

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
052-402-011-00	911 COLLEGE AVENUE	05/24/24	\$215,000	\$215,000	\$122,528	56.99	\$237,284	\$27,500	\$187,500	\$175,112	1.071	2,550
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
052-443-005-00	1015 E HOUGHTON AVENUE	02/15/25	\$250,000	\$250,000	\$102,117	40.85	\$222,317	\$40,300	\$209,700	\$147,981	1.417	2,447
052-446-001-50	402 EMERALD STREET	06/23/23	\$172,000	\$172,000	\$63,569	36.96	\$132,077	\$10,000	\$162,000	\$113,984	1.421	1,830
052-446-004-05	1201 E FIFTH AVENUE	06/26/23	\$150,000	\$150,000	\$47,554	31.70	\$125,300	\$10,000	\$140,000	\$107,656	1.300	1,237
052-446-010-00	1213 E FIFTH AVENUE	07/16/24	\$260,000	\$260,000	\$94,696	36.42	\$197,298	\$20,000	\$240,000	\$147,995	1.622	1,480
052-446-027-10	1117 E SIXTH AVENUE	11/22/24	\$430,000	\$430,000	\$211,451	49.17	\$421,872	\$64,800	\$365,200	\$298,057	1.225	2,824
052-446-027-20	406 EMERALD STREET	07/27/23	\$189,000	\$189,000	\$60,114	31.81	\$135,662	\$22,500	\$166,500	\$105,660	1.576	1,248
052-447-012-00	1118 E SIXTH AVENUE	11/22/24	\$430,000	\$430,000	\$211,451	49.17	\$421,872	\$64,800	\$365,200	\$298,057	1.225	2,824
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
052-452-008-00	1117 E SIXTH AVENUE	11/22/24	\$430,000	\$430,000	\$211,451	49.17	\$421,872	\$64,800	\$365,200	\$298,057	1.225	2,824
052-457-006-00	1113 SEVENTH AVENUE	07/02/24	\$137,500	\$137,500	\$60,363	43.90	\$117,054	\$12,500	\$125,000	\$87,274	1.432	1,162
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
052-543-010-00	217 CLARK STREET	11/15/24	\$165,000	\$165,000	\$82,496	50.00	\$161,957	\$61,700	\$103,300	\$83,687	1.234	680
Totals:			\$4,118,500	\$4,118,500	\$1,826,686		\$3,760,713		\$3,619,235	\$2,858,649		
						Sale. Ratio =>	44.35				E.C.F. =>	1.266
						Std. Dev. =>	7.19				Ave. E.C.F. =>	1.307

2026 EAST HOUGHTON ECF ----- 1.266

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
052-259-001-15	705 W LAKESHORE DRIVE	09/22/23	\$625,000	\$625,000	\$198,579	31.77	\$418,678	\$76,000	\$549,000	\$321,160	1.709	2,509	\$218.81
052-259-003-02	711 W LAKESHORE DRIVE	08/26/24	\$550,000	\$550,000	\$281,309	51.15	\$485,458	\$47,500	\$502,500	\$366,492	1.371	4,256	\$118.07
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:			\$1,920,000	\$1,920,000	\$815,898		\$1,602,723		\$1,667,530	\$1,221,501			\$171.20
						Sale. Ratio =>	42.49				E.C.F. =>	1.365	Std. Deviation=>
						Std. Dev. =>	8.91				Ave. E.C.F. =>	1.336	Ave. Variance=>

2026 CITY OF HOUGHTON WATERFRONT ECF -----1.365

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
052-123-040-00	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
052-184-017-00	1505 BROOKSIDE DRIVE	06/07/24	\$651,000	\$651,000	\$235,802	36.22	\$461,238	\$36,400	\$614,600	\$354,623	1.733	2,052
052-184-021-00	1502 BROOKSIDE DRIVE	08/28/24	\$510,000	\$510,000	\$208,118	40.81	\$405,672	\$30,625	\$479,375	\$313,061	1.531	2,360
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
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
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
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
052-184-090-21	1903 ROBINDALE DRIVE	06/15/23	\$405,000	\$405,000	\$196,349	48.48	\$410,137	\$36,080	\$368,920	\$342,543	1.077	1,900
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
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
Totals:			\$4,856,500	\$4,856,500	\$2,082,322		\$4,300,474		\$4,505,955	\$3,471,825		
						Sale. Ratio =>	42.88			E.C.F. =>	1.298	
						Std. Dev. =>	4.76			Ave. E.C.F. =>	1.302	

2026 NEW SUBDIVISION ECF -----1.298

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.
052-186-022-10	701 SEVENTH AVENUE	11/01/24	\$409,000	\$409,000	\$237,426	58.05	\$394,919	\$121,504	\$287,496	\$236,314	1.217	3,139	\$91.59
052-227-009-00	802 E HOUGHTON AVENUE	06/22/23	\$121,600	\$121,600	\$42,864	35.25	\$90,646	\$5,775	\$115,825	\$81,061	1.429	1,128	\$102.68
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
052-266-006-00	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
052-269-006-00	207 FIFTH STREET	07/10/24	\$120,000	\$120,000	\$80,866	67.39	\$161,732	\$29,600	\$90,400	\$114,202	0.792	1,742	\$51.89
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
052-271-009-50	702 W SOUTH AVENUE	07/26/24	\$190,000	\$190,000	\$96,626	50.86	\$187,552	\$21,016	\$168,984	\$143,938	1.174	1,611	\$104.89
052-273-021-00	108 W DOUGLASS AVENUE	12/07/23	\$185,000	\$185,000	\$51,497	27.84	\$128,452	\$11,250	\$173,750	\$111,941	1.552	1,475	\$117.80
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
052-274-021-00	302 W DOUGLASS AVENUE	05/15/24	\$138,000	\$138,000	\$57,408	41.60	\$111,738	\$14,800	\$123,200	\$83,784	1.470	1,089	\$113.13
052-275-003-00	505 W SOUTH AVENUE	06/05/24	\$251,000	\$251,000	\$102,537	40.85	\$201,235	\$29,600	\$221,400	\$148,345	1.492	2,309	\$95.89
052-276-001-00	701 W SOUTH AVENUE	01/02/25	\$150,000	\$150,000	\$68,047	45.36	\$145,041	\$20,150	\$129,850	\$100,800	1.288	1,016	\$127.81
052-278-002-00	303 W DOUGLASS AVENUE	07/09/24	\$125,611	\$125,611	\$57,184	45.52	\$114,368	\$14,800	\$110,811	\$86,057	1.288	1,232	\$89.94
052-279-012-00	305 SIXTH STREET	06/10/24	\$175,000	\$175,000	\$93,421	53.38	\$181,531	\$29,600	\$145,400	\$131,315	1.107	1,668	\$87.17
052-282-006-00	311 W EDWARDS AVENUE	10/24/24	\$210,000	\$210,000	\$80,862	38.51	\$157,005	\$17,760	\$192,240	\$120,350	1.597	1,464	\$131.31
052-283-009-00	605 W EDWARDS AVENUE	01/09/25	\$205,000	\$205,000	\$102,311	49.91	\$218,150	\$24,180	\$180,820	\$156,554	1.155	2,600	\$69.55
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
052-322-015-00	400 W CALVERLEY AVENUE	02/21/25	\$184,000	\$184,000	\$73,225	39.80	\$160,611	\$40,300	\$143,700	\$97,103	1.480	1,530	\$93.92
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
052-326-008-00	403 W CALVERLEY AVENUE	05/17/24	\$205,000	\$205,000	\$88,027	42.94	\$171,015	\$14,800	\$190,200	\$135,017	1.409	1,748	\$108.81
052-337-020-00	504 W BARAGA AVENUE	05/22/24	\$99,000	\$99,000	\$44,257	44.70	\$88,514	\$14,800	\$84,200	\$63,711	1.322	926	\$90.93
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
052-368-001-30	305 SIBLEY AVENUE	10/07/24	\$140,000	\$140,000	\$64,930	46.38	\$127,090	\$27,300	\$112,700	\$86,249	1.307	1,251	\$90.09
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
052-510-020-00	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:			\$4,707,111	\$4,707,111	\$2,098,431		\$4,228,174		\$4,074,466	\$3,215,911			\$96.20
						Sale. Ratio =>	44.58			E.C.F. =>	1.267	Std. Deviation=>	
						Std. Dev. =>	8.90			Ave. E.C.F. =>	1.266	Ave. Variance=>	

2026 CITY OF HOUGHTON ORIGINAL ECF ----1.267