

Benton Harbor Schools High ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-0920-0022-00-1	388 GARY AVE	12/09/21	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$146,664
18-0920-0030-00-4	2085 FAIRPLAIN AVE	07/22/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$200,513
18-0960-0011-00-9	2363 MARRAL DR	08/30/22	\$228,000	WD	03-ARM'S LENGTH	\$227,200	\$209,071
18-2310-0001-01-8	400 W NAPIER AVE	07/13/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$307,162
18-2310-0029-00-1	377 HOOVER AVE	10/27/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$123,448
18-2310-0046-00-3	1763 COMMONWEALTH AVE	06/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$222,169
18-2720-0005-00-8	241 BENJAMIN ST	05/17/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$246,686
18-2880-0005-00-8	1922 ELM TERRACE	06/28/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$229,036
18-2880-0007-00-1	1894 ELM TERRACE	06/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$257,928
18-2880-0014-00-7	1955 ELM TERRACE	12/01/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$166,861
18-2880-0018-00-2	530 MONICA DR	12/16/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$237,899
18-2880-0025-00-9	538 MONTEREY DR	05/12/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$224,509
18-4890-0076-00-1	299 WINDSOR RD	05/27/21	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$157,935
18-4890-0077-00-7	1150 MAY CT	07/29/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$160,468
18-4890-0088-00-9	223 WINDSOR RD	11/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$257,600
18-5400-0006-00-7	231 DOWNEY DR	06/24/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$198,656
18-5400-0019-00-1	132 DOWNEY DR	03/02/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$210,097
18-6780-0012-00-0	162 WINDSOR RD	08/31/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$259,226
18-6780-0020-00-2	1240 COLFAX AVE	09/21/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$205,482
18-7490-0001-00-1	2099 FAIRPLAIN AVE	03/18/22	\$203,898	WD	03-ARM'S LENGTH	\$203,898	\$294,948
18-7490-0003-00-4	469 BROWNWAY	08/05/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$194,896
18-7490-0024-00-1	438 BROWNWAY	10/24/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$202,372
<b>Totals:</b>			<b>\$4,382,698</b>			<b>\$4,381,898</b>	<b>\$4,713,626</b>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$32,124	\$90,776	\$131,504	0.690
\$28,788	\$178,212	\$197,158	0.904
\$30,949	\$196,251	\$204,503	0.960
\$67,206	\$197,794	\$275,495	0.718
\$24,197	\$85,803	\$113,951	0.753
\$34,677	\$200,323	\$215,261	0.931
\$30,525	\$159,475	\$248,176	0.643
\$37,445	\$137,555	\$219,967	0.625
\$36,022	\$313,978	\$254,772	1.232
\$29,098	\$182,902	\$158,166	1.156
\$44,413	\$174,587	\$222,142	0.786
\$36,005	\$159,995	\$216,423	0.739
\$24,855	\$103,645	\$152,790	0.678
\$40,077	\$106,923	\$138,222	0.774
\$44,764	\$145,236	\$244,358	0.594
\$30,422	\$186,578	\$193,150	0.966
\$30,672	\$199,328	\$205,999	0.968
\$57,671	\$129,829	\$231,406	0.561
\$46,153	\$125,847	\$182,927	0.688
\$45,947	\$157,951	\$285,879	0.553
\$32,412	\$139,588	\$186,549	0.748
\$27,144	\$197,756	\$201,180	0.983
<b>\$3,570,332</b>		<b>\$4,479,977</b>	
		<b>E.C.F. =&gt;</b>	<b>0.797</b>
		<b>Ave. E.C.F. =&gt;</b>	<b>0.802</b>