

Benton Harbor Schools Low ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-1240-0127-00-3	362 PARKER AVE	04/15/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$146,310
18-1240-0182-00-4	336 BLUFF CT	05/20/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$85,067
18-2350-0001-00-9	2027 RUSSELL RD	10/01/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$191,179
18-2350-0011-00-4	258 HUNTER DR	03/29/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$183,668
18-2350-0011-00-4	258 HUNTER DR	07/07/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$183,668
18-2350-0018-00-9	245 W DELAWARE AVE	09/17/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$228,433
18-2400-0001-00-9	1648 COLFAX AVE	12/03/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$116,079
18-2400-0005-00-4	153 HARRY AVE	03/02/22	\$30,000	LC	03-ARM'S LENGTH	\$30,000	\$68,903
18-2400-0025-00-5	1682 COLFAX AVE	06/11/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$131,630
18-4300-0010-00-2	655 SPENCER ST	01/27/23	\$125,700	WD	03-ARM'S LENGTH	\$124,120	\$123,808
18-4300-0023-00-7	625 JAKWAY AVE	06/09/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$166,323
18-4300-0042-00-1	751 JAKWAY AVE	02/03/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$150,920
18-4300-0049-01-4	2176 SAMUEL AVE	12/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$209,887
18-5200-0001-00-2	393 W NAPIER AVE	08/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$171,337
18-5200-0004-00-1	409 W NAPIER AVE	07/30/21	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$216,731
18-5200-0017-00-6	510 MONTEZUMA RD	09/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$183,825
18-5200-0027-00-1	410 MONTEZUMA RD	01/11/23	\$130,000	WD	03-ARM'S LENGTH	\$129,600	\$114,197
18-5200-0030-00-2	1639 SHAWNEE RD	01/21/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$164,761
18-5200-0047-00-2	474 CHIPPEWA RD	07/09/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$163,073
18-6950-0012-00-1	245 HUNTER DR	04/09/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$174,786
18-6950-0019-00-5	329 HUNTER DR	12/12/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$181,008
18-6950-0036-00-7	2015 RUSSELL RD	03/11/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$155,691
Totals:			\$3,273,600			\$3,271,620	\$3,511,284

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$13,393	\$105,607	\$173,975	0.607	18-1240-0128-00-0
\$13,890	\$48,610	\$93,164	0.522	
\$22,779	\$152,221	\$220,419	0.691	
\$18,524	\$26,476	\$216,157	0.122	
\$18,524	\$169,476	\$216,157	0.784	
\$28,978	\$190,922	\$261,067	0.731	
\$13,803	\$96,197	\$133,869	0.719	
\$12,132	\$17,868	\$74,308	0.240	
\$12,920	\$126,080	\$155,380	0.811	
\$28,080	\$96,040	\$125,298	0.766	
\$23,269	\$167,731	\$187,243	0.896	
\$18,605	\$116,395	\$173,187	0.672	
\$12,045	\$222,955	\$258,956	0.861	
\$33,303	\$136,697	\$180,673	0.757	
\$28,776	\$167,724	\$246,014	0.682	
\$20,347	\$144,653	\$213,976	0.676	
\$16,996	\$112,604	\$127,226	0.885	
\$26,593	\$143,407	\$180,848	0.793	
\$14,707	\$154,293	\$194,196	0.795	
\$20,297	\$123,703	\$202,211	0.612	
\$22,759	\$162,241	\$207,132	0.783	
\$18,182	\$150,818	\$179,986	0.838	
\$2,832,718		\$4,021,442		
		E.C.F. =>	0.704	
		Ave. E.C.F. =>	0.693	