6812 | 8.00073 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-194-00 | 205 W CHISHOLM ST | 7/22/2022 | 60000 | WD | 60000 | 101960 | 25831 | 34169 | 96122.4748 | 0.355 | 1650 | 20.7085 | 03 | | Commercial-Downtown | 201 |
| 093-417-000-422-00 | 204 W WASHINGTON A | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 64380 | 58820 | 147561.869 | 0.399 | 4320 | 13.6157 | 03 | | Commercial-Downtown | 201 |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 42214 | 29293 | 8707 | 16314.3939 | 0.534 | 504 | 17.2758 | 03 | | Commercial-Downtown | 401 |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 1071609 | 422245 | 732755 | 819904.04 | 0.894 | 9203 | 79.6213 | 03 | | Commercial-Downtown | 201 |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 53924 | 116076 | 122974.747 | 0.944 | 1710 | 67.8807 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 110137 | 51000 | 99000 | 74667.9293 | 1.326 | 2440 | 40.5738 | 03 | | Commercial-Downtown | 201 |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 112108 | 187892 | 139032.828 | 1.351 | 3950 | 47.5676 | 03 | | Commercial-Downtown | 201 |
| | | | | | | | | | | 0.689 | | | | | | For 2025, use 0.68 for Commercial Downtown |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 232927 | 217073 | 356929.87 | 0.608 | 7764 | 27.9589 | 02 | | Commercial-Ripley | 201 |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 143988 | 70183 | 79817 | 95850.6494 | 0.833 | 2000 | 39.9085 | 02 | | Commercial-Ripley | 201 |
| | | | | | | | | | | 0.720 | | | | | | For 2025, use 0.72 for Commercial Ripley |
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 61116 | 58884 | 121587.016 | 0.484 | 2192 | 26.8631 | 01 | | Commercial-Chisholm | 401 |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 64290 | 165260 | 218588.312 | 0.756 | 4256 | 38.8299 | 01 | | Commercial-Chisholm | 201 |
| | | | | | | | | | | 0.620 | | | | | | For 2025, use 0.62 for Commercial Chisholm |

Alpena City- 2025 ECF Analysis River Areas

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parc | Land Table | Property Class |
|--------------------|-----------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-------------|----------|------------|------------|----------------|
| 093-417-000-051-00 | 416 S STATE AVE | 2/22/2023 | 270000 | WD | 270000 | 349181 | 194543 | 75457 | 159915.2031 | 0.472 | 1545 | 48.8394822 | 16 | | Lake Huron | 401 |
| 093-417-000-067-00 | 500 S STATE AVE | 12/29/2023 | 520000 | WD | 519000 | 438965 | 342083 | 176917 | 100188.2109 | <u>1.766</u> | 1340 | 132.0276119 | 16 | | Lake Huron | 401 |
| | | | | | | | | | | 1.119 | | | | | | |

For 2025, use 1.119 for Lake Huron and River areas

Alpena City- 2025 ECF Analysis Industrial

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-------------|----------|-----------------------|--------------------|----------------|
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 533806 | 181877 | 143123 | 446568.8438 | 0.320 | 5733 | 24.96476539 | 04 | 091-016-000-706-05 | Commercial-General | 201 |
| 091-014-000-508-00 | 400 COMMERCE DR | 12/7/2023 | 252500 | WD | 252500 | 269606 | 159367 | 93133 | 186845.7627 | 0.498 | 4000 | 23.28325 | 019 | | Industrial NEW | 301 |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 30130 | 34870 | 66927.38262 | 0.521 | 1548 | 22.52583979 | 04 | | Commercial-General | 201 |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 596604 | 259919 | 269081 | 509357.0348 | 0.528 | 4500 | 59.79577778 | 04 | | Commercial-General | 201 |

For 2025, use 0.50 for Industrial

Alpena City- 2025 ECF Analysis Commercial Ripley

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|-----------------------|---------------------|--|
| 091-016-000-706-03 | 740 ST ONGE ST | 12/22/2023 | 325000 | WD | 325000 | 533806 | 181877 | 143123 | 446568.844 | 0.320 | 5733 | 24.9648 | 04 | 091-016-000-706-05 | Commercial-General | 201 |
| 092-127-000-020-00 | 624 N SECOND AVE | 6/20/2022 | 65000 | PTA | 65000 | 74369 | 30130 | 34870 | 66927.3826 | 0.521 | 1548 | 22.5258 | 04 | | Commercial-General | 201 |
| 092-225-000-005-00 | 393 LONG RAPIDS RD | 6/22/2023 | 529000 | WD | 529000 | 596604 | 259919 | 269081 | 509357.035 | 0.528 | 4500 | 59.7958 | 04 | | Commercial-General | 201 |
| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 56763 | 110237 | 118151.286 | <u>0.933</u> | 2548 | 43.2641 | 04 | | Commercial-General | 201 |
| | | | | | | | | | | 0.576 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.57 for General Commercial |
| 093-357-000-077-00 | 121 W WASHINGTON A | 5/23/2022 | 139500 | WD | 139500 | 189288 | 124120 | 15380 | 82282.8283 | 0.187 | 9851 | 1.56126 | 03 | | Commercial-Downtown | 201 |
| 093-497-000-003-00 | 310 W CHISHOLM ST | 2/5/2024 | 170000 | WD | 170000 | 318456 | 115499 | 54501 | 256258.838 | 0.213 | 6812 | 8.00073 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-194-00 | 205 W CHISHOLM ST | 7/22/2022 | 60000 | WD | 60000 | 101960 | 25831 | 34169 | 96122.4748 | 0.355 | 1650 | 20.7085 | 03 | | Commercial-Downtown | 201 |
| 093-417-000-422-00 | 204 W WASHINGTON A | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 64380 | 58820 | 147561.869 | 0.399 | 4320 | 13.6157 | 03 | | Commercial-Downtown | 201 |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 42214 | 29293 | 8707 | 16314.3939 | 0.534 | 504 | 17.2758 | 03 | | Commercial-Downtown | 401 |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 1071609 | 422245 | 732755 | 819904.04 | 0.894 | 9203 | 79.6213 | 03 | | Commercial-Downtown | 201 |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 53924 | 116076 | 122974.747 | 0.944 | 1710 | 67.8807 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 110137 | 51000 | 99000 | 74667.9293 | 1.326 | 2440 | 40.5738 | 03 | | Commercial-Downtown | 201 |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 112108 | 187892 | 139032.828 | <u>1.351</u> | 3950 | 47.5676 | 03 | | Commercial-Downtown | 201 |
| | | | | | | | | | | 0.689 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.68 for Commercial Downtown |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 232927 | 217073 | 356929.87 | 0.608 | 7764 | 27.9589 | 02 | | Commercial-Ripley | 201 |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 143988 | 70183 | 79817 | 95850.6494 | <u>0.833</u> | 2000 | 39.9085 | 02 | | Commercial-Ripley | 201 |
| | | | | | | | | | | 0.720 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.72 for Commercial Ripley |
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 61116 | 58884 | 121587.016 | 0.484 | 2192 | 26.8631 | 01 | | Commercial-Chisholm | 401 |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 64290 | 165260 | 218588.312 | <u>0.756</u> | 4256 | 38.8299 | 01 | | Commercial-Chisholm | 201 |
| | | | | | | | | | | 0.620 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.62 for Commercial Chisholm |

Alpena City- 2025 ECF Analysis Island View Residential Area

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|---------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-------------|----------|-----------------------|-----------------|----------------|
| 091-016-000-706-05 | ST ONGE ST EXTENDED | 12/22/2023 | 325000 | WD | 325000 | 602189 | 181877 | 143123 | 446568.8438 | 0.320 | 5733 | 24.96476539 | 020 | 091-016-000-706-03 | Island View Sub | 202 |
| 092-215-000-060-00 | 613 AQUA VIEW DR | 3/15/2024 | 188000 | WD | 188000 | 299424 | 60034 | 127966 | 269280.0938 | 0.475 | 1694 | 75.540732 | 020 | | Island View Sub | 401 |
| 092-247-000-056-00 | 284 GILCHRIST AVE | 5/3/2023 | 242500 | WD | 221386 | 301238 | 74042 | 147344 | 255563.5469 | 0.577 | 3410 | 43.20938416 | 020 | | Island View Sub | 401 |
| 092-197-000-006-00 | 330 ISLAND VIEW DR | 3/2/2023 | 300000 | WD | 300000 | 359528 | 99368 | 200632 | 292643.4063 | 0.686 | 2222 | 90.29342934 | 020 | | Island View Sub | 401 |
| 091-021-000-256-00 | 601 ISLAND VIEW DR | 3/14/2024 | 275000 | WD | 275000 | 327893 | 66532 | 208468 | 293994.375 | 0.709 | 1980 | 105.2868687 | 020 | | Island View Sub | 401 |
| 092-197-000-048-00 | 521 PLYMOUTH DR | 5/8/2023 | 218000 | WD | 198000 | 233169 | 45070 | 152930 | 211584.9219 | 0.723 | 1761 | 86.84270301 | 020 | | Island View Sub | 401 |
| 092-247-000-060-00 | 250 GILCHRIST AVE | 2/16/2024 | 315000 | WD | 311000 | 340898 | 133411 | 177589 | 233393.7031 | 0.761 | 2196 | 80.86930783 | 020 | | Island View Sub | 401 |
| 092-247-000-090-00 | 168 THOMAS AVE | 10/18/2023 | 244500 | WD | 244500 | 271319 | 51819 | 192681 | 246906.6406 | 0.780 | 1765 | 109.1677054 | 020 | | Island View Sub | 401 |
| 092-167-000-003-00 | 590 ROBBIN AVE | 9/19/2023 | 198899 | WD | 198899 | 215025 | 82720 | 116179 | 148824.5156 | 0.781 | 1517 | 76.58470666 | 020 | | Island View Sub | 401 |
| 092-247-000-070-00 | 2192 RALPH AVE | 8/4/2023 | 200000 | WD | 200000 | 210381 | 109623 | 90377 | 113338.5859 | 0.797 | 1623 | 55.68515096 | 020 | | Island View Sub | 401 |
| 092-167-000-042-00 | 534 NORTHWOOD DR | 8/17/2022 | 166000 | WD | 166000 | 174591 | 37820 | 128180 | 153848.1406 | 0.833 | 1376 | 93.15406977 | 020 | | Island View Sub | 401 |
| 092-207-000-024-00 | 540 PLYMOUTH DR | 6/1/2022 | 205000 | WD | 205000 | 197501 | 43297 | 161703 | 173457.8125 | 0.932 | 1536 | 105.2753906 | 020 | | Island View Sub | 401 |
| 091-016-000-721-00 | 212 LONG RAPIDS RD | 9/22/2023 | 480000 | WD | 480000 | 456477 | 106766 | 373234 | 393375.6875 | 0.949 | 2290 | 162.9842795 | 020 | | Island View Sub | 401 |
| 092-207-000-036-00 | 581 DODGE DR | 11/17/2022 | 167500 | WD | 167500 | 153245 | 39744 | 127756 | 127672.6641 | 1.001 | 1152 | 110.8993056 | 020 | | Island View Sub | 401 |
| 092-167-000-057-00 | 597 DESOTA DR | 10/10/2023 | 175000 | WD | 175000 | 160850 | 65073 | 109927 | 107735.6563 | 1.020 | 1164 | 94.43900344 | 020 | | Island View Sub | 401 |
| 092-197-000-063-00 | 570 ISLAND VIEW DR | 5/12/2023 | 195000 | WD | 195000 | 168219 | 46078 | 148922 | 137391.4531 | 1.084 | 1080 | 137.8907407 | 020 | | Island View Sub | 401 |
| 092-167-000-033-00 | 590 NORTHWOOD DR | 8/2/2022 | 162000 | WD | 162000 | 136557 | 39992 | 122008 | 108622.0469 | 1.123 | 1164 | 104.8178694 | 020 | | Island View Sub | 401 |
| 092-167-000-010-00 | 542 ROBBIN AVE | 7/20/2023 | 191000 | WD | 191000 | 159208 | 42200 | 148800 | 131617.5469 | 1.131 | 1380 | 107.826087 | 020 | | Island View Sub | 401 |
| 092-267-000-045-00 | 546 CARDINAL ST | 6/19/2023 | 275000 | WD | 275000 | 225324 | 69078 | 205922 | 175754.7813 | 1.172 | 2154 | 95.5998143 | 020 | | Island View Sub | 401 |
| 092-207-000-020-00 | 547 PLYMOUTH DR | 10/6/2023 | 225500 | WD | 225500 | 167503 | 50255 | 175245 | 131887.5156 | 1.329 | 1216 | 144.1159539 | 020 | | Island View Sub | 401 |
| 092-210-000-018-00 | 621 ISLAND VIEW DR | 7/21/2022 | 500000 | WD | 500000 | 315356 | 53766 | 446234 | 294251.9688 | 1.517 | 2832 | 157.5685028 | 020 | | Island View Sub | 401 |
| | | | | | | | | | | 0.890 | | | | | | |

For 2025, use 0.89 for Island View Residential area

Alpena City- 2025 ECF Analysis Commercial Downtown

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| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 56763 | 110237 | 118151.286 | <u>0.933</u> | 2548 | 43.2641 | 04 | | Commercial-General | 201 |
| | | | | | | | | | | 0.576 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.57 for General Commercial |
| 093-357-000-077-00 | 121 W WASHINGTON A | 5/23/2022 | 139500 | WD | 139500 | 189288 | 124120 | 15380 | 82282.8283 | 0.187 | 9851 | 1.56126 | 03 | | Commercial-Downtown | 201 |
| 093-497-000-003-00 | 310 W CHISHOLM ST | 2/5/2024 | 170000 | WD | 170000 | 318456 | 115499 | 54501 | 256258.838 | 0.213 | 6812 | 8.00073 | 03 | | Commercial-Downtown | 201 |
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| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 232927 | 217073 | 356929.87 | 0.608 | 7764 | 27.9589 | 02 | | Commercial-Ripley | 201 |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 143988 | 70183 | 79817 | 95850.6494 | <u>0.833</u> | 2000 | 39.9085 | 02 | | Commercial-Ripley | 201 |
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| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 64290 | 165260 | 218588.312 | <u>0.756</u> | 4256 | 38.8299 | 01 | | Commercial-Chisholm | 201 |
| | | | | | | | | | | 0.620 | | | | | | For 2025, use 0.62 for Commercial Chisholm |

Alpena City- 2025 ECF Analysis Commercial General

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
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| 093-537-000-023-00 | 459 S BROOKE ST | 8/11/2022 | 167000 | WD | 167000 | 134861 | 56763 | 110237 | 118151.286 | <u>0.933</u> | 2548 | 43.2641 | 04 | | Commercial-General | 201 |
| | | | | | | | | | | 0.576 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.57 for General Commercial |
| 093-357-000-077-00 | 121 W WASHINGTON A | 5/23/2022 | 139500 | WD | 139500 | 189288 | 124120 | 15380 | 82282.8283 | 0.187 | 9851 | 1.56126 | 03 | | Commercial-Downtown | 201 |
| 093-497-000-003-00 | 310 W CHISHOLM ST | 2/5/2024 | 170000 | WD | 170000 | 318456 | 115499 | 54501 | 256258.838 | 0.213 | 6812 | 8.00073 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-194-00 | 205 W CHISHOLM ST | 7/22/2022 | 60000 | WD | 60000 | 101960 | 25831 | 34169 | 96122.4748 | 0.355 | 1650 | 20.7085 | 03 | | Commercial-Downtown | 201 |
| 093-417-000-422-00 | 204 W WASHINGTON A | 3/1/2023 | 123200 | OTH | 123200 | 181249 | 64380 | 58820 | 147561.869 | 0.399 | 4320 | 13.6157 | 03 | | Commercial-Downtown | 201 |
| 093-357-000-003-00 | 123 LOCKWOOD ST | 9/20/2023 | 38000 | WD | 38000 | 42214 | 29293 | 8707 | 16314.3939 | 0.534 | 504 | 17.2758 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-021-00 | 145 WATER ST | 9/19/2023 | 1155000 | WD | 1155000 | 1071609 | 422245 | 732755 | 819904.04 | 0.894 | 9203 | 79.6213 | 03 | | Commercial-Downtown | 401 |
| 093-417-000-220-00 | 108 S FIRST AVE | 6/13/2022 | 170000 | WD | 170000 | 151320 | 53924 | 116076 | 122974.747 | 0.944 | 1710 | 67.8807 | 03 | | Commercial-Downtown | 201 |
| 093-637-000-266-00 | 311 W CHISHOLM ST | 3/12/2024 | 150000 | WD | 150000 | 110137 | 51000 | 99000 | 74667.9293 | 1.326 | 2440 | 40.5738 | 03 | | Commercial-Downtown | 201 |
| 093-337-000-010-00 | 214 LOCKWOOD ST | 9/29/2022 | 300000 | WD | 300000 | 222222 | 112108 | 187892 | 139032.828 | <u>1.351</u> | 3950 | 47.5676 | 03 | | Commercial-Downtown | 201 |
| | | | | | | | | | | 0.689 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.68 for Commercial Downtown |
| 091-028-000-771-00 | 490 S RIPLEY BLVD | 4/29/2022 | 450000 | WD | 450000 | 507763 | 232927 | 217073 | 356929.87 | 0.608 | 7764 | 27.9589 | 02 | | Commercial-Ripley | 201 |
| 093-587-000-022-00 | 216 CATHERINE ST | 6/8/2023 | 150000 | WD | 150000 | 143988 | 70183 | 79817 | 95850.6494 | <u>0.833</u> | 2000 | 39.9085 | 02 | | Commercial-Ripley | 201 |
| | | | | | | | | | | 0.720 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.72 for Commercial Ripley |
| 093-637-000-639-00 | 910 W CHISHOLM ST | 12/15/2022 | 120000 | LC | 120000 | 154738 | 61116 | 58884 | 121587.016 | 0.484 | 2192 | 26.8631 | 01 | | Commercial-Chisholm | 401 |
| 093-637-000-372-00 | 615 W CHISHOLM ST | 11/22/2022 | 229550 | WD | 229550 | 232603 | 64290 | 165260 | 218588.312 | <u>0.756</u> | 4256 | 38.8299 | 01 | | Commercial-Chisholm | 201 |
| | | | | | | | | | | 0.620 | | | | | | |
| | | | | | | | | | | | | | | | | For 2025, use 0.62 for Commercial Chisholm |

Alpena City- 2025 ECF Analysis Northside Residential

1052

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Par | Land Table | Property Class |
|--------------------|-------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------|---------------|----------------|
| 092-307-000-214-00 | 1013 N SECOND AVE | 8/14/2023 | 28000 | WD | 28000 | 66679 | 25820 | 2180 | 75805.195 | 0.029 | 1360 | 1.60294 | 11 | | Northside Res | 401 |
| 092-117-000-006-00 | 416 W MILLER ST | 1/25/2024 | 21500 | WD | 21500 | 70600 | 16058 | 5442 | 101191.09 | 0.054 | 1464 | 3.71721 | 11 | | Northside Res | 401 |
| 092-117-000-008-00 | 410 W MILLER ST | 10/21/2022 | 15000 | WD | 15000 | 48034 | 9919 | 5081 | 70714.289 | 0.072 | 1440 | 3.52847 | 11 | | Northside Res | 401 |
| 092-077-000-006-00 | 1120 N SECOND AVE | 2/26/2024 | 40000 | WD | 40000 | 74659 | 32982 | 7018 | 77322.82 | 0.091 | 1146 | 6.12391 | 11 | | Northside Res | 401 |
| 091-023-000-381-00 | 211 W HUEBER ST | 10/6/2022 | 39525 | WD | 39525 | 81342 | 21289 | 18236 | 111415.59 | 0.164 | 896 | 20.3527 | 11 | | Northside Res | 401 |
| 092-057-000-125-00 | 406 BEEBE ST | 10/27/2023 | 70000 | WD | 70000 | 142462 | 32893 | 37107 | 203282 | 0.183 | 1518 | 24.4447 | 11 | | Northside Res | 401 |
| 091-015-000-761-00 | 714 LONG LAKE AVE | 6/15/2022 | 40000 | LC | 40000 | 71727 | 17390 | 22610 | 100810.76 | 0.224 | 1406 | 16.0811 | 11 | | Northside Res | 401 |
| 092-057-000-063-00 | 511 LONG LAKE AVE | 11/3/2023 | 59500 | WD | 59500 | 94412 | 30347 | 29153 | 118859 | 0.245 | 1904 | 15.3114 | 11 | | Northside Res | 401 |
| 092-287-000-335-00 | 809 COMMERCIAL ST | 9/28/2022 | 35000 | WD | 35000 | 56954 | 16155 | 18845 | 75693.875 | 0.249 | 1107 | 17.0235 | 11 | | Northside Res | 401 |
| 091-014-000-551-00 | 819 LONG LAKE AVE | 7/1/2022 | 45000 | WD | 45000 | 73352 | 15927 | 29073 | 106539.89 | 0.273 | 1659 | 17.5244 | 11 | | Northside Res | 401 |
| 092-067-000-051-00 | 505 HURON ST | 11/14/2022 | 74500 | WD | 74500 | 97350 | 37489 | 37011 | 111059.37 | 0.333 | 1341 | 27.5996 | 11 | | Northside Res | 401 |
| 092-287-000-230-00 | 221 LONG LAKE AVE | 7/22/2022 | 50000 | WD | 50000 | 64007 | 13462 | 36538 | 93775.508 | 0.390 | 1201 | 30.423 | 11 | | Northside Res | 401 |
| 092-127-000-027-00 | 132 W LAKE ST | 12/8/2022 | 52500 | QC | 52500 | 63748 | 14190 | 38310 | 91944.344 | 0.417 | 1420 | 26.9789 | 11 | | Northside Res | 401 |
| 092-127-000-105-00 | 125 W CLARK ST | 4/28/2023 | 58000 | WD | 58000 | 69224 | 15014 | 42986 | 100575.14 | 0.427 | 1608 | 26.7326 | 11 | | Northside Res | 401 |
| 092-257-000-015-00 | 125 W SPRATT ST | 7/21/2022 | 75000 | WD | 75000 | 84517 | 33670 | 41330 | 94335.805 | 0.438 | 1025 | 40.322 | 11 | | Northside Res | 401 |
| 092-077-000-011-00 | 113 E ALFRED ST | 4/7/2023 | 64000 | WD | 64000 | 73505 | 19672 | 44328 | 99875.695 | 0.444 | 1653 | 26.8167 | 11 | | Northside Res | 401 |
| 091-023-000-391-00 | 201 W BOSLEY ST | 3/19/2024 | 60000 | WD | 60000 | 66318 | 30154 | 29846 | 67094.617 | 0.445 | 792 | 37.6843 | 11 | | Northside Res | 401 |
| 092-297-000-011-00 | 529 WALNUT ST | 2/20/2024 | 58000 | WD | 58000 | 63737 | 24828 | 33172 | 72187.383 | 0.460 | 1020 | 32.5216 | 11 | | Northside Res | 401 |
| 092-307-000-218-00 | 1001 N SECOND AVE | 10/3/2022 | 102500 | WD | 102500 | 114786 | 22735 | 79765 | 170781.08 | 0.467 | 2096 | 38.0558 | 11 | | Northside Res | 401 |
| 091-022-000-186-00 | 302 LONG LAKE AVE | 8/23/2023 | 105000 | WD | 105000 | 113694 | 41864 | 63136 | 133265.31 | 0.474 | 1877 | 33.6367 | 11 | | Northside Res | 401 |
| 091-023-000-313-00 | 221 W SPRATT ST | 10/5/2023 | 106000 | CD | 105350 | 111374 | 53980 | 51370 | 106482.38 | 0.482 | 960 | 53.5104 | 11 | | Northside Res | 401 |
| 092-297-000-089-00 | 425 W OLDFIELD ST | 7/21/2022 | 70000 | LC | 70000 | 74057 | 24521 | 45479 | 91903.523 | 0.495 | 1048 | 43.396 | 11 | | Northside Res | 401 |
| 091-014-000-556-00 | 817 LONG LAKE AVE | 5/13/2022 | 119000 | WD | 119000 | 122253 | 54673 | 64327 | 125380.34 | 0.513 | 1170 | 54.9803 | 11 | | Northside Res | 401 |
| 092-287-000-283-00 | 636 PINE ST | 1/30/2023 | 100000 | WD | 100000 | 102582 | 12462 | 87538 | 167198.52 | 0.524 | 1312 | 66.721 | 11 | | Northside Res | 401 |
| 092-127-000-044-00 | 707 N SECOND AVE | 5/5/2023 | 95000 | WD | 95000 | 93178 | 18651 | 76349 | 138269.02 | 0.552 | 1771 | 43.1107 | 11 | | Northside Res | 401 |
| 092-127-000-063-00 | 211 W LAKE ST | 5/16/2022 | 110000 | WD | 110000 | 104097 | 16002 | 93998 | 163441.56 | 0.575 | 3405 | 27.6059 | 11 | | Northside Res | 401 |
| 092-287-000-090-00 | 314 MONROE ST | 10/20/2023 | 80000 | WD | 80000 | 76138 | 32290 | 47710 | 81350.648 | 0.586 | 884 | 53.9706 | 11 | | Northside Res | 401 |
| 091-023-000-341-00 | 911 MERCHANT ST | 12/19/2023 | 65000 | WD | 65000 | 60460 | 14427 | 50573 | 85404.453 | 0.592 | 1094 | 46.2276 | 11 | | Northside Res | 401 |
| 092-117-000-045-00 | 611 MERCHANT ST | 6/27/2023 | 90000 | WD | 90000 | 83434 | 22394 | 67606 | 113246.75 | 0.597 | 966 | 69.9855 | 11 | | Northside Res | 401 |
| 092-057-000-137-00 | 426 AVERY ST | 6/28/2023 | 90000 | WD | 90000 | 81457 | 31411 | 58589 | 92849.719 | 0.631 | 1176 | 49.8206 | 11 | | Northside Res | 401 |
| 091-023-000-346-00 | 907 MERCHANT ST | 10/23/2023 | 90000 | WD | 90000 | 79713 | 22658 | 67342 | 105853.43 | 0.636 | 1575 | 42.7568 | 11 | | Northside Res | 401 |
| 092-177-000-061-00 | 1406 N SECOND AVE | 7/31/2023 | 106000 | WD | 106000 | 96002 | 43222 | 62778 | 97922.078 | 0.641 | 864 | 72.6597 | 11 | | Northside Res | 401 |
| 092-117-000-059-00 | 321 W MILLER ST | 12/15/2023 | 90000 | WD | 90000 | 79952 | 28369 | 61631 | 95701.297 | 0.644 | 1100 | 56.0282 | 11 | | Northside Res | 401 |
| 092-057-000-107-00 | 514 BEEBE ST | 6/2/2023 | 67500 | WD | 67500 | 60671 | 28734 | 38766 | 59252.32 | 0.654 | 780 | 49.7 | 11 | | Northside Res | 401 |
| 091-023-000-372-00 | 215 W HUEBER ST | 5/26/2022 | 105000 | WD | 105000 | 88786 | 28057 | 76943 | 112669.76 | 0.683 | 1488 | 51.709 | 11 | | Northside Res | 401 |
| 092-287-000-290-00 | 106 DAWSON ST | 5/16/2022 | 95000 | WD | 95000 | 74316 | 8163 | 86837 | 122732.84 | 0.708 | 1600 | 54.2731 | 11 | | Northside Res | 401 |
| 092-307-000-197-00 | 123 E ALFRED ST | 2/1/2023 | 70000 | WD | 70000 | 57615 | 19712 | 50288 | 70320.961 | 0.715 | 760 | 66.1684 | 11 | | Northside Res | 401 |
| 092-127-000-083-00 | 121 E LAKE ST | 5/23/2022 | 105000 | WD | 104700 | 79747 | 15601 | 89099 | 119009.27 | 0.749 | 1625 | 54.8302 | 11 | | Northside Res | 401 |
| 092-287-000-005-00 | 320 W ALFRED ST | 10/11/2022 | 90000 | WD | 90000 | 70517 | 21802 | 68198 | 90380.336 | 0.755 | 864 | 78.9329 | 11 | | Northside Res | 401 |
| 091-022-000-166-02 | 635 WALNUT ST | 2/7/2024 | 135000 | WD | 135000 | 107110 | 39086 | 95914 | 126204.08 | 0.760 | 2004 | 47.8613 | 11 | | Northside Res | 401 |

2022

| | | | | | | | | | | | | | | | |
|--------------------|--------------------|------------|--------|----|--------|--------|-------|--------|-----------|-----------------------|------|---------|----|---------------|-----|
| 092-067-000-046-02 | 408 W BOSLEY ST | 8/29/2023 | 138000 | WD | 138000 | 108848 | 38624 | 99376 | 130285.71 | 0.763 | 1037 | 95.8303 | 11 | Northside Res | 401 |
| 092-067-000-046-01 | 410 W BOSLEY ST | 12/21/2023 | 125000 | WD | 125000 | 98621 | 37072 | 87928 | 114191.09 | 0.770 | 1024 | 85.8672 | 11 | Northside Res | 401 |
| 092-307-000-136-00 | 116 E SPRATT ST | 4/11/2023 | 119000 | WD | 119000 | 90091 | 30091 | 88909 | 111317.26 | 0.799 | 1250 | 71.1272 | 11 | Northside Res | 401 |
| 092-047-000-023-00 | 332 AVERY ST | 3/13/2023 | 68000 | WD | 68000 | 51483 | 17876 | 50124 | 62350.648 | 0.804 | 1092 | 45.9011 | 11 | Northside Res | 401 |
| 092-287-000-150-00 | 110 HURON ST | 4/28/2023 | 130000 | WD | 130000 | 98287 | 35750 | 94250 | 116024.12 | 0.812 | 1196 | 78.8043 | 11 | Northside Res | 401 |
| 092-057-000-076-00 | 520 DAWSON ST | 8/24/2023 | 134000 | WD | 134000 | 99685 | 33046 | 100954 | 123634.51 | 0.817 | 1276 | 79.1176 | 11 | Northside Res | 401 |
| 091-023-000-256-00 | 506 ADAMS ST | 5/6/2022 | 89100 | WD | 84100 | 62793 | 21953 | 62147 | 75769.945 | 0.820 | 920 | 67.5511 | 11 | Northside Res | 401 |
| 092-297-000-111-00 | 321 W OLDFIELD ST | 11/21/2022 | 120000 | WD | 120000 | 83851 | 14859 | 105141 | 128000 | 0.821 | 2120 | 49.5948 | 11 | Northside Res | 401 |
| 092-307-000-142-00 | 908 N SECOND AVE | 11/13/2023 | 141500 | WD | 141500 | 104518 | 34631 | 106869 | 129660.48 | 0.824 | 1734 | 61.6315 | 11 | Northside Res | 401 |
| 092-127-000-012-00 | 129 E MILLER ST | 4/27/2022 | 77000 | WD | 77000 | 53787 | 9945 | 67055 | 81339.516 | 0.824 | 1022 | 65.6115 | 11 | Northside Res | 401 |
| 092-067-000-022-00 | 701 ADAMS ST | 8/1/2022 | 103000 | WD | 103000 | 73502 | 18749 | 84251 | 101582.56 | 0.829 | 960 | 87.7615 | 11 | Northside Res | 401 |
| 092-297-000-192-00 | 131 W OLDFIELD ST | 11/7/2022 | 154900 | WD | 154900 | 108510 | 24299 | 130601 | 156235.63 | 0.836 | 1942 | 67.2508 | 11 | Northside Res | 401 |
| 092-287-000-119-00 | 220 HURON ST | 4/21/2022 | 93500 | WD | 93500 | 66985 | 20741 | 72759 | 85795.922 | 0.848 | 913 | 79.6922 | 11 | Northside Res | 401 |
| 092-287-000-155-00 | 414 TAYLOR ST | 3/8/2024 | 107000 | WD | 107000 | 81255 | 36577 | 70423 | 82890.539 | 0.850 | 1110 | 63.4441 | 11 | Northside Res | 401 |
| 092-287-000-112-00 | 417 ADAMS ST | 7/18/2023 | 135000 | WD | 134650 | 97760 | 36951 | 97699 | 112818.18 | 0.866 | 1275 | 76.6267 | 11 | Northside Res | 401 |
| 092-157-000-034-00 | 1110 COMMERCIAL ST | 2/23/2023 | 113000 | WD | 113000 | 75627 | 15865 | 97135 | 110875.7 | 0.876 | 1299 | 74.7768 | 11 | Northside Res | 401 |
| 092-297-000-189-00 | 117 W OLDFIELD ST | 8/31/2023 | 136475 | WD | 136475 | 96575 | 36146 | 100329 | 112113.17 | 0.895 | 1190 | 84.3101 | 11 | Northside Res | 401 |
| 092-287-000-175-00 | 110 AVERY ST | 10/12/2023 | 127900 | WD | 127900 | 91720 | 37235 | 90665 | 101085.34 | 0.897 | 1169 | 77.5577 | 11 | Northside Res | 401 |
| 091-015-000-771-00 | 726 LONG LAKE AVE | 1/19/2024 | 139000 | WD | 139000 | 99487 | 44088 | 94912 | 102781.08 | 0.923 | 1326 | 71.5777 | 11 | Northside Res | 401 |
| 092-157-000-040-00 | 318 W ALFRED ST | 7/22/2022 | 140000 | WD | 140000 | 89217 | 19082 | 120918 | 130120.59 | 0.929 | 1728 | 69.9757 | 11 | Northside Res | 401 |
| 092-047-000-006-00 | 325 AVERY ST | 12/14/2023 | 110000 | WD | 110000 | 77895 | 33711 | 76289 | 81974.023 | 0.931 | 1470 | 51.8973 | 11 | Northside Res | 401 |
| 092-077-000-013-00 | 112 W ALFRED ST | 10/12/2023 | 135900 | WD | 135900 | 87183 | 23080 | 112820 | 118929.5 | 0.949 | 1833 | 61.5494 | 11 | Northside Res | 401 |
| 092-287-000-142-00 | 133 AVERY ST | 3/3/2023 | 127000 | WD | 127000 | 81761 | 23322 | 103678 | 108421.15 | 0.956 | 1326 | 78.1885 | 11 | Northside Res | 401 |
| 092-277-000-013-00 | 210 W HUEBER ST | 12/8/2023 | 123500 | WD | 123500 | 85326 | 38988 | 84512 | 85970.313 | 0.983 | 828 | 102.068 | 11 | Northside Res | 401 |
| 092-117-000-047-00 | 201 W MILLER ST | 11/28/2022 | 115000 | WD | 115000 | 69099 | 15861 | 99139 | 98771.797 | 1.004 | 1452 | 68.2775 | 11 | Northside Res | 401 |
| 091-023-000-318-00 | 508 TAYLOR ST | 9/15/2022 | 110000 | WD | 110000 | 66843 | 20728 | 89272 | 85556.586 | 1.043 | 960 | 92.9917 | 11 | Northside Res | 401 |
| 092-297-000-083-00 | 511 PINE ST | 9/2/2022 | 144000 | WD | 144000 | 84776 | 24827 | 119173 | 111222.63 | 1.071 | 1378 | 86.4826 | 11 | Northside Res | 401 |
| 091-014-000-611-00 | 206 E PALM ST | 7/5/2022 | 100000 | WD | 100000 | 57062 | 16079 | 83921 | 76035.25 | 1.104 | 1392 | 60.2881 | 11 | Northside Res | 401 |
| 092-287-000-103-00 | 219 AVERY ST | 7/14/2022 | 110000 | WD | 110000 | 63953 | 20086 | 89914 | 81385.898 | <u>1.105</u> 0.642 | 970 | 92.6948 | 11 | Northside Res | 401 |

For 2025, use 0.642 for Northside Residential

Alpena City- 2025 ECF Analysis South of Washington

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|---------------------|----------------|
| 093-427-000-082-00 | 213 E BALDWIN ST | 1/2/2024 | 40000 | WD | 40000 | 78065 | 38899 | 1101 | 53214.67578 | 0.021 | 788 | 1.39721 | 12 | | South of Washington | 401 |
| 093-397-000-005-00 | 125 GRANT ST | 4/14/2023 | 50000 | WD | 50000 | 101153 | 44232 | 5768 | 77338.3125 | 0.075 | 1064 | 5.42105 | 12 | | South of Washington | 401 |
| 093-417-000-868-00 | 310 W CAMPBELL ST | 4/5/2023 | 58000 | WD | 58000 | 149669 | 43048 | 14952 | 144865.4844 | 0.103 | 2273 | 6.57809 | 12 | | South of Washington | 401 |
| 093-427-000-604-00 | 140 CLINTON ST | 7/12/2022 | 55000 | WD | 55000 | 106103 | 39771 | 15229 | 90125 | 0.169 | 936 | 16.2703 | 12 | | South of Washington | 401 |
| 093-427-000-612-01 | 126 CLINTON ST | 10/25/2023 | 160000 | WD | 160000 | 215107 | 141984 | 18016 | 99351.89844 | 0.181 | 2072 | 8.69498 | 12 | 093-427-000-610-00 | South of Washington | 2 |
| 091-028-000-507-00 | 3356 S THIRD AVE | 7/28/2023 | 92000 | WD | 72000 | 120860 | 55312 | 16688 | 89059.78125 | 0.187 | 761 | 21.929 | 12 | | South of Washington | 401 |
| 093-427-000-316-00 | 1033 S FIRST AVE | 5/1/2023 | 65000 | WD | 65000 | 128754 | 40997 | 24003 | 119235.0547 | 0.201 | 1368 | 17.5461 | 12 | | South of Washington | 401 |
| 093-427-000-610-00 | 128 CLINTON ST | 10/25/2023 | 160000 | WD | 160000 | 300333 | 141984 | 18016 | 86800.27344 | 0.208 | 1920 | 9.38333 | 12 | 093-427-000-612-00 | South of Washington | 202 |
| 093-557-000-040-00 | 408 W WASHINGTON AVE | 6/9/2022 | 90000 | WD | 90000 | 155991 | 55553 | 34447 | 136464.6719 | 0.252 | 3050 | 11.2941 | 12 | | South of Washington | 401 |
| 093-387-000-132-00 | 183 N NORTH ST | 11/28/2022 | 63500 | WD | 63500 | 115448 | 36223 | 27277 | 107642.6641 | 0.253 | 960 | 28.4135 | 12 | | South of Washington | 401 |
| 093-607-000-168-00 | 382 HELEN ST | 7/26/2023 | 50000 | WD | 50000 | 83658 | 32075 | 17925 | 70085.60156 | 0.256 | 945 | 18.9683 | 12 | | South of Washington | 401 |
| 093-557-000-070-00 | 320 W LEWIS ST | 9/15/2022 | 77000 | WD | 73000 | 138143 | 36201 | 36799 | 138508.1563 | 0.266 | 2448 | 15.0323 | 12 | | South of Washington | 401 |
| 093-557-000-141-00 | 332 W MAPLE ST | 8/22/2022 | 74900 | WD | 74900 | 147337 | 31976 | 42924 | 156740.4844 | 0.274 | 2348 | 18.2811 | 12 | | South of Washington | 401 |
| 093-417-000-748-00 | 919 S THIRD AVE | 6/14/2023 | 80000 | WD | 80000 | 130383 | 47206 | 32794 | 113012.2266 | 0.290 | 1820 | 18.0187 | 12 | | South of Washington | 401 |
| 093-527-000-172-00 | 488 S NORTH ST | 2/8/2024 | 70000 | WD | 70000 | 106805 | 44530 | 25470 | 84612.77344 | 0.301 | 1041 | 24.4669 | 12 | | South of Washington | 401 |
| 093-607-000-314-00 | 1102 S FIFTH AVE | 5/23/2023 | 144000 | WD | 144000 | 190347 | 90475 | 53525 | 135695.6563 | 0.394 | 1323 | 40.4573 | 12 | | South of Washington | 401 |
| 093-487-000-054-00 | 809 W WASHINGTON AVE | 8/24/2022 | 88500 | WD | 88500 | 138097 | 30049 | 58451 | 146804.3438 | 0.398 | 2206 | 26.4964 | 12 | | South of Washington | 401 |
| 093-427-000-126-00 | 325 W BALDWIN ST | 5/10/2022 | 62500 | WD | 62500 | 83895 | 34487 | 28013 | 67130.4375 | 0.417 | 768 | 36.4753 | 12 | | South of Washington | 401 |
| 093-377-000-048-00 | 313 N ADDISON ST | 8/17/2023 | 80000 | WD | 80000 | 100343 | 45429 | 34571 | 74611.41406 | 0.463 | 816 | 42.3664 | 12 | | South of Washington | 401 |
| 093-340-000-001-01 | 3120 S THIRD AVE | 11/30/2023 | 219000 | WD | 219000 | 301529 | 148975 | 70025 | 144665.7656 | 0.484 | 1440 | 48.6285 | 12 | 093-340-000-002-01 | South of Washington | 401 |
| 093-417-000-926-00 | 236 E CAMPBELL ST | 7/15/2022 | 90000 | WD | 90000 | 119363 | 31435 | 58565 | 119467.3906 | 0.490 | 1188 | 49.2971 | 12 | | South of Washington | 401 |
| 093-527-000-150-00 | 2563 GRANT ST | 11/22/2022 | 140000 | WD | 140000 | 186815 | 31120 | 108880 | 211542.125 | 0.515 | 1439 | 75.6637 | 12 | | South of Washington | 401 |
| 093-347-000-030-00 | 2613 EMMET ST | 10/5/2022 | 96000 | WD | 96000 | 119456 | 34763 | 61237 | 115072.0078 | 0.532 | 960 | 63.7885 | 12 | | South of Washington | 401 |
| 093-607-000-282-00 | 315 N RIPLEY BLVD | 7/19/2023 | 190000 | WD | 190000 | 232763 | 68272 | 121728 | 223493.2031 | 0.545 | 1232 | 98.8052 | 12 | | South of Washington | 401 |
| 093-607-000-583-00 | 2215 S 5TH AVE | 5/10/2022 | 62500 | WD | 62500 | 75535 | 25238 | 37262 | 68338.3125 | 0.545 | 660 | 56.4576 | 12 | | South of Washington | 401 |
| 093-567-000-196-00 | 2970 ONTARIO ST | 9/25/2023 | 157000 | WD | 157000 | 180977 | 86826 | 70174 | 127922.5547 | 0.549 | 1684 | 41.671 | 12 | | South of Washington | 401 |
| 093-347-000-005-00 | 2562 S THIRD AVE | 7/3/2023 | 92000 | WD | 92000 | 105153 | 45045 | 46955 | 81668.47656 | 0.575 | 968 | 48.5072 | 12 | | South of Washington | 401 |
| 093-607-000-138-00 | 2287 S THIRD AVE | 9/1/2023 | 105600 | WD | 105600 | 119922 | 48551 | 57049 | 96971.46875 | 0.588 | 1565 | 36.453 | 12 | | South of Washington | 401 |
| 093-597-000-112-00 | 2141 S FIRST AVE | 6/23/2023 | 179000 | WD | 179000 | 202622 | 69229 | 109771 | 181240.4844 | 0.606 | 1780 | 61.6691 | 12 | | South of Washington | 401 |
| 093-557-000-184-00 | 709 S THIRD AVE | 10/14/2022 | 166000 | WD | 166000 | 190572 | 43242 | 122758 | 200176.625 | 0.613 | 1600 | 76.7238 | 12 | | South of Washington | 401 |
| 093-547-000-126-00 | 415 W LINCOLN ST | 7/22/2022 | 85000 | WD | 82000 | 91549 | 33459 | 48541 | 78926.63281 | 0.615 | 720 | 67.4181 | 12 | | South of Washington | 401 |
| 093-567-000-157-00 | 2812 S FIFTH AVE | 12/9/2022 | 200000 | WD | 200000 | 229758 | 43668 | 156332 | 252839.6719 | 0.618 | 1680 | 93.0548 | 12 | | South of Washington | 401 |
| 093-427-000-616-00 | 320 E BALDWIN ST | 8/17/2022 | 95000 | WD | 95000 | 107810 | 26321 | 68679 | 110718.75 | 0.620 | 1597 | 43.005 | 12 | | South of Washington | 401 |
| 093-567-000-050-00 | 2685 S FIFTH AVE | 12/10/2022 | 120000 | WD | 120000 | 136004 | 33985 | 86015 | 138612.7656 | 0.621 | 1056 | 81.4536 | 12 | | South of Washington | 401 |
| 093-427-000-427-00 | 216 E BALDWIN ST | 9/13/2022 | 180000 | WD | 179200 | 197899 | 48712 | 130488 | 202699.7344 | 0.644 | 1788 | 72.9799 | 12 | | South of Washington | 401 |
| 093-427-000-152-00 | 1201 S THIRD AVE | 6/21/2022 | 138000 | WD | 138000 | 150206 | 49944 | 88056 | 136225.5469 | 0.646 | 1570 | 56.0866 | 12 | | South of Washington | 401 |
| 093-427-000-760-00 | 302 E PARSON ST | 7/13/2023 | 95000 | WD | 95000 | 100271 | 46611 | 48389 | 72907.60938 | 0.664 | 1296 | 37.3372 | 12 | | South of Washington | 401 |
| 093-527-000-096-00 | 2337 LAFOREST AVE | 6/22/2023 | 157000 | WD | 157000 | 168367 | 52109 | 104891 | 157959.2344 | 0.664 | 1416 | 74.0756 | 12 | | South of Washington | 401 |
| 093-547-000-016-00 | 815 S FOURTH AVE | 4/22/2022 | 125000 | WD | 125000 | 130757 | 67417 | 57583 | 86059.78125 | 0.669 | 1146 | 50.2469 | 12 | | South of Washington | 401 |
| 093-427-000-442-00 | 1034 S FIRST AVE | 5/26/2022 | 86500 | WD | 86500 | 91708 | 32539 | 53961 | 80392.66406 | 0.671 | 1097 | 49.1896 | 12 | | South of Washington | 401 |
| 093-427-000-570-00 | 705 CLINTON ST | 6/17/2022 | 129900 | WD | 129900 | 136999 | 44462 | 85438 | 125729.6172 | 0.680 | 1180 | 72.4051 | 12 | | South of Washington | 401 |
| 093-567-000-014-00 | 290 N ADDISON ST | 8/22/2022 | 115000 | WD | 110000 | 115139 | 40007 | 69993 | 102081.5234 | 0.686 | 933 | 75.0193 | 12 | | South of Washington | 401 |
| 093-387-000-018-00 | 181 N SHERIDAN ST | 9/8/2022 | 136000 | WD | 135650 | 142063 | 31612 | 104038 | 150069.2969 | 0.693 | 1740 | 59.792 | 12 | | South of Washington | 401 |
| 093-557-000-246-00 | 815 S THIRD AVE | 2/16/2023 | 230500 | WD | 230500 | 238550 | 94273 | 136227 | 196028.5313 | 0.695 | 1859 | 73.2797 | 12 | | South of Washington | 401 |
| 093-427-000-338-00 | 1214 S SECOND AVE | 10/13/2022 | 60000 | WD | 60000 | 61180 | 28980 | 31020 | 43750 | 0.709 | 1850 | 16.7676 | 12 | | South of Washington | 401 |
| 093-427-000-338-00 | 1214 S SECOND AVE | 11/3/2022 | 60000 | WD | 60000 | 61180 | 28980 | 31020 | 43750 | 0.709 | 1850 | 16.7676 | 12 | | South of Washington | 401 |
| 093-427-000-290-00 | 1411 S SECOND AVE | 8/18/2023 | 120000 | WD | 120000 | 121261 | 49210 | 70790 | 97895.38281 | 0.723 | 816 | 86.7525 | 12 | | South of Washington | 401 |
| 093-427-000-290-00 | 1411 S SECOND AVE | 8/18/2023 | 120000 | WD | 120000 | 121261 | 49210 | 70790 | 97895.38281 | 0.723 | 816 | 86.7525 | 12 | | South of Washington | 401 |
| 093-417-000-474-00 | 511 S THIRD AVE | 12/30/2022 | 200000 | WD | 200000 | 201991 | 39195 | 160805 | 221190.2188 | 0.727 | 3958 | 40.6278 | 12 | | South of Washington | 401 |
| 093-567-000-108-00 | 2763 S THIRD AVE | 12/29/2023 | 182000 | WD | 182000 | 183403 | 61982 | 120018 | 164974.1875 | 0.727 | 1470 | 81.6449 | 12 | | South of Washington | 401 |
| 093-607-000-480-00 | 510 W BALDWIN ST | 11/30/2022 | 85000 | WD | 85000 | 84609 | 24961 | 60039 | 81043.47656 | 0.741 | 980 | 61.2643 | 12 | | South of Washington | 401 |
| 093-607-000-256-00 | 2075 S FOURTH AVE | 12/19/2023 | 65500 | WD | 65500 | 65151 | 31430 | 34070 | 45816.57422 | 0.744 | 364 | 93.5989 | 12 | | South of Washington | 401 |

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|--------------------|-----------------------|------------|-----------|--------|--------|-------|--------|-------------|-------|------|---------|----|---------------------|-----|
| 093-547-000-116-00 | 453 W LINCOLN ST | 5/4/2022 | 110000 WD | 110000 | 109205 | 37249 | 72751 | 97766.30469 | 0.744 | 864 | 84.2025 | 12 | South of Washington | 401 |
| 093-607-000-185-00 | 360 N JUNE ST | 2/8/2024 | 93000 WD | 93000 | 92025 | 32218 | 60782 | 81259.50781 | 0.748 | 782 | 77.7263 | 12 | South of Washington | 401 |
| 093-567-000-020-00 | 242 N ADDISON ST | 12/21/2022 | 140000 WD | 139000 | 137162 | 40789 | 98211 | 130941.5781 | 0.750 | 1266 | 77.5758 | 12 | South of Washington | 401 |
| 093-417-000-478-00 | 214 W DUNBAR ST | 12/28/2022 | 140000 WD | 140000 | 137928 | 30967 | 109033 | 145327.4531 | 0.750 | 1573 | 69.3153 | 12 | South of Washington | 401 |
| 093-557-000-168-00 | 323 W MIRRE ST | 9/27/2023 | 130000 WD | 130000 | 128234 | 44624 | 85376 | 113600.5469 | 0.752 | 1132 | 75.4205 | 12 | South of Washington | 401 |
| 093-547-000-066-00 | 420 W LINCOLN ST | 2/15/2024 | 155000 WD | 155000 | 152101 | 43296 | 111704 | 147832.8789 | 0.756 | 1591 | 70.2099 | 12 | South of Washington | 401 |
| 093-487-000-032-00 | 819 W WASHINGTON AVE | 12/15/2022 | 120000 WD | 120000 | 117440 | 33808 | 86192 | 113630.4375 | 0.759 | 1502 | 57.3848 | 12 | South of Washington | 401 |
| 093-427-000-362-00 | 1300 S SECOND AVE | 11/29/2022 | 115000 WD | 115000 | 111912 | 37933 | 77067 | 100514.9453 | 0.767 | 827 | 93.1886 | 12 | South of Washington | 401 |
| 093-340-000-004-00 | 180 N GARDEN ST | 8/18/2022 | 188000 WD | 188000 | 182913 | 65329 | 122671 | 159760.875 | 0.768 | 1316 | 93.215 | 12 | South of Washington | 401 |
| 093-407-000-044-00 | 214 POTTER ST | 8/19/2022 | 132000 WD | 132000 | 127920 | 37494 | 94506 | 122861.4141 | 0.769 | 1451 | 65.1316 | 12 | South of Washington | 401 |
| 093-567-000-094-00 | 372 N LAWN ST | 1/13/2023 | 148000 WD | 148000 | 142692 | 33484 | 114516 | 148380.4375 | 0.772 | 1300 | 88.0892 | 12 | South of Washington | 401 |
| 093-417-000-882-00 | 228 W CAMPBELL ST | 11/22/2022 | 138250 WD | 138250 | 133480 | 39811 | 98439 | 127267.6641 | 0.773 | 1408 | 69.9141 | 12 | South of Washington | 401 |
| 093-427-000-430-00 | 1006 S FIRST AVE | 5/1/2023 | 135000 WD | 135000 | 131610 | 70593 | 64407 | 82903.53125 | 0.777 | 788 | 81.7348 | 12 | South of Washington | 401 |
| 093-567-000-194-00 | 451 N GARDEN ST | 4/6/2023 | 200000 WD | 200000 | 191595 | 43883 | 156117 | 200695.6563 | 0.778 | 1209 | 129.129 | 12 | South of Washington | 401 |
| 093-417-000-910-00 | 114 E CAMPBELL ST | 2/24/2023 | 115000 WD | 115000 | 110447 | 36673 | 78327 | 100236.4141 | 0.781 | 1189 | 65.8764 | 12 | South of Washington | 401 |
| 093-387-000-158-00 | 170 S NORTH ST | 7/13/2022 | 188000 WD | 188000 | 179796 | 51628 | 136372 | 174141.2969 | 0.783 | 1622 | 84.0764 | 12 | South of Washington | 401 |
| 093-427-000-340-00 | 115 E BLAIR ST | 5/17/2023 | 145000 WD | 145000 | 139283 | 52446 | 92554 | 117985.0547 | 0.784 | 1250 | 74.0432 | 12 | South of Washington | 401 |
| 093-427-000-406-00 | 111 E BINGHAM ST | 6/13/2022 | 145000 WD | 145000 | 137980 | 34785 | 110215 | 140210.5938 | 0.786 | 960 | 114.807 | 12 | South of Washington | 401 |
| 093-417-000-668-00 | 101 W LINCOLN ST | 7/11/2022 | 122500 WD | 122400 | 115931 | 24653 | 97747 | 124019.0234 | 0.788 | 2400 | 40.7279 | 12 | South of Washington | 401 |
| 093-427-000-452-00 | 131 CLINTON ST | 9/9/2022 | 132500 WD | 132500 | 125473 | 29159 | 103341 | 130861.4141 | 0.790 | 2057 | 50.2387 | 12 | South of Washington | 401 |
| 093-417-000-592-00 | 126 E MAPLE ST | 8/29/2023 | 119000 WD | 119000 | 113333 | 48488 | 70512 | 88104.61719 | 0.800 | 1100 | 64.1018 | 12 | South of Washington | 401 |
| 093-417-000-586-00 | 523 S FIRST AVE | 11/22/2022 | 182000 WD | 182000 | 170654 | 46131 | 135869 | 169188.8594 | 0.803 | 1619 | 83.9216 | 12 | South of Washington | 401 |
| 091-028-000-796-00 | 2186 LAFOREST AVE | 2/29/2024 | 160000 WD | 160000 | 152127 | 67805 | 92195 | 114567.9375 | 0.805 | 1060 | 86.9764 | 12 | South of Washington | 401 |
| 093-387-000-110-00 | 2362 EMMET ST | 5/19/2023 | 177000 WD | 177000 | 166210 | 51102 | 125898 | 156396.7344 | 0.805 | 1639 | 76.8139 | 12 | South of Washington | 401 |
| 093-387-000-060-00 | 170 S OLIVER ST | 4/1/2022 | 145000 WD | 145000 | 135515 | 35518 | 109482 | 135865.4844 | 0.806 | 1308 | 83.7018 | 12 | South of Washington | 401 |
| 093-567-000-144-00 | 242 N BROOKE ST | 5/31/2022 | 180000 WD | 180000 | 167622 | 39167 | 140833 | 174531.25 | 0.807 | 1704 | 82.6485 | 12 | South of Washington | 401 |
| 093-487-000-052-00 | 801 W WASHINGTON AVE | 11/28/2023 | 134000 WD | 134000 | 125784 | 41602 | 92398 | 114377.7188 | 0.808 | 1612 | 57.3189 | 12 | South of Washington | 401 |
| 093-427-000-692-00 | 312 E WISNER ST | 6/9/2023 | 105000 WD | 105000 | 98999 | 41064 | 63936 | 78716.03125 | 0.812 | 960 | 66.6 | 12 | South of Washington | 401 |
| 093-517-000-007-00 | 119 GARFIELD ST | 1/23/2024 | 240000 WD | 237000 | 220251 | 59751 | 177249 | 218070.6563 | 0.813 | 1587 | 111.688 | 12 | South of Washington | 401 |
| 093-557-000-162-00 | 307 W MIRRE ST | 9/20/2022 | 175000 WD | 175000 | 161493 | 40904 | 134096 | 163843.75 | 0.818 | 1439 | 93.1869 | 12 | South of Washington | 401 |
| 093-627-000-046-00 | 621 W WASHINGTON AVE | 8/29/2022 | 149900 WD | 139900 | 128135 | 28229 | 111671 | 135741.8438 | 0.823 | 1710 | 65.3047 | 12 | South of Washington | 401 |
| 093-607-000-156-00 | 304 HELEN ST | 4/21/2023 | 120000 WD | 120000 | 113018 | 54379 | 65621 | 79672.55469 | 0.824 | 1110 | 59.118 | 12 | South of Washington | 401 |
| 093-567-000-158-00 | 358 N BROOKE ST | 3/6/2024 | 274000 WD | 274000 | 251321 | 65147 | 208853 | 252953.7969 | 0.826 | 2322 | 89.9453 | 12 | South of Washington | 401 |
| 091-028-000-561-00 | 1361 HOBBS DR | 1/8/2024 | 120000 WD | 120000 | 115130 | 78998 | 41002 | 49092.39063 | 0.835 | 675 | 60.7437 | 12 | South of Washington | 401 |
| 093-397-000-048-00 | 211 MASON ST | 12/12/2022 | 180000 WD | 180000 | 163754 | 47194 | 132806 | 158369.5625 | 0.839 | 1560 | 85.1321 | 12 | South of Washington | 401 |
| 093-397-000-014-00 | 123 GRANT ST | 10/27/2023 | 188000 WD | 188000 | 171842 | 55968 | 132032 | 157437.5 | 0.839 | 2075 | 63.6299 | 12 | South of Washington | 401 |
| 093-527-000-144-00 | 2562 LAFOREST AVE | 12/2/2022 | 129900 WD | 129900 | 117662 | 33024 | 96876 | 114997.2813 | 0.842 | 896 | 108.121 | 12 | South of Washington | 401 |
| 093-417-000-648-00 | 727 S FIRST AVE | 11/15/2022 | 120000 WD | 120000 | 109432 | 36382 | 83618 | 99252.71875 | 0.842 | 1488 | 56.1949 | 12 | South of Washington | 401 |
| 093-427-000-654-00 | 322 E BLAIR ST | 10/27/2023 | 110000 WD | 110000 | 101240 | 42944 | 67056 | 79206.52344 | 0.847 | 1176 | 57.0204 | 12 | South of Washington | 401 |
| 093-417-000-137-01 | 800 S FIRST AVE | 11/28/2022 | 146500 WD | 146500 | 133648 | 48654 | 97846 | 115480.9766 | 0.847 | 1138 | 85.9807 | 12 | South of Washington | 401 |
| 093-427-000-390-00 | 1402 S SECOND AVE | 7/22/2022 | 135000 WD | 135000 | 121956 | 35730 | 99270 | 117154.8906 | 0.847 | 1044 | 95.0862 | 12 | South of Washington | 401 |
| 093-517-000-007-00 | 119 GARFIELD ST | 10/27/2023 | 250000 WD | 250000 | 220251 | 59751 | 190249 | 218070.6563 | 0.872 | 1587 | 119.88 | 12 | South of Washington | 401 |
| 093-347-000-114-00 | 2762 EMMET ST | 8/24/2022 | 127000 WD | 127000 | 112377 | 35609 | 91391 | 104304.3516 | 0.876 | 912 | 100.209 | 12 | South of Washington | 401 |
| 093-417-000-748-00 | 919 S THIRD AVE | 6/23/2023 | 147000 WD | 147000 | 130383 | 47206 | 99794 | 113012.2266 | 0.883 | 1820 | 54.8319 | 12 | South of Washington | 401 |
| 093-417-000-606-00 | 115 E MIRRE ST | 6/3/2022 | 150000 WD | 150000 | 131016 | 37244 | 112756 | 127407.6094 | 0.885 | 1192 | 94.594 | 12 | South of Washington | 401 |
| 093-477-000-038-00 | 1402 S THIRD AVE | 8/26/2022 | 190000 WD | 190000 | 165184 | 50654 | 139346 | 155611.4063 | 0.895 | 1344 | 103.68 | 12 | South of Washington | 401 |
| 093-447-000-009-01 | 1236 W WASHINGTON AVE | 10/27/2023 | 170000 WD | 170000 | 149843 | 57154 | 112846 | 125936.1406 | 0.896 | 1092 | 103.339 | 12 | South of Washington | 401 |
| 093-567-000-093-00 | 2738 S FIFTH AVE | 10/10/2022 | 87000 WD | 87000 | 76505 | 28291 | 58709 | 65508.15234 | 0.896 | 957 | 61.3469 | 12 | South of Washington | 401 |
| 093-547-000-001-00 | 314 W LINCOLN ST | 1/17/2023 | 115000 LC | 115000 | 100203 | 33694 | 81306 | 90365.49219 | 0.900 | 816 | 99.6397 | 12 | South of Washington | 401 |
| 093-427-000-616-01 | 120 CLINTON ST | 6/30/2022 | 131500 WD | 131500 | 111597 | 22606 | 108894 | 120911.6875 | 0.901 | 1008 | 108.03 | 12 | South of Washington | 401 |
| 093-427-000-444-00 | 207 E CRAPO ST | 2/5/2024 | 125000 WD | 125000 | 110323 | 45227 | 79773 | 88445.64844 | 0.902 | 962 | 82.9241 | 12 | South of Washington | 401 |
| 093-387-000-190-00 | 126 N FRANKLIN ST | 7/18/2022 | 120000 WD | 120000 | 102791 | 27457 | 92543 | 102355.9766 | 0.904 | 912 | 101.473 | 12 | South of Washington | 401 |
| 093-557-000-180-00 | 202 W MAPLE ST | 5/16/2023 | 135000 WD | 135000 | 117554 | 42246 | 92754 | 102320.6484 | 0.907 | 884 | 104.925 | 12 | South of Washington | 401 |
| 093-547-000-122-00 | 451 W LINCOLN ST | 11/4/2022 | 190400 WD | 190400 | 161608 | 41161 | 149239 | 163650.8125 | 0.912 | 1928 | 77.4061 | 12 | South of Washington | 401 |

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|--------------------|-----------------------|------------|------------|--------|--------|--------|--------|-------------|-------|------|---------|----|---------------------|-----|
| 093-557-000-238-00 | 220 W MIRRE ST | 8/22/2022 | 169000 WD | 169000 | 141984 | 31886 | 137114 | 149589.6719 | 0.917 | 1394 | 98.3601 | 12 | South of Washington | 401 |
| 091-028-000-806-00 | 463 S OLIVER ST | 3/19/2024 | 170000 WD | 170000 | 148179 | 60013 | 109987 | 119790.7578 | 0.918 | 1250 | 87.9896 | 12 | South of Washington | 401 |
| 093-517-000-028-00 | 126 GARFIELD ST | 6/10/2022 | 189900 WD | 189900 | 161318 | 46802 | 143098 | 155592.3906 | 0.920 | 1474 | 97.0814 | 12 | South of Washington | 401 |
| 093-557-000-056-00 | 311 W MAPLE ST | 9/26/2023 | 175500 WD | 175500 | 148726 | 43451 | 132049 | 143036.6875 | 0.923 | 1744 | 75.7162 | 12 | South of Washington | 401 |
| 093-417-000-129-00 | 231 E CAMPBELL ST | 10/19/2022 | 150782 MLC | 149000 | 124281 | 27379 | 121621 | 131660.3281 | 0.924 | 1490 | 81.6248 | 12 | South of Washington | 401 |
| 093-427-000-202-00 | 103 W CRAPO ST | 3/17/2023 | 155000 WD | 150000 | 126719 | 35544 | 114456 | 123879.0781 | 0.924 | 1340 | 85.4149 | 12 | South of Washington | 401 |
| 093-607-000-342-00 | 411 N RIPLEY BLVD | 1/24/2023 | 95000 WD | 95000 | 80409 | 23923 | 71077 | 76747.28125 | 0.926 | 820 | 86.6793 | 12 | South of Washington | 401 |
| 093-417-000-129-00 | 231 E CAMPBELL ST | 7/6/2022 | 150000 WD | 150000 | 124281 | 27379 | 122621 | 131660.3281 | 0.931 | 1490 | 82.296 | 12 | South of Washington | 401 |
| 093-547-000-102-00 | 600 W WASHINGTON AVE | 8/29/2022 | 190000 WD | 188000 | 154371 | 29536 | 158464 | 169612.7656 | 0.934 | 1608 | 98.5473 | 12 | South of Washington | 401 |
| 093-347-000-022-00 | 2662 S THIRD AVE | 6/30/2023 | 224000 WD | 224000 | 188594 | 57265 | 166735 | 178436.1406 | 0.934 | 1902 | 87.663 | 12 | South of Washington | 401 |
| 093-567-000-097-00 | 2737 S FOURTH AVE | 8/23/2022 | 152000 WD | 152000 | 126421 | 31885 | 120115 | 128445.6484 | 0.935 | 1008 | 119.162 | 12 | South of Washington | 401 |
| 093-427-000-460-00 | 1106 S FIRST AVE | 2/27/2023 | 133500 WD | 133500 | 111984 | 33029 | 100471 | 107275.8125 | 0.937 | 1056 | 95.143 | 12 | South of Washington | 401 |
| 093-517-000-024-00 | 423 W CAMPBELL ST | 3/27/2023 | 152500 WD | 152500 | 126197 | 37215 | 115285 | 120899.4531 | 0.954 | 1445 | 79.782 | 12 | South of Washington | 401 |
| 093-427-000-590-00 | 743 S STATE AVE | 5/31/2022 | 119900 WD | 119900 | 99868 | 35440 | 84460 | 87538.04688 | 0.965 | 884 | 95.543 | 12 | South of Washington | 401 |
| 093-607-000-310-00 | 325 BEDFORD ST | 10/17/2023 | 98000 WD | 98000 | 81652 | 31357 | 66643 | 68335.60156 | 0.975 | 672 | 99.1711 | 12 | South of Washington | 401 |
| 093-427-000-604-00 | 140 CLINTON ST | 2/12/2024 | 140000 WD | 140000 | 118377 | 53931 | 86069 | 87562.5 | 0.983 | 936 | 91.9541 | 12 | South of Washington | 401 |
| 093-567-000-208-00 | 2963 S FOURTH AVE | 1/20/2023 | 180000 WD | 180000 | 142926 | 37270 | 142730 | 143554.3438 | 0.994 | 1040 | 137.24 | 12 | South of Washington | 401 |
| 093-607-000-164-00 | 360 HELEN ST | 9/8/2023 | 105000 WD | 105000 | 85060 | 28512 | 76488 | 76831.52344 | 0.996 | 1100 | 69.5345 | 12 | South of Washington | 401 |
| 093-547-000-072-00 | 408 W LINCOLN ST | 11/30/2023 | 200000 WD | 200000 | 159493 | 46189 | 153811 | 153945.6563 | 0.999 | 1492 | 103.09 | 12 | South of Washington | 401 |
| 093-427-000-792-00 | 346 BARRY ST | 8/10/2023 | 221000 WD | 221000 | 173819 | 44679 | 176321 | 175461.9531 | 1.005 | 1590 | 110.894 | 12 | South of Washington | 401 |
| 093-387-000-071-00 | 125 S SHERIDAN ST | 8/26/2022 | 187500 WD | 187500 | 146117 | 32924 | 154576 | 153794.8438 | 1.005 | 1824 | 84.7456 | 12 | South of Washington | 401 |
| 093-377-000-022-00 | 217 N ADDISON ST | 5/30/2023 | 160000 WD | 160000 | 128606 | 43328 | 116672 | 115866.8516 | 1.007 | 1303 | 89.5411 | 12 | South of Washington | 401 |
| 093-417-000-881-00 | 226 W CAMPBELL ST | 3/10/2023 | 245500 WD | 245500 | 191255 | 44658 | 200842 | 199180.7031 | 1.008 | 1710 | 117.451 | 12 | South of Washington | 401 |
| 093-347-000-088-00 | 2930 S THIRD AVE | 8/11/2023 | 325000 WD | 325000 | 279860 | 159943 | 165057 | 162930.7031 | 1.013 | 2105 | 78.4119 | 12 | South of Washington | 401 |
| 093-597-000-034-00 | 183 N OLIVER ST | 8/15/2022 | 144000 WD | 144000 | 112569 | 36280 | 107720 | 103653.5313 | 1.039 | 1121 | 96.0928 | 12 | South of Washington | 401 |
| 093-607-000-216-00 | 2025 S FOURTH AVE | 7/14/2022 | 134000 WD | 134000 | 101583 | 24700 | 109300 | 104460.6016 | 1.046 | 1144 | 95.542 | 12 | South of Washington | 401 |
| 093-647-000-105-00 | 1241 W WASHINGTON AVE | 12/17/2022 | 265000 WD | 265000 | 198961 | 50614 | 214386 | 201558.4219 | 1.064 | 1974 | 108.605 | 12 | South of Washington | 401 |
| 093-547-000-040-00 | 206 LIBERTY ST | 11/14/2022 | 125000 WD | 125000 | 94726 | 26926 | 98074 | 92119.5625 | 1.065 | 1138 | 86.181 | 12 | South of Washington | 401 |
| 093-427-000-210-00 | 129 W CRAPO ST | 10/6/2023 | 155000 WD | 155000 | 119636 | 40912 | 114088 | 106961.9531 | 1.067 | 1120 | 101.864 | 12 | South of Washington | 401 |
| 093-537-000-028-00 | 440 S LAWN ST | 7/6/2023 | 179900 WD | 179900 | 141441 | 56996 | 122904 | 114735.0547 | 1.071 | 1716 | 71.6224 | 12 | South of Washington | 401 |
| 093-567-000-150-00 | 2887 S FOURTH AVE | 7/8/2022 | 150000 WD | 150000 | 116065 | 41697 | 108303 | 101043.4766 | 1.072 | 1092 | 99.1786 | 12 | South of Washington | 401 |
| 093-427-000-464-00 | 1110 S FIRST AVE | 6/30/2022 | 195000 WD | 195000 | 147338 | 43290 | 151710 | 141369.5625 | 1.073 | 1758 | 86.2969 | 12 | South of Washington | 401 |
| 093-607-000-398-00 | 472 N JUNE ST | 8/29/2022 | 77000 WD | 77000 | 61640 | 28395 | 48605 | 45169.83594 | 1.076 | 712 | 68.2654 | 12 | South of Washington | 401 |
| 093-547-000-158-00 | 215 POTTER ST | 6/22/2023 | 166000 WD | 166000 | 123593 | 32662 | 133338 | 123547.5547 | 1.079 | 1308 | 101.94 | 12 | South of Washington | 401 |
| 093-417-000-698-00 | 903 S SECOND AVE | 4/7/2023 | 125000 WD | 125000 | 98834 | 43187 | 81813 | 75607.33594 | 1.082 | 864 | 94.691 | 12 | South of Washington | 401 |
| 093-607-000-450-00 | 1015 S FIFTH AVE | 5/5/2022 | 153000 WD | 153000 | 116085 | 38268 | 114732 | 105729.6172 | 1.085 | 1116 | 102.806 | 12 | South of Washington | 401 |
| 093-477-000-040-00 | 111 W BINGHAM ST | 8/29/2022 | 150100 WD | 150100 | 112732 | 36241 | 113859 | 103927.9922 | 1.096 | 960 | 118.603 | 12 | South of Washington | 401 |
| 093-377-000-095-00 | 2438 S FIFTH AVE | 9/29/2023 | 188500 WD | 188500 | 141159 | 45917 | 142583 | 129404.8906 | 1.102 | 1218 | 117.063 | 12 | South of Washington | 401 |
| 093-537-000-095-00 | 2688 FREDERICK AVE | 4/24/2023 | 150000 WD | 150000 | 113700 | 40702 | 109298 | 99182.0625 | 1.102 | 1056 | 103.502 | 12 | South of Washington | 401 |
| 093-427-000-126-00 | 325 W BALDWIN ST | 10/13/2023 | 117022 WD | 117022 | 92790 | 44969 | 72053 | 64974.18359 | 1.109 | 768 | 93.819 | 12 | South of Washington | 401 |
| 093-387-000-172-00 | 2563 S FIRST AVE | 3/18/2024 | 167500 WD | 167500 | 125874 | 44864 | 122636 | 110067.9375 | 1.114 | 1008 | 121.663 | 12 | South of Washington | 401 |
| 093-567-000-005-00 | 241 N LAWN ST | 8/4/2023 | 180000 WD | 180000 | 132270 | 42814 | 137186 | 121543.4766 | 1.129 | 1372 | 99.9898 | 12 | South of Washington | 401 |
| 093-427-000-176-00 | 1213 S THIRD AVE | 4/13/2023 | 159900 WD | 159900 | 119884 | 46987 | 112913 | 99044.83594 | 1.140 | 1314 | 85.9307 | 12 | South of Washington | 401 |
| 093-347-000-014-00 | 180 N FRANKLIN ST | 7/18/2023 | 170000 WD | 170000 | 124231 | 42818 | 127182 | 110615.4922 | 1.150 | 1548 | 82.1589 | 12 | South of Washington | 401 |
| 093-427-000-616-01 | 120 CLINTON ST | 10/13/2023 | 165900 WD | 165900 | 117181 | 30655 | 135245 | 117562.5 | 1.150 | 1008 | 134.172 | 12 | South of Washington | 401 |
| 093-427-000-302-00 | 108 E BALDWIN ST | 11/22/2023 | 165000 WD | 165000 | 118215 | 42466 | 122534 | 102919.8359 | 1.191 | 1050 | 116.699 | 12 | South of Washington | 401 |
| 093-427-000-760-00 | 302 E PARSON ST | 3/15/2024 | 134900 WD | 134900 | 100271 | 46611 | 88289 | 72907.60938 | 1.211 | 1296 | 68.1242 | 12 | South of Washington | 401 |
| 093-607-000-050-00 | 282 N JUNE ST | 7/3/2023 | 145000 WD | 145000 | 102460 | 36569 | 108431 | 89525.8125 | 1.211 | 864 | 125.499 | 12 | South of Washington | 401 |
| 093-427-000-414-00 | 1504 S SECOND AVE | 5/31/2022 | 169000 WD | 169000 | 117360 | 37964 | 131036 | 107875 | 1.215 | 1555 | 84.2675 | 12 | South of Washington | 401 |
| 093-597-000-001-00 | 193 N OLIVER ST | 6/14/2022 | 132500 WD | 131900 | 92223 | 34588 | 97312 | 78308.42188 | 1.243 | 1140 | 85.3614 | 12 | South of Washington | 401 |
| 093-417-000-710-00 | 900 S THIRD AVE | 11/15/2022 | 271000 WD | 263000 | 169328 | 37391 | 225609 | 179262.2344 | 1.259 | 1922 | 117.382 | 12 | South of Washington | 401 |

3 of 3

0.785

For 2025, use 0.78 for South of Washington Residential

Alpena City- 2025 ECF Analysis North of Washington

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|-------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|---------------------|----------------|
| 093-497-000-062-00 | 309 SABLE ST | 10/20/2023 | 28972 | WD | 28972 | 64947 | 22052 | 6920 | 67764.60938 | 0.102 | 1176 | 5.884354 | 13 | | North of Washington | 401 |
| 093-637-000-465-00 | 724 LOCKWOOD ST | 7/12/2022 | 50000 | WD | 49950 | 110117 | 36038 | 13912 | 117028.4375 | 0.119 | 1161 | 11.98277 | 13 | | North of Washington | 401 |
| 093-367-000-108-00 | 224 MCKINLEY AVE | 2/7/2023 | 55000 | WD | 55000 | 124209 | 38110 | 16890 | 136017.375 | 0.124 | 1571 | 10.75111 | 13 | | North of Washington | 401 |
| 093-637-000-832-00 | 414 MINOR ST | 4/28/2022 | 50000 | LC | 50000 | 100845 | 37333 | 12667 | 100334.9141 | 0.126 | 1106 | 11.45298 | 13 | | North of Washington | 401 |
| 093-637-000-794-01 | 1025 RIVER ST | 8/2/2023 | 37000 | WD | 37000 | 65028 | 29400 | 7600 | 56284.35938 | 0.135 | 1205 | 6.307054 | 13 | | North of Washington | 401 |
| 093-637-000-844-00 | 1101 RIVER ST | 5/16/2022 | 64000 | WD | 64000 | 132023 | 40215 | 23785 | 145036.3281 | 0.164 | 1413 | 16.83298 | 13 | | North of Washington | 401 |
| 093-367-000-218-00 | 316 TAWAS ST | 7/10/2023 | 40000 | WD | 40000 | 84932 | 24223 | 15777 | 95906.79688 | 0.165 | 1584 | 9.960227 | 13 | | North of Washington | 401 |
| 093-437-000-103-00 | 614 TAWAS ST | 4/7/2023 | 47000 | WD | 47000 | 89464 | 28814 | 18186 | 95813.58594 | 0.190 | 1519 | 11.97235 | 13 | | North of Washington | 401 |
| 093-637-000-899-00 | 1218 RIVER ST | 2/17/2023 | 58000 | WD | 58000 | 105194 | 36415 | 21585 | 108655.6094 | 0.199 | 985 | 21.91371 | 13 | | North of Washington | 401 |
| 093-437-000-103-00 | 614 TAWAS ST | 6/1/2022 | 65000 | LC | 50000 | 88119 | 25460 | 24540 | 98987.35938 | 0.248 | 1519 | 16.15537 | 13 | | North of Washington | 401 |
| 093-497-000-062-00 | 309 SABLE ST | 10/25/2023 | 42000 | WD | 42000 | 64947 | 22052 | 19948 | 67764.60938 | 0.294 | 1176 | 16.96259 | 13 | | North of Washington | 401 |
| 093-627-000-303-00 | 315 TUTTLE ST | 1/12/2024 | 80000 | WD | 77000 | 110535 | 47759 | 29241 | 99172.19531 | 0.295 | 1030 | 28.38932 | 13 | | North of Washington | 401 |
| 093-437-000-060-00 | 734 SABLE ST | 1/13/2023 | 65000 | LC | 65000 | 94995 | 38239 | 26761 | 89661.92969 | 0.298 | 1125 | 23.78756 | 13 | | North of Washington | 401 |
| 093-367-000-122-00 | 314 SAGINAW ST | 3/7/2024 | 54000 | WD | 52000 | 81595 | 23096 | 28904 | 92415.48438 | 0.313 | 1466 | 19.71623 | 13 | | North of Washington | 401 |
| 093-637-000-757-00 | 1011 LOCKWOOD ST | 4/14/2023 | 67500 | WD | 65900 | 94780 | 36538 | 29362 | 92009.47656 | 0.319 | 1056 | 27.80492 | 13 | | North of Washington | 401 |
| 093-367-000-044-00 | 510 S EIGHTH AVE | 1/19/2024 | 95000 | WD | 94800 | 129342 | 51361 | 43439 | 123192.7344 | 0.353 | 1628 | 26.68243 | 13 | | North of Washington | 401 |
| 093-367-000-001-00 | 423 S SEVENTH AVE | 7/21/2022 | 100000 | WD | 100000 | 137123 | 46172 | 53828 | 143682.4688 | 0.375 | 2187 | 24.61271 | 13 | | North of Washington | 401 |
| 093-337-000-127-00 | 400 S FIFTH AVE | 12/6/2022 | 75000 | WD | 75000 | 97406 | 39224 | 35776 | 91914.69531 | 0.389 | 864 | 41.40741 | 13 | | North of Washington | 401 |
| 093-437-000-090-00 | 301 S NINTH AVE | 8/31/2023 | 97500 | WD | 97500 | 124521 | 54291 | 43209 | 110947.8672 | 0.389 | 1386 | 31.17532 | 13 | | North of Washington | 401 |
| 093-437-000-032-00 | 606 SABLE ST | 9/30/2022 | 93250 | WD | 93250 | 123222 | 40723 | 52527 | 130330.1719 | 0.403 | 1416 | 37.09534 | 13 | | North of Washington | 401 |
| 093-487-000-044-00 | 921 S EIGHTH AVE | 2/7/2023 | 79000 | WD | 79000 | 98691 | 38714 | 40286 | 94750.39844 | 0.425 | 816 | 49.3701 | 13 | | North of Washington | 401 |
| 093-627-000-252-00 | 321 FAIR AVE | 8/12/2022 | 105000 | WD | 105000 | 126883 | 58559 | 46441 | 107936.8125 | 0.430 | 1650 | 28.14606 | 13 | | North of Washington | 401 |
| 093-657-000-106-00 | 612 SAGINAW ST | 1/25/2023 | 95000 | WD | 95000 | 114400 | 42071 | 52929 | 114263.8203 | 0.463 | 1440 | 36.75625 | 13 | | North of Washington | 401 |
| 093-637-000-408-00 | 634 LOCKWOOD ST | 7/22/2022 | 95000 | WD | 95000 | 113435 | 41991 | 53009 | 112865.7188 | 0.470 | 1580 | 33.55 | 13 | | North of Washington | 401 |
| 093-437-000-022-00 | 632 SABLE ST | 5/9/2022 | 77000 | WD | 77000 | 89323 | 39641 | 37359 | 78486.57031 | 0.476 | 769 | 48.58127 | 13 | | North of Washington | 401 |
| 093-357-000-112-00 | 525 SABLE ST | 6/6/2022 | 75000 | WD | 75000 | 92622 | 20782 | 54218 | 113491.3125 | 0.478 | 1635 | 33.16086 | 13 | | North of Washington | 401 |
| 093-637-000-496-00 | 133 MINOR ST | 10/20/2022 | 83500 | WD | 83500 | 95550 | 42157 | 41343 | 84349.13281 | 0.490 | 780 | 53.00385 | 13 | | North of Washington | 401 |
| 093-637-000-683-00 | 924 SABLE ST | 2/15/2024 | 83000 | WD | 83000 | 99953 | 24192 | 58808 | 119685.625 | 0.491 | 1476 | 39.84282 | 13 | | North of Washington | 401 |
| 093-587-000-032-00 | 944 S NINTH AVE | 5/12/2023 | 132000 | WD | 130500 | 142934 | 86450 | 44050 | 89232.22656 | 0.494 | 1568 | 28.09311 | 13 | | North of Washington | 401 |
| 093-437-000-001-00 | 318 S SEVENTH AVE | 5/31/2022 | 95000 | WD | 95000 | 109340 | 41165 | 53835 | 107701.4219 | 0.500 | 1315 | 40.93916 | 13 | | North of Washington | 401 |
| 093-367-000-302-00 | 99 FAIR AVE | 6/16/2023 | 85000 | WD | 85000 | 97081 | 34196 | 50804 | 99344.39063 | 0.511 | 1281 | 39.65964 | 13 | | North of Washington | 401 |
| 093-637-000-787-00 | 324 MINOR ST | 10/14/2022 | 65000 | WD | 65000 | 74546 | 18389 | 46611 | 88715.64063 | 0.525 | 1162 | 40.11274 | 13 | | North of Washington | 401 |
| 093-627-000-028-00 | 119 TUTTLE ST | 4/1/2022 | 90000 | WD | 90000 | 99758 | 39901 | 50099 | 94560.82031 | 0.530 | 1416 | 35.38065 | 13 | | North of Washington | 401 |
| 093-637-000-662-00 | 901 LOCKWOOD ST | 4/21/2022 | 76000 | WD | 76000 | 86018 | 20037 | 55963 | 104235.3906 | 0.537 | 974 | 57.45688 | 13 | | North of Washington | 401 |
| 093-627-000-161-00 | 728 S EIGHTH AVE | 11/6/2023 | 112500 | WD | 112500 | 122048 | 49619 | 62881 | 114421.8047 | 0.550 | 1400 | 44.915 | 13 | | North of Washington | 401 |
| 093-367-000-052-00 | 302 MCKINLEY AVE | 2/5/2024 | 96500 | WD | 96500 | 103282 | 49627 | 46873 | 84763.03125 | 0.553 | 1471 | 31.86472 | 13 | | North of Washington | 401 |
| 093-337-000-104-00 | 213 TAWAS ST | 4/10/2023 | 148000 | WD | 148000 | 160684 | 52580 | 95420 | 170780.4063 | 0.559 | 1970 | 48.43655 | 13 | | North of Washington | 401 |
| 093-637-000-799-00 | 307 MINOR ST | 2/29/2024 | 165000 | WD | 165000 | 179219 | 53305 | 111695 | 198916.2656 | 0.562 | 1404 | 79.55484 | 13 | | North of Washington | 401 |
| 093-367-000-070-00 | 120 FAIR AVE | 7/29/2022 | 130000 | WD | 126000 | 134904 | 53425 | 72575 | 128718.7969 | 0.564 | 1636 | 44.36125 | 13 | | North of Washington | 401 |
| 093-467-000-040-00 | 202 CHARLOTTE ST | 5/8/2023 | 106000 | WD | 106000 | 113389 | 45163 | 60837 | 107781.9922 | 0.564 | 1121 | 54.27029 | 13 | | North of Washington | 401 |
| 093-637-000-827-00 | 545 MINOR ST | 5/25/2022 | 125000 | WD | 125000 | 133202 | 41003 | 83997 | 145654.0313 | 0.577 | 1245 | 67.46747 | 13 | | North of Washington | 401 |
| 093-437-000-028-00 | 618 SABLE ST | 12/14/2023 | 85000 | WD | 85000 | 89633 | 26096 | 58904 | 100374.4063 | 0.587 | 1556 | 37.85604 | 13 | | North of Washington | 401 |
| 093-337-000-008-00 | 211 S THIRD AVE | 6/2/2023 | 130000 | WD | 130000 | 135925 | 45944 | 84056 | 142150.0781 | 0.591 | 2357 | 35.66228 | 13 | | North of Washington | 401 |
| 093-637-000-600-00 | 232 MINOR ST | 8/18/2023 | 110000 | WD | 110000 | 112954 | 42355 | 67645 | 111530.8047 | 0.607 | 1570 | 43.08599 | 13 | | North of Washington | 401 |

252

| | | | | | | | | | | | | | | | | |
|--------------------|-------------------|------------|--------|----|--------|--------|-------|--------|-------------|-------|------|----------|----|--------------------|---------------------|-----|
| 093-637-000-610-00 | 913 RIVER ST | 12/30/2022 | 130000 | WD | 130000 | 133411 | 38000 | 92000 | 150728.2813 | 0.610 | 1944 | 47.3251 | 13 | 093-637-000-611-00 | North of Washington | 401 |
| 093-357-000-088-00 | 502 LOCKWOOD ST | 11/1/2023 | 115000 | LC | 115000 | 116753 | 44190 | 70810 | 114633.4922 | 0.618 | 2146 | 32.99627 | 13 | | North of Washington | 401 |
| 093-637-000-457-00 | 711 SABLE ST | 12/9/2022 | 95000 | WD | 92000 | 92439 | 39654 | 52346 | 83388.625 | 0.628 | 1000 | 52.346 | 13 | | North of Washington | 401 |
| 093-337-000-038-00 | 209 SABLE ST | 12/8/2022 | 129000 | WD | 129000 | 129720 | 40354 | 88646 | 141178.5156 | 0.628 | 2024 | 43.79743 | 13 | | North of Washington | 401 |
| 093-437-000-094-00 | 719 TAWAS ST | 11/6/2023 | 139900 | WD | 139900 | 135921 | 55050 | 84850 | 127758.2969 | 0.664 | 1488 | 57.02285 | 13 | | North of Washington | 401 |
| 093-367-000-265-00 | 620 S SIXTH AVE | 11/15/2022 | 130000 | WD | 130000 | 125688 | 45522 | 84478 | 126644.5469 | 0.667 | 1332 | 63.42192 | 13 | | North of Washington | 401 |
| 093-487-000-010-00 | 117 CATHERINE ST | 10/20/2022 | 122000 | WD | 122000 | 115854 | 35043 | 86957 | 127663.5078 | 0.681 | 1206 | 72.10365 | 13 | | North of Washington | 401 |
| 093-637-000-401-00 | 119 S SEVENTH AVE | 7/21/2022 | 97000 | WD | 97000 | 92468 | 38321 | 58679 | 85540.28125 | 0.686 | 942 | 62.29193 | 13 | | North of Washington | 401 |
| 093-437-000-094-00 | 719 TAWAS ST | 11/30/2023 | 142700 | LC | 142700 | 135921 | 55050 | 87650 | 127758.2969 | 0.686 | 1488 | 58.90457 | 13 | | North of Washington | 401 |
| 093-627-000-224-00 | 333 MCKINLEY AVE | 4/26/2022 | 121000 | WD | 121000 | 114564 | 39710 | 81290 | 118252.7656 | 0.687 | 1264 | 64.31171 | 13 | | North of Washington | 401 |
| 093-627-000-059-00 | 124 TUTTLE ST | 4/10/2023 | 100000 | LC | 98700 | 92993 | 32481 | 66219 | 95595.57813 | 0.693 | 1214 | 54.54613 | 13 | | North of Washington | 401 |
| 093-497-000-130-00 | 324 SABLE ST | 11/14/2022 | 139900 | WD | 139900 | 131553 | 51918 | 87982 | 125805.6875 | 0.699 | 1728 | 50.91551 | 13 | | North of Washington | 401 |
| 093-637-000-681-00 | 920 SABLE ST | 8/3/2022 | 152000 | WD | 142000 | 133552 | 53555 | 88445 | 126377.5703 | 0.700 | 1254 | 70.5303 | 13 | | North of Washington | 401 |
| 093-637-000-661-00 | 907 LOCKWOOD ST | 10/5/2023 | 69000 | WD | 69000 | 64661 | 25698 | 43302 | 61552.92188 | 0.703 | 920 | 47.06739 | 13 | | North of Washington | 401 |
| 093-637-000-505-00 | 120 MINOR ST | 4/12/2023 | 87000 | WD | 87000 | 80018 | 21885 | 65115 | 91837.28125 | 0.709 | 1077 | 60.45961 | 13 | | North of Washington | 401 |
| 093-627-000-344-00 | 226 CAVANAUGH ST | 12/4/2023 | 180000 | WD | 180000 | 165604 | 56947 | 123053 | 171654.0313 | 0.717 | 2665 | 46.17373 | 13 | | North of Washington | 401 |
| 093-637-000-354-00 | 614 RIVER ST | 12/5/2022 | 127000 | WD | 127000 | 117227 | 50343 | 76657 | 105661.9297 | 0.725 | 1292 | 59.33204 | 13 | | North of Washington | 401 |
| 093-497-000-038-00 | 316 LOCKWOOD ST | 9/28/2022 | 100000 | WD | 100000 | 89612 | 21113 | 78887 | 108213.2734 | 0.729 | 2184 | 36.12042 | 13 | | North of Washington | 401 |
| 093-337-000-079-00 | 412 S FOURTH AVE | 5/13/2022 | 75000 | WD | 75000 | 67207 | 20930 | 54070 | 73107.42188 | 0.740 | 866 | 62.43649 | 13 | | North of Washington | 401 |
| 093-437-000-101-00 | 620 TAWAS ST | 6/13/2022 | 120000 | WD | 120000 | 107142 | 43708 | 76292 | 100211.6875 | 0.761 | 912 | 83.65351 | 13 | | North of Washington | 401 |
| 093-637-000-807-00 | 325 MINOR ST | 9/27/2023 | 142000 | WD | 142000 | 124949 | 47962 | 94038 | 121622.4297 | 0.773 | 1005 | 93.57015 | 13 | | North of Washington | 401 |
| 093-467-000-034-00 | 218 CATHERINE ST | 3/29/2023 | 87500 | WD | 87500 | 72931 | 18145 | 69355 | 86549.76563 | 0.801 | 768 | 90.30599 | 13 | | North of Washington | 401 |
| 093-437-000-083-00 | 703 TAWAS ST | 5/17/2023 | 150000 | WD | 150000 | 125000 | 46806 | 103194 | 123529.2266 | 0.835 | 1526 | 67.62385 | 13 | | North of Washington | 401 |
| 093-637-000-586-00 | 215 MINOR ST | 6/30/2023 | 125000 | WD | 122000 | 103175 | 47237 | 74763 | 88369.67188 | 0.846 | 1111 | 67.29343 | 13 | | North of Washington | 401 |
| 093-657-000-069-00 | 508 MCKINLEY AVE | 10/2/2023 | 135000 | WD | 135000 | 112784 | 53039 | 81961 | 94383.88281 | 0.868 | 1268 | 64.63801 | 13 | | North of Washington | 401 |
| 093-627-000-262-00 | 615 S EIGHTH AVE | 6/17/2022 | 162000 | WD | 162000 | 132272 | 54285 | 107715 | 123202.2109 | 0.874 | 1760 | 61.2017 | 13 | | North of Washington | 401 |
| 093-637-000-523-00 | 818 RIVER ST | 2/20/2024 | 215000 | WD | 215000 | 170266 | 57611 | 157389 | 177969.9844 | 0.884 | 2335 | 67.40428 | 13 | | North of Washington | 401 |
| 093-637-000-466-00 | 725 SABLE ST | 12/22/2022 | 139000 | WD | 139000 | 110424 | 41537 | 97463 | 108826.2266 | 0.896 | 1346 | 72.40936 | 13 | | North of Washington | 401 |
| 093-467-000-032-00 | 220 CATHERINE ST | 3/16/2023 | 88000 | WD | 88000 | 65686 | 17775 | 70225 | 75688.78125 | 0.928 | 939 | 74.78701 | 13 | | North of Washington | 401 |
| 093-367-000-256-00 | 512 S SIXTH AVE | 12/1/2022 | 190000 | WD | 188250 | 136072 | 43351 | 144899 | 146478.6719 | 0.989 | 2032 | 71.30856 | 13 | | North of Washington | 401 |
| 093-627-000-028-00 | 119 TUTTLE ST | 1/4/2024 | 137500 | WD | 137500 | 104742 | 46900 | 90600 | 91377.57031 | 0.991 | 1416 | 63.98305 | 13 | | North of Washington | 401 |
| 093-497-000-080-00 | 432 LOCKWOOD ST | 9/2/2022 | 190000 | WD | 190000 | 135419 | 41805 | 148195 | 147889.4219 | 1.002 | 2171 | 68.26117 | 13 | | North of Washington | 401 |
| 093-367-000-228-00 | 227 SAGINAW ST | 4/28/2022 | 137500 | WD | 137500 | 99179 | 39148 | 98352 | 94835.70313 | 1.037 | 1272 | 77.32075 | 13 | | North of Washington | 401 |
| 093-497-000-082-00 | 434 LOCKWOOD ST | 8/31/2022 | 115000 | WD | 114500 | 78814 | 23099 | 91401 | 88017.375 | 1.038 | 1484 | 61.59097 | 13 | | North of Washington | 401 |
| 093-467-000-048-00 | 229 CHARLOTTE ST | 10/19/2022 | 142500 | WD | 142500 | 98711 | 38348 | 104152 | 95360.1875 | 1.092 | 984 | 105.8455 | 13 | | North of Washington | 401 |
| 093-337-000-120-00 | 222 TAWAS ST | 6/6/2022 | 196000 | WD | 196000 | 130223 | 39848 | 156152 | 142772.5156 | 1.094 | 2086 | 74.85714 | 13 | | North of Washington | 401 |
| 093-657-000-035-00 | 413 MCKINLEY AVE | 11/16/2023 | 126000 | WD | 125250 | 91814 | 48122 | 77128 | 69023.69531 | 1.117 | 1290 | 59.78915 | 13 | | North of Washington | 401 |
| 093-367-000-220-00 | 320 TAWAS ST | 2/23/2023 | 120000 | WD | 120000 | 85168 | 40964 | 79036 | 69832.54688 | 1.132 | 1900 | 41.59789 | 13 | | North of Washington | 401 |

0.591

For 2025, use 0.591 for North of Washington residential area

Alpena City- 2025 ECF Analysis Historic Area Residential

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcel | Land Table | Property Class |
|--------------------|-------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-------------|----------|--------------|---------------|----------------|
| 093-417-000-250-00 | 170 S FIRST AVE | 11/6/2023 | 135000 | WD | 134400 | 178163 | 47061 | 87339 | 159491.4844 | 0.548 | 2564 | 34.06357254 | 14 | | Historic Area | 401 |
| 093-417-000-364-00 | 122 W WHITE ST | 9/14/2022 | 188220 | WD | 188220 | 206297 | 47619 | 140601 | 193038.9219 | 0.728 | 1687 | 83.34380557 | 14 | | Historic Area | 401 |
| 093-417-000-542-02 | 415 S FIRST AVE | 2/16/2023 | 110000 | WD | 110000 | 116794 | 35646 | 74354 | 98720.19531 | 0.753 | 1142 | 65.10858144 | 14 | | Historic Area | 401 |
| 093-417-000-334-00 | 106 HITCHCOCK ST | 7/21/2023 | 160000 | WD | 160000 | 155103 | 43189 | 116811 | 136148.4219 | 0.858 | 1943 | 60.11888832 | 14 | | Historic Area | 401 |
| 093-417-000-344-00 | 113 E WHITE ST | 10/9/2022 | 225000 | LC | 225000 | 210223 | 55131 | 169869 | 188676.4063 | 0.900 | 2982 | 56.96478873 | 14 | | Historic Area | 401 |
| 093-417-000-500-00 | 137 W LEWIS ST | 10/13/2022 | 330000 | WD | 330000 | 273283 | 55818 | 274182 | 264555.9688 | 1.036 | 2889 | 94.90550363 | 14 | | Historic Area | 401 |
| 093-417-000-023-00 | 142 S STATE AVE | 10/11/2023 | 215600 | OTH | 212600 | 168210 | 40299 | 172301 | 155609.4844 | 1.107 | 2103 | 81.93105088 | 14 | | Historic Area | 401 |
| 093-417-000-165-00 | 215 RICHARDSON ST | 9/15/2023 | 155000 | WD | 155000 | 122403 | 40320 | 114680 | 99857.66406 | 1.148 | 988 | 116.0728745 | 14 | | Historic Area | 401 |
| 093-417-000-113-00 | 513 S STATE AVE | 10/26/2023 | 178000 | WD | 178000 | 142104 | 65676 | 112324 | 92978.10156 | 1.208 | 1152 | 97.50347222 | 14 | | Historic Area | 401 |
| 093-417-000-260-00 | 163 S STATE AVE | 11/16/2023 | 505000 | WD | 505000 | 349615 | 79501 | 425499 | 328605.8438 | 1.295 | 2847 | 149.455216 | 14 | | Historic Area | 401 |
| | | | | | | | | | | 0.958 | | | | | | |

For 2025, use 0.958 for Historic Area Residential

Alpena City- 2025 ECF Analysis Northside Industrial Area Residential

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|-----------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|-----------------------|-----------------------|----------------|
| 092-307-000-205-00 | 1113 FORD AVE | 1/24/2024 | 25100 | WD | 25100 | 52114 | 13209 | 11891 | 64519.07031 | 0.184 | 1170 | 10.16325 | 15 | | North Side - Ind Area | 401 |
| 092-307-000-128-00 | 917 FORD AVE | 4/5/2022 | 37500 | WD | 37500 | 51897 | 8734 | 28766 | 71580.42969 | 0.402 | 950 | 30.28 | 15 | | North Side - Ind Area | 401 |
| 092-177-000-042-00 | 148 E BIRCH ST | 10/12/2023 | 128850 | WD | 128850 | 171014 | 78321 | 50529 | 98391.375 | 0.514 | 1280 | 39.47578 | 15 | 092-177-000-043-00 | North Side - Ind Area | 401 |
| 092-307-000-090-00 | 128 E CLARK ST | 8/30/2023 | 95000 | WD | 95000 | 95542 | 26248 | 68752 | 114915.4219 | 0.598 | 1240 | 55.44516 | 15 | | North Side - Ind Area | 401 |
| 092-127-000-013-00 | 133 E MILLER ST | 4/27/2022 | 55000 | WD | 55000 | 48446 | 9505 | 45495 | 64578.77344 | 0.704 | 1950 | 23.33077 | 15 | | North Side - Ind Area | 401 |
| 092-147-000-007-00 | 1204 FORD AVE | 10/26/2022 | 130000 | WD | 130000 | 101249 | 19783 | 110217 | 135101.1563 | 0.816 | 1896 | 58.13133 | 15 | | North Side - Ind Area | 401 |
| 092-307-000-077-00 | 703 FORD AVE | 5/2/2023 | 122000 | WD | 122000 | 90892 | 29549 | 92451 | 101729.6875 | <u>0.909</u> | | | | | North Side - Ind Area | 401 |
| | | | | | | | | | | 0.590 | | | | | | |

For 2025, use 0.59 for Northside-Industrial area residential

Alpena City- 2025 ECF Analysis Lake Huron

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcel: | Land Table | Property Class |
|--------------------|-----------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-------------|----------|---------------|------------|----------------|
| 093-417-000-051-00 | 416 S STATE AVE | 2/22/2023 | 270000 | WD | 270000 | 349181 | 194543 | 75457 | 159915.2031 | 0.472 | 1545 | 48.8394822 | 16 | | Lake Huron | 401 |
| 093-417-000-067-00 | 500 S STATE AVE | 12/29/2023 | 520000 | WD | 519000 | 438965 | 342083 | 176917 | 100188.2109 | <u>1.766</u> | 1340 | 132.0276119 | 16 | | Lake Huron | 401 |
| | | | | | | | | | | 1.119 | | | | | | |

For 2025, use 1.119 for Lake Huron and River areas

Alpena City- 2025 ECF Analysis Condo1-Oxbow Farms

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|-----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-------------|----------|-----------------------|------------|----------------|
| 091-028-000-758-02 | 355 S OLIVER ST | 5/15/2023 | 215500 | WD | 215500 | 161593 | 0 | 215500 | 147170.3125 | 1.464 | 1216 | 177.2203947 | Cndo3 | | Condo Unit | 401 |
| 093-350-000-007-00 | 257 S OLIVER ST | 9/29/2023 | 215000 | WD | 215000 | 168230 | 0 | 215000 | 153214.9375 | 1.403 | 1216 | 176.8092105 | Cndo3 | | Condo Unit | 401 |
| 093-350-000-008-00 | 257 S OLIVER ST | 9/1/2022 | 195000 | WD | 195000 | 172954 | 0 | 195000 | 157517.2969 | <u>1.238</u> | 1216 | 160.3618421 | Cndo3 | | Condo Unit | 401 |
| | | | | | | | | | | 1.369 | | | | | | |

For 2025, use 1.369 for Condo units 1, 2, and 3.

Alpena City- 2025 ECF Analysis Condo2-Alpena Village

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|-----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-------------|----------|-----------------------|------------|----------------|
| 091-028-000-758-02 | 355 S OLIVER ST | 5/15/2023 | 215500 | WD | 215500 | 161593 | 0 | 215500 | 147170.3125 | 1.464 | 1216 | 177.2203947 | Cndo3 | | Condo Unit | 401 |
| 093-350-000-007-00 | 257 S OLIVER ST | 9/29/2023 | 215000 | WD | 215000 | 168230 | 0 | 215000 | 153214.9375 | 1.403 | 1216 | 176.8092105 | Cndo3 | | Condo Unit | 401 |
| 093-350-000-008-00 | 257 S OLIVER ST | 9/1/2022 | 195000 | WD | 195000 | 172954 | 0 | 195000 | 157517.2969 | <u>1.238</u> | 1216 | 160.3618421 | Cndo3 | | Condo Unit | 401 |
| | | | | | | | | | | 1.369 | | | | | | |

For 2025, use 1.369 for Condo units 1, 2, and 3.

Alpena City- 2025 ECF Analysis Condo3-Oliver Park

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Other Parcels in Sale | Land Table | Property Class |
|--------------------|-----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-------------|----------|-----------------------|------------|----------------|
| 091-028-000-758-02 | 355 S OLIVER ST | 5/15/2023 | 215500 | WD | 215500 | 161593 | 0 | 215500 | 147170.3125 | 1.464 | 1216 | 177.2203947 | Cndo3 | | Condo Unit | 401 |
| 093-350-000-007-00 | 257 S OLIVER ST | 9/29/2023 | 215000 | WD | 215000 | 168230 | 0 | 215000 | 153214.9375 | 1.403 | 1216 | 176.8092105 | Cndo3 | | Condo Unit | 401 |
| 093-350-000-008-00 | 257 S OLIVER ST | 9/1/2022 | 195000 | WD | 195000 | 172954 | 0 | 195000 | 157517.2969 | 1.238 | 1216 | 160.3618421 | Cndo3 | | Condo Unit | 401 |
| | | | | | | | | | | <u>1.369</u> | | | | | | |

For 2025, use 1.369 for Condo units 1, 2, and 3.