

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
052-186-066-50	1105 DATOLITE STREET	06/07/23	\$200,000	\$200,000	\$111,891	55.95	\$234,489	\$17,500	\$182,500	\$226,266	0.807	3,200	\$57.03
052-219-004-00	109 SHELDEN AVENUE	08/26/22	\$340,000	\$340,000	\$138,775	40.82	\$313,073	\$16,500	\$323,500	\$313,502	1.032	4,500	\$71.89
052-219-005-00	101 BRIDGE STREET	03/01/24	\$630,000	\$630,000	\$187,158	29.71	\$439,262	\$36,000	\$594,000	\$368,612	1.611	5,355	\$110.92
052-232-001-00	313 E MONTEZUMA AVENUE	12/01/23	\$189,884	\$189,884	\$94,942	50.00	\$220,646	\$36,000	\$153,884	\$168,781	0.912	1,728	\$89.05
052-261-001-00	101 W MONTEZUMA AVENUE	01/13/23	\$360,000	\$360,000	\$111,793	31.05	\$245,291	\$62,325	\$297,675	\$190,788	1.560	1,344	\$221.48
052-264-001-00	401 MEMORIAL ROAD	08/11/22	\$325,000	\$325,000	\$143,577	44.18	\$318,928	\$51,000	\$274,000	\$283,222	0.967	6,322	\$43.34
052-264-005-20	501 MEMORIAL ROAD	02/28/23	\$345,000	\$345,000	\$175,795	50.96	\$352,046	\$90,000	\$255,000	\$273,249	0.933	4,798	\$53.15
052-270-001-00	200 FIFTH STREET	10/23/23	\$230,000	\$230,000	\$138,481	60.21	\$285,195	\$19,000	\$211,000	\$277,576	0.760	5,782	\$36.49
052-510-052-00	1113 TENTH AVENUE	12/30/22	\$400,000	\$400,000	\$124,874	31.22	\$255,056	\$18,400	\$381,600	\$250,165	1.525	3,136	\$121.68
Totals:			\$3,019,884	\$3,019,884	\$1,227,286		\$2,663,986		\$2,673,159	\$2,352,161			\$89.45
						Sale. Ratio =>	40.64			E.C.F. =>	1.136	Std. Deviation=>	
						Std. Dev. =>	11.37			Ave. E.C.F. =>	1.123	Ave. Variance=>	

2025 COMMERCIAL ECF FOR CITY OF HOUGHTON --- 1.136

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
052-422-002-00	1115 JASPER AVENUE	05/11/22	\$120,000	\$120,000	\$45,018	37.52	\$98,898	\$10,250	\$109,750	\$85,238	1.288	1,595
052-440-002-00	303 GARNET STREET	06/27/23	\$170,000	\$170,000	\$67,050	39.44	\$141,724	\$10,000	\$160,000	\$122,992	1.301	1,974
052-445-005-00	402 VIVIAN STREET	08/24/22	\$253,000	\$253,000	\$95,887	37.90	\$209,547	\$32,000	\$221,000	\$170,718	1.295	2,202
052-452-003-00	1102 SEVENTH AVENUE	07/25/23	\$400,000	\$400,000	\$164,785	41.20	\$343,850	\$22,000	\$378,000	\$300,514	1.258	2,352
052-452-005-00	1105 E SIXTH AVENUE	09/08/23	\$110,000	\$110,000	\$49,683	45.17	\$102,814	\$17,000	\$93,000	\$80,125	1.161	1,088
052-452-017-00	1104 E SEVENTH AVENUE	10/07/22	\$309,000	\$309,000	\$114,327	37.00	\$248,712	\$20,000	\$289,000	\$219,915	1.314	1,520
052-510-117-00	1103 BIRCH STREET	08/11/23	\$610,000	\$610,000	\$277,378	45.47	\$577,760	\$51,365	\$558,635	\$491,499	1.137	3,436
052-528-010-00	216 CLARK STREET	02/13/23	\$330,000	\$330,000	\$135,265	40.99	\$294,242	\$47,500	\$282,500	\$230,385	1.226	2,470
Totals:			\$2,302,000	\$2,302,000	\$949,393		\$2,017,547		\$2,091,885	\$1,701,386		
						Sale. Ratio =>	41.24			E.C.F. =>	1.230	
						Std. Dev. =>	3.30			Ave. E.C.F. =>	1.247	

2025 EAST HOUGHTON ECF ----1.230

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
052-111-020-00	2005 SHERWOOD DRIVE	10/10/22	\$365,000	\$365,000	\$134,222	36.77	\$291,565	\$33,000	\$332,000	\$251,522	1.320	1,680	\$197.62
052-123-040-00	2105 COUNTRY LANE	08/17/23	\$370,000	\$370,000	\$147,415	39.84	\$308,284	\$19,720	\$350,280	\$264,253	1.326	1,564	\$223.96
052-184-042-03	1522 RAVINE SIDE DRIVE	04/10/23	\$452,000	\$452,000	\$218,052	48.24	\$432,110	\$26,620	\$425,380	\$371,328	1.146	2,292	\$185.59
052-184-042-05	1528 RAVINE SIDE DRIVE	01/19/24	\$472,000	\$472,000	\$243,630	51.62	\$493,808	\$72,000	\$400,000	\$352,682	1.134	2,368	\$168.92
052-184-042-06	1530 RAVINE SIDE DRIVE	01/19/24	\$472,000	\$472,000	\$243,630	51.62	\$493,808	\$72,000	\$400,000	\$352,682	1.134	2,368	\$168.92
052-184-042-23	1527 BROOKSIDE DRIVE	07/28/23	\$425,000	\$425,000	\$178,042	41.89	\$371,806	\$20,240	\$404,760	\$321,947	1.257	2,474	\$163.61
052-184-042-24	1525 BROOKSIDE DRIVE	02/28/24	\$655,000	\$655,000	\$276,609	42.23	\$628,438	\$49,300	\$605,700	\$483,421	1.253	2,600	\$232.96
052-184-090-14	1928 SHERWOOD DRIVE	08/29/22	\$339,000	\$339,000	\$134,201	39.59	\$290,789	\$40,053	\$298,947	\$243,907	1.226	1,528	\$195.65
052-184-090-38	1900 MIDDLE POINTE LANE	05/06/22	\$400,000	\$400,000	\$124,790	31.20	\$282,833	\$22,950	\$377,050	\$252,804	1.491	1,674	\$225.24
052-185-008-50	1404 SUGAR MAPLE LANE	07/25/23	\$475,000	\$475,000	\$189,044	39.80	\$394,117	\$27,940	\$447,060	\$335,327	1.333	1,751	\$255.32
052-185-008-83	806 OAK GROVE PARKWAY	07/20/23	\$441,500	\$441,500	\$189,261	42.87	\$394,864	\$31,620	\$409,880	\$332,641	1.232	2,356	\$173.97
Totals:			\$4,866,500	\$4,866,500	\$2,078,896		\$4,382,422		\$4,451,057	\$3,562,514			\$199.25
						Sale. Ratio =>	42.72			E.C.F. =>	1.249	Std. Deviation=>	
						Std. Dev. =>	6.19			Ave. E.C.F. =>	1.259	Ave. Variance=>	

2025 NEW SUBDIVISION ECF ---- 1.249

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
052-255-003-02	415 W LAKESHORE DRIVE	09/20/23	\$230,000	\$230,000	\$115,093	50.04	\$240,243	\$14,250	\$215,750	\$211,802	1.019	1,664	\$129.66
052-259-001-03	907 W LAKESHORE CIRCLE	09/01/22	\$412,000	\$412,000	\$132,210	32.09	\$285,654	\$46,075	\$365,925	\$225,592	1.622	1,809	\$202.28
052-635-010-14	5005 PORTAGE COVE DRIVE	06/25/22	\$490,000	\$490,000	\$204,320	41.70	\$439,437	\$94,575	\$395,425	\$324,729	1.218	1,875	\$210.89
052-635-010-24	4008 PORTAGE COVE DRIVE	05/08/23	\$515,000	\$515,000	\$220,917	42.90	\$458,344	\$114,720	\$400,280	\$322,047	1.243	1,834	\$218.26
Totals:			\$1,647,000	\$1,647,000	\$672,540		\$1,423,678		\$1,377,380	\$1,084,170			\$190.27
						Sale. Ratio =>	40.83			E.C.F. =>	1.270	Std. Deviation=>	
						Std. Dev. =>	7.38			Ave. E.C.F. =>	1.275	Ave. Variance=>	

2025 CITY OF HOUGHTON WATERFRONT ECF ----- 1.270

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
052-221-009-00	310 E MONTEZUMA AVENUE	04/20/22	\$110,000	\$110,000	\$47,075	42.80	\$94,149	\$17,500	\$92,500	\$76,649	1.207	1,149	\$80.50
052-232-004-00	303 E MONTEZUMA AVENUE	07/25/22	\$50,000	\$50,000	\$23,353	46.71	\$45,413	\$13,750	\$36,250	\$31,663	1.145	1,235	\$29.35
052-234-010-00	206 QUINCY STREET	08/14/23	\$190,500	\$190,500	\$74,916	39.33	\$158,501	\$8,750	\$181,750	\$143,029	1.271	2,008	\$90.51
052-235-006-00	305 BRIDGE STREET	09/07/22	\$140,000	\$140,000	\$53,509	38.22	\$117,023	\$17,000	\$123,000	\$100,023	1.230	1,672	\$73.56
052-263-008-00	304 W HOUGHTON AVENUE	03/31/23	\$100,000	\$100,000	\$49,932	49.93	\$113,989	\$8,750	\$91,250	\$100,515	0.908	1,692	\$53.93
052-265-001-00	105 W HOUGHTON AVENUE	08/24/22	\$199,900	\$199,900	\$86,868	43.46	\$190,506	\$22,950	\$176,950	\$167,556	1.056	2,156	\$82.07
052-266-006-00	307 SECOND STREET	06/01/23	\$192,500	\$192,500	\$76,286	39.63	\$160,117	\$26,250	\$166,250	\$127,858	1.300	1,882	\$88.34
052-267-003-00	307 W HOUGHTON AVENUE	08/16/23	\$150,000	\$150,000	\$61,148	40.77	\$126,732	\$17,500	\$132,500	\$104,329	1.270	1,152	\$115.02
052-271-001-00	701 MEMORIAL ROAD	05/09/22	\$268,000	\$268,000	\$91,339	34.08	\$202,035	\$8,500	\$259,500	\$193,535	1.341	1,822	\$142.43
052-271-009-00	704 W SOUTH AVENUE	10/31/23	\$55,900	\$55,900	\$38,652	69.14	\$61,524	\$6,525	\$49,375	\$52,530	0.940	1,152	\$42.86
052-273-003-00	107 W SOUTH AVENUE	02/07/24	\$262,000	\$262,000	\$81,852	31.24	\$193,420	\$14,800	\$247,200	\$154,382	1.601	1,848	\$133.77
052-274-008-00	403 W SOUTH AVENUE	08/23/23	\$158,200	\$158,200	\$72,357	45.74	\$150,480	\$8,750	\$149,450	\$135,368	1.104	1,648	\$90.69
052-274-010-00	407 W SOUTH AVENUE	08/12/22	\$185,000	\$185,000	\$78,156	42.25	\$169,108	\$17,000	\$168,000	\$152,108	1.104	1,909	\$88.00
052-275-008-00	603 W SOUTH AVENUE	05/10/22	\$220,000	\$220,000	\$90,225	41.01	\$197,887	\$17,000	\$203,000	\$180,887	1.122	2,402	\$84.51
052-282-003-00	305 W EDWARDS AVENUE	02/03/23	\$153,000	\$153,000	\$49,069	32.07	\$113,029	\$8,750	\$144,250	\$99,598	1.448	1,440	\$100.17
052-282-007-00	401 W EDWARDS AVENUE	07/22/22	\$179,500	\$179,500	\$60,299	33.59	\$131,980	\$17,000	\$162,500	\$114,980	1.413	1,435	\$113.24
052-284-001-00	402 SIXTH STREET	07/26/23	\$110,000	\$110,000	\$52,325	47.57	\$110,005	\$17,500	\$92,500	\$88,352	1.047	1,240	\$74.60
052-284-004-00	707 W EDWARDS AVENUE	07/17/23	\$110,000	\$110,000	\$39,648	36.04	\$83,634	\$8,750	\$101,250	\$71,522	1.416	1,360	\$74.45
052-284-008-00	803 W EDWARDS AVENUE	10/16/23	\$155,000	\$155,000	\$63,946	41.26	\$133,036	\$8,750	\$146,250	\$118,707	1.232	1,400	\$104.46
052-311-011-00	209 W EDWARDS AVENUE	07/05/22	\$235,000	\$235,000	\$70,027	29.80	\$170,899	\$12,750	\$222,250	\$158,149	1.405	1,960	\$113.39
052-321-022-00	104 W CALVERLEY AVENUE	08/08/22	\$156,000	\$156,000	\$68,323	43.80	\$149,666	\$9,650	\$146,350	\$140,016	1.045	2,061	\$71.01
052-322-017-00	310 W CALVERLEY AVENUE	06/22/23	\$112,000	\$112,000	\$40,457	36.12	\$85,569	\$5,250	\$106,750	\$76,713	1.392	1,000	\$106.75
052-324-024-00	710 W CALVERLEY AVENUE	01/05/24	\$168,000	\$168,000	\$63,804	37.98	\$157,677	\$32,560	\$135,440	\$108,046	1.254	1,056	\$128.26
052-324-028-00	704 W CALVERLEY AVENUE	06/23/22	\$80,000	\$80,000	\$30,507	38.13	\$66,847	\$8,500	\$71,500	\$58,347	1.225	945	\$75.66
052-326-008-00	403 W CALVERLEY AVENUE	04/29/22	\$179,000	\$179,000	\$55,056	30.76	\$110,112	\$8,500	\$170,500	\$101,612	1.678	1,748	\$97.54
052-339-011-00	208 W JACKER AVENUE	03/03/23	\$200,000	\$200,000	\$69,784	34.89	\$155,055	\$30,000	\$170,000	\$119,441	1.423	1,640	\$103.66
052-341-002-00	503 W BARAGA AVENUE	08/29/22	\$142,000	\$142,000	\$40,031	28.19	\$123,817	\$8,500	\$133,500	\$115,317	1.158	1,328	\$100.53
052-353-003-00	406 DODGE STREET	07/08/22	\$134,000	\$134,000	\$51,350	38.32	\$112,218	\$17,000	\$117,000	\$95,218	1.229	1,790	\$65.36
052-353-005-00	410 DODGE STREET	09/07/22	\$140,000	\$140,000	\$65,100	46.50	\$141,648	\$27,200	\$112,800	\$114,448	0.986	1,960	\$57.55
052-354-001-00	402 PEWABIC STREET	10/03/23	\$90,800	\$90,800	\$43,000	47.36	\$89,335	\$9,450	\$81,350	\$76,299	1.066	1,434	\$56.73
052-355-001-00	107 E SOUTH AVENUE	01/23/23	\$116,000	\$116,000	\$46,634	40.20	\$108,035	\$11,400	\$104,600	\$92,297	1.133	1,344	\$77.83
052-390-029-00	801 E SOUTH AVENUE	09/26/23	\$105,000	\$105,000	\$49,543	47.18	\$103,503	\$27,375	\$77,625	\$72,711	1.068	1,072	\$72.41
052-458-004-00	1013 SEVENTH AVENUE	12/16/22	\$150,000	\$150,000	\$49,136	32.76	\$115,909	\$20,000	\$130,000	\$95,909	1.355	1,308	\$99.39
052-510-020-00	1003 TENTH AVENUE	04/20/23	\$201,000	\$201,000	\$80,861	40.23	\$168,462	\$18,000	\$183,000	\$143,708	1.273	1,032	\$177.33
Totals:			\$5,198,300	\$5,198,300	\$2,014,568		\$4,411,320		\$4,686,390	\$3,781,821			\$90.17
						Sale. Ratio =>	38.75			E.C.F. =>	1.239	Std. Deviation=>	
						Std. Dev. =>	7.67			Ave. E.C.F. =>	1.231	Ave. Variance=>	

2025 CITY OF HOUGHTON ORIGINAL ECF --- 1.239