

Parcel Number	Street Address	Sale Date
002-001-006-20	3823 N SUMMERS RD	07/12/21
002-001-007-20	5720 CLEAR LAKE RD	10/20/22
002-003-004-00	4774 CLEAR LAKE RD	03/17/23
002-003-011-00	3800 N LAKE PLEASANT RD	06/30/21
002-004-001-20	3943 N LAKE PLEASANT RD	09/27/21
002-004-012-00	ALLEN DR	08/16/21
002-004-013-00	3981 ALLEN DR	08/16/21
002-004-013-00	3981 ALLEN DR	12/30/22
002-004-016-00	4111 KINGS MILL RD	08/12/22
002-004-019-00	3824 JEFFERSON RD	06/01/22
002-004-031-60	3515 N LAKE PLEASANT RD	09/23/21
002-006-004-50	3920 N FIVE LAKES RD	03/31/23
002-006-004-80	3951 JONES ROAD	03/23/22
002-006-004-90	3867 JONES ROAD	04/12/22
002-006-008-10	3943 N FIVE LAKES RD	09/26/22
002-006-011-00	3816 N FIVE LAKES RD	11/04/21
002-006-019-00	3148 KINGS MILL RD	07/28/21
002-006-019-30	3210 KINGS MILL RD	05/06/22
002-008-001-00	3544 TREE TOP LA	11/30/22
002-008-001-00	3544 TREE TOP LA	05/25/21
002-008-016-00	3343 TREE TOP LA	03/04/22
002-009-006-20	3345 N LAKE PLEASANT RD	06/16/21
002-009-008-30	3255 BURNING TREE LN	04/23/21
002-009-008-80	3266 BURNING TREE LN	09/24/21
002-009-014-40	3165 N LAKE PLEASANT RD	08/06/21
002-010-016-00	4755 LITTLE CEDAR DR	09/21/22
002-011-006-30	3337 SLATTERY RD	10/04/22
002-011-008-30	5068 CURTIS RD	10/14/22
002-014-022-00	2731 SLATTERY RD	08/19/22
002-014-024-00	2537 SLATTERY RD	04/28/22
002-015-012-00	4650 HUMMEL DR	09/20/22

002-016-009-00	4175 VERNOR RD	07/29/22
002-017-013-20	3731 VERNOR RD	04/08/21
002-017-022-30	2707 BEN-MIL DRIVE	12/10/21
002-017-028-00	2551 HARRINGTON RD	11/17/21
002-019-004-00	3265 LUM RD	01/14/22
002-019-007-00	3323 LUM RD	05/03/21
002-020-006-00	3707 LUM RD	01/20/23
002-020-026-00	3679 DALEY RD	06/14/22
002-021-023-00	4120 LUM RD	01/07/22
002-021-025-00	4160 LUM RD	06/08/21
002-022-046-00	4870 LUM RD	06/10/21
002-022-049-00	4856 LUM RD	11/12/21
002-022-056-00	2186 VINCENT ST	04/06/22
002-023-009-00	2311 SLATTERY RD	12/30/21
002-023-013-00	5057 LUM RD	04/29/22
002-023-036-00	2218 IRONS ST	06/17/22
002-023-037-00	IRONS ST	06/17/22
002-024-003-10	5845 LUM RD	09/29/21
002-024-012-00	2350 SLATTERY RD	02/23/23
002-024-017-00	5568 LUM RD	10/04/21
002-025-001-50	1821 N. SUMMERS RD	07/29/22
002-027-007-10	1853 N MITCHELL LAKE RD	06/24/22
002-027-025-25	1710 N LAKE PLEASANT RD	10/25/22
002-027-040-00	N MITCHELL LAKE RD	07/23/21
002-029-005-00	3656 DALEY RD	03/18/22
002-030-009-80	3369 HAINES RD	05/19/21
002-030-013-20	1536 BEARINGER RD	09/02/21
002-033-015-00	1345 BOULAN DR	09/20/21
002-033-027-00	4093 BOWERS RD	07/20/21
002-034-001-00	1445 N MITCHELL LAKE RD	07/23/21
002-035-013-00	1470 N MITCHELL LAKE RD	04/22/21
002-035-016-00	5170 OSTROM RD	06/11/21

002-036-012-00

1222 N YOUNG RD

01/20/23

**Totals:**

---

ARCADIA TOWNSHIP ECF STUDY

	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$320,000	QC	03-ARM'S LENGTH	\$320,000	\$103,100
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,800
\$240,000	LC	03-ARM'S LENGTH	\$240,000	\$81,000
\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$45,700
\$105,000	WD	09-FAMILY	\$105,000	\$0
\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$232,700
\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$232,700
\$554,999	WD	03-ARM'S LENGTH	\$554,999	\$237,600
\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$143,100
\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$184,500
\$175,000	LC	33-TO BE DETERMINED	\$175,000	\$29,300
\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$218,800
\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$143,900
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,200
\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$89,800
\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$86,700
\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,000
\$205,500	WD	33-TO BE DETERMINED	\$205,500	\$72,900
\$446,200	WD	03-ARM'S LENGTH	\$446,200	\$201,500
\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$170,400
\$440,000	AFF	03-ARM'S LENGTH	\$440,000	\$129,600
\$144,000	LC	03-ARM'S LENGTH	\$144,000	\$73,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,600
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,900
\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$207,000
\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$151,100
\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$227,100
\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$152,300
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,900
\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$58,000
\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,700

\$160,000	WD	09-FAMILY	\$160,000	\$121,500
\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,400
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$116,400
\$56,250	WD	03-ARM'S LENGTH	\$56,250	\$43,100
\$164,300	WD	03-ARM'S LENGTH	\$164,300	\$88,900
\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,600
\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$13,100
\$435,000	WD	33-TO BE DETERMINED	\$435,000	\$209,100
\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$183,200
\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$104,900
\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$103,800
\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,800
\$30,500	WD	03-ARM'S LENGTH	\$30,500	\$46,700
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$250,400
\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$93,000
\$50,000	MLC	33-TO BE DETERMINED	\$50,000	\$47,600
\$50,000	MLC	33-TO BE DETERMINED	\$50,000	\$47,600
\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$177,000
\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$188,600
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$155,500
\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$249,800
\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$163,200
\$389,900	WD	33-TO BE DETERMINED	\$389,900	\$169,400
\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$175,100
\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$94,600
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$132,300
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$120,900
\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,800
\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$22,700
\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$175,100
\$500,000	WD	09-FAMILY	\$500,000	\$184,700
\$328,500	WD	09-FAMILY	\$328,500	\$141,300

\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$80,100
\$19,857,449		\$19,857,449	\$8,078,200
			Sale. Ratio =>
			Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
32.22	\$280,126	\$57,675	\$262,325	\$215,972	1.215	1,536
45.40	\$209,936	\$15,000	\$185,000	\$189,258	0.978	1,456
33.75	\$148,912	\$18,949	\$221,051	\$126,178	1.752	1,248
35.18	\$143,132	\$28,140	\$101,760	\$111,643	0.911	985
0.00	\$121,436	\$22,120	\$82,880	\$96,423	0.860	1,062
43.09	\$461,074	\$151,368	\$388,632	\$334,817	1.161	2,200
43.09	\$461,074	\$151,368	\$388,632	\$334,817	1.161	2,200
42.81	\$566,095	\$137,962	\$417,037	\$415,663	1.003	2,200
37.17	\$334,714	\$74,109	\$310,891	\$253,015	1.229	1,440
36.90	\$417,556	\$77,256	\$422,744	\$330,388	1.280	1,572
16.74	\$139,535	\$77,175	\$97,825	\$60,544	1.616	880
37.72	\$515,722	\$112,126	\$467,874	\$391,841	1.194	1,955
31.91	\$403,054	\$82,552	\$368,448	\$311,167	1.184	2,004
50.08	\$290,245	\$15,000	\$235,000	\$267,228	0.879	1,476
32.08	\$197,441	\$9,000	\$270,900	\$182,952	1.481	1,352
51.92	\$238,428	\$52,688	\$114,312	\$180,330	0.634	1,408
38.93	\$293,634	\$158,531	\$121,469	\$131,168	0.926	1,350
35.47	\$168,018	\$18,206	\$187,294	\$145,449	1.288	1,152
45.16	\$460,044	\$90,584	\$355,616	\$358,699	0.991	2,124
44.49	\$460,044	\$90,584	\$292,416	\$358,699	0.815	2,124
29.45	\$348,899	\$128,493	\$311,507	\$213,986	1.456	1,920
50.76	\$190,697	\$35,325	\$108,675	\$150,847	0.720	1,996
36.20	\$291,857	\$22,950	\$277,050	\$261,075	1.061	1,640
36.26	\$347,437	\$31,377	\$318,623	\$306,854	1.038	1,998
35.69	\$570,320	\$96,166	\$483,834	\$460,344	1.051	3,066
50.88	\$353,156	\$101,903	\$195,097	\$243,935	0.800	2,296
30.90	\$572,012	\$264,753	\$470,247	\$298,310	1.576	1,570
35.42	\$353,858	\$54,636	\$375,364	\$290,507	1.292	1,644
42.88	\$231,129	\$76,768	\$163,232	\$149,865	1.089	1,360
25.66	\$136,314	\$27,679	\$198,321	\$105,471	1.880	1,222
30.43	\$283,273	\$50,710	\$349,290	\$225,789	1.547	2,014

75.94	\$205,274	\$29,061	\$130,939	\$171,081	0.765	1,408
33.35	\$369,780	\$87,450	\$297,550	\$274,107	1.086	1,614
32.33	\$314,720	\$19,275	\$340,725	\$286,840	1.188	1,512
76.62	\$115,160	\$7,500	\$48,750	\$104,524	0.466	872
54.11	\$237,835	\$34,711	\$129,589	\$197,208	0.657	1,680
58.00	\$114,339	\$4,700	\$65,300	\$106,446	0.613	1,242
131.00	\$29,791	\$7,500	\$2,500	\$21,642	0.116	420
48.07	\$480,329	\$112,712	\$322,288	\$356,910	0.903	2,861
50.47	\$507,759	\$227,032	\$135,968	\$272,551	0.499	2,144
31.08	\$293,421	\$122,735	\$214,765	\$165,715	1.296	1,024
43.71	\$252,892	\$103,099	\$134,401	\$145,430	0.924	1,319
36.65	\$144,542	\$25,875	\$129,125	\$115,211	1.121	1,341
153.11	\$103,542	\$6,855	\$23,645	\$93,871	0.252	1,484
55.64	\$650,680	\$119,430	\$330,570	\$515,777	0.641	2,912
37.65	\$214,788	\$10,388	\$236,612	\$198,447	1.192	2,156
95.20	\$95,116	\$44,550	\$5,450	\$48,809	0.112	576
95.20	\$95,116	\$44,550	\$5,450	\$48,809	0.112	576
33.08	\$491,715	\$110,827	\$424,173	\$369,794	1.147	2,358
58.03	\$433,048	\$131,998	\$193,002	\$292,282	0.660	2,952
34.56	\$423,300	\$14,813	\$435,187	\$396,589	1.097	2,840
47.58	\$581,817	\$83,423	\$441,577	\$483,878	0.913	3,483
39.33	\$378,621	\$92,644	\$322,356	\$277,648	1.161	1,641
43.45	\$390,667	\$52,452	\$337,448	\$328,364	1.028	1,815
56.48	\$348,276	\$267,734	\$42,266	\$87,072	0.485	1,222
34.59	\$254,013	\$39,403	\$234,097	\$208,359	1.124	2,436
48.11	\$359,085	\$15,000	\$260,000	\$334,063	0.778	2,212
33.58	\$321,487	\$68,540	\$291,460	\$245,580	1.187	1,460
44.56	\$259,063	\$75,075	\$139,925	\$178,629	0.783	1,512
227.00	\$57,081	\$7,500	\$2,500	\$48,137	0.052	1,080
56.48	\$348,276	\$267,734	\$42,266	\$87,072	0.485	1,222
36.94	\$463,615	\$182,543	\$317,457	\$272,885	1.163	2,016
43.01	\$390,919	\$97,594	\$230,906	\$284,782	0.811	2,184



40.05	\$185,361	\$6,450	\$193,550	\$173,700	1.114	2,000
	<b>\$19,900,600</b>		<b>\$15,005,143</b>	<b>\$14,695,442</b>		
<b>40.68</b>				E.C.F. =>	<b>1.021</b>	
<b>32.30</b>				Ave. E.C.F. =>	<b>0.969</b>	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$170.78	4000	24.5883	CD		\$36,585	No
\$127.06	4000	0.8758	D		\$15,000	No
\$177.12	1000	78.3160	CD		\$11,038	No
\$103.31	4000	5.7263	D		\$19,680	No
\$78.04	4000	10.9199	D	Desc 00001	\$15,000	No
\$176.65	4000	19.1986	BC		\$110,690	No
\$176.65	4000	19.1986	BC		\$110,690	No
\$189.56	4000	3.4563	BC		\$75,075	No
\$215.90	4000	26.0005	C		\$24,300	No
\$268.92	4000	31.0794	C		\$77,256	No
\$111.16	4000	64.7033	D		\$77,175	No
\$239.32	4000	22.5299	C		\$75,750	No
\$183.86	4000	21.5342	C		\$66,750	No
\$159.21	4000	8.9344	C		\$15,000	No
\$200.37	4000	51.1970	D		\$9,000	No
\$81.19	4000	33.4838	CD		\$27,300	No
\$89.98	4000	4.2686	C		\$150,000	No
\$162.58	4000	31.8957	CD		\$15,000	No
\$167.43	4000	2.2663	C		\$75,150	No
\$137.67	4000	15.3530	C		\$75,150	No
\$162.24	4000	48.6990	C		\$75,600	No
\$54.45	4000	24.8309	D		\$35,325	No
\$168.93	4000	9.2448	C		\$22,950	No
\$159.47	4000	6.9610	C		\$18,525	No
\$157.81	4000	8.2285	C		\$75,825	No
\$84.97	4000	16.8951	C		\$75,000	No
\$299.52	4000	60.7629	C		\$244,000	No
\$228.32	4000	32.3358	C		\$44,325	No
\$120.02	4000	12.0451	CD		\$75,000	No
\$162.29	4000	91.1597	CD		\$16,650	No
\$173.43	4000	57.8231	C		\$38,775	No

\$93.00	1000	20.3378	C	\$10,200	No
\$184.36	4000	11.6783	CD	\$87,450	No
\$225.35	4000	21.9116	C	\$19,275	No
\$55.91	4000	50.2344	D	\$7,500	No
\$77.14	4000	31.1623	D	\$29,250	No
\$52.58	4000	35.5284	D	\$4,500	No
\$5.95	4000	85.3225	D	\$7,500	No
\$112.65	4000	6.5747	C	\$75,750	No
\$63.42	4000	46.9870	C	\$206,638	No
\$209.73	4000	32.7251	C	\$111,375	No
\$101.90	4000	4.4580	CD	\$89,550	No
\$96.29	4000	15.2030	CD	\$25,875	No
\$15.93	4000	71.6854	D	\$6,855	No
\$113.52	4000	32.7826	B	\$102,758	No
\$109.75	4000	22.3578	CD	\$10,388	No
\$9.46	4000	85.7082	D	\$44,550	No
\$9.46	4000	85.7082	D	\$44,550	No
\$179.89	4000	17.8309	C	\$74,040	No
\$65.38	4000	30.8413	C	\$112,500	No
\$153.23	4000	12.8582	C	\$14,813	No
\$126.78	4000	5.6163	C	\$83,423	No
\$196.44	4000	19.2283	C	\$75,000	No
\$185.92	4000	5.8922	C	\$36,750	No
\$34.59	4020	48.3330	D	\$267,734	No
\$96.10	4000	15.4784	CD	\$29,265	No
\$117.54	4000	19.0446	C	\$15,000	No
\$199.63	4000	21.8082	C	\$61,200	No
\$92.54	4000	18.5416	CD	\$75,075	No
\$2.31	4000	91.6807	CD	\$7,500	No
\$34.59	4020	48.3330	D	\$267,734	No
\$157.47	4000	19.4592	C	\$140,000	No
\$105.73	4000	15.7925	CD	\$75,225	No

\$96.78	4000	14.5535 C	\$6,450 No
<b>\$130.77</b>		<b>5.2332</b>	
Std. Deviation=>	<b>0.387921611</b>		
Ave. Variance=>	<b>29.8464</b>	Coefficient of Var=>	<b>30.809419</b>

Apr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		4000 ARCADIA RESIDENTI.	401	83
//		4000 ARCADIA RESIDENTI.	401	93
//		1000 AG	401	63
//		4000 ARCADIA RESIDENTI.	401	58
//		4000 ARCADIA RESIDENTI.	401	61
//	002-004-013-00	4000 ARCADIA RESIDENTI.	401	84
//	002-004-012-00	4000 ARCADIA RESIDENTI.	401	84
//	002-004-012-00	4000 ARCADIA RESIDENTI.	401	83
//		4000 ARCADIA RESIDENTI.	401	89
//	002-004-020-00	4000 ARCADIA RESIDENTI.	401	93
//	002-004-031-50	4000 ARCADIA RESIDENTI.	401	51
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	83
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	88
//		4000 ARCADIA RESIDENTI.	401	78
//		4000 ARCADIA RESIDENTI.	401	63
//		4000 ARCADIA RESIDENTI.	401	80
//		4000 ARCADIA RESIDENTI.	401	77
//		4000 ARCADIA RESIDENTI.	401	77
//		4000 ARCADIA RESIDENTI.	401	77
//		4000 ARCADIA RESIDENTI.	401	63
//		4000 ARCADIA RESIDENTI.	401	83
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	70
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	89
//		4000 ARCADIA RESIDENTI.	401	73
//		4000 ARCADIA RESIDENTI.	401	63
//		4000 ARCADIA RESIDENTI.	401	73

//		1000 AG	401	68
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	63
//		4000 ARCADIA RESIDENTI.	401	79
//		4000 ARCADIA RESIDENTI.	401	68
//		4000 ARCADIA RESIDENTI.	401	46
//		4000 ARCADIA RESIDENTI.	401	72
//		4000 ARCADIA RESIDENTI.	401	73
//		4000 ARCADIA RESIDENTI.	401	84
//		4000 ARCADIA RESIDENTI.	401	64
//		4000 ARCADIA RESIDENTI.	401	59
//		4000 ARCADIA RESIDENTI.	401	59
//		4000 ARCADIA RESIDENTI.	401	74
//		4000 ARCADIA RESIDENTI.	401	64
//	002-023-037-00	4000 ARCADIA RESIDENTI.	401	60
//	002-023-036-00	4000 ARCADIA RESIDENTI.	401	60
//		4000 ARCADIA RESIDENTI.	401	84
//		4000 ARCADIA RESIDENTI.	401	70
//		4000 ARCADIA RESIDENTI.	401	92
//		4000 ARCADIA RESIDENTI.	401	94
//		4000 ARCADIA RESIDENTI.	401	91
//		4000 ARCADIA RESIDENTI.	401	93
//	002-034-001-00	4000 ARCADIA RESIDENTI.	401	85
//		4000 ARCADIA RESIDENTI.	401	69
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	87
//		4000 ARCADIA RESIDENTI.	401	89
//		4000 ARCADIA RESIDENTI.	401	56
//	002-027-040-00	4000 ARCADIA RESIDENTI.	401	85
//	002-035-014-00	4000 ARCADIA RESIDENTI.	401	67
//		4000 ARCADIA RESIDENTI.	401	94



Site Characteristics	Access	Water Supply	Sewer	Property Restrictions



[Redacted text]

[Redacted text]

[Redacted text]

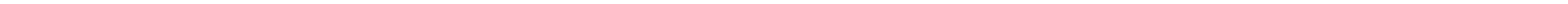
[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]

[Redacted text]





\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Waterfront Influences

Bottom Character

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

