

LINCOLN CHARTER TOWNSHIP



2026 COMMERCIAL LAND & ECF ANALYSIS

12210 - COMMERCIAL HIGH TRAFFIC LAND ANALYSIS

Workbook Version:	v2.0.2	
Will discontinue on:	June 1, 2026	(140 Days Remaining)
Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template	

<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
<i>Is determined in Allocation Settings</i>	
44.11%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.
This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.
This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
<i>(Optional feature) $Y=A*X^B$</i>	
A:	1,369.13
B:	-0.5702

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
<i>Optional but helpful</i>

[illegible]

Starting Stats	
Min:	22.77%
Max:	100.00%
Mean:	49.03%
Median:	40.27%
StDev:	22.60%
COD (median):	38.33%
COV (mean):	46.09%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	26.43%
Max Land% Allowed:	62.87%

<-edit

<-edit

Prior Year (Optional):	0.00%
Current year starting:	49.12%
Current year conclusion:	44.11%

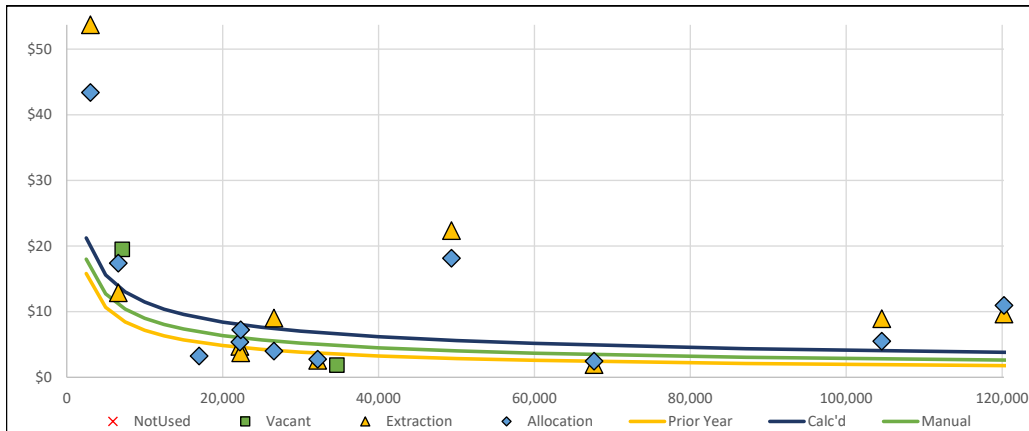
<-(Global Setup)

44.11%

^Manual Override^ ^ Calculated # ^

Stats After Removals	
Min:	32.69%
Max:	54.58%
Mean:	42.24%
Median:	38.94%
StDev:	8.18%
COD (median):	16.23%
COV (mean):	19.37%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s001_E	0	Extraction	12-0015-0020-07-5	3/15/2024	\$240,000	26,572	\$0	\$240,000	100.00%
s002_E	1	Extraction	12-0016-0050-09-6	7/28/2023	\$2,984,000	120,226	\$1,822,039	\$1,161,961	38.94%
s003_E	1	Extraction	12-0016-0050-11-0	10/11/2024	\$2,030,000	49,353	\$927,221	\$1,102,779	54.32%
s005_E	1	Extraction	45-0021-0005-12-1	1/17/2025	\$200,000	32,191	\$116,826	\$83,174	41.59%
s006_E	1	Extraction	45-0021-0011-10-5	5/17/2023	\$375,000	67,649	\$244,425	\$130,575	34.82%
s007_E	1	Extraction	45-0021-0011-14-8	6/15/2023	\$270,000	22,216	\$165,417	\$104,583	38.73%
s008_E	0	Extraction	45-0028-0048-00-6	8/16/2024	\$365,000	22,303	\$281,886	\$83,114	22.77%
s009_E	0	Extraction	45-0028-0048-05-0	3/6/2025	\$1,300,000	104,544	\$366,315	\$933,685	71.82%
s011_E	1	Extraction	45-0340-0005-01-1	1/15/2025	\$300,000	3,049	\$136,254	\$163,746	54.58%
s013_E	1	Extraction	45-0340-0022-00-5	5/18/2023	\$261,000	6,621	\$175,688	\$85,312	32.69%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0027-0008-08-7	6/17/2024	\$65,000	34,630	\$0	\$65,000	\$65,000	\$1.88
1	Vacant	45-0340-0014-00-2	1/10/2024	\$138,500	7,100	\$0	\$138,500	\$138,500	\$19.51
1	Extraction	12-0015-0020-07-5	3/15/2024	\$240,000	26,572	\$0	\$240,000	\$240,000	\$9.03
1	Extraction	12-0016-0050-09-6	7/28/2023	\$2,984,000	120,226	\$1,822,039	\$2,984,000	\$1,161,961	\$9.66
1	Extraction	12-0016-0050-11-0	10/11/2024	\$2,030,000	49,353	\$927,221	\$2,030,000	\$1,102,779	\$22.34
1	Extraction	45-0021-0005-12-1	1/17/2025	\$200,000	32,191	\$116,826	\$200,000	\$83,174	\$2.58
1	Extraction	45-0021-0011-10-5	5/17/2023	\$375,000	67,649	\$244,425	\$375,000	\$130,575	\$1.93
1	Extraction	45-0021-0011-14-8	6/15/2023	\$270,000	22,216	\$165,417	\$270,000	\$104,583	\$4.71
1	Extraction	45-0028-0048-00-6	8/16/2024	\$365,000	22,303	\$281,886	\$365,000	\$83,114	\$3.73
1	Extraction	45-0028-0048-05-0	3/6/2025	\$1,300,000	104,544	\$366,315	\$1,300,000	\$933,685	\$8.93
0	Extraction	45-0028-0085-09-2	8/15/2023	\$125,000	16,988	\$156,112	\$125,000	-\$31,112	(\$1.83)
1	Extraction	45-0340-0005-01-1	1/15/2025	\$300,000	3,049	\$136,254	\$300,000	\$163,746	\$53.70
1	Extraction	45-0340-0022-00-5	5/18/2023	\$261,000	6,621	\$175,688	\$261,000	\$85,312	\$12.89
1	Allocation	12-0015-0020-07-5	3/15/2024	\$240,000	26,572	\$0	\$240,000	\$105,864	\$3.98
1	Allocation	12-0016-0050-09-6	7/28/2023	\$2,984,000	120,226	\$1,822,039	\$2,984,000	\$1,316,242	\$10.95
1	Allocation	12-0016-0050-11-0	10/11/2024	\$2,030,000	49,353	\$927,221	\$2,030,000	\$895,433	\$18.14
1	Allocation	45-0021-0005-12-1	1/17/2025	\$200,000	32,191	\$116,826	\$200,000	\$88,220	\$2.74
1	Allocation	45-0021-0011-10-5	5/17/2023	\$375,000	67,649	\$244,425	\$375,000	\$165,413	\$2.45
1	Allocation	45-0021-0011-14-8	6/15/2023	\$270,000	22,216	\$165,417	\$270,000	\$119,097	\$5.36
1	Allocation	45-0028-0048-00-6	8/16/2024	\$365,000	22,303	\$281,886	\$365,000	\$161,002	\$7.22
1	Allocation	45-0028-0048-05-0	3/6/2025	\$1,300,000	104,544	\$366,315	\$1,300,000	\$573,430	\$5.49
1	Allocation	45-0028-0085-09-2	8/15/2023	\$125,000	16,988	\$156,112	\$125,000	\$55,138	\$3.25
1	Allocation	45-0340-0005-01-1	1/15/2025	\$300,000	3,049	\$136,254	\$300,000	\$132,330	\$43.40
1	Allocation	45-0340-0022-00-5	5/18/2023	\$261,000	6,621	\$175,688	\$261,000	\$115,127	\$17.39

v=A*X^B		Prior Year		Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change	
2,500	\$15.81	\$39,525	\$21.23	\$53,075	34.28%	\$18.00	\$45,000	13.85%	
5,000	\$10.65	\$53,250	\$15.60	\$78,000	46.48%	\$12.73	\$66,650	19.53%	
7,500	\$8.45	\$63,375	\$13.02	\$97,650	54.08%	\$10.39	\$77,925	22.96%	
10,000	\$7.17	\$71,700	\$11.46	\$114,600	59.83%	\$9.00	\$90,000	25.52%	
12,500	\$6.32	\$79,000	\$10.38	\$129,750	64.24%	\$8.05	\$100,625	27.37%	
15,000	\$5.69	\$85,350	\$9.57	\$143,550	68.19%	\$7.35	\$110,250	29.17%	
20,000	\$4.83	\$96,600	\$8.42	\$168,400	74.33%	\$6.36	\$127,200	31.68%	
25,000	\$4.25	\$106,250	\$7.62	\$190,500	79.29%	\$5.69	\$142,250	33.88%	
30,000	\$3.83	\$114,900	\$7.03	\$210,900	83.55%	\$5.20	\$156,000	35.77%	
40,000	\$3.25	\$130,000	\$6.18	\$247,200	90.15%	\$4.50	\$180,000	38.46%	
50,000	\$2.86	\$143,000	\$5.60	\$280,000	95.80%	\$4.02	\$201,000	40.56%	
60,000	\$2.58	\$154,800	\$5.16	\$309,600	100.00%	\$3.67	\$220,200	42.25%	
87,120	\$2.09	\$182,081	\$4.37	\$380,714	109.09%	\$3.05	\$265,716	45.93%	
130,680	\$1.66	\$216,929	\$3.65	\$476,982	119.88%	\$2.49	\$325,393	50.00%	
174,240	\$1.41	\$245,678	\$3.21	\$559,310	127.66%	\$2.16	\$376,358	53.19%	
217,800	\$1.24	\$270,072	\$2.91	\$633,798	134.68%	\$1.93	\$420,354	55.65%	
435,600	\$0.83	\$361,548	\$2.14	\$932,184	157.83%	\$1.36	\$592,416	63.86%	
653,400	\$0.66	\$431,244	\$1.78	\$1,163,052	169.70%	\$1.11	\$725,274	68.18%	
871,200	\$0.56	\$487,872	\$1.57	\$1,367,784	180.36%	\$0.96	\$836,352	71.43%	
1,089,000	\$0.49	\$533,610	\$1.42	\$1,546,380	189.80%	\$0.86	\$936,540	75.51%	
A= 1369.13		B= -0.5702		A&B: 690.42 -0.4450		A&B: 900.00 -0.5000			
Refresh Data		Set X and Y maximums for chart for zoom control							
		X Max: 120,226		(1 to 120,226)		Y Max: 553.70		(\$1 to \$53.70)	
Land Allocation %:		44.11%		Calculated Allocation %:		44.11%			

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	690.42	43,560	1.000	5.95	\$259,182	\$259,182
B:	-0.4450	65,340	1.500	4.97	\$216,493	\$324,740
		87,120	2.000	4.37	\$190,357	\$380,714
		108,900	2.500	3.96	\$172,498	\$431,244
		130,680	3.000	3.65	\$158,994	\$476,982
		174,240	4.000	3.21	\$139,828	\$559,310
		217,800	5.000	2.91	\$126,760	\$633,798
		304,920	7.000	2.5	\$108,900	\$762,300
		435,600	10.000	2.14	\$93,218	\$932,184
		653,400	15.000	1.78	\$77,537	\$1,163,052
		871,200	20.000	1.57	\$68,389	\$1,367,784
		1,089,000	25.000	1.42	\$61,855	\$1,546,380
		1,306,800	30.000	1.31	\$57,064	\$1,711,908
		1,742,400	40.000	1.15	\$50,094	\$2,003,760
		2,178,000	50.000	1.04	\$45,302	\$2,265,120
		4,356,000	100.000	0.77	\$33,541	\$3,354,120

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	900.00	43,560	1.000	4.31	\$187,744	\$187,744
B:	-0.5000	65,340	1.500	3.52	\$153,331	\$229,997
		87,120	2.000	3.05	\$132,858	\$265,716
		108,900	2.500	2.73	\$118,919	\$297,297
		130,680	3.000	2.49	\$108,464	\$325,393
		174,240	4.000	2.16	\$94,090	\$376,358
		217,800	5.000	1.93	\$84,071	\$420,354
		304,920	7.000	1.63	\$71,003	\$497,020
		435,600	10.000	1.36	\$59,242	\$592,416
		653,400	15.000	1.11	\$48,352	\$725,274
		871,200	20.000	0.96	\$41,818	\$836,352
		1,089,000	25.000	0.86	\$37,462	\$936,540
		1,306,800	30.000	0.79	\$34,412	\$1,032,372
		1,742,400	40.000	0.68	\$29,621	\$1,184,832
		2,178,000	50.000	0.61	\$26,572	\$1,328,580
		4,356,000	100.000	0.43	\$18,731	\$1,873,080

12220 - COMMERCIAL LOW TRAFFIC LAND ANALYSIS

Workbook Version:	v2.0.2	
Will discontinue on:	June 1, 2026	(140 Days Remaining)
Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template	

<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
<i>Is determined in Allocation Settings</i>	
36.90%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.
This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.
This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
<i>(Optional feature) $Y=A*X^B$</i>	
A:	179.89
B:	-0.4427

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
<i>Optional but helpful</i>

[illegible]

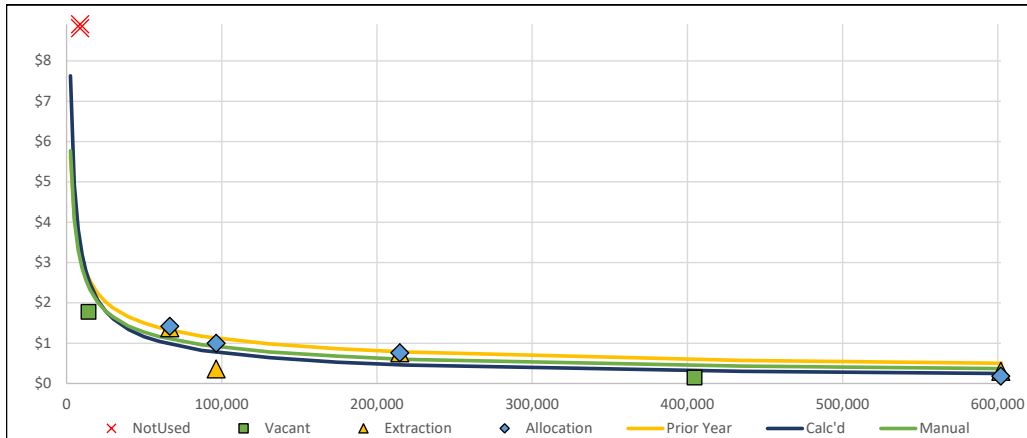
Starting Stats	
Min:	13.42%
Max:	60.37%
Mean:	36.87%
Median:	37.19%
StDev:	16.61%
COD (median):	25.94%
COV (mean):	45.05%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	20.26%
Max Land% Allowed:	53.80%

Prior Year (Optional):	0.00%	<-(Global Setup)
Current year starting:	37.51%	
Current year conclusion:	36.90%	36.90%

Stats After Removals	
Min:	36.04%
Max:	37.33%
Mean:	36.85%
Median:	37.19%
StDev:	0.58%
COD (median):	1.16%
COV (mean):	1.57%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s001_E	0	Extraction	12-0015-0028-00-9	1/21/2025	\$261,750	96,311	\$226,612	\$35,138	13.42%
s003_E	1	Extraction	12-0032-0005-11-4	10/21/2024	\$210,000	8,799	\$131,599	\$78,401	37.33%
s004_E	1	Extraction	12-0032-0009-01-2	8/16/2024	\$255,000	66,473	\$163,110	\$91,890	36.04%
s005_E	0	Extraction	12-0032-0011-03-3	9/7/2023	\$299,900	601,999	\$118,862	\$181,038	60.37%
s006_E	1	Extraction	12-0033-0013-06-9	5/30/2024	\$441,000	214,751	\$276,985	\$164,015	37.19%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0023-0032-02-3	9/27/2024	\$60,000	404,542	\$0	\$60,000	\$60,000	\$0.15
1	Vacant	12-4560-0050-00-3	10/27/2023	\$25,000	14,026	\$0	\$25,000	\$25,000	\$1.78
1	Extraction	12-0015-0028-00-9	1/21/2025	\$261,750	96,311	\$226,612	\$261,750	\$35,138	\$0.36
0	Extraction	12-0032-0005-11-4	10/21/2024	\$210,000	8,799	\$131,599	\$210,000	\$78,401	\$8.91
1	Extraction	12-0032-0009-01-2	8/16/2024	\$255,000	66,473	\$163,110	\$255,000	\$91,890	\$1.38
1	Extraction	12-0032-0011-03-3	9/7/2023	\$299,900	601,999	\$118,862	\$299,900	\$181,038	\$0.30
1	Extraction	12-0033-0013-06-9	5/30/2024	\$441,000	214,751	\$276,985	\$441,000	\$164,015	\$0.76
1	Allocation	12-0015-0028-00-9	1/21/2025	\$261,750	96,311	\$226,612	\$261,750	\$96,586	\$1.00
0	Allocation	12-0032-0005-11-4	10/21/2024	\$210,000	8,799	\$131,599	\$210,000	\$77,490	\$8.81
1	Allocation	12-0032-0009-01-2	8/16/2024	\$255,000	66,473	\$163,110	\$255,000	\$94,095	\$1.42
1	Allocation	12-0032-0011-03-3	9/7/2023	\$299,900	601,999	\$118,862	\$299,900	\$110,663	\$0.18
1	Allocation	12-0033-0013-06-9	5/30/2024	\$441,000	214,751	\$276,985	\$441,000	\$162,729	\$0.76

v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$5.63	\$14,075	\$7.63	\$19,075	35.52%	\$5.77	\$14,425	2.49%	
5,000	\$4.14	\$20,700	\$4.94	\$24,700	19.32%	\$4.07	\$20,350	-1.69%	
7,500	\$3.46	\$25,950	\$3.83	\$28,725	10.69%	\$3.31	\$24,825	-4.34%	
10,000	\$3.05	\$30,500	\$3.20	\$32,000	4.92%	\$2.86	\$28,600	-6.23%	
12,500	\$2.76	\$34,500	\$2.78	\$34,750	0.72%	\$2.56	\$32,000	-7.25%	
15,000	\$2.55	\$38,250	\$2.48	\$37,200	-2.75%	\$2.33	\$34,950	-8.63%	
20,000	\$2.24	\$44,800	\$2.07	\$41,400	-7.59%	\$2.02	\$40,400	-9.82%	
25,000	\$2.03	\$50,750	\$1.80	\$45,000	-11.33%	\$1.80	\$45,000	-11.33%	
30,000	\$1.87	\$56,100	\$1.60	\$48,000	-14.44%	\$1.65	\$49,500	-11.76%	
40,000	\$1.65	\$66,000	\$1.34	\$53,600	-18.79%	\$1.42	\$56,800	-13.94%	
50,000	\$1.50	\$75,000	\$1.16	\$58,000	-22.67%	\$1.27	\$63,500	-15.33%	
60,000	\$1.38	\$82,800	\$1.04	\$62,400	-24.64%	\$1.16	\$69,600	-15.94%	
87,120	\$1.17	\$101,930	\$0.82	\$71,438	-29.91%	\$0.96	\$83,635	-17.95%	
130,680	\$0.98	\$128,066	\$0.64	\$83,635	-34.69%	\$0.78	\$101,930	-20.41%	
174,240	\$0.86	\$149,846	\$0.53	\$92,347	-38.37%	\$0.68	\$118,483	-20.93%	
217,800	\$0.78	\$169,884	\$0.46	\$100,188	-41.03%	\$0.60	\$130,680	-23.08%	
435,600	\$0.57	\$248,292	\$0.30	\$130,680	-47.37%	\$0.43	\$187,308	-24.56%	
653,400	\$0.48	\$313,632	\$0.23	\$150,282	-52.08%	\$0.35	\$228,690	-27.08%	
871,200	\$0.42	\$365,904	\$0.19	\$165,528	-54.76%	\$0.30	\$261,360	-28.57%	
1,089,000	\$0.38	\$413,820	\$0.17	\$185,130	-55.26%	\$0.27	\$294,030	-28.95%	
Refresh Data	A= 179.89	B= -0.4427	A&B=	1,037.78	-0.6279	A&B=	300.00	-0.5050	
	<- Button								
	Set X and Y maximums for chart for zoom control								
	X Max:		601,999	(1 to 601,999)		Y Max:		\$8.91	(\$1 to \$8.91)
Land Allocation %:		36.90%	Calculated Allocation %:				36.90%		

Calculated From Analysis						
Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
A:	1,037.78	43,560	1.000	1.27	\$55,321	\$55,321
B:	-0.6279	65,340	1.500	0.98	\$42,689	\$64,033
		87,120	2.000	0.82	\$35,719	\$71,438
		108,900	2.500	0.71	\$30,928	\$77,319
		130,680	3.000	0.64	\$27,878	\$83,635
		174,240	4.000	0.53	\$23,087	\$92,347
		217,800	5.000	0.46	\$20,038	\$100,188
		304,920	7.000	0.37	\$16,117	\$112,820
		435,600	10.000	0.3	\$13,068	\$130,680
		653,400	15.000	0.23	\$10,019	\$150,282
		871,200	20.000	0.19	\$8,276	\$165,528
		1,089,000	25.000	0.17	\$7,405	\$185,130
		1,306,800	30.000	0.15	\$6,534	\$196,020
		1,742,400	40.000	0.13	\$5,663	\$226,512
		2,178,000	50.000	0.11	\$4,792	\$239,580
		4,356,000	100.000	0.07	\$3,049	\$304,920

Used (Concluded Land Value)						
Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
A:	300.00	43,560	1.000	1.36	\$59,242	\$59,242
B:	-0.5050	65,340	1.500	1.11	\$48,352	\$72,527
		87,120	2.000	0.96	\$41,818	\$83,635
		108,900	2.500	0.86	\$37,462	\$93,654
		130,680	3.000	0.78	\$33,977	\$101,930
		174,240	4.000	0.68	\$29,621	\$118,483
		217,800	5.000	0.6	\$26,136	\$130,680
		304,920	7.000	0.51	\$22,216	\$155,509
		435,600	10.000	0.43	\$18,731	\$187,308
		653,400	15.000	0.35	\$15,246	\$228,690
		871,200	20.000	0.3	\$13,068	\$261,360
		1,089,000	25.000	0.27	\$11,761	\$294,030
		1,306,800	30.000	0.24	\$10,454	\$313,632
		1,742,400	40.000	0.21	\$9,148	\$365,904
		2,178,000	50.000	0.19	\$8,276	\$413,820
		4,356,000	100.000	0.13	\$5,663	\$566,280

12200 - COMMERCIAL
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class	Building Depr.
12-0015-0028-00-9	4150 N ROOSEVELT	01/21/25	\$261,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$261,750	\$154,700	59.10	\$309,418	\$109,616	\$152,134	\$340,378	0.447	40,537	\$3.75	12200	14.6827		WAREHOUSES	\$100,505	No	/ /	12-0015-0040-00-9	12220.COMMERCIAL TWP & VILLAGE-LOW	201	0
12-0016-0050-09-6	2567 W MARQUETTE WDS	07/28/23	\$2,984,000	WD	03-ARM'S LENGTH	\$2,984,000	\$997,500	33.43	\$1,995,030	\$436,331	\$2,547,669	\$2,655,365	0.959	35,528	\$71.71	12200	36.5660			\$311,070	No	/ /		12210.COMMERCIAL TWP & VILLAGE - HI	201	0
12-0033-0013-06-9	6673 RED ARROW	05/30/24	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$207,900	47.14	\$415,760	\$310,122	\$130,878	\$179,963	0.727	3,808	\$34.37	12200	13.3469	1 1/2 STORY		\$127,759	No	/ /		12220.COMMERCIAL TWP & VILLAGE-LOW	401	62
45-0021-0011-10-5	2757 W JOHN BEERS	05/17/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$224,700	59.92	\$449,329	\$241,524	\$133,476	\$354,012	0.377	9,595	\$13.91	12200	21.6744			\$223,313	No	/ /		12210.COMMERCIAL TWP & VILLAGE - HI	201	0
45-0021-0011-14-8	5675 FAIRVIEW	06/15/23	\$270,000	OTH	03-ARM'S LENGTH	\$270,000	\$144,400	53.48	\$288,713	\$169,381	\$100,619	\$203,291	0.495	4,160	\$24.19	12200	9.8833			\$133,867	No	/ /		12210.COMMERCIAL TWP & VILLAGE - HI	201	0
45-0028-0048-00-6	5909 RED ARROW	08/16/24	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$188,900	51.75	\$377,804	\$126,793	\$238,207	\$427,617	0.557	3,123	\$76.28	12200	3.6725			\$118,155	No	/ /		12210.COMMERCIAL TWP & VILLAGE - HI	201	0
Totals:						\$4,696,750			\$4,696,750	\$1,918,100		\$3,836,054		\$3,302,983	\$4,160,625		\$37.37	20.0085								

OUTLIER STATS				Sale. Ratio =>	40.84	E.C.F. =>	0.794	Std. Deviation=>	0.21502272
QUARTER 1	0.459	LOW	-0.548	Std. Dev. =>	9.75	Ave. E.C.F. =>	0.594	Ave. Variance=>	16.6376
QUARTER 3	1.130	HIGH	2.137	Coefficient of Var=> 28.01973311					
IQR	0.671	1.5 STD DEV	0.809						

SALES NOT USED																											
45-0028-0048-05-0	5934 RED ARROW	03/06/25	\$1,300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,300,000	\$278,400	21.42	\$494,879	\$255,700	\$1,044,300	\$512,974	2.036	5,965	\$175.07	12200	203.5774			\$217,176	No	/ /	45-0028-0048-01-4	12210.COMMERCIAL TWP & VILLAGE - HI	201	0	OUTLIER
12-0016-0050-11-0	4678 W RED ARROW	10/11/24	\$2,030,000	WD	03-ARM'S LENGTH	\$2,030,000	\$579,100	28.53	\$1,158,217	\$385,337	\$1,644,663	\$1,316,661	1.249	4,566	\$360.20	12200	124.9117			\$299,462	No	/ /		12210.COMMERCIAL TWP & VILLAGE - HI	201	0	OUTLIER
45-0340-0005-01-1	5729 ST JOSEPH	01/15/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$87,200	29.07	\$174,460	\$51,620	\$248,380	\$209,267	1.187	1,700	\$146.11	12200	118.6902			\$49,088	No	/ /		12210.COMMERCIAL TWP & VILLAGE - HI	201	0	EQUALIZATION