

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
11	1	06-31-310-001	4025	S	12Th St	05/12/2014	\$150,000	WD	\$56,100	0.21		C+10	1 sty	1986	1,287	1,278	436
11	2	06-31-315-003	4107	S	12Th St	12/31/2015	\$90,700	WD	\$33,400	0.41		CD	1 sty	1928	748	540	
11	3	06-31-350-003	4207	S	12Th St	01/20/2014	\$99,900	WD	\$38,000	0.41		C-5	1 sty	1952	1,108	924	720
11	4	06-31-352-003	4578		Eventide Ave	12/12/2014	\$113,900	WD	\$46,800	0.26		C	1 sty	1953	1,062	931	490
11	5	06-31-350-004	4710		Eventide Ave	03/14/2014	\$131,150	WD	\$49,800	0.19		C+5	Tri/Bi-Level	2004	1,538		410
11	6	06-31-367-002	4519		Moonlite Ave	05/08/2015	\$135,000	WD	\$61,900	1.09		C+5	Tri/Bi-Level	1958	1,840		570
11	7	06-31-358-003	4310		Siesta St	05/29/2015	\$135,000	WD	\$58,500	0.28		C	1 sty	1957	1,409	1,169	528
11	8	06-31-323-010	4423		Starlite Ave	01/28/2015	\$133,100	WD	\$72,500	0.65		C+5	1 sty	1954	1,732	1,272	482
11	9	06-31-323-005	4509		Starlite Ave	02/05/2015	\$112,500	WD	\$50,700	0.39		C	1 sty	1957	1,081	1,081	444
11	10	06-31-322-005	4528		Starlite Ave	11/27/2013	\$125,000	WD	\$47,300	0.26		C	1 sty	1954	1,610	1,065	
11	11	06-31-321-005	4614		Starlite Ave	07/22/2014	\$122,500	WD	\$52,200	0.26		C-5	1 sty	1957	1,557	750	274

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
12	12	06-33-371-002	4428		Glenn Ter	08/28/2015	\$175,000	WD	\$88,600	0.33		BC	1 3/4 - 2 sty	1968	2,206	940	506
12	13	06-32-499-002	1814	W	Kilgore Rd	08/29/2014	\$145,000	WD	\$59,500	0.28		C+5	Tri/Bi-Level	1977	2,109		576
12	14	06-32-498-004	1906	W	Kilgore Rd	02/19/2015	\$135,000	WD	\$63,600	0.28		BC	1 sty	1977	1,456	1,456	460
12	15	06-32-371-069	4444		Lake Forest Dr	09/29/2014	\$269,000	WD	\$109,500	0.47		B-10	1 sty	1953	2,511	1,720	576
12	16	06-32-492-038	4436		Meadowlark Dr	10/10/2014	\$138,000	WD	\$69,800	0.31		C+10	Tri/Bi-Level	1964	1,762	541	528
12	17	06-32-453-001	4216		Oakland Dr	06/04/2015	\$270,000	WD	\$55,700	0.67		BC	Walk out ranch	1969	1,386	816	576
12	18	06-32-452-001	4218		Oakland Dr	11/24/2014	\$150,000	QC	\$114,100	0.87		BC	1 sty	1950	3,447	1,429	662
12	19	06-32-357-206	4305		Roxbury Ln	05/22/2015	\$245,000	WD	\$113,200	0.52		B-10	Walk out ranch	1959	1,863	1,863	721
12	20	06-32-498-003	1811		Skyler Dr	10/03/2013	\$144,000	WD	\$69,500	0.28		C+5	1 sty	1993	1,515	672	460
12	21	06-32-499-029	1818		Skyler Dr	07/27/2015	\$147,000	WD	\$67,100	0.35		C+10	1 3/4 - 2 sty	1964	1,682	675	445
12	22	06-32-487-001	1922		Skyler Dr	11/09/2015	\$234,900	WD	\$85,800	0.31		BC	1 3/4 - 2 sty	1964	2,120	1,060	1,148
12	23	06-32-342-009	4030		Sun Valley Dr	05/30/2014	\$118,000	WD	\$71,100	0.58		C+10	1 sty	1975	1,564	1,564	495
12	24	06-32-338-017	4039		Sun Valley Dr	07/14/2015	\$205,000	WD	\$93,600	0.75		B	Tri/Bi-Level	1978	2,294	82	478
12	25	06-32-379-003	4200		Sun Valley Dr	04/18/2014	\$23,000	WD	\$19,500	0.36		D					
12	26	06-32-379-002	4220		Sun Valley Dr	06/11/2015	\$12,000	WD	\$18,100	0.26		D					
12	27	06-32-378-193	2501		Sunnybrook Dr	12/12/2013	\$342,500	WD	\$140,400	1.48		B	1 sty	1958	2,618	1,798	676
12	28	06-32-376-188	2549		Sunnybrook Dr	01/29/2015	\$188,000	WD	\$86,400	0.39		BC	1 sty	1957	1,500	1,500	576
12	29	06-32-359-127	4304		Sunnybrook Dr	07/08/2014	\$224,000	WD	\$116,500	0.71		B-5	1 sty	1953	2,494	1,632	431
12	30	06-32-369-124	4334		Sunnybrook Dr	08/07/2015	\$347,300	WD	\$128,000	0.66		B-10	Walk out ranch	1959	2,352	2,102	500
12	31	06-33-356-009	4308		Sunset Dr	01/31/2014	\$285,000	WD	\$118,600	0.78		BC	1 sty	1960	2,595	2,575	568

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
12	32	06-33-366-013	4340		Sunset Dr	10/03/2013	\$175,000	WD	\$67,500	0.29		C+10	1 sty	1955	1,407	1,407	418
12	33	06-33-366-001	4408		Sunset Dr	07/15/2015	\$120,900	WD	\$71,500	0.33		C+10	1 sty	1956	1,358	1,358	429
12	34	06-33-372-016	4428		Sunset Dr	09/24/2015	\$102,000	WD	\$68,800	0.30		BC	1 sty	1956	1,724	1,086	576

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
13	35	06-32-132-009	3403		Adams St	08/06/2014	\$58,000	WD	\$28,100	0.14		CD	1 3/4 - 2 sty	1927	1,086	543	
13	36	06-32-136-100	3428		Adams St	10/05/2015	\$135,000	WD	\$49,800	0.57		C-5	1 3/4 - 2 sty	1924	1,634	863	916
13	37	06-32-147-024	3537		Adams St	08/14/2015	\$64,500	WD	\$26,700	0.15		CD	Under 800 SF	1915	715	600	480
13	38	06-32-176-047	3640		Adams St	12/12/2014	\$83,000	WD	\$30,600	0.15		CD	1 sty	1925	816	816	441
13	39	06-32-187-001	3724		Adams St	05/01/2015	\$52,500	WD	\$23,500	0.15		D+5	Under 800 SF	1927	714	630	270
13	40	06-32-217-089	2209		Amherst Ave	12/27/2013	\$52,000	WD	\$23,800	0.21		D+10	Under 800 SF	1920	708	620	231
13	41	06-32-212-060	2212		Amherst Ave	09/25/2015	\$100,000	WD	\$33,400	0.17		C-5	1 sty	1967	912	912	576
13	42	06-32-217-086	2223		Amherst Ave	03/02/2015	\$94,000	WD	\$42,300	0.21		C-5	1+ to 11/2 sty	1932	1,312	768	360
13	43	06-32-210-070	2320		Amherst Ave	12/22/2015	\$53,500	WD	\$25,900	0.18		CD	1 3/4 - 2 sty	1922	1,184	576	
13	44	06-32-138-326	2512		Amherst Ave	08/14/2014	\$59,800	LC	\$29,700	0.18		CD	Under 800 SF	1949	825	825	480
13	45	06-32-148-006	3607		Barnard Ave	12/18/2015	\$60,000	WD	\$26,200	0.30		D+5	Under 800 SF	1933	684	600	320
13	46	06-32-148-004	3614		Barnard Ave	02/21/2014	\$59,900	WD	\$23,600	0.14		CD	Under 800 SF	1938	670	230	297
13	47	06-32-178-001	3622		Barnard Ave	12/13/2013	\$77,000	WD	\$28,700	0.16		D+5	1 sty	1925	878	502	356
13	48	06-32-178-002	3626		Barnard Ave	11/12/2014	\$85,000	WD	\$35,600	0.24		CD	1 sty	1941	1,005	1,005	576
13	49	06-32-189-396	3729		Barnard Ave	08/27/2015	\$98,000	WD	\$42,400	0.40		CD	1+ to 11/2 sty	1944	1,262	506	1,080
13	50	06-32-223-141	2125		Benton Ave	07/22/2015	\$87,000	WD	\$29,600	0.12		CD	1 sty	1950	797	763	264
13	51	06-32-223-139	2141		Benton Ave	06/10/2014	\$62,500	WD	\$31,700	0.29		CD	1 3/4 - 2 sty	1914	1,008	648	
13	52	06-32-222-108	2214		Benton Ave	05/12/2014	\$59,900	WD	\$24,000	0.21		CD	Under 800 SF	1927	612	528	
13	53	06-32-221-129	2307		Benton Ave	07/01/2015	\$110,000	WD	\$40,800	0.46		C-5	1 sty	1977	960	960	576
13	54	06-32-220-126	2325		Benton Ave	04/23/2014	\$21,000	WD	\$31,100	0.46		CD	1to13/4 on slab	1941	992		440

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
13	55	06-32-179-366	2339		Benton Ave	08/28/2014	\$26,000	WD	\$23,800	0.23		D+10	1to13/4 on slab	1949	768		
13	56	06-32-178-357	2519		Benton Ave	10/10/2013	\$27,611	WD	\$31,100	0.34		CD	Under 800 SF	1928	785	768	496
13	57	06-32-403-006	2126		Edgewood Dr	06/24/2015	\$79,000	WD	\$25,400	0.20		D+10	1+ to 11/2 sty	1915	980	720	
13	58	06-32-329-065	2408		Edgewood Dr	06/27/2014	\$63,000	WD	\$27,200	0.20		D+10	1 sty	1925	970	576	378
13	59	06-32-327-074	2526		Edgewood Dr	04/01/2014	\$30,000	LC	\$26,200	0.20		D+5	1 sty	1925	828	387	344
13	60	06-32-267-228	2207		Hazel Ave	10/10/2013	\$79,900	WD	\$30,600	0.13		C-5	Under 800 SF	1947	734	734	440
13	61	06-32-266-224	2231		Hazel Ave	09/25/2014	\$53,600	WD	\$31,600	0.19		C-5	1+ to 11/2 sty	1946	915	732	413
13	62	06-32-265-215	2339		Hazel Ave	07/25/2014	\$40,000	WD	\$32,600	0.25		CD	1+ to 11/2 sty	1940	952	772	320
13	63	06-32-265-215	2339		Hazel Ave	05/14/2015	\$86,900	WD	\$32,000	0.25		CD	1+ to 11/2 sty	1940	952	772	320
13	64	06-32-104-003	3213		Hoover St	10/08/2014	\$47,900	WD	\$21,600	0.17		D+10	Under 800 SF	1936	680		
13	65	06-32-104-071	3220		Hoover St	10/04/2013	\$68,500	WD	\$27,600	0.14		CD	Under 800 SF	1925	978	768	192
13	66	06-32-124-028	3613		Hoover St	05/05/2014	\$40,000	WD	\$23,000	0.15		CD	Under 800 SF	1952	619	619	
13	67	06-32-154-043	3632		Hoover St	01/21/2014	\$66,500	WD	\$22,700	0.15		CD	Under 800 SF	1952	793	619	
13	68	06-32-403-009	3925		Kent Ave	09/15/2014	\$71,900	WD	\$35,600	0.20		CD	1 sty	1925	1,040	585	608
13	69	06-32-407-045	4032		Kent Ave	03/13/2015	\$42,000	LC	\$24,100	0.18		D+10	Under 800 SF	1941	684	528	
13	70	06-32-407-045	4032		Kent Ave	08/07/2014	\$23,000	QC	\$24,100	0.18		D+10	Under 800 SF	1941	684	528	
13	71	06-32-111-189	3420		Knox St	08/29/2014	\$59,900	WD	\$28,300	0.14		CD	Under 800 SF	1936	675	675	294
13	72	06-32-111-187	3430		Knox St	10/11/2013	\$65,000	WD	\$27,200	0.14		CD	Under 800 SF	1938	773	773	400
13	73	06-32-206-003	3209		Laird Ave	08/19/2015	\$25,500	QC	\$17,100	0.06		D	Under 800 SF	1940	555	555	
13	74	06-32-405-024	4016		Laird Ave	12/01/2014	\$60,000	WD	\$75,900	0.50	06-32-405-023, 06-32-405-025	D+10	1+ to 11/2 sty	1929	2,500	1,908	273

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
13	75	06-32-411-033	4031		Laird Ave	08/28/2015	\$30,000	WD	\$24,600	0.18		D+10	Under 800 SF	1927	759	451	320
13	76	06-32-207-042	2213		Logan Ave	12/30/2013	\$89,900	WD	\$30,300	0.17		CD	1+ to 11/2 sty	1927	1,280	769	
13	77	06-32-207-041	2219		Logan Ave	10/05/2015	\$47,000	WD	\$23,700	0.17		C-5	Under 800 SF	1927	701	588	
13	78	06-32-206-032	2232		Logan Ave	03/25/2015	\$76,500	WD	\$34,300	0.12		CD	1+ to 11/2 sty	1940	1,040	832	480
13	79	06-32-132-305	2524		Logan Ave	04/30/2014	\$51,000	WD	\$27,000	0.17		CD	1+ to 11/2 sty	1924	873	801	252
13	80	06-32-108-080	3307		Lowden St	08/21/2014	\$84,500	WD	\$38,900	0.21		CD	Under 800 SF	1931	1,420	776	488
13	81	06-32-107-139	3316		Lowden St	11/25/2015	\$54,000	WD	\$24,300	0.15		CD	Under 800 SF	1925	751	616	
13	82	06-32-112-132	3430		Lowden St	11/05/2013	\$45,000	WD	\$22,000	0.14		CD	Under 800 SF	1924	683	543	
13	83	06-32-112-131	3434		Lowden St	02/26/2015	\$80,928	WD	\$36,200	0.14		C-5	1 sty	1928	1,324	1,212	
13	84	06-32-152-117	3624		Lowden St	09/08/2015	\$21,500	COV	\$22,900	0.15		CD	1 sty		825	424	
13	85	06-32-153-107	3637		Lowden St	07/31/2015	\$49,900	WD	\$22,700	0.14		D+10	Under 800 SF	1941	767	544	240
13	86	06-32-135-130	3434		Madison St	05/14/2015	\$109,900	WD	\$38,600	0.28		C-5	1 3/4 - 2 sty	1921	1,528	776	
13	87	06-32-175-147	3630		Madison St	09/24/2015	\$80,000	WD	\$36,600	0.36		CD	1 sty	1941	1,238	672	280
13	88	06-32-190-003	3814		Madison St	07/28/2014	\$41,000	WD	\$23,200	0.13		D+10	Under 800 SF	1947	752	752	
13	89	06-32-209-051	3404		Oakland Dr	05/06/2014	\$91,000	WD	\$46,700	0.33		C	1 sty	1932	1,228	980	400
13	90	06-32-214-052	3422		Oakland Dr	01/14/2014	\$31,500	WD	\$20,700	0.23		CD	1to13/4 on slab	1922	600	600	294
13	91	06-32-224-143	3612		Oakland Dr	02/06/2015	\$81,000	WD	\$26,800	0.20		C-5	Under 800 SF	1951	712	712	
13	92	06-32-264-234	3804		Oakland Dr	09/05/2014	\$106,000	WD	\$33,400	0.20		C-5	1+ to 11/2 sty	1948	962	744	319
13	93	06-32-202-007	2215		Parkview Ave	11/20/2015	\$119,501	WD	\$38,400	0.18		C	1 3/4 - 2 sty	1927	1,396	698	440
13	94	06-32-201-002	2239		Parkview Ave	08/28/2015	\$114,000	WD	\$33,000	0.18		D+10	1 sty	1917	1,110	900	360

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
13	95	06-32-128-288	2507		Parkview Ave	06/30/2014	\$97,500	WD	\$38,600	0.40		C	1 sty	1933	1,127	1,127	484
13	96	06-32-257-180	2223		Springmont Ave	11/22/2014	\$69,000	LC	\$33,700	0.20		CD	1 sty	1936	971	971	440
13	97	06-32-256-176	2305		Springmont Ave	07/29/2014	\$101,000	WD	\$35,400	0.20		C-5	1+ to 11/2 sty		1,160	612	576
13	98	06-32-177-378	2530		Springmont Ave	10/30/2015	\$130,000	WD	\$61,200	0.29		CD	1+ to 11/2 sty	1925	1,763	884	1,498
13	99	06-32-158-001	2825		Springmont Ave	01/10/2014	\$68,000	WD	\$31,200	0.13		CD	1 3/4 - 2 sty	1934	790	517	480
13	100	06-32-273-275	2141		Stevens Ave	10/16/2015	\$38,000	COV	\$26,300	0.22		CD	1+ to 11/2 sty	1919	1,008	672	
13	101	06-32-267-248	2222		Stevens Ave	07/30/2014	\$61,265	WD	\$28,400	0.20		CD	Under 800 SF	1948	775		360
13	102	06-32-271-268	2237		Stevens Ave	05/23/2014	\$115,000	WD	\$42,500	0.20		CD	1 sty	2006	1,011	1,011	864
13	103	06-32-265-258	2330		Stevens Ave	07/31/2014	\$114,000	WD	\$42,700	0.43		CD	1 sty	1950	1,097	1,097	528
13	104	06-32-194-415	2402		Stevens Ave	08/31/2015	\$50,000	WD	\$28,100	0.20		CD	1+ to 11/2 sty	1946	897	120	480
13	105	06-32-194-417	2414		Stevens Ave	11/14/2014	\$58,000	WD	\$28,800	0.20		CD	1 sty	1951	897	897	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
14	106	06-28-398-003	3113		Bronson Blvd	09/15/2014	\$218,000	WD	\$95,500	0.53		C+10	1 sty	1897	2,240	1,390	440
14	107	06-33-131-001	3302		Bronson Blvd	03/14/2014	\$85,000	WD	\$23,600	0.79		D					
14	108	06-33-183-056	3703		Bronson Blvd	09/22/2014	\$275,000	WD	\$138,400	0.58		B-10	1 sty	1960	2,478	1,624	624
14	109	06-33-378-004	4211		Bronson Blvd	06/01/2015	\$221,000	WD	\$107,800	0.38		BC	1 sty	1977	2,116	2,116	506
14	110	06-33-392-001	4407		Bronson Blvd	10/10/2013	\$124,900	WD	\$89,100	0.32		BC	1 sty	1953	1,489	1,489	540
14	111	06-33-397-002	4425		Bronson Blvd	09/26/2014	\$179,000	WD	\$94,500	0.22		BC	1 3/4 - 2 sty	1959	2,148	746	497
14	112	06-33-397-001	4441		Bronson Blvd	03/25/2015	\$23,000	LC	\$16,500	0.32		D					
14	113	06-32-288-002	1906		Hazel Ave	07/21/2015	\$120,000	WD	\$58,000	0.44		C+10	1+ to 11/2 sty	1941	1,200	678	288
14	114	06-32-286-028	2012		Hazel Ave	11/16/2015	\$278,500	WD	\$96,200	0.48		C+10	Walk out ranch	1950	2,119	2,119	517
14	115	06-32-285-026	2024		Hazel Ave	10/23/2014	\$137,000	WD	\$83,300	0.48		C+10	1 sty	1951	1,451	1,275	508
14	116	06-32-285-100	2024		Hazel Ave	10/23/2014	\$137,000	WD	\$83,300	0.70		C+10	1 sty	1951	1,451	1,275	508
14	117	06-33-410-003	4038		Heights Ln	11/09/2015	\$165,500	WD	\$68,800	0.28		BC	1 sty	1977	1,248	1,212	672
14	118	06-33-410-008	4039		Heights Ln	08/25/2015	\$185,000	WD	\$71,000	0.25		C+10	1 sty	1977	1,457	1,457	516
14	119	06-33-415-001	4120		Heights Ln	04/27/2015	\$221,000	WD	\$84,500	0.39		C+5	1 3/4 - 2 sty	1962	2,178	1,188	618
14	120	06-33-395-014	1406	W	Kilgore Rd	08/15/2014	\$115,000	WD	\$92,000	0.29		C+10	1 sty	1951	1,745	1,745	414
14	121	06-33-373-036	1532	W	Kilgore Rd	07/25/2014	\$123,875	WD	\$95,400	0.40		BC	1 sty	1956	1,391	1,391	462
14	122	06-32-291-077	3815		Oak Ridge Rd	03/20/2015	\$42,000	QC	\$51,600	0.15		C+5	1+ to 11/2 sty	1938	1,100	880	400
14	123	06-32-290-086	3822		Oak Ridge Rd	06/02/2014	\$189,000	WD	\$67,300	0.34		C+10	1 sty	1949	1,105	884	420
14	124	06-32-235-001	3433		Oakland Dr	10/27/2014	\$157,500	WD	\$59,000	1.13		CD	1 sty	1917	1,380	1,467	
14	125	06-33-149-131	3525		Old Colony Rd	12/30/2013	\$150,000	WD	\$67,200	0.35		C	1 sty	1950	1,180	1,180	420

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
14	126	06-33-178-100	3614		Old Colony Rd	10/21/2013	\$179,900	WD	\$81,500	0.25		B-10	1 3/4 - 2 sty	1939	1,525	760	388
14	127	06-33-378-008	4210		Old Colony Rd	08/26/2015	\$294,000	WD	\$117,300	0.38		B-10	1 3/4 - 2 sty	1964	2,436	1,288	582
14	128	06-33-399-002	4441		Old Colony Rd	12/04/2015	\$180,000	WD	\$98,700	0.25		BC	1 sty	1955	2,609	1,254	
14	129	06-33-216-079	1023		Par 4 Cir	05/19/2014	\$145,000	WD	\$87,500	0.21		BC	1 sty	1958	1,530	1,386	484
14	130	06-33-215-059	1130		Par 4 Cir	12/22/2015	\$152,000	WD	\$55,700	0.24		C+10	1 sty	1959	1,282	1,282	440
14	131	06-33-223-047	3509		Par 4 Cir	08/10/2015	\$141,000	WD	\$66,900	0.26		C+10	1 sty	1955	1,490	1,223	646
14	132	06-33-222-044	923		Par 4 Rd	12/23/2015	\$129,150	WD	\$64,500	0.19		C+10	1 sty	1955	1,190	1,190	440
14	133	06-33-220-035	1119		Par 4 Rd	03/02/2015	\$140,000	WD	\$74,100	0.25		C+10	1 sty	1955	1,507	1,353	495
14	134	06-32-296-003	1941		Stevens Ave	06/30/2014	\$117,740	WD	\$66,200	0.43		C+10	1 sty	1941	1,262	1,248	264

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
15	135	06-34-104-006	224		Albany St	12/04/2014	\$120,000	WD	\$62,400	0.41		C+5	1 3/4 - 2 sty	1882	2,447	1,216	480
15	136	06-34-192-222	3814		Ash St	05/29/2015	\$96,000	WD	\$45,200	0.17		C+10	Tri/Bi-Level	1997	1,202		481
15	137	06-34-192-260	3901		Ash St	06/30/2015	\$55,000	WD	\$27,900	0.52		D+10	Under 800 SF	1920	685	324	
15	138	06-34-349-048	18		Blanche Ave	10/09/2015	\$66,000	WD	\$34,200	0.12		C-5	1 3/4 - 2 sty	1922	1,335	600	
15	139	06-34-348-045	30		Blanche Ave	12/18/2015	\$5,000	QC	\$20,700	0.23		D	Under 800 SF	1932	512	512	
15	140	06-34-347-017	107		Blanche Ave	11/27/2013	\$52,500	WD	\$27,900	0.12		CD	Under 800 SF	1927	707	707	725
15	141	06-34-347-050	116		Blanche Ave	10/24/2013	\$56,000	WD	\$34,500	0.23		D+10	1 sty	1927	850	610	576
15	142	06-34-347-035	122		Blanche Ave	11/10/2014	\$58,145	QC	\$32,600	0.20		CD	1 sty	1942	1,000	600	
15	143	06-34-173-180	307		Buchanan Ave	03/26/2015	\$69,000	WD	\$36,300	0.16		CD	1 sty	1932	896	876	624
15	144	06-34-168-171	310		Buchanan Ave	10/10/2014	\$72,000	WD	\$27,300	0.16		CD	1 sty	1938	872	732	252
15	145	06-34-171-088	419		Buchanan Ave	11/23/2015	\$76,000	WD	\$27,600	0.16		CD	1 sty	1925	740	626	240
15	146	06-34-189-006	3810	S	Burdick St	06/26/2014	\$105,000	WD	\$42,000	0.17		CD	1 3/4 - 2 sty	1938	1,729	988	640
15	147	06-34-270-003	3925	S	Burdick St	10/29/2014	\$84,000	WD	\$42,100	0.35		C-5	1+ to 1 1/2 sty	1938	1,414	1,008	572
15	148	06-34-349-004	4208	S	Burdick St	02/12/2015	\$48,000	LC	\$29,100	0.17		CD	1 sty	1942	866	608	320
15	149	06-33-256-213	1104		Clover St	07/08/2014	\$115,000	WD	\$45,400	0.23		C+5	1 sty	1954	1,120	1,120	323
15	150	06-33-255-252	1125		Clover St	11/14/2014	\$70,000	WD	\$31,500	0.13		CD	1 sty	1951	970		320
15	151	06-33-255-208	1132		Clover St	03/17/2015	\$79,000	LC	\$40,700	0.30		CD	1 sty	1948	1,274	86	320
15	152	06-34-102-004	327	W	Cork St	10/24/2014	\$89,900	WD	\$39,300	0.13		C-5	1 sty	1922	849	833	280
15	153	06-33-433-019	533		Denway Dr	10/14/2013	\$57,900	WD	\$30,800	0.22		CD	1 sty	1954	1,062		360
15	154	06-33-432-013	701		Denway Dr	06/26/2014	\$75,000	WD	\$31,700	0.21		CD	1 sty	1954	1,118		320

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
15	155	06-33-426-004	716		Denway Dr	08/13/2015	\$75,000	WD	\$37,100	0.22		C-5	1+ to 11/2 sty	1947	1,170	780	480
15	156	06-33-403-001	912		Denway Dr	11/30/2015	\$85,000	WD	\$41,300	0.60		C-5	1 sty	1954	978	978	352
15	157	06-28-474-002	3122		Duke St	01/02/2015	\$112,390	WD	\$39,700	0.54		CD	1 sty	1954	959	959	392
15	158	06-33-254-206	3542		Duke St	05/21/2015	\$78,000	WD	\$28,800	0.18		CD	1+ to 11/2 sty	1907	840	658	396
15	159	06-33-264-275	3722		Duke St	10/19/2015	\$110,000	WD	\$50,800	0.30		C+5	1 sty	1950	1,368	1,160	750
15	160	06-33-269-277	3806		Duke St	06/06/2014	\$79,900	WD	\$42,000	0.45		C+5	1+ to 11/2 sty	1941	1,363	712	258
15	161	06-33-269-277	3806		Duke St	11/16/2015	\$100,000	WD	\$41,500	0.45		C+5	1+ to 11/2 sty	1941	1,363	712	258
15	162	06-33-413-029	4020		Duke St	07/14/2014	\$89,900	WD	\$47,700	0.21		C	1 sty	1952	1,685		468
15	163	06-33-419-012	4101		Duke St	08/08/2014	\$68,000	WD	\$32,700	0.26		C-5	1 sty	1952	1,008		308
15	164	06-33-423-022	4132		Duke St	10/08/2015	\$95,000	WD	\$36,600	0.32		C-5	1 sty	1953	1,222		600
15	165	06-34-323-030	311		Evelyn Ave	11/02/2015	\$120,400	WD	\$47,500	0.39	06-34-324-029	C	1 3/4 - 2 sty	1928	1,317	720	288
15	166	06-34-322-001	405		Evelyn Ave	12/05/2014	\$75,000	WD	\$51,600	0.36		C+5	1 sty	1950	1,245	1,245	400
15	167	06-34-316-008	420		Evelyn Ave	07/22/2014	\$67,200	WD	\$48,800	0.26		C	1 3/4 - 2 sty	1947	1,566	936	484
15	168	06-34-152-011	404		Garfield Ave	02/28/2014	\$41,500	WD	\$30,900	0.16		CD	1 sty	1931	910	736	
15	169	06-34-150-018	437		Garfield Ave	10/23/2015	\$75,000	WD	\$34,700	0.16		C-5	1+ to 11/2 sty	1927	964	767	240
15	170	06-34-140-053	175		Hughes St	12/09/2015	\$75,000	LC	\$35,000	0.38		C-5	1 sty	1950	868	868	280
15	171	06-34-114-028	216		Hughes St	07/31/2014	\$91,000	WD	\$39,600	0.21		C-5	1+ to 11/2 sty	1961	1,170	936	528
15	172	06-34-148-001	29		Hutchinson St	02/04/2014	\$59,000	WD	\$41,800	0.76		C-5	1 sty	1956	1,169	1,169	528
15	173	06-34-147-090	109		Hutchinson St	08/19/2014	\$26,229	QC	\$20,800	0.27		D+10	1+ to 11/2 sty	1937	817	456	280
15	174	06-34-123-001	311		Hutchinson St	05/04/2015	\$28,800	QC	\$31,400	0.29		CD	1 3/4 - 2 sty	1919	1,420	942	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
15	175	06-34-117-026	408		Hutchinson St	07/07/2015	\$60,000	WD	\$29,600	0.33		CD	Under 800 SF	1950	768		672
15	176	06-34-121-011	427		Hutchinson St	04/01/2015	\$71,000	WD	\$35,200	0.32		CD	1 sty	1927	950	748	248
15	177	06-33-243-043	613		Hutchinson St	10/23/2015	\$88,500	WD	\$25,000	0.30		CD	1 sty	1942	849	849	
15	178	06-33-243-043	613		Hutchinson St	05/15/2015	\$12,300	COV	\$25,000	0.30		CD	1 sty	1942	849	849	
15	179	06-33-242-135	706		Hutchinson St	04/09/2014	\$92,500	WD	\$46,300	0.54		C-5	1 sty	1927	1,200	1,200	696
15	180	06-33-246-121	731		Hutchinson St	07/14/2015	\$97,800	WD	\$38,000	0.34		C-5	1 sty	1973	960	960	
15	181	06-33-240-126	749		Hutchinson St	02/28/2014	\$63,000	ML	\$33,900	0.21		CD	1 sty	1917	1,296	460	576
15	182	06-34-261-009	204	E	Leona Ave	04/17/2015	\$75,000	WD	\$40,100	0.20		C-5	1 sty	1949	1,006	894	585
15	183	06-34-262-013	218	E	Leona Ave	11/15/2013	\$57,000	WD	\$29,100	0.20		CD	1 sty	1952	903		280
15	184	06-34-257-018	229	E	Leona Ave	09/19/2014	\$82,000	WD	\$39,900	0.28		C-5	Walk out ranch	1952	1,044	832	280
15	185	06-34-263-021	312	E	Leona Ave	10/14/2015	\$100,000	WD	\$48,900	0.40		C	1 3/4 - 2 sty	1949	1,876	992	480
15	186	06-34-189-001	15	W	Leona Ave	05/16/2014	\$96,000	WD	\$43,000	0.21		C-5	1+ to 11/2 sty	1947	1,246	736	280
15	187	06-33-443-009	605		Liberty St	09/17/2014	\$83,500	WD	\$35,100	0.22		C-5	1 3/4 - 2 sty	1930	1,192	624	160
15	188	06-33-443-009	605		Liberty St	10/09/2015	\$92,500	WD	\$34,200	0.22		C-5	1 3/4 - 2 sty	1930	1,192	624	160
15	189	06-33-438-009	606		Liberty St	06/25/2015	\$102,000	WD	\$39,700	0.15		CD	1 sty	1929	1,274	728	400
15	190	06-33-438-010	612		Liberty St	07/07/2014	\$53,000	WD	\$27,000	0.15		CD	1 sty	1929	812	768	170
15	191	06-33-435-003	755		Liberty St	05/16/2014	\$63,000	WD	\$29,600	0.17		C-5	1 sty	1972	982	962	300
15	192	06-33-276-016	735		Lynn Ave	12/19/2013	\$112,500	WD	\$38,600	0.19		C	1+ to 11/2 sty	1950	1,076	1,036	400
15	193	06-33-254-032	817		Lynn Ave	10/08/2013	\$87,500	WD	\$38,800	0.20		C	1 sty	1954	1,098	1,098	280
15	194	06-33-254-031	823		Lynn Ave	12/22/2014	\$125,000	WD	\$45,600	0.17		C	1 sty	1954	1,120	1,120	384

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
15	195	06-33-253-029	909		Lynn Ave	09/25/2014	\$125,000	WD	\$53,900	0.24		C+5	1 sty	1955	1,468	1,278	501
15	196	06-33-221-010	1014		Lynn Ave	10/30/2013	\$81,900	WD	\$41,900	0.16		C	1 sty	1957	1,040	1,040	352
15	197	06-33-251-022	1019		Lynn Ave	08/14/2015	\$78,000	WD	\$28,400	0.16		C-5	1 sty	1955	988	988	320
15	198	06-33-250-019	1109		Lynn Ave	07/31/2015	\$146,000	WD	\$43,800	0.16		C	1 sty	1956	1,398	1,040	368
15	199	06-34-335-003	176		Oakhurst Ave	05/30/2014	\$85,000	LC	\$73,400	0.43		C	1 3/4 - 2 sty		3,312	591	1,109
15	200	06-34-319-025	303		Oakhurst Ave	07/25/2014	\$77,000	WD	\$27,800	0.18		CD	Under 800 SF	1950	720	720	280
15	201	06-34-318-026	309		Oakhurst Ave	05/18/2015	\$72,500	WD	\$31,800	0.18		CD	Under 800 SF	1920	797	784	308
15	202	06-34-312-002	334		Oakhurst Ave	10/08/2015	\$120,000	WD	\$47,700	0.21		C	1 3/4 - 2 sty	1948	1,968	978	528
15	203	06-34-311-045	436		Oakhurst Ave	02/06/2014	\$108,000	WD	\$54,000	0.35		C+5	1 sty	1951	1,340	1,340	532
15	204	06-34-316-037	439		Oakhurst Ave	07/30/2014	\$114,900	WD	\$36,800	0.17		C-5	1 3/4 - 2 sty	1952	1,020	560	216
15	205	06-34-102-007	3225	S	Park St	08/10/2015	\$114,500	WD	\$43,500	0.31		C	1 sty	1952	1,240	1,240	384
15	206	06-34-185-002	160		Parker Ave	01/15/2015	\$89,000	WD	\$46,400	0.14		C+5	1 sty	1988	1,127	1,113	312
15	207	06-34-167-153	321		Parker Ave	12/31/2015	\$66,000	WD	\$31,400	0.16		CD	1 sty	1927	1,022	674	369
15	208	06-34-162-151	330		Parker Ave	12/16/2015	\$63,900	WD	\$27,600	0.16		CD	1 3/4 - 2 sty	1940	960	480	360
15	209	06-34-162-050	408		Parker Ave	01/31/2014	\$55,000	LC	\$25,100	0.16		D+10	1 sty	1939	822	732	
15	210	06-33-293-073	603		Parker Ave	06/15/2015	\$103,000	WD	\$44,100	0.19		C+5	1+ to 11/2 sty	1950	1,362	908	480
15	211	06-33-292-077	627		Parker Ave	05/01/2015	\$108,000	WD	\$48,600	0.26		C+5	1 3/4 - 2 sty	1947	1,887	904	660
15	212	06-33-286-103	736		Parker Ave	11/26/2013	\$74,900	ML	\$38,700	0.36		C-5	1 3/4 - 2 sty	1920	1,364	702	320
15	213	06-33-265-001	1115		Parker Ave	04/10/2015	\$140,000	WD	\$51,200	2.08		C	1 3/4 - 2 sty	1907	1,256	374	528
15	214	06-33-447-016	4205		Pembroke St	12/18/2015	\$83,000	WD	\$36,300	0.17		C-5	1 sty	1952	973		480

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
15	215	06-33-447-004	4211		Pembroke St	12/01/2014	\$78,500	WD	\$33,400	0.17		C-5	1 sty	1951	1,029		440
15	216	06-33-446-010	4212		Pembroke St	11/27/2013	\$85,000	WD	\$36,200	0.18		C	1 sty	1952	999		400
15	217	06-34-163-132	307		Pierce Ave	08/29/2014	\$83,000	WD	\$37,100	0.16		C-5	1 sty	1990	915	915	308
15	218	06-34-155-034	444		Pierce Ave	04/28/2015	\$34,000	QC	\$24,200	0.16		CD	Under 800 SF	1950	720	720	
15	219	06-33-443-006	540		Pleasant Ave	03/31/2015	\$74,000	WD	\$30,600	0.15		CD	1 sty	1952	960		432
15	220	06-33-447-002	611		Pleasant Ave	07/27/2015	\$115,000	WD	\$38,000	0.20		C-5	1 sty	1958	912	912	528
15	221	06-33-446-013	719		Pleasant Ave	09/21/2015	\$75,000	WD	\$35,300	0.15		C-5	1 sty	1952	1,009		400
15	222	06-33-482-003	615		Pleasant Home Ct	07/30/2015	\$99,900	WD	\$31,400	0.45		C-5	1+ to 11/2 sty	1951	956	720	528
15	223	06-34-359-001	125		Pratt Rd	11/05/2015	\$399,900	WD	\$177,300	2.38		B+20	1+ to 11/2 sty	1911	2,925	1,950	1,112
15	224	06-34-375-024	204		Pratt Rd	11/07/2014	\$85,000	WD	\$63,500	0.39	06-34-354-023	C	1 sty	1951	1,301	911	539
15	225	06-34-353-004	328		Pratt Rd	12/21/2015	\$86,700	WD	\$38,700	0.31		C-5	1 sty	1973	1,488		
15	226	06-34-351-009	436		Pratt Rd	03/11/2014	\$30,000	WD	\$39,400	0.34		C-5	1+ to 11/2 sty	1922	1,254	836	480
15	227	06-33-412-066	4020		Rivington St	02/03/2014	\$71,000	WD	\$32,900	0.21		C-5	1 sty	1954	1,063		250
15	228	06-33-413-046	4037		Rivington St	06/19/2015	\$74,000	WD	\$34,600	0.21		C-5	1 sty	1956	976		320
15	229	06-33-417-060	4112		Rivington St	12/23/2014	\$90,000	WD	\$40,500	0.21		C	1 sty	1954	946	946	583
15	230	06-33-422-057	4138		Rivington St	05/30/2014	\$68,900	WD	\$38,200	0.30		C-5	1 sty	1954	1,176		424
15	231	06-33-266-009	3818		Robin Ln	03/03/2014	\$122,500	WD	\$43,100	0.23		C	Walk out ranch	1959	1,183	1,183	336
15	232	06-34-130-001	3229	S	Rose St	04/17/2015	\$74,000	WD	\$40,700	0.25		C-5	1+ to 11/2 sty	1939	1,246	816	280
15	233	06-34-114-002	3324	S	Rose St	04/30/2015	\$57,500	WD	\$25,700	0.14		CD	Under 800 SF	1950	711		320
15	234	06-34-159-116	3702	S	Rose St	03/26/2014	\$35,000	WD	\$23,000	0.16		CD	Under 800 SF	1952	698		280

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
15	235	06-34-164-139	3716	S	Rose St	12/03/2013	\$68,000	WD	\$36,700	0.16		C-5	Under 800 SF	1989	792	792	312
15	236	06-34-195-231	3907	S	Rose St	12/19/2014	\$60,000	WD	\$22,600	0.16		D+10	1 sty	1930	552	480	
15	237	06-33-417-087	4043		Standish St	11/17/2014	\$108,500	WD	\$41,200	0.21		C	1 sty	1960	980	960	288
15	238	06-33-417-089	4111		Standish St	07/10/2015	\$51,000	QC	\$38,600	0.21		C+5	1 sty	1947	1,284	1,284	
15	239	06-34-310-002	4105	S	Westnedge Ave	10/17/2013	\$30,000	LC	\$43,500	0.14		D+10	Under 800 SF	1951	779		
15	240	06-34-315-001	4111	S	Westnedge Ave	10/17/2013	\$30,000	LC	\$42,500	0.15		D+10	Under 800 SF	1951	720		
15	241	06-34-315-002	4117	S	Westnedge Ave	10/17/2013	\$30,000	LC	\$44,100	0.15		D+10	Under 800 SF	1948	720		
15	242	06-34-315-003	4121	S	Westnedge Ave	10/17/2013	\$30,000	LC	\$44,300	0.16		D+10	Under 800 SF	1949	720		
15	243	06-28-493-002	602		Whites Rd	08/12/2015	\$45,000	WD	\$25,900	0.15		CD	Under 800 SF	1950	768	768	400
15	244	06-28-493-003	606		Whites Rd	04/24/2015	\$23,532	WD	\$27,200	0.15		CD	1 sty	1949	835	874	338
15	245	06-28-496-015	723		Whites Rd	04/28/2014	\$48,000	WD	\$42,300	0.27		C	1 3/4 - 2 sty		1,354	572	
15	246	06-28-495-109	759		Whites Rd	11/04/2015	\$141,000	WD	\$54,600	0.27		C	1 3/4 - 2 sty	1946	1,988	821	482

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

Residential Sales, 15 of 114

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	247	06-35-408-147	1838		Banbury Rd	08/06/2015	\$142,000	WD	\$62,700	0.27		C+5	1 sty	1949	1,537	1,537	576
16	248	06-35-409-001	1921		Banbury Rd	07/07/2015	\$121,000	WD	\$44,700	0.18		C+5	1 sty		948	948	273
16	249	06-35-432-108	2105		Banbury Rd	12/09/2013	\$80,900	WD	\$42,100	0.18		C+5	1+ to 11/2 sty	1949	1,162	780	140
16	250	06-35-433-113	2129		Banbury Rd	08/31/2015	\$115,000	WD	\$54,000	0.27		C+5	1 sty	1951	1,347	1,192	284
16	251	06-35-433-114	2135		Banbury Rd	08/29/2014	\$137,000	WD	\$62,300	0.27		C+5	1+ to 11/2 sty	1949	1,585	936	400
16	252	06-35-434-120	2229		Banbury Rd	08/29/2014	\$115,000	WD	\$40,900	0.27		C	1+ to 11/2 sty	1950	1,042	844	280
16	253	06-35-452-001	1816		Bloomfield Ave	10/24/2013	\$89,000	WD	\$50,600	0.23		C+5	1 sty	1955	1,461	1,265	429
16	254	06-35-453-001	1824		Bloomfield Ave	04/13/2015	\$124,150	WD	\$53,300	0.23		C+5	1 sty	1954	1,128	1,128	400
16	255	06-35-454-340	1922		Bloomfield Ave	09/23/2014	\$110,000	WD	\$54,200	0.32		C	1 sty	1955	1,651	1,269	451
16	256	06-26-352-153	934		Cambridge Dr	06/01/2015	\$108,900	WD	\$41,800	0.17		C	1 sty	1934	936	936	576
16	257	06-26-353-150	1016		Cambridge Dr	10/10/2014	\$128,900	WD	\$51,600	0.18		C+5	1+ to 11/2 sty		1,634	1,071	380
16	258	06-26-353-149	1022		Cambridge Dr	12/31/2014	\$112,900	WD	\$50,800	0.18		C+10	1 3/4 - 2 sty	1928	1,426	768	484
16	259	06-26-323-273	1103		Cambridge Dr	08/28/2015	\$96,900	WD	\$47,400	0.19		C+10	1 3/4 - 2 sty	1929	1,034	576	672
16	260	06-26-323-274	1109		Cambridge Dr	04/11/2014	\$118,000	WD	\$55,900	0.19		C+5	1+ to 11/2 sty	1930	1,443	1,443	430
16	261	06-26-354-147	1110		Cambridge Dr	05/22/2015	\$130,000	WD	\$52,700	0.19		C+10	1 3/4 - 2 sty	1928	1,464	637	400
16	262	06-26-354-145	1122		Cambridge Dr	03/25/2014	\$76,000	WD	\$42,100	0.19		C+5	1 3/4 - 2 sty	1938	1,165	670	576
16	263	06-26-375-144	1204		Cambridge Dr	05/21/2014	\$131,000	WD	\$47,900	0.19		C+5	1+ to 11/2 sty	1941	1,286	1,046	370
16	264	06-26-346-283	1303		Cambridge Dr	05/29/2015	\$101,000	WD	\$48,200	0.19		C+5	1+ to 11/2 sty	1938	1,144	899	216
16	265	06-26-376-136	1316		Cambridge Dr	06/20/2014	\$93,500	WD	\$45,800	0.19		C	1+ to 11/2 sty	1939	1,208	910	240
16	266	06-26-378-079	1412		Cambridge Dr	05/08/2015	\$79,900	WD	\$38,000	0.20		CD	1+ to 11/2 sty	2006	985	985	352

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	267	06-26-348-291	1421		Cambridge Dr	08/27/2014	\$132,000	WD	\$53,800	0.19		C	1+ to 11/2 sty	1949	1,436	957	280
16	268	06-26-349-295	1515		Cambridge Dr	12/04/2015	\$89,900	WD	\$40,000	0.19		C	1+ to 11/2 sty	1948	983	794	280
16	269	06-26-349-295	1515		Cambridge Dr	07/02/2015	\$40,000	WD	\$40,000	0.19		C	1+ to 11/2 sty	1948	983	794	280
16	270	06-26-379-072	1518		Cambridge Dr	08/29/2014	\$114,000	WD	\$60,100	0.28		C+5	1+ to 11/2 sty	1951	1,474	1,182	484
16	271	06-26-450-105	1622		Cambridge Dr	03/18/2014	\$102,000	WD	\$45,200	0.26		C	1+ to 11/2 sty	1936	994	987	280
16	272	06-26-451-002	1708		Cambridge Dr	12/10/2013	\$77,500	WD	\$38,300	0.13		C	1 3/4 - 2 sty	1945	864	504	320
16	273	06-26-422-011	1811		Cambridge Dr	06/12/2015	\$104,000	WD	\$42,800	0.20		C+5	1 sty	1948	1,192	784	
16	274	06-26-452-003	1812		Cambridge Dr	08/29/2014	\$83,500	WD	\$37,400	0.13		C-5	1+ to 11/2 sty	1948	1,127	932	672
16	275	06-26-423-014	1903		Cambridge Dr	06/17/2015	\$110,000	WD	\$51,300	0.20		C-5	1 sty	1948	1,449	1,437	528
16	276	06-26-424-020	2009		Cambridge Dr	09/15/2014	\$55,900	PR	\$33,300	0.21		C-5	Under 800 SF	1948	780	768	280
16	277	06-26-450-024	2819		Cameron St	04/09/2014	\$119,953	WD	\$46,100	0.13		C	1 3/4 - 2 sty	1937	1,363	676	420
16	278	06-26-450-023	2825		Cameron St	05/09/2014	\$74,000	WD	\$40,500	0.17		C-5	1+ to 11/2 sty	1947	924	739	280
16	279	06-26-455-021	2903		Cameron St	05/22/2015	\$114,900	WD	\$45,000	0.23		C	1+ to 11/2 sty	1951	982	802	240
16	280	06-26-455-020	2907		Cameron St	11/17/2014	\$68,000	WD	\$38,400	0.13		C-5	1+ to 11/2 sty	1947	952	762	576
16	281	06-26-465-020	3027		Cameron St	10/06/2015	\$73,800	COV	\$35,500	0.14		C-5	1+ to 11/2 sty	1941	1,012	818	576
16	282	06-35-126-011	1234	E	Cork St	09/04/2014	\$89,000	WD	\$45,500	0.30		C-5	1 3/4 - 2 sty	1919	1,347	759	400
16	283	06-26-396-011	1303	E	Cork St	10/30/2015	\$41,000	WD	\$32,300	0.19		C-5	1 sty	1926	814	800	
16	284	06-26-397-015	1327	E	Cork St	03/30/2015	\$113,600	WD	\$44,700	0.19		C	1+ to 11/2 sty	1947	1,260	876	440
16	285	06-35-127-019	1408	E	Cork St	05/08/2015	\$118,000	WD	\$52,800	0.30		C+5	1+ to 11/2 sty	1945	1,245	748	676
16	286	06-35-128-003	1430	E	Cork St	07/28/2015	\$74,999	WD	\$35,100	0.16		C-5	1 3/4 - 2 sty	1930	1,063	600	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	287	06-35-129-001	1510	E	Cork St	02/04/2015	\$43,000	QC	\$31,600	0.14		C-5	1 sty	1930	801	500	320
16	288	06-26-399-008	1515	E	Cork St	05/21/2014	\$79,900	WD	\$45,000	0.19		C	1+ to 1 1/2 sty	1949	1,196	952	280
16	289	06-35-129-024	1516	E	Cork St	10/18/2013	\$86,500	WD	\$29,400	0.15		CD	1 sty	1927	840	840	324
16	290	06-26-399-009	1521	E	Cork St	01/08/2014	\$73,000	WD	\$36,200	0.19		C-5	1 sty	1948	956	763	240
16	291	06-35-226-001	2058	E	Cork St	02/06/2015	\$45,000	ML	\$31,400	0.19		CD	1to13/4 on slab	1951	894		560
16	292	06-34-289-002	3808		Dale St	06/15/2015	\$88,000	WD	\$30,700	0.15		C-5	Under 800 SF	1949	770	616	
16	293	06-35-417-248	1803		Dorchester Ave	11/14/2013	\$110,000	WD	\$44,900	0.18		C+5	1 sty	1950	1,100	1,100	400
16	294	06-35-422-310	1818		Dorchester Ave	07/18/2014	\$125,000	WD	\$56,400	0.29		C+5	1 sty	1952	1,205	1,205	506
16	295	06-35-440-262	2003		Dorchester Ave	05/27/2015	\$86,000	WD	\$43,400	0.18		C+5	1+ to 1 1/2 sty	1952	1,008	806	240
16	296	06-35-440-263	2007		Dorchester Ave	09/09/2015	\$90,000	WD	\$38,100	0.18		C	1 sty	1952	910	910	250
16	297	06-35-446-296	2022		Dorchester Ave	05/22/2014	\$84,260	WD	\$49,900	0.29		C+5	1 sty	1952	1,076	1,076	280
16	298	06-35-447-291	2114		Dorchester Ave	06/27/2014	\$80,000	WD	\$50,100	0.19		C-5	1 sty	1956	1,439	931	448
16	299	06-35-443-001	2207		Dorchester Ave	10/28/2014	\$108,000	WD	\$49,800	0.18		C+5	1 sty	1954	1,039	939	352
16	300	06-25-355-001	2905		Emerald Dr	11/10/2014	\$62,500	QC	\$60,500	0.24	06-25-355-002	CD	1 sty	976	1,368	913	1,152
16	301	06-26-494-053	3030		Emerald Dr	09/10/2014	\$48,500	ML	\$33,400	0.14		CD	1to13/4 on slab	1954	1,272		280
16	302	06-26-456-009	2830		Fulford St	03/19/2014	\$100,000	WD	\$43,200	0.20		C-5	1 sty	1947	1,136	780	749
16	303	06-26-456-010	2904		Fulford St	08/05/2015	\$55,000	QC	\$37,900	0.20		C-5	1 sty	1939	986	956	400
16	304	06-26-462-023	3013		Fulford St	03/10/2014	\$73,150	WD	\$35,300	0.14		C-5	1+ to 1 1/2 sty	1946	975	780	240
16	305	06-26-466-005	3024		Fulford St	06/23/2015	\$70,300	WD	\$34,100	0.14		C-5	1to13/4 on slab	1955	1,044		246
16	306	06-26-472-015	3125		Fulford St	01/10/2014	\$56,000	WD	\$38,200	0.13		C	1+ to 1 1/2 sty	1943	1,232	832	484

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	307	06-26-472-015	3125		Fulford St	11/21/2014	\$90,000	WD	\$39,700	0.13		C	1+ to 11/2 sty	1943	1,232	832	484
16	308	06-35-412-170	1811		Golfview Ave	06/27/2014	\$136,000	WD	\$63,200	0.27		C+10	1 sty	1953	1,331	1,331	451
16	309	06-35-414-176	1907		Golfview Ave	07/11/2014	\$102,000	WD	\$52,600	0.27		C+5	1 sty	1955	1,210	1,210	440
16	310	06-35-436-186	2025		Golfview Ave	05/22/2015	\$88,000	QC	\$60,200	0.18		C+5	1 sty	1954	1,522	1,282	260
16	311	06-35-443-208	2130		Golfview Ave	02/23/2015	\$89,400	WD	\$41,900	0.18		C	1to13/4 on slab	1952	1,206		528
16	312	06-35-438-195	2203		Golfview Ave	05/15/2015	\$92,000	WD	\$44,800	0.18		C+5	1 sty	1952	922	922	576
16	313	06-35-443-206	2206		Golfview Ave	06/09/2015	\$115,000	COV	\$51,000	0.27		C	1 sty	1955	1,155	1,022	463
16	314	06-35-444-203	2220		Golfview Ave	09/04/2015	\$54,900	WD	\$45,700	0.18		C	1 sty	1952	928	928	240
16	315	06-35-439-200	2229		Golfview Ave	04/03/2014	\$68,500	WD	\$39,300	0.18		C	1 sty	1956	922	922	320
16	316	06-26-343-238	2705		Harvard St	12/01/2014	\$73,500	WD	\$36,900	0.19		C-5	1 sty	1929	944	816	360
16	317	06-26-343-238	2705		Harvard St	07/23/2015	\$74,500	WD	\$37,600	0.19		C-5	1 sty	1929	944	816	360
16	318	06-26-387-049	3010		Harvard St	10/17/2014	\$90,000	QC	\$58,900	0.19		C+5	1 sty	1958	1,392	1,392	528
16	319	06-27-430-350	431		Homecrest Ave	11/22/2013	\$119,000	WD	\$39,000	0.18		CD	1 sty	1974	1,092	1,092	484
16	320	06-27-435-367	436		Homecrest Ave	12/03/2015	\$149,000	WD	\$73,200	0.29	06-27-435-358	C+5	1 3/4 - 2 sty	1966	2,045		576
16	321	06-27-430-349	437		Homecrest Ave	11/05/2014	\$124,000	WD	\$43,500	0.27		C	1 sty	1968	1,092	1,092	504
16	322	06-27-435-358	502		Homecrest Ave	12/03/2015	\$149,000	WD	\$73,200	0.31	06-27-435-367	C+5	1 3/4 - 2 sty	1966	2,045		576
16	323	06-26-311-122	927		Homecrest Ave	09/09/2015	\$123,000	WD	\$51,400	0.17		C+5	1 3/4 - 2 sty	1927	1,573	705	414
16	324	06-26-312-125	1003		Homecrest Ave	03/12/2015	\$129,000	WD	\$61,000	0.19		C+5	2 1/4 sty up	1925	1,974	788	400
16	325	06-26-312-184	1016		Homecrest Ave	10/10/2013	\$139,800	WD	\$67,000	0.19		C+5	1+ to 11/2 sty	1949	2,128	1,634	440
16	326	06-26-313-180	1110		Homecrest Ave	03/10/2014	\$133,500	WD	\$61,300	0.19		C+5	1 sty	1957	1,562	1,562	720

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	327	06-26-314-132	1115		Homecrest Ave	05/05/2015	\$137,900	WD	\$55,600	0.19		C-5	1 3/4 - 2 sty	1941	1,438	822	462
16	328	06-26-314-178	1122		Homecrest Ave	04/14/2014	\$135,000	WD	\$61,300	0.19		C+5	1 3/4 - 2 sty	1928	1,676	892	504
16	329	06-26-336-172	1228		Homecrest Ave	06/02/2014	\$98,900	WD	\$44,800	0.19		C+5	1 sty	1928	936	900	216
16	330	06-26-331-142	1315		Homecrest Ave	09/09/2014	\$122,300	WD	\$43,200	0.19		C+5	1+ to 11/2 sty	1941	1,023	682	240
16	331	06-26-336-168	1322		Homecrest Ave	06/06/2014	\$119,000	WD	\$47,900	0.19		C	1+ to 11/2 sty	1942	1,105	884	572
16	332	06-26-338-161	1428		Homecrest Ave	05/12/2015	\$111,750	WD	\$55,100	0.19		C+5	1+ to 11/2 sty	1938	1,346	900	432
16	333	06-26-334-151	1503		Homecrest Ave	06/02/2015	\$109,900	WD	\$49,600	0.19		C+5	1 3/4 - 2 sty	1940	1,188	576	240
16	334	06-26-339-159	1510		Homecrest Ave	07/28/2014	\$121,000	WD	\$50,500	0.19		C	1 sty	1947	1,092	734	352
16	335	06-26-405-047	1611		Homecrest Ave	08/13/2015	\$85,500	WD	\$37,700	0.17		C-5	1 sty	1952	891	864	320
16	336	06-26-411-063	1706		Homecrest Ave	05/20/2015	\$73,500	WD	\$34,800	0.17		C-5	1+ to 11/2 sty	1952	924	720	400
16	337	06-26-411-062	1710		Homecrest Ave	05/20/2015	\$90,000	WD	\$42,700	0.17		C-5	1 sty	1952	870	864	440
16	338	06-26-413-092	1910		Homecrest Ave	05/26/2015	\$91,000	WD	\$40,600	0.18		C-5	1+ to 11/2 sty	1953	1,132	768	320
16	339	06-26-414-093	1914		Homecrest Ave	01/05/2015	\$60,000	QC	\$36,200	0.18		C-5	1+ to 11/2 sty	1955	954	747	
16	340	06-26-414-095	1924		Homecrest Ave	05/22/2015	\$122,000	WD	\$45,000	0.18		C-5	1+ to 11/2 sty	1958	1,224	720	280
16	341	06-35-125-042	1215		Howland Ave	06/19/2014	\$96,000	WD	\$47,000	0.34		C	1 3/4 - 2 sty	1936	1,562	816	
16	342	06-35-126-038	1237		Howland Ave	11/07/2013	\$63,800	WD	\$32,400	0.15		CD	1 sty		912	864	440
16	343	06-35-126-036	1313		Howland Ave	06/19/2015	\$116,329	WD	\$52,600	0.30		CD	1 sty	1927	1,070	1,070	504
16	344	06-35-127-033	1321		Howland Ave	04/03/2014	\$94,000	WD	\$39,400	0.15		C-5	1 sty	1923	986	986	360
16	345	06-35-129-006	1509		Howland Ave	02/13/2015	\$64,000	WD	\$34,100	0.16		C-5	1to13/4 on slab	1950	1,152		
16	346	06-35-129-006	1509		Howland Ave	11/21/2014	\$27,500	QC	\$34,100	0.16		C-5	1to13/4 on slab	1950	1,152		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	347	06-35-129-025	1513		Howland Ave	05/01/2014	\$73,700	WD	\$32,100	0.15		CD	1 sty	1926	829	400	308
16	348	06-35-129-004	1523		Howland Ave	12/31/2015	\$102,500	WD	\$40,900	0.15		C-5	1+ to 11/2 sty	1954	962	770	440
16	349	06-35-142-048	1328		Kingston Ave	12/22/2014	\$82,000	WD	\$40,200	0.15		C	1+ to 11/2 sty	1935	1,107	780	240
16	350	06-35-139-017	1527		Kingston Ave	10/01/2014	\$89,000	WD	\$40,400	0.18		C	1 sty	1952	946	946	220
16	351	06-35-210-018	1533		Kingston Ave	06/20/2014	\$104,500	WD	\$33,600	0.18		C-5	1 sty	1947	936	672	260
16	352	06-35-210-018	1533		Kingston Ave	03/17/2014	\$28,000	WD	\$32,500	0.18		C-5	1 sty	1947	936	672	260
16	353	06-26-491-001	3108		Konkle St	02/06/2015	\$66,500	WD	\$35,500	0.21		C-5	1to13/4 on slab	1953	1,110		240
16	354	06-26-496-003	3112		Konkle St	06/05/2015	\$69,900	WD	\$30,100	0.17		CD	1to13/4 on slab	1953	845		360
16	355	06-26-496-002	3118		Konkle St	12/17/2014	\$88,550	WD	\$45,100	0.19		C-5	1 sty	1952	1,298	404	400
16	356	06-35-231-031	3324		Konkle St	09/28/2015	\$104,000	WD	\$47,900	0.20		C	1 sty	1949	1,149	957	320
16	357	06-35-246-022	3530		Konkle St	09/25/2014	\$56,500	WD	\$31,400	0.20		C-5	1+ to 11/2 sty	1948	728	728	
16	358	06-35-437-188	4101		Konkle St	12/05/2014	\$101,000	WD	\$41,300	0.18		C	1 sty	1954	1,008	1,008	440
16	359	06-35-441-214	4118		Konkle St	11/08/2013	\$97,000	WD	\$45,800	0.18		C	1 sty	1952	1,140	1,140	414
16	360	06-35-170-321	910		Lakeway Ave	10/24/2013	\$119,900	WD	\$46,500	0.30		C	1 3/4 - 2 sty	1941	1,312	750	280
16	361	06-35-171-315	1016		Lakeway Ave	06/09/2015	\$194,900	WD	\$80,900	0.45		BC	1 3/4 - 2 sty	1942	2,178	735	874
16	362	06-35-190-343	1233		Lakeway Ave	11/25/2015	\$150,000	WD	\$59,700	0.25		C+5	1 3/4 - 2 sty	1932	1,912	596	247
16	363	06-35-195-001	1304		Lakeway Ave	08/22/2014	\$130,500	WD	\$56,400	0.30		C	1+ to 11/2 sty	1948	1,436	996	480
16	364	06-35-192-352	1409		Lakeway Ave	05/15/2015	\$117,500	WD	\$48,700	0.26		C+5	1+ to 11/2 sty	1941	1,438	952	280
16	365	06-35-192-353	1415		Lakeway Ave	11/08/2013	\$80,000	WD	\$44,300	0.23		C+10	1 sty	1948	881	797	410
16	366	06-35-192-353	1415		Lakeway Ave	11/08/2013	\$80,000	WD	\$44,300	0.23		C+10	1 sty	1948	881	797	410

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	367	06-35-365-205	1609		Lakeway Ave	10/02/2014	\$143,000	WD	\$58,800	0.28		C	1 3/4 - 2 sty	1924	1,543	876	625
16	368	06-35-272-276	1816		Lakeway Ave	03/06/2015	\$127,500	WD	\$45,100	0.30		C	1+ to 11/2 sty	1941	1,111	929	240
16	369	06-35-268-216	1821		Lakeway Ave	12/20/2013	\$77,000	WD	\$42,200	0.28		C	1 sty	1962	1,025	1,014	308
16	370	06-35-273-273	1834		Lakeway Ave	04/17/2015	\$108,400	WD	\$42,600	0.30		C	1 sty	1924	1,041	816	572
16	371	06-35-290-227	2003		Lakeway Ave	04/24/2015	\$104,000	WD	\$42,100	0.28		C+5	1+ to 11/2 sty	1947	1,062	850	300
16	372	06-35-296-262	2016		Lakeway Ave	05/07/2014	\$84,500	LC	\$43,900	0.30		C	1+ to 11/2 sty	1940	1,262	780	216
16	373	06-35-298-250	2210		Lakeway Ave	07/30/2015	\$100,000	WD	\$54,000	0.31		C	1+ to 11/2 sty	1940	1,580	960	308
16	374	06-35-150-454	3625		Lovers Ln	07/15/2014	\$118,000	WD	\$46,900	0.21		C	1+ to 11/2 sty	1949	975	779	484
16	375	06-35-155-395	3717		Lovers Ln	09/16/2015	\$117,000	WD	\$50,000	0.32		C-5	1 3/4 - 2 sty	1952	1,584	1,008	400
16	376	06-26-463-003	3014		Lowell St	06/09/2015	\$66,000	WD	\$33,700	0.14		C-5	1to13/4 on slab	1955	1,068		352
16	377	06-26-468-004	3018		Lowell St	10/31/2014	\$67,350	WD	\$39,700	0.14		C	1+ to 11/2 sty	1938	921	713	294
16	378	06-26-468-018	3107		Lowell St	12/04/2014	\$69,500	WD	\$27,200	0.14		CD	Under 800 SF	1947	796	796	280
16	379	06-26-473-017	3113		Lowell St	01/12/2015	\$64,000	WD	\$28,900	0.14		CD	Under 800 SF	1947	698	698	
16	380	06-35-289-393	909		Miles Ave	12/11/2015	\$113,300	WD	\$51,400	0.31		C+5	1 sty	1955	1,196	1,196	484
16	381	06-35-158-408	1119		Miles Ave	05/06/2015	\$146,000	WD	\$63,900	0.50		C+5	1+ to 11/2 sty	1942	1,274	1,046	280
16	382	06-35-159-411	1203		Miles Ave	07/31/2014	\$162,000	WD	\$62,300	0.25		C+10	1 3/4 - 2 sty	1946	1,796	935	600
16	383	06-35-185-372	1222		Miles Ave	03/30/2015	\$137,000	WD	\$53,200	0.25		C+5	1+ to 11/2 sty	1942	1,310	780	280
16	384	06-35-181-418	1303		Miles Ave	10/22/2014	\$150,650	WD	\$59,800	0.25		C+10	1 3/4 - 2 sty	1940	1,712	840	400
16	385	06-35-186-366	1316		Miles Ave	02/20/2015	\$132,000	WD	\$50,600	0.25		C+10	1 3/4 - 2 sty	1929	1,315	624	432
16	386	06-35-187-364	1328		Miles Ave	07/17/2015	\$144,000	WD	\$62,100	0.25		C+5	1 sty	1928	1,516	1,502	441

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	387	06-35-256-118	1709		Miles Ave	12/07/2015	\$142,000	WD	\$51,700	0.25		C	1 3/4 - 2 sty	1929	1,365	780	400
16	388	06-35-257-120	1723		Miles Ave	08/28/2015	\$103,000	WD	\$41,800	0.25		C	1+ to 11/2 sty	1937	1,073	792	240
16	389	06-35-257-121	1803		Miles Ave	04/27/2015	\$127,600	WD	\$51,100	0.25		C+5	1 3/4 - 2 sty	1929	1,579	672	360
16	390	06-35-258-127	1839		Miles Ave	07/07/2014	\$120,000	WD	\$39,800	0.25		C-5	1+ to 11/2 sty	1927	1,076	684	400
16	391	06-35-259-130	1915		Miles Ave	07/24/2014	\$87,900	WD	\$35,200	0.25		CD	1 sty	1926	874	864	333
16	392	06-35-281-139	2027		Miles Ave	08/31/2015	\$95,000	WD	\$40,800	0.25		C-5	1+ to 11/2 sty	1927	1,035	828	379
16	393	06-35-286-168	2028		Miles Ave	08/28/2015	\$99,914	WD	\$42,300	0.23		C-5	1 sty	1931	1,122	816	440
16	394	06-35-288-161	2134		Miles Ave	10/09/2015	\$79,000	WD	\$35,500	0.23		C-5	Under 800 SF	1932	784	784	280
16	395	06-35-284-152	2227		Miles Ave	02/24/2014	\$6,000	WD	\$9,500	0.22		D					
16	396	06-35-289-155	2228		Miles Ave	07/10/2015	\$98,000	WD	\$45,600	0.20		C	1+ to 11/2 sty	1939	1,270	790	576
16	397	06-35-289-154	2232		Miles Ave	04/21/2015	\$70,000	WD	\$32,800	0.35		CD	1+ to 11/2 sty	1951	832	832	240
16	398	06-26-451-025	2815		Morgan St	09/25/2015	\$93,750	WD	\$53,300	0.14		C+5	1+ to 11/2 sty	1941	1,422	960	400
16	399	06-26-451-024	2819		Morgan St	09/30/2015	\$70,750	WD	\$42,100	0.13		C	1+ to 11/2 sty	1939	1,005	810	320
16	400	06-26-455-013	2918		Morgan St	06/26/2015	\$65,500	WD	\$34,900	0.13		C-5	1to13/4 on slab	1953	944		520
16	401	06-26-466-019	3103		Morgan St	05/07/2014	\$100,000	WD	\$41,900	0.14		C	1+ to 11/2 sty	1945	1,216	896	300
16	402	06-26-471-017	3113		Morgan St	08/19/2015	\$95,028	WD	\$40,400	0.14		C-5	1+ to 11/2 sty	1940	900	720	480
16	403	06-26-471-016	3117		Morgan St	06/22/2015	\$115,000	WD	\$40,000	0.14		C	1+ to 11/2 sty	1929	1,170	936	216
16	404	06-26-478-075	2808		Nellbert St	06/08/2015	\$72,175	WD	\$30,200	0.15		CD	1to13/4 on slab	1954	864		280
16	405	06-26-488-002	3000		Nellbert St	02/04/2015	\$78,100	WD	\$46,200	0.12		C-5	1 sty	2001	896	896	400
16	406	06-26-489-039	3005		Nellbert St	02/04/2015	\$68,500	WD	\$32,300	0.19		CD	1to13/4 on slab	1954	1,032		320

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	407	06-26-408-081	2504		Nora St	08/21/2015	\$65,000	WD	\$33,600	0.17		CD	1to13/4 on slab	1952	960		720
16	408	06-26-408-083	2514		Nora St	04/18/2014	\$63,900	WD	\$31,200	0.17		CD	1to13/4 on slab	1953	980		280
16	409	06-27-437-337	616		Norton Dr	05/05/2014	\$107,500	WD	\$50,000	0.31		C+5	1 3/4 - 2 sty	1934	1,627	590	220
16	410	06-35-401-004	1703		Paddington Rd	03/27/2015	\$106,000	WD	\$60,100	0.18		C+10	1 sty		1,554	1,361	280
16	411	06-35-402-010	1813		Paddington Rd	03/21/2014	\$99,900	WD	\$56,100	0.18		C+5	1 sty	1951	1,370	1,370	280
16	412	06-35-403-013	1827		Paddington Rd	10/17/2014	\$118,000	WD	\$57,200	0.27		C+10	1 3/4 - 2 sty	1948	1,462	731	360
16	413	06-35-404-063	1920		Paddington Rd	11/27/2013	\$92,000	WD	\$42,500	0.18		C	1+ to 11/2 sty	1951	1,120	896	246
16	414	06-35-426-025	2019		Paddington Rd	12/21/2015	\$89,000	WD	\$40,700	0.18		C+5	1 sty	1951	920	720	480
16	415	06-35-427-050	2118		Paddington Rd	08/22/2014	\$116,000	WD	\$48,900	0.27		C+5	1+ to 11/2 sty	1950	1,214	780	267
16	416	06-35-429-036	2209		Paddington Rd	07/23/2014	\$102,900	WD	\$36,800	0.27		C-5	1+ to 11/2 sty	1950	776	776	240
16	417	06-26-386-059	3009		Pasadena St	06/29/2015	\$52,000	WD	\$39,400	0.19		C	1to13/4 on slab	1950	1,060		440
16	418	06-26-390-038	3027		Pasadena St	01/22/2014	\$83,900	WD	\$39,400	0.19		C+5	1 sty	1952	924	924	460
16	419	06-26-316-193	2617		Portage St	12/31/2015	\$93,400	WD	\$45,700	0.23		C+5	1 sty	1932	1,148	1,092	324
16	420	06-35-130-045	3319		Portage St	06/30/2014	\$64,000	WD	\$41,800	0.17		C	1+ to 11/2 sty	1946	1,148	782	
16	421	06-35-136-001	3405		Portage St	12/03/2013	\$94,100	WD	\$56,300	0.29		C+10	1 3/4 - 2 sty	1935	1,536	768	486
16	422	06-35-199-285	3920		Portage St	06/08/2015	\$125,000	WD	\$48,100	0.21		C	1 3/4 - 2 sty	1946	1,347	576	520
16	423	06-26-369-029	1126		Reycraft Dr	12/14/2015	\$109,500	WD	\$55,400	0.19		C	1 3/4 - 2 sty	1947	1,693	576	672
16	424	06-26-369-037	1133		Reycraft Dr	03/10/2015	\$115,000	WD	\$53,000	0.19		C+10	1 3/4 - 2 sty	1939	1,520	654	360
16	425	06-26-390-042	1227		Reycraft Dr	08/13/2015	\$111,000	WD	\$49,500	0.19		C+5	1 3/4 - 2 sty	1928	1,343	600	275
16	426	06-26-391-044	1305		Reycraft Dr	12/24/2015	\$153,000	WD	\$62,200	0.19		C+5	1 3/4 - 2 sty	1924	2,017	572	436

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	427	06-26-391-045	1309		Reycraft Dr	08/28/2015	\$104,000	WD	\$34,900	0.19		C-5	1 3/4 - 2 sty	1919	924	528	216
16	428	06-26-392-022	1409		Reycraft Dr	04/17/2014	\$113,900	WD	\$53,100	0.19		C+5	1 3/4 - 2 sty	1941	1,620	560	216
16	429	06-26-393-015	1504		Reycraft Dr	10/08/2015	\$125,500	WD	\$55,700	0.19		C+5	1+ to 11/2 sty	1951	1,458	995	352
16	430	06-26-394-030	1527		Reycraft Dr	11/27/2013	\$96,500	WD	\$46,700	0.19		C-5	1+ to 11/2 sty	1942	1,436	832	660
16	431	06-26-394-030	1527		Reycraft Dr	06/03/2015	\$118,500	WD	\$49,300	0.19		C-5	1+ to 11/2 sty	1942	1,436	832	660
16	432	06-26-302-047	941		Roseland Ave	01/30/2015	\$105,000	WD	\$51,400	0.19		C+5	1+ to 11/2 sty	1929	1,441	1,034	460
16	433	06-26-302-050	1009		Roseland Ave	04/29/2015	\$144,900	WD	\$60,400	0.19		C+5	1 3/4 - 2 sty	1926	1,792	840	540
16	434	06-26-307-108	1016		Roseland Ave	08/20/2015	\$114,000	WD	\$49,300	0.19		C	1+ to 11/2 sty	1928	1,055	1,027	480
16	435	06-26-303-052	1021		Roseland Ave	12/10/2013	\$102,930	WD	\$57,100	0.19		C+10	1 3/4 - 2 sty	1928	1,580	560	576
16	436	06-26-303-054	1103		Roseland Ave	09/18/2015	\$112,500	WD	\$49,100	0.19		C+5	1 3/4 - 2 sty	1928	1,418	600	288
16	437	06-26-330-100	1204		Roseland Ave	09/29/2015	\$127,000	WD	\$52,400	0.19		C+10	1 3/4 - 2 sty	1928	1,456	728	528
16	438	06-26-327-070	1403		Roseland Ave	12/02/2015	\$61,000	WD	\$40,800	0.19		C+5	1+ to 11/2 sty	1941	1,030	824	240
16	439	06-26-333-086	1422		Roseland Ave	07/31/2014	\$108,500	WD	\$46,500	0.19		C+5	1 3/4 - 2 sty	1942	1,176	576	320
16	440	06-26-329-077	1515		Roseland Ave	11/26/2014	\$65,000	WD	\$40,200	0.19		C	1+ to 11/2 sty	1947	1,000	800	352
16	441	06-26-405-045	1604		Roseland Ave	12/12/2014	\$95,000	WD	\$42,600	0.17		C+5	1+ to 11/2 sty	1950	900	720	384
16	442	06-26-406-039	1706		Roseland Ave	08/07/2015	\$75,000	WD	\$40,800	0.17		C-5	1 sty	1950	1,065	765	341
16	443	06-26-406-037	1716		Roseland Ave	11/20/2015	\$59,000	LC	\$31,800	0.17		CD	Under 800 SF	1950	726	391	480
16	444	06-26-407-036	1720		Roseland Ave	06/25/2015	\$87,000	WD	\$37,600	0.17		C	1+ to 11/2 sty	1950	934	747	280
16	445	06-26-429-013	2223		Roseland Ave	04/07/2015	\$73,715	WD	\$43,300	0.20		C-5	2 Sty & up-slab	1955	1,509		
16	446	06-35-154-467	1151		Royce Ave	10/31/2014	\$59,000	QC	\$48,600	0.25		C+5	1 3/4 - 2 sty	1941	1,440	720	190

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	447	06-35-184-099	1514		Royce Ave	01/02/2015	\$119,000	WD	\$47,900	0.25		C+5	1 3/4 - 2 sty	1947	1,244	611	264
16	448	06-35-179-008	1515		Royce Ave	09/26/2014	\$110,000	WD	\$44,400	0.25		C	1+ to 11/2 sty	1939	1,158	926	216
16	449	06-35-250-014	1615		Royce Ave	09/03/2014	\$117,800	WD	\$56,200	0.25		C+5	1+ to 11/2 sty	1937	1,798	1,104	240
16	450	06-35-250-014	1615		Royce Ave	05/19/2015	\$141,000	WD	\$57,200	0.25		C+5	1+ to 11/2 sty	1937	1,798	1,104	240
16	451	06-35-251-091	1628		Royce Ave	08/31/2015	\$132,000	WD	\$56,300	0.25		C+5	1+ to 11/2 sty	1946	1,307	1,065	280
16	452	06-35-251-017	1703		Royce Ave	07/10/2015	\$107,900	WD	\$44,300	0.25		C	1+ to 11/2 sty	1936	1,152	920	480
16	453	06-35-251-090	1704		Royce Ave	11/14/2014	\$118,000	WD	\$55,900	0.25		C+5	1+ to 11/2 sty	1947	1,150	796	400
16	454	06-35-251-089	1710		Royce Ave	06/30/2014	\$115,000	WD	\$50,400	0.25		C+5	1+ to 11/2 sty	1940	1,520	991	360
16	455	06-35-251-089	1710		Royce Ave	09/25/2015	\$142,000	WD	\$51,200	0.25		C+5	1+ to 11/2 sty	1940	1,520	991	360
16	456	06-35-251-088	1716		Royce Ave	10/31/2014	\$99,000	WD	\$42,300	0.25		C	1 sty	1941	1,143	861	308
16	457	06-35-254-078	1910		Royce Ave	06/17/2014	\$115,000	WD	\$47,900	0.25		C	1 3/4 - 2 sty	1941	1,456	832	400
16	458	06-35-254-031	1921		Royce Ave	06/22/2015	\$129,000	WD	\$50,000	0.25		C	1+ to 11/2 sty	1940	1,362	1,004	240
16	459	06-35-254-076	1922		Royce Ave	06/25/2015	\$132,900	WD	\$45,200	0.25		C+5	1+ to 11/2 sty	1940	1,076	868	240
16	460	06-35-276-039	2027		Royce Ave	11/15/2013	\$54,000	WD	\$33,600	0.25		C-5	1 sty	1930	861	861	528
16	461	06-35-277-041	2103		Royce Ave	02/25/2015	\$95,000	WD	\$45,700	0.25		C-5	1 sty	1927	1,102	945	504
16	462	06-35-277-043	2115		Royce Ave	07/08/2014	\$131,000	WD	\$47,900	0.25		C	1+ to 11/2 sty	1934	1,257	832	334
16	463	06-35-278-061	2134		Royce Ave	07/30/2014	\$119,900	WD	\$41,200	0.25		C-5	1 3/4 - 2 sty	1928	1,184	528	576
16	464	06-35-278-060	2140		Royce Ave	05/23/2014	\$95,000	LC	\$44,100	0.25		C	1+ to 11/2 sty	1940	1,200	780	288
16	465	06-35-279-057	2214		Royce Ave	08/31/2015	\$55,000	WD	\$39,000	0.25		C	1+ to 11/2 sty	1939	1,008	689	280
16	466	06-26-358-074	1103		Sheridan Dr	10/18/2013	\$102,000	LC	\$42,600	0.19		C	1+ to 11/2 sty	1933	1,047	802	216

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	467	06-26-385-058	1210		Sheridan Dr	07/31/2015	\$94,000	WD	\$50,000	0.19		C	1+ to 11/2 sty	1938	1,229	1,092	480
16	468	06-26-385-057	1216		Sheridan Dr	07/31/2015	\$105,000	WD	\$55,100	0.19		C+5	1 sty	1953	1,106	1,106	320
16	469	06-26-381-083	1233		Sheridan Dr	03/25/2014	\$126,000	WD	\$44,300	0.19		C+10	1 3/4 - 2 sty	1927	1,484	860	360
16	470	06-26-381-084	1303		Sheridan Dr	05/09/2014	\$107,500	WD	\$55,100	0.19		C	1 3/4 - 2 sty	1947	1,880	1,094	670
16	471	06-26-386-051	1316		Sheridan Dr	08/12/2015	\$98,000	WD	\$44,500	0.19		C+5	1+ to 11/2 sty	1939	1,047	686	379
16	472	06-26-383-043	1417		Sheridan Dr	04/21/2015	\$72,375	WD	\$56,300	0.19		C+5	1+ to 11/2 sty	1952	1,629	1,170	352
16	473	06-26-384-049	1521		Sheridan Dr	07/23/2014	\$131,000	WD	\$55,900	0.19	06-26-384-050	C	1+ to 11/2 sty	973	1,274	885	400
16	474	06-26-485-001	2015		Sheridan Dr	06/30/2014	\$79,000	WD	\$37,900	0.15		CD	1 sty	1949	906	672	528
16	475	06-26-316-001	905		Southern Ave	10/17/2014	\$92,100	WD	\$43,700	0.10		C	1 3/4 - 2 sty	1929	1,381	612	180
16	476	06-26-317-198	1003		Southern Ave	10/10/2014	\$90,000	WD	\$52,600	0.19		C+10	1 3/4 - 2 sty	1929	1,653	624	480
16	477	06-26-323-256	1022		Southern Ave	07/01/2015	\$125,000	WD	\$59,700	0.19		C+10	1 3/4 - 2 sty	1926	1,728	768	720
16	478	06-26-324-251	1122		Southern Ave	02/21/2014	\$128,500	WD	\$54,900	0.19		C+10	1 3/4 - 2 sty	1926	1,303	624	216
16	479	06-26-341-214	1309		Southern Ave	10/16/2015	\$82,000	WD	\$45,000	0.19		C-5	1 3/4 - 2 sty	1929	1,243	624	378
16	480	06-26-341-242	1316		Southern Ave	03/16/2015	\$106,900	WD	\$43,900	0.19		C	1+ to 11/2 sty	1930	1,246	902	480
16	481	06-26-341-242	1316		Southern Ave	04/22/2014	\$109,500	WD	\$43,900	0.19		C	1+ to 11/2 sty	1930	1,246	902	480
16	482	06-26-341-241	1320		Southern Ave	05/09/2014	\$98,000	WD	\$36,600	0.19		C-5	1+ to 11/2 sty	1933	916	720	216
16	483	06-26-343-239	1334		Southern Ave	12/15/2015	\$132,500	WD	\$48,500	0.19		C+5	1+ to 11/2 sty	1934	1,409	708	484
16	484	06-26-344-232	1510		Southern Ave	05/15/2015	\$111,500	WD	\$46,000	0.19		C+5	1 3/4 - 2 sty	1947	1,176	576	260
16	485	06-26-415-044	1611		Southern Ave	09/26/2014	\$95,000	WD	\$43,100	0.17		C-5	1 sty	1956	982	922	600
16	486	06-26-417-030	1814		Southern Ave	07/24/2015	\$95,000	WD	\$50,500	0.18		C	1 3/4 - 2 sty	1954	1,380	726	280

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
16	487	06-26-443-061	2142		Southern Ave	11/07/2014	\$96,000	WD	\$45,400	0.20		C	1+ to 11/2 sty	1946	1,156	768	276
16	488	06-26-444-065	2222		Southern Ave	04/15/2014	\$56,000	WD	\$40,900	0.30		CD	1to13/4 on slab	1954	1,324		312
16	489	06-26-354-122	1121		Vassar Dr	12/30/2013	\$133,900	WD	\$59,700	0.19		C	1 3/4 - 2 sty	1995	1,500	750	480
16	490	06-26-375-125	1215		Vassar Dr	06/01/2015	\$107,000	WD	\$46,400	0.19		C+5	1+ to 11/2 sty	1934	1,194	804	216
16	491	06-26-382-090	1322		Vassar Dr	05/08/2015	\$75,900	WD	\$35,100	0.19		C-5	1 sty	1929	820	820	264
16	492	06-26-384-054	1510		Vassar Dr	04/30/2015	\$122,000	WD	\$58,000	0.19		C+5	1+ to 11/2 sty	1951	1,466	780	390
16	493	06-26-384-052	1522		Vassar Dr	10/10/2014	\$100,000	WD	\$45,300	0.19		C	1 sty	1953	1,071	1,071	320
16	494	06-26-454-004	2809		Whittier Dr	11/20/2015	\$90,000	WD	\$41,800	0.15		C	1 3/4 - 2 sty	1940	1,254	627	276
16	495	06-26-469-015	3021		Whittier Dr	11/12/2014	\$85,900	QC	\$45,200	0.13		C-5	1+ to 11/2 sty	1946	1,248	1,064	440
16	496	06-26-469-004	3022		Whittier Dr	03/02/2015	\$99,999	WD	\$40,000	0.14		C	1 3/4 - 2 sty	1941	1,099	628	440
16	497	06-26-469-008	3110		Whittier Dr	11/07/2014	\$68,500	WD	\$28,100	0.14		CD	Under 800 SF	1948	698	698	280
16	498	06-35-147-093	1412		Winton Ave	11/06/2014	\$113,500	WD	\$40,600	0.28		C	1+ to 11/2 sty	1934	959	572	640
16	499	06-35-144-064	1521		Winton Ave	08/24/2015	\$134,900	WD	\$48,900	0.18		C+5	1 3/4 - 2 sty	1929	1,360	624	848
16	500	06-35-144-065	1527		Winton Ave	12/12/2013	\$70,000	WD	\$39,800	0.18		C	1+ to 11/2 sty	1947	1,212	784	280
16	501	06-35-216-073	1715		Winton Ave	10/13/2014	\$98,200	WD	\$46,300	0.18		C+5	1+ to 11/2 sty	1941	1,248	832	280
16	502	06-35-243-001	2127		Winton Ave	10/22/2014	\$124,500	WD	\$52,400	1.00		C-5	1+ to 11/2 sty	1941	1,781	966	456

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
18	503	06-26-261-012	1629		Buena Vista St	06/19/2015	\$88,500	WD	\$27,300	0.28		C-5	Under 800 SF	1948	795	636	480
18	504	06-26-266-005	1702		Buena Vista St	12/31/2015	\$85,000	WD	\$29,300	0.26		C-5	1 sty	1951	1,117	864	324
18	505	06-26-262-016	1803		Buena Vista St	08/28/2014	\$77,000	WD	\$23,100	0.28		CD	1+ to 11/2 sty	1946	974	720	320
18	506	06-26-268-002	1812		Buena Vista St	06/08/2015	\$102,000	WD	\$27,500	0.26		CD	1 sty		1,002	754	280
18	507	06-26-268-003	1818		Buena Vista St	10/01/2015	\$80,000	WD	\$24,400	0.26		CD	Under 800 SF	1948	773	773	480
18	508	06-26-268-005	1830		Buena Vista St	04/24/2015	\$84,900	WD	\$28,400	0.26		CD	1 sty	1949	1,104	720	320
18	509	06-26-165-040	832		Franklin St	11/27/2013	\$45,750	WD	\$17,700	0.11		CD	1 sty	1924	858	704	192
18	510	06-26-190-002	1202		Franklin St	05/28/2015	\$64,000	WD	\$27,000	0.34		C-5	1 sty	1950	1,005	804	280
18	511	06-26-186-010	1239		Franklin St	07/27/2015	\$136,000	WD	\$49,300	0.44		C	1 sty	1942	1,657	1,335	441
18	512	06-26-160-022	830		Fulton St	03/31/2015	\$45,000	ML	\$19,200	0.11		CD	1 3/4 - 2 sty	1908	1,041	758	168
18	513	06-26-160-019	842		Fulton St	12/02/2013	\$47,900	WD	\$22,200	0.11		CD	1 3/4 - 2 sty	1912	1,342	671	400
18	514	06-26-160-019	842		Fulton St	01/16/2015	\$57,000	WD	\$22,100	0.11		CD	1 3/4 - 2 sty	1912	1,342	671	400
18	515	06-26-255-101	1603		Fulton St	08/14/2015	\$50,000	ML	\$23,500	0.25		C-5	1 sty	1940	1,260	720	280
18	516	06-26-259-006	1907		Fulton St	11/26/2013	\$49,900	WD	\$21,000	0.25		CD	1 sty	1947	944	755	
18	517	06-26-187-009	2250		March St	08/28/2015	\$150,000	WD	\$44,100	0.34		C	1 sty	1954	1,920	1,920	576
18	518	06-26-195-104	2316		March St	03/18/2015	\$51,950	QC	\$26,800	0.36		C	1+ to 11/2 sty	1942	1,080	720	400
18	519	06-26-301-036	904		Miller Rd	07/16/2014	\$81,000	WD	\$23,400	0.19		C-5	1 sty	1942	970	724	216
18	520	06-26-301-035	910		Miller Rd	11/21/2014	\$100,000	WD	\$33,000	0.19		C-5	1+ to 11/2 sty	1937	1,768	1,132	576
18	521	06-26-302-033	922		Miller Rd	11/30/2015	\$100,000	WD	\$27,500	0.19		C-5	1+ to 11/2 sty	1946	1,276	774	240
18	522	06-26-326-017	1228		Miller Rd	09/25/2015	\$70,000	WD	\$29,000	0.19		C-5	1+ to 11/2 sty	1945	981	792	320

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
18	523	06-26-326-016	1304		Miller Rd	01/10/2014	\$103,000	WD	\$29,600	0.25		C-5	1+ to 11/2 sty	1966	1,230	984	308
18	524	06-26-326-013	1322		Miller Rd	03/27/2015	\$89,000	WD	\$26,200	0.19		C-5	1+ to 11/2 sty	1947	988	792	400
18	525	06-26-327-012	1328		Miller Rd	10/23/2015	\$90,500	WD	\$30,800	0.19		C-5	1+ to 11/2 sty	1947	1,297	840	280
18	526	06-26-328-009	1410		Miller Rd	02/13/2015	\$74,914	WD	\$26,700	0.19		C-5	1+ to 11/2 sty	1946	997	792	400
18	527	06-26-403-014	1820		Miller Rd	09/05/2014	\$20,500	WD	\$18,100	0.17		D+10	1to13/4 on slab	1949	704		
18	528	06-26-273-012	1829		Miller Rd	12/01/2015	\$88,500	WD	\$28,000	0.30		CD	1 sty	1948	1,050	960	280
18	529	06-26-176-008	1302		Palmer Ave	01/30/2014	\$29,825	LC	\$16,500	0.13		CD	1to13/4 on slab	1946	765		308
18	530	06-26-177-013	1322		Palmer Ave	11/15/2013	\$22,000	WD	\$18,500	0.16		CD	1to13/4 on slab	1946	720		216
18	531	06-26-251-007	1628		Palmer Ave	04/21/2015	\$49,900	WD	\$20,300	0.13		CD	Under 800 SF		782	782	240
18	532	06-26-251-010	1710		Palmer Ave	07/20/2015	\$82,500	WD	\$24,600	0.13		CD	1+ to 11/2 sty	1932	1,152	672	576

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
19	533	06-34-249-001	825		Barber Ave	11/15/2013	\$60,000	WD	\$28,100	0.26		C-5	1+ to 11/2 sty	1917	910	660	
19	534	06-27-494-002	3102		Burke St	05/11/2014	\$24,000	LC	\$34,500	0.30		C	1 3/4 - 2 sty	1921	1,358	672	280
19	535	06-34-238-002	726		Foley St	04/22/2015	\$54,000	WD	\$30,100	0.30		CD	1to13/4 on slab	1947	857		320
19	536	06-35-110-004	906		Foley St	10/16/2014	\$90,000	WD	\$29,800	0.20		C-5	1+ to 11/2 sty	1935	926	600	384
19	537	06-35-106-013	937		Foley St	08/05/2015	\$85,000	WD	\$34,600	0.27		C-5	1 sty	1920	1,211	1,063	528
19	538	06-35-120-003	3620		Lovers Ln	04/24/2014	\$89,900	WD	\$36,300	0.22		C-5	1+ to 11/2 sty	1947	1,276	768	720
19	539	06-26-365-001	913		Pomeroy St	07/22/2014	\$67,900	WD	\$38,600	0.54		CD	1 sty	1992	1,012		576
19	540	06-26-361-020	928		Sheridan Dr	10/16/2015	\$46,100	WD	\$25,900	0.14		CD	Under 800 SF	1920	636	636	528
19	541	06-34-228-017	3224		St Joseph St	02/19/2014	\$45,000	WD	\$40,100	0.30	06-34-233-003	C	1 sty	1954	1,187	1,064	960
19	542	06-34-233-002	3230		St Joseph St	06/02/2014	\$92,000	WD	\$38,700	0.20		C	1 3/4 - 2 sty	1994	1,632		286
19	543	06-34-242-020	709		Sunnock Ave	09/28/2015	\$42,550	WD	\$22,600	0.21		D+10	Under 800 SF	1950	698		320
19	544	06-34-248-028	724		Sunnock Ave	11/06/2013	\$49,000	WD	\$20,700	0.21		D+10	Under 800 SF	1950	796		280

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
21	545	06-27-149-001	2011		Alcott Pl	06/06/2014	\$39,900	LC	\$17,600	0.09		D+10	1 3/4 - 2 sty	1924	1,128	564	
21	546	06-27-177-006	113	W	Alcott St	12/20/2013	\$31,000	WD	\$28,000	0.10		CD	1 3/4 - 2 sty	1895	908	651	440
21	547	06-27-390-112	3104		Ash St	07/31/2015	\$67,000	WD	\$30,300	0.14		CD	1 sty	1929	940	769	369
21	548	06-27-396-088	3107		Ash St	07/02/2015	\$7,000	QC	\$9,400	0.14		D					
21	549	06-27-395-109	3118		Ash St	07/22/2014	\$78,000	WD	\$26,700	0.14		C-5	1 sty	1921	868	520	216
21	550	06-27-142-054	111	E	Belmont Ave	03/13/2015	\$25,500	WD	\$23,400	0.22		D+10	1 3/4 - 2 sty	1901	1,414	855	
21	551	06-27-145-003	207	W	Belmont Ave	10/12/2015	\$40,000	COV	\$18,700	0.10		D+10	1+ to 11/2 sty	1905	814	543	
21	552	06-27-124-005	217	W	Belmont Ave	01/10/2014	\$31,500	WD	\$23,800	0.11		D+10	1 3/4 - 2 sty	1906	950	543	440
21	553	06-27-119-007	222	W	Belmont Ave	06/30/2015	\$92,500	WD	\$47,400	0.20		C-5	1 sty	1959	1,843		576
21	554	06-22-377-001	1325	S	Burdick St	02/05/2015	\$38,000	QC	\$28,300	0.14		CD	1 3/4 - 2 sty	1906	1,680	978	450
21	555	06-27-188-012	2217	S	Burdick St	11/09/2015	\$72,600	WD	\$33,800	0.21		C-5	1+ to 11/2 sty	1920	1,080	864	400
21	556	06-27-188-002	2220	S	Burdick St	07/24/2015	\$44,000	WD	\$22,500	0.17		C-5	1+ to 11/2 sty	1900	1,044	792	
21	557	06-27-188-013	2221	S	Burdick St	12/18/2013	\$84,900	WD	\$35,700	0.13		C-5	1+ to 11/2 sty	1900	1,855	923	400
21	558	06-27-193-003	2233	S	Burdick St	02/20/2015	\$45,000	COV	\$25,100	0.12		CD	1+ to 11/2 sty	1905	1,343	884	
21	559	06-27-349-001	2706	S	Burdick St	07/21/2015	\$76,500	LC	\$30,100	0.10		C-5	1+ to 11/2 sty	1951	1,022	747	280
21	560	06-27-329-058	20		Crescent Dr	03/06/2014	\$68,700	ML	\$34,200	0.15		C-5	1+ to 11/2 sty	1950	1,036	784	660
21	561	06-27-329-057	24		Crescent Dr	12/20/2013	\$31,000	WD	\$34,900	0.15		C	1+ to 11/2 sty	1938	1,247	695	400
21	562	06-27-329-057	24		Crescent Dr	12/30/2014	\$97,500	WD	\$34,700	0.15		C	1+ to 11/2 sty	1938	1,261	697	410
21	563	06-22-398-001	144	E	Emerson St	09/30/2015	\$62,000	WD	\$31,100	0.13		D+10	1 3/4 - 2 sty	1867	1,640	922	517
21	564	06-22-390-035	204	W	Emerson St	11/22/2013	\$55,000	WD	\$41,500	0.12	06-22-369-036	CD	1 3/4 - 2 sty	1914	1,663	860	624

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
21	565	06-22-390-040	204	W	Emerson St	11/22/2013	\$55,000	WD	\$41,500	0.31	06-22-369-036	CD	1 3/4 - 2 sty	1914	1,663	860	624
21	566	06-27-374-146	203		Fairfax Ave	07/18/2014	\$74,400	WD	\$32,800	0.15		C	1 sty	1930	1,266	965	672
21	567	06-27-368-152	232		Fairfax Ave	05/29/2014	\$107,800	WD	\$33,300	0.16		C-5	1 3/4 - 2 sty		1,430	943	280
21	568	06-27-371-274	415		Fairfax Ave	09/09/2015	\$87,000	WD	\$27,700	0.14		C	1 3/4 - 2 sty	1927	883	410	
21	569	06-27-346-018	147		Fairview Ave	06/25/2015	\$127,000	WD	\$40,900	0.14		C	1+ to 11/2 sty	1953	1,159	942	440
21	570	06-27-341-007	154		Fairview Ave	11/21/2014	\$150,000	WD	\$43,400	0.26		C+5	1 3/4 - 2 sty	1942	1,472	720	444
21	571	06-27-354-215	217		Fairview Ave	10/30/2015	\$72,000	WD	\$26,300	0.16		C-5	Under 800 SF	1958	684	684	
21	572	06-27-353-212	303		Fairview Ave	08/08/2014	\$50,000	WD	\$24,700	0.16		CD	Under 800 SF	1924	795	625	552
21	573	06-27-323-171	318		Fairview Ave	12/30/2013	\$89,900	WD	\$29,900	0.15		C	Under 800 SF	1947	752	576	280
21	574	06-27-351-008	429		Fairview Ave	04/17/2014	\$79,600	WD	\$46,600	0.28		C	1 sty	1956	1,769	1,769	
21	575	06-27-359-194	203		Garland St	04/18/2014	\$72,000	WD	\$29,700	0.15		C-5	1+ to 11/2 sty	1925	968	768	400
21	576	06-27-358-186	311		Garland St	10/07/2013	\$66,500	WD	\$27,500	0.15		CD	Under 800 SF	1932	785	785	240
21	577	06-27-351-018	424		Garland St	10/29/2015	\$77,500	WD	\$28,900	0.14		CD	Under 800 SF	1936	835	828	360
21	578	06-27-182-005	2120		Haveman Pl	06/25/2014	\$8,000	QC	\$26,400	0.09		CD	1 3/4 - 2 sty	1915	1,168	560	624
21	579	06-27-197-015	2317		Hillside Pl	03/28/2014	\$88,900	WD	\$32,000	0.11		C	1 3/4 - 2 sty	1912	1,083	596	187
21	580	06-27-197-002	118		Inkster Ave	11/04/2014	\$68,000	WD	\$34,400	0.12		C-5	1+ to 11/2 sty	1922	1,644	1,087	
21	581	06-27-197-065	126		Inkster Ave	11/12/2013	\$90,000	WD	\$36,700	0.15		C-5	1 3/4 - 2 sty	1925	1,059	484	228
21	582	06-27-197-065	126		Inkster Ave	11/13/2013	\$90,000	WD	\$36,700	0.15		C-5	1 3/4 - 2 sty	1925	1,059	484	228
21	583	06-27-339-102	2603		Kalanco St	07/08/2014	\$135,000	WD	\$39,000	0.27		C-5	1 3/4 - 2 sty	1948	1,270	543	543
21	584	06-27-138-003	135	E	Maple St	05/28/2014	\$27,000	WD	\$30,500	0.12		CD	1+ to 11/2 sty	1922	924	616	450

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
21	585	06-27-138-008	136	E	Maple St	01/10/2014	\$30,000	WD	\$23,200	0.15		CD	1 3/4 - 2 sty	1928	1,200	596	440
21	586	06-27-138-006	148	E	Maple St	07/31/2015	\$20,000	WD	\$26,500	0.12		C-5	Under 800 SF	1957	796	796	280
21	587	06-27-113-003	315	W	Maple St	02/07/2014	\$34,500	WD	\$26,900	0.15		CD	1 3/4 - 2 sty	1901	1,331	748	360
21	588	06-27-190-003	160		Millview Ave	04/11/2014	\$121,000	WD	\$46,800	0.12		C+5	1 3/4 - 2 sty	1929	1,641	755	360
21	589	06-22-374-001	1717	S	Park St	01/26/2015	\$34,000	WD	\$20,200	0.15		CD	1+ to 11/2 sty	1920	984	794	
21	590	06-22-374-160	1719	S	Park St	12/05/2014	\$70,000	WD	\$26,000	0.30		CD	1+ to 11/2 sty	1934	1,353	1,000	
21	591	06-27-352-013	2816	S	Park St	12/31/2013	\$95,000	WD	\$25,500	0.14		C-5	Under 800 SF	1952	760	380	240
21	592	06-27-357-220	2912	S	Park St	05/07/2015	\$74,900	WD	\$28,300	0.14		C-5	1 sty	1917	912	912	
21	593	06-27-182-011	132		Remine St	02/20/2014	\$55,000	WD	\$28,700	0.11		C-5	1 3/4 - 2 sty	1910	1,371	672	180
21	594	06-27-186-010	147		Remine St	05/01/2015	\$75,000	WD	\$36,200	0.21		C-5	1+ to 11/2 sty	1922	1,316	794	222
21	595	06-27-378-001	40		Ridgewood St	04/08/2014	\$83,000	WD	\$31,700	0.18		C-10	1 sty	1954	936	900	280
21	596	06-27-378-003	48		Ridgewood St	08/03/2015	\$72,000	WD	\$29,500	0.24		D+10	1 sty	1931	908	908	
21	597	06-27-377-032	109		Ridgewood St	02/24/2014	\$38,000	WD	\$37,100	0.24		CD	1+ to 11/2 sty	1948	1,657		528
21	598	06-27-376-013	146		Ridgewood St	10/28/2014	\$97,500	WD	\$39,800	0.30		C	1 sty	1927	1,232	1,232	400
21	599	06-27-345-014	2723	S	Rose St	10/15/2013	\$90,000	WD	\$51,100	0.36		C+5	1+ to 11/2 sty	1941	1,333	774	370
21	600	06-27-390-118	3107	S	Rose St	05/08/2015	\$99,900	WD	\$36,900	0.14		C-5	1+ to 11/2 sty	1920	1,420	832	
21	601	06-27-374-123	3128	S	Rose St	07/22/2015	\$80,000	WD	\$34,700	0.23		CD	1 sty	1949	1,045	784	472
21	602	06-27-176-004	2110		Stetson Ct	10/10/2014	\$58,800	WD	\$22,700	0.13		C-5	1 3/4 - 2 sty	1920	1,137	543	
21	603	06-27-139-004	1904		Van Zee St	10/07/2013	\$12,000	WD	\$22,000	0.11		C-5	1 sty	1931	1,062	528	369
21	604	06-27-215-002	1921		Van Zee St	12/27/2013	\$40,500	WD	\$23,400	0.11		D+10	1 3/4 - 2 sty	1903	1,400	880	570

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
21	605	06-27-105-002	1831	S	Westnedge Ave	01/19/2015	\$73,000	LC	\$25,600	0.11		CD	1 3/4 - 2 sty		1,658	728	
21	606	06-27-383-040	106		Whitcomb St	08/07/2014	\$47,000	WD	\$20,300	0.17		CD	Under 800 SF	1946	661		
21	607	06-27-380-100	168		Whitcomb St	12/20/2013	\$95,000	WD	\$35,400	0.47		C	1 sty	1958	1,113	1,096	288
21	608	06-27-364-174	220		Whitcomb St	05/28/2015	\$115,000	WD	\$39,600	0.15		C-5	1 sty	1920	1,112	984	661
21	609	06-27-363-165	231		Whitcomb St	10/01/2013	\$78,500	WD	\$17,900	0.15		CD	1 sty	1950	686	686	
21	610	06-27-363-177	304		Whitcomb St	12/13/2013	\$65,000	WD	\$35,800	0.15		C	1+ to 11/2 sty	1925	1,105	884	576
21	611	06-27-362-159	325		Whitcomb St	07/31/2014	\$93,300	WD	\$31,100	0.12		C-5	1+ to 11/2 sty	1923	935	748	216
21	612	06-27-361-225	420		Whitcomb St	12/22/2015	\$55,000	WD	\$30,400	0.14		C-5	1+ to 11/2 sty	1930	930	520	220

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
23	613	06-28-144-006	1112		Cherry St	09/25/2015	\$104,500	WD	\$61,500	0.12		BC	1 3/4 - 2 sty	1927	1,124	619	896
23	614	06-28-148-003	1219		Cherry St	12/16/2014	\$130,000	WD	\$56,400	0.19		C+5	1 3/4 - 2 sty	1940	1,358	672	360
23	615	06-27-171-003	2339		Crane Ave	03/01/2015	\$120,000	QC	\$59,400	0.15		C+10	1 sty	1915	1,165	848	261
23	616	06-27-170-020	2340		Crane Ave	04/21/2015	\$182,000	WD	\$80,000	0.15		BC	1 3/4 - 2 sty	1915	1,673	785	484
23	617	06-27-328-054	106		Crescent Dr	12/12/2014	\$73,400	QC	\$58,300	0.12		C-10	1 3/4 - 2 sty	1915	1,789	920	352
23	618	06-27-333-064	107		Crescent Dr	05/16/2014	\$107,274	WD	\$50,900	0.26		C+5	1 sty	1940	879	852	240
23	619	06-27-327-051	122		Crescent Dr	06/22/2015	\$65,500	QC	\$44,600	0.14		C-5	1+ to 11/2 sty	1947	844	688	
23	620	06-27-332-044	2500		Crescent Dr	03/19/2014	\$133,760	WD	\$63,300	0.33		C+5	1 sty	1947	1,421	472	528
23	621	06-27-336-120	2608		Crescent Dr	09/29/2014	\$93,500	WD	\$57,500	0.14		C	1+ to 11/2 sty	1927	1,440	945	660
23	622	06-27-308-063	305		Creston Ave	07/22/2015	\$130,000	WD	\$66,600	0.15		C+5	1 3/4 - 2 sty	1932	1,309	756	400
23	623	06-28-453-039	2830		Duchess Dr	03/06/2015	\$145,000	WD	\$66,800	0.21		BC	1 sty	1946	1,458	802	215
23	624	06-28-459-029	2831		Duchess Dr	09/09/2014	\$146,450	WD	\$89,100	0.27		BC	1 sty	1949	1,544	1,544	461
23	625	06-28-468-049	3020		Duchess Dr	09/15/2015	\$151,000	WD	\$99,800	0.35		BC	1 sty	1948	1,616	1,616	447
23	626	06-28-469-018	3025		Duchess Dr	03/28/2014	\$125,000	WD	\$58,400	0.15		BC	1 3/4 - 2 sty	1940	1,299	625	270
23	627	06-28-485-002	3007		Duke St	10/16/2015	\$136,000	WD	\$56,600	0.13		C+10	1+ to 11/2 sty	1939	1,315	578	288
23	628	06-28-464-014	3010		Duke St	06/05/2014	\$168,000	WD	\$65,900	0.18		BC	1 3/4 - 2 sty	1941	1,505	649	213
23	629	06-27-338-075	36		Edgemoor Ave	06/13/2014	\$128,500	WD	\$46,900	0.15		C-10	1+ to 11/2 sty	1948	1,018	795	352
23	630	06-27-338-074	102		Edgemoor Ave	05/22/2015	\$139,900	WD	\$69,200	0.19		C	1+ to 11/2 sty	1947	1,210	978	280
23	631	06-27-312-103	405		Edgemoor Ave	07/27/2015	\$177,500	WD	\$92,500	0.19		BC	1 3/4 - 2 sty	1926	2,331	684	
23	632	06-27-312-083	410		Edgemoor Ave	11/18/2013	\$156,000	WD	\$64,700	0.15		C+5	1 3/4 - 2 sty	1927	1,518	942	400

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
23	633	06-27-311-098	427		Edgemoor Ave	03/02/2015	\$165,000	WD	\$71,200	0.15		C+5	1 3/4 - 2 sty	1927	2,024	802	369
23	634	06-27-310-096	435		Edgemoor Ave	09/29/2015	\$121,000	WD	\$61,500	0.15		C	1 3/4 - 2 sty	1927	1,326	600	884
23	635	06-28-437-101	705		Edgemoor Ave	10/30/2013	\$170,000	WD	\$73,400	0.30		C+10	1 3/4 - 2 sty	1929	1,538	825	400
23	636	06-28-449-017	520		Fairview Ave	07/20/2015	\$110,000	WD	\$40,100	0.16		C-5	1+ to 11/2 sty	1938	1,243	869	
23	637	06-28-445-016	744		Fairview Ave	05/08/2015	\$119,000	QC	\$74,200	0.15		BC	1 3/4 - 2 sty	1931	1,291	624	342
23	638	06-28-445-014	754		Fairview Ave	06/26/2015	\$138,500	WD	\$67,500	0.15		C+5	1 3/4 - 2 sty	1931	1,428	689	207
23	639	06-28-481-001	733		Garland Ave	07/28/2014	\$130,000	WD	\$62,400	0.32		C+5	1+ to 11/2 sty	1923	1,312	892	585
23	640	06-28-128-019	1202		Hillcrest Ave	04/25/2014	\$170,200	WD	\$65,000	0.33		C+10	1 3/4 - 2 sty	1920	1,395	600	216
23	641	06-28-131-009	1315		Hillcrest Ave	07/08/2014	\$160,000	WD	\$74,200	0.27		C+10	1 3/4 - 2 sty	1911	1,875	914	216
23	642	06-28-131-007	1317		Hillcrest Ave	06/01/2015	\$160,000	WD	\$67,400	0.13		C+5	1 3/4 - 2 sty	1925	1,801	699	379
23	643	06-28-126-017	1322		Hillcrest Ave	12/04/2015	\$138,000	WD	\$70,800	0.13		C+5	1 3/4 - 2 sty	1911	1,784	861	600
23	644	06-28-125-002	1339		Howard St	02/27/2015	\$92,000	WD	\$49,500	0.20		C+10	1 3/4 - 2 sty	1926	1,069	600	360
23	645	06-28-104-005	1415		Howard St	09/29/2015	\$112,500	WD	\$48,600	0.20		C+5	1+ to 11/2 sty	1921	1,375	1,087	451
23	646	06-28-127-011	1800		Indiana St	06/17/2014	\$170,000	WD	\$54,500	0.13		C+10	1 3/4 - 2 sty	1923	1,534	704	216
23	647	06-27-304-002	201		Inkster Ave	07/15/2014	\$90,900	WD	\$48,100	0.10		C	1 sty	1926	968	968	295
23	648	06-27-303-016	307		Inkster Ave	04/02/2015	\$142,500	WD	\$65,800	0.15		C	1 3/4 - 2 sty	1923	1,393	828	250
23	649	06-27-300-003	439		Inkster Ave	08/25/2014	\$81,737	WD	\$63,400	0.18		C+5	1 3/4 - 2 sty	1912	1,595	768	370
23	650	06-28-426-001	2415		Law Ave	07/18/2014	\$229,000	WD	\$101,500	0.25		BC	1 3/4 - 2 sty	1948	1,970	956	441
23	651	06-28-210-010	1031	W	Maple St	06/12/2014	\$107,000	WD	\$45,800	0.17		CD	1 sty	1924	854	854	252
23	652	06-28-210-001	1035	W	Maple St	04/15/2015	\$20,000	QC	\$18,800	0.19		D					

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
23	653	06-28-139-014	1102	W	Maple St	04/21/2015	\$102,000	WD	\$53,200	0.13		C-5	1+ to 11/2 sty	1926	1,212	808	238
23	654	06-28-139-013	1103	W	Maple St	07/31/2014	\$101,000	WD	\$47,800	0.13		C+5	1+ to 11/2 sty	1928	1,070	626	400
23	655	06-28-139-011	1109	W	Maple St	11/25/2015	\$107,000	WD	\$46,900	0.13		C	1 3/4 - 2 sty	1926	992	567	228
23	656	06-28-139-009	1117	W	Maple St	07/28/2014	\$149,000	WD	\$69,200	0.39		C+5	1+ to 11/2 sty	1927	1,351	701	473
23	657	06-28-138-006	1207	W	Maple St	11/26/2014	\$112,000	WD	\$57,400	0.39		C+5	1 3/4 - 2 sty	1916	1,262	624	480
23	658	06-28-137-014	1304	W	Maple St	12/23/2014	\$209,000	QC	\$102,400	0.42		B+10	1 3/4 - 2 sty	1922	3,092	1,286	572
23	659	06-28-136-004	1329	W	Maple St	10/16/2013	\$147,000	WD	\$58,400	0.13		C+10	1 3/4 - 2 sty	1929	1,320	624	360
23	660	06-28-136-003	1333	W	Maple St	07/20/2015	\$137,000	WD	\$68,300	0.13		C	1 sty	1930	1,558	1,318	370
23	661	06-28-114-018	1414	W	Maple St	03/06/2015	\$150,000	WD	\$78,200	0.27		BC	1 3/4 - 2 sty	1921	1,751	728	432
23	662	06-27-319-118	214		Montrose Ave	06/17/2015	\$163,000	WD	\$89,200	0.23		C+5	1 3/4 - 2 sty	1938	2,117	801	1,040
23	663	06-27-323-154	307		Montrose Ave	11/10/2015	\$91,900	WD	\$48,900	0.15		C	1 sty	1924	858	845	231
23	664	06-27-318-123	308		Montrose Ave	02/11/2015	\$138,000	QC	\$67,200	0.15		C	1 3/4 - 2 sty	1922	1,832	1,051	231
23	665	06-27-318-124	314		Montrose Ave	12/04/2014	\$50,000	WD	\$36,500	0.15		D+10	1 sty	1919	797	574	288
23	666	06-27-315-135	440		Montrose Ave	06/13/2014	\$152,000	WD	\$59,500	0.15		C+10	1 3/4 - 2 sty	1931	1,389	765	360
23	667	06-27-315-141	445		Montrose Ave	07/31/2015	\$129,900	WD	\$61,200	0.15		C-5	1 sty	1952	1,407	1,110	352
23	668	06-28-449-001	515		Montrose Ave	05/08/2015	\$117,000	QC	\$63,700	0.16		C	1+ to 11/2 sty	1939	1,314	910	306
23	669	06-28-448-006	607		Montrose Ave	07/02/2015	\$136,500	WD	\$65,700	0.16		C	1 sty	1948	1,144	940	280
23	670	06-28-441-020	722		Montrose Ave	10/10/2014	\$215,000	WD	\$73,300	0.16		BC	1 3/4 - 2 sty	1931	1,673	741	379
23	671	06-27-196-001	2323		Outlook St	06/12/2014	\$109,400	WD	\$55,800	0.06		C+5	1 3/4 - 2 sty	1928	1,592	796	440
23	672	06-27-326-028	2415		Outlook St	04/13/2015	\$145,000	WD	\$70,900	0.16		C+5	1 3/4 - 2 sty	1927	1,505	667	579

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
23	673	06-27-335-014	2518		Outlook St	06/26/2014	\$195,000	WD	\$67,200	0.14		C+5	1 3/4 - 2 sty	1928	1,845	1,046	440
23	674	06-27-335-131	2616		Outlook St	04/15/2014	\$116,900	WD	\$54,100	0.14		C+5	1 3/4 - 2 sty	1920	1,152	576	216
23	675	06-27-162-012	2219	S	Park St	12/28/2015	\$198,500	WD	\$93,900	0.17		C+10	1 sty	1942	2,076	918	370
23	676	06-27-162-015	2222	S	Park St	08/28/2014	\$262,000	WD	\$83,500	0.15		BC	1 3/4 - 2 sty	1927	1,901	915	400
23	677	06-27-302-011	2404	S	Park St	11/09/2015	\$145,500	WD	\$77,200	0.19		C	1+ to 1 1/2 sty	1926	1,941	766	400
23	678	06-27-302-012	2405	S	Park St	04/08/2015	\$200,000	WD	\$81,900	0.15		C+10	1 3/4 - 2 sty	1928	1,971	1,038	400
23	679	06-27-312-082	2522	S	Park St	08/10/2015	\$163,000	WD	\$86,000	0.19		BC	1 3/4 - 2 sty	1933	1,728	798	360
23	680	06-27-317-127	2621	S	Park St	01/23/2015	\$72,000	WD	\$52,000	0.15		C	1 3/4 - 2 sty	1924	1,148	576	484
23	681	06-27-164-002	211		Parkwood Dr	06/26/2015	\$239,900	WD	\$87,700	0.14		B-10	1 3/4 - 2 sty	1930	1,738	851	440
23	682	06-27-163-015	314		Parkwood Dr	06/27/2014	\$369,000	WD	\$135,900	0.35		B	1 3/4 - 2 sty	1928	2,757	840	420
23	683	06-27-162-016	404		Parkwood Dr	11/27/2013	\$140,000	WD	\$77,900	0.15		B	1 3/4 - 2 sty	1927	1,732	793	294
23	684	06-27-180-003	2121	S	Rose St	07/17/2015	\$315,000	WD	\$147,600	0.69		B	1 3/4 - 2 sty	1990	1,966	1,508	473
23	685	06-27-185-003	2227	S	Rose St	03/20/2015	\$185,000	WD	\$69,500	0.37		C+5	1 3/4 - 2 sty	1940	1,714	787	226
23	686	06-27-174-001	2332	S	Rose St	11/21/2014	\$153,000	WD	\$61,200	0.18		C+5	1 3/4 - 2 sty	1937	1,430	755	400
23	687	06-27-325-004	2415	S	Rose St	09/24/2014	\$165,000	WD	\$82,800	0.14		B	1 3/4 - 2 sty	1928	2,048	832	324
23	688	06-27-325-005	2421	S	Rose St	06/11/2014	\$138,000	WD	\$69,300	0.14		C+10	1 3/4 - 2 sty	1931	1,717	809	324
23	689	06-27-330-008	2505	S	Rose St	08/19/2015	\$157,000	WD	\$92,100	0.14		BC	1 3/4 - 2 sty	1936	2,094	796	420
23	690	06-27-330-008	2505	S	Rose St	08/19/2015	\$157,000	WD	\$92,100	0.14		BC	1 3/4 - 2 sty	1936	2,094	796	420
23	691	06-27-335-011	2517	S	Rose St	10/28/2015	\$152,000	WD	\$78,100	0.14		BC	1 3/4 - 2 sty	1928	1,674	728	216
23	692	06-27-314-115	2604	S	Rose St	04/30/2015	\$162,550	QC	\$91,100	0.30		C+5	1 3/4 - 2 sty	1933	1,769	704	772

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
23	693	06-28-215-002	1933		Stearns Ave	10/14/2014	\$120,000	WD	\$49,000	0.18		C-5	1+ to 11/2 sty	1937	1,291	439	288
23	694	06-27-174-013	2341		Tremont St	04/03/2015	\$97,500	WD	\$51,400	0.16		C+5	1+ to 11/2 sty	1957	1,104	900	240
23	695	06-28-442-010	2621		University Ave	11/26/2014	\$155,000	WD	\$68,300	0.16		C+5	1+ to 11/2 sty	1946	1,318	879	240
23	696	06-28-447-009	2705		University Ave	04/10/2015	\$208,500	WD	\$88,800	0.16		C+10	1+ to 11/2 sty	1941	1,864	845	400
23	697	06-28-447-001	2706		University Ave	11/06/2013	\$214,000	WD	\$88,000	0.23		BC	1 3/4 - 2 sty	1940	1,818	972	399
23	698	06-28-294-010	2312	S	Westnedge Ave	02/20/2015	\$165,000	QC	\$78,300	0.30		C	1+ to 11/2 sty	1919	2,590	1,727	720
23	699	06-27-165-009	2313	S	Westnedge Ave	12/11/2015	\$134,900	WD	\$63,200	0.15		C+10	1+ to 11/2 sty	1917	1,540	1,030	297
23	700	06-28-294-007	2322	S	Westnedge Ave	07/13/2015	\$80,000	QC	\$53,500	0.15		C	1 sty	1953	1,144	1,144	315
23	701	06-27-165-006	2325	S	Westnedge Ave	08/14/2015	\$171,000	WD	\$90,800	0.15		BC	1 3/4 - 2 sty	1918	2,417	855	576
23	702	06-28-299-004	2336	S	Westnedge Ave	02/06/2015	\$159,900	WD	\$58,900	0.18		C+10	1 3/4 - 2 sty	1917	1,831	859	461
23	703	06-28-299-002	2340	S	Westnedge Ave	11/15/2013	\$84,000	WD	\$59,200	0.21		C	1+ to 11/2 sty	1950	1,490	1,160	420
23	704	06-27-300-001	2407	S	Westnedge Ave	06/18/2014	\$175,000	WD	\$76,000	0.18		B-10	1 3/4 - 2 sty	1928	1,958	1,090	396
23	705	06-27-305-047	2503	S	Westnedge Ave	12/01/2015	\$208,700	WD	\$87,600	0.41		BC	1 3/4 - 2 sty	1917	2,249	769	410
23	706	06-27-305-047	2503	S	Westnedge Ave	03/06/2015	\$100,000	QC	\$77,100	0.41		BC	1 3/4 - 2 sty	1917	2,249	769	410
23	707	06-28-491-007	737		Whitcomb St	05/22/2015	\$133,500	WD	\$77,500	0.33		C	1 3/4 - 2 sty	1940	1,470	570	720
23	708	06-28-491-003	718		Whites Rd	11/30/2015	\$95,500	WD	\$53,700	0.17		C	1 3/4 - 2 sty	1945	1,628	576	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	709	06-29-215-029	2015		Aberdeen Dr	03/31/2014	\$185,000	WD	\$107,500	0.38		BC	Walk out ranch	1964	1,869	1,869	588
24	710	06-29-251-042	2132		Aberdeen Dr	05/23/2014	\$175,000	WD	\$106,100	0.46		B-10	Walk out ranch	1966	1,421	1,421	799
24	711	06-29-407-173	2509		Aberdeen Dr	11/06/2013	\$185,000	WD	\$96,300	0.30		BC	Walk out ranch	1953	2,273	1,823	529
24	712	06-29-348-302	2513		Applelane Ave	06/20/2014	\$162,500	WD	\$75,400	0.22		C+5	1 sty	1955	1,581	1,287	390
24	713	06-29-324-084	2729		Applelane Ave	06/17/2015	\$142,500	WD	\$59,200	0.26		C	1 sty	1954	1,058	1,058	440
24	714	06-29-321-144	3002		Applelane Ave	05/27/2014	\$195,000	WD	\$98,100	0.27		BC	1 3/4 - 2 sty	1984	1,972	1,140	484
24	715	06-29-321-140	3009		Applelane Ave	01/21/2014	\$229,900	WD	\$101,800	0.27		BC	1 3/4 - 2 sty	1985	2,214	1,174	473
24	716	06-29-316-143	3010		Applelane Ave	08/19/2014	\$255,000	WD	\$125,400	0.37		B-10	1 3/4 - 2 sty	1986	2,544	1,452	486
24	717	06-29-316-141	3013		Applelane Ave	07/18/2014	\$250,000	WD	\$109,400	0.37		BC	1 3/4 - 2 sty	1984	2,268	1,092	528
24	718	06-29-430-057	2007		Argyle Ave	06/22/2015	\$290,600	WD	\$124,900	0.70		BC	1 3/4 - 2 sty	1964	2,353	1,232	597
24	719	06-29-166-013	3023		Audubon Dr	11/25/2014	\$145,000	WD	\$90,000	0.94		BC	1 sty	1957	1,565	1,556	579
24	720	06-29-228-071	1808		Benjamin Ave	09/12/2014	\$185,000	WD	\$72,100	0.39		C+10	1 sty		1,478	1,478	576
24	721	06-29-233-043	1909		Benjamin Ave	07/29/2014	\$210,000	WD	\$82,000	0.19		B	2 Sty & up-slab	1969	1,946		408
24	722	06-29-242-001	2108		Benjamin Ave	09/24/2014	\$193,000	WD	\$91,900	0.17		B-10	1+ to 1 1/2 sty	1934	1,674	963	526
24	723	06-29-278-003	2211		Benjamin Ave	07/16/2015	\$209,000	WD	\$78,700	0.20		BC	1 3/4 - 2 sty	1927	1,734	719	432
24	724	06-29-283-017	2224		Benjamin Ave	08/20/2015	\$215,000	WD	\$97,200	0.18		B-10	1 3/4 - 2 sty	1927	1,884	833	440
24	725	06-29-284-001	2255		Benjamin Ave	07/01/2014	\$220,000	WD	\$91,300	0.25		B	1 3/4 - 2 sty	1926	1,836	900	461
24	726	06-29-152-034	3004		Bobolink Ln	06/08/2015	\$154,000	QC	\$86,200	0.52		BC	1 sty	1954	1,720	1,720	528
24	727	06-29-215-031	2017		Broadway Ave	08/22/2014	\$288,000	WD	\$105,900	0.40		BC	1 3/4 - 2 sty	1979	2,388	1,332	484
24	728	06-29-220-033	2035		Broadway Ave	12/02/2015	\$271,500	WD	\$127,500	0.40		B-10	1 3/4 - 2 sty	1978	2,825	1,703	506

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	729	06-29-250-035	2115		Broadway Ave	08/18/2014	\$250,000	WD	\$107,100	0.40		BC	1 3/4 - 2 sty	1965	2,197	1,189	541
24	730	06-29-344-243	2618		Broadway Ave	09/12/2014	\$165,500	WD	\$100,800	0.29		BC	1 sty	1955	2,016	1,840	599
24	731	06-29-389-062	2919		Broadway Ave	11/10/2014	\$99,900	QC	\$68,700	0.31		C	1+ to 1 1/2 sty	1948	1,204	689	440
24	732	06-29-383-063	2922		Broadway Ave	04/23/2014	\$111,500	WD	\$57,900	0.23		C	1 sty	1948	1,017	768	380
24	733	06-29-397-137	3115		Broadway Ave	05/30/2014	\$132,000	WD	\$75,200	0.34		C+5	1 sty	1947	1,431	1,174	288
24	734	06-28-423-068	2719		Bronson Blvd	01/16/2015	\$219,500	WD	\$76,900	0.27		BC	1 3/4 - 2 sty	1940	1,596	851	360
24	735	06-28-422-063	2747		Bronson Blvd	12/13/2013	\$198,000	WD	\$86,100	0.23		BC	1 3/4 - 2 sty	1931	1,539	685	370
24	736	06-28-420-054	2825		Bronson Blvd	06/20/2014	\$200,000	WD	\$69,500	0.27		BC	1 3/4 - 2 sty	1940	1,556	768	480
24	737	06-28-348-012	2878		Bronson Blvd	12/23/2015	\$223,500	WD	\$110,700	0.36		BC	1 sty	1957	2,292	2,292	576
24	738	06-28-378-013	2881		Bronson Blvd	12/16/2013	\$165,000	WD	\$99,700	0.67	06-28-379-002	BC	1 sty	1951	1,709	1,694	432
24	739	06-28-382-007	2902		Bronson Blvd	10/30/2014	\$149,000	QC	\$99,500	0.37		BC	1 sty	1951	1,941	728	506
24	740	06-28-387-004	2928		Bronson Blvd	01/31/2014	\$157,000	WD	\$77,300	0.37		BC	1 sty	1955	1,676	1,466	484
24	741	06-28-344-009	1122		Bronson Cir	05/15/2015	\$184,000	QC	\$152,300	0.46		B-10	1 sty	1956	2,311	943	600
24	742	06-29-413-143	2601		Bruce Dr	12/12/2014	\$155,000	QC	\$80,300	0.34		BC	1 sty	1955	1,540	1,318	484
24	743	06-29-246-011	2024		Centerridge Rd	06/20/2014	\$171,435	WD	\$73,800	0.30		C+10	1 3/4 - 2 sty	1911	1,944	972	672
24	744	06-29-443-001	1805		Chevy Chase Blvd	10/07/2015	\$235,000	WD	\$131,600	0.68		B+20	1 sty	1952	2,690	529	1,352
24	745	06-29-436-064	1902		Chevy Chase Blvd	08/25/2015	\$342,000	WD	\$175,100	0.63		B+10	1 3/4 - 2 sty	1952	3,005	1,191	685
24	746	06-29-436-065	1914		Chevy Chase Blvd	02/07/2014	\$171,697	WD	\$91,800	0.70		BC	1 sty	1952	1,775	1,775	576
24	747	06-29-418-165	2210		Chevy Chase Blvd	06/19/2015	\$204,500	WD	\$97,600	0.40		BC	1 sty	1953	1,607	1,587	462
24	748	06-29-417-095	2211		Chevy Chase Blvd	04/24/2015	\$365,000	WD	\$170,900	0.39		B+20	1 3/4 - 2 sty	1964	2,955	1,337	766

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	749	06-29-415-001	2310		Chevy Chase Blvd	06/05/2014	\$179,900	WD	\$84,700	0.31		B-10	1 sty	1952	1,533	935	495
24	750	06-29-478-003	1771		Clovelly Rd	08/27/2015	\$210,000	WD	\$94,300	0.35		B	1 3/4 - 2 sty	1940	2,067	1,091	432
24	751	06-28-346-006	2748		Cloyster Ct	07/15/2015	\$170,000	WD	\$115,400	0.49		BC	1 3/4 - 2 sty	1961	2,170	1,047	540
24	752	06-29-470-155	2336		Crest Dr	04/15/2014	\$289,900	WD	\$64,000	0.89		C	1 sty	1949	1,612		
24	753	06-29-399-145	2412		Crest Dr	06/19/2015	\$143,000	QC	\$89,300	0.33		C+10	Walk out ranch	1950	1,164	1,164	462
24	754	06-29-398-161	2509		Crest Dr	07/15/2015	\$205,000	WD	\$109,200	0.17		C+5	1 sty	2006	2,432		528
24	755	06-29-397-164	2515		Crest Dr	06/11/2015	\$165,000	WD	\$90,700	0.42		C+10	1 sty	1951	1,576	1,288	576
24	756	06-29-255-001	2308		Crosswind Dr	04/16/2015	\$305,000	WD	\$185,600	0.89		B+20	1 3/4 - 2 sty	1964	2,776	1,472	968
24	757	06-30-494-010	3101		Darmo St	06/27/2014	\$131,000	WD	\$80,600	0.45		C	1 sty	1958	1,140	1,100	713
24	758	06-30-493-043	3102		Darmo St	03/28/2014	\$113,200	WD	\$51,600	0.26		C	1 sty	1961	1,008	1,008	400
24	759	06-30-498-002	3110		Darmo St	11/27/2013	\$99,000	WD	\$57,600	0.19		C	1 sty	1978	1,040	1,040	490
24	760	06-30-498-002	3110		Darmo St	07/07/2015	\$118,400	QC	\$65,800	0.19		C	1 sty	1978	1,040	1,040	490
24	761	06-28-171-006	1705		Dover Rd	08/11/2014	\$206,007	WD	\$85,700	0.22		BC	1 3/4 - 2 sty	1950	1,824	900	260
24	762	06-28-171-005	1709		Dover Rd	07/25/2014	\$189,900	WD	\$77,100	0.22		BC	1 3/4 - 2 sty	1927	1,586	900	324
24	763	06-28-170-001	1731		Dover Rd	06/27/2014	\$184,000	WD	\$72,000	0.22		C+10	1 3/4 - 2 sty	1927	1,627	982	266
24	764	06-28-418-016	901		Edgemoor Ave	04/20/2015	\$325,000	WD	\$138,100	0.62		BC	1 sty	1949	2,395	617	484
24	765	06-28-412-005	902		Edgemoor Ave	06/27/2014	\$293,200	WD	\$107,000	0.24		B+10	1 3/4 - 2 sty	1937	1,886	776	315
24	766	06-28-415-042	1033		Edgemoor Ave	08/28/2015	\$170,000	WD	\$85,900	0.85		C-5	1 sty	1940	1,344	1,344	420
24	767	06-28-338-002	1219		Edgemoor Ave	08/22/2014	\$210,000	WD	\$104,900	0.36		B-10	1 sty	1959	1,890	1,532	544
24	768	06-28-319-002	1431		Edgemoor Ave	07/29/2014	\$700,000	WD	\$240,600	0.85		B+10	1 sty	2008	4,531	549	622

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	769	06-28-102-005	1522		Evanston Ave	10/25/2013	\$142,500	WD	\$55,300	0.09		C+10	1 3/4 - 2 sty	1927	1,486	819	216
24	770	06-28-101-003	1604		Evanston Ave	11/25/2013	\$138,500	WD	\$55,900	0.28		C	1 sty	1951	1,239	1,039	280
24	771	06-29-330-055	2521		Ferdon Rd	07/23/2014	\$142,900	WD	\$79,600	0.28		B-10	1 sty	1960	1,491	1,491	528
24	772	06-29-314-061	2606		Ferdon Rd	05/05/2014	\$75,000	WD	\$76,500	0.26		BC	1 sty	1954	1,630	1,302	400
24	773	06-29-314-061	2606		Ferdon Rd	10/24/2014	\$182,000	WD	\$76,500	0.26		BC	1 sty	1954	1,630	1,302	400
24	774	06-29-340-052	2615		Ferdon Rd	12/16/2014	\$130,000	WD	\$77,700	0.26		C+10	1 sty	1954	1,851	1,371	368
24	775	06-29-354-032	2808		Ferdon Rd	12/16/2014	\$136,000	QC	\$65,400	0.17		C+5	1 3/4 - 2 sty	1939	1,532	528	674
24	776	06-29-385-109	2925		Ferdon Rd	03/04/2015	\$76,000	ML	\$70,800	0.27		C	1 sty	1955	1,380	1,044	572
24	777	06-29-178-008	2127		Frederick Ave	09/17/2014	\$129,000	WD	\$68,200	0.26		C+10	1 sty	1955	1,390	1,364	576
24	778	06-29-182-001	2208		Frederick Ave	10/01/2013	\$149,400	WD	\$65,200	0.46		C+10	1 sty	1960	1,234	1,209	524
24	779	06-29-187-006	2225		Frederick Ave	12/30/2014	\$113,900	QC	\$58,500	0.20		C+10	1 sty	1948	942	942	240
24	780	06-29-337-002	2606		Frederick Ave	08/28/2015	\$165,000	WD	\$96,400	0.26		C+10	1 sty	1964	1,792	1,536	540
24	781	06-29-342-001	2704		Frederick Ave	08/27/2015	\$173,000	WD	\$73,500	0.26		C	1 sty	1955	1,376	1,376	396
24	782	06-28-278-002	2115		Glenwood Dr	10/23/2015	\$187,775	WD	\$80,300	0.21		C+10	1 3/4 - 2 sty	1912	1,652	784	216
24	783	06-28-283-002	2123		Glenwood Dr	04/08/2014	\$125,000	WD	\$76,100	0.18		C+10	1+ to 11/2 sty	1913	1,398	1,282	244
24	784	06-28-288-005	2221		Glenwood Dr	12/17/2014	\$182,400	WD	\$82,800	0.34		C+10	1 3/4 - 2 sty	1923	1,791	984	929
24	785	06-28-286-006	2222		Glenwood Dr	11/06/2014	\$238,000	WD	\$111,700	0.27		B+10	1 3/4 - 2 sty	1917	2,077	805	399
24	786	06-28-292-003	2312		Glenwood Dr	07/02/2014	\$430,000	WD	\$148,200	0.22		B	1 3/4 - 2 sty	1919	3,208	1,256	308
24	787	06-28-292-002	2318		Glenwood Dr	08/12/2015	\$290,000	WD	\$108,700	0.18		B	1 3/4 - 2 sty	1916	2,170	931	400
24	788	06-28-305-002	1722		Hillshire Dr	09/21/2015	\$330,000	WD	\$126,700	0.24		B	1 3/4 - 2 sty	1932	2,816	782	547

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	789	06-28-274-010	808		Inkster Ave	07/15/2015	\$187,900	WD	\$85,600	0.17		BC	1 3/4 - 2 sty	1929	1,635	780	288
24	790	06-29-399-144	2455		Kensington Dr	07/31/2014	\$214,000	WD	\$108,900	0.81		C+5	1 sty	1956	2,314	1,590	1,802
24	791	06-29-393-131	2456		Kensington Dr	06/18/2015	\$129,900	WD	\$65,000	0.38		C-5	1 sty	1948	1,131	1,131	242
24	792	06-29-393-132	2504		Kensington Dr	12/18/2015	\$112,500	WD	\$57,700	0.30		CD	1 sty	1949	812	812	299
24	793	06-29-369-209	2727		Kensington Dr	08/22/2014	\$150,000	WD	\$71,700	0.21		BC	1 3/4 - 2 sty	1978	1,625		559
24	794	06-29-368-001	2816		Kensington Dr	08/27/2015	\$155,000	WD	\$90,600	0.41		C+10	1 sty	1978	1,328	1,328	528
24	795	06-29-368-222	2824		Kensington Dr	07/01/2015	\$145,500	QC	\$86,400	0.57		C+5	Tri/Bi-Level	1978	1,854		520
24	796	06-29-373-202	2831		Kensington Dr	01/19/2015	\$19,000	WD	\$19,000	0.29		D					
24	797	06-29-329-262	2423		Lomond Dr	07/24/2015	\$202,000	WD	\$106,700	0.34		B-10	1 3/4 - 2 sty	1960	2,120	936	748
24	798	06-29-339-255	2529		Lomond Dr	09/16/2015	\$221,000	WD	\$83,900	0.20		C+5	1 3/4 - 2 sty	1960	1,858	816	506
24	799	06-29-338-274	2530		Lomond Dr	10/09/2015	\$160,000	WD	\$79,400	0.20		B-10	1 3/4 - 2 sty	1961	1,658	874	484
24	800	06-29-343-280	2710		Lomond Dr	09/29/2015	\$160,000	WD	\$88,000	0.29		B-10	1 sty	1958	1,440	1,440	495
24	801	06-29-452-084	2247		Lorraine Ave	10/15/2014	\$336,026	WD	\$124,000	0.46		B-10	Walk out ranch	1974	1,590	1,590	575
24	802	06-29-451-100	2254		Lorraine Ave	08/14/2015	\$176,001	WD	\$93,800	0.28		BC	1 sty	1955	1,604	1,604	473
24	803	06-29-455-092	2315		Lorraine Ave	09/30/2015	\$375,000	WD	\$158,500	0.52		B+10	1 sty	1955	1,492	1,695	506
24	804	06-29-455-093	2319		Lorraine Ave	04/25/2014	\$375,000	WD	\$103,700	0.53		BC	1 sty	1955	1,798	1,082	396
24	805	06-29-455-002	2327		Lorraine Ave	12/31/2013	\$257,500	WD	\$107,200	0.59		B-10	1 sty	1959	1,544	1,276	504
24	806	06-29-382-073	2533		Lorraine Ave	10/28/2014	\$57,000	WD	\$45,900	0.14		C	1+ to 11/2 sty	1947	720	720	308
24	807	06-29-359-272	2733		Lorraine Ave	02/12/2014	\$99,900	WD	\$47,000	0.14		C	1+ to 11/2 sty	1946	1,140	760	320
24	808	06-29-358-266	2833		Lorraine Ave	08/05/2014	\$114,900	WD	\$44,400	0.14		C-5	Under 800 SF	1946	697	697	288

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

Residential Sales, 45 of 114

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	809	06-29-351-017	3004		Lorraine Ave	04/01/2015	\$50,000	WD	\$42,800	0.17		CD	1to13/4 on slab	1949	672		352
24	810	06-29-351-015	3016		Lorraine Ave	04/23/2014	\$118,200	WD	\$73,100	0.26		C	1 sty	1950	1,740		270
24	811	06-29-350-002	3108		Lorraine Ave	06/09/2015	\$109,610	QC	\$63,800	0.40		C	1 sty	1958	1,050	1,050	576
24	812	06-28-103-004	1820		Oakland Dr	05/07/2014	\$85,000	WD	\$48,600	0.16		C+10	1 3/4 - 2 sty	1909	1,334	844	440
24	813	06-28-108-005	1825		Oakland Dr	09/28/2015	\$117,000	WD	\$62,300	0.12		BC	1 3/4 - 2 sty	1937	1,665	676	
24	814	06-28-108-004	1829		Oakland Dr	06/15/2015	\$83,450	QC	\$52,700	0.12		C+10	1 3/4 - 2 sty	1925	1,190	722	216
24	815	06-28-112-010	1922		Oakland Dr	03/03/2014	\$115,000	WD	\$57,800	0.58		C+10	1+ to 11/2 sty	1916	1,418	920	768
24	816	06-28-112-004	1930		Oakland Dr	09/12/2014	\$90,000	WD	\$54,600	0.12		C+10	1 3/4 - 2 sty	1921	1,308	684	240
24	817	06-28-117-002	1942		Oakland Dr	10/29/2014	\$121,000	WD	\$51,100	0.13		C+5	1 3/4 - 2 sty	1921	1,221	600	459
24	818	06-29-289-002	2206		Oakland Dr	05/29/2015	\$148,500	WD	\$52,400	0.16		C	1 3/4 - 2 sty	1923	1,510	624	324
24	819	06-29-289-007	2226		Oakland Dr	05/23/2014	\$300,000	WD	\$122,200	0.38		BC	1 3/4 - 2 sty	1926	2,530	996	1,248
24	820	06-29-433-006	2436		Oakland Dr	06/13/2014	\$105,000	WD	\$70,000	0.23		BC	1 sty	1949	1,487	712	400
24	821	06-29-433-007	2508		Oakland Dr	07/22/2015	\$169,900	WD	\$78,200	0.25		B-10	1 sty	1955	1,562	1,562	484
24	822	06-29-433-008	2514		Oakland Dr	03/31/2014	\$113,000	WD	\$68,700	0.29		BC	1 sty	1953	1,354	1,354	280
24	823	06-29-373-179	2828		Parkview Ave	01/19/2015	\$135,000	WD	\$76,400	0.50		C+10	1 sty	1965	1,280	1,024	484
24	824	06-29-373-203	2828		Parkview Ave	01/19/2015	\$19,000	WD	\$19,000	0.79		D					
24	825	06-29-373-203	2828		Parkview Ave	01/19/2015	\$135,000	WD	\$76,400	0.79		C+10	1 sty	1965	1,280	1,024	484
24	826	06-29-371-186	3016		Parkview Ave	10/15/2015	\$164,800	WD	\$71,600	0.73		C+10	1 sty	1978	1,104	1,032	649
24	827	06-30-497-001	3324		Parkview Ave	12/05/2014	\$115,000	QC	\$73,000	0.86		C+5	1 3/4 - 2 sty	1856	1,586	994	832
24	828	06-29-306-103	2505		Pine Ridge Rd	03/13/2015	\$179,000	WD	\$87,600	0.27		B-10	1 sty	1966	1,757	1,338	559

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	829	06-29-167-009	2316		Rambling Rd	06/12/2015	\$162,750	WD	\$69,300	0.90		C+10	1 sty		1,454	1,454	440
24	830	06-29-318-080	2624		Rambling Rd	10/23/2015	\$127,500	WD	\$61,300	0.26		C+10	1 sty	1957	1,200	1,200	484
24	831	06-29-323-082	2710		Rambling Rd	10/26/2015	\$163,000	WD	\$78,100	0.26		BC	1 sty	1957	1,553	1,318	514
24	832	06-28-287-025	2300		Ridge Rd	03/31/2015	\$427,500	WD	\$112,900	0.51		BC	1+ to 11/2 sty	1917	1,979	1,674	400
24	833	06-29-312-149	3002		Ridgeview Cir	06/19/2015	\$221,000	WD	\$112,200	0.32		BC	1 3/4 - 2 sty	1986	1,978	1,127	484
24	834	06-29-311-146	3009		Ridgeview Cir	04/04/2014	\$270,000	WD	\$124,500	0.30		BC	1 3/4 - 2 sty	1986	2,161	1,144	709
24	835	06-29-311-148	3010		Ridgeview Cir	08/11/2014	\$210,000	WD	\$96,100	0.37		BC	1 3/4 - 2 sty	1981	2,128	1,176	539
24	836	06-29-307-107	2510		Ridgeview Dr	12/15/2015	\$226,000	WD	\$123,100	0.28		B	1+ to 11/2 sty	1967	1,842	1,083	729
24	837	06-29-318-115	2615		Ridgeview Dr	04/04/2014	\$192,000	WD	\$102,000	0.29		BC	1 sty	1966	1,666	1,470	439
24	838	06-29-318-115	2615		Ridgeview Dr	12/23/2015	\$200,000	WD	\$109,900	0.29		BC	1 sty	1966	1,666	1,470	439
24	839	06-29-317-123	2626		Ridgeview Dr	01/24/2014	\$192,500	WD	\$91,500	0.29		B-10	Walk out ranch	1968	1,740	1,740	550
24	840	06-29-322-121	2718		Ridgeview Dr	08/17/2015	\$209,900	WD	\$104,100	0.38		BC	Walk out ranch	1976	1,528	1,528	591
24	841	06-29-331-002	2509		Russet Dr	04/14/2014	\$162,000	WD	\$72,400	0.35		C+10	1 sty	1954	1,525	1,361	480
24	842	06-29-331-003	2517		Russet Dr	06/17/2014	\$117,500	WD	\$62,900	0.26		C+5	1 sty	1951	1,220	1,060	420
24	843	06-29-341-021	2614		Russet Dr	11/08/2013	\$155,376	WD	\$80,500	0.26		C+10	1 sty	1954	1,898	1,756	462
24	844	06-29-341-021	2614		Russet Dr	07/10/2015	\$185,000	WD	\$93,000	0.26		C+10	1 sty	1954	1,898	1,756	462
24	845	06-28-154-011	2033		Saxonia Ln	04/06/2015	\$350,000	WD	\$203,100	0.57		B+20	1 3/4 - 2 sty		3,315		625
24	846	06-20-497-100	1731		Sheffield Dr	03/19/2014	\$300,000	WD	\$87,900	1.35		BC	1 3/4 - 2 sty	1940	2,759	952	
24	847	06-29-275-011	2206		Sheffield Dr	06/27/2014	\$350,000	WD	\$164,100	0.90		B+20	1 3/4 - 2 sty	1930	3,825	1,913	324
24	848	06-29-280-014	2226		Sheffield Dr	08/10/2015	\$205,000	WD	\$98,600	0.43		B-10	1 3/4 - 2 sty	1931	1,569	702	324

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	849	06-29-290-019	2333		Sheffield Dr	08/18/2015	\$191,000	WD	\$90,600	0.23		B-10	1 3/4 - 2 sty	1940	1,956	992	360
24	850	06-29-414-136	2610		Sheffield Dr	05/26/2015	\$250,000	WD	\$95,800	0.20		BC	1 3/4 - 2 sty	1964	2,325	1,205	484
24	851	06-30-264-014	2222		Shelter Pointe Dr	04/24/2015	\$59,329	WD	\$27,000	0.34		D					
24	852	06-28-263-005	2224		Springhill Dr	06/17/2015	\$300,000	WD	\$127,800	0.73		BC	2 Sty & up-slab	1977	2,369	440	560
24	853	06-28-268-003	2326		Springhill Dr	07/29/2015	\$369,300	WD	\$114,700	0.22		B-10	1 3/4 - 2 sty	1928	2,000	1,008	540
24	854	06-28-273-001	2340		Springhill Dr	12/12/2013	\$399,000	WD	\$159,100	1.01		B	1 3/4 - 2 sty	1919	3,600	2,018	576
24	855	06-28-403-002	2350		Springhill Dr	03/21/2015	\$300,000	WD	\$84,400	0.26		BC	1 3/4 - 2 sty	1920	1,534	810	572
24	856	06-28-157-004	1441	S	Spruce Dr	11/20/2013	\$325,000	WD	\$166,300	0.57		B	1 3/4 - 2 sty	1959	3,427	3,158	576
24	857	06-28-157-004	1441	S	Spruce Dr	03/12/2014	\$390,000	WD	\$166,300	0.57		B	1 3/4 - 2 sty	1959	3,427	3,158	576
24	858	06-28-116-004	1507		Spruce Dr	10/02/2013	\$243,000	WD	\$87,200	0.25		B	1 3/4 - 2 sty	1912	2,613	1,328	288
24	859	06-28-115-002	1565		Spruce Dr	08/21/2015	\$180,000	QC	\$106,700	0.35		BC	1 3/4 - 2 sty	1989	1,972	1,124	552
24	860	06-30-289-001	2201		Sycamore Ln	06/09/2015	\$170,000	WD	\$95,900	0.38		B-10	Tri/Bi-Level	1960	1,777	743	1,189
24	861	06-30-293-004	2325		Sycamore Ln	06/12/2015	\$75,000	WD	\$65,600	0.38		C+10	1 sty	1926	1,159	580	280
24	862	06-30-437-004	2614		Taliesin Dr	12/23/2014	\$70,000	WD	\$36,600	0.91		B-10	1 sty	1950	2,290		672
24	863	06-30-441-006	2654		Taliesin Dr	10/08/2013	\$166,000	WD	\$117,100	0.89		B-10	Walk out ranch	1962	1,602	1,519	576
24	864	06-30-446-041	2715		Taliesin Dr	08/27/2015	\$475,000	WD	\$178,900	0.66		B-5	1 sty		2,632	1,184	576
24	865	06-30-494-005	3219		Tamsin Ave	08/22/2014	\$88,000	WD	\$62,700	0.21		C	1 sty	1963	1,008	1,008	480
24	866	06-30-488-015	3312		Tamsin Ave	12/30/2015	\$108,500	LC	\$75,900	0.26		C	1 sty	1963	1,432	1,040	418
24	867	06-30-487-018	3402		Tamsin Ave	10/28/2013	\$90,000	WD	\$73,300	0.26		C+5	Walk out ranch	1964	1,449	1,232	341
24	868	06-29-282-005	2224		Tipperary Rd	11/11/2014	\$218,000	WD	\$96,400	0.15		B	1 3/4 - 2 sty	1936	1,661	854	432

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	869	06-29-282-005	2224		Tipperary Rd	10/19/2015	\$233,000	WD	\$103,100	0.15		B	1 3/4 - 2 sty	1936	1,661	854	432
24	870	06-29-287-111	2256		Tipperary Rd	12/10/2015	\$182,000	WD	\$70,600	0.15		B-10	1 3/4 - 2 sty	1923	1,315	728	360
24	871	06-29-185-068	2229		Treehaven Dr	12/15/2014	\$130,000	QC	\$87,700	0.60		C+10	1 sty	1955	2,036	1,380	462
24	872	06-29-195-072	2325		Treehaven Dr	09/08/2015	\$105,000	WD	\$62,700	0.43		C	1 sty	1953	1,040	1,040	294
24	873	06-29-249-008	2127		Waite Ave	06/11/2014	\$273,000	WD	\$135,600	0.21		B	1 3/4 - 2 sty	1931	2,480	927	470
24	874	06-29-249-008	2127		Waite Ave	09/01/2015	\$289,000	WD	\$144,500	0.21		B	1 3/4 - 2 sty	1931	2,480	927	470
24	875	06-29-249-008	2127		Waite Ave	02/10/2015	\$245,000	WD	\$135,600	0.21		B	1 3/4 - 2 sty	1931	2,480	927	470
24	876	06-29-279-007	2133		Waite Ave	09/18/2015	\$203,000	WD	\$89,400	0.31		B-10	1 3/4 - 2 sty	1929	1,692	887	390
24	877	06-29-248-028	2134		Waite Ave	02/13/2015	\$177,900	QC	\$94,500	0.21		B-10	1 3/4 - 2 sty	1930	2,236	1,317	504
24	878	06-29-278-005	2164		Waite Ave	09/03/2015	\$185,000	WD	\$89,700	0.18		C+10	1+ to 11/2 sty	1952	1,428	952	672
24	879	06-29-297-007	2334		Waite Ave	04/17/2015	\$119,900	WD	\$56,800	0.15		C+10	1+ to 11/2 sty	1941	1,217	827	240
24	880	06-29-298-019	2335		Waite Ave	12/30/2013	\$141,500	WD	\$62,700	0.15		BC	1 3/4 - 2 sty	1936	1,359	617	480
24	881	06-29-269-006	2114		Watterworth Dr	04/15/2014	\$230,000	WD	\$128,500	0.46		B	1 sty	1978	1,815	1,809	715
24	882	06-29-383-096	2506		Wellington Rd	11/06/2015	\$109,777	WD	\$57,300	0.20		C	1 sty	1957	984	984	
24	883	06-29-387-102	2537		Wellington Rd	10/10/2014	\$90,000	WD	\$45,300	0.15		C-5	Walk out ranch	1951	936	720	
24	884	06-29-381-089	2604		Wellington Rd	05/13/2014	\$107,000	WD	\$60,600	0.14		C	1+ to 11/2 sty	1941	1,212	812	509
24	885	06-29-361-229	3003		Wellington Rd	03/10/2015	\$136,500	QC	\$93,900	0.35	06-29-361-228	C	1 sty	1954	1,680	1,680	
24	886	06-28-394-003	1228		Whites Rd	07/08/2014	\$148,000	WD	\$77,900	0.35		BC	1 3/4 - 2 sty	1886	1,617	637	528
24	887	06-29-298-018	1820		Winchell Ave	08/11/2015	\$110,800	WD	\$66,000	0.17		BC	1 sty	1955	1,146	1,146	420
24	888	06-29-427-033	1821		Winchell Ave	04/15/2015	\$112,500	WD	\$71,900	0.23		BC	1 sty	1951	1,446	1,446	576

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
24	889	06-29-401-180	2253		Winchell Ave	06/19/2015	\$158,000	QC	\$80,100	0.30		C+10	1 3/4 - 2 sty	1966	2,110	1,192	462
24	890	06-29-173-007	2908		Winchell Ave	09/18/2015	\$164,000	WD	\$76,300	0.83		C+10	1 sty	1958	1,730	1,191	576
24	891	06-30-291-003	3416		Winchell Ave	11/18/2013	\$585,000	WD	\$209,700	3.04	06-30-296-001	B-10	1+ to 1 1/2 sty	1965	3,749	2,725	1,078
24	892	06-28-376-006	2898		Woodgate Ln	06/26/2015	\$725,000	WD	\$211,900	0.35		B	1 sty	2004	2,406	2,406	576
24	893	06-28-381-003	2914		Woodgate Ln	06/12/2015	\$614,800	WD	\$216,300	0.30		B	1 sty	2007	2,187	2,187	576
24	894	06-28-386-002	2918		Woodgate Ln	06/15/2015	\$750,000	WD	\$193,200	0.32		B	1 sty	2005	2,094	2,094	576

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
26	895	06-20-312-002	1127		California Ave	06/15/2015	\$112,000	WD	\$46,400	0.10		C	1 sty	1957	864	864	
26	896	06-20-312-004	1128		California Ave	09/04/2015	\$114,000	WD	\$56,100	0.16		C+5	1 sty	1956	952	952	
26	897	06-20-317-002	1209		California Ave	01/23/2015	\$172,500	QC	\$72,800	0.13		BC	2 Sty & up-slab	1995	1,960		
26	898	06-20-330-032	1115		Euclid Ave	05/19/2014	\$160,000	WD	\$62,600	0.24		C	1 sty	1952	958	924	347
26	899	06-20-335-026	1203		Euclid Ave	12/09/2013	\$100,000	WD	\$66,600	0.12	06-20-340-024	C	1 sty	1943	1,464	712	
26	900	06-20-313-007	1132		Greenwood Ave	02/26/2015	\$120,000	WD	\$43,300	0.12		CD	1+ to 11/2 sty	1942	995	796	
26	901	06-19-415-013	1223		Jack Pine Dr	02/13/2015	\$124,800	WD	\$64,400	0.19		C+10	2 Sty & up-slab	1995	1,920		
26	902	06-20-313-030	1113		Kimbark Ave	10/14/2014	\$130,000	WD	\$72,200	0.23		C+5	Tri/Bi-Level	1993	1,960		
26	903	06-20-313-031	1131		Kimbark Ave	10/14/2014	\$260,000	WD	\$119,800	0.24		C	2 Sty & up-slab	1998	3,281	1,458	
26	904	06-20-313-032	1201		Kimbark Ave	06/13/2014	\$207,700	WD	\$92,800	0.38		C	1 sty	2016	13,542		
26	905	06-20-331-039	1101		Lafayette Ave	01/28/2014	\$190,000	WD	\$62,600	0.21		C	1+ to 11/2 sty	1939	1,770	1,379	
26	906	06-20-331-037	1107		Lafayette Ave	03/06/2014	\$135,000	WD	\$38,600	0.12		C-5	Under 800 SF	1960	627	682	
26	907	06-20-331-109	1116		Lafayette Ave	06/10/2015	\$359,000	WD	\$113,900	0.17		C+5	1 3/4 - 2 sty	2008	2,304	1,152	
26	908	06-20-336-033	1123		Lafayette Ave	01/17/2014	\$85,000	WD	\$42,800	0.16		CD	1+ to 11/2 sty	1930	1,144	814	
26	909	06-20-336-031	1127		Lafayette Ave	10/31/2013	\$116,500	WD	\$66,900	0.21		C	1 sty	1935	2,031	781	400
26	910	06-20-341-024	1217		Lafayette Ave	02/04/2014	\$205,000	WD	\$56,300	0.18		C+5	1+ to 11/2 sty	1954	1,788	1,390	
26	911	06-20-376-028	1319		Lafayette Ave	04/25/2014	\$178,500	WD	\$88,200	0.24		BC	2 Sty & up-slab	1993	1,960		
26	912	06-20-376-126	1321		Lafayette Ave	09/12/2014	\$178,500	WD	\$87,400	0.23		BC	2 Sty & up-slab	1993	1,960		
26	913	06-20-376-123	1401		Lafayette Ave	06/26/2014	\$130,000	WD	\$86,600	0.38		C+5	Tri/Bi-Level	2015	13,524		
26	914	06-20-381-021	1413		Lafayette Ave	12/13/2013	\$130,000	WD	\$74,100	0.18		BC	2 Sty & up-slab	1995	1,960		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
26	915	06-20-381-019	1419		Lafayette Ave	12/13/2013	\$130,000	WD	\$70,600	0.18		BC	2 Sty & up-slab	1995	1,960		
26	916	06-20-308-027	2925	W	Michigan Ave	10/14/2014	\$200,000	WD	\$106,200	0.25		C	2-3 units	1928	3,348	1,626	
26	917	06-20-311-001	3103	W	Michigan Ave	11/07/2013	\$455,000	WD	\$142,600	0.48		C	1 3/4 - 2 sty	2008	3,192	1,344	4,944
26	918	06-20-311-001	3103	W	Michigan Ave	11/07/2013	\$455,000	WD	\$142,600	0.48		C	1 3/4 - 2 sty	2008	5,256		1,920
26	919	06-19-386-002	4303	W	Michigan Ave	10/15/2014	\$94,500	QC	\$70,500	0.84		C-5	1 3/4 - 2 sty	1927	1,368	736	832
26	920	06-19-421-033	1254		Red Pine Way	12/16/2014	\$104,000	WD	\$67,500	0.26		C+10	2 Sty & up-slab	1998	1,680		
26	921	06-20-377-026	1331		Sutherland Ave	09/10/2015	\$145,000	WD	\$78,600	0.24		BC	Walk out ranch	1961	1,219	1,219	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
27	922	06-07-338-002	4106		Apple Bluff Dr	05/23/2014	\$130,000	WD	\$59,300	0.19		C+10	1 3/4 - 2 sty	2000	1,274	728	400
27	923	06-19-264-110	3635		Barrington Dr	10/31/2013	\$126,500	WD	\$56,200	0.22		C+10	1 3/4 - 2 sty	1963	1,862	747	440
27	924	06-19-257-117	3734		Barrington Dr	02/04/2014	\$157,000	WD	\$51,200	0.25		C+10	1 sty	1964	1,302	868	484
27	925	06-19-282-171	821		Berkshire Dr	01/22/2014	\$146,500	WD	\$63,300	0.35		BC	Tri/Bi-Level	1968	1,308		492
27	926	06-19-296-187	938		Berkshire Dr	12/30/2013	\$136,000	WD	\$71,200	0.28		C+10	1 3/4 - 2 sty	1993	1,568	784	672
27	927	06-19-427-183	1009		Berkshire Dr	06/12/2015	\$173,500	WD	\$84,100	0.25		C+10	1 3/4 - 2 sty	1997	1,537	776	490
27	928	06-19-286-130	807		Boswell Ln	06/01/2015	\$145,010	WD	\$75,400	0.28		BC	1 3/4 - 2 sty	1967	1,968	604	528
27	929	06-19-285-128	828		Boswell Ln	12/23/2015	\$160,000	WD	\$72,100	0.42		C+10	1+ to 11/2 sty	1964	1,938	1,292	493
27	930	06-19-274-097	949		Boswell Ln	11/15/2013	\$135,000	WD	\$53,100	0.26		C+10	1 sty	1960	1,320	1,320	451
27	931	06-18-148-002	4021		Canterbury Ave	01/13/2014	\$121,000	WD	\$63,300	0.30		C+10	1 3/4 - 2 sty	1965	1,885	720	517
27	932	06-18-123-129	4426		Canterbury Ave	08/26/2015	\$80,000	WD	\$59,400	0.26		C+10	1 sty	1959	1,265	1,260	576
27	933	06-18-122-143	4601		Canterbury Ave	04/08/2015	\$129,900	WD	\$62,300	0.25		C+5	1 sty	1966	1,239	1,239	495
27	934	06-18-103-114	4512		Croyden Ave	04/10/2015	\$140,500	WD	\$64,400	0.37		C+10	1 sty	1960	1,519	1,519	517
27	935	06-18-107-103	4521		Croyden Ave	10/16/2015	\$138,000	WD	\$50,800	0.23		C	1 sty	1973	1,064	1,064	484
27	936	06-18-106-100	4617		Croyden Ave	03/17/2014	\$119,400	WD	\$44,300	0.23		C	1 sty	1958	1,215	1,215	468
27	937	06-07-325-002	1848		Cumberland St	04/09/2015	\$128,500	WD	\$59,100	0.15		C+10	1 3/4 - 2 sty	1981	1,499	814	460
27	938	06-18-167-031	619		Darby Ln	08/15/2014	\$95,000	QC	\$47,300	0.57		C	1 sty	1973	1,040	1,040	484
27	939	06-19-283-050	842		Dobbin Dr	10/07/2013	\$190,000	WD	\$83,600	0.35		C+10	1 3/4 - 2 sty	1964	2,689	884	484
27	940	06-19-299-006	953		Dobbin Dr	05/15/2015	\$140,000	WD	\$71,700	0.29		BC	1 3/4 - 2 sty	1963	1,893	768	473
27	941	06-19-434-026	1036		Dobbin Dr	04/08/2015	\$140,000	WD	\$69,400	0.30		C+5	1 sty	1959	1,492	1,492	320

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
27	942	06-18-116-169	1004		Donnington Ter	06/12/2015	\$162,000	WD	\$71,000	0.34		C+5	1 sty	1966	1,795	1,571	516
27	943	06-18-155-006	716	N	Drake Rd	11/06/2014	\$95,000	WD	\$45,400	0.23		C	1 sty	1957	1,040	1,040	473
27	944	06-07-355-001	1514	N	Drake Rd	12/16/2013	\$102,500	WD	\$60,300	0.46		C+10	1 sty	1958	1,596	1,579	617
27	945	06-07-310-001	1810	N	Drake Rd	05/29/2015	\$135,000	WD	\$65,700	0.65		C-5	1+ to 11/2 sty		1,725	1,242	336
27	946	06-19-293-043	3302		Dublin Ave	10/31/2014	\$106,500	WD	\$51,000	0.34		C+5	1 sty	1956	1,196	1,196	520
27	947	06-19-293-042	3312		Dublin Ave	03/18/2015	\$149,900	WD	\$58,700	0.37		C+5	Tri/Bi-Level	1962	1,199	490	496
27	948	06-19-293-041	3320		Dublin Ave	08/06/2014	\$88,600	QC	\$63,600	0.72		BC	1 sty	1962	1,228	1,228	
27	949	06-18-108-161	4518		Dunhill Ter	07/10/2015	\$225,000	WD	\$65,000	1.28		C+5	1 3/4 - 2 sty	1966	2,797	1,305	451
27	950	06-19-275-161	3606		Edinburgh Dr	01/21/2014	\$133,000	WD	\$59,700	0.28		C+10	1 sty	1967	1,642	1,468	495
27	951	06-19-258-141	3643		Edinburgh Dr	12/18/2015	\$145,000	WD	\$56,100	0.22		C	Tri/Bi-Level	1980	1,140	480	528
27	952	06-19-252-145	3727		Edinburgh Dr	12/05/2013	\$129,000	WD	\$67,500	0.22		C	1 sty	1997	1,530	1,530	576
27	953	06-19-250-149	3822		Edinburgh Dr	10/30/2013	\$166,000	WD	\$65,600	0.30		C+10	1 3/4 - 2 sty	1976	1,950	868	494
27	954	06-19-295-198	944		Eldridge Dr	08/04/2014	\$138,900	WD	\$59,600	0.24		C	1 sty		1,145	1,145	476
27	955	06-19-426-043	1017		Eldridge Dr	02/28/2014	\$100,000	WD	\$41,300	0.23		C+10	Tri/Bi-Level	1959	1,020		480
27	956	06-19-262-116	819		Ellendale St	09/30/2014	\$151,000	WD	\$58,200	0.25		C+10	1 sty	1965	1,328	616	493
27	957	06-19-266-074	914		Ellendale St	07/11/2014	\$148,875	WD	\$60,700	0.24		C+10	1 3/4 - 2 sty	1964	1,962	710	441
27	958	06-20-164-005	835		Farrell Ave	07/03/2014	\$126,000	WD	\$65,700	0.36		C+5	1 sty	1957	1,744	1,323	348
27	959	06-20-169-045	848		Farrell Ave	08/17/2015	\$132,000	WD	\$53,400	0.31		C+5	1 sty	1954	1,138	1,710	572
27	960	06-20-169-009	855		Farrell Ave	02/20/2015	\$68,000	QC	\$36,300	0.24		C	1 sty	1953	1,014		240
27	961	06-20-169-011	905		Farrell Ave	02/13/2014	\$93,500	WD	\$44,100	0.24		C	1 sty	1954	1,116	1,116	378

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

Residential Sales, 54 of 114

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
27	962	06-20-174-038	918		Farrell Ave	06/30/2014	\$111,500	WD	\$52,300	0.25		C-5	1 sty	1953	1,512	1,148	319
27	963	06-20-304-021	1005		Farrell Ave	12/04/2015	\$108,000	WD	\$55,500	0.24		C	1 sty	1989	1,088	1,088	308
27	964	06-18-351-004	4622		Green Acres Dr	05/07/2015	\$144,500	WD	\$71,000	0.29		BC	1 sty	1960	1,192	1,192	440
27	965	06-18-113-158	1018		Greenway Ter	10/03/2013	\$133,000	WD	\$66,400	0.34		C+10	1 sty	1967	1,781	1,495	484
27	966	06-18-139-019	1030		Highgate Rd	09/23/2014	\$134,000	WD	\$55,200	0.30		C+5	1 sty	1963	1,533	1,195	402
27	967	06-07-388-048	1425		Highgate Rd	11/26/2014	\$145,000	WD	\$64,800	0.22		BC	1 3/4 - 2 sty	1966	1,856	792	410
27	968	06-20-163-051	2909		Hylle St	10/18/2013	\$135,999	WD	\$64,400	0.40		C+5	1 sty	1953	1,700	1,700	480
27	969	06-20-156-012	3026		Hylle St	09/30/2014	\$115,575	WD	\$47,400	0.27		C	Walk out ranch	1960	1,080	954	400
27	970	06-20-122-237	549	S	Kendall Ave	11/26/2014	\$139,000	QC	\$78,500	0.40		BC	1 sty	1952	1,726	1,726	576
27	971	06-07-336-001	4209		Kingsbrook Dr	12/18/2015	\$87,500	WD	\$51,000	0.13		BC	Walk out ranch	1987	750	740	240
27	972	06-07-336-045	4211		Kingsbrook Dr	12/18/2015	\$92,500	WD	\$51,200	0.14		BC	Walk out ranch	1987	750	740	240
27	973	06-07-331-009	4214		Kingsbrook Dr	07/02/2015	\$133,000	WD	\$58,600	0.18		C+10	Walk out ranch	1987	951	937	506
27	974	06-07-330-007	4232		Kingsbrook Dr	06/13/2014	\$119,500	WD	\$57,400	0.16		C+10	1 sty	1989	1,437		484
27	975	06-07-330-051	4323		Kingsbrook Dr	07/14/2015	\$128,000	WD	\$64,200	0.33		C+10	1 3/4 - 2 sty	1987	1,426	706	420
27	976	06-19-440-024	3620		Lancaster Dr	03/24/2014	\$147,500	WD	\$58,800	0.23		C+5	1 sty	1957	1,703	1,262	470
27	977	06-19-424-003	3623		Lancaster Dr	02/24/2014	\$122,000	WD	\$51,300	0.28		C+10	1 3/4 - 2 sty	1965	1,566	725	440
27	978	06-19-440-023	3628		Lancaster Dr	07/22/2015	\$140,000	WD	\$67,000	0.23		C+10	1 sty	1958	1,431	1,431	460
27	979	06-18-189-077	4021		Londonderry Ave	07/31/2015	\$170,000	WD	\$73,100	0.26		C+10	1 3/4 - 2 sty	1967	1,968	1,072	430
27	980	06-18-181-144	4303		Londonderry Ave	10/07/2013	\$125,000	WD	\$56,900	0.25		C+10	Tri/Bi-Level	1984	1,152	576	480
27	981	06-19-438-015	3300	W	Michigan Ave	10/29/2013	\$27,500	WD	\$11,300	0.38		D					

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
27	982	06-19-441-056	3422	W	Michigan Ave	12/23/2015	\$140,000	WD	\$66,500	0.31		C+10	Tri/Bi-Level	1970	1,724		833
27	983	06-19-409-039	3606		Middlebury Dr	06/06/2014	\$112,500	WD	\$51,800	0.26		C+5	1 sty	1958	1,232	1,232	473
27	984	06-19-409-016	3621		Middlebury Dr	07/17/2015	\$122,500	WD	\$60,900	0.27		C+10	1 sty	1959	1,264	1,264	506
27	985	06-19-403-092	3704		Middlebury Dr	07/13/2015	\$143,500	WD	\$66,100	0.55		C+5	1 sty	1959	1,400	1,400	480
27	986	06-19-402-084	3727		Middlebury Dr	05/21/2015	\$119,900	WD	\$68,800	0.26		C+5	1 sty	1960	1,618	1,618	333
27	987	06-19-401-082	3803		Middlebury Dr	05/29/2015	\$179,900	WD	\$74,100	0.24		C+5	1 sty	1961	1,516	1,371	440
27	988	06-18-179-070	824		Newgate Rd	08/17/2015	\$184,329	WD	\$86,600	0.29		C+10	1 3/4 - 2 sty	1967	2,293	1,171	408
27	989	06-18-177-082	805		Northampton Rd	02/21/2014	\$147,500	WD	\$64,200	0.26		C+10	1 3/4 - 2 sty	1966	2,015	790	430
27	990	06-18-177-084	819		Northampton Rd	09/16/2015	\$189,900	WD	\$74,600	0.26		C+10	1 3/4 - 2 sty	1967	1,956	1,060	420
27	991	06-18-178-061	820		Northampton Rd	05/16/2014	\$158,000	WD	\$65,600	0.26		C+10	1 3/4 - 2 sty	1967	1,972	1,060	420
27	992	06-07-387-130	1425		Northampton Rd	10/30/2015	\$181,750	WD	\$69,300	0.24		C+10	1 3/4 - 2 sty	1973	1,731	936	451
27	993	06-07-388-117	1426		Northampton Rd	06/02/2014	\$172,000	WD	\$68,800	0.24		C+10	1 3/4 - 2 sty	1973	1,960	936	451
27	994	06-07-387-129	1431		Northampton Rd	12/18/2015	\$157,000	WD	\$65,200	0.29		C+10	1 sty	1972	1,474	1,428	504
27	995	06-18-168-050	615		Piccadilly Rd	01/16/2015	\$103,500	WD	\$50,500	0.23		C	1 sty	1974	1,064	1,064	480
27	996	06-18-163-049	621		Piccadilly Rd	08/22/2014	\$89,000	WD	\$44,900	0.24		C	1 sty	1975	1,078	1,078	480
27	997	06-18-118-131	1005		Piccadilly Rd	06/10/2014	\$120,000	WD	\$54,400	0.29		C+5	1 sty	1959	1,130	1,130	332
27	998	06-18-118-132	1013		Piccadilly Rd	08/18/2015	\$149,900	WD	\$77,700	0.29		C+5	1 sty	1965	1,695	1,407	495
27	999	06-18-113-133	1021		Piccadilly Rd	06/26/2015	\$169,900	WD	\$68,300	0.28		C+10	1 3/4 - 2 sty	1964	1,664	832	539
27	1000	06-18-114-119	1102		Piccadilly Rd	05/05/2015	\$145,000	WD	\$62,400	0.25		C+10	1 3/4 - 2 sty	1960	1,553	720	396
27	1001	06-18-108-138	1125		Piccadilly Rd	11/05/2015	\$174,000	WD	\$62,700	0.25		C+5	1 sty	1966	1,455	1,196	517

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
27	1002	06-18-104-108	1208		Piccadilly Rd	02/10/2014	\$105,000	WD	\$62,000	0.26	06-18-109-116	D		1957	1,938	936	528
27	1003	06-18-176-168	813		Stafford Rd	10/31/2014	\$187,000	WD	\$96,500	0.26		B-10	1 3/4 - 2 sty	2001	1,855	1,236	506
27	1004	06-18-146-172	821		Stafford Rd	11/14/2013	\$215,329	WD	\$84,300	0.26		BC	1 sty	1998	1,495	1,495	578
27	1005	06-18-142-181	1008		Stafford Rd	09/10/2015	\$215,000	WD	\$97,000	0.27		BC	1+ to 11/2 sty	1996	2,146	1,230	598
27	1006	06-18-136-182	1011		Stafford Rd	12/04/2014	\$210,000	WD	\$95,200	0.27		BC	1+ to 11/2 sty	1998	1,872	1,248	672
27	1007	06-18-136-184	1023		Stafford Rd	12/18/2015	\$299,220	WD	\$145,900	0.27	06-18-136-186	B-10	1 3/4 - 2 sty	1997	2,571	1,277	675
27	1008	06-18-136-186	1031		Stafford Rd	12/18/2015	\$299,220	WD	\$145,900	0.30	06-18-136-184	B-10	1 3/4 - 2 sty	1997	2,571	1,277	675
27	1009	06-18-126-194	1203		Stafford Rd	07/01/2014	\$216,500	WD	\$102,700	0.30		BC	1 sty	1998	1,622	1,602	516
27	1010	06-18-126-194	1203		Stafford Rd	09/15/2014	\$175,000	LC	\$102,700	0.30		BC	1 sty	1998	1,622	1,602	516
27	1011	06-07-334-023	1828		Stone Mill Rd	09/26/2014	\$154,000	WD	\$82,000	0.28		C-5	Tri/Bi-Level	2011	2,380	1,156	768
27	1012	06-18-358-010	4420		Stonebrooke Ave	09/30/2015	\$130,000	WD	\$61,200	0.26		C+10	1 sty	1968	1,374	1,134	472
27	1013	06-18-152-077	4602		Sunnydale Ave	10/08/2014	\$95,000	WD	\$55,900	0.24		C+10	1 sty	1971	1,197	1,197	551
27	1014	06-20-156-018	801		Weaver Ave	06/30/2014	\$143,000	WD	\$55,400	0.25		C+10	Tri/Bi-Level	1958	1,308	796	504
27	1015	06-20-155-230	818		Weaver Ave	08/15/2014	\$102,400	WD	\$55,300	0.25		C+10	1 sty	1954	1,485	1,229	256
27	1016	06-20-165-169	855		Weaver Ave	12/06/2013	\$66,000	WD	\$47,100	0.25		C	1 sty	1953	1,248	936	420
27	1017	06-20-165-169	855		Weaver Ave	04/30/2015	\$121,900	WD	\$52,700	0.25		C	1 sty	1953	1,248	936	420
27	1018	06-18-161-018	628		Westbury Ln	10/21/2014	\$115,000	WD	\$49,900	0.33		C	1 sty	1971	1,182	1,182	566
27	1019	06-18-160-013	701		Westbury Ln	06/27/2014	\$110,000	WD	\$56,600	0.26		BC	1 sty	1956	1,250	1,250	308
27	1020	06-18-156-020	712		Westbury Ln	12/11/2015	\$130,000	WD	\$69,500	0.30		BC	1+ to 11/2 sty	1957	1,602	1,068	440
27	1021	06-20-168-055	861		Westfall Ave	05/02/2014	\$110,000	WD	\$56,600	0.50		C+5	1 sty	1954	1,260	1,260	360

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
27	1022	06-20-303-072	1031		Westfall Ave	07/24/2015	\$122,500	WD	\$59,600	0.41		C+5	1 sty	1950	1,360	1,088	528
27	1023	06-20-301-139	1014		Westmorland Ave	07/31/2014	\$115,000	WD	\$48,500	0.25		C+5	1 sty	1951	1,172	1,172	352
27	1024	06-18-185-157	621		Winchester Pl	12/31/2014	\$191,000	QC	\$98,800	0.62		C	1 sty	1998	2,172	2,172	306
27	1025	06-18-185-159	711		Winchester Pl	07/08/2014	\$169,900	WD	\$76,000	0.31		BC	1 3/4 - 2 sty	1989	1,622	793	539

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
29	1026	06-16-367-002	1521		Academy St	11/18/2015	\$253,000	WD	\$91,900	0.19		B	1+ to 11/2 sty	1922	1,490	1,031	324
29	1027	06-16-386-003	148		Bulkley St	09/05/2014	\$277,000	WD	\$171,500	0.23		B+10	1 3/4 - 2 sty	1926	2,857	1,273	525
29	1028	06-16-386-002	154		Bulkley St	09/10/2015	\$262,500	WD	\$118,600	0.19		B-5	1 3/4 - 2 sty	1908	1,796	833	400
29	1029	06-21-109-009	1411		Crawford Ave	04/03/2014	\$66,000	WD	\$51,100	0.15		C	1 3/4 - 2 sty	1925	1,382	646	
29	1030	06-21-107-002	1513		Crawford Ave	01/10/2014	\$360,000	WD	\$220,600	0.15	06-21-107-069	C+10	2-3 units	1001	4,464	2,232	
29	1031	06-21-107-002	1513		Crawford Ave	01/12/2015	\$310,000	ML	\$159,900	0.15		C+10	2-3 units	2002	2,968	1,484	
29	1032	06-21-107-069	1519		Crawford Ave	01/10/2014	\$135,000	ML	\$74,500	0.15		C	1 3/4 - 2 sty		1,496	748	
29	1033	06-17-495-018	319	S	Dartmouth St	07/06/2015	\$146,000	WD	\$58,600	0.14		C+5	1+ to 11/2 sty	1940	1,344	768	238
29	1034	06-17-495-005	320	S	Dartmouth St	12/10/2015	\$165,000	WD	\$76,000	0.21		C	1 3/4 - 2 sty	1941	1,878	720	628
29	1035	06-21-128-004	411		Eldred St	03/16/2015	\$31,500	WD	\$41,300	0.14		CD	1+ to 11/2 sty	1925	792	528	336
29	1036	06-21-127-005	416		Eldred St	05/01/2015	\$80,000	QC	\$49,900	0.15		CD	1 3/4 - 2 sty	1905	1,388	572	228
29	1037	06-21-128-006	417		Eldred St	10/14/2015	\$99,000	WD	\$49,300	0.13		C-5	1+ to 11/2 sty	1922	1,190	768	
29	1038	06-16-376-049	1315		Grand Ave	03/02/2015	\$192,000	WD	\$108,400	0.22		BC	1 3/4 - 2 sty	1907	2,719	1,196	
29	1039	06-16-375-046	1341		Grand Ave	06/12/2015	\$179,900	WD	\$93,500	0.11		C+5	1 3/4 - 2 sty	1900	3,392	1,540	
29	1040	06-16-354-052	1403		Grand Ave	08/25/2015	\$230,000	WD	\$122,700	0.22		B	2 1/4 sty up	1897	2,697	1,396	390
29	1041	06-16-358-054	1425		Grand Ave	11/15/2013	\$167,000	WD	\$85,200	0.20		BC	1 3/4 - 2 sty	1910	1,845	912	616
29	1042	06-16-358-035	1505		Grand Ave	01/28/2014	\$553,500	WD	\$207,600	0.89		B+20	1 3/4 - 2 sty	1928	4,230	1,301	399
29	1043	06-17-486-016	1910		Grand Ave	04/23/2015	\$135,000	WD	\$61,400	0.14		C-5	1 3/4 - 2 sty	1935	1,584	728	288
29	1044	06-17-485-005	2010		Grand Ave	08/29/2014	\$90,000	QC	\$118,200	0.36		BC	1 sty	1971	2,570	967	576
29	1045	06-17-496-012	1825		Greenlawn Ave	04/14/2015	\$192,000	WD	\$86,600	0.15		BC	1 sty	1957	1,077	1,061	420

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
29	1046	06-17-496-009	1907		Greenlawn Ave	04/04/2014	\$132,500	WD	\$61,600	0.15		C+10	1+ to 11/2 sty	1938	1,056	704	379
29	1047	06-16-350-043	1606		Grove St	05/27/2014	\$190,000	WD	\$91,300	0.23		B-10	1 3/4 - 2 sty	1930	1,668	759	380
29	1048	06-16-350-095	1619		Grove St	05/05/2014	\$113,000	WD	\$66,500	0.10		C+10	1 3/4 - 2 sty	1913	1,322	641	246
29	1049	06-16-320-039	1626		Grove St	06/10/2015	\$175,000	WD	\$76,100	0.17		C+10	1 3/4 - 2 sty	1910	1,702	580	315
29	1050	06-16-359-059	1403		Henderson Dr	07/15/2015	\$232,000	WD	\$79,300	0.14		C+10	1 3/4 - 2 sty	1900	1,981	879	209
29	1051	06-21-126-005	1315	W	Lovell St	03/28/2014	\$290,000	LC	\$121,000	0.24		C	2-3 units	2006	2,080	2,080	
29	1052	06-16-317-001	1479	W	Main St	07/18/2014	\$70,000	WD	\$41,900	0.12		CD	1 sty	1917	952	876	
29	1053	06-16-316-033	1513	W	Main St	10/30/2014	\$75,000	WD	\$56,100	0.22		C-5	1 sty	1924	1,482	1,040	360
29	1054	06-21-132-007	1210	W	Michigan Ave	08/07/2015	\$138,133	WD	\$53,800	0.21		C-5	1 3/4 - 2 sty	1919	1,815	972	
29	1055	06-16-375-045	115		Monroe St	07/07/2015	\$130,000	WD	\$54,000	0.16		C	1 3/4 - 2 sty	1885	1,466	610	206
29	1056	06-16-364-058	142		Monroe St	09/09/2014	\$156,000	WD	\$79,400	0.08		BC	1 3/4 - 2 sty	1912	1,582	731	360
29	1057	06-16-374-019	308		Monroe St	06/04/2015	\$154,900	WD	\$57,700	0.18		CD	1 3/4 - 2 sty	1910	1,620	652	240
29	1058	06-21-109-010	432		Monroe St	03/23/2015	\$119,000	WD	\$66,200	0.15		C-5	1 sty	1921	1,179	943	484
29	1059	06-21-114-008	508		Monroe St	04/18/2014	\$57,500	WD	\$36,500	0.15		CD	1 sty	1917	748	748	
29	1060	06-21-114-001	516		Monroe St	06/26/2014	\$75,000	QC	\$51,600	0.09		CD	1 3/4 - 2 sty	1895	1,876	698	
29	1061	06-16-320-042	113		Prairie Ave	11/13/2015	\$234,500	WD	\$93,100	0.30		C+10	1 3/4 - 2 sty	1913	2,317	954	594
29	1062	06-16-321-025	130		Prairie Ave	08/24/2015	\$280,000	WD	\$144,200	0.28		B+10	1 3/4 - 2 sty	1913	3,106	1,178	576
29	1063	06-16-315-005	141		Prairie Ave	02/24/2015	\$134,200	WD	\$62,800	0.09		C	1 3/4 - 2 sty	1910	1,594	814	288
29	1064	06-16-322-019	135		Prospect St	12/20/2013	\$162,000	WD	\$82,300	0.24		B	1 3/4 - 2 sty	1924	1,925	854	260
29	1065	06-21-104-004	409		Sprague Ave	08/07/2015	\$96,867	WD	\$47,200	0.16		CD	1 3/4 - 2 sty	1920	1,200	686	677

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
29	1066	06-21-109-030	425		Sprague Ave	07/24/2014	\$73,500	WD	\$54,400	0.15		C	1 3/4 - 2 sty	1911	1,202	516	352
29	1067	06-21-131-001	421		Stone St	07/29/2015	\$85,000	ML	\$64,700	0.14	06-21-126-008	CD	1+ to 1 1/2 sty	1885	1,514	1,019	
29	1068	06-21-131-002	427		Stone St	07/29/2015	\$85,000	ML	\$48,700	0.14		CD	1 3/4 - 2 sty	1885	1,127	469	400
29	1069	06-21-131-004	503		Stone St	02/13/2015	\$79,000	WD	\$32,300	0.08		D+10	1 sty	1924	785	776	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
30	1070	06-16-136-010	1239		Alamo Ave	10/25/2014	\$51,800	LC	\$19,400	0.12		CD	1+ to 11/2 sty	1923	928	928	390
30	1071	06-16-136-009	1305		Alamo Ave	10/30/2013	\$25,000	WD	\$22,200	0.20		CD	1+ to 11/2 sty	1875	1,213	612	288
30	1072	06-16-135-006	1311		Alamo Ave	04/27/2015	\$19,000	QC	\$21,900	0.41		CD	1 3/4 - 2 sty	1895	1,073	636	396
30	1073	06-16-147-051	1226		Blakeslee St	09/18/2014	\$49,900	WD	\$23,200	0.26		CD	1 3/4 - 2 sty	1900	1,348	834	480
30	1074	06-16-177-076	1227		Blakeslee St	09/15/2015	\$53,000	WD	\$29,500	0.22		C-5	1 3/4 - 2 sty	1899	1,586	888	296
30	1075	06-16-177-075	1231		Blakeslee St	05/29/2015	\$49,000	WD	\$28,700	0.29		C-5	1 3/4 - 2 sty	1865	1,560	912	453
30	1076	06-16-175-067	1319		Blakeslee St	07/13/2015	\$55,000	WD	\$27,200	0.18		C-5	1 3/4 - 2 sty	1905	1,251	723	
30	1077	06-16-169-016	623		Denner St	08/10/2015	\$65,000	WD	\$26,700	0.10		CD	1 sty	1928	1,125	1,125	480
30	1078	06-16-190-062	624		Denner St	04/03/2014	\$32,000	LC	\$15,300	0.20		D	1 sty	1890	850	845	
30	1079	06-16-185-105	720		Denner St	12/01/2013	\$59,900	LC	\$29,400	0.19		C-5	1 3/4 - 2 sty	1886	1,251	791	308
30	1080	06-16-180-104	726		Denner St	08/25/2014	\$70,000	WD	\$29,800	0.20		C	1 3/4 - 2 sty	1909	1,528	800	600
30	1081	06-16-140-030	924		Denner St	08/21/2014	\$28,000	WD	\$22,000	0.09		C-5	1 3/4 - 2 sty	1908	1,325	546	216
30	1082	06-09-397-005	1304		Douglas Ave	09/01/2015	\$77,000	WD	\$46,800	0.21		C	4-5 units	1988	2,592		
30	1083	06-09-392-004	1320		Douglas Ave	11/14/2013	\$58,000	WD	\$25,100	0.15		C-5	1 3/4 - 2 sty	1924	1,520	864	440
30	1084	06-09-392-006	1336		Douglas Ave	12/06/2013	\$23,500	WD	\$32,400	0.40		CD	1 3/4 - 2 sty	1895	1,848	1,176	
30	1085	06-16-308-028	1429		Forbes St	10/14/2015	\$61,000	WD	\$23,400	0.15		C-5	1 3/4 - 2 sty	1914	1,242	616	216
30	1086	06-16-301-012	503		Hilbert St	11/19/2013	\$18,000	WD	\$24,000	0.23		C	1 3/4 - 2 sty	1875	1,478	832	
30	1087	06-16-166-029	611		Hilbert St	09/04/2015	\$68,000	ML	\$24,700	0.17		CD	1+ to 11/2 sty	1889	1,004	605	
30	1088	06-16-348-002	219		Ingleside Ter	04/10/2015	\$60,000	LC	\$24,900	0.11		C	1 3/4 - 2 sty	1928	1,903	1,064	216
30	1089	06-16-343-001	225		Ingleside Ter	12/05/2014	\$40,000	WD	\$13,900	0.11		CD	1+ to 11/2 sty	1895	1,186	764	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
30	1090	06-16-343-003	321		Ingleside Ter	10/15/2013	\$62,400	WD	\$27,800	0.26		C	1 3/4 - 2 sty	1905	1,734	792	
30	1091	06-16-328-080	1125		Jefferson Ave	10/27/2014	\$65,000	LC	\$27,800	0.08		C-5	1 3/4 - 2 sty	1918	1,657	728	
30	1092	06-16-196-054	1240		Jefferson Ave	08/28/2015	\$51,500	WD	\$20,400	0.09		CD	1 sty	1917	1,091	1,091	
30	1093	06-16-172-003	1445		Jefferson Ave	06/08/2015	\$21,000	QC	\$29,200	0.19		CD	1 3/4 - 2 sty	1956	1,688	624	
30	1094	06-16-170-009	1616		Jefferson Ave	12/30/2015	\$76,600	WD	\$23,800	0.17		C	1+ to 11/2 sty	1895	891	552	
30	1095	06-16-190-063	1326		Jefferson Ct	04/09/2014	\$46,400	WD	\$25,500	0.18	06-16-195-064	CD	1 3/4 - 2 sty	1895	1,055	384	979
30	1096	06-16-311-001	1522	W	Main St	08/21/2015	\$52,500	LC	\$27,300	0.08		C	1 3/4 - 2 sty	1890	1,800	742	230
30	1097	06-16-144-015	1124		Mason St	10/16/2015	\$79,000	WD	\$33,200	0.18		CD	1 sty		1,047	1,047	420
30	1098	06-16-168-005	1437	W	North St	04/22/2015	\$40,000	WD	\$16,800	0.16		CD	1 sty	1951	768		432
30	1099	06-09-399-001	1120	W	Paterson St	03/02/2015	\$9,500	WD	\$13,500	0.14		CD	1 sty	1945	624	624	
30	1100	06-09-320-001	1625		Ravine Rd	09/14/2015	\$58,600	WD	\$23,800	0.26		D	1 3/4 - 2 sty	1875	1,089	785	334
30	1101	06-09-372-002	1516		Rock Ledge Ct	07/01/2015	\$25,000	ML	\$24,300	0.47		CD	1 3/4 - 2 sty	1857	1,366	767	440
30	1102	06-16-257-100	810		Staples Ave	10/21/2015	\$30,000	WD	\$23,200	0.11		C-5	1+ to 11/2 sty	1930	1,236	748	
30	1103	06-16-257-003	814		Staples Ave	06/02/2014	\$19,900	QC	\$27,700	0.18		CD	1 3/4 - 2 sty	1885	1,686	802	525
30	1104	06-16-256-034	743		Stuart Ave	03/03/2015	\$28,000	QC	\$24,300	0.09		C	1 3/4 - 2 sty	1920	1,502	742	370
30	1105	06-16-193-001	632		Summer St	11/19/2014	\$62,000	WD	\$25,600	0.15		C-5	1 3/4 - 2 sty	1893	1,745	662	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
32	1106	06-16-287-007	617		Ada St	10/03/2013	\$35,000	WD	\$38,400	0.16	06-10-399-033, 06-10-323-063	CD	1+ to 11/2 sty	1903	3,343	1,730	407
32	1107	06-14-132-012	1318		Beacon St	12/30/2015	\$40,000	WD	\$15,500	0.15		CD	1 sty	1950	864		
32	1108	06-14-132-011	1322		Beacon St	05/15/2014	\$27,500	WD	\$18,500	0.15		C-5	1to13/4 on slab	1989	960		
32	1109	06-14-133-005	1408		Beacon St	10/02/2013	\$24,900	WD	\$15,600	0.14		D+10	1+ to 11/2 sty	1949	920	736	
32	1110	06-14-134-002	1508		Beacon St	09/05/2014	\$44,000	WD	\$15,000	0.13		CD	Under 800 SF	1950	698	698	
32	1111	06-14-134-003	1512		Beacon St	09/30/2015	\$25,000	ML	\$12,300	0.13		CD	Under 800 SF	1950	711		
32	1112	06-14-134-004	1516		Beacon St	09/24/2014	\$8,000	QC	\$11,600	0.13		CD	Under 800 SF	1950	720		
32	1113	06-14-205-006	1524		Beacon St	03/27/2014	\$47,400	WD	\$14,300	0.12		CD	1 sty	1949	856		
32	1114	06-14-177-051	1319		Bridge St	04/22/2015	\$30,000	WD	\$22,000	0.08		CD	1 3/4 - 2 sty	1915	1,368	576	264
32	1115	06-15-146-007	917	N	Burdick St	08/14/2015	\$22,000	WD	\$16,800	0.25		D+10	1 3/4 - 2 sty	1885	1,285	679	
32	1116	06-10-385-126	1353	N	Burdick St	02/27/2015	\$18,500	WD	\$14,400	0.12		D+10	1 3/4 - 2 sty	1906	1,182	543	240
32	1117	06-10-346-066	1614	N	Burdick St	01/03/2014	\$10,000	WD	\$18,900	0.11		D+10	1 3/4 - 2 sty	1895	1,116	620	576
32	1118	06-14-133-012	1407		Center St	08/04/2015	\$92,000	WD	\$23,400	0.14		C-5	1+ to 11/2 sty	1929	1,038	676	369
32	1119	06-14-133-011	1411		Center St	11/30/2015	\$98,000	WD	\$30,300	0.14		C	1 3/4 - 2 sty	2004	1,216	608	
32	1120	06-14-210-010	1607		Center St	06/05/2014	\$31,000	WD	\$27,100	0.17		C-5	1 sty	1947	1,250	795	461
32	1121	06-14-209-112	1913		Center St	09/04/2014	\$32,500	WD	\$17,400	0.11	06-14-214-001	CD	Under 800 SF	1915	725	641	248
32	1122	06-14-400-003	1536		Charles Ave	04/21/2015	\$32,500	WD	\$12,000	0.10		CD	1+ to 11/2 sty	1900	817	604	280
32	1123	06-14-181-046	716		Charlotte Ave	05/19/2014	\$62,000	WD	\$33,900	0.20		C	1+ to 11/2 sty	2000	1,326	884	400
32	1124	06-14-141-003	912		Charlotte Ave	10/21/2013	\$36,500	WD	\$36,000	0.29	06-14-141-010	CD	1 3/4 - 2 sty	1895	1,951	1,072	440
32	1125	06-14-141-002	916		Charlotte Ave	10/20/2014	\$37,000	ML	\$23,800	0.20		CD	2-3 units	1896	1,642	616	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
32	1126	06-14-126-006	1104		Charlotte Ave	02/23/2015	\$44,800	ML	\$15,300	0.12		CD	1to13/4 on slab	1950	960		280
32	1127	06-15-154-001	820	N	Church St	01/17/2014	\$73,500	WD	\$46,400	0.30		C	1 sty	1999	1,511	1,511	576
32	1128	06-15-123-070	831	N	Church St	02/21/2014	\$25,000	WD	\$22,600	0.16		D+10	1 3/4 - 2 sty	1910	2,407	1,184	250
32	1129	06-15-118-002	919	N	Church St	06/18/2015	\$18,500	WD	\$15,600	0.10		D+10	1 3/4 - 2 sty	1895	1,192	794	600
32	1130	06-15-118-076	1007	N	Church St	06/03/2015	\$15,000	LC	\$13,600	0.10		D+10	1 3/4 - 2 sty	1895	1,032	624	
32	1131	06-15-113-050	1026	N	Church St	08/01/2014	\$24,000	LC	\$16,100	0.12		D+10	1 3/4 - 2 sty	1895	1,691	1,243	
32	1132	06-10-318-065	1625	N	Church St	09/25/2015	\$8,500	WD	\$12,700	0.14		D+10	1 sty	1927	616	616	216
32	1133	06-16-240-010	922		Cobb Ave	02/16/2015	\$13,500	COV	\$12,400	0.10		D+5	1+ to 11/2 sty	1906	1,148	732	
32	1134	06-16-219-002	1005		Cobb Ave	05/30/2014	\$35,000	WD	\$10,600	0.11		D	1 sty	1925	981	981	
32	1135	06-14-183-068	704		Dwight St	06/28/2015	\$40,000	LC	\$20,000	0.32		CD	1 3/4 - 2 sty	1885	1,312	790	
32	1136	06-14-177-052	803		Dwight St	05/20/2014	\$59,000	WD	\$17,900	0.10		C+5	1 3/4 - 2 sty	1909	1,259	858	
32	1137	06-10-399-033	1314	N	Edwards St	11/26/2014	\$16,750	QC	\$12,100	0.11		D+10	1 3/4 - 2 sty	1895	1,135	720	
32	1138	06-10-399-032	1316	N	Edwards St	10/17/2013	\$22,500	WD	\$13,500	0.11		D+10	1 3/4 - 2 sty	1895	1,217	768	400
32	1139	06-14-407-006	402		Edwin Ave	03/03/2015	\$10,000	WD	\$15,000	0.11		C-5	1 3/4 - 2 sty	1915	1,001	572	
32	1140	06-16-236-090	629		Elizabeth St	10/03/2013	\$600	WD	\$4,200	0.20		D					
32	1141	06-16-236-071	630		Elizabeth St	03/01/2015	\$25,400	ML	\$14,200	0.20		D+5	1+ to 11/2 sty	1885	1,368	792	
32	1142	06-16-214-010	815		Elizabeth St	07/27/2015	\$20,000	QC	\$28,600	0.10	06-16-214-009	D+10	1 3/4 - 2 sty	1932	3,078	1,530	
32	1143	06-14-183-007	703		Fairbanks Ave	09/22/2014	\$31,900	WD	\$24,900	0.18		C-5	1 3/4 - 2 sty	1912	1,140	570	576
32	1144	06-14-148-005	817		Fairbanks Ave	06/19/2014	\$30,000	QC	\$28,500	0.14	06-14-148-004	C	1+ to 11/2 sty	1940	1,248	832	468
32	1145	06-14-138-019	933		Fairbanks Ave	02/24/2014	\$52,000	WD	\$18,700	0.13		C-5	Under 800 SF	1948	747	672	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

Residential Sales, 65 of 114

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
32	1146	06-14-129-004	1104		Fairbanks Ave	04/13/2015	\$25,500	ML	\$17,300	0.21		CD	Under 800 SF	1955	768	672	320
32	1147	06-15-151-021	430	W	Frank St	05/01/2015	\$30,000	LC	\$12,600	0.08		D+10	1 3/4 - 2 sty	1903	1,278	500	
32	1148	06-14-180-012	704		Gilbert Ave	06/06/2014	\$19,000	ML	\$20,800	0.20		C-5	1 3/4 - 2 sty	1846	1,404	702	
32	1149	06-14-175-016	804		Gilbert Ave	03/11/2015	\$48,000	WD	\$25,200	0.21		C-5	1 3/4 - 2 sty	1885	2,149	915	440
32	1150	06-15-280-002	708		Harrison St	11/06/2015	\$27,900	WD	\$16,600	0.07		CD	1 3/4 - 2 sty	1904	1,248	684	
32	1151	06-14-221-006	807		Hazard Ave	12/20/2013	\$55,000	WD	\$28,200	0.25		C+5	1 3/4 - 2 sty	1880	1,924	802	
32	1152	06-14-126-001	1314		Humphrey St	02/03/2015	\$27,000	QC	\$18,800	0.18		C-5	1 sty	1950	864	864	
32	1153	06-14-204-001	1912		Humphrey St	04/28/2015	\$67,000	WD	\$23,200	0.31		CD	1 3/4 - 2 sty	1915	1,382	728	576
32	1154	06-16-279-007	520		Lawrence St	06/30/2015	\$26,500	WD	\$11,900	0.08	06-16-278-012	D	1 3/4 - 2 sty	1971	1,000	500	
32	1155	06-16-278-012	530		Lawrence St	06/30/2015	\$26,500	WD	\$23,300	0.06	06-16-279-007	D	1 3/4 - 2 sty	1971	2,040	1,000	
32	1156	06-10-355-210	431		Lulu St	07/23/2014	\$40,000	LC	\$10,600	0.09		D+5	1 sty	1917	710	630	
32	1157	06-16-238-111	534		Mabel St	01/23/2014	\$9,900	WD	\$14,600	0.20		D	1 3/4 - 2 sty	1895	1,299	813	450
32	1158	06-14-219-118	1903	E	Main St	03/09/2015	\$65,350	WD	\$24,100	0.21		C-5	1 3/4 - 2 sty	1895	1,570	924	440
32	1159	06-14-331-008	1233	E	Michigan Ave	03/05/2014	\$12,500	WD	\$22,700	0.20		C-5	1 3/4 - 2 sty	1900	2,040	1,020	
32	1160	06-15-102-123	1212	N	Park St	03/19/2015	\$20,500	LC	\$19,200	0.17		D+10	1 3/4 - 2 sty	1905	1,512	796	576
32	1161	06-10-312-049	1710	N	Park St	08/16/2014	\$29,500	ML	\$10,700	0.14		D+10	Under 800 SF	1950	516		
32	1162	06-15-128-022	134	E	Paterson St	10/14/2013	\$20,000	WD	\$30,300	0.09	06-15-127-001, 06-09-484-002	D+10	1 3/4 - 2 sty	1901	2,257	1,395	
32	1163	06-09-474-003	808	W	Paterson St	03/09/2015	\$59,000	WD	\$16,900	0.17		CD	1+ to 11/2 sty	1949	1,215	972	
32	1164	06-09-474-002	814	W	Paterson St	02/12/2014	\$65,000	LC	\$19,900	0.17		C-5	1+ to 11/2 sty	1946	1,272	848	410
32	1165	06-14-271-001	524		Phelps Ave	06/30/2014	\$49,000	LC	\$19,600	0.20		C-5	1 3/4 - 2 sty	1900	1,436	795	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
32	1166	06-15-221-002	821		Porter St	06/30/2014	\$5,000	QC	\$13,200	0.13		D+10	1+ to 11/2 sty	1885	1,416	1,135	
32	1167	06-15-101-016	1208		Princeton Ave	10/09/2013	\$30,000	WD	\$15,300	0.09		D+10	1 3/4 - 2 sty	1905	1,496	636	
32	1168	06-09-478-003	545	W	Prouty St	06/30/2014	\$79,900	WD	\$32,500	0.31	06-09-478-005	C	Tri/Bi-Level	1994	1,810		440
32	1169	06-09-448-001	604	W	Prouty St	07/30/2015	\$13,250	WD	\$12,500	0.18		D+5	1+ to 11/2 sty	1885	859	740	
32	1170	06-10-375-030	1524	N	Rose St	09/15/2014	\$20,000	ML	\$15,000	0.11		CD	1 sty	1925	780	528	
32	1171	06-14-164-030	1109		Sherwood Ave	02/23/2015	\$14,000	QC	\$21,500	0.25		C	1 3/4 - 2 sty	1908	1,411	879	
32	1172	06-14-188-006	1409		Sherwood Ave	04/03/2015	\$26,000	LC	\$15,800	0.20		CD	1 3/4 - 2 sty	1900	1,262	607	
32	1173	06-16-285-031	713		Simpson St	12/18/2014	\$8,500	QC	\$15,000	0.10		D+10	1 3/4 - 2 sty	1890	1,608	960	
32	1174	06-14-251-105	708		Southworth Ter	12/29/2014	\$55,000	LC	\$21,300	0.26		C	1 sty	1928	1,140	1,140	468
32	1175	06-14-220-015	811		Southworth Ter	09/11/2014	\$15,000	WD	\$18,800	0.19		C	1 sty	1951	812	812	315
32	1176	06-14-205-007	1015		Southworth Ter	04/22/2015	\$40,300	LC	\$14,500	0.12		CD	1 sty	1949	888	216	
32	1177	06-16-207-005	1113		Staples Ave	05/23/2014	\$38,000	WD	\$11,500	0.09		CD	1+ to 11/2 sty	1885	762	504	
32	1178	06-16-202-011	1209		Staples Ave	11/16/2015	\$28,000	WD	\$15,300	0.09		C-5	1 3/4 - 2 sty	1929	1,056	528	408
32	1179	06-14-412-003	311		Trimble Ave	07/29/2015	\$36,000	WD	\$20,200	0.28		C-5	1 sty	1947	1,060	976	
32	1180	06-14-412-010	317		Trimble Ave	08/24/2015	\$18,000	QC	\$18,000	0.36		D	1 3/4 - 2 sty		900		595
32	1181	06-14-262-006	631		Trimble Ave	08/11/2014	\$21,000	LC	\$19,500	0.09		CD	2-3 units	1900	1,344	863	
32	1182	06-14-257-009	701		Trimble Ave	10/30/2014	\$30,000	WD	\$18,300	0.20		CD	2-3 units	1895	1,248	735	216
32	1183	06-14-258-003	714		Trimble Ave	10/29/2013	\$22,500	LC	\$19,900	0.35		D+10	1 3/4 - 2 sty	1895	1,081	471	432
32	1184	06-14-264-001	611		Wallace Ave	08/05/2015	\$41,900	QC	\$24,100	0.31		C-5	1 sty	1952	1,548		600
32	1185	06-14-259-002	705		Wallace Ave	12/11/2015	\$38,000	WD	\$18,500	0.31		C-5	1 sty	1952	1,016		280

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
32	1186	06-16-228-050	538		William St	04/08/2014	\$4,000	WD	\$34,400	0.40		D+5	1 3/4 - 2 sty	1904	3,394	1,670	252
32	1187	06-16-232-054	619		William St	05/01/2015	\$43,500	WD	\$15,100	0.13		D+10	1 3/4 - 2 sty	1924	1,364	740	243
32	1188	06-16-208-016	1115		Woodward Ave	07/24/2015	\$20,000	WD	\$17,800	0.11		CD	1 3/4 - 2 sty	1925	1,144	616	
32	1189	06-09-473-500	1316		Woodward Ave	01/07/2014	\$10,000	WD	\$15,500	0.23		CD	1 sty	1949	800	728	580
32	1190	06-09-463-017	1410		Woodward Ave	10/31/2014	\$48,800	WD	\$27,700	0.22		C	Tri/Bi-Level	1995	1,528		
32	1191	06-09-413-010	1716		Woodward Ave	01/22/2015	\$53,500	WD	\$17,600	0.25		CD	1 sty	1960	984	984	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1192	06-16-485-005	743		Academy St	06/29/2015	\$109,500	WD	\$35,500	0.12		C	2-3 units	1887	2,823	1,307	
33	1193	06-16-477-020	201		Allen Blvd	01/15/2014	\$47,500	WD	\$51,000	0.10	06-16-446-032	C+5	4-5 units	1905	3,289	1,520	418
33	1194	06-21-258-002	916		Austin St	05/16/2014	\$88,500	WD	\$25,400	0.09		CD	1 3/4 - 2 sty	1895	1,240	500	411
33	1195	06-21-261-006	941		Austin St	12/13/2013	\$35,000	WD	\$26,300	0.23		D+10	1 3/4 - 2 sty	1895	1,343	854	
33	1196	06-21-261-005	945		Austin St	08/13/2015	\$48,000	WD	\$21,400	0.23		D+10	1 3/4 - 2 sty	1899	1,243	700	
33	1197	06-21-261-003	955		Austin St	08/04/2014	\$57,500	WD	\$24,600	0.23		CD	1 3/4 - 2 sty	1895	1,137	548	470
33	1198	06-21-439-033	519		Axtell St	03/20/2015	\$65,900	WD	\$30,400	0.18		CD	1 3/4 - 2 sty	1885	1,687	1,060	506
33	1199	06-21-435-021	733		Axtell St	11/07/2014	\$63,500	WD	\$39,400	0.20		C-5	2-3 units	1895	2,051	1,018	
33	1200	06-21-202-012	930		Bellevue Pl	12/01/2014	\$30,000	ML	\$17,500	0.05		CD	1 3/4 - 2 sty		1,396	698	
33	1201	06-21-202-013	934		Bellevue Pl	12/01/2014	\$30,000	ML	\$19,900	0.05		C-5	1 3/4 - 2 sty	1907	1,659	698	
33	1202	06-21-207-117	935		Bellevue Pl	01/10/2014	\$30,000	WD	\$19,500	0.06		CD	1 3/4 - 2 sty	1920	1,218	574	
33	1203	06-21-206-022	951		Bellevue Pl	01/05/2015	\$20,500	LC	\$17,400	0.06		CD	1 3/4 - 2 sty	1911	1,114	555	
33	1204	06-21-206-023	955		Bellevue Pl	12/01/2014	\$30,000	ML	\$20,600	0.06		CD	2-3 units	1910	1,420	596	
33	1205	06-22-168-003	910		Burr Oak Ct	01/22/2014	\$18,501	WD	\$22,100	0.05		CD	1 3/4 - 2 sty	1890	1,191	836	
33	1206	06-22-196-002	110		Burr Oak St	01/27/2015	\$40,000	LC	\$21,000	0.09		D+10	1 3/4 - 2 sty	1890	1,459	371	
33	1207	06-22-195-005	135		Burr Oak St	09/18/2015	\$58,900	WD	\$21,800	0.08		C-5	1 3/4 - 2 sty	1890	1,347	757	
33	1208	06-22-174-001	214		Burr Oak St	07/09/2014	\$57,500	WD	\$28,800	0.11		C	2-3 units	1900	2,429	1,065	
33	1209	06-22-173-006	316		Burr Oak St	07/16/2015	\$76,250	WD	\$24,800	0.06		C-5	2-3 units	1905	1,771	860	
33	1210	06-22-112-003	313	W	Cedar St	06/09/2015	\$83,000	WD	\$37,200	0.10		C	2-3 units	1924	2,842	1,236	360
33	1211	06-22-112-004	317	W	Cedar St	05/20/2015	\$72,250	QC	\$38,300	0.17		C+5	1 3/4 - 2 sty	1886	2,546	1,214	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1212	06-21-233-380	604	W	Cedar St	07/06/2015	\$110,000	WD	\$46,400	0.14		C+5	4-5 units	1875	3,339	1,258	
33	1213	06-21-232-381	610	W	Cedar St	07/06/2015	\$138,000	WD	\$52,900	0.20		C+5	4-5 units	1876	3,753	1,802	
33	1214	06-21-203-011	420		Davis St	05/30/2014	\$58,000	WD	\$27,800	0.11		C-5	2-3 units	1927	2,240	308	
33	1215	06-21-208-002	428		Davis St	10/30/2015	\$76,000	LC	\$33,700	0.11		C	2-3 units	1885	2,232	1,310	
33	1216	06-21-224-001	629		Davis St	10/16/2015	\$59,000	WD	\$26,800	0.13		C	1 3/4 - 2 sty	1925	1,631	608	
33	1217	06-21-254-101	635		Davis St	11/19/2015	\$40,000	WD	\$25,300	0.08		C+5	1 3/4 - 2 sty	1908	1,306	642	216
33	1218	06-21-263-001	818		Davis St	11/11/2014	\$94,000	WD	\$39,200	0.20		C	1 3/4 - 2 sty	1906	2,336	1,038	384
33	1219	06-21-263-003	828		Davis St	01/31/2014	\$54,000	WD	\$32,500	0.17		C-5	1 3/4 - 2 sty	1909	1,640	820	
33	1220	06-21-264-010	829		Davis St	08/04/2014	\$95,000	WD	\$31,500	0.30		C-5	1 3/4 - 2 sty	1874	1,865	866	
33	1221	06-22-350-017	433		Den Adel Ct	04/28/2015	\$42,500	WD	\$21,700	0.09		CD	1 3/4 - 2 sty	1906	1,254	627	
33	1222	06-22-122-003	316	W	Dutton St	10/09/2013	\$78,500	WD	\$25,400	0.06		C-5	1 3/4 - 2 sty	1905	1,221	459	
33	1223	06-21-248-008	522	W	Dutton St	10/09/2014	\$129,000	ML	\$32,600	0.12		C-5	2-3 units	1895			379
33	1224	06-71-015-003	522	W	Dutton St Nez	10/09/2014	\$129,000	ML	\$0			C-5	2-3 units	1895	2,636	1,425	
33	1225	06-21-248-007	526	W	Dutton St	11/15/2013	\$27,500	WD	\$34,600	0.08		C-5	2-3 units	1890	2,380	1,190	
33	1226	06-16-446-032	208		Elm Pl	03/12/2014	\$50,000	WD	\$4,300	0.08		D					
33	1227	06-22-191-004	111		Fellows Ave	11/15/2013	\$20,000	WD	\$21,400	0.06		C	1 3/4 - 2 sty	1913	1,628	814	
33	1228	06-22-316-002	416		Forest St	05/12/2015	\$45,400	WD	\$24,700	0.13		CD	1 3/4 - 2 sty	1886	1,835	557	
33	1229	06-21-443-067	525		Forest St	07/21/2014	\$56,900	WD	\$23,800	0.12		C-5	1 3/4 - 2 sty	1906	1,402	701	256
33	1230	06-21-441-001	722		Forest St	04/24/2014	\$55,150	WD	\$22,200	0.10		CD	1 3/4 - 2 sty	1885	1,219	822	
33	1231	06-21-440-002	744		Forest St	07/27/2015	\$55,000	QC	\$17,300	0.05		CD	1 3/4 - 2 sty	1923	950	543	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1232	06-21-440-002	744		Forest St	07/27/2015	\$55,000	QC	\$17,300	0.05		CD	1 3/4 - 2 sty	1923	950	543	
33	1233	06-22-187-152	107		Heilman Ct	10/22/2015	\$30,000	WD	\$15,900	0.04		CD	1 3/4 - 2 sty	1922	1,066	533	
33	1234	06-21-224-005	819		Hoffman Pl	10/30/2014	\$51,000	WD	\$36,500	0.08	06-21-224-006, 06-21-224-004	CD	1 sty	1920	2,135	1,496	
33	1235	06-22-169-103	214		Houston Pl	11/07/2014	\$28,000	QC	\$22,100	0.05		C-5	2-3 units	1912	1,293	641	
33	1236	06-21-285-006	819		Locust Pl	02/27/2015	\$51,370	WD	\$19,100	0.07		C-5	1 3/4 - 2 sty	1924	1,078	616	
33	1237	06-21-226-005	411		Locust St	12/20/2013	\$54,000	WD	\$24,900	0.05		C-5	2-3 units	1910	1,510	660	
33	1238	06-21-225-004	412		Locust St	01/03/2014	\$50,101	WD	\$28,900	0.07		C-5	2-3 units	1893	1,947	953	
33	1239	06-21-225-003	414		Locust St	05/30/2014	\$59,000	WD	\$27,900	0.08		C	2-3 units	1921	2,027	1,008	
33	1240	06-21-246-011	615		Locust St	05/02/2014	\$41,000	WD	\$27,800	0.13		C-5	2 1/4 sty up	1912	2,008	892	
33	1241	06-21-246-009	621		Locust St	02/18/2014	\$44,900	WD	\$28,800	0.10		C-5	1 3/4 - 2 sty	1915	1,410	675	408
33	1242	06-21-246-008	625		Locust St	04/09/2014	\$52,000	WD	\$26,600	0.10		C-5	1 3/4 - 2 sty	1905	1,632	816	528
33	1243	06-21-276-127	711		Locust St	03/28/2014	\$34,000	LC	\$32,700	0.13		C	1 3/4 - 2 sty	1932	1,613	636	400
33	1244	06-16-496-008	720	W	Lovell St	11/07/2014	\$59,400	WD	\$24,600	0.05		C	1 3/4 - 2 sty	1900	1,780	844	
33	1245	06-21-226-008	723	W	Lovell St	09/18/2015	\$53,000	WD	\$23,200	0.05		C	1 3/4 - 2 sty	1900	1,615	792	
33	1246	06-16-495-006	812	W	Lovell St	05/06/2015	\$62,000	WD	\$34,600	0.21		C	2-3 units	1865	2,252	1,058	660
33	1247	06-16-474-008	828	W	Lovell St	05/23/2014	\$94,000	WD	\$28,500	0.13		C	1 3/4 - 2 sty	1951	1,462	812	819
33	1248	06-16-474-006	836	W	Lovell St	11/30/2015	\$73,800	WD	\$39,500	0.10		C+5	2 1/4 sty up	1901	2,806	1,115	
33	1249	06-21-479-008	509		Mc Courtie St	04/01/2014	\$47,000	WD	\$25,300	0.08		CD	1 3/4 - 2 sty	1885	1,400	864	
33	1250	06-21-477-008	623		Mc Courtie St	11/01/2013	\$30,500	WD	\$26,300	0.05		C	1 3/4 - 2 sty	1885	1,466	652	144
33	1251	06-21-476-201	703		Mc Courtie St	11/19/2015	\$60,000	WD	\$29,500	0.12		C	2-3 units	1891	1,655	901	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1252	06-21-446-005	720		Mc Courtie St	11/14/2014	\$67,000	WD	\$23,100	0.12	06-71-011-004	C-5	2-3 units	1908	1,441	720	
33	1253	06-71-011-004	720		Mc Courtie St Nez	11/14/2014	\$67,000	WD	\$23,100		06-21-446-005	C-5	2-3 units	1908	1,441	720	
33	1254	06-21-299-002	509		Minor Ave	09/25/2015	\$125,000	WD	\$44,500	0.13		C+10	1 3/4 - 2 sty	1905	2,478	1,110	
33	1255	06-71-016-004	509		Minor Ave Nez	09/25/2015	\$125,000	WD	\$44,500			C+10	1 3/4 - 2 sty	1905	2,478	1,110	
33	1256	06-21-292-109	622		Minor Ave	09/12/2014	\$49,000	WD	\$23,500	0.10		CD	1 3/4 - 2 sty	1890	1,514	890	
33	1257	06-21-291-003	708		Minor Ave	10/21/2015	\$49,000	WD	\$23,800	0.10		C-5	1 3/4 - 2 sty	1921	1,298	649	
33	1258	06-21-296-007	719		Minor Ave	04/10/2015	\$44,000	WD	\$21,000	0.10		CD	1 3/4 - 2 sty	1886	1,215	540	
33	1259	06-21-296-008	725		Minor Ave	06/25/2014	\$62,000	WD	\$29,100	0.20		C-5	1 3/4 - 2 sty	1895	1,646	929	
33	1260	06-21-295-021	743		Minor Ave	08/04/2015	\$24,000	WD	\$24,000	0.19		CD	1 3/4 - 2 sty	1900	1,491	852	174
33	1261	06-22-311-005	1127		Newell Pl	04/25/2014	\$68,000	WD	\$22,600	0.11	06-71-012-004	C-5	1 3/4 - 2 sty	1901	1,328	705	370
33	1262	06-71-012-004	1127		Newell Pl Nez	04/25/2014	\$68,000	WD	\$22,600		06-22-311-005	C-5	1 3/4 - 2 sty	1901	1,328	705	370
33	1263	06-21-214-003	822		Normal Ct	11/14/2014	\$10,000	QC	\$20,000	0.07		CD	1 3/4 - 2 sty	1900	1,354	649	
33	1264	06-21-231-011	424		Oak St	03/24/2014	\$65,088	WD	\$29,900	0.10		C	2-3 units	1903	1,908	807	
33	1265	06-21-247-001	611		Oak St	07/25/2014	\$70,000	WD	\$26,000	0.06		C	2-3 units	1890	1,994	898	
33	1266	06-21-246-001	612		Oak St	03/24/2014	\$54,561	WD	\$26,200	0.11		C+5	2-3 units	1907	1,540	675	
33	1267	06-21-281-005	724		Oak St	07/01/2014	\$77,500	WD	\$35,700	0.11		C+5	1 3/4 - 2 sty	1856	1,962	1,046	
33	1268	06-71-015-005	724		Oak St Nez	07/01/2014	\$77,500	WD	\$35,700			C+5	1 3/4 - 2 sty	1856	1,962	1,046	
33	1269	06-21-291-002	918		Oak St	08/03/2015	\$76,000	WD	\$31,300	0.09	06-71-011-006	C+5	1 3/4 - 2 sty	1890	1,484	868	240
33	1270	06-71-011-006	918		Oak St Nez	08/03/2015	\$76,000	WD	\$31,300		06-21-291-002	C+5	1 3/4 - 2 sty	1890	1,484	868	240
33	1271	06-21-441-003	1214		Oak St	03/24/2014	\$40,000	WD	\$25,100	0.10		C	1 3/4 - 2 sty	1936	1,239	703	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1272	06-21-476-202	1410		Oak St	11/19/2015	\$60,000	WD	\$19,900	0.08		D+10	2-3 units	1940	1,039	1,039	
33	1273	06-16-472-007	315		Oakland Dr	09/09/2015	\$110,000	LC	\$26,400	0.08		C-5	1 3/4 - 2 sty	1915	1,311	624	
33	1274	06-21-206-024	425		Oakland Dr	06/25/2014	\$35,500	ML	\$19,000	0.06		C-5	1+ to 11/2 sty	1910	916	611	
33	1275	06-21-206-025	429		Oakland Dr	12/01/2014	\$30,000	ML	\$22,000	0.08		C-5	1 3/4 - 2 sty	1909	1,344	672	
33	1276	06-21-265-001	835		Oakland Dr	10/01/2013	\$70,000	WD	\$25,900	0.17		D+10	2-3 units	1895	1,602	444	342
33	1277	06-16-448-014	216		Old Orchard Pl	11/18/2013	\$58,000	LC	\$20,200	0.04		C-5	1 3/4 - 2 sty	1910	1,397	660	
33	1278	06-16-447-400	219		Old Orchard Pl	10/08/2014	\$26,800	WD	\$15,700	0.04		CD	1 3/4 - 2 sty	1922	1,110	590	
33	1279	06-22-166-001	913		Osborne St	08/14/2015	\$70,000	WD	\$25,800	0.08		C-5	2-3 units	1885	1,784	879	
33	1280	06-22-306-002	415		Park Pl	11/22/2013	\$60,305	WD	\$31,300	0.16		C-5	1 3/4 - 2 sty	1888	2,031	1,000	
33	1281	06-22-117-005	601	S	Park St	12/13/2013	\$33,000	WD	\$28,400	0.06		C-5	1 3/4 - 2 sty	1923	1,763	867	
33	1282	06-22-152-003	711	S	Park St	12/11/2015	\$87,500	WD	\$27,900	0.06		C	1 3/4 - 2 sty	1865	1,654	788	271
33	1283	06-22-152-002	715	S	Park St	06/15/2015	\$100,500	WD	\$48,100	0.25		C+5	2-3 units	1920	2,565	1,176	580
33	1284	06-71-016-006	715	S	Park St Nez	06/15/2015	\$100,500	WD	\$48,100			C+5	2-3 units	1920	2,565	1,176	580
33	1285	06-22-156-001	802	S	Park St	08/08/2014	\$80,000	WD	\$40,900	0.16		C+5	1+ to 11/2 sty	1933	1,915	1,288	640
33	1286	06-22-161-101	908	S	Park St	11/04/2015	\$90,820	WD	\$52,900	0.22		C	4-5 units	1912	3,455	1,415	
33	1287	06-22-167-001	911	S	Park St	04/16/2014	\$100,000	WD	\$49,700	0.33		C	2-3 units	1875	3,702	1,800	
33	1288	06-22-171-008	1006	S	Park St	11/07/2014	\$65,000	ML	\$34,500	0.15		C-5	1 3/4 - 2 sty	1909	2,352	1,176	
33	1289	06-71-016-003	1006	S	Park St Nez	11/07/2014	\$65,000	ML	\$34,500			C-5	1 3/4 - 2 sty	1909	2,352	1,176	
33	1290	06-22-171-013	1014	S	Park St	04/03/2015	\$87,500	WD	\$47,000	0.17		C	4-5 units	1885	3,293	1,514	
33	1291	06-22-301-007	1102	S	Park St	03/12/2015	\$30,000	LC	\$24,400	0.11		C-5	2-3 units	1923	1,530	616	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1292	06-22-301-008	1106	S	Park St	03/12/2015	\$30,000	LC	\$25,300	0.11		C-5	1 3/4 - 2 sty	1896	1,606	857	
33	1293	06-22-307-002	1126	S	Park St	05/20/2015	\$50,000	WD	\$24,800	0.08		C-5	2-3 units	1893	1,128	777	
33	1294	06-21-233-007	426		Pearl St	08/14/2015	\$73,000	WD	\$29,200	0.06		C	2-3 units	1910	1,957	690	
33	1295	06-21-458-001	823		Pioneer St	06/02/2015	\$68,500	QC	\$43,400	0.33		C-5	2-3 units	1902	1,845	904	1,488
33	1296	06-22-121-007	611		Potter St	12/11/2013	\$18,000	WD	\$19,700	0.05		CD	1 3/4 - 2 sty	1905	1,168	664	
33	1297	06-22-121-007	611		Potter St	02/19/2015	\$21,000	WD	\$18,200	0.05		CD	1 3/4 - 2 sty	1905	1,168	664	
33	1298	06-22-161-009	413		Ranney St	10/15/2014	\$12,500	LC	\$20,600	0.04		C-5	2-3 units	1904	1,390	588	
33	1299	06-22-114-005	518	S	Rose St	10/22/2013	\$22,500	WD	\$36,400	0.13		C	2-3 units	1915	2,703	980	
33	1300	06-21-400-006	1004		Short Rd	08/22/2014	\$120,000	WD	\$38,500	0.11		C+5	1 3/4 - 2 sty	1927	1,515	698	378
33	1301	06-21-400-005	1008		Short Rd	06/19/2015	\$103,000	WD	\$30,600	0.08		C-5	1 3/4 - 2 sty	1927	1,385	784	180
33	1302	06-16-473-003	911	W	South St	11/13/2015	\$220,000	WD	\$57,200	0.15		C+5	4-5 units	1929	3,983	1,728	
33	1303	06-21-293-002	519		Village St	11/19/2014	\$90,000	WD	\$25,600	0.12		CD	2-3 units	1885	1,494	824	611
33	1304	06-21-288-005	526		Village St	05/07/2014	\$70,000	WD	\$30,000	0.12		C-5	2-3 units	1923	1,842	918	360
33	1305	06-22-158-002	305	W	Vine St	09/30/2015	\$103,500	WD	\$45,200	0.23		C+5	4-5 units	1890	2,752	1,414	
33	1306	06-22-155-014	431	W	Vine St	07/29/2014	\$55,000	QC	\$36,900	0.19		C-5	4-5 units	1875	2,560	1,268	
33	1307	06-22-155-013	437	W	Vine St	10/21/2013	\$90,000	WD	\$32,800	0.19		C	2-3 units	1875	2,178	812	
33	1308	06-21-282-008	619	W	Vine St	07/02/2015	\$71,000	WD	\$31,200	0.08		C-5	1 3/4 - 2 sty	1885	2,036	917	
33	1309	06-21-281-006	708	W	Vine St	12/30/2015	\$60,000	WD	\$21,300	0.05		C	2-3 units	1905	1,449	781	
33	1310	06-21-281-007	712	W	Vine St	03/24/2014	\$50,351	WD	\$23,600	0.05		C	1 3/4 - 2 sty	1905	1,563	781	
33	1311	06-21-258-009	912	W	Vine St	07/31/2015	\$73,000	LC	\$24,400	0.07		C-5	1 3/4 - 2 sty	1926	1,546	649	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1312	06-22-303-006	216		Wall St	05/06/2014	\$33,000	WD	\$25,000	0.20		CD	1 3/4 - 2 sty	1865	1,294	774	288
33	1313	06-22-303-002	306		Wall St	04/24/2015	\$65,000	WD	\$21,600	0.10		CD	1 3/4 - 2 sty	1905	1,312	842	
33	1314	06-22-114-009	513		Walnut Ct	04/25/2014	\$63,500	WD	\$28,400	0.07		C-5	2-3 units	1905	1,802	926	
33	1315	06-22-113-003	514		Walnut Ct	07/24/2014	\$59,900	WD	\$23,700	0.05		C	2-3 units	1911	1,587	773	
33	1316	06-22-113-004	518		Walnut Ct	12/11/2015	\$54,900	WD	\$26,000	0.05		C	1 3/4 - 2 sty	1915	1,616	783	
33	1317	06-21-244-336	516	W	Walnut St	09/29/2015	\$45,000	WD	\$43,900	0.20		C	1 3/4 - 2 sty	1870	2,563	1,008	288
33	1318	06-21-241-404	704	W	Walnut St	06/18/2015	\$80,000	WD	\$27,500	0.11		C-5	2-3 units	1899	1,761	866	228
33	1319	06-21-241-006	711	W	Walnut St	12/05/2013	\$38,000	WD	\$30,800	0.09		C	1 3/4 - 2 sty	1900	1,656	843	216
33	1320	06-21-241-421	715	W	Walnut St	04/03/2015	\$62,500	WD	\$34,000	0.15		C-5	1 3/4 - 2 sty	1905	2,460	961	
33	1321	06-22-110-003	503	S	Westnedge Ave	08/14/2014	\$92,000	ML	\$37,300	0.14		C-5	4-5 units	1876	2,685	1,263	
33	1322	06-22-110-019	515	S	Westnedge Ave	12/19/2014	\$116,000	WD	\$47,200	0.20		C	4-5 units	1885	3,381	1,679	
33	1323	06-21-294-005	914	S	Westnedge Ave	01/15/2015	\$121,000	WD	\$38,600	0.14		C+5	2-3 units	1890	2,741	1,335	
33	1324	06-22-170-012	1011	S	Westnedge Ave	04/04/2014	\$92,500	WD	\$31,600	0.08		C-5	1 3/4 - 2 sty	1896	1,985	1,023	
33	1325	06-22-305-001	1109	S	Westnedge Ave	11/19/2013	\$75,000	WD	\$45,400	0.07	06-22-305-002	C	1 3/4 - 2 sty	1923	1,758	816	240
33	1326	06-22-310-001	1125	S	Westnedge Ave	10/11/2013	\$45,500	ML	\$45,100	0.20		C+5	4-5 units	1894	2,618	1,309	
33	1327	06-21-449-002	1316	S	Westnedge Ave	03/07/2014	\$55,000	WD	\$22,600	0.13		C-5	2-3 units	1911	1,998	991	
33	1328	06-21-449-004	1320	S	Westnedge Ave	03/07/2014	\$38,750	WD	\$22,300	0.09		C+5	4-5 units	1909	1,754	836	
33	1329	06-21-449-001	1324	S	Westnedge Ave	03/07/2014	\$38,750	WD	\$23,600	0.09		C	4-5 units	1907	2,004	914	
33	1330	06-21-433-009	525		Wheaton Ave	11/12/2014	\$67,500	WD	\$35,700	0.35		C	2-3 units	1920	1,892	944	592
33	1331	06-21-432-017	617		Wheaton Ave	07/06/2015	\$39,500	WD	\$18,600	0.10		CD	1 3/4 - 2 sty	1885	1,132	384	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
33	1332	06-21-426-004	706		Wheaton Ave	11/14/2014	\$55,000	WD	\$30,300	0.12		C-5	1 3/4 - 2 sty	1885	1,800	912	268
33	1333	06-21-404-003	808		Wheaton Ave	10/04/2013	\$68,000	LC	\$27,200	0.10		C	1 3/4 - 2 sty	1915	1,260	630	250

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1334	06-27-280-011	2134		Adelaide St	07/23/2014	\$21,200	WD	\$12,800	0.09		D+10	Under 800 SF	1900	765	480	
34	1335	06-27-280-013	2140		Adelaide St	11/11/2014	\$5,750	QC	\$9,800	0.06		D+10	Under 800 SF	1901	792	480	
34	1336	06-27-276-006	534	E	Alcott St	03/25/2014	\$9,500	WD	\$16,400	0.09		D+10	1 3/4 - 2 sty	1914	1,342	704	
34	1337	06-26-123-004	1015	E	Alcott St	12/17/2015	\$52,000	WD	\$18,300	0.12		CD	1 sty	1931	859	850	356
34	1338	06-26-123-104	1016	E	Alcott St	03/31/2014	\$45,000	LC	\$21,500	0.13		CD	1+ to 11/2 sty	1926	1,065	852	882
34	1339	06-26-123-105	1020	E	Alcott St	12/30/2015	\$45,000	LC	\$14,100	0.13		D+10	1 sty	1950	1,032		
34	1340	06-26-123-008	1101	E	Alcott St	09/08/2015	\$57,500	WD	\$19,900	0.12		C-5	1+ to 11/2 sty	1930	1,045	759	
34	1341	06-26-147-011	1313	E	Alcott St	04/03/2014	\$35,000	WD	\$16,500	0.12		CD	1+ to 11/2 sty	1930	970	765	192
34	1342	06-26-147-006	1322	E	Alcott St	02/13/2015	\$35,000	LC	\$18,100	0.08		CD	1+ to 11/2 sty	1930	1,082	866	198
34	1343	06-26-148-002	1407	E	Alcott St	05/12/2014	\$10,000	WD	\$14,500	0.12		CD	Under 800 SF	1932	654	574	396
34	1344	06-26-148-107	1428	E	Alcott St	04/24/2014	\$40,000	LC	\$16,900	0.13		D+10	1 sty	1929	1,148	784	216
34	1345	06-26-149-111	1514	E	Alcott St	09/16/2015	\$38,750	WD	\$15,300	0.25		D+10	Under 800 SF	1929	696	688	
34	1346	06-26-149-011	1515	E	Alcott St	10/03/2014	\$14,500	WD	\$15,700	0.12		D+10	1 sty	1941	864	864	420
34	1347	06-26-149-011	1515	E	Alcott St	10/17/2014	\$34,500	LC	\$15,700	0.12		D+10	1 sty	1941	864	864	420
34	1348	06-26-220-001	1603	E	Alcott St	03/13/2014	\$50,000	WD	\$16,600	0.15		CD	1 sty	1929	900	780	192
34	1349	06-27-225-008	1813		Belford St	05/28/2014	\$19,000	WD	\$14,100	0.06		CD	1 3/4 - 2 sty	1921	1,088	480	320
34	1350	06-27-214-016	439		Bryant St	11/22/2013	\$39,999	LC	\$16,300	0.20		D+10	1 3/4 - 2 sty	1900	1,088	697	
34	1351	06-26-143-022	1419		Bryant St	02/18/2015	\$23,000	QC	\$12,100	0.09		D+10	1to13/4 on slab	1950	768		400
34	1352	06-26-143-020	1427		Bryant St	03/28/2014	\$37,000	WD	\$17,400	0.14		CD	Under 800 SF	1925	725	686	336
34	1353	06-26-144-014	1523		Bryant St	08/27/2014	\$42,000	WD	\$18,600	0.11		C-5	1 3/4 - 2 sty	1910	1,162	552	320

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1354	06-23-198-006	925		Clarence St	04/06/2015	\$14,000	LC	\$13,400	0.10		CD	1 3/4 - 2 sty		945	649	
34	1355	06-23-198-002	1012		Clarence St	11/04/2013	\$1,100	WD	\$5,000	0.11		D					
34	1356	06-22-464-033	463		Clinton Ave	08/27/2015	\$57,000	WD	\$22,100	0.29		CD	1 sty	1950	1,216	1,216	728
34	1357	06-22-486-125	601		Clinton Ave	04/24/2015	\$63,000	WD	\$26,400	0.17		C-5	1 3/4 - 2 sty	1906	1,945	979	261
34	1358	06-22-492-008	712		Clinton Ave	05/14/2015	\$20,000	WD	\$24,700	0.11		C-5	1 3/4 - 2 sty	1905	1,810	905	360
34	1359	06-22-488-020	721		Clinton Ave	05/22/2015	\$60,000	WD	\$25,000	0.17		C-5	1 3/4 - 2 sty	1909	2,143	1,008	360
34	1360	06-23-360-755	817		Clinton Ave	04/23/2014	\$82,600	WD	\$25,500	0.11		C-5	1 3/4 - 2 sty	1910	1,815	972	468
34	1361	06-23-365-555	818		Clinton Ave	09/03/2014	\$19,000	WD	\$17,800	0.08		CD	1 3/4 - 2 sty	1910	1,353	773	231
34	1362	06-23-365-551	834		Clinton Ave	07/14/2014	\$70,560	WD	\$20,400	0.10		C-5	1 3/4 - 2 sty	1909	1,621	787	216
34	1363	06-23-361-444	901		Clinton Ave	07/17/2015	\$39,100	WD	\$21,500	0.13		C-5	1 3/4 - 2 sty	1911	1,421	698	
34	1364	06-23-366-547	914		Clinton Ave	08/29/2014	\$31,250	WD	\$17,700	0.10		CD	1 3/4 - 2 sty	1905	1,570	933	
34	1365	06-23-367-543	1008		Clinton Ave	03/31/2014	\$32,000	WD	\$22,000	0.10		C-5	1 3/4 - 2 sty	1926	1,336	636	216
34	1366	06-23-367-541	1016		Clinton Ave	08/28/2015	\$25,000	LC	\$21,100	0.10		C-5	1 3/4 - 2 sty	1911	1,374	641	
34	1367	06-23-390-001	1204		Clinton Ave	01/07/2015	\$34,800	WD	\$19,900	0.22		C-5	1 3/4 - 2 sty	1910	1,461	672	
34	1368	06-23-390-532	1204		Clinton Ave	01/07/2015	\$34,800	WD	\$19,900	0.12		C-5	1 3/4 - 2 sty	1910	1,461	672	
34	1369	06-23-386-470	1309		Clinton Ave	10/23/2015	\$49,900	LC	\$19,300	0.14		C-5	1 3/4 - 2 sty	1912	1,245	812	216
34	1370	06-22-460-485	1601		Clinton Ave	10/29/2013	\$52,725	LC	\$19,500	0.10		CD	1+ to 11/2 sty	1915	1,042	687	420
34	1371	06-22-293-003	912		Cottage Ave	07/09/2014	\$47,000	LC	\$17,700	0.13		C-5	1 3/4 - 2 sty	1905	1,556	778	
34	1372	06-23-133-001	1319	E	Crosstown Pkwy	03/11/2014	\$28,613	WD	\$8,900	0.15		D+10	1 sty	1908	531	531	
34	1373	06-23-311-041	920		Dewey Ave	07/16/2014	\$35,252	WD	\$11,600	0.08		CD	Under 800 SF	1917	747	747	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

Residential Sales, 78 of 114

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1374	06-23-311-045	923		Dewey Ave	06/18/2014	\$30,000	ML	\$13,300	0.07		C-5	1 3/4 - 2 sty	1905	1,130	490	
34	1375	06-23-348-002	1328		Division St	02/02/2015	\$17,000	QC	\$14,200	0.12		CD	1+ to 1 1/2 sty	1873	1,044	696	
34	1376	06-22-487-026	708		Egleston Ave	04/24/2015	\$33,500	LC	\$25,800	0.17		C	1 3/4 - 2 sty	1905	1,844	922	216
34	1377	06-23-359-338	1123		Egleston Ave	07/14/2014	\$48,000	WD	\$24,700	0.09		C-5	1 3/4 - 2 sty	1905	1,886	845	571
34	1378	06-23-386-401	1310		Egleston Ave	07/15/2014	\$69,500	LC	\$19,300	0.14		C-5	1 3/4 - 2 sty	1920	1,325	739	576
34	1379	06-23-383-353	1411		Egleston Ave	01/08/2015	\$35,000	QC	\$21,900	0.14		C-5	1 3/4 - 2 sty	1911	1,380	684	
34	1380	06-23-383-354	1415		Egleston Ave	05/19/2014	\$34,000	ML	\$15,400	0.14		CD	1 sty	1912	968	956	
34	1381	06-23-389-001	1520		Egleston Ave	07/24/2015	\$45,000	ML	\$21,200	0.11		C-5	1 3/4 - 2 sty	1916	1,078	616	442
34	1382	06-23-460-383	1616		Egleston Ave	04/30/2014	\$45,000	WD	\$19,100	0.14		C-5	1 3/4 - 2 sty	1910	1,413	672	
34	1383	06-23-456-369	1627		Egleston Ave	01/23/2015	\$68,000	WD	\$19,800	0.14		C-5	1+ to 1 1/2 sty	1925	1,251	1,001	240
34	1384	06-23-456-744	1717		Egleston Ave	11/25/2013	\$29,500	WD	\$17,000	0.14		CD	1 sty	1937	960	960	400
34	1385	06-23-459-114	1913		Egleston Ave	05/29/2015	\$31,000	WD	\$23,300	0.15	06-23-459-112	CD	Under 800 SF	1927	800	600	864
34	1386	06-22-487-002	1518		Fair St	11/21/2014	\$37,000	WD	\$18,100	0.12		CD	1 3/4 - 2 sty	1906	1,290	641	250
34	1387	06-22-492-005	1617		Fair St	08/15/2014	\$43,000	WD	\$17,900	0.26		CD	1 3/4 - 2 sty	1910	1,421	746	864
34	1388	06-23-472-001	1708		Fulford St	04/01/2014	\$49,000	LC	\$16,900	0.10		CD	1 3/4 - 2 sty	1913	1,096	528	500
34	1389	06-23-370-001	824		Hays Park Ave	09/24/2015	\$15,000	LC	\$11,800	0.06		CD	1 3/4 - 2 sty	1913	918	536	
34	1390	06-23-371-003	906		Hays Park Ave	09/24/2015	\$15,000	LC	\$13,900	0.05		CD	1 3/4 - 2 sty	1910	1,113	636	240
34	1391	06-23-368-782	1015		Hays Park Ave	03/13/2015	\$18,000	WD	\$15,000	0.09		CD	1 3/4 - 2 sty	1910	1,048	490	336
34	1392	06-23-396-787	1224		Hays Park Ave	12/19/2014	\$10,000	WD	\$12,400	0.09		CD	1 3/4 - 2 sty	1905	1,118	727	
34	1393	06-23-392-596	1403		Hays Park Ave	02/19/2015	\$5,000	QC	\$15,000	0.11		CD	1 3/4 - 2 sty	1916	1,161	500	216

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1394	06-23-394-705	1517		Hays Park Ave	08/18/2015	\$31,000	WD	\$16,900	0.09		CD	1 3/4 - 2 sty	1908	1,268	656	198
34	1395	06-23-470-822	1620		Hays Park Ave	06/25/2014	\$3,200	WD	\$13,900	0.10		CD	1 3/4 - 2 sty	1911	1,014	572	252
34	1396	06-22-293-002	746		Jackson St	10/30/2015	\$33,000	LC	\$13,700	0.12		D+10	1 3/4 - 2 sty	1901	1,221	693	
34	1397	06-23-314-001	1132		James St	02/06/2014	\$40,300	LC	\$20,700	0.10		CD	1 3/4 - 2 sty	1905	1,351	680	540
34	1398	06-23-314-140	1202		James St	11/12/2014	\$32,900	ML	\$24,400	0.20		C-5	1 3/4 - 2 sty	1912	1,612	896	
34	1399	06-23-364-002	1512		James St	11/25/2015	\$28,000	WD	\$25,900	0.09		C	1 3/4 - 2 sty	1910	1,970	917	504
34	1400	06-23-369-001	1612		James St	10/24/2013	\$23,277	LC	\$14,800	0.03		D+10	1 3/4 - 2 sty	1915	1,152	576	
34	1401	06-23-369-001	1612		James St	09/05/2014	\$19,000	ML	\$13,200	0.03		D+10	1 3/4 - 2 sty	1915	1,152	576	
34	1402	06-26-125-002	1807		James St	12/06/2013	\$19,500	WD	\$19,400	0.06		C-5	1 3/4 - 2 sty	1910	1,066	533	216
34	1403	06-23-325-017	1218		Lake St	09/11/2014	\$25,000	ML	\$13,200	0.09		D+10	1 sty	1926	850	836	
34	1404	06-23-327-002	1320		Lake St	04/01/2015	\$54,500	LC	\$23,500	0.16		C-5	2-3 units	1890	2,008	854	
34	1405	06-26-110-017	830		Lane Blvd	04/23/2014	\$53,300	WD	\$21,200	0.09		C+5	1 3/4 - 2 sty	1910	1,438	697	216
34	1406	06-26-111-022	905		Lane Blvd	03/04/2015	\$27,000	WD	\$19,100	0.13		C-5	1 3/4 - 2 sty	1911	1,282	641	338
34	1407	06-26-111-123	910		Lane Blvd	08/27/2014	\$59,900	LC	\$19,400	0.09		C-5	1 3/4 - 2 sty	1910	1,316	624	216
34	1408	06-26-135-026	1201		Lane Blvd	05/22/2014	\$17,000	WD	\$17,400	0.16		C-5	1+ to 11/2 sty	1923	960	640	240
34	1409	06-26-136-021	1223		Lane Blvd	12/31/2015	\$33,000	WD	\$19,000	0.13		C-5	1 3/4 - 2 sty	1906	1,254	627	216
34	1410	06-27-230-036	508		Lay Blvd	03/25/2014	\$27,900	WD	\$15,500	0.08		CD	1 3/4 - 2 sty	1921	864	480	
34	1411	06-27-232-048	626		Lay Blvd	01/01/2015	\$46,900	LC	\$19,100	0.16		CD	1 3/4 - 2 sty	1915	1,320	864	252
34	1412	06-27-229-004	819		Lay Blvd	07/10/2014	\$60,000	WD	\$22,100	0.11		C	1 3/4 - 2 sty	1911	1,322	793	572
34	1413	06-26-101-009	903		Lay Blvd	08/07/2015	\$76,500	WD	\$29,200	0.14		C-5	1 3/4 - 2 sty	1922	1,761	936	322

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1414	06-26-102-005	923		Lay Blvd	12/31/2015	\$57,850	WD	\$21,100	0.10		C-5	1 3/4 - 2 sty	1923	1,502	698	280
34	1415	06-26-109-012	1118		Lay Blvd	08/21/2014	\$55,000	LC	\$20,800	0.13		C-5	1 3/4 - 2 sty	1927	1,392	624	400
34	1416	06-26-130-002	1208		Lay Blvd	03/10/2014	\$10,000	WD	\$18,300	0.13		CD	1 sty		980	672	324
34	1417	06-26-133-006	1424		Lay Blvd	06/19/2015	\$30,000	WD	\$19,200	0.13		C-5	1+ to 11/2 sty	1926	1,010	588	216
34	1418	06-23-196-061	1009		Linton St	07/17/2014	\$34,000	ML	\$16,800	0.27		C-5	1 3/4 - 2 sty	1905	1,338	727	
34	1419	06-27-276-001	2124		Luella St	02/20/2015	\$49,900	LC	\$15,400	0.23		D+10	1 3/4 - 2 sty	1895	971	624	
34	1420	06-27-282-002	2141		Luella St	05/23/2014	\$38,500	WD	\$17,400	0.16		CD	1 3/4 - 2 sty		1,001	572	560
34	1421	06-23-332-006	1134		March St	10/30/2014	\$29,999	LC	\$16,000	0.15		CD	1 3/4 - 2 sty	1885	1,110	632	240
34	1422	06-23-387-003	1517		March St	04/24/2015	\$35,000	WD	\$19,000	0.10		CD	1 3/4 - 2 sty	1913	1,242	502	280
34	1423	06-23-387-800	1526		March St	12/11/2014	\$28,000	QC	\$24,800	0.21		CD	1 3/4 - 2 sty	1926	1,915	1,044	576
34	1424	06-26-142-026	1939		March St	11/17/2015	\$43,000	WD	\$24,500	0.11		D+10	1 3/4 - 2 sty		2,051	1,498	
34	1425	06-26-147-007	2108		March St	12/03/2014	\$20,500	QC	\$17,000	0.08		CD	1 3/4 - 2 sty	1917	1,408	704	
34	1426	06-23-173-005	928		Mills St	11/09/2015	\$70,000	WD	\$30,700	0.17		C+5	1 3/4 - 2 sty	1885	1,720	944	720
34	1427	06-23-323-198	1316		Mills St	03/12/2014	\$32,900	LC	\$27,100	0.15		C-5	1 3/4 - 2 sty	896	1,744	938	440
34	1428	06-22-296-001	934		Newland Pl	05/22/2015	\$36,500	WD	\$12,300	0.07		D+10	1 3/4 - 2 sty	1917	1,422	711	
34	1429	06-22-427-001	1030		Portage St	12/22/2015	\$128,000	WD	\$0			D					
34	1430	06-23-312-011	1205		Race St	12/23/2013	\$57,000	WD	\$22,300	0.16		C-5	1 3/4 - 2 sty	1913	1,714	857	216
34	1431	06-22-474-158	475		Reed Ave	11/05/2013	\$6,800	WD	\$16,900	0.12		D+10	1 3/4 - 2 sty	1906	962	674	
34	1432	06-27-225-004	510		Reed Ave	07/30/2014	\$18,150	QC	\$16,100	0.11		CD	1 3/4 - 2 sty		864	480	
34	1433	06-27-226-034	516		Reed Ave	03/06/2015	\$49,900	WD	\$20,900	0.13		C-5	1 3/4 - 2 sty	1925	1,196	792	440

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1434	06-27-226-007	612		Reed Ave	04/11/2014	\$55,000	WD	\$18,200	0.15		CD	1 3/4 - 2 sty	1910	1,340	726	
34	1435	06-22-497-202	707		Reed Ave	06/17/2014	\$64,700	WD	\$20,000	0.18		D+10	1 3/4 - 2 sty	1900	1,242	768	720
34	1436	06-26-102-673	1008		Reed Ave	12/15/2015	\$73,000	WD	\$21,700	0.11		C	1 3/4 - 2 sty	1923	1,058	576	720
34	1437	06-26-103-668	1028		Reed Ave	12/05/2013	\$34,500	WD	\$19,200	0.15		CD	1 3/4 - 2 sty	1910	1,101	572	
34	1438	06-23-396-588	1301		Reed Ave	01/16/2015	\$17,500	QC	\$18,100	0.10		C-5	1 3/4 - 2 sty	1911	1,144	572	
34	1439	06-26-128-646	1420		Reed Ave	09/18/2015	\$28,000	WD	\$23,600	0.15		C-5	1 3/4 - 2 sty	1916	1,528	803	264
34	1440	06-23-399-607	1515		Reed Ave	08/01/2014	\$49,500	LC	\$17,200	0.09		D+10	1 sty	1925	896	884	192
34	1441	06-23-399-607	1515		Reed Ave	12/01/2015	\$49,900	LC	\$18,400	0.09		D+10	1 sty	1925	896	884	192
34	1442	06-23-471-621	1705		Reed Ave	05/04/2015	\$12,000	COV	\$19,500	0.10		CD	1 3/4 - 2 sty	1917	1,806	588	
34	1443	06-22-277-005	732		Roskam Ct	09/28/2015	\$8,000	WD	\$10,200	0.09		D+10	1 3/4 - 2 sty	1901	1,161	852	
34	1444	06-22-277-006	741		Roskam Ct	03/11/2015	\$2,600	QC	\$2,600	0.06		D					
34	1445	06-22-279-002	748		Roskam Ct	04/08/2014	\$10,000	WD	\$9,700	0.09		D+10	1+ to 11/2 sty	1900	938	396	
34	1446	06-23-167-118	915		Russell St	09/26/2014	\$18,000	LC	\$16,100	0.16		C-5	1 3/4 - 2 sty	1929	1,087	621	225
34	1447	06-22-240-002	620		Second St	12/30/2013	\$26,000	LC	\$19,900	0.10		CD	2-3 units	1905	2,124	963	
34	1448	06-22-475-085	502	E	Stockbridge Ave	12/22/2015	\$55,000	WD	\$29,200	0.12		C	1 3/4 - 2 sty	1926	1,631	900	636
34	1449	06-22-477-094	618	E	Stockbridge Ave	05/14/2015	\$83,400	WD	\$35,400	0.17		C-5	1 3/4 - 2 sty	1899	3,250	1,374	741
34	1450	06-22-479-060	737	E	Stockbridge Ave	04/13/2015	\$15,000	QC	\$21,600	0.09		C-5	1 3/4 - 2 sty	1900	1,551	807	
34	1451	06-22-479-003	745	E	Stockbridge Ave	01/02/2015	\$20,000	ML	\$20,500	0.07		C-5	1 3/4 - 2 sty	1907	1,838	917	320
34	1452	06-23-351-305	924	E	Stockbridge Ave	07/15/2014	\$12,000	QC	\$24,700	0.09		C	1 3/4 - 2 sty	1905	2,087	930	215
34	1453	06-23-353-203	1107	E	Stockbridge Ave	12/12/2014	\$57,500	ML	\$22,200	0.12		CD	1 3/4 - 2 sty	1910	1,396	698	440

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
34	1454	06-23-375-291	1208	E	Stockbridge Ave	01/24/2014	\$37,000	WD	\$21,400	0.16		CD	1 3/4 - 2 sty	1920	1,302	744	440
34	1455	06-23-421-043	1701	E	Stockbridge Ave	11/06/2015	\$57,000	LC	\$16,100	0.51		CD	1+ to 1 1/2 sty	1911	950	596	740
34	1456	06-22-468-017	447		Terrace Ct	04/08/2014	\$28,000	WD	\$13,700	0.09		CD	1 3/4 - 2 sty	1901	1,081	543	320
34	1457	06-22-497-006	620		Terrace Ct	03/13/2014	\$40,000	LC	\$17,400	0.12		CD	1 3/4 - 2 sty	1906	1,460	730	324
34	1458	06-27-230-057	517		Vernon St	10/29/2014	\$41,900	LC	\$13,400	0.08		CD	1 3/4 - 2 sty	1922	970	480	
34	1459	06-23-151-001	925	E	Vine St	06/09/2015	\$48,000	ML	\$21,500	0.11	06-23-151-021	D+10	1+ to 1 1/2 sty	1875	1,094	678	
34	1460	06-23-181-005	1228	E	Vine St	02/02/2015	\$21,000	WD	\$20,500	0.13		CD	1 3/4 - 2 sty	1901	1,865	941	324
34	1461	06-23-316-004	922		Washington Ave	09/01/2015	\$65,000	WD	\$23,800	0.08		C	1 3/4 - 2 sty	1912	2,296	1,148	
34	1462	06-23-319-116	1119		Washington Ave	10/16/2014	\$25,000	WD	\$13,300	0.08		CD	1 3/4 - 2 sty	1906	1,498	797	
34	1463	06-23-343-071	1417		Washington Ave	04/21/2014	\$9,000	WD	\$10,600	0.11		D+10	1 sty	1911	744	744	
34	1464	06-23-343-004	1421		Washington Ave	09/18/2015	\$13,000	WD	\$17,500	0.07		C-5	1 3/4 - 2 sty	1911	1,332	666	
34	1465	06-23-344-001	1516		Washington Ave	04/21/2015	\$15,000	QC	\$13,100	0.10		CD	1 3/4 - 2 sty	1905	1,020	408	240

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
36	1466	06-02-494-059	2811		Alpine St	03/31/2014	\$56,500	WD	\$34,600	0.27		C-5	1 sty	1954	888	888	384
36	1467	06-02-484-054	2909		Alpine St	08/28/2015	\$87,525	WD	\$33,300	0.25		C-5	1 sty	1954	888	888	441
36	1468	06-02-484-043	2916		Alpine St	12/16/2013	\$99,000	WD	\$33,600	0.25		C-5	1 sty	1954	888	888	430
36	1469	06-02-434-124	3303		Alpine St	04/02/2014	\$76,600	WD	\$31,000	0.20		CD	1 sty	1958	1,191	266	320
36	1470	06-02-429-133	2315		Ashton Ave	03/28/2014	\$45,000	WD	\$27,100	0.20		CD	1 sty	1958	925		300
36	1471	06-01-300-135	2411		Ashton Ave	05/21/2015	\$63,000	WD	\$27,200	0.20		CD	1to13/4 on slab	1958	925		320
36	1472	06-01-301-081	2512		Ashton Ave	08/18/2015	\$67,000	WD	\$28,200	0.20		CD	1to13/4 on slab	1958	1,245		
36	1473	06-01-302-143	2529		Ashton Ave	07/31/2015	\$74,500	WD	\$27,900	0.20		CD	1to13/4 on slab	1958	925		480
36	1474	06-01-136-148	2837		Briarwood Ave	08/01/2014	\$84,900	WD	\$35,400	0.33		C-5	1 sty	1958	912	912	528
36	1475	06-01-315-065	3069		Brookmont Dr	10/28/2014	\$74,900	WD	\$30,200	0.19		CD	1 sty	1955	816	816	672
36	1476	06-01-315-066	3081		Brookmont Dr	05/12/2015	\$47,500	WD	\$25,600	0.19		C-5	1 sty	1955	816	816	
36	1477	06-01-317-048	3120		Brookmont Dr	12/14/2015	\$52,000	COV	\$30,800	0.20		CD	1 sty	1955	888	888	384
36	1478	06-01-312-047	3124		Brookmont Dr	06/23/2014	\$77,000	WD	\$30,800	0.20		CD	1 sty	1955	888	888	440
36	1479	06-02-396-063	2714		Cimarron Dr	05/22/2015	\$65,000	WD	\$34,800	0.18		C-5	1to13/4 on slab	1957	1,055		342
36	1480	06-02-391-040	2725		Cimarron Dr	01/14/2014	\$44,500	WD	\$29,800	0.18		C-5	1to13/4 on slab	1958	925		300
36	1481	06-02-386-054	2908		Cimarron Dr	11/07/2013	\$65,000	WD	\$28,900	0.17		C-5	1to13/4 on slab	1958	925		300
36	1482	06-01-150-002	3908		Clarnin St	06/19/2015	\$97,500	WD	\$46,500	0.27		C	1 sty	1947	1,428	872	576
36	1483	06-01-116-178	2503		Corlot St	05/15/2015	\$89,000	WD	\$38,600	0.46		C	1 sty	1940	900	900	480
36	1484	06-01-122-165	2524		Corlot St	01/06/2014	\$93,500	WD	\$40,300	0.46		CD	1 sty	1950	1,347	768	748
36	1485	06-01-118-185	2617		Corlot St	08/29/2014	\$89,639	WD	\$30,100	0.46		CD	Under 800 SF	1952	720	720	576

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
36	1486	06-01-118-001	2705		Corlot St	02/27/2015	\$90,000	WD	\$37,100	0.20		C-5	1 sty	1955	1,056	1,056	528
36	1487	06-01-124-001	2718		Corlot St	04/11/2014	\$47,500	WD	\$26,900	0.22		CD	1to13/4 on slab	1953	768		480
36	1488	06-01-124-002	2724		Corlot St	05/27/2015	\$49,500	WD	\$24,400	0.22		CD	Under 800 SF	1953	780		352
36	1489	06-02-468-105	2818		Courtlandt Ave	02/13/2014	\$51,000	WD	\$30,400	0.44		CD	Under 800 SF	1952	720		720
36	1490	06-02-458-110	2920		Courtlandt Ave	08/20/2015	\$80,000	WD	\$44,700	0.44		C-5	1 sty	1958	1,380	1,380	480
36	1491	06-02-453-120	3022		Courtlandt Ave	11/22/2013	\$114,000	WD	\$44,300	0.79		CD	1 sty	1914	845	845	960
36	1492	06-02-422-001	3109		Courtlandt Ave	09/11/2015	\$93,000	WD	\$43,900	0.88		C-5	1 sty		1,016	792	576
36	1493	06-02-413-123	3306		Courtlandt Ave	10/02/2013	\$35,000	WD	\$33,300	0.44		CD	1 sty	1942	880	528	308
36	1494	06-02-404-071	3313		Courtlandt Ave	04/25/2014	\$96,250	WD	\$48,400	0.44		C	1 sty	1946	1,251	834	420
36	1495	06-02-408-125	3314		Courtlandt Ave	07/20/2015	\$113,000	WD	\$36,300	0.44		CD	1 sty	1920	1,003	1,003	572
36	1496	06-02-402-002	3413		Courtlandt Ave	08/05/2015	\$86,525	WD	\$36,100	0.23		C	1 sty	1974	988	988	396
36	1497	06-01-126-012	2834	E	G Ave	07/01/2014	\$93,900	WD	\$37,900	0.32		C	Under 800 SF	1952	768	768	660
36	1498	06-01-126-010	2906	E	G Ave	07/28/2014	\$89,000	WD	\$36,000	0.31		C-5	1 sty	1952	824	824	280
36	1499	06-01-127-009	2914	E	G Ave	11/16/2015	\$95,000	WD	\$40,800	0.31		C	1 sty	1952	1,040	1,040	400
36	1500	06-02-360-038	1619		Glendale Blvd	01/29/2015	\$79,000	WD	\$38,000	0.20		C	1 sty	1947	1,130	921	336
36	1501	06-02-360-037	1625		Glendale Blvd	10/09/2015	\$108,000	WD	\$50,400	0.20		C	1+ to 11/2 sty	1949	1,446	1,093	280
36	1502	06-02-261-035	1715		Glendale Blvd	08/15/2014	\$92,907	WD	\$36,400	0.20		C-5	1 sty	1958	886	886	576
36	1503	06-02-267-048	1734		Glendale Blvd	06/19/2015	\$63,000	WD	\$25,200	0.20		CD	1to13/4 on slab	1952	910		
36	1504	06-02-267-049	1740		Glendale Blvd	09/30/2015	\$70,000	WD	\$27,900	0.20		CD	Under 800 SF	1950	672	672	280
36	1505	06-02-262-029	1801		Glendale Blvd	06/30/2015	\$65,000	WD	\$30,500	0.20		CD	Under 800 SF	1947	768	768	280

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
36	1506	06-02-269-057	1922		Glendale Blvd	11/14/2013	\$76,050	WD	\$30,700	0.19		C-5	Under 800 SF	1951	754	754	240
36	1507	06-02-290-096	2008		Glendale Blvd	06/30/2014	\$97,500	WD	\$39,700	0.34		C-5	1 3/4 - 2 sty	1946	1,080	540	576
36	1508	06-02-285-018	2019		Glendale Blvd	05/12/2015	\$97,000	WD	\$39,500	0.36		C	1 sty	1947	945	756	400
36	1509	06-02-286-016	2035		Glendale Blvd	08/15/2014	\$87,584	WD	\$40,900	0.43		C	1+ to 11/2 sty	1950	1,008	806	400
36	1510	06-02-290-101	2044		Glendale Blvd	12/12/2014	\$102,900	WD	\$31,300	0.27		CD	1 sty	1947	920	736	
36	1511	06-01-160-023	2421		Glendale Blvd	01/02/2014	\$72,900	WD	\$29,400	0.46		D+10	1 sty	1954	946		280
36	1512	06-01-171-015	2504		Glendale Blvd	12/31/2014	\$51,000	COV	\$38,200	0.48		C-5	1 sty	1948	1,136	1,008	483
36	1513	06-01-190-004	2812		Glendale Blvd	10/21/2014	\$116,000	WD	\$40,800	0.21		C-5	1 sty	1970	988	988	720
36	1514	06-01-191-002	2826		Glendale Blvd	07/06/2015	\$99,000	WD	\$36,900	0.21		C-5	1 sty	1970	912	912	768
36	1515	06-01-149-104	3922		Mead St	08/13/2015	\$112,000	WD	\$39,100	0.28		C-5	1 sty	1957	1,182	1,014	263
36	1516	06-01-134-162	4131		Mead St	01/07/2015	\$95,000	WD	\$34,200	0.33		C-5	1 sty	1959	913	913	336
36	1517	06-02-446-199	3023		Michael Ave	11/13/2014	\$89,500	WD	\$31,000	0.26		CD	1to13/4 on slab	1951	1,016		624
36	1518	06-02-441-207	3209		Michael Ave	07/24/2015	\$52,000	WD	\$29,400	0.25		C	Under 800 SF	1951	664	664	400
36	1519	06-02-431-215	3327		Michael Ave	10/16/2015	\$69,000	WD	\$29,500	0.23		CD	1to13/4 on slab	1951	1,016		396
36	1520	06-02-427-164	3422		Michael Ave	03/17/2015	\$74,000	WD	\$29,500	0.21		C-5	Under 800 SF	1951	780	780	280
36	1521	06-02-296-221	3509		Michael Ave	07/08/2015	\$90,500	WD	\$36,700	0.31		C+5	1 sty	1953	950	950	280
36	1522	06-11-200-003	1604	E	Mosel Ave	07/01/2015	\$68,000	WD	\$34,000	0.58		D+10	1 sty	1932	898	898	448
36	1523	06-11-196-002	2114		Mt Olivet Rd	11/19/2013	\$25,000	WD	\$21,300	0.31		D+10	Under 800 SF	1951	552		
36	1524	06-11-190-002	2121		Mt Olivet Rd	04/24/2015	\$26,800	LC	\$30,700	0.28		CD	1+ to 11/2 sty	1929	890	712	576
36	1525	06-11-202-001	2611		Mt Olivet Rd	02/26/2014	\$60,000	WD	\$56,100	0.80		C-5	1 3/4 - 2 sty	1876	1,822	1,289	1,784

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
36	1526	06-02-486-191	2841		Mt Olivet Rd	03/31/2014	\$89,000	WD	\$39,500	0.40		CD	1 sty	1955	1,526	600	
36	1527	06-02-486-005	2854		Mt Olivet Rd	08/13/2015	\$44,800	LC	\$30,000	0.25		D+10	Under 800 SF	1917	704	704	280
36	1528	06-01-320-004	3069		Mt Olivet Rd	11/25/2015	\$75,000	WD	\$33,700	0.20		C-5	1 sty	1953	907	907	
36	1529	06-01-351-021	3078		Mt Olivet Rd	09/10/2014	\$72,000	WD	\$36,500	0.21		C-5	1to13/4 on slab	1952	1,187		384
36	1530	06-01-320-006	3079		Mt Olivet Rd	02/05/2015	\$69,000	LC	\$28,600	0.20		CD	1to13/4 on slab	1953	907		576
36	1531	06-01-317-015	3127		Mt Olivet Rd	10/02/2014	\$67,900	WD	\$33,700	0.20		CD	1 sty	1954	1,216	320	320
36	1532	06-01-317-015	3127		Mt Olivet Rd	10/15/2015	\$68,000	WD	\$32,500	0.20		CD	1 sty	1954	1,216	320	320
36	1533	06-01-317-017	3201		Mt Olivet Rd	11/25/2013	\$55,000	WD	\$35,100	0.20		CD	Under 800 SF	1953	768	768	484
36	1534	06-01-308-025	3317		Mt Olivet Rd	07/28/2014	\$73,500	WD	\$34,900	0.20		C-5	1 sty	1955	912	912	440
36	1535	06-01-190-005	3528		Mt Olivet Rd	08/12/2015	\$87,500	WD	\$35,200	0.24		CD	1 sty	1970	988	988	720
36	1536	06-01-164-037	3619		Mt Olivet Rd	11/03/2015	\$109,000	WD	\$60,400	0.44	06-01-164-039, 06-01-164-038	C	1+ to 11/2 sty	1926	1,518	552	672
36	1537	06-01-164-038	3625		Mt Olivet Rd	11/03/2015	\$109,000	WD	\$60,400	0.44	06-01-164-037, 06-01-164-039	C	1+ to 11/2 sty	1926	1,518	552	672
36	1538	06-01-164-039	3631		Mt Olivet Rd	11/03/2015	\$109,000	WD	\$60,400	0.44	06-01-164-037, 06-01-164-038	C	1+ to 11/2 sty	1926	1,518	552	672
36	1539	06-01-159-042	3715		Mt Olivet Rd	06/09/2015	\$85,000	WD	\$39,400	0.44		C-5	1 sty	1955	882	882	960
36	1540	06-02-499-089	2314		Oakcreek Ave	06/26/2015	\$117,250	WD	\$46,200	0.31		C-5	1 sty	1900	1,674	1,161	286
36	1541	06-01-365-035	2411		Oakcreek Ave	10/30/2013	\$80,000	WD	\$35,100	0.24		CD	1 sty	1954	960	960	320
36	1542	06-01-366-096	2508		Oakcreek Ave	11/21/2013	\$99,000	WD	\$43,800	0.28		C+10	Under 800 SF	1995	776	776	440
36	1543	06-01-366-098	2520		Oakcreek Ave	04/21/2014	\$110,000	WD	\$52,900	0.28		C+5	1+ to 11/2 sty	1997	1,128	752	480
36	1544	06-02-430-181	3322		Onondaga Ave	10/16/2015	\$86,750	WD	\$42,100	0.49		C-5	Tri/Bi-Level	1940	1,128	688	660
36	1545	06-02-295-094	3512		Onondaga Ave	05/07/2014	\$60,000	WD	\$44,100	0.31		C-5	1 sty	1952	900	900	320

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
36	1546	06-01-150-141	2421		Parchmount Ave	09/04/2015	\$86,000	WD	\$41,800	0.46		C-5	1+ to 11/2 sty	1938	1,065	672	400
36	1547	06-01-152-149	2609		Parchmount Ave	05/22/2015	\$99,900	WD	\$42,300	0.46		C	1+ to 11/2 sty		1,166	912	480
36	1548	06-01-154-002	2713		Parchmount Ave	10/30/2014	\$81,000	WD	\$40,300	0.27		C	1+ to 11/2 sty	1948	976	651	484
36	1549	06-01-182-038	2922		Parchmount Ave	04/22/2014	\$86,900	LC	\$43,900	0.33		C-5	1 sty	1953	1,048	1,048	1,080
36	1550	06-01-183-040	3010		Parchmount Ave	10/31/2014	\$50,000	QC	\$46,400	0.33		C-5	1 sty	1953	1,096	1,096	270
36	1551	06-02-265-072	1701		Park Ave	05/19/2014	\$64,900	WD	\$42,600	0.20		C-5	1+ to 11/2 sty	1948	1,030	824	400
36	1552	06-02-271-080	1714		Park Ave	03/17/2015	\$78,500	WD	\$37,400	0.20		C-5	1 sty	1951	1,160	1,160	352
36	1553	06-02-267-067	1733		Park Ave	08/01/2014	\$73,000	WD	\$34,200	0.20		C	1 sty	1947	1,052	734	280
36	1554	06-02-272-083	1734		Park Ave	06/26/2015	\$100,000	WD	\$37,400	0.20		C	1+ to 11/2 sty	1948	954	763	576
36	1555	06-02-274-091	1914		Park Ave	06/26/2014	\$71,500	WD	\$33,600	0.21		C	1 sty	1947	925	740	576
36	1556	06-02-269-058	1921		Park Ave	12/23/2015	\$96,500	WD	\$36,200	0.20		C	1+ to 11/2 sty	1948	1,144	746	492
36	1557	06-02-492-079	2815		Random Rd	07/24/2015	\$82,500	WD	\$34,100	0.23		CD	1 sty	1953	1,040	1,040	528
36	1558	06-02-478-135	3022		Random Rd	09/04/2014	\$105,000	WD	\$34,300	0.47		C-5	1 sty	1955	888	888	400
36	1559	06-02-298-113	3510		Random Rd	08/18/2014	\$66,000	WD	\$36,400	0.21		C-5	1 sty	1952	859	859	440
36	1560	06-01-360-033	2819		Range St	09/17/2015	\$75,000	WD	\$30,700	0.27		CD	1 sty	1954	912	912	280
36	1561	06-01-360-030	2903		Range St	01/24/2014	\$54,000	WD	\$29,900	0.26		CD	1 sty	1954	912	912	
36	1562	06-02-496-015	2723		Slater Dr	09/30/2014	\$53,500	WD	\$32,000	0.36		CD	1 sty	1953	907	907	
36	1563	06-02-497-011	2724		Slater Dr	08/12/2015	\$41,500	QC	\$49,100	0.33		CD	1 3/4 - 2 sty	1926	2,212	1,652	324
36	1564	06-02-374-002	2713		Sonora St	06/25/2015	\$64,900	WD	\$35,000	0.18		C-5	1 sty	1989	1,185		
36	1565	06-02-364-011	2907		Sonora St	04/15/2015	\$68,850	WD	\$32,200	0.18		CD	1 sty	1957	1,005	1,005	576

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
36	1566	06-02-415-001	1603		Spanish Rd	11/06/2015	\$115,000	WD	\$42,800	0.23		C+5	1 sty	1955	1,034	1,034	400
36	1567	06-01-310-097	3104		Sunfield St	09/17/2014	\$47,000	WD	\$24,700	0.18		CD	1to13/4 on slab	1959	925		
36	1568	06-01-310-099	3109		Sunfield St	11/19/2014	\$83,450	WD	\$30,900	0.19		CD	1 sty	1959	925	925	432
36	1569	06-01-305-104	3309		Sunfield St	07/20/2015	\$70,000	LC	\$26,400	0.19		CD	1to13/4 on slab	1959	925		432
36	1570	06-02-471-036	2722		Virginia Ave	04/29/2015	\$34,500	QC	\$27,400	0.44		CD	1+ to 11/2 sty	1906	896	515	564
36	1571	06-02-466-039	2814		Virginia Ave	11/25/2013	\$42,000	WD	\$42,900	0.44		C-5	1 sty	1922	1,169	1,169	576
36	1572	06-02-450-001	3005		Virginia Ave	04/13/2015	\$57,500	WD	\$21,300	0.29		CD	1to13/4 on slab	1952	858		352
36	1573	06-02-410-001	3225		Virginia Ave	07/27/2015	\$106,000	WD	\$35,600	0.39		C	1 sty	1956	900	900	396

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
37	1574	06-31-422-057	3709		Blackberry Ln	12/10/2015	\$300,000	WD	\$173,800	0.72		B-10	1+ to 1 1/2 sty	1979	3,093	2,116	594
37	1575	06-31-419-008	4104		Katydid Ln	06/27/2014	\$548,050	WD	\$245,600	0.47		B+20	1+ to 1 1/2 sty	1987	3,636	2,994	876
37	1576	06-31-403-003	4016		Old Field Trl	06/24/2014	\$155,000	WD	\$89,900	0.36		BC	1 sty	1972	1,156	1,156	338
37	1577	06-31-406-046	4049		Old Field Trl	01/16/2015	\$425,000	QC	\$258,400	0.49		A-10	1 3/4 - 2 sty	1995	2,173	1,927	624
37	1578	06-31-420-045	4126		Old Field Trl	07/22/2014	\$230,000	WD	\$122,500	0.55		B-10	1 sty	1978	1,548	1,548	576
37	1579	06-31-452-075	3701		Songbird Ln	05/30/2014	\$75,000	WD	\$25,000	0.73		D					
37	1580	06-31-457-073	3717		Songbird Ln	07/30/2015	\$472,000	WD	\$252,700	0.52		A-10	1 sty	1994	2,191	2,120	635

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
38	1581	06-16-349-003	227		Douglas Ave	06/29/2015	\$91,500	QC	\$67,600	0.33		BC	4-5 units	1910	3,298	1,256	
38	1582	06-16-405-022	412		Douglas Ave	09/01/2015	\$62,000	WD	\$39,500	0.06		C-5	1 3/4 - 2 sty	1895	2,102	957	
38	1583	06-16-334-009	417		Douglas Ave	06/25/2014	\$62,000	WD	\$49,400	0.22		C+10	1 3/4 - 2 sty	1890	2,750	1,105	
38	1584	06-16-334-005	421		Douglas Ave	08/06/2015	\$51,000	WD	\$41,700	0.18		C-5	1 3/4 - 2 sty	1885	1,553	677	532
38	1585	06-16-334-008	425		Douglas Ave	01/07/2015	\$125,000	QC	\$59,000	0.15		BC	2-3 units	1924	3,366	1,089	513
38	1586	06-16-405-100	432		Douglas Ave	05/29/2015	\$58,000	LC	\$50,000	0.10		BC	2-3 units	1906	2,425	975	
38	1587	06-16-400-011	504		Douglas Ave	09/15/2015	\$110,000	ML	\$33,900	0.22		CD	1 3/4 - 2 sty	1890	1,531	665	
38	1588	06-16-400-018	512		Douglas Ave	12/23/2014	\$69,900	WD	\$46,400	0.28		C-5	2-3 units	1885	2,166	1,080	
38	1589	06-16-441-014	716		Eleanor St	12/30/2015	\$89,640	WD	\$31,100	0.12		D+10	1 3/4 - 2 sty	1890	1,489	920	360
38	1590	06-16-424-003	213		Elm St	05/15/2015	\$335,000	WD	\$73,000	0.40		B	1 3/4 - 2 sty	1885	3,802	1,892	768
38	1591	06-16-419-010	311		Elm St	06/05/2014	\$152,000	WD	\$37,000	0.07		C-5	1 3/4 - 2 sty	1919	1,293	665	180
38	1592	06-16-430-062	412		Elm St	03/31/2014	\$60,638	WD	\$38,000	0.09		C	1 3/4 - 2 sty	1910	1,329	630	
38	1593	06-16-425-083	506		Elm St	09/12/2014	\$102,500	WD	\$31,100	0.06		C-5	1 3/4 - 2 sty	1912	1,526	731	
38	1594	06-16-274-003	529		Elm St	03/11/2014	\$131,000	WD	\$60,000	0.25		C+5	1 3/4 - 2 sty	1896	2,300	1,268	720
38	1595	06-16-269-021	603		Elm St	06/22/2015	\$80,000	WD	\$39,800	0.13		C-5	1 3/4 - 2 sty	1910	1,626	929	
38	1596	06-16-269-009	615		Elm St	06/30/2015	\$50,000	LC	\$27,900	0.11		CD	1 3/4 - 2 sty	1875	1,322	891	
38	1597	06-16-404-100	806		Elmwood St	06/30/2015	\$96,000	WD	\$37,700	0.11		C	1 3/4 - 2 sty	1939	1,291	675	324
38	1598	06-16-404-200	810		Elmwood St	12/29/2014	\$60,000	WD	\$29,000	0.07		C-5	2-3 units	1920	1,397	642	
38	1599	06-16-404-300	814		Elmwood St	06/29/2015	\$96,000	WD	\$27,600	0.11		C-5	2-3 units	1890	1,838	736	
38	1600	06-16-404-005	823		Elmwood St	12/16/2013	\$33,100	WD	\$41,600	0.16		CD	1 3/4 - 2 sty	1880	1,455	955	342

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
38	1601	06-16-403-100	826		Elmwood St	12/29/2015	\$60,000	WD	\$34,200	0.06		C-5	1 3/4 - 2 sty	1900	1,355	543	
38	1602	06-16-431-055	632	W	Kalamazoo Ave	12/29/2015	\$158,000	WD	\$64,800	0.15		C	2-3 units	1905	4,305	1,786	842
38	1603	06-16-436-054	706	W	Kalamazoo Ave	12/30/2015	\$89,000	WD	\$38,000	0.27		CD	2-3 units	1860	1,793	679	
38	1604	06-16-436-006	709	W	Kalamazoo Ave	10/01/2014	\$100,000	WD	\$51,100	0.13	06-16-436-001	C	2-3 units	1890	2,214	1,107	
38	1605	06-16-436-106	709	W	Kalamazoo Ave	10/01/2014	\$100,000	WD	\$51,100	0.31	06-16-436-001	C	2-3 units	1890	2,214	1,107	
38	1606	06-16-436-052	718	W	Kalamazoo Ave	10/21/2013	\$115,000	WD	\$38,900	0.10		C	2-3 units	1915	1,973	815	607
38	1607	06-16-430-052	722	W	Kalamazoo Ave	10/30/2014	\$127,500	WD	\$49,000	0.15		C+5	2-3 units	1856	3,478	1,714	410
38	1608	06-16-435-021	725	W	Kalamazoo Ave	03/10/2014	\$204,000	WD	\$55,600	0.12		C+10	1 3/4 - 2 sty	1890	2,479	1,219	396
38	1609	06-16-414-003	811	W	Kalamazoo Ave	09/18/2014	\$96,500	WD	\$34,900	0.08		C+5	1 3/4 - 2 sty	1907	1,835	909	
38	1610	06-16-416-029	305		Stuart Ave	06/27/2014	\$199,900	WD	\$75,000	0.24		B-5	2 1/4 sty up	1875	2,696	1,006	1,155
38	1611	06-16-411-031	405		Stuart Ave	01/09/2014	\$3,833	WD	\$0	0.33		B-5	2-3 units	1890	4,041	2,214	389
38	1612	06-16-406-011	418		Stuart Ave	04/14/2014	\$250,000	WD	\$75,000	0.18		B	1 3/4 - 2 sty	1895	3,058	1,577	696
38	1613	06-16-406-110	422		Stuart Ave	03/07/2014	\$260,000	WD	\$71,400	0.30		BC	1 3/4 - 2 sty	1884	3,691	1,490	1,225
38	1614	06-16-400-007	435		Stuart Ave	12/11/2015	\$299,000	WD	\$85,800	0.32		B-10	2-3 units	1917	3,582	1,784	517
38	1615	06-16-401-001	504		Stuart Ave	06/05/2015	\$170,000	WD	\$49,700	0.38		C	4-5 units	1885	2,622	1,053	
38	1616	06-16-271-014	519		Stuart Ave	03/17/2014	\$67,500	WD	\$35,300	0.14		CD	1 3/4 - 2 sty	1905	1,913	926	495
38	1617	06-16-271-001	603		Stuart Ave	08/11/2014	\$97,000	WD	\$38,600	0.14		C	1 3/4 - 2 sty	1910	1,728	855	
38	1618	06-16-408-201	412		Woodward Ave	07/31/2014	\$62,000	WD	\$37,800	0.08		C	2-3 units	1900	2,717	1,222	
38	1619	06-16-402-022	511		Woodward Ave	12/03/2015	\$165,000	WD	\$56,400	0.33		C-5	1 3/4 - 2 sty	1862	2,440	956	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
42	1620	06-21-410-010	1150		Long Rd	06/17/2015	\$575,000	WD	\$244,200	0.76		A-10	1 3/4 - 2 sty	1931	3,058	1,566	1,107
42	1621	06-21-455-019	1516		Long Rd	03/20/2015	\$374,000	WD	\$211,500	0.44		B+20	1 3/4 - 2 sty	1936	2,609	1,272	431
42	1622	06-21-411-101	1130		Short Rd	07/30/2015	\$1,000,000	WD	\$472,200	3.34		B+10	1 3/4 - 2 sty	2006	7,764	3,930	914

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
43	1623	06-33-327-001	3934		Bronson Blvd	04/28/2014	\$135,000	WD	\$103,200	0.44		BC	1 sty	1949	1,863	1,012	450
43	1624	06-33-333-063	4009		Bronson Blvd	02/06/2015	\$166,000	WD	\$85,600	0.30		C+10	1 sty	1951	1,740	819	412
43	1625	06-33-332-047	4012		Bronson Blvd	09/11/2015	\$162,500	WD	\$77,400	0.29		BC	1 sty	1951	1,456	676	490
43	1626	06-33-343-068	4113		Bronson Blvd	10/24/2014	\$230,000	WD	\$128,100	0.34		BC	1 sty	1958	2,409	2,409	537
43	1627	06-33-348-071	4147		Bronson Blvd	02/20/2015	\$137,000	WD	\$82,000	0.28		BC	1 sty	1950	1,649	755	541
43	1628	06-33-347-030	4176		Bronson Blvd	04/11/2014	\$192,600	WD	\$111,400	0.37		BC	1 sty	1950	1,842	1,677	561
43	1629	06-33-339-091	4033	E	Hillandale Dr	09/09/2014	\$235,000	WD	\$119,700	0.24		BC	1+ to 11/2 sty	1953	2,476	1,320	528
43	1630	06-33-339-079	4104	E	Hillandale Dr	12/17/2015	\$245,000	WD	\$97,300	0.30		B-10	1 3/4 - 2 sty	1939	1,992	731	481
43	1631	06-33-344-076	4130	E	Hillandale Dr	06/30/2014	\$133,000	WD	\$91,600	0.29		BC	1 sty	1951	1,248	1,236	441
43	1632	06-33-379-017	4163	E	Hillandale Dr	05/02/2014	\$299,900	WD	\$122,800	0.45		B	1 3/4 - 2 sty	1963	2,915		576
43	1633	06-33-336-040	4041		Lakeside Dr	08/03/2015	\$180,000	WD	\$107,300	0.38		B-10	1 sty	1966	1,766	1,766	696
43	1634	06-33-340-020	4133		Lakeside Dr	12/05/2013	\$770,000	WD	\$123,200	0.41		B	1+ to 11/2 sty	1940	4,715	1,844	741
43	1635	06-33-347-031	1338		White Oak Dr	07/21/2014	\$158,000	WD	\$77,400	0.32		C+10	1 sty	1949	1,230	754	452
43L	1636	06-33-325-004	3940		Lakeside Dr	12/02/2014	\$570,000	WD	\$355,700	1.04		B+10	1+ to 11/2 sty	1949	3,635	1,997	577
43L	1637	06-33-330-006	4002		Lakeside Dr	06/16/2014	\$635,000	WD	\$320,400	1.07		B	1 sty	1952	3,501	2,207	912
43L	1638	06-33-319-016	4150		Lakeside Dr	09/23/2015	\$864,500	WD	\$408,000	0.71		B+5	1 sty	1952	5,017	2,360	847

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
45	1639	06-22-295-005	641		Carr St	12/15/2014	\$9,500	QC	\$17,200	0.15		C-5	1 3/4 - 2 sty	1925	1,804	894	
45	1640	06-22-253-028	532	E	Dutton St	07/25/2014	\$40,000	WD	\$11,400	0.13		C-5	1 3/4 - 2 sty		1,456	728	390
45	1641	06-22-223-036	543	E	Dutton St	11/17/2014	\$42,500	WD	\$16,800	0.09		CD	1+ to 1 1/2 sty	1900	1,170	735	440
45	1642	06-22-394-030	203	E	Emerson St	07/01/2015	\$100,000	WD	\$35,300	0.60		D+10	1+ to 1 1/2 sty	1991	1,800	1,200	
45	1643	06-15-234-001	908		Gordon Pl	01/23/2014	\$19,000	WD	\$11,500	0.10		D+10	1 3/4 - 2 sty	1900	1,066	384	
45	1644	06-22-343-005	1209		John St	08/17/2015	\$20,000	LC	\$10,500	0.09		D+10	Under 800 SF	1898	734	593	
45	1645	06-22-307-005	1123	S	Park St	04/18/2014	\$48,500	WD	\$25,200	0.12		C-5	1 3/4 - 2 sty	1900	1,487	913	
45	1646	06-71-015-002	1123	S	Park St Nez	04/18/2014	\$48,500	WD	\$25,200			C-5	1 3/4 - 2 sty	1900	1,487	913	
45	1647	06-15-244-037	806		Ray Ave	08/08/2014	\$24,000	ML	\$14,900	0.14		CD	1 3/4 - 2 sty	1880	1,110	726	
45	1648	06-15-244-033	818		Ray Ave	06/03/2015	\$27,000	WD	\$15,300	0.14		CD	1 3/4 - 2 sty	1895	946	573	320
45	1649	06-22-199-006	219		Upjohn Dr	10/07/2013	\$19,500	WD	\$14,900	0.09		D+10	1 3/4 - 2 sty	1895	1,359	956	

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
47	1650	06-19-233-054	3341		Dunns Rdg	12/17/2015	\$57,363	WD	\$23,400	0.19		D					
47	1651	06-19-233-057	3350		Dunns Rdg	11/20/2015	\$57,363	WD	\$22,400	0.18		D					
47	1652	06-19-233-058	3356		Dunns Rdg	10/22/2015	\$57,363	WD	\$22,100	0.17		D					
47	1653	06-19-243-044	3445		Dunns Rdg	10/20/2015	\$48,863	WD	\$22,500	0.17		D					
47	1654	06-19-243-043	3449		Dunns Rdg	11/17/2015	\$48,863	WD	\$22,500	0.18		D					
47	1655	06-19-243-065	3470		Dunns Rdg	10/14/2015	\$49,863	WD	\$29,500	0.22		D					
47	1656	06-19-243-066	3474		Dunns Rdg	12/18/2015	\$49,863	WD	\$26,500	0.19		D					
47	1657	06-19-240-023	3614		Whicker Pointe	04/18/2014	\$329,900	WD	\$78,600	0.22		BC	1 sty	2012	1,815	1,815	462
47	1658	06-19-219-038	3621		Whicker Pointe	11/21/2014	\$44,863	WD	\$0	0.14		D					
47	1659	06-19-219-025	3622		Whicker Pointe	10/30/2014	\$52,363	WD	\$0	0.14		D					
47	1660	06-19-219-037	3625		Whicker Pointe	11/24/2014	\$44,863	WD	\$0	0.17		D					
47	1661	06-19-219-026	3626		Whicker Pointe	07/23/2015	\$370,000	WD	\$26,000	0.14		C+15	1 sty	2014			
47	1662	06-19-214-027	3630		Whicker Pointe	08/22/2014	\$52,363	WD	\$0	0.16		D					
47	1663	06-19-219-035	3637		Whicker Pointe	12/17/2015	\$44,863	WD	\$21,500	0.16		C+15	1 sty	2015	1,858	1,858	462
47	1664	06-19-214-028	3638		Whicker Pointe	06/11/2014	\$52,363	WD	\$0	0.16		D					
47	1665	06-19-218-034	3641		Whicker Pointe	11/19/2015	\$284,900	WD	\$40,200	0.17		C+15	1 sty	2014	1,474	1,474	440
47	1666	06-19-213-029	3642		Whicker Pointe	05/30/2014	\$52,363	WD	\$0	0.16		D					
47	1667	06-19-213-030	3646		Whicker Pointe	03/28/2014	\$52,363	WD	\$0	0.18		D					
47	1668	06-19-218-033	3649		Whicker Pointe	09/10/2015	\$334,900	WD	\$46,500	0.17		C+15	1 sty	2014	1,782	1,782	462
47	1669	06-19-218-032	3653		Whicker Pointe	08/07/2015	\$49,863	WD	\$21,000	0.17		D					

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
47	1670	06-19-241-007	622		Wynding Oaks	02/07/2014	\$299,900	WD	\$0	0.18		C+15	1 sty	2012	1,612	1,612	473
47	1671	06-19-235-020	686		Wynding Oaks	09/30/2014	\$359,900	WD	\$80,100	0.15		BC	1 sty	2012	1,815	1,815	462
47	1672	06-19-240-006	693		Wynding Oaks	07/23/2014	\$47,863	WD	\$19,300	0.13		D					
47	1673	06-19-235-021	694		Wynding Oaks	11/26/2013	\$48,363	WD	\$0	0.15		BC	1 sty	2012			
47	1674	06-19-240-005	697		Wynding Oaks	06/30/2015	\$349,900	WD	\$124,200	0.15		C+15	1 3/4 - 2 sty	2014	2,311	1,594	484
47	1675	06-19-235-022	698		Wynding Oaks	07/01/2014	\$299,900	WD	\$56,900	0.13		BC	1 sty	2012	1,537	1,537	440
47	1676	06-19-240-004	701		Wynding Oaks	02/18/2015	\$46,863	WD	\$18,500	0.17		D					
47	1677	06-19-240-003	705		Wynding Oaks	04/07/2015	\$46,363	WD	\$22,500	0.16		D					

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
51	1678	06-19-485-020	3417		Kenbrooke Ct	03/28/2014	\$30,500	WD	\$12,300			C	1 sty	1966	682		
51	1679	06-19-485-019	3419		Kenbrooke Ct	04/14/2014	\$24,000	WD	\$12,300			C	1 sty	1966	682		
51	1680	06-19-485-004	3427		Kenbrooke Ct	02/06/2015	\$40,500	WD	\$17,600			C	1 sty	1966	894		
51	1681	06-19-481-144	3428		Kenbrooke Ct	08/07/2015	\$20,500	WD	\$12,900			C	1 sty	1966	682		
51	1682	06-19-485-005	3429		Kenbrooke Ct	09/10/2015	\$41,000	WD	\$18,400			C	1 sty	1966	894		
51	1683	06-19-485-008	3435		Kenbrooke Ct	06/30/2014	\$40,000	WD	\$17,600			C	1 sty	1966	894		
51	1684	06-19-485-023	3459		Kenbrooke Ct	09/09/2014	\$41,500	WD	\$17,600			C	1 sty	1966	894		
51	1685	06-19-485-023	3459		Kenbrooke Ct	06/18/2015	\$47,000	LC	\$18,400			C	1 sty	1966	894		
51	1686	06-19-485-033	3489		Kenbrooke Ct	09/04/2015	\$28,000	WD	\$13,000			C	1 sty	1966	682		
51	1687	06-19-481-157	3502		Kenbrooke Ct	04/29/2015	\$29,500	WD	\$12,900			C	1 sty	1966	682		
51	1688	06-19-481-164	3516		Kenbrooke Ct	12/14/2015	\$43,000	WD	\$18,400			C	1 sty	1966	894		
51	1689	06-19-481-165	3518		Kenbrooke Ct	02/28/2014	\$38,000	WD	\$17,600			C	1 sty		894		
51	1690	06-19-481-166	3520		Kenbrooke Ct	07/15/2015	\$35,000	WD	\$18,400			C	1 sty	1966	894		
51	1691	06-19-481-166	3520		Kenbrooke Ct	12/30/2015	\$48,000	WD	\$18,400			C	1 sty	1966	894		
51	1692	06-19-481-167	3522		Kenbrooke Ct	10/02/2014	\$30,000	WD	\$12,300			C	1 sty	1966	682		
51	1693	06-19-485-122	3533		Kenbrooke Ct	11/30/2015	\$46,000	WD	\$18,400			C	1 sty	1966	894		
51	1694	06-19-485-109	3557		Kenbrooke Ct	05/26/2015	\$43,000	WD	\$18,400			C	1 sty	1966	894		
51	1695	06-19-485-111	3561		Kenbrooke Ct	08/08/2014	\$39,000	WD	\$17,600			C	1 sty	1966	894		
51	1696	06-19-485-112	3563		Kenbrooke Ct	09/15/2015	\$45,000	WD	\$18,400			C	1 sty	1966	894		
51	1697	06-19-485-114	3567		Kenbrooke Ct	07/21/2015	\$43,000	WD	\$18,400			C	1 sty	1966	894		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
51	1698	06-19-485-116	3569		Kenbrooke Ct	01/24/2014	\$12,777	WD	\$12,300			C	1 sty	1966	682		
51	1699	06-19-485-116	3569		Kenbrooke Ct	10/28/2013	\$16,000	WD	\$12,300			C	1 sty	1966	682		
51	1700	06-19-485-092	3593		Kenbrooke Ct	08/06/2015	\$46,000	WD	\$18,400			C	1 sty	1966	894		
51	1701	06-19-485-090	3597		Kenbrooke Ct	10/18/2013	\$19,500	WD	\$12,300			C	1 sty		682		
51	1702	06-19-485-090	3597		Kenbrooke Ct	04/01/2014	\$25,000	WD	\$12,300			C	1 sty		682		
51	1703	06-19-485-089	3599		Kenbrooke Ct	11/05/2015	\$25,000	WD	\$12,900			C	1 sty	1966	682		
51	1704	06-19-481-170	3602		Kenbrooke Ct	04/14/2014	\$24,000	WD	\$12,300			C	1 sty	1966	682		
51	1705	06-19-481-171	3606		Kenbrooke Ct	04/03/2015	\$45,000	WD	\$18,400			C	1 sty	1966	894		
51	1706	06-19-485-087	3619		Kenbrooke Ct	05/29/2015	\$28,500	WD	\$12,900			C	1 sty	1966	682		
51	1707	06-19-485-077	3621		Kenbrooke Ct	03/28/2014	\$30,500	WD	\$12,300			C	1 sty	1966	682		
51	1708	06-19-481-189	3622		Kenbrooke Ct	04/14/2014	\$24,000	WD	\$12,300			C	1 sty	1966	682		
51	1709	06-19-481-188	3626		Kenbrooke Ct	03/21/2014	\$38,700	WD	\$17,600			C	1 sty	1966	894		
51	1710	06-19-485-071	3635		Kenbrooke Ct	05/27/2015	\$46,000	WD	\$18,400			C	1 sty	1966	894		
51	1711	06-19-485-069	3637		Kenbrooke Ct	02/17/2015	\$40,000	WD	\$12,300			C	1 sty	1966	682		
51	1712	06-19-481-191	3646		Kenbrooke Ct	08/06/2015	\$31,900	WD	\$12,900			C	1 sty	1966	682		
51	1713	06-19-481-192	3648		Kenbrooke Ct	07/31/2015	\$30,000	WD	\$12,900			C	1 sty		682		
51	1714	06-19-481-198	3660		Kenbrooke Ct	06/30/2014	\$45,000	WD	\$17,600			C	1 sty	1966	894		
51	1715	06-19-485-052	3675		Kenbrooke Ct	07/21/2014	\$76,000	QC	\$35,200	06-19-485-120		C	1 sty	1966	1,788		
51	1716	06-19-485-055	3681		Kenbrooke Ct	10/04/2013	\$42,800	ML	\$17,600			C	1 sty	1966	894		
51	1717	06-19-485-055	3681		Kenbrooke Ct	05/29/2015	\$29,000	WD	\$18,400			C	1 sty	1966	894		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
52	1718	06-28-456-017	2916		Callender Ct	12/19/2014	\$205,000	WD	\$94,100			B+20	1+ to 1 1/2 sty	1978	1,796	1,784	460
52	1719	06-28-456-027	1031		Essex Cir	12/22/2014	\$182,500	WD	\$82,200			B+10	Walk out ranch	1979	2,553	924	484

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
57	1720	06-30-430-014	2424		Highpointe Dr	01/07/2015	\$155,000	WD	\$70,900			B	1 sty	1985	1,644	1,164	484
57	1721	06-30-430-015	2428		Highpointe Dr	10/05/2015	\$193,000	WD	\$82,900			B	1 sty	1985	1,916	972	484
57	1722	06-30-431-018	2508		Highpointe Dr	09/24/2014	\$167,500	WD	\$72,200			B	1 sty	1989	1,666	1,164	484
57	1723	06-30-431-020	2516		Highpointe Dr	12/10/2015	\$187,000	WD	\$84,100			B	1 sty	1990	1,665	1,194	506

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
61	1724	06-32-482-020	1933		Autumn Crest Ln	10/26/2015	\$307,000	WD	\$141,700	6.41		BC	1 sty	2004	1,700	1,499	495
61	1725	06-32-482-023	1983		Autumn Crest Ln	10/29/2014	\$314,000	WD	\$130,100	6.41		BC	1 sty	2003	1,549	1,499	495
61	1726	06-32-482-005	2056		Autumn Crest Ln	08/12/2014	\$320,000	WD	\$129,500	6.41		BC	1 sty	2006	1,669	1,525	495
61	1727	06-32-482-004	2064		Autumn Crest Ln	05/30/2014	\$292,000	WD	\$126,700	6.41		BC	1 sty	2007	1,669	1,525	495

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
71	1728	06-33-496-197	722	W	Kilgore Rd # 101	07/21/2015	\$45,000	WD	\$23,800	1.92	06-33-496-198	D	1 sty	1966	616		
71	1729	06-33-495-101	748	W	Kilgore Rd # 101	04/18/2014	\$61,500	WD	\$23,800	1.61		D	1 sty	1968	715		264
71	1730	06-33-496-198	722	W	Kilgore Rd # 102	07/21/2015	\$45,000	WD	\$23,800	1.92	06-33-496-197	D	1 sty	1966	616		
71	1731	06-33-495-102	748	W	Kilgore Rd # 102	09/26/2014	\$45,000	WD	\$22,400	1.61		C	1 sty	1968	733		
71	1732	06-33-490-150	756	W	Kilgore Rd # 102	09/30/2015	\$43,250	WD	\$19,200	1.92		D	1 sty	1966	626		
71	1733	06-33-496-199	722	W	Kilgore Rd # 103	11/10/2015	\$22,500	WD	\$0	1.92		D	1 sty	1966	616		
71	1734	06-33-496-200	722	W	Kilgore Rd # 104	08/21/2015	\$90,500	WD	\$51,400	1.92	06-33-490-156, 06-33-496-202, 06-33-496-205	D	1 sty	1966	531		
71	1735	06-33-495-104	748	W	Kilgore Rd # 104	05/14/2015	\$61,548	WD	\$25,500	1.61		C	1 sty	1968	722		264
71	1736	06-33-495-105	748	W	Kilgore Rd # 105	07/15/2015	\$59,000	WD	\$22,600	1.61		C	1 sty	1968	722		
71	1737	06-33-490-154	756	W	Kilgore Rd # 106	09/04/2015	\$146,500	WD	\$75,000	1.92	06-33-490-155, 06-33-490-162, 06-33-490-163	D	1 sty	1966	626		
71	1738	06-33-490-155	756	W	Kilgore Rd # 107	09/04/2015	\$146,500	WD	\$75,000	1.92	06-33-490-154, 06-33-490-162, 06-33-490-163	D	1 sty	1966	626		
71	1739	06-33-491-180	734	W	Kilgore Rd # 108	12/31/2015	\$38,250	WD	\$22,600	1.92		D	1 sty	1968	729		
71	1740	06-33-495-108	748	W	Kilgore Rd # 108	08/17/2015	\$58,500	WD	\$22,400	1.61		C	1 sty	1968	715		
71	1741	06-33-490-156	756	W	Kilgore Rd # 108	08/21/2015	\$90,500	WD	\$51,400	1.92	06-33-496-200, 06-33-496-202, 06-33-496-205	D	1 sty	1966	551		
71	1742	06-33-496-201	722	W	Kilgore Rd # 201	08/31/2015	\$74,000	WD	\$36,600	1.92	06-33-496-203, 06-33-496-206	D	1 sty	1966	625		
71	1743	06-33-491-181	734	W	Kilgore Rd # 201	09/23/2015	\$48,007	WD	\$23,700	1.92		D	1 sty	1968	750		
71	1744	06-33-496-202	722	W	Kilgore Rd # 202	08/21/2015	\$90,500	WD	\$51,400	1.92	06-33-496-200, 06-33-490-156, 06-33-496-205	D	1 sty	1966	625		
71	1745	06-33-496-203	722	W	Kilgore Rd # 203	08/31/2015	\$74,000	WD	\$36,600	1.92	06-33-496-201, 06-33-496-206	D	1 sty	1966	625		
71	1746	06-33-496-204	722	W	Kilgore Rd # 204	07/24/2015	\$24,500	WD	\$12,200	1.92		D	1 sty	1966	625		
71	1747	06-33-491-184	734	W	Kilgore Rd # 204	11/20/2015	\$48,000	WD	\$23,500	1.92		D	1 sty	1968	745		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
71	1748	06-33-490-161	756	W	Kilgore Rd # 205	07/31/2015	\$37,507	WD	\$19,000	1.92		D	1 sty	1966	635		
71	1749	06-33-491-186	734	W	Kilgore Rd # 206	09/25/2015	\$48,500	WD	\$23,700	1.92		D	1 sty	1968	750		
71	1750	06-33-490-162	756	W	Kilgore Rd # 206	09/04/2015	\$146,500	WD	\$75,000	1.92	06-33-490-155, 06-33-490-154, 06-33-490-163	D	1 sty	1966	635		
71	1751	06-33-491-187	734	W	Kilgore Rd # 207	12/31/2015	\$49,250	WD	\$23,700	1.92		D	1 sty	1968	750		
71	1752	06-33-490-163	756	W	Kilgore Rd # 207	09/04/2015	\$146,500	WD	\$75,000	1.92	06-33-490-155, 06-33-490-162, 06-33-490-154	D	1 sty	1966	635		
71	1753	06-33-496-205	722	W	Kilgore Rd # 301	08/21/2015	\$90,500	WD	\$51,400	1.92	06-33-496-200, 06-33-496-202, 06-33-490-156	D	1 sty	1966	625		
71	1754	06-33-491-189	734	W	Kilgore Rd # 301	09/17/2015	\$48,500	WD	\$23,500	1.92		D	1 sty	1968	745		
71	1755	06-33-496-206	722	W	Kilgore Rd # 302	08/31/2015	\$74,000	WD	\$36,600	1.92	06-33-496-203, 06-33-496-201	D	1 sty	1966	625		
71	1756	06-33-491-190	734	W	Kilgore Rd # 302	09/03/2015	\$48,500	WD	\$23,700	1.92		D	1 sty	1968	750		
71	1757	06-33-496-207	722	W	Kilgore Rd # 303	08/11/2015	\$22,500	WD	\$12,200	1.92		D	1 sty	1966	625		
71	1758	06-33-495-119	748	W	Kilgore Rd # 303	08/28/2015	\$58,000	WD	\$24,000	1.61		C	1 sty	1968	741		
71	1759	06-33-496-208	722	W	Kilgore Rd # 304	08/25/2015	\$24,500	WD	\$12,200	1.92		D	1 sty	1966	625		
71	1760	06-33-490-144	742	W	Kilgore Rd # 304	05/18/2015	\$56,700	WD	\$16,100	0.93		D	1 sty	1968	743		
71	1761	06-33-490-145	742	W	Kilgore Rd # 305	10/31/2013	\$49,500	WD	\$16,600	0.93		D	1 sty	1968	743		
71	1762	06-33-495-121	748	W	Kilgore Rd # 305	05/29/2014	\$60,000	WD	\$23,100	1.61		C	1 sty	1968	736		
71	1763	06-33-491-194	734	W	Kilgore Rd # 306	10/22/2015	\$48,500	WD	\$23,700	1.92		D	1 sty	1968	750		
71	1764	06-33-495-122	748	W	Kilgore Rd # 306	07/24/2015	\$60,000	WD	\$26,800	1.61		C	1 sty	1968	741		264
71	1765	06-33-491-195	734	W	Kilgore Rd # 307	10/23/2015	\$47,750	WD	\$23,700	1.92		D	1 sty	1968	750		
71	1766	06-33-491-196	734	W	Kilgore Rd # 308	08/06/2015	\$49,500	WD	\$23,500	1.92		D	1 sty	1968	745		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
88	1767	06-27-117-107	394		Summit Dr	06/12/2015	\$255,000	WD	\$138,600	3.41		B	2 1/4 sty up	2008	2,289	1,024	598
88	1768	06-27-117-108	398		Summit Dr	03/31/2014	\$250,000	ML	\$135,900	3.41		B	2 1/4 sty up	2008	2,944	1,062	595

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
90	1769	06-35-451-006	1706		Bloomfield Ave Unit 06	10/02/2013	\$15,000	WD	\$7,600	1.05		C-5	1 sty	1963	1,031		
90	1770	06-35-451-007	1706		Bloomfield Ave Unit 07	06/12/2014	\$15,000	WD	\$7,400	1.05		C-5	1 sty	1963	1,021		
90	1771	06-35-451-010	1706		Bloomfield Ave Unit 10	06/12/2014	\$15,000	WD	\$7,600	1.05		C-5	1 sty	1963	1,031		
90	1772	06-35-451-014	1714		Bloomfield Ave Unit 14	05/12/2014	\$15,000	WD	\$7,400	1.05		C-5	1 sty	1963	1,018		
90	1773	06-35-451-016	1714		Bloomfield Ave Unit 16	06/12/2014	\$15,000	WD	\$7,400	1.05		C-5	1 sty	1963	1,018		
90	1774	06-35-451-017	1714		Bloomfield Ave Unit 17	06/12/2014	\$15,000	WD	\$7,400	1.05		C-5	1 sty	1963	1,008		
90	1775	06-28-487-046	716		Garland Cir Apt A	01/10/2014	\$40,000	WD	\$21,400			C	1 sty	1961	870		220
90	1776	06-28-487-046	716		Garland Cir Apt A	03/09/2015	\$46,000	WD	\$21,400			C	1 sty	1961	870		220
90	1777	06-28-487-021	724		Garland Cir Apt A	06/16/2014	\$46,000	WD	\$20,100			C	1 sty	1961	820		
90	1778	06-28-487-066	725		Garland Cir Apt A	10/08/2014	\$39,900	WD	\$21,000			C	1 sty		960		220
90	1779	06-28-487-059	705		Garland Cir Apt B	09/25/2015	\$46,350	WD	\$19,500			C	1 sty		960		
90	1780	06-28-487-065	711		Garland Cir Apt B	07/29/2014	\$37,000	WD	\$20,600		06-28-487-105	C	1 sty		892		220
90	1781	06-28-487-053	712		Garland Cir Apt B	11/25/2015	\$52,500	WD	\$22,700			C	1 sty		870		220
90	1782	06-28-487-049	714		Garland Cir Apt B	04/17/2015	\$40,000	WD	\$23,100			C	1 sty	1961	870		
90	1783	06-28-487-057	715		Garland Cir Apt B	07/30/2014	\$42,250	WD	\$19,900			C	1 3/4 - 2 sty		960		
90	1784	06-28-487-105	711		Garland Cir Apt B-G	07/29/2014	\$37,000	WD	\$20,600		06-28-487-065	C-10	1 sty		892		220
90	1785	06-28-487-029	720		Garland Cir Apt C	09/26/2014	\$39,000	WD	\$20,600			C	1 sty	1961	870		220
90	1786	06-28-487-005	728		Garland Cir Apt C	02/02/2015	\$57,500	WD	\$19,500			C	1 sty	1961	870		
90	1787	06-28-487-005	728		Garland Cir Apt C	10/16/2015	\$40,000	WD	\$20,100			C	1 sty	1961	870		
90	1788	06-28-487-132	718		Garland Cir Apt D	10/17/2014	\$40,500	WD	\$20,000		06-28-487-024	C	1 sty	980	820		220

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
90	1789	06-28-487-018	724		Garland Cir Apt D	06/13/2014	\$42,000	WD	\$18,600			C	1 sty	1961	820		
90	1790	06-28-487-024	718		Garland Cir Apt D-G	10/17/2014	\$40,500	WD	\$20,000	06-28-487-132		C	1 sty	1980	820		220
90	1791	06-28-487-013	724		Garland Cir Apt E	04/30/2014	\$35,000	QC	\$20,300			C	1 sty	1961	870		
90	1792	06-28-487-039	716		Garland Cir Apt F	07/30/2015	\$34,000	WD	\$22,400			C	1 sty	1961	870		
90	1793	06-28-487-002	728		Garland Cir Apt F	10/30/2014	\$40,000	WD	\$19,200			C	1 sty	1961	870		
90	1794	06-33-248-012	606		Lynn Ave Unit 12	11/13/2013	\$23,000	WD	\$14,400			C	1 sty	1967	622	622	
90	1795	06-33-248-019	616		Lynn Ave Unit 19	07/30/2014	\$35,000	WD	\$19,300			C	1 sty	1967	1,010	1,010	
90	1796	06-33-248-046	626		Lynn Ave Unit 46	06/19/2014	\$35,000	WD	\$18,700			C	1 sty	1967	961	961	
90	1797	06-15-370-004	471	W	South St Unit 04	02/12/2015	\$161,000	WD	\$30,800			B	1 sty	1982	760		250
90	1798	06-15-370-011	471	W	South St Unit 11	05/14/2014	\$187,500	WD	\$47,100			B	1 sty	1982	1,387		250
90	1799	06-15-370-014	471	W	South St Unit 14	07/24/2014	\$119,000	WD	\$29,100			B	Under 800 SF	1982	801		250
90	1800	06-15-370-024	471	W	South St Unit 23	06/20/2014	\$160,000	WD	\$30,300			B	1 sty		985		250
90	1801	06-15-370-025	471	W	South St Unit 24	02/27/2015	\$222,000	WD	\$43,000			B	1 sty		1,456		250
90	1802	06-15-370-026	471	W	South St Unit 25	09/23/2015	\$215,000	WD	\$61,800			B	1 sty		1,988		250
90	1803	06-15-370-041	471	W	South St Unit 40	07/10/2015	\$243,000	WD	\$46,100			B	1 sty		2,019		250
90	1804	06-15-370-021	471	W	South St Unit 21A	07/02/2015	\$145,000	WD	\$26,300			B	Under 800 SF	1984	707		250
90	1805	06-28-487-087	717		Whitcomb St Apt D	12/09/2014	\$35,000	WD	\$17,600			C	Under 800 SF		775		
90	1806	06-28-487-072	721		Whitcomb St Apt E	12/09/2014	\$34,000	WD	\$16,600			C	Under 800 SF		667		
90	1807	06-28-487-070	723		Whitcomb St Apt E	01/21/2014	\$36,500	WD	\$16,100			C	Under 800 SF	1962	724		220

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
91	1808	06-15-346-311	222	N	Kalamazoo Mall # 200	08/11/2015	\$227,900	WD	\$94,000	0.28		B+10	1to13/4 on slab	1890	1,386		
91	1809	06-15-341-303	230	N	Kalamazoo Mall # 202	06/26/2015	\$220,000	WD	\$110,800	0.23		B+10	1 sty	1901	1,885		
91	1810	06-15-341-304	230	N	Kalamazoo Mall # 203	02/24/2014	\$205,000	WD	\$78,100	0.23		B	1 sty	1901	1,381		
91	1811	06-15-346-313	222	N	Kalamazoo Mall # 220	03/30/2015	\$252,000	WD	\$109,300	0.28		B+10	1to13/4 on slab	1890	1,544		
91	1812	06-15-346-318	222	N	Kalamazoo Mall # 270	08/26/2014	\$205,000	WD	\$92,500	0.28		B	1to13/4 on slab	1890	1,256		
91	1813	06-15-346-319	222	N	Kalamazoo Mall # 280	08/31/2015	\$190,000	WD	\$71,000	0.28		B	1to13/4 on slab	1890	1,012		
91	1814	06-15-346-301	222	N	Kalamazoo Mall # 300	06/20/2014	\$160,000	WD	\$99,800	0.28		B+10	1to13/4 on slab	1890	1,390		
91	1815	06-15-341-308	230	N	Kalamazoo Mall # 303	07/30/2015	\$205,000	WD	\$81,300	0.23		B+10	1 sty	1901	1,268		
91	1816	06-15-346-310	222	N	Kalamazoo Mall # 390	06/09/2015	\$155,000	WD	\$73,400	0.28		B	1to13/4 on slab	1890	1,051		
91	1817	06-15-382-310	125	S	Kalamazoo Mall # 510	08/28/2015	\$160,000	WD	\$80,700			D			1,756		
91	1818	06-15-382-320	125	S	Kalamazoo Mall # 609	12/23/2014	\$159,000	QC	\$96,800			D			2,125		
91	1819	06-15-382-321	125	S	Kalamazoo Mall # 610	10/26/2015	\$167,000	WD	\$81,300			D			1,771		
91	1820	06-15-382-322	125	S	Kalamazoo Mall # 611	04/28/2014	\$189,900	WD	\$96,800			D			2,125		
91	1821	06-15-384-306	159		Portage St	10/31/2013	\$247,000	WD	\$101,000	0.31		C	1 sty	1900	1,504		412
91	1822	06-15-384-302	167		Portage St	07/16/2015	\$169,000	WD	\$76,800	0.31		C	Extra Structure	1900	1,065		398

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
92	1823	06-15-387-108	207	S	Kalamazoo Mall	08/27/2015	\$215,000	WD	\$114,200	0.40		B	1to13/4 on slab	1939	2,700		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
93	1824	06-32-418-006	2144		Oakland Ridge Dr	02/27/2015	\$185,000	WD	\$73,200			B-10	1 sty		1,250	1,250	427
93	1825	06-32-418-007	2148		Oakland Ridge Dr	07/20/2015	\$189,000	WD	\$76,100			B-10	1 sty	1993	1,250	1,250	436
93	1826	06-32-415-009	2254		Oakland Ridge Dr	05/15/2015	\$184,000	WD	\$84,900			B-10	1 3/4 - 2 sty	1996	2,161		410
93	1827	06-32-415-010	2306		Oakland Ridge Dr	02/27/2015	\$192,000	WD	\$78,400			B-10	1 3/4 - 2 sty	1997	1,241	1,226	420
93	1828	06-32-415-016	2330		Oakland Ridge Dr	06/13/2014	\$194,500	WD	\$73,200			B-10	1 3/4 - 2 sty	1997	1,250	1,250	427
93	1829	06-32-415-017	2334		Oakland Ridge Dr	06/30/2014	\$184,000	WD	\$65,500			B-10	1 3/4 - 2 sty	1997	1,255	1,240	420
93	1830	06-34-358-006	325		Pratt Rd	09/11/2015	\$147,500	WD	\$69,700			B-5	1 sty	1995	1,109	1,109	440
93	1831	06-22-159-102	212	W	Vine St	01/02/2014	\$167,000	LC	\$37,500	0.04		C	1 3/4 - 2 sty	1885	1,334		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

Residential Sales, 110 of 114

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address			Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>					
			Num	Dir	Street							Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
95	1832	06-31-227-032	3216		Greenleaf Blvd	12/05/2014	\$136,250	WD	\$56,800			B-10	1 3/4 - 2 sty	1978	1,494	735	252
95	1833	06-31-227-031	3218		Greenleaf Blvd	11/03/2014	\$134,000	WD	\$50,600			B-10	1 3/4 - 2 sty	1978	1,494	735	252
95	1834	06-31-295-003	3806		Greenleaf Cir	08/13/2014	\$82,000	WD	\$38,300			BC	1 sty	1971	1,000		263
95	1835	06-31-286-032	3809		Greenleaf Cir	12/09/2014	\$117,500	WD	\$52,800			B-10	1 3/4 - 2 sty	1977	1,484	726	462
95	1836	06-31-295-005	3810		Greenleaf Cir	09/17/2014	\$99,000	WD	\$42,100			BC	1 sty		1,094		263
95	1837	06-31-286-027	3819		Greenleaf Cir	09/18/2015	\$121,000	WD	\$42,100			B-10	1 3/4 - 2 sty	1977	1,170	603	231
95	1838	06-31-295-016	3832		Greenleaf Cir	02/13/2015	\$84,400	LC	\$35,600			BC	Tri/Bi-Level		1,106		263
95	1839	06-31-295-018	3836		Greenleaf Cir	10/22/2015	\$87,000	WD	\$39,700			BC	1 sty		1,000		263
95	1840	06-31-295-024	3848		Greenleaf Cir	01/29/2015	\$58,000	QC	\$35,600			BC	Tri/Bi-Level		1,106		263
95	1841	06-31-286-012	3849		Greenleaf Cir	03/06/2014	\$79,000	WD	\$43,600			B-10	1 3/4 - 2 sty		1,161	612	231
95	1842	06-31-295-027	3854		Greenleaf Cir	11/21/2013	\$89,000	WD	\$37,400			BC	1 sty	1971	1,000		263
95	1843	06-31-295-027	3854		Greenleaf Cir	07/23/2015	\$91,000	WD	\$39,700			BC	1 sty	1971	1,000		263
95	1844	06-31-286-008	3857		Greenleaf Cir	12/31/2015	\$144,500	WD	\$56,500			B-10	1 3/4 - 2 sty		1,464	726	462
95	1845	06-31-295-034	3868		Greenleaf Cir	07/08/2014	\$89,900	WD	\$38,300			BC	1 sty	1971	1,000		263
95	1846	06-31-295-040	3880		Greenleaf Cir	11/23/2015	\$86,500	WD	\$36,900			BC	Tri/Bi-Level	1971	1,106		263
95	1847	06-31-401-006	3806		Old Field Pl	11/05/2015	\$230,000	WD	\$79,100	2.41		B	1 sty	1993	1,620	1,620	484
95	1848	06-31-401-003	3812		Old Field Pl	08/20/2014	\$250,000	WD	\$89,200	2.41		B-5	1 3/4 - 2 sty	1988	2,644	2,134	629
95	1849	06-31-401-003	3812		Old Field Pl	02/12/2015	\$252,000	WD	\$89,200	2.41		B-5	1 3/4 - 2 sty	1988	2,644	2,134	629
95	1850	06-31-227-024	3206		Pine Bluff Ln	06/04/2014	\$109,000	WD	\$42,300			B-10	1 3/4 - 2 sty	1978	1,081	563	252
95	1851	06-31-227-018	3222		Pine Bluff Ln	09/23/2014	\$102,000	WD	\$42,800			B-10	1 3/4 - 2 sty	1978	1,081	563	504

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
95	1852	06-31-227-016	3226		Pine Bluff Ln	12/22/2014	\$116,510	WD	\$53,500			B-10	1 3/4 - 2 sty	1978	1,506	741	504
95	1853	06-31-227-006	3318		Pine Bluff Ln	07/21/2014	\$115,000	WD	\$54,700			B-10	1 3/4 - 2 sty	1978	1,506	741	504
95	1854	06-31-227-022	3210		Pine Bluff Ln #22	01/21/2014	\$115,000	WD	\$50,500			B-10	1 3/4 - 2 sty	1978	1,494	735	504
95	1855	06-31-245-009	3608		Woodcliff Dr	05/14/2014	\$126,500	WD	\$75,600			B+10	1 3/4 - 2 sty		1,722	840	462
95	1856	06-31-245-014	3616		Woodcliff Dr	05/26/2015	\$150,000	WD	\$73,900			B+5	1 3/4 - 2 sty	1974	1,719	825	452
95	1857	06-31-245-021	3625		Woodcliff Dr	03/28/2014	\$128,200	WD	\$60,400			B+10	1 3/4 - 2 sty		1,456	721	484
95	1858	06-31-245-030	3639		Woodcliff Dr	03/31/2015	\$115,500	QC	\$71,800			B+10	1 3/4 - 2 sty	1974	1,764	882	484
95	1859	06-31-245-039	3648		Woodcliff Dr	05/12/2014	\$142,000	WD	\$72,300			B+5	1 3/4 - 2 sty	1976	1,719	825	452
95	1860	06-31-245-043	3654		Woodcliff Dr	10/18/2013	\$134,907	WD	\$70,900			B+5	1 3/4 - 2 sty	1976	1,719	825	452

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
96	1861	06-31-433-015	3733		Cedaridge Rd	09/03/2014	\$118,800	WD	\$53,100			BC	1 3/4 - 2 sty	1980	1,516	735	252
96	1862	06-31-433-021	3745		Cedaridge Rd	09/21/2015	\$137,000	WD	\$51,700			BC	1 3/4 - 2 sty	1980	1,516	735	252
96	1863	06-31-433-022	3747		Cedaridge Rd	02/25/2015	\$112,500	WD	\$47,300			BC	1 sty	1980	1,238	1,238	252
96	1864	06-31-433-008	3748		Cedaridge Rd	07/11/2014	\$115,900	WD	\$53,900			BC	1 3/4 - 2 sty	1980	1,514	734	504
96	1865	06-31-433-023	3751		Cedaridge Rd	02/18/2014	\$88,500	WD	\$50,300			BC	1 sty		1,238	1,238	252
96	1866	06-31-433-024	3753		Cedaridge Rd	07/25/2014	\$137,000	WD	\$48,100			BC	1 3/4 - 2 sty		1,516	735	252
96	1867	06-31-433-005	3754		Cedaridge Rd	09/23/2015	\$135,000	WD	\$52,800			BC	1 3/4 - 2 sty	1979	1,514	734	252
96	1868	06-31-433-025	3755		Cedaridge Rd	09/22/2014	\$123,900	WD	\$45,100			BC	1 3/4 - 2 sty		1,516	735	252
96	1869	06-31-433-026	3757		Cedaridge Rd	02/26/2015	\$123,000	LC	\$49,500			BC	1 3/4 - 2 sty	1980	1,516	735	252
96	1870	06-31-433-027	3759		Cedaridge Rd	12/29/2014	\$139,000	WD	\$46,700			BC	1 3/4 - 2 sty		1,516	735	252
96	1871	06-31-433-002	3760		Cedaridge Rd	04/23/2014	\$102,500	WD	\$51,500			BC	1 3/4 - 2 sty	1979	1,516	735	252
96	1872	06-31-433-002	3760		Cedaridge Rd	04/23/2015	\$125,000	WD	\$53,500			BC	1 3/4 - 2 sty	1979	1,516	735	252
96	1873	06-31-431-003	4040		Greenleaf Cir Unit 03	05/29/2014	\$95,000	WD	\$41,400	3.12		B-10	1to13/4 on slab	1974	1,517		
96	1874	06-31-431-005	4040		Greenleaf Cir Unit 05	10/11/2013	\$190,900	WD	\$70,400	3.12		B-10	1to13/4 on slab	1974	2,311		
96	1875	06-31-431-006	4040		Greenleaf Cir Unit 06	08/13/2015	\$185,000	WD	\$62,700	3.12		B-10	1to13/4 on slab	1974	2,346		
96	1876	06-31-431-007	4040		Greenleaf Cir Unit 07	12/11/2013	\$109,000	WD	\$59,600	3.12		B-10	1to13/4 on slab	1974	1,892		
96	1877	06-31-431-008	4040		Greenleaf Cir Unit 08	09/24/2014	\$149,000	WD	\$59,900	3.12		B-10	1to13/4 on slab	1974	1,875		
96	1878	06-31-431-018	4040		Greenleaf Cir Unit 18	08/22/2014	\$83,000	WD	\$41,900	3.12		B-10	1to13/4 on slab	1974	1,526		
96	1879	06-31-431-022	4040		Greenleaf Cir Unit 22	06/02/2014	\$155,000	WD	\$63,300	3.12		B-10	1to13/4 on slab	1974	2,346		
96	1880	06-31-431-027	4040		Greenleaf Cir Unit 27	12/01/2014	\$143,500	WD	\$63,300	3.12		B-10	1to13/4 on slab	1974	2,346		

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name. Sales have not been verified.

City of Kalamazoo Residential Sales Listing for 2016 Assessments

Residential Sale Study Period Oct. 1, 2013 through Sept. 30, 2015

Commercial Industrial Sale Study period Oct. 1, 2013 through Sept. 30, 2015

Neigh.	Sale List #	Parcel Number	Property Address		Sale Date	Sale Price	Deed Type	SEV When Sold	Net Acres	Other Parcels In Sale, May be more than 1	<<< Residential Building Summary >>>						
			Num	Dir							Street	Class	Story Height Style	Year Built	Floor Area	Bsmnt Area	Garage Area
96	1881	06-31-431-029	4040		Greenleaf Cir Unit 29	05/06/2014	\$128,000	WD	\$51,700	3.12		B-10	1to13/4 on slab	1974	1,910		
96	1882	06-31-431-032	4040		Greenleaf Cir Unit 32	12/06/2013	\$150,000	WD	\$49,000	3.12		B-10	1to13/4 on slab	1974	1,857		
96	1883	06-31-431-033	4040		Greenleaf Cir Unit 33	04/09/2015	\$230,000	WD	\$62,400	3.12		B-10	1to13/4 on slab	1974	2,337		
96	1884	06-31-431-038	4040		Greenleaf Cir Unit 38	09/22/2015	\$158,000	WD	\$49,800	3.12		B-10	1to13/4 on slab	1974	1,857		
96	1885	06-31-431-039	4040		Greenleaf Cir Unit 39	09/02/2015	\$182,500	WD	\$61,700	3.12		B-10	1to13/4 on slab	1974	2,311		
96	1886	06-31-431-042	4040		Greenleaf Cir Unit 42	02/26/2014	\$82,000	WD	\$42,100	3.12		B-10	1to13/4 on slab	1974	1,578		
96	1887	06-31-431-043	4040		Greenleaf Cir Unit 43	01/16/2014	\$89,000	WD	\$41,200	3.12		B-10	1to13/4 on slab	1974	1,543		
96	1888	06-32-321-007	4020		Lake Forest Ln	11/19/2014	\$180,000	WD	\$88,200			B+20	1 sty	1981	1,203	1,190	529
96	1889	06-32-321-004	4110		Lake Forest Ln	04/09/2015	\$226,000	WD	\$101,600			B+20	Walk out ranch	1981	1,494	1,485	529
96	1890	06-31-438-001	4153		Lake Terrace Dr	05/30/2014	\$240,000	WD	\$102,000			B+20	1 sty	1973	1,393	1,358	484
96	1891	06-31-438-003	4157		Lake Terrace Dr	04/13/2015	\$200,000	WD	\$84,300			B+20	1 3/4 - 2 sty	1978	1,814	347	506
96	1892	06-31-436-002	4203		Lake Terrace Dr	11/09/2015	\$160,000	WD	\$99,600			B+20	2 Sty & up-slab	1978	2,145	300	506
96	1893	06-31-436-003	4205		Lake Terrace Dr	11/25/2015	\$233,000	WD	\$110,800			B+20	2 Sty & up-slab	1978	2,351	619	541
96	1894	06-31-436-007	4213		Lake Terrace Dr	05/01/2014	\$250,000	WD	\$112,400			B+20	1 3/4 - 2 sty	1978	2,360	619	540

NOTE: This is a listing of sales NOT the actual County Equalization Sales Study.

Sales are in order first by Neighborhood then by Street Name.
Sales have not been verified.

Residential Sales, 114 of 114