

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
07-0003-0020-22-4	12832 MARSHALL LN	10/21/21	\$3,595,000	WD	03-ARM'S LENGTH	\$3,595,000	\$855,600	23.80	\$2,751,077	\$1,583,939	\$2,011,061	\$1,167,138	1.723	2,999	\$670.58	4201	39.2471	residential	\$1,396,876	07-0003-0020-23-2	4200 LAKE MICHIGAN	401	86	
07-0019-0010-03-9	9228 PIER ST	08/29/22	\$3,850,000	WD	03-ARM'S LENGTH	\$3,850,000	\$1,210,900	31.45	\$3,458,857	\$2,361,409	\$1,488,591	\$1,097,448	1.356	4,000	\$372.15	4201	2.5812	CUSTOM BUILD	\$1,626,000		4200 LAKE MICHIGAN	401	94	
07-0019-0090-00-8	15202 LAKESHORE RD	11/21/22	\$3,900,000	WD	03-ARM'S LENGTH	\$3,900,000	\$1,493,200	38.29	\$4,227,099	\$3,071,976	\$828,024	\$1,155,123	0.717	5,288	\$156.59	4201	61.3772	CUSTOM BUILD	\$2,168,000		4200 LAKE MICHIGAN	401	83	
07-6400-0004-00-1	15911 LAKE AVE 4	08/25/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$148,100	32.55	\$417,653	\$302,278	\$152,722	\$115,375	1.324	912	\$167.46	4201	0.6898	COTTAGE	\$201,892		4200 LAKE MICHIGAN	401	72	
07-6400-0005-00-8	15911 LAKE AVE	09/08/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$153,400	32.99	\$427,113	\$302,278	\$162,722	\$124,835	1.303	912	\$178.42	4201	2.7103	COTTAGE	\$201,892		4200 LAKE MICHIGAN	401	71	
07-7200-0004-00-4	15660 LAKESHORE RD	09/29/21	\$4,375,000	WD	03-ARM'S LENGTH	\$4,375,000	\$998,100	22.81	\$3,688,262	\$2,462,137	\$1,912,863	\$1,226,125	1.560	5,226	\$366.03	4201	22.9489	residential	\$1,693,750		4200 LAKE MICHIGAN	401	88	
Totals:			\$16,640,000			\$16,640,000	\$4,859,300		\$14,970,061	\$6,555,983	\$4,886,044				\$318.54		1.1178							
								Sale. Ratio =>	29.20					E.C.F. =>	1.342	Std. Deviation=>	0.34201253							
								Std. Dev. =>	5.93					Ave. E.C.F. =>	1.331	Ave. Variance=>	21.5924	Coefficient of Var=>	16.22758654					