

ECF 2024 WILLIAMS RESIDENTIAL & E-SUB 4-1-21 TO 3-31-23

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.
140-001-100-131-00	3133 S 9 MILE RD	10/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,850	43.26	\$181,740	\$47,568	\$162,432	\$143,041	1.136
140-001-300-030-00	412 CHIP RD	12/17/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,100	42.84	\$184,188	\$46,854	\$168,146	\$146,412	1.148
140-001-300-040-00	451 CHIP RD	11/02/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,700	40.40	\$141,445	\$41,531	\$133,469	\$106,518	1.253
140-001-300-050-00	379 CHIP RD	09/16/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,400	34.09	\$156,758	\$52,278	\$177,722	\$111,386	1.596
140-002-100-040-00	3203 GARFIELD RD	05/05/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$80,500	64.40	\$160,968	\$44,775	\$80,225	\$123,873	0.648
140-002-400-010-13	WHEELER & 9 MILE RDS	10/27/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$55,150	122.56	\$110,287	\$39,322	\$5,678	\$75,656	0.075
140-003-200-050-00	1135 W TOWNLINE RD	09/07/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$63,900	53.25	\$127,820	\$35,806	\$84,194	\$98,096	0.858
140-004-100-040-05	1883 W TOWNLINE RD	11/24/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$265,250	44.21	\$530,453	\$90,110	\$509,890	\$457,290	1.115
140-005-300-030-02	2450 WHEELER RD	08/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$93,050	58.16	\$186,069	\$53,316	\$106,684	\$141,528	0.754
140-006-300-060-00	2788 W WHEELER	05/17/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$56,800	66.82	\$113,604	\$38,314	\$46,686	\$80,267	0.582
140-007-400-020-01	3807 ROGERS RD	10/27/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$91,650	47.00	\$183,346	\$56,225	\$138,775	\$135,523	1.024
140-008-100-050-00	3627 FLAJOLE RD	07/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,100	48.22	\$130,238	\$50,172	\$84,828	\$85,358	0.994
140-009-400-020-00	3826 11 MILE RD	02/17/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$102,550	46.61	\$205,118	\$72,062	\$147,938	\$141,851	1.043
140-010-100-010-02	1271 WHEELER RD	03/16/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$168,450	59.11	\$336,932	\$51,820	\$233,180	\$303,957	0.767
140-010-100-040-03	3665 ELEVEN MILE RD	04/08/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$56,050	53.38	\$112,122	\$46,320	\$58,680	\$70,151	0.836
140-010-100-070-00	3707 11 MILE RD	09/28/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$110,450	43.66	\$220,872	\$87,525	\$165,475	\$142,161	1.164
140-010-200-080-01	3688 GARFIELD RD	12/20/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$63,450	70.50	\$126,867	\$45,328	\$44,672	\$86,929	0.514
140-010-200-080-02	3670 GARFIELD	09/20/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$146,850	59.94	\$293,674	\$55,046	\$189,954	\$254,401	0.747
140-011-100-010-08	3509 GARFIELD	08/03/22	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$84,450	42.23	\$168,893	\$75,710	\$124,290	\$99,342	1.251
140-012-100-010-02	389 W WHEELER	12/06/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$67,900	43.25	\$135,844	\$69,990	\$87,010	\$70,207	1.239
140-013-100-050-00	4205 S 9 MILE RD	01/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,900	41.61	\$149,774	\$44,676	\$135,324	\$112,045	1.208
140-013-100-060-00	4157 S NINE MILE	08/05/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,400	40.21	\$152,801	\$45,961	\$144,039	\$113,902	1.265
140-013-400-030-01	4484 EIGHT MILE	07/23/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$102,450	40.82	\$204,946	\$53,006	\$197,994	\$161,983	1.222
140-014-400-050-00	4426 S 9 MILE RD	08/16/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$64,700	42.57	\$129,427	\$38,675	\$113,325	\$96,751	1.171
140-015-100-060-05	4183 11 MILE RD	09/14/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,250	50.29	\$256,508	\$53,802	\$201,198	\$216,104	0.931
140-017-100-010-00	4001 S FLAJOLE RD	10/18/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$75,700	52.57	\$151,374	\$61,574	\$82,426	\$95,736	0.861
140-018-200-020-00	2727 WILDER RD	06/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,100	56.23	\$146,175	\$32,974	\$97,026	\$120,683	0.804
140-018-200-080-00	2673 WILDER RD	08/24/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$46,850	62.47	\$93,714	\$28,616	\$46,384	\$69,401	0.668
140-018-200-260-00	4202 FLAJOLE RD	03/18/22	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$89,550	39.28	\$179,105	\$40,000	\$188,000	\$148,300	1.268
140-018-200-365-00	4221 LAMOE RD	12/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,600	56.63	\$181,218	\$59,887	\$100,113	\$129,351	0.774
140-019-200-025-01	2697 W NORTH UNION RD	10/17/22	\$201,900	WD	03-ARM'S LENGTH	\$201,900	\$59,850	29.64	\$119,746	\$66,741	\$135,159	\$56,509	2.392
140-019-200-050-00	2595 W NORTH UNION RD	04/07/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$82,800	48.71	\$165,630	\$30,433	\$139,567	\$144,133	0.968
140-019-200-080-06	4534 FLAJOLE RD	01/31/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,500	47.42	\$147,000	\$36,275	\$118,725	\$118,044	1.006
140-019-200-170-00	4630 FLAJOLE RD	08/04/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$62,550	40.38	\$125,105	\$48,808	\$106,092	\$81,340	1.304
140-019-400-070-00	4872 JOY RD	09/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$89,250	54.09	\$178,511	\$71,323	\$93,677	\$114,273	0.820
140-019-400-080-00	4779 JOY RD	11/07/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,350	39.69	\$166,694	\$42,621	\$167,379	\$132,274	1.265
140-019-400-150-00	4756 RONALD RD	02/13/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$78,450	51.61	\$156,932	\$28,369	\$123,631	\$137,061	0.902
140-019-400-185-04	4833 JOY RD	06/08/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,700	37.62	\$199,398	\$41,089	\$223,911	\$168,773	1.327
140-019-400-280-00	4872 FLAJOLE RD	10/15/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$63,750	51.00	\$127,507	\$35,883	\$89,117	\$97,680	0.912
140-020-100-090-00	2300 W MIDLAND	02/23/23	\$231,200	WD	03-ARM'S LENGTH	\$231,200	\$89,800	38.84	\$179,634	\$54,945	\$176,255	\$132,931	1.326
140-020-300-030-01	2357 W MIDLAND RD	09/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,600	47.13	\$259,201	\$62,258	\$212,742	\$209,961	1.013
140-020-400-090-00	2157 W MIDLAND RD	12/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,100	46.48	\$116,216	\$36,073	\$88,927	\$85,440	1.041
140-020-400-160-00	2089 W MIDLAND RD	07/21/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$67,700	90.27	\$135,438	\$49,544	\$25,456	\$91,571	0.278
140-020-400-250-01	4792 CARTER RD	11/14/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$72,500	45.60	\$144,969	\$52,299	\$106,701	\$98,795	1.080
140-020-400-300-00	4834 S CARTER RD	10/18/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$196,950	56.27	\$393,881	\$55,308	\$294,692	\$360,952	0.816
140-020-400-320-06	2046 NICHOLAS RD	03/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,150	45.37	\$408,347	\$50,381	\$399,619	\$381,627	1.047
140-020-400-320-10	4932 CARTER RD	11/24/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$197,500	58.11	\$394,969	\$58,325	\$281,575	\$358,896	0.785
140-021-100-080-02	4710 MYRA LEE	09/01/21	\$629,000	WD	03-ARM'S LENGTH	\$629,000	\$13,500	2.15	\$326,002	\$26,954	\$602,046	\$318,814	1.888
140-021-200-020-02	1721 W NORTH UNION RD	09/28/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$106,050	53.05	\$212,087	\$61,316	\$138,584	\$160,737	0.862
140-021-200-090-00	4550 11 MILE RD	07/29/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$84,300	51.12	\$168,644	\$80,408	\$84,492	\$94,068	0.898
140-021-200-290-00	1578 W MIDLAND RD	10/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$31,150	38.94	\$62,310	\$21,833	\$58,167	\$43,152	1.348
140-021-300-020-17	1851 W MIDLAND	02/14/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$135,800	64.67	\$271,609	\$58,320	\$151,680	\$227,387	0.667
140-021-300-020-20	4780 BRIARWOOD	06/18/21	\$725,000	AFF	03-ARM'S LENGTH	\$725,000	\$230,350	31.77	\$771,322	\$177,964	\$547,036	\$632,578	0.865

140-022-200-130-05	1160 W MIDLAND	10/21/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$70,400	54.57	\$140,767	\$43,376	\$85,624	\$103,828	0.825
140-022-200-170-00	1186 W MIDLAND RD	09/15/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$72,350	41.58	\$144,665	\$46,728	\$127,272	\$104,410	1.219
140-022-300-050-03	4821 SHALOM	02/17/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$23,500	3.13	\$987,174	\$142,935	\$607,065	\$900,042	0.674
140-022-300-080-00	1353 W MIDLAND RD	12/02/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,200	42.08	\$210,374	\$50,539	\$199,461	\$170,400	1.171
140-022-300-130-00	1281 W MIDLAND RD	08/31/21	\$121,000	OTH	03-ARM'S LENGTH	\$121,000	\$55,750	46.07	\$111,495	\$25,834	\$95,166	\$91,323	1.042
140-022-300-160-00	1255 W MIDLAND	09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,450	43.11	\$150,852	\$31,425	\$143,575	\$127,321	1.128
140-022-300-240-00	4765 11 MILE RD	06/16/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$57,400	63.43	\$114,839	\$24,475	\$66,025	\$96,337	0.685
140-022-400-180-00	4890 GARFIELD RD	11/07/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$42,600	44.84	\$85,234	\$31,419	\$63,581	\$57,372	1.108
140-024-200-040-00	4642 S 8 MILE RD	08/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$184,800	142.15	\$369,623	\$60,394	\$69,606	\$329,668	0.211
140-024-200-170-00	124 W MIDLAND RD	06/16/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,950	46.17	\$133,886	\$31,509	\$113,491	\$109,144	1.040
140-024-400-015-05	195 W MIDLAND	09/01/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$141,050	48.65	\$282,092	\$31,635	\$258,265	\$267,012	0.967
140-026-200-070-08	5244 S NINE MILE	10/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,650	50.76	\$355,279	\$49,875	\$300,125	\$325,591	0.922
140-027-200-090-01	5198 GARFIELD RD	11/08/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$116,250	63.87	\$232,538	\$73,472	\$108,528	\$169,580	0.640
140-027-300-030-01	1342 SALZBURG RD	06/30/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$104,300	55.19	\$208,636	\$106,962	\$82,038	\$108,394	0.757
140-027-400-100-01	1126 SALZBURG RD	11/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,000	51.25	\$164,033	\$61,777	\$98,223	\$109,015	0.901
140-032-400-095-01	2376 HOTCHKISS	10/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$106,550	31.34	\$213,081	\$66,087	\$273,913	\$156,710	1.748
140-033-200-010-07	5670 ELEVEN MILE	06/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,750	48.88	\$195,537	\$54,383	\$145,617	\$150,484	0.968
140-034-300-040-05	5749 S ELEVEN MILE RD	08/27/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$170,500	63.15	\$341,010	\$60,543	\$209,457	\$299,005	0.701
140-034-300-040-07	5793 11 MILE RD	07/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,400	49.14	\$248,963	\$78,545	\$166,455	\$181,682	0.916
140-034-400-020-00	5870 S GARFIELD RD	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,550	41.70	\$125,141	\$36,237	\$113,763	\$94,780	1.200
140-034-400-070-00	5890 GARFIELD	06/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$94,350	57.18	\$188,691	\$37,802	\$127,198	\$160,862	0.791
140-035-200-060-00	5233 SALZBURG RD	09/07/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$64,450	52.83	\$128,915	\$49,598	\$72,402	\$108,560	0.856
140-035-200-100-02	5632 S 9 MILE RD	05/02/22	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$115,950	47.72	\$231,929	\$42,469	\$200,531	\$201,983	0.993
140-036-100-020-05	401 SALZBURG RD	09/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,250	50.75	\$304,510	\$64,191	\$235,809	\$256,204	0.920
140-036-400-030-00	5978 8 MILE RD	05/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$70,300	58.58	\$140,589	\$67,023	\$52,977	\$78,429	0.675
140-036-400-040-02	142 HOTCHKISS	09/01/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,150	45.88	\$330,288	\$88,754	\$271,246	\$257,499	1.053
140-A05-000-014-00	620 W NORTH UNION	08/05/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$52,050	46.89	\$104,081	\$32,179	\$78,821	\$76,573	1.029
140-A05-000-015-00	610 W NORTH UNION RD	05/17/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,900	43.28	\$155,773	\$39,482	\$140,518	\$123,846	1.135
140-A05-000-019-00	566 W NORTH UNION RD	12/02/22	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$59,200	47.17	\$118,398	\$39,754	\$85,746	\$83,753	1.024
140-A05-000-020-00	554 W NORTH UNION RD	10/03/22	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$67,400	47.17	\$134,841	\$31,960	\$110,940	\$109,564	1.013
140-B05-000-006-00	4843 FLAJOLE RD	08/10/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,400	56.53	\$84,814	\$28,649	\$46,351	\$59,814	0.775
140-B05-000-010-00	4883 FLAJOLE RD	02/16/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,100	38.39	\$138,237	\$36,028	\$143,972	\$108,849	1.323
140-B05-000-032-00	2421 W MIDLAND RD	10/26/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$73,100	42.50	\$146,158	\$30,439	\$141,561	\$123,236	1.149
140-B05-000-041-00	4835 N RAYMOND RD	12/15/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$98,500	51.57	\$197,025	\$38,092	\$152,908	\$169,258	0.903
140-B06-000-049-00	4906 N RAYMOND RD	04/08/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$76,950	37.54	\$153,935	\$34,905	\$170,095	\$126,763	1.342
140-B06-000-078-00	4905 W BIS RD	05/10/22	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$82,800	49.14	\$165,632	\$34,569	\$133,931	\$139,577	0.960
140-B15-000-008-00	4801 COURT ST	06/25/21	\$177,000	AFF	03-ARM'S LENGTH	\$177,000	\$93,400	52.77	\$186,822	\$41,848	\$135,152	\$154,392	0.875
140-G05-000-012-00	4823 FRANKLIN ST	11/09/22	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$70,350	38.34	\$140,671	\$34,712	\$148,788	\$112,842	1.319
140-G05-000-031-00	4786 FRANKLIN ST	08/26/22	\$227,323	WD	03-ARM'S LENGTH	\$227,323	\$80,600	35.46	\$161,193	\$31,419	\$195,904	\$138,204	1.417
140-G05-000-032-00	4792 FRANKLIN ST	02/18/22	\$167,750	PTA	03-ARM'S LENGTH	\$167,750	\$68,650	40.92	\$137,308	\$27,714	\$140,036	\$116,714	1.200
140-G10-000-001-00	1760 W MIDLAND RD	09/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,200	44.11	\$154,391	\$36,198	\$138,802	\$126,005	1.102
140-H05-000-002-00	564 SALZBURG RD	11/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$115,350	69.91	\$230,713	\$44,003	\$120,997	\$199,051	0.608
140-H06-000-010-00	670 SALZBURG	09/24/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$66,300	64.68	\$132,566	\$35,271	\$67,229	\$103,726	0.648
140-H06-000-013-00	692 SALZBURG RD	08/30/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$61,950	42.43	\$123,922	\$30,814	\$115,186	\$99,262	1.160
140-L05-000-011-00	5990 ELEVEN MILE	02/18/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$96,600	37.15	\$193,164	\$62,237	\$197,763	\$139,581	1.417
140-M05-000-010-00	2277 W NORTH UNION RD	04/22/22	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$86,400	31.65	\$172,770	\$47,115	\$225,885	\$133,961	1.686
140-P05-000-011-00	4647 MEADOW CT	08/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$83,850	57.83	\$167,670	\$31,102	\$113,898	\$145,440	0.783
140-R05-000-004-01	4545 11 MILE RD	08/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,150	53.68	\$150,312	\$50,714	\$89,286	\$106,181	0.841
Totals:			\$20,686,073			\$20,686,073	\$9,307,800		\$20,173,969	\$15,602,169	\$16,073,424		
								Sale. Ratio =>	45.00			E.C.F. =>	0.971
								Std. Dev. =>	16.64			Ave. E.C.F. =>	1.005

USED 0.971 FOR 2024