

## Benton Harbor Schools Medium ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-0125-0022-01-0	1588 COLFAX AVE	05/13/22	\$213,150	WD	03-ARM'S LENGTH	\$201,150	\$233,374	\$24,673
18-0125-0026-05-8	150 CHIPPEWA RD	09/13/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$145,019	\$25,429
18-0136-0006-00-1	1764 COLFAX AVE	11/03/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$162,751	\$18,433
18-0136-0016-00-7	1948 COLFAX AVE	07/19/22	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$213,732	\$33,112
18-0136-0017-00-3	1968 COLFAX AVE	05/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$295,560	\$37,813
18-0136-0052-00-3	1775 FAIRPLAIN AVE	09/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$131,594	\$16,038
18-0136-0077-01-4	214 W DELAWARE AVE	11/17/21	\$80,500	WD	03-ARM'S LENGTH	\$80,500	\$95,219	\$16,281
18-0985-0026-00-1	362 BRADFORD RD	04/14/22	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$113,917	\$15,970
18-0985-0030-00-9	400 BRADFORD RD	12/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$193,711	\$22,434
18-0985-0045-00-6	323 BRADFORD RD	09/27/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$240,268	\$24,931
18-0985-0062-00-8	1559 HADLEY RD	10/26/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$170,804	\$20,334
18-0985-0064-00-1	1573 HADLEY RD	08/24/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$196,750	\$28,012
18-1150-0015-00-1	2555 LU AL DR	08/02/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$325,491	\$42,601
18-1180-0006-00-4	451 CHIPPEWA RD	09/10/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$248,714	\$59,530
18-1580-0005-00-3	341 BRENDA RD	06/14/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$223,007	\$32,197
18-1900-0009-00-6	376 MONTEZUMA RD	12/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$107,451	\$16,688
18-1900-0010-00-4	374 MONTEZUMA RD	03/03/22	\$119,000	WD	03-ARM'S LENGTH	\$117,500	\$127,928	\$21,458
18-2230-0006-00-0	1801 BROADMOOR DR	07/20/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$171,479	\$23,209
18-2230-0020-00-2	148 LORMAR AVE	06/08/22	\$136,470	WD	03-ARM'S LENGTH	\$136,470	\$112,608	\$19,648
18-2230-0027-00-7	1850 HEATH CT	05/02/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$155,516	\$22,007
18-2230-0030-00-8	223 FISK RD	09/14/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$224,441	\$26,192
18-2230-0032-00-1	199 FISK RD	11/24/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$170,214	\$18,573
18-2230-0035-00-0	1800 BROADMOOR DR	01/06/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$182,598	\$19,437
18-3400-0009-00-5	1508 MIAMI RD	09/21/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$204,023	\$54,868
18-3400-0063-00-0	1295 PONTIAC RD	12/15/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$185,119	\$32,569
18-3400-0077-00-1	1279 MIAMI RD	11/18/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$266,611	\$37,029
18-3400-0089-00-9	1459 MIAMI RD	05/28/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$621,182	\$60,774
18-3400-0099-01-2	1565 MIAMI RD	01/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$525,023	\$65,546
18-3400-0104-02-4	1699 MIAMI RD	08/13/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$339,268	\$34,747
18-3400-0106-00-1	635 W NAPIER AVE	07/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$185,968	\$27,475
18-3400-0106-00-1	635 W NAPIER AVE	01/27/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$185,968	\$27,475
18-3400-0118-00-9	600 CHIPPEWA RD	02/23/22	\$275,000	WD	03-ARM'S LENGTH	\$271,500	\$317,362	\$50,411

18-3400-0129-04-3	513 N OTTAWA RD	07/12/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$174,506	\$55,153
18-4500-0017-00-0	2401 RIVERBEND DR	02/03/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$205,691	\$25,585
18-5950-0001-00-3	257 FISK RD	11/18/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$233,412	\$32,324
18-5950-0025-00-0	1894 LOMBARD ST	06/07/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$181,843	\$23,952
18-5950-0027-00-2	1886 LOMBARD ST	11/16/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$212,354	\$26,018
18-5950-0028-00-9	1874 LOMBARD ST	07/14/22	\$185,400	WD	03-ARM'S LENGTH	\$185,400	\$137,098	\$18,882
18-7150-0008-00-8	389 AUGUST DR	08/25/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$148,020	\$23,203
18-7150-0018-00-3	376 AUGUST DR	06/28/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$201,795	\$50,948
18-7150-0018-00-3	376 AUGUST DR	02/16/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$201,795	\$50,948
18-7150-0019-00-0	384 AUGUST DR	06/18/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$180,735	\$24,352
18-7250-0007-00-8	191 BROWNWAY	10/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$169,298	\$31,833
18-7250-0021-00-1	295 JAMESWAY	07/30/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$192,936	\$35,858
18-7250-0021-00-1	295 JAMESWAY	08/09/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$192,936	\$35,858
18-7250-0039-00-7	240 JAMESWAY	10/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$212,377	\$29,214
18-7450-0011-00-8	531 WESTERN AVE	10/13/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$133,635	\$19,399
18-7450-0017-00-6	538 CAYUGA RD	06/27/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$192,751	\$20,673
18-8550-0002-00-1	545 WAGNER CT	01/07/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$204,343	\$37,593
18-8700-0023-00-4	125 WESTERN AVE	03/03/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$165,806	\$16,764
18-8700-0039-00-8	247 WESTERN AVE	10/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$102,792	\$22,429
18-8700-0047-00-1	324 WESTERN AVE	01/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$69,670	\$17,010
18-8700-0049-00-3	360 WESTERN AVE	01/30/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$153,204	\$17,287
18-8700-0054-00-7	424 WESTERN AVE	08/31/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$132,956	\$19,676
18-8700-0063-00-6	377 WESTERN AVE	08/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$185,123	\$18,753
<b>Totals:</b>			<b>\$10,822,320</b>			<b>\$10,805,320</b>	<b>\$11,057,746</b>	

Bldg. Residual	Cost Man. \$	E.C.F.
\$176,477	\$255,761	0.690
\$95,571	\$146,556	0.652
\$176,567	\$176,860	0.998
\$216,388	\$221,348	0.978
\$212,187	\$315,866	0.672
\$108,962	\$141,613	0.769
\$64,219	\$96,738	0.664
\$128,030	\$120,033	1.067
\$127,566	\$209,898	0.608
\$170,069	\$263,893	0.644
\$179,666	\$184,400	0.974
\$144,488	\$206,787	0.699
\$252,399	\$346,679	0.728
\$140,470	\$231,843	0.606
\$173,803	\$233,836	0.743
\$78,312	\$111,229	0.704
\$96,042	\$130,478	0.736
\$143,791	\$181,703	0.791
\$116,822	\$113,922	1.025
\$204,993	\$163,614	1.253
\$178,808	\$242,952	0.736
\$143,927	\$185,835	0.774
\$136,563	\$199,952	0.683
\$177,132	\$182,788	0.969
\$152,431	\$186,949	0.815
\$287,971	\$281,351	1.024
\$419,226	\$686,775	0.610
\$459,454	\$563,085	0.816
\$264,253	\$373,188	0.708
\$137,525	\$194,232	0.708
\$197,025	\$194,232	1.014
\$221,089	\$327,146	0.676

\$124,847	\$146,266	0.854
\$137,415	\$220,718	0.623
\$187,676	\$246,431	0.762
\$148,048	\$193,494	0.765
\$165,982	\$228,353	0.727
\$166,518	\$144,873	1.149
\$121,797	\$152,962	0.796
\$144,052	\$184,862	0.779
\$169,052	\$184,862	0.914
\$160,548	\$191,646	0.838
\$103,167	\$168,462	0.612
\$159,142	\$192,498	0.827
\$230,142	\$192,498	1.196
\$185,786	\$224,464	0.828
\$125,601	\$139,995	0.897
\$234,327	\$210,880	1.111
\$123,407	\$204,350	0.604
\$153,136	\$182,650	0.838
\$97,571	\$98,484	0.991
\$42,990	\$64,534	0.666
\$155,713	\$166,565	0.935
\$115,324	\$138,824	0.831
\$141,247	\$203,885	0.693
<b>\$9,175,714</b>	<b>\$11,554,093</b>	
	<b>E.C.F. =&gt;</b>	<b>0.794</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>0.814</b>