

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
11	1	06-31-366-002	4631		Moonlite Ave	11/10/2009	\$143,000	WD	\$84,000	0.75		C+10	1 sty	1995	1,239	1,188	484
11	2	06-31-324-023	4133		Siesta St	11/30/2009	\$92,000	TSD	\$62,600	0.54		C	1 sty	1954	1,040	1,040	440
11	3	06-31-324-022	4418		Starlite Ave	10/10/2008	\$110,500	WD	\$62,800	0.59		C	1 sty	1952	992	960	480

NOTE: The Assessor's office has not verified all the sales in this listing.

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			Num	Dir	Street							Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
12	4	06-32-387-137	2516		Angling Rd	11/07/2008	\$179,500	WD	\$115,100	0.65		B-10	Tri/Bi-Level	1957	2,506	1,409	624
12	5	06-32-386-134	2606		Angling Rd	09/29/2010	\$148,000	WD	\$96,200	0.83		C+5	Tri/Bi-Level	1956	1,839		576
12	6	06-32-341-002	4135		Madison St	05/07/2010	\$196,000	WD	\$89,500	0.79		BC	1 sty	1947	1,824	1,200	936
12	7	06-32-357-206	4305		Roxbury Ln	09/30/2009	\$199,900	WD	\$120,900	0.52		B-10	Walk out ranch	1959	1,858	1,858	708
12	8	06-32-498-030	1815		Skyler Dr	09/17/2010	\$172,500	WD	\$84,900	0.43		BC	1 3/4 - 2 sty	1965	2,120	1,060	484
12	9	06-32-337-019	4017		Sun Valley Dr	04/30/2009	\$167,500	WD	\$106,800	0.44		B-10	1 3/4 - 2 sty	1958	2,472	1,044	473
12	10	06-32-342-010	4020		Sun Valley Dr	11/25/2009	\$115,300	WD	\$66,200	0.51		C+10	1 sty	1957	1,090	1,090	460
12	11	06-32-375-183	2659		Sunnybrook Dr	08/13/2010	\$257,500	WD	\$118,600	0.64		B-10	1 sty	1955	2,204	2,204	556
12	12	06-32-375-182	4255		Sunnybrook Dr	05/26/2010	\$234,037	WD	\$117,000	0.55		B-10	Walk out ranch	1959	2,010	2,010	576
12	13	06-32-385-130	4329		Sunnybrook Dr	07/12/2010	\$145,000	WD	\$83,200	0.48		B-10	Tri/Bi-Level	1955	1,994	711	460
12	14	06-33-366-013	4340		Sunset Dr	09/29/2009	\$152,000	WD	\$69,700	0.29		C+10	1 sty	1955	1,407	1,407	418
12	15	06-32-397-112	4422		Woodhaven Dr	05/04/2010	\$264,000	WD	\$119,300	0.72		BC	1 sty	1954	2,499	2,283	528

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			Num	Dir	Street							Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
13	16	06-32-131-101	3312		Adams St	12/23/2009	\$59,900	WD	\$31,200	0.14		CD	1 sty	1929	1,402	824	
13	17	06-32-132-011	3411		Adams St	08/11/2009	\$67,000	WD	\$33,700	0.14		CD	Under 800 SF	1925	765	748	216
13	18	06-32-211-066	2240		Amherst Ave	11/06/2008	\$83,700	WD	\$41,200	0.12		CD	1 sty	1927	881	864	259
13	19	06-32-215-076	2335		Amherst Ave	06/23/2010	\$96,500	ML	\$41,600	0.18		C-10	1+ to 11/2 sty	1947	1,118	1,084	
13	20	06-32-189-396	3729		Barnard Ave	08/13/2010	\$73,000	WD	\$48,600	0.40		CD	1+ to 11/2 sty	1944	1,212	484	1,080
13	21	06-32-193-408	3814		Barnard Ave	06/24/2009	\$85,000	WD	\$37,200	0.20		D+10	1 sty	1951	845		576
13	22	06-32-223-141	2125		Benton Ave	08/28/2009	\$45,000	WD	\$37,500	0.12		CD	1 sty	1950	786	750	264
13	23	06-32-261-001	2242		Hazel Ave	11/20/2008	\$100,000	WD	\$54,900	0.40		C-10	1 3/4 - 2 sty	1926	1,323	748	768
13	24	06-32-192-001	2529		Hazel Ave	06/22/2009	\$73,000	WD	\$50,300	0.21		CD	1 3/4 - 2 sty		1,460	806	480
13	25	06-32-104-071	3220		Hoover St	01/21/2010	\$75,000	WD	\$37,600	0.14		CD	Under 800 SF	1925	978	768	192
13	26	06-32-109-067	3316		Hoover St	02/09/2009	\$88,500	WD	\$38,600	0.14		CD	1 sty	1928	888	748	
13	27	06-32-401-001	3928		Laird Ave	12/22/2008	\$110,000	WD	\$70,700	0.58		C-10	1 sty	1957	1,236	1,236	440
13	28	06-32-206-032	2232		Logan Ave	10/16/2009	\$82,500	WD	\$40,500	0.12		CD	1+ to 11/2 sty	1940	832	832	480
13	29	06-32-134-315	2417		Logan Ave	06/29/2009	\$91,500	WD	\$43,500	0.18		CD	1 sty	1924	939	660	490
13	30	06-32-113-088	3423		Lowden St	07/09/2010	\$65,000	WD	\$26,800	0.14		CD	1to13/4 on slab	1969	753		
13	31	06-32-130-002	3308		Madison St	06/15/2010	\$32,000	WD	\$45,100	0.42		D+10	1to13/4 on slab	1932	1,504	986	600
13	32	06-32-140-001	3503		Madison St	05/15/2009	\$70,000	WD	\$33,200	0.08		CD	1 3/4 - 2 sty	1917	839	379	
13	33	06-32-175-147	3630		Madison St	06/18/2010	\$66,550	WD	\$41,500	0.36		CD	1 sty	1941	998	672	280
13	34	06-32-181-042	3715		Madison St	06/26/2009	\$88,000	WD	\$36,300	0.21		CD	1 sty	1941	953	666	333

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			Num	Dir							Street	Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
13	35	06-32-264-234	3804		Oakland Dr	08/28/2009	\$85,000	WD	\$48,200	0.20		C-5	1+ to 1 1/2 sty	1948	962	744	319
13	36	06-32-200-001	2313		Parkview Ave	03/31/2010	\$145,000	WD	\$66,000	0.54		C-5	1 3/4 - 2 sty		2,048	1,148	400
13	37	06-32-128-288	2507		Parkview Ave	09/28/2009	\$90,000	WD	\$52,700	0.40		C	1 sty	1933	1,096	1,096	484
13	38	06-32-250-169	2336		Springmont Ave	11/23/2009	\$95,000	WD	\$51,200	0.42		C-5	1 sty	1970	972	972	528
13	39	06-32-184-387	2415		Springmont Ave	06/11/2009	\$82,000	WD	\$41,400	0.20		CD	1 sty	1925	898	575	440
13	40	06-32-178-003	2510		Springmont Ave	10/24/2008	\$100,000	WD	\$55,900	0.22		C-5	1+ to 1 1/2 sty	1972	1,200	960	207
13	41	06-32-267-248	2222		Stevens Ave	04/14/2010	\$44,300	WD	\$32,700	0.20		CD	Under 800 SF	1948	744		352
13	42	06-32-266-250	2232		Stevens Ave	02/16/2010	\$46,000	WD	\$33,500	0.19		D+5	1to13/4 on slab	1931	688	68	669
13	43	06-32-105-001	3408		Wood St	01/08/2010	\$77,000	WD	\$39,500	0.31		CD	Under 800 SF	1960	720	720	572
13	44	06-32-111-214	3419		Wood St	09/30/2009	\$36,000	WD	\$29,500	0.14		CD	1to13/4 on slab	1983	735		

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			Num	Dir	Street							Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
14	45	06-33-186-001	3712		Bronson Blvd	04/30/2010	\$750,000	WD	\$216,000	1.41		B+5	1 3/4 - 2 sty	2003	3,947	2,236	957
14	46	06-33-196-003	3904		Bronson Blvd	02/09/2009	\$324,000	WD	\$139,500	1.03		BC	1 3/4 - 2 sty	1956	2,730	1,320	624
14	47	06-33-383-003	4301		Bronson Blvd	02/10/2009	\$270,000	WD	\$123,400	0.41		C+10	1 3/4 - 2 sty	1977	3,400	1,325	588
14	48	06-33-397-002	4425		Bronson Blvd	09/17/2010	\$180,000	WD	\$92,500	0.22		B-10	1+ to 11/2 sty	1959	2,105	488	576
14	49	06-32-287-037	1922		Hazel Ave	08/04/2010	\$165,000	WD	\$63,000	0.22		C+5	Tri/Bi-Level	1969	1,672		484
14	50	06-32-287-037	1922		Hazel Ave	09/18/2009	\$170,000	WD	\$61,700	0.22		C+5	Tri/Bi-Level	1969	1,672		484
14	51	06-32-285-020	2037		Hazel Ave	08/07/2009	\$101,500	WD	\$53,100	0.19		C+10	1+ to 11/2 sty	1933	1,033	804	240
14	52	06-33-410-007	4029		Heights Ln	05/11/2009	\$176,000	WD	\$79,300	0.23		C+10	1 sty	1975	1,570	1,300	613
14	53	06-33-359-017	1422		Lama Rd	06/01/2009	\$165,000	WD	\$92,000	0.79		BC	1 sty	1955	1,574	1,258	500
14	54	06-32-290-086	3822		Oak Ridge Rd	06/05/2009	\$177,500	WD	\$63,100	0.34		C+10	1 sty	1949	1,105	884	440
14	55	06-32-280-024	3719		Oakland Dr	11/05/2009	\$82,450	WD	\$35,300	0.14		C-10	1 3/4 - 2 sty	1940	1,160	663	
14	56	06-32-295-011	3917		Oakland Dr	11/23/2009	\$84,500	WD	\$34,100	0.15		C	1+ to 11/2 sty	1950	768	768	
14	57	06-33-139-138	3401		Old Colony Rd	06/09/2010	\$147,000	WD	\$77,300	0.38		C+10	1 sty	1950	1,723	1,225	418
14	58	06-33-143-092	3424		Old Colony Rd	04/14/2010	\$175,000	WD	\$74,700	0.38		BC	1 3/4 - 2 sty	1940	1,775	776	360
14	59	06-33-178-098	3602		Old Colony Rd	05/14/2010	\$110,000	WD	\$68,400	0.25		C+10	1 sty	1949	1,278	1,278	440
14	60	06-33-183-003	3620		Old Colony Rd	04/07/2009	\$122,450	WD	\$65,200	0.28		C+10	1 sty	1951	1,205	1,205	483
14	61	06-33-194-120	3801		Old Colony Rd	10/27/2008	\$126,000	WD	\$61,400	0.51		C+10	1 sty	1950	1,172	1,004	480
14	62	06-33-211-065	1022		Par 4 Cir	09/15/2010	\$139,000	WD	\$66,300	0.27		C+10	1 sty	1959	1,371	1,371	546
14	63	06-33-223-047	3509		Par 4 Cir	07/28/2009	\$137,500	WD	\$64,000	0.26		C+10	1 sty	1955	1,464	1,194	656

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			Num	Dir							Street	Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
14	64	06-33-220-037	1107		Par 4 Rd	07/15/2010	\$145,000	WD	\$74,200	0.19		BC	1 sty	1955	1,620	1,226	518
14	65	06-32-291-069	3824		Ruthin Rd	09/15/2009	\$91,000	WD	\$46,200	0.23		C	1 sty	1959	960	960	354

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15	66	06-34-126-020	152		Albany St	07/09/2009	\$75,400	WD	\$35,700	0.18		CD	Under 800 SF	1927	672	672	320
15	67	06-34-182-202	3720		Ash St	09/07/2010	\$18,000	WD	\$43,400	0.52	06-34-182-200	D+10	Under 800 SF	1939	736		308
15	68	06-34-348-042	42		Blanche Ave	06/16/2009	\$40,000	WD	\$28,100	0.12		CD	Under 800 SF	1930	624	480	215
15	69	06-34-347-050	116		Blanche Ave	09/28/2009	\$87,900	WD	\$42,100	0.23		D+10	1 sty	1927	850	610	576
15	70	06-34-173-182	303		Buchanan Ave	10/23/2009	\$56,000	WD	\$47,800	0.32		CD	1 sty	1930	887	627	440
15	71	06-34-172-176	327		Buchanan Ave	05/20/2009	\$46,500	WD	\$33,500	0.16		CD	Under 800 SF	1932	680	680	240
15	72	06-33-296-004	737		Buchanan Ave	05/20/2010	\$83,300	WD	\$48,000	0.16		C	1 sty	1959	1,092	1,092	576
15	73	06-34-184-004	3708	S	Burdick St	07/09/2009	\$86,700	WD	\$43,800	0.20		CD	1 3/4 - 2 sty	1908	1,402	946	645
15	74	06-33-259-228	826		Clover St	03/17/2010	\$68,000	WD	\$44,400	0.15		C-5	1 sty	1956	960	960	280
15	75	06-33-256-217	1014		Clover St	10/14/2008	\$119,900	WD	\$50,600	0.15		C-5	1 sty		1,362		280
15	76	06-33-256-247	1031		Clover St	08/02/2010	\$79,900	WD	\$46,600	0.27		C-5	1 sty	1949	1,104	1,104	240
15	77	06-34-128-003	39	W	Cork St	01/26/2010	\$71,500	WD	\$46,700	0.33	06-34-128-005	C-5	1 3/4 - 2 sty	1900	1,113	636	384
15	78	06-34-126-030	127	W	Cork St	09/29/2010	\$88,000	WD	\$81,500	0.52		C	1 3/4 - 2 sty	1930	2,513	913	900
15	79	06-34-103-003	315	W	Cork St	07/31/2009	\$59,600	WD	\$61,200	0.21		C+5	1+ to 11/2 sty	1941	1,321	1,057	280
15	80	06-33-431-009	719		Denway Dr	07/28/2010	\$59,000	WD	\$37,700	0.21		CD	Under 800 SF	1954	858		280
15	81	06-33-230-002	3231		Duke St	09/30/2009	\$132,000	WD	\$53,900	0.59		C	Walk out ranch	1947	1,366	1,282	
15	82	06-33-269-002	3822		Duke St	08/13/2010	\$110,000	WD	\$83,500	0.57		BC	1 sty	1966	2,217	2,217	502
15	83	06-33-274-004	3828		Duke St	05/11/2009	\$96,000	WD	\$67,300	0.56		C+10	Walk out ranch	1965	1,279	1,251	675
15	84	06-33-414-009	4019		Duke St	06/23/2009	\$115,000	WD	\$56,700	0.22		C-5	1 sty	1953	1,644	1,096	440

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15	85	06-34-321-037	417		Evelyn Ave	12/17/2008	\$95,000	WD	\$59,700	0.40		C-5	1 sty	1952	1,365	1,365	330
15	86	06-34-321-038	425		Evelyn Ave	01/02/2009	\$87,000	WD	\$77,000	0.39		C+5	1 sty		1,492	1,268	550
15	87	06-34-154-111	221		Garfield Ave	12/31/2008	\$48,000	WD	\$27,900	0.16		D	Under 800 SF	1947	578		624
15	88	06-34-151-024	411		Garfield Ave	06/18/2010	\$29,000	WD	\$37,800	0.31		D+10	1 3/4 - 2 sty	1945	1,178		
15	89	06-34-121-011	427		Hutchinson St	05/13/2009	\$37,000	WD	\$44,700	0.32		CD	1 sty	1927	950	748	248
15	90	06-33-242-041	625		Hutchinson St	04/30/2010	\$68,000	WD	\$36,100	0.30		D+10	1 sty	1937	828	828	
15	91	06-34-263-021	312	E	Leona Ave	08/30/2010	\$85,000	WD	\$59,600	0.40		C	1 3/4 - 2 sty	1949	1,876	992	480
15	92	06-33-438-010	612		Liberty St	10/23/2008	\$67,500	WD	\$37,600	0.15		CD	1 sty	1929	812	768	170
15	93	06-33-442-001	619		Liberty St	06/18/2010	\$58,205	WD	\$36,400	0.30		CD	Under 800 SF	1935	773	773	900
15	94	06-33-246-005	734		Lynn Ave	09/17/2010	\$79,900	WD	\$47,500	0.23		C	1 sty	1950	1,158	1,158	280
15	95	06-33-253-030	829		Lynn Ave	12/11/2008	\$111,000	WD	\$63,500	0.16		C+5	1 sty	1954	1,169	1,169	341
15	96	06-33-222-007	926		Lynn Ave	06/30/2010	\$115,000	WD	\$48,100	0.16		C	1 sty	1955	1,174	1,174	280
15	97	06-34-318-027	315		Oakhurst Ave	06/26/2009	\$80,000	WD	\$48,600	0.18		C-5	1+ to 1 1/2 sty	1958	1,275	1,020	308
15	98	06-34-315-038	445		Oakhurst Ave	04/30/2010	\$47,500	WD	\$29,300	0.17		D+10	Under 800 SF	1951	720		400
15	99	06-34-102-001	3210	S	Park St	03/06/2009	\$101,500	WD	\$68,300	0.23		C	1 sty	1954	1,720	1,152	401
15	100	06-34-102-002	3218	S	Park St	12/15/2009	\$90,000	WD	\$53,800	0.20		C-5	1 sty	1952	1,404	1,244	448
15	101	06-34-157-030	3624	S	Park St	08/05/2010	\$89,900	WD	\$55,100	0.31		C	1 sty	1958	1,113	1,113	481
15	102	06-34-318-012	4125	S	Park St	08/23/2010	\$98,500	WD	\$51,700	0.36		C-5	1 sty	1945	1,024	1,024	400
15	103	06-34-186-206	140		Parker Ave	10/16/2009	\$74,000	WD	\$29,000	0.12		D	1 sty	1930	836	616	450

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15	104	06-34-185-001	170		Parker Ave	03/26/2009	\$51,000	WD	\$58,500	0.25		C	1 sty	1953	1,065	768	464
15	105	06-34-169-160	213		Parker Ave	03/05/2010	\$114,240	WD	\$62,700	0.16		C	1 sty	1995	1,396	1,396	495
15	106	06-34-164-144	224		Parker Ave	01/14/2010	\$75,000	WD	\$39,400	0.23		C-5	1+ to 11/2 sty	1946	840	672	300
15	107	06-34-167-071	403		Parker Ave	02/16/2009	\$92,900	WD	\$46,800	0.16		C-5	1+ to 11/2 sty	1930	1,028	720	379
15	108	06-34-166-067	423		Parker Ave	07/08/2009	\$85,500	WD	\$45,000	0.16		CD	Under 800 SF	1931	770	616	584
15	109	06-33-286-001	730		Parker Ave	05/20/2010	\$41,000	WD	\$36,900	0.25		D+10	1 sty	1927	816	816	198
15	110	06-33-261-262	1024		Parker Ave	06/05/2009	\$99,900	WD	\$43,700	0.24		CD	1+ to 11/2 sty	1929	1,137	706	272
15	111	06-33-260-259	1106		Parker Ave	05/27/2010	\$86,500	WD	\$40,100	0.20		C-5	Under 800 SF	1935	785	760	225
15	112	06-33-482-002	4241		Pembroke St	04/29/2010	\$79,900	WD	\$41,100	0.16		C-5	1 sty		1,009		480
15	113	06-34-353-018	318		Pratt Rd	10/27/2009	\$80,300	LC	\$39,400	0.39		CD	1 sty	1949	816		326
15	114	06-34-352-003	412		Pratt Rd	03/24/2010	\$60,000	WD	\$45,500	0.36		CD	1 3/4 - 2 sty	1925	1,092	624	383
15	115	06-34-135-003	3319	S	Rose St	04/05/2010	\$74,000	ML	\$39,200	0.18		CD	Under 800 SF	1950	798	698	452
15	116	06-34-164-139	3716	S	Rose St	06/10/2009	\$81,400	WD	\$44,300	0.16		C-5	Under 800 SF	1989	792	792	312
15	117	06-33-406-111	3922		Standish St	06/19/2009	\$99,900	WD	\$53,500	0.23		C-5	1 sty	1956	900	900	336
15	118	06-33-406-108	4012		Standish St	07/07/2009	\$102,000	WD	\$51,300	0.21		C-5	1 sty	1955	1,252		490

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City of Kalamazoo Residential Sales for 2011 Assessments

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Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
16	119	06-35-407-089	1811		Banbury Rd	07/20/2009	\$104,000	WD	\$64,300	0.27		C+5	1 sty	1950	1,288	1,288	308
16	120	06-35-408-147	1838		Banbury Rd	05/18/2010	\$134,500	WD	\$68,600	0.27		C+5	1 sty	1949	1,537	1,537	576
16	121	06-35-430-139	2006		Banbury Rd	04/13/2010	\$117,000	WD	\$71,100	0.36		C+5	1 sty	1951	1,463	1,463	450
16	122	06-35-431-107	2029		Banbury Rd	10/30/2009	\$130,000	WD	\$72,500	0.27		C+5	1 sty	1950	1,456	1,351	440
16	123	06-35-432-001	2118		Banbury Rd	09/11/2009	\$101,000	WD	\$50,100	0.23		C	1 sty	1951	1,024	912	294
16	124	06-35-433-114	2135		Banbury Rd	03/23/2009	\$147,000	WD	\$73,100	0.27		C+5	1+ to 11/2 sty	1949	1,585	936	400
16	125	06-35-433-125	2210		Banbury Rd	07/15/2010	\$95,000	WD	\$48,900	0.18		C+5	1+ to 11/2 sty	1949	1,000	800	240
16	126	06-35-424-002	1915		Bloomfield Ave	12/04/2009	\$117,000	WD	\$69,300	0.21		C+5	1 sty	1954	1,556	1,036	275
16	127	06-35-448-401	2131		Bloomfield Ave	08/12/2010	\$99,900	WD	\$66,400	0.73		C	1 sty	1975	1,364	1,352	960
16	128	06-26-354-147	1110		Cambridge Dr	08/31/2010	\$122,500	WD	\$56,900	0.19		C+10	1 3/4 - 2 sty	1928	1,464	637	400
16	129	06-26-323-275	1115		Cambridge Dr	04/20/2010	\$102,400	WD	\$59,800	0.19		C	1 3/4 - 2 sty	1927	1,578	816	418
16	130	06-26-346-283	1303		Cambridge Dr	07/24/2009	\$98,000	WD	\$55,000	0.19		C+5	1+ to 11/2 sty	1938	1,144	899	216
16	131	06-26-450-105	1622		Cambridge Dr	06/03/2009	\$109,900	WD	\$55,100	0.26		C	1+ to 11/2 sty	1936	994	987	280
16	132	06-26-451-004	1718		Cambridge Dr	05/26/2010	\$102,300	WD	\$38,600	0.13		C	1+ to 11/2 sty	1950	923	720	240
16	133	06-26-424-018	1925		Cambridge Dr	09/24/2010	\$79,000	WD	\$42,400	0.20		C	1 sty	1948	881	881	280
16	134	06-26-455-020	2907		Cameron St	07/23/2010	\$68,000	ML	\$42,100	0.13		C-5	1+ to 11/2 sty	1947	952	762	576
16	135	06-35-126-012	1308	E	Cork St	06/24/2010	\$35,000	WD	\$42,500	0.30		C-5	Under 800 SF	1925	624	498	960
16	136	06-26-397-002	1413	E	Cork St	03/30/2010	\$83,000	WD	\$52,100	0.19		C	1 sty	1950	1,035	1,035	392
16	137	06-26-398-005	1431	E	Cork St	03/10/2010	\$54,500	WD	\$46,600	0.19		C	1 sty	1951	1,002	988	280

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City of Kalamazoo Residential Sales for 2011 Assessments

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Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
16	138	06-26-399-008	1515	E	Cork St	08/19/2009	\$56,000	WD	\$50,900	0.19		C	1+ to 11/2 sty	1949	1,196	952	280
16	139	06-26-399-008	1515	E	Cork St	10/05/2009	\$64,000	ML	\$50,900	0.19		C	1+ to 11/2 sty	1949	1,196	952	280
16	140	06-26-472-012	1817	E	Cork St	04/23/2010	\$54,500	WD	\$39,000	0.13		C-5	1+ to 11/2 sty	1950	975	780	240
16	141	06-35-165-390	3817		Dale St	08/06/2009	\$102,900	WD	\$50,700	0.25		C	1 sty	1941	986	986	440
16	142	06-35-446-297	2014		Dorchester Ave	02/01/2010	\$126,840	WD	\$61,600	0.29		C	1 sty	1953	1,174	1,174	410
16	143	06-35-442-002	2111		Dorchester Ave	08/17/2009	\$100,000	WD	\$51,700	0.18		C	1 sty	1954	972	972	720
16	144	06-35-444-280	2229		Dorchester Ave	05/26/2009	\$95,900	WD	\$45,800	0.20		C	1 sty	1954	884	884	280
16	145	06-26-449-067	2714		Emerald Dr	10/29/2009	\$77,000	WD	\$46,700	0.19		C-5	1 sty	1950	814	814	400
16	146	06-26-499-050	3112		Emerald Dr	03/23/2009	\$30,000	WD	\$33,000	0.14		D+10	1to13/4 on slab	1953	735		
16	147	06-35-167-002	3824		Ferndale Ave	08/28/2009	\$97,500	WD	\$55,900	0.19		C	1+ to 11/2 sty	1947	1,448	732	510
16	148	06-26-407-035	2501		Fulford St	08/20/2009	\$60,000	WD	\$44,900	0.17		C-5	1 sty	1950	918	566	280
16	149	06-26-457-021	2903		Fulford St	04/29/2010	\$80,000	WD	\$44,100	0.13		C-5	1+ to 11/2 sty	1941	1,084	832	387
16	150	06-26-462-017	2921		Fulford St	05/29/2009	\$98,000	WD	\$45,700	0.24		C-5	1 sty	1947	825	825	484
16	151	06-26-467-020	3027		Fulford St	09/18/2009	\$62,000	WD	\$53,800	0.28	06-26-467-019	C-5	Under 800 SF	1941	783	783	560
16	152	06-35-414-179	1925		Golfview Ave	09/10/2010	\$104,000	WD	\$51,700	0.27		C	1 sty	1951	1,040	1,040	440
16	153	06-35-435-182	2001		Golfview Ave	06/11/2009	\$95,000	WD	\$61,700	0.27		C	1 sty	1952	1,305	1,000	352
16	154	06-35-443-209	2126		Golfview Ave	03/11/2010	\$100,000	WD	\$51,000	0.18		C-5	1 sty	1952	916	864	320
16	155	06-35-439-197	2213		Golfview Ave	11/09/2009	\$104,900	WD	\$60,400	0.18		C	1 sty	1953	1,251	1,251	247
16	156	06-27-430-349	437		Homecrest Ave	05/20/2009	\$128,000	WD	\$52,200	0.27		C	1 sty	1968	1,092	1,092	504

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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	Year Built	Floor Area	Bsmnt Area	Garage Area
16	157	06-27-436-001	536		Homecrest Ave	04/15/2009	\$115,000	WD	\$70,100	0.83		C+5	1 sty	1973	1,041	960	440
16	158	06-26-312-187	940		Homecrest Ave	08/06/2009	\$138,000	WD	\$73,200	0.19		C+10	1 3/4 - 2 sty	1933	1,774	806	624
16	159	06-26-312-127	1015		Homecrest Ave	11/30/2009	\$111,000	WD	\$57,300	0.19		C	1+ to 11/2 sty	1927	1,584	936	576
16	160	06-26-313-180	1110		Homecrest Ave	05/29/2009	\$109,000	WD	\$76,000	0.19		C+5	1 sty	1957	1,562	1,562	720
16	161	06-26-331-140	1303		Homecrest Ave	01/02/2009	\$101,500	WD	\$60,600	0.19		C	1+ to 11/2 sty	1931	1,632	841	480
16	162	06-26-413-090	1824		Homecrest Ave	07/27/2009	\$75,000	WD	\$47,500	0.18		C-5	1+ to 11/2 sty	1953	1,082	720	448
16	163	06-26-414-095	1924		Homecrest Ave	05/10/2010	\$103,000	WD	\$48,700	0.18		C-5	1+ to 11/2 sty	1958	1,224	720	280
16	164	06-26-437-037	2125		Homecrest Ave	04/26/2010	\$63,900	WD	\$32,200	0.21		D+10	1to13/4 on slab	1955	864		320
16	165	06-35-131-053	1312		Howland Ave	03/06/2009	\$124,500	WD	\$55,900	0.34		C	1+ to 11/2 sty	1926	1,258	672	252
16	166	06-35-142-048	1328		Kingston Ave	08/28/2009	\$84,000	WD	\$46,800	0.15		C	1+ to 11/2 sty	1935	1,107	780	240
16	167	06-26-486-011	3006		Konkle St	01/26/2009	\$75,900	WD	\$43,800	0.20		C-5	1to13/4 on slab	1954	894		320
16	168	06-35-236-028	3418		Konkle St	11/03/2009	\$79,000	WD	\$43,500	0.20		C-5	1 sty	1986	768	768	308
16	169	06-35-241-026	3504		Konkle St	02/11/2010	\$58,900	WD	\$35,800	0.20		CD	1to13/4 on slab	1950	735		280
16	170	06-35-437-188	4101		Konkle St	11/25/2009	\$98,500	WD	\$48,700	0.18		C	1 sty	1954	1,008	1,008	440
16	171	06-35-168-336	1127		Lakeway Ave	07/01/2010	\$127,000	WD	\$62,700	0.25		C+5	1+ to 11/2 sty	1942	1,278	930	440
16	172	06-35-190-344	1237		Lakeway Ave	08/27/2009	\$143,000	WD	\$64,800	0.25		C+10	1 3/4 - 2 sty	1940	1,550	748	400
16	173	06-35-195-300	1240		Lakeway Ave	09/01/2010	\$120,900	WD	\$53,000	0.30		C+10	1 3/4 - 2 sty	1941	1,329	520	263
16	174	06-35-192-349	1333		Lakeway Ave	03/05/2010	\$127,000	WD	\$62,000	0.25		C+10	1+ to 11/2 sty	1940	1,176	784	400
16	175	06-35-192-351	1401		Lakeway Ave	06/26/2009	\$135,000	WD	\$66,400	0.25		C-5	1+ to 11/2 sty	1937	1,368	832	572

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City of Kalamazoo Residential Sales for 2011 Assessments

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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	Year Built	Floor Area	Bsmnt Area	Garage Area
16	176	06-35-193-355	1425		Lakeway Ave	04/24/2009	\$112,800	WD	\$59,900	0.24		C	1+ to 11/2 sty	1929	1,416	1,176	1,200
16	177	06-35-272-276	1816		Lakeway Ave	03/30/2010	\$121,500	WD	\$52,900	0.30		C	1+ to 11/2 sty	1941	1,111	929	240
16	178	06-35-295-267	1928		Lakeway Ave	03/12/2010	\$77,000	WD	\$47,600	0.30		C-5	1 sty	1947	941	864	280
16	179	06-35-295-265	1940		Lakeway Ave	03/17/2010	\$80,000	WD	\$57,900	0.30		C	1+ to 11/2 sty	1923	1,418	981	480
16	180	06-35-299-248	2222		Lakeway Ave	04/01/2009	\$50,000	OTH	\$61,200	0.31		C-10	1+ to 11/2 sty	1948	1,162	728	440
16	181	06-26-468-021	3023		Lowell St	08/27/2009	\$49,900	WD	\$45,400	0.28		C-5	1 sty	1939	868	750	297
16	182	06-35-476-407	4245		Mayfair St	04/30/2010	\$120,000	WD	\$55,800	0.36		CD	1 sty	2009	1,165	1,157	484
16	183	06-35-158-406	1109		Miles Ave	01/07/2010	\$112,400	WD	\$45,200	0.25		C	1+ to 11/2 sty	1941	975	780	344
16	184	06-35-187-364	1328		Miles Ave	07/13/2009	\$149,900	WD	\$70,100	0.25		C+5	1 sty	1928	1,516	1,502	441
16	185	06-35-187-363	1334		Miles Ave	06/01/2010	\$131,750	WD	\$54,500	0.25		C+5	1+ to 11/2 sty	1940	1,082	816	480
16	186	06-35-187-361	1410		Miles Ave	12/18/2009	\$106,500	WD	\$57,100	0.26		C	1 sty	1952	1,156	1,046	267
16	187	06-35-184-107	1511		Miles Ave	09/24/2009	\$47,000	WD	\$45,700	0.23		CD	1 sty	1947	816	816	301
16	188	06-35-259-128	1903		Miles Ave	06/07/2010	\$99,900	WD	\$43,100	0.25		C	1 sty	1952	852	852	520
16	189	06-35-280-134	1939		Miles Ave	07/24/2009	\$65,000	WD	\$43,600	0.25		C	1 sty	1937	837	837	
16	190	06-35-288-161	2134		Miles Ave	03/02/2010	\$80,000	WD	\$41,500	0.23		C-5	Under 800 SF	1932	784	784	280
16	191	06-35-288-158	2208		Miles Ave	10/23/2009	\$104,000	WD	\$51,900	0.23		C	1+ to 11/2 sty	1930	1,198	816	400
16	192	06-26-450-006	2816		Morgan St	04/16/2010	\$108,500	WD	\$51,500	0.14		C	1+ to 11/2 sty	1938	1,160	928	484
16	193	06-26-465-004	3018		Morgan St	05/21/2010	\$120,000	WD	\$47,900	0.14		C	1+ to 11/2 sty	1946	1,275	780	308
16	194	06-26-466-019	3103		Morgan St	05/18/2009	\$93,000	WD	\$47,900	0.14		C	1+ to 11/2 sty	1945	1,216	896	300

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			Num	Dir	Street							Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
16	195	06-26-466-018	3107		Morgan St	09/29/2010	\$72,900	ML	\$35,800	0.14		C-5	1+ to 11/2 sty	1943	849	672	190
16	196	06-26-494-043	3029		Nellbert St	08/24/2010	\$77,000	WD	\$41,000	0.20		CD	1to13/4 on slab	1953	1,005		566
16	197	06-27-443-001	706		Norton Dr	06/24/2010	\$85,000	WD	\$58,600	0.57		C+5	1 sty	1955	1,329	585	360
16	198	06-35-457-001	1818		Nottingham Ave	05/27/2009	\$102,000	WD	\$62,500	0.24		C+5	1 sty	1954	1,216	1,216	440
16	199	06-35-453-371	1903		Nottingham Ave	05/28/2010	\$93,500	WD	\$50,900	0.18		C	1 sty	1955	1,246	1,008	240
16	200	06-35-403-070	1820		Paddington Rd	03/13/2009	\$126,500	WD	\$69,900	0.27		C+10	1 3/4 - 2 sty	1948	1,174	671	450
16	201	06-35-426-024	2013		Paddington Rd	04/10/2009	\$108,000	WD	\$60,600	0.18		C+10	1+ to 11/2 sty	1949	1,295	959	280
16	202	06-35-428-031	2121		Paddington Rd	04/29/2009	\$116,000	WD	\$64,000	0.27		C	1 sty	1954	1,191	1,191	440
16	203	06-35-428-045	2208		Paddington Rd	04/23/2010	\$81,900	WD	\$42,500	0.18		C	1 sty	1952	860	860	280
16	204	06-35-429-036	2209		Paddington Rd	07/28/2009	\$100,000	WD	\$43,700	0.27		C-5	1+ to 11/2 sty	1950	776	776	240
16	205	06-26-325-059	2423		Pasadena St	04/30/2010	\$140,000	WD	\$71,000	0.19		C+10	1 3/4 - 2 sty	1929	2,094	576	392
16	206	06-26-300-042	2423		Portage St	05/20/2009	\$41,000	WD	\$60,600	0.27		C	1 sty	1925	2,084	1,558	400
16	207	06-27-434-306	2504		Portage St	06/25/2010	\$75,000	WD	\$46,400	0.25		C	1+ to 11/2 sty	1946	1,029	686	440
16	208	06-35-189-200	3817		Portage St	06/23/2010	\$78,000	WD	\$54,000	0.20		C+5	1 sty	1945	856	856	440
16	209	06-26-369-036	1127		Reycraft Dr	07/15/2010	\$100,000	WD	\$55,100	0.19		C+5	1 3/4 - 2 sty	1941	1,412	689	226
16	210	06-26-392-022	1409		Reycraft Dr	02/11/2010	\$82,550	WD	\$61,300	0.19		C+5	1 3/4 - 2 sty	1941	1,620	560	216
16	211	06-26-393-018	1416		Reycraft Dr	07/24/2009	\$110,000	WD	\$60,100	0.19		C	1+ to 11/2 sty	1953	1,599	1,119	572
16	212	06-26-393-017	1422		Reycraft Dr	11/13/2009	\$119,500	WD	\$64,400	0.19		C+5	1 3/4 - 2 sty	1946	1,433	821	484
16	213	06-26-307-108	1016		Roseland Ave	05/24/2010	\$85,000	WD	\$53,400	0.19		C	1+ to 11/2 sty	1928	1,055	1,027	480

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			Num	Dir							Street	Class	Story Height	Year Built	Floor Area	Bsmnt Area	Garage Area
16	214	06-26-303-055	1109		Roseland Ave	05/20/2009	\$114,000	WD	\$53,900	0.19		C+5	1 3/4 - 2 sty	1924	1,452	716	216
16	215	06-26-325-060	1209		Roseland Ave	06/21/2010	\$100,000	WD	\$49,800	0.19		C+5	1 3/4 - 2 sty		1,056	528	576
16	216	06-26-331-096	1228		Roseland Ave	05/01/2009	\$150,000	WD	\$68,900	0.19		C+5	1 3/4 - 2 sty	1933	1,749	744	657
16	217	06-26-433-026	2212		Roseland Ave	11/14/2008	\$80,900	WD	\$38,200	0.20		CD	1 sty	1955	864		
16	218	06-35-175-473	1233		Royce Ave	04/30/2010	\$107,500	WD	\$56,600	0.25		C+5	1 3/4 - 2 sty	1940	1,444	825	369
16	219	06-35-178-001	1420		Royce Ave	04/09/2010	\$86,400	WD	\$51,900	0.13		C	1 sty	1932	1,082	954	308
16	220	06-35-255-095	1604		Royce Ave	04/21/2010	\$137,000	WD	\$57,400	0.25		C+5	1 3/4 - 2 sty	1931	1,448	624	480
16	221	06-35-255-094	1610		Royce Ave	02/04/2010	\$80,000	WD	\$59,900	0.25		C-5	Tri/Bi-Level	1959	1,518	444	484
16	222	06-35-275-033	1933		Royce Ave	05/24/2010	\$90,000	WD	\$61,800	0.25		C	1+ to 11/2 sty	1948	1,569	1,263	280
16	223	06-35-278-065	2110		Royce Ave	02/27/2009	\$71,900	WD	\$52,500	0.25		C	1 3/4 - 2 sty	1938	971	575	240
16	224	06-35-277-043	2115		Royce Ave	09/11/2009	\$124,000	WD	\$55,800	0.25		C	1+ to 11/2 sty	1934	1,257	832	334
16	225	06-35-279-053	2233		Royce Ave	04/30/2010	\$115,000	WD	\$51,200	0.36		C	1 3/4 - 2 sty	1929	1,142	644	360
16	226	06-35-279-054	2234		Royce Ave	10/15/2009	\$78,500	WD	\$47,900	0.22		C-5	1 sty	1927	1,012	772	832
16	227	06-26-363-065	1026		Sheridan Dr	09/01/2009	\$78,900	WD	\$46,800	0.19		C	1+ to 11/2 sty	1940	1,008	1,008	
16	228	06-26-359-076	1115		Sheridan Dr	12/18/2009	\$115,500	WD	\$52,100	0.19		C	1+ to 11/2 sty	1948	1,072	858	480
16	229	06-26-386-054	1234		Sheridan Dr	05/03/2010	\$95,000	WD	\$46,900	0.19		C+5	1 sty	1956	962	962	280
16	230	06-26-381-084	1303		Sheridan Dr	04/29/2010	\$103,800	LC	\$60,600	0.19		C	1 3/4 - 2 sty	1947	1,880	1,094	670
16	231	06-26-388-038	1416		Sheridan Dr	09/25/2009	\$123,000	WD	\$67,000	0.19		C+5	1 3/4 - 2 sty	1948	1,713	787	528
16	232	06-26-388-037	1422		Sheridan Dr	07/31/2009	\$116,000	WD	\$59,600	0.19		C+5	1+ to 11/2 sty	1941	1,394	943	400

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
16	233	06-26-384-047	1509		Sheridan Dr	08/13/2009	\$114,900	WD	\$52,300	0.19		C+5	1+ to 11/2 sty	1947	997	965	320
16	234	06-26-389-031	1528		Sheridan Dr	06/24/2009	\$109,910	WD	\$48,500	0.19		C+5	1+ to 11/2 sty	1950	956	776	320
16	235	06-26-461-016	1705		Sheridan Dr	07/10/2009	\$73,700	WD	\$39,300	0.11		C	1 sty	1959	924	924	317
16	236	06-26-322-261	924		Southern Ave	05/21/2010	\$116,000	WD	\$53,700	0.19		C+5	1 3/4 - 2 sty	1929	1,248	624	320
16	237	06-26-322-257	1016		Southern Ave	10/10/2008	\$126,000	WD	\$58,500	0.19		C	1 3/4 - 2 sty	1931	1,472	756	370
16	238	06-26-324-251	1122		Southern Ave	06/17/2009	\$124,000	WD	\$65,500	0.19		C+10	1 3/4 - 2 sty	1926	1,303	624	216
16	239	06-26-416-049	1705		Southern Ave	11/20/2009	\$82,000	WD	\$43,900	0.17		C-5	1 sty	1955	918	903	280
16	240	06-26-418-056	1819		Southern Ave	11/24/2009	\$105,000	WD	\$45,700	0.18		C	1 sty	1956	976	836	
16	241	06-26-353-117	1015		Vassar Dr	12/02/2009	\$140,000	WD	\$59,600	0.19		C+5	1 3/4 - 2 sty	1929	1,474	848	360
16	242	06-26-359-102	1110		Vassar Dr	09/17/2010	\$123,000	WD	\$63,600	0.19		C+10	1 3/4 - 2 sty	1928	1,526	857	543
16	243	06-26-381-091	1316		Vassar Dr	06/04/2010	\$79,900	WD	\$45,600	0.19		C	1+ to 11/2 sty	1932	1,042	695	396
16	244	06-26-469-007	3102		Whittier Dr	09/14/2009	\$60,000	WD	\$40,500	0.14		C-5	1+ to 11/2 sty	1943	986	780	428
16	245	06-35-147-093	1412		Winton Ave	08/24/2009	\$107,200	WD	\$49,300	0.28		C	1+ to 11/2 sty	1934	959	572	640
16	246	06-35-148-089	1428		Winton Ave	11/18/2009	\$98,000	WD	\$50,300	0.18		C+5	1+ to 11/2 sty	1937	954	636	330

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
18	247	06-26-261-011	1705		Buena Vista St	04/29/2010	\$99,500	WD	\$44,100	0.28		C-5	1 sty	1966	1,488	992	480
18	248	06-26-264-007	2236		Factory St	06/11/2010	\$76,205	WD	\$32,200	0.28		D+10	1 sty	1947	1,012	810	672
18	249	06-26-185-002	1205		Franklin St	06/10/2010	\$103,000	WD	\$49,900	0.54	06-26-185-003	C-5	1 sty	1952	1,162	966	294
18	250	06-26-257-008	1721		Fulton St	01/28/2010	\$73,900	WD	\$33,400	0.25		CD	1 sty	1950	970	776	280
18	251	06-26-183-001	2215		March St	09/24/2010	\$65,000	WD	\$38,500	0.25		C-5	1 sty		1,445		576
18	252	06-26-328-009	1410		Miller Rd	02/24/2010	\$72,500	WD	\$40,900	0.19		C-5	1+ to 11/2 sty	1946	997	792	400
18	253	06-26-329-001	1528		Miller Rd	03/02/2009	\$77,500	WD	\$46,400	0.19		C-5	1+ to 11/2 sty	1945	1,221	792	280
18	254	06-26-428-005	2206		Miller Rd	06/04/2009	\$66,500	WD	\$39,000	0.20		C-5	1+ to 11/2 sty	1946	1,088	725	280
18	255	06-26-176-008	1302		Palmer Ave	04/16/2010	\$43,900	LC	\$22,000	0.13		CD	1to13/4 on slab	1946	765		308
18	256	06-26-170-004	2303		Portage St	12/05/2009	\$37,900	ML	\$38,700	0.12		C-5	1 3/4 - 2 sty	1925	1,396	792	280

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
19	257	06-34-279-001	810		Barber Ave	10/01/2009	\$47,000	WD	\$76,600	0.38		C+5	1 3/4 - 2 sty	1935	1,756	988	576
19	258	06-35-110-005	828		Foley St	12/19/2008	\$90,000	WD	\$51,900	0.20		CD	1 3/4 - 2 sty	1924	1,390	585	
19	259	06-26-360-016	914		Sheridan Dr	06/15/2010	\$68,200	WD	\$43,800	0.20		C-5	1+ to 1 1/2 sty	1916	1,255	930	250
19	260	06-34-244-010	819		Sunnock Ave	05/27/2010	\$49,900	WD	\$28,500	0.16		D+10	1to13/4 on slab	1955	833		280

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
21	261	06-27-177-006	113	W	Alcott St	06/23/2010	\$35,000	WD	\$31,600	0.10		CD	1 3/4 - 2 sty	1895	908	651	440
21	262	06-27-144-007	205	E	Belmont Ave	03/13/2010	\$59,900	LC	\$23,400	0.13		D+10	1 3/4 - 2 sty	1928	804	528	280
21	263	06-27-119-008	216	W	Belmont Ave	10/01/2009	\$49,999	WD	\$28,200	0.14		C-5	1 3/4 - 2 sty	1907	1,270	627	
21	264	06-22-347-001	1225	S	Burdick St	06/11/2010	\$65,000	WD	\$25,400	0.15		D+10	1 3/4 - 2 sty	1911	1,292	734	225
21	265	06-22-347-007	1311	S	Burdick St	09/30/2009	\$10,000	WD	\$28,400	0.15		D+10	1 3/4 - 2 sty		1,625	767	
21	266	06-27-188-012	2217	S	Burdick St	09/24/2009	\$92,500	WD	\$32,200	0.21		C-5	1+ to 1 1/2 sty	1920	1,080	864	400
21	267	06-27-193-004	2301	S	Burdick St	06/04/2009	\$67,900	WD	\$30,700	0.14		C-10	1 3/4 - 2 sty	1910	1,298	649	360
21	268	06-27-372-277	404	W	Cork St	02/01/2010	\$129,900	ML	\$65,200	0.14		C	1 3/4 - 2 sty	1944	2,184	1,092	
21	269	06-27-371-274	415		Fairfax Ave	04/01/2009	\$87,500	WD	\$33,600	0.14		C	1 3/4 - 2 sty	1927	879	400	
21	270	06-27-341-012	130		Fairview Ave	05/08/2009	\$70,000	WD	\$45,200	0.40		CD	1 sty	1957	1,318		480
21	271	06-27-340-006	158		Fairview Ave	06/24/2009	\$65,000	WD	\$44,800	0.34		C-5	1 sty	1942	1,044	756	280
21	272	06-27-353-203	314		Garland St	08/05/2009	\$110,000	WD	\$54,200	0.18		C+5	1+ to 1 1/2 sty	1950	1,245	996	440
21	273	06-27-182-006	2116		Haveman Pl	03/31/2010	\$26,000	WD	\$33,500	0.10		CD	1 3/4 - 2 sty	1915	1,176	588	400
21	274	06-27-197-015	2317		Hillside Pl	06/30/2010	\$85,000	WD	\$41,100	0.11		C	1 3/4 - 2 sty	1912	1,083	596	187
21	275	06-27-328-002	107		Inkster Ave	09/30/2010	\$106,900	WD	\$53,200	0.20		C	1 3/4 - 2 sty	1908	1,236	713	400
21	276	06-27-137-005	123	E	Maple St	04/28/2009	\$74,900	WD	\$29,900	0.12		CD	1 sty	1924	920	912	680
21	277	06-27-192-058	129		Millview Ave	08/21/2009	\$65,900	WD	\$33,500	0.10		CD	Under 800 SF	1941	649	649	278
21	278	06-27-191-026	136		Millview Ave	06/04/2010	\$59,700	WD	\$29,500	0.12		CD	1+ to 1 1/2 sty	1899	827	620	
21	279	06-27-191-053	149		Millview Ave	05/21/2009	\$123,900	WD	\$58,300	0.10		C+5	1 3/4 - 2 sty	1920	1,603	698	600

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
21	280	06-27-357-220	2912	S	Park St	08/27/2009	\$49,900	WD	\$36,200	0.14		C-5	1 sty	1917	912	912	180
21	281	06-27-349-092	17		Ravinia St	11/21/2008	\$96,000	WD	\$56,700	0.18		C-5	1 3/4 - 2 sty	1917	1,361	736	342
21	282	06-27-375-024	155		Ridgewood St	10/20/2008	\$90,000	WD	\$52,100	0.24		C	1 sty	1929	1,034	1,026	288
21	283	06-27-375-024	155		Ridgewood St	12/21/2009	\$76,000	ML	\$47,400	0.24		C	1 sty	1929	1,034	1,026	288
21	284	06-27-144-004	1924		Van Zee St	10/01/2008	\$25,000	LC	\$27,900	0.07		C-5	1 3/4 - 2 sty	1928	1,136	543	209
21	285	06-27-380-100	168		Whitcomb St	07/26/2010	\$91,000	WD	\$47,400	0.47		C	1 sty	1958	1,113	1,096	288
21	286	06-27-364-169	213		Whitcomb St	04/15/2010	\$82,000	WD	\$37,700	0.23		CD	1 sty	1951	848	848	480

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
23	287	06-28-130-014	1832		Brentwood Ave	04/16/2010	\$142,000	WD	\$68,700	0.13		BC	1 3/4 - 2 sty	1926	1,744	752	207
23	288	06-28-140-003	1914		Brentwood Ave	08/20/2010	\$143,000	WD	\$58,300	0.15		C	1+ to 1 1/2 sty	1920	1,306	672	216
23	289	06-28-140-015	1917		Brentwood Ave	06/10/2009	\$175,000	WD	\$90,800	0.22		C+10	1 3/4 - 2 sty	1925	2,165	916	502
23	290	06-28-140-014	1919		Brentwood Ave	10/20/2009	\$149,000	WD	\$67,500	0.15		C	1 3/4 - 2 sty	1922	1,549	854	576
23	291	06-28-149-001	1109		Cherry St	07/15/2009	\$158,000	WD	\$71,600	0.25		C+5	1+ to 1 1/2 sty	1940	1,627	939	528
23	292	06-27-156-009	2125		Crane Ave	07/29/2009	\$437,500	WD	\$202,200	0.58	06-27-156-005	B+10	1 3/4 - 2 sty	1894	4,443	1,835	370
23	293	06-27-303-032	314		Creston Ave	03/19/2010	\$134,900	WD	\$57,700	0.15		C	1 sty	1928	1,145	1,120	216
23	294	06-28-458-001	2836		Duchess Dr	03/05/2010	\$144,500	WD	\$83,300	0.26		C+10	1 sty	1947	1,478	1,134	419
23	295	06-28-469-019	3021		Duchess Dr	10/16/2009	\$115,000	WD	\$76,000	0.14		BC	1 3/4 - 2 sty	1948	1,640	822	253
23	296	06-28-424-002	2720		Duke St	12/23/2009	\$121,000	WD	\$63,700	0.17		C+10	1 sty	1954	1,122	1,122	308
23	297	06-28-469-016	3020		Duke St	02/25/2010	\$118,000	WD	\$66,700	0.18		BC	1 3/4 - 2 sty	1941	1,255	600	220
23	298	06-27-338-074	102		Edgemoor Ave	06/29/2009	\$125,000	WD	\$67,800	0.19		C	1+ to 1 1/2 sty	1947	1,192	964	280
23	299	06-27-337-071	112		Edgemoor Ave	07/23/2009	\$130,810	WD	\$69,100	0.19		BC	1+ to 1 1/2 sty	1948	1,223	784	480
23	300	06-27-336-037	132		Edgemoor Ave	12/31/2008	\$132,000	WD	\$74,600	0.14		C+5	1+ to 1 1/2 sty	1940	1,400	734	240
23	301	06-27-313-076	302		Edgemoor Ave	03/20/2009	\$72,000	WD	\$64,700	0.15		C+10	1 3/4 - 2 sty	1926	1,342	718	216
23	302	06-27-312-103	405		Edgemoor Ave	05/07/2009	\$175,500	WD	\$87,200	0.19		BC	1 3/4 - 2 sty	1926	2,296	672	
23	303	06-27-311-100	419		Edgemoor Ave	04/29/2010	\$80,000	WD	\$49,600	0.15		C-5	1 sty	1930	1,020	1,008	216
23	304	06-28-435-008	731		Edgemoor Ave	11/21/2008	\$156,000	WD	\$80,200	0.15		C+10	1 3/4 - 2 sty	1925	1,477	900	222
23	305	06-28-298-002	2342		Glenwood Dr	08/30/2010	\$150,000	WD	\$65,200	0.14		C+10	1 3/4 - 2 sty	1912	1,516	784	400

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
23	306	06-28-298-022	2347		Glenwood Dr	05/17/2010	\$114,500	ML	\$62,400	0.15		C+10	1 sty	1952	1,225	1,225	484
23	307	06-28-433-029	2514		Glenwood Dr	09/24/2009	\$126,700	WD	\$77,900	0.20		C+5	1+ to 1 1/2 sty	1940	1,580	1,160	528
23	308	06-27-175-001	200		Grandview Ave	09/29/2010	\$197,000	WD	\$106,300	1.52		B	1 3/4 - 2 sty	1994	1,520	1,128	484
23	309	06-28-133-006	1205		Hillcrest Ave	01/30/2009	\$125,000	WD	\$65,800	0.13		C	1 3/4 - 2 sty	1927	1,578	894	216
23	310	06-28-127-012	1304		Hillcrest Ave	05/18/2010	\$116,500	WD	\$48,000	0.13		C	1 3/4 - 2 sty	1919	1,028	528	280
23	311	06-28-131-006	1321		Hillcrest Ave	11/25/2009	\$103,000	WD	\$75,100	0.13		C+10	1 3/4 - 2 sty	1922	2,198	806	216
23	312	06-28-104-003	1420		Hillcrest Ave	05/28/2010	\$142,000	WD	\$61,800	0.11		C+5	1 3/4 - 2 sty	1913	1,502	600	396
23	313	06-28-228-004	525		Howard St	01/28/2010	\$44,000	WD	\$51,100	0.40	06-28-229-001	C	1 3/4 - 2 sty	3799	1,296	787	496
23	314	06-28-129-001	1103		Howard St	02/26/2010	\$134,000	WD	\$53,600	0.13		C+5	1 3/4 - 2 sty	1910	1,351	649	400
23	315	06-28-126-005	1325		Howard St	11/20/2008	\$87,500	WD	\$45,100	0.13		C+5	1 3/4 - 2 sty	1923	1,228	702	225
23	316	06-28-142-002	1915		Indiana St	10/27/2009	\$149,500	WD	\$58,400	0.15		C	1 3/4 - 2 sty	1914	1,440	762	225
23	317	06-27-304-002	201		Inkster Ave	04/24/2009	\$55,000	WD	\$50,600	0.10		C	1 sty	1926	968	968	295
23	318	06-28-299-001	504		Inkster Ave	06/08/2009	\$140,000	WD	\$73,000	0.21		C+5	1+ to 1 1/2 sty	1946	1,635	1,196	484
23	319	06-28-426-001	2415		Law Ave	06/11/2010	\$189,000	WD	\$104,000	0.25		BC	1 3/4 - 2 sty	1948	1,970	956	441
23	320	06-28-137-001	1229	W	Maple St	11/03/2009	\$79,500	WD	\$47,000	0.13		C-5	1 sty	1925	900	900	216
23	321	06-27-323-156	227		Montrose Ave	09/01/2010	\$92,500	WD	\$53,100	0.15		C+5	1 sty	1952	1,039	939	460
23	322	06-27-317-128	402		Montrose Ave	01/13/2009	\$60,000	WD	\$57,400	0.18		C	1+ to 1 1/2 sty	1924	1,144	810	278
23	323	06-27-316-145	423		Montrose Ave	07/24/2009	\$71,500	WD	\$66,300	0.23		C	1 3/4 - 2 sty	1929	1,359	768	216
23	324	06-28-449-021	507		Montrose Ave	08/16/2010	\$151,000	LC	\$70,100	0.35		C	1 3/4 - 2 sty	1925	1,410	816	264

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Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
23	325	06-28-448-003	525		Montrose Ave	11/02/2009	\$133,000	WD	\$53,100	0.16		C	1+ to 11/2 sty	1948	881	881	264
23	326	06-28-446-006	725		Montrose Ave	08/19/2009	\$104,000	WD	\$58,700	0.15		C+10	1 3/4 - 2 sty	1930	1,140	634	324
23	327	06-27-330-018	2430		Outlook St	11/07/2008	\$146,500	WD	\$63,700	0.14		C+10	1 3/4 - 2 sty	1926	1,274	740	216
23	328	06-27-331-031	2431		Outlook St	03/17/2010	\$150,000	WD	\$71,000	0.14		C+10	1 3/4 - 2 sty	1927	1,610	962	216
23	329	06-27-335-131	2616		Outlook St	10/09/2009	\$112,500	WD	\$57,600	0.14		C+5	1 3/4 - 2 sty	1920	1,152	576	216
23	330	06-27-162-015	2222	S	Park St	12/12/2008	\$248,500	WD	\$92,900	0.15		BC	1 3/4 - 2 sty	1927	1,901	915	400
23	331	06-27-172-018	2330	S	Park St	04/26/2010	\$151,500	WD	\$74,500	0.15		C+10	1 3/4 - 2 sty	1923	1,815	792	420
23	332	06-27-164-002	211		Parkwood Dr	04/30/2010	\$215,500	WD	\$80,800	0.14		B-10	1 3/4 - 2 sty	1930	1,741	864	440
23	333	06-27-163-015	314		Parkwood Dr	12/05/2008	\$313,000	WD	\$150,900	0.35		B	1 3/4 - 2 sty	1928	2,757	840	420
23	334	06-28-144-001	1914		Stearns St	06/02/2010	\$96,000	WD	\$38,600	0.13		CD	Under 800 SF	1925	738	492	216
23	335	06-28-442-010	2621		University Ave	09/18/2009	\$110,000	WD	\$73,000	0.16		C+5	1+ to 11/2 sty	1946	1,320	880	252
23	336	06-28-284-006	2216	S	Westnedge Ave	08/26/2009	\$177,000	WD	\$69,900	0.15		C+5	1 3/4 - 2 sty	1916	2,069	819	660
23	337	06-28-294-005	2330	S	Westnedge Ave	05/11/2009	\$103,000	WD	\$57,900	0.15		C+10	1 3/4 - 2 sty	1911	1,704	828	396
23	338	06-27-310-093	2603	S	Westnedge Ave	01/15/2010	\$124,500	WD	\$60,400	0.17		C+10	1 3/4 - 2 sty	1923	1,793	936	280
23	339	06-28-449-019	2724	S	Westnedge Ave	12/31/2009	\$80,000	WD	\$52,600	0.17		C	1+ to 11/2 sty	1924	1,520	1,000	360

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
24	340	06-29-215-028	2023		Aberdeen Dr	07/26/2010	\$210,000	WD	\$120,500	0.43		B-10	1 sty	1965	1,933	1,933	662
24	341	06-29-251-022	2125		Aberdeen Dr	07/02/2009	\$215,000	WD	\$105,500	0.50		B-10	Walk out ranch	1965	1,729	1,724	548
24	342	06-29-261-005	2222		Aberdeen Dr	08/31/2010	\$220,000	WD	\$97,000	0.41		BC	1 3/4 - 2 sty	1965	2,326	1,088	484
24	343	06-29-179-006	2410		Acorn Ln	03/25/2009	\$191,000	WD	\$139,000	0.31		B	1 3/4 - 2 sty	1975	2,575	1,487	676
24	344	06-29-347-040	2537		Applelane Ave	08/03/2009	\$126,500	WD	\$59,200	0.24		C+10	1 sty	1953	1,048	1,048	420
24	345	06-29-346-004	2606		Applelane Ave	05/28/2009	\$134,000	WD	\$58,600	0.22		C+10	1 sty	1951	1,264	1,264	360
24	346	06-29-323-086	2811		Applelane Ave	06/02/2009	\$125,000	WD	\$66,200	0.26		C+10	1 sty	1954	1,351	1,351	440
24	347	06-29-160-018	3100		Audubon Dr	04/29/2010	\$130,000	WD	\$79,100	0.85		C+10	1 sty	1953	1,408	1,408	487
24	348	06-29-160-017	3108		Audubon Dr	02/25/2009	\$126,000	WD	\$83,200	0.71		C	1 sty	1953	1,168	1,168	400
24	349	06-29-242-001	2108		Benjamin Ave	12/18/2009	\$230,000	WD	\$86,100	0.17		B-10	1+ to 1 1/2 sty	1934	1,674	963	526
24	350	06-29-243-036	2109		Benjamin Ave	08/05/2009	\$279,900	WD	\$98,500	0.22		BC	1 3/4 - 2 sty	1937	2,573	1,174	342
24	351	06-29-284-002	2249		Benjamin Ave	07/03/2009	\$157,000	WD	\$61,600	0.22		C+10	1 3/4 - 2 sty		1,571	720	360
24	352	06-29-250-035	2115		Broadway Ave	08/13/2010	\$208,800	WD	\$99,300	0.40		BC	1 3/4 - 2 sty	1965	2,197	1,189	541
24	353	06-28-285-011	2304		Bronson Blvd	12/04/2008	\$465,000	WD	\$129,800	0.39		B	2 1/4 sty up	1923	3,664	1,311	380
24	354	06-28-422-063	2747		Bronson Blvd	01/14/2010	\$233,000	WD	\$77,500	0.23		BC	1 3/4 - 2 sty	1931	1,539	685	370
24	355	06-28-421-059	2777		Bronson Blvd	02/02/2009	\$230,000	WD	\$121,300	0.26		C+10	Tri/Bi-Level	2001	2,748		1,152
24	356	06-28-420-056	2815		Bronson Blvd	04/15/2010	\$170,500	WD	\$66,400	0.25		C+10	1 3/4 - 2 sty	1940	1,490	832	528
24	357	06-28-349-001	2842		Bronson Blvd	03/12/2009	\$225,000	WD	\$142,600	0.41		B	1 3/4 - 2 sty	1964	2,988	1,459	507
24	358	06-28-348-012	2878		Bronson Blvd	06/25/2010	\$177,000	WD	\$99,400	0.36		BC	1 sty	1957	2,292	2,292	576

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Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
24	359	06-28-378-013	2881		Bronson Blvd	09/29/2010	\$103,895	WD	\$86,100	0.67		BC	1 sty	1951	1,709	1,694	432
24	360	06-28-387-003	3006		Bronson Blvd	08/28/2009	\$110,000	WD	\$89,600	0.37		BC	1 sty	1955	1,582	1,582	495
24	361	06-29-418-165	2210		Chevy Chase Blvd	09/29/2010	\$150,000	WD	\$87,000	0.40		BC	1 sty	1953	1,607	1,587	462
24	362	06-29-470-155	2336		Crest Dr	10/02/2009	\$119,900	WD	\$66,400	0.89		C	1 sty	1949	1,612		
24	363	06-29-261-004	2257		Crosswind Dr	03/17/2010	\$205,000	WD	\$122,900	0.45		B-10	1 3/4 - 2 sty	1963	2,374	992	528
24	364	06-28-405-026	1024		Edgemoor Ave	05/17/2010	\$224,000	WD	\$133,000	0.43		B	1 3/4 - 2 sty	1948	2,927	1,240	528
24	365	06-28-102-003	1534		Evanston Ave	08/28/2009	\$132,000	WD	\$57,300	0.18		C+10	1 3/4 - 2 sty	1927	1,360	624	352
24	366	06-29-178-008	2127		Frederick Ave	09/22/2010	\$124,900	WD	\$66,000	0.26		C+10	1 sty	1955	1,390	1,364	576
24	367	06-29-182-001	2208		Frederick Ave	08/12/2009	\$125,000	WD	\$68,300	0.46		C+10	1 sty	1960	1,234	1,209	524
24	368	06-29-337-003	2524		Frederick Ave	12/30/2008	\$130,000	WD	\$86,800	0.32		C+10	1 sty	1954	1,548	1,359	462
24	369	06-29-347-284	2717		Frederick Ave	04/26/2010	\$167,000	WD	\$93,200	0.38		C+10	1 sty	1968	1,781	1,781	564
24	370	06-28-278-002	2115		Glenwood Dr	10/07/2009	\$169,900	WD	\$72,100	0.21		C+10	1 3/4 - 2 sty	1912	1,652	784	216
24	371	06-28-403-001	912		Inkster Ave	02/09/2009	\$215,000	WD	\$92,000	0.20		BC	1 3/4 - 2 sty	1920	2,098	833	520
24	372	06-29-389-070	2421		Kensington Dr	07/13/2009	\$158,000	WD	\$77,100	0.64	06-29-389-060	C-5	1 sty	1943	1,174	964	352
24	373	06-29-399-144	2455		Kensington Dr	05/28/2010	\$200,000	WD	\$114,800	0.81		C+10	1 sty	1956	2,314	1,590	1,802
24	374	06-29-369-208	2733		Kensington Dr	07/21/2009	\$175,000	WD	\$123,100	0.30		B+5	1 3/4 - 2 sty	2003	1,898	1,201	424
24	375	06-29-368-220	2808		Kensington Dr	04/20/2009	\$117,700	WD	\$75,600	0.48		BC	1 3/4 - 2 sty	1979	2,102		535
24	376	06-28-167-001	2309		Linwood Dr	07/16/2010	\$200,000	WD	\$77,000	1.15		C+10	1 3/4 - 2 sty	1950	1,724	1,201	440
24	377	06-29-333-270	2510		Lomond Dr	06/10/2010	\$185,000	WD	\$75,500	0.29		C	1 3/4 - 2 sty	1961	2,352	1,092	484

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
24	378	06-29-343-280	2710		Lomond Dr	03/30/2009	\$137,000	WD	\$87,500	0.29		B-10	1 sty	1958	1,440	1,440	495
24	379	06-29-348-001	2716		Lomond Dr	03/04/2009	\$180,000	WD	\$87,500	0.38		C+10	1+ to 11/2 sty	1964	1,680	1,120	1,252
24	380	06-29-379-050	2422		Lorraine Ave	07/09/2010	\$107,000	WD	\$45,000	0.16		C	Under 800 SF	1942	813	813	396
24	381	06-29-378-046	2510		Lorraine Ave	10/14/2009	\$82,000	WD	\$46,100	0.17		C	1 sty	1942	1,023	813	216
24	382	06-29-382-072	2527		Lorraine Ave	12/19/2008	\$108,000	WD	\$74,900	0.14		C	1 sty	2003	924	910	528
24	383	06-29-377-040	2604		Lorraine Ave	06/02/2010	\$94,000	WD	\$39,600	0.17		C	1+ to 11/2 sty	1937	992	768	216
24	384	06-29-375-034	2704		Lorraine Ave	09/25/2009	\$116,500	WD	\$44,500	0.17		C	1+ to 11/2 sty	1949	870	696	264
24	385	06-29-354-030	2734		Lorraine Ave	10/19/2009	\$99,000	WD	\$44,100	0.17		C	1 sty	1947	834	834	288
24	386	06-29-358-269	2815		Lorraine Ave	11/10/2009	\$92,500	WD	\$43,700	0.14		C-5	1+ to 11/2 sty	1948	997	817	280
24	387	06-28-155-002	2144		Oakland Dr	08/26/2009	\$129,900	WD	\$50,900	0.18		C+10	1 3/4 - 2 sty	1929	1,472	663	360
24	388	06-28-160-103	2155		Oakland Dr	06/11/2010	\$223,000	WD	\$102,500	1.08		C+10	1+ to 11/2 sty	1905	2,480	1,669	688
24	389	06-28-288-003	518		Parkwood Dr	12/01/2008	\$236,000	WD	\$113,700	0.17		B+10	1 3/4 - 2 sty	1926	2,378	1,238	576
24	390	06-30-449-017	2721		Parkwyn Dr	10/21/2008	\$220,000	WD	\$121,700	0.66		B-10	Tri/Bi-Level	1962	2,800	494	576
24	391	06-30-281-052	3510		Pine Grove Ln	10/22/2009	\$163,500	WD	\$84,200	0.26		B-10	1 sty	1961	1,667	1,109	580
24	392	06-28-296-022	2346		Plymouth Ln	08/12/2010	\$325,000	WD	\$156,700	0.69		B+20	1 3/4 - 2 sty	1918	2,727	1,482	400
24	393	06-29-304-011	2405		Rambling Rd	06/17/2010	\$117,500	WD	\$79,700	0.34		BC	1 sty	1955	1,378	1,356	420
24	394	06-29-303-108	2400		Ridgeview Dr	05/05/2009	\$237,000	WD	\$108,100	0.37		B-10	1 3/4 - 2 sty	1970	2,240	1,380	552
24	395	06-29-318-115	2615		Ridgeview Dr	02/25/2010	\$130,000	WD	\$97,900	0.29		BC	1 sty	1966	1,666	1,470	439
24	396	06-29-281-016	2239		Sheffield Dr	05/29/2009	\$172,900	WD	\$60,300	0.18		BC	1 3/4 - 2 sty	1930	1,322	675	360

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
24	397	06-29-286-013	2253		Sheffield Dr	10/08/2008	\$153,000	WD	\$71,600	0.15		B-10	1 3/4 - 2 sty	1931	1,490	710	378
24	398	06-29-404-130	2424		Sheffield Dr	12/18/2009	\$255,000	WD	\$120,400	0.57		B	1+ to 1 1/2 sty	1947	2,862	600	612
24	399	06-28-273-001	2340		Springhill Dr	08/05/2010	\$450,000	WD	\$166,600	1.01		B	1 3/4 - 2 sty	1919	3,600	2,018	576
24	400	06-28-403-002	2350		Springhill Dr	07/23/2009	\$268,000	WD	\$85,600	0.26		BC	1 3/4 - 2 sty	1920	1,534	810	572
24	401	06-28-157-004	1441	S	Spruce Dr	09/17/2010	\$312,000	WD	\$218,100	0.57		B+10	1 3/4 - 2 sty	1959	3,427	3,158	576
24	402	06-28-153-003	1442	S	Spruce Dr	05/29/2009	\$220,000	WD	\$96,900	0.40		BC	1 3/4 - 2 sty	1978	1,768	884	564
24	403	06-28-116-002	1510		Spruce Dr	12/23/2008	\$110,000	WD	\$57,000	0.09		C+5	1 sty	1925	1,241	1,209	288
24	404	06-28-110-023	1546		Spruce Dr	07/10/2009	\$355,000	WD	\$102,400	1.17		B+20	1 3/4 - 2 sty	1926	2,549	1,261	484
24	405	06-30-287-001	2244		Sycamore Ln	07/27/2010	\$159,000	WD	\$87,700	0.34		BC	1 sty	1959	1,680	1,545	461
24	406	06-30-489-009	3204		Tamsin Ave	09/24/2010	\$97,500	WD	\$55,600	0.32		C	Walk out ranch	1973	1,064	1,026	480
24	407	06-30-494-007	3209		Tamsin Ave	05/25/2010	\$131,000	WD	\$63,200	0.43		C+5	1 sty	1973	1,008	1,008	456
24	408	06-29-277-003	2216		Tipperary Rd	05/07/2010	\$165,000	WD	\$74,900	0.20		B-5	1 3/4 - 2 sty	1925	1,706	702	207
24	409	06-29-282-006	2232		Tipperary Rd	03/17/2009	\$130,000	WD	\$61,900	0.15		BC	1 3/4 - 2 sty	1925	1,354	658	216
24	410	06-29-282-006	2232		Tipperary Rd	01/22/2010	\$172,500	WD	\$56,200	0.15		BC	1 3/4 - 2 sty	1925	1,354	658	216
24	411	06-29-292-019	2311		Tipperary Rd	06/28/2010	\$167,500	WD	\$76,700	0.15		B-5	1 3/4 - 2 sty	1929	1,393	676	360
24	412	06-29-291-005	2324		Tipperary Rd	10/15/2009	\$174,000	WD	\$80,500	0.15		B	1 3/4 - 2 sty	1931	1,461	792	324
24	413	06-29-229-051	1824		Waite Ave	05/22/2009	\$442,000	WD	\$134,900	0.48		B	1 3/4 - 2 sty	1936	2,707	885	681
24	414	06-29-239-001	2001		Waite Ave	07/10/2009	\$155,000	WD	\$93,200	0.21		B-10	1 3/4 - 2 sty	1927	2,584	1,292	400
24	415	06-29-249-008	2127		Waite Ave	12/05/2008	\$220,000	WD	\$122,900	0.21		B	1 3/4 - 2 sty	1931	2,480	927	470

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City of Kalamazoo Residential Sales for 2011 Assessments

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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	Year Built	Floor Area	Bsmnt Area	Garage Area
24	416	06-29-278-005	2164		Waite Ave	04/28/2010	\$192,000	WD	\$79,200	0.18		C+10	1+ to 11/2 sty	1952	1,428	952	672
24	417	06-29-383-095	2512		Wellington Rd	01/26/2010	\$126,500	WD	\$64,300	0.20		C+5	1 3/4 - 2 sty	1942	1,320	660	572
24	418	06-29-382-092	2530		Wellington Rd	06/19/2009	\$98,000	WD	\$55,200	0.15		C	1+ to 11/2 sty	1940	1,248	832	506
24	419	06-29-381-086	2622		Wellington Rd	10/27/2009	\$94,900	WD	\$45,000	0.14		C	1 sty	1940	961	841	252
24	420	06-28-359-001	1400		Whites Rd	04/30/2010	\$1,200,000	WD	\$455,300	8.68		A	1 3/4 - 2 sty	1957	6,394	4,398	992
24	421	06-28-409-006	812		Wilshire Blvd	11/11/2009	\$223,580	WD	\$112,800	0.45		BC	1 3/4 - 2 sty	1954	2,634	993	575
24	422	06-28-400-001	1030		Wilshire Blvd	02/16/2009	\$467,000	WD	\$192,100	0.70	06-28-401-019	B+5	1+ to 11/2 sty	1965	2,141	1,713	696
24	423	06-29-403-152	2213		Winchell Ave	11/13/2009	\$129,000	WD	\$83,600	0.27		BC	1 3/4 - 2 sty	1968	1,917	1,188	528
24	424	06-29-402-177	2237		Winchell Ave	10/21/2008	\$180,000	WD	\$76,300	0.20		BC	1 3/4 - 2 sty	1952	2,057	891	440
24	425	06-29-196-006	2618		Winchell Ave	05/29/2009	\$150,000	LC	\$63,600	0.24		C+5	1 sty	1948	1,256	1,040	798
24	426	06-29-195-073	2720		Winchell Ave	09/25/2009	\$131,000	WD	\$67,000	0.40		C+10	1 sty	1955	1,413	1,413	400
24	427	06-28-376-010	2893		Woodgate Ln	01/22/2010	\$530,000	WD	\$201,900	0.48		B	1 sty	2006	2,250	2,250	576

NOTE: The Assessor's office has not verified all the sales in this listing.

Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
26	428	06-30-105-002	1901	S	Drake Rd	10/20/2009	\$73,000	WD	\$55,500	0.49		CD	1 sty	1924	1,054	977	360
26	429	06-30-105-001	1907	S	Drake Rd	12/18/2009	\$45,200	WD	\$46,700	0.44		CD	1 sty	1924	818	800	
26	430	06-20-340-023	1215		Euclid Ave	05/28/2010	\$307,500	WD	\$117,800	0.36		C+5	1 3/4 - 2 sty	1946	2,976	2,184	550
26	431	06-20-331-035	1115		Lafayette Ave	05/21/2010	\$327,000	WD	\$197,800	0.49	06-20-331-037, 06-20-331-036, 06-20-336-034	CD	1 sty	2605	3,897	3,244	190
26	432	06-20-346-006	1312		Lafayette Ave	07/10/2009	\$40,000	WD	\$57,100	0.24		C	1+ to 1 1/2 sty	1947	1,040	832	
26	433	06-20-376-024	1401		Lafayette Ave	09/10/2009	\$80,000	ML	\$82,500	0.36		C+5	Tri/Bi-Level	1959	1,530	1,086	444
26	434	06-19-381-003	4310	W	Michigan Ave	07/09/2010	\$34,000	WD	\$21,200	0.24		C-5	1+ to 1 1/2 sty	1947	1,510	1,208	350

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Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
27	435	06-19-280-127	3612		Barrington Dr	06/29/2009	\$140,000	WD	\$65,900	0.41		C+10	1 3/4 - 2 sty	1964	2,094	735	440
27	436	06-19-257-118	3726		Barrington Dr	11/25/2009	\$110,000	WD	\$58,300	0.22		C+10	1 3/4 - 2 sty	1964	1,624	723	440
27	437	06-19-290-103	843		Boswell Ln	06/03/2009	\$115,000	WD	\$62,200	0.30		C+10	Tri/Bi-Level	1965	1,232		520
27	438	06-19-404-093	1010		Boswell Ln	06/19/2009	\$144,000	WD	\$63,700	0.24		C+10	1 3/4 - 2 sty	1960	1,781	732	450
27	439	06-18-122-153	4526		Canterbury Ave	04/30/2009	\$137,000	WD	\$73,200	0.34		C+10	1 sty	1966	1,486	1,486	528
27	440	06-18-107-102	4601		Croyden Ave	06/17/2009	\$134,500	WD	\$64,500	0.23		C+10	1 sty	1967	1,503	1,349	504
27	441	06-18-157-027	715		Darby Ln	11/24/2009	\$123,000	WD	\$63,000	0.29		C+10	1 sty	1956	1,176	1,176	458
27	442	06-19-288-049	850		Dobbin Dr	06/19/2009	\$120,000	WD	\$77,600	0.45		C+10	1 sty	1959	2,034	1,410	520
27	443	06-18-111-171	1022		Donnington Ter	11/27/2009	\$132,000	PR	\$76,200	0.34		C+10	1 sty	1968	1,591	1,316	484
27	444	06-18-120-085	904	N	Drake Rd	09/25/2009	\$83,500	WD	\$68,600	0.23		C+10	1 sty	1994	1,232		768
27	445	06-07-305-002	1820	N	Drake Rd	07/02/2009	\$185,000	WD	\$90,300	0.53		C	1 sty	2004	1,880	1,880	575
27	446	06-19-258-143	3711		Edinburgh Dr	06/16/2010	\$100,000	WD	\$65,200	0.22		C+10	1 3/4 - 2 sty	1966	1,997	1,006	510
27	447	06-19-435-033	1114		Eldridge Dr	09/15/2010	\$105,000	WD	\$60,800	0.41		C+10	1 sty	1957	1,254	1,254	564
27	448	06-19-271-078	942		Ellendale St	09/24/2010	\$107,000	WD	\$55,900	0.24		C+10	1 3/4 - 2 sty	1964	1,606	660	429
27	449	06-20-174-038	918		Farrell Ave	03/15/2010	\$109,000	WD	\$55,900	0.25		C-5	1 sty	1953	1,512	1,148	319
27	450	06-20-304-024	1021		Farrell Ave	08/06/2010	\$94,500	WD	\$59,100	0.29		C	1 sty	1955	1,408	1,408	484
27	451	06-07-300-001	4715		Grand Prairie Rd	06/30/2010	\$159,000	WD	\$85,700	1.01		C+10	1 3/4 - 2 sty	1966	2,256	1,440	1,644
27	452	06-07-398-057	1229		Highgate Rd	02/12/2010	\$123,000	WD	\$65,200	0.22		BC	1 sty	1965	1,275	1,251	400
27	453	06-07-379-042	1533		Highgate Rd	01/05/2010	\$89,900	WD	\$61,100	0.24		C	1 sty	1967	1,426	1,426	440

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
27	454	06-19-414-020	3648		Lancaster Dr	08/06/2009	\$112,000	WD	\$54,800	0.36		C+10	1 sty	1960	1,150	1,150	464
27	455	06-18-182-001	4131		Londonderry Ave	04/06/2009	\$152,500	WD	\$74,000	0.25		C+10	1 sty	1993	1,347	1,347	484
27	456	06-20-124-252	2923		Memory Ln	08/21/2009	\$165,000	WD	\$76,300	0.48		B	1 sty	1961	1,216	1,216	
27	457	06-19-439-017	3220	W	Michigan Ave	11/20/2009	\$110,000	ML	\$113,900	0.33		BC	1 sty	1957	2,030	2,030	528
27	458	06-18-184-074	718		Newgate Rd	03/27/2009	\$144,000	WD	\$76,100	0.26		C+10	1 sty	1967	1,607	1,607	516
27	459	06-18-178-060	828		Northampton Rd	02/17/2010	\$109,730	WD	\$74,100	0.26		C+10	1 3/4 - 2 sty	1968	1,984	1,072	431
27	460	06-18-178-060	828		Northampton Rd	06/16/2010	\$166,000	WD	\$70,500	0.26		C+10	1 3/4 - 2 sty	1968	1,984	1,072	431
27	461	06-18-138-102	1030		Northampton Rd	10/20/2009	\$138,000	WD	\$69,500	0.26		C+10	1 3/4 - 2 sty	1977	1,788	1,008	494
27	462	06-18-132-093	1107		Northampton Rd	09/24/2009	\$119,400	WD	\$62,000	0.27		C+10	1 3/4 - 2 sty	1967	1,602	660	380
27	463	06-07-397-139	1301		Northampton Rd	04/17/2009	\$112,000	WD	\$66,200	0.24		C+10	1 3/4 - 2 sty	1972	1,732	936	451
27	464	06-07-397-138	1307		Northampton Rd	11/20/2009	\$153,000	WD	\$64,500	0.24		C+10	1 sty	1975	1,438	1,438	484
27	465	06-18-158-043	801		Piccadilly Rd	11/14/2008	\$109,000	WD	\$51,700	0.25		C	1 sty	1956	1,092	1,092	352
27	466	06-18-153-071	825		Piccadilly Rd	06/29/2009	\$106,500	WD	\$55,700	0.27		C+5	1 sty	1958	1,073	1,073	540
27	467	06-18-113-135	1101		Piccadilly Rd	11/05/2009	\$120,000	WD	\$60,900	0.26		C+5	1 sty	1961	1,447	1,223	614
27	468	06-18-109-118	1110		Piccadilly Rd	07/13/2009	\$113,000	WD	\$63,300	0.25		C+10	1 sty	1963	1,350	1,350	483
27	469	06-18-177-167	804		Stafford Rd	01/04/2010	\$190,000	WD	\$98,500	0.26		B-10	1 3/4 - 2 sty	2001	1,865	900	576
27	470	06-18-142-179	1002		Stafford Rd	11/25/2009	\$219,000	ML	\$112,200	0.27		B-10	1 3/4 - 2 sty	2006	2,116	1,024	708
27	471	06-18-132-001	1102		Stafford Rd	07/23/2009	\$257,900	WD	\$121,200	0.31		BC	1 3/4 - 2 sty	1999	2,302	1,385	834
27	472	06-18-360-023	4705		Stonebrooke Ave	07/02/2009	\$159,000	WD	\$70,400	0.26		C+10	1+ to 11/2 sty	1984	2,006	1,084	756

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 31 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
27	473	06-18-151-078	4610		Sunnydale Ave	02/17/2010	\$109,900	WD	\$49,900	0.24		C	1 sty	1977	1,064	1,064	484
27	474	06-20-165-172	905		Weaver Ave	03/17/2010	\$102,100	WD	\$53,500	0.38		C+5	1 sty	1954	1,080	1,080	528
27	475	06-20-170-210	1002		Weaver Ave	01/02/2009	\$72,000	WD	\$45,000	0.24		C	1 sty	1951	732	732	280
27	476	06-18-156-021	718		Westbury Ln	07/22/2009	\$79,900	WD	\$54,200	0.31		C	1 sty	1974	1,120	1,120	616
27	477	06-20-173-065	933		Westfall Ave	08/21/2009	\$104,500	WD	\$54,700	0.38		C-5	1 sty	1952	1,370	1,370	352
27	478	06-20-161-158	834		Westmorland Ave	12/28/2009	\$66,000	WD	\$63,700	0.33		C+5	1 sty	1960	1,464	1,464	440
27	479	06-20-301-120	1009		Westmorland Ave	03/19/2009	\$125,000	WD	\$78,100	0.31		C+10	1 sty	1952	1,478	1,478	539

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 32 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
29	480	06-16-369-060	1409		Academy St	09/30/2010	\$211,000	WD	\$99,500	0.30		C+10	1 3/4 - 2 sty	1910	2,792	1,272	483
29	481	06-16-367-002	1521		Academy St	10/30/2009	\$168,000	WD	\$90,300	0.19		B	1+ to 11/2 sty	1922	1,506	1,040	324
29	482	06-16-372-210	320		Burrows Rd	05/19/2009	\$255,000	WD	\$126,600	0.57		B-5	1 3/4 - 2 sty	1923	2,554	1,241	378
29	483	06-21-109-032	1417		Crawford Ave	01/29/2010	\$90,000	ML	\$57,400	0.15		CD	1 sty	1954	967	967	440
29	484	06-21-128-006	417		Eldred St	06/11/2010	\$89,000	WD	\$49,900	0.13		C-5	1+ to 11/2 sty	1922	1,207	768	
29	485	06-16-377-026	1227		Grand Ave	09/03/2010	\$223,500	WD	\$105,500	0.20		B-10	1 3/4 - 2 sty	1905	3,025	1,244	440
29	486	06-17-489-009	1729		Grand Ave	03/23/2009	\$170,000	WD	\$75,600	0.48		C+5	1+ to 11/2 sty	1924	1,828	1,102	288
29	487	06-17-487-015	1822		Grand Ave	07/17/2009	\$169,000	WD	\$154,100	0.68	06-17-486-008, 06-17-487-009, 06-17-487-012	C	1 3/4 - 2 sty	1941	1,824	892	480
29	488	06-17-495-003	2011		Greenlawn Ave	10/17/2008	\$165,500	WD	\$96,700	0.23		C	1 sty	1941	1,859	909	240
29	489	06-21-103-052	1507	W	Lovell St	08/24/2010	\$115,000	WD	\$72,100	0.33		C	1 sty	1950	1,261	1,261	483
29	490	06-16-457-001	123	W	Main Street Ct	10/01/2009	\$93,000	WD	\$49,900	0.08		C-5	1 3/4 - 2 sty	1911	1,650	825	

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
30	491	06-16-130-001	1332		Alamo Ave	05/12/2009	\$90,000	WD	\$42,800	0.81		C	1 3/4 - 2 sty	1919	1,739	709	
30	492	06-16-179-080	1117		Conant St	10/20/2009	\$48,000	LC	\$31,800	0.08		C-5	1 3/4 - 2 sty	1961	1,286	543	
30	493	06-16-175-063	816		Denner St	10/27/2009	\$24,900	WD	\$28,800	0.13	06-16-175-097	CD	1 3/4 - 2 sty	1905	927	468	
30	494	06-16-326-086	1240		Forbes St	05/08/2009	\$65,000	LC	\$28,100	0.06		C-5	1 3/4 - 2 sty	1905	1,138	566	240
30	495	06-16-307-031	1443		Forbes St	05/12/2010	\$72,000	ML	\$40,000	0.21		C-5	1+ to 1 1/2 sty	1910	1,538	1,007	519
30	496	06-16-260-059	721		Hawley St	08/10/2010	\$20,000	WD	\$30,700	0.09		C-5	1 3/4 - 2 sty	1910	1,697	930	216
30	497	06-16-338-001	329		Ingleside Ter	10/21/2009	\$40,000	LC	\$34,200	0.23		C-5	1 sty	1920	1,080	1,080	432
30	498	06-16-197-051	1222		Jefferson Ave	11/20/2009	\$110,000	WD	\$52,200	0.19		C	1 3/4 - 2 sty	1906	2,039	1,177	720
30	499	06-16-168-700	1432		Jefferson Ave	09/29/2010	\$37,000	WD	\$29,700	0.14		C-5	1 sty	1953	780	780	320
30	500	06-16-318-050	1442	W	Main St	06/30/2010	\$95,000	WD	\$53,200	0.25	06-16-318-051	C	1 3/4 - 2 sty	1910	1,258	624	528
30	501	06-16-264-008	811		Nola St	04/28/2010	\$82,000	WD	\$28,300	0.11		CD	1 sty	1948	881	778	320
30	502	06-16-193-002	1121	W	North St	07/16/2010	\$77,000	WD	\$33,200	0.08		C	1 3/4 - 2 sty	1903	1,452	726	222
30	503	06-16-191-039	1303	W	North St	05/05/2010	\$77,500	WD	\$38,400	0.23		C-10	1+ to 1 1/2 sty	1918	1,456	1,456	240
30	504	06-16-168-008	1423	W	North St	12/31/2009	\$69,700	WD	\$25,900	0.15		CD	1 sty	1951	1,080		
30	505	06-16-167-001	1455	W	North St	04/30/2010	\$59,125	ML	\$27,000	0.15		CD	1to13/4 on slab	2002	796		
30	506	06-16-166-025	1519	W	North St	07/16/2010	\$59,000	WD	\$28,200	0.19		CD	1 3/4 - 2 sty	1897	1,081	685	480
30	507	06-16-161-021	1520	W	North St	06/17/2010	\$84,000	WD	\$29,400	0.18		C-5	1 3/4 - 2 sty	1899	1,335	596	
30	508	06-16-312-046	1467		Prospect Dr	04/05/2010	\$65,000	WD	\$24,300	0.05		C-5	1 3/4 - 2 sty	1905	1,486	596	288
30	509	06-16-193-031	631		Summer St	12/23/2008	\$91,000	WD	\$49,400	0.11		C	1 3/4 - 2 sty	1900	2,046	1,000	308

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
32	510	06-16-283-200	537		Ada St	12/23/2009	\$38,000	LC	\$23,100	0.20		D	1 3/4 - 2 sty	1895	1,291	404	480
32	511	06-14-219-090	921		Albert Ave	01/01/2009	\$59,900	ML	\$32,800	0.13		CD	1 3/4 - 2 sty	1900	1,055	718	
32	512	06-15-169-007	217	W	Butler Ct	04/01/2010	\$16,000	LC	\$13,300	0.06		D+10	1 3/4 - 2 sty	1900	991	609	848
32	513	06-14-272-008	1707		Charles Ave	02/26/2010	\$22,500	WD	\$30,600	0.27		CD	1+ to 11/2 sty	1915	1,050	840	540
32	514	06-15-108-109	1204	N	Church St	05/06/2010	\$12,000	WD	\$20,800	0.12		D+10	1 3/4 - 2 sty	1900	1,539	674	216
32	515	06-10-358-005	1506	N	Church St	09/08/2010	\$39,000	ML	\$22,000	0.19		C-5	1 3/4 - 2 sty	1929	1,248	624	
32	516	06-16-204-011	1201		Cobb Ave	05/21/2010	\$42,553	WD	\$21,200	0.15		D+10	1+ to 11/2 sty	1929	1,164	884	352
32	517	06-15-156-014	718		Cooley St	06/15/2009	\$500	WD	\$17,200	0.10		D+10	1 3/4 - 2 sty	1910	1,296	740	
32	518	06-14-183-067	630		Dwight St	02/12/2010	\$38,901	LC	\$21,200	0.16		C-5	Under 800 SF	1951	768		
32	519	06-14-177-005	723		Dwight St	03/23/2010	\$36,000	WD	\$29,000	0.13		C-5	1 3/4 - 2 sty	1905	1,160	680	216
32	520	06-10-328-028	1922	N	Edwards St	03/01/2010	\$45,000	LC	\$18,500	0.20		D+10	1 3/4 - 2 sty	1899	1,056	784	
32	521	06-14-128-032	1103		Fairbanks Ave	06/01/2009	\$63,000	LC	\$24,900	0.16		CD	1 sty	1951	784	784	
32	522	06-15-184-003	218	E	Frank St	04/29/2010	\$6,000	WD	\$22,700	0.14		D+10	2-3 units	1885	1,790	690	198
32	523	06-14-412-002	1705		Highland Ave	03/12/2009	\$64,900	WD	\$57,700	0.33		C-5	1 3/4 - 2 sty	1895	2,108	1,198	696
32	524	06-14-417-004	1724		Highland Ave	03/12/2010	\$50,000	WD	\$31,000	0.16		C-5	1 sty	1965	960	960	524
32	525	06-10-312-070	324	W	Hopkins St	10/16/2009	\$25,000	LC	\$16,200	0.13		D+10	1 sty	1925	874	1,058	
32	526	06-14-181-044	1307		Hotop Ave	01/29/2010	\$9,000	WD	\$25,300	0.08		CD	1+ to 11/2 sty	1910	1,150	680	
32	527	06-14-129-001	1508		Humphrey St	06/12/2009	\$48,000	WD	\$32,600	0.21		D+10	1+ to 11/2 sty	1948	1,120	896	320
32	528	06-10-347-015	1620		Krom Ave	11/20/2008	\$42,000	WD	\$22,500	0.15		D+10	1 3/4 - 2 sty	1895	1,002	490	1,089

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City of Kalamazoo Residential Sales for 2011 Assessments
 Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010
 Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
32	529	06-10-332-101	1813		Krom Ave	06/25/2010	\$15,000	WD	\$20,800	0.25	06-10-332-002	D+10	2-3 units		1,144	774	
32	530	06-16-279-007	520		Lawrence St	07/01/2010	\$10,500	WD	\$17,500	0.08		D	1 3/4 - 2 sty	1971	1,000	500	
32	531	06-16-278-012	530		Lawrence St	07/01/2010	\$10,500	WD	\$16,700	0.06		D	1 3/4 - 2 sty	1971	1,040	500	
32	532	06-15-189-005	228	E	North St	10/29/2008	\$45,000	LC	\$26,200	0.24		D+10	1 3/4 - 2 sty	1865	1,073	392	560
32	533	06-15-112-024	1015	N	Park St	02/10/2009	\$45,000	WD	\$22,700	0.14		D+10	1+ to 11/2 sty	1875	1,053	861	480
32	534	06-15-112-022	1025	N	Park St	10/31/2008	\$47,000	WD	\$31,700	0.15		CD	1+ to 11/2 sty	1920	1,508	1,206	240
32	535	06-14-270-002	515		Phelps Ave	09/24/2010	\$25,400	WD	\$35,300	0.18		CD	2-3 units	1900	1,891	913	
32	536	06-14-266-004	540		Phelps Ave	09/07/2010	\$54,900	WD	\$32,100	0.20		C	1 3/4 - 2 sty	1888	1,518	1,076	352
32	537	06-09-449-001	516	W	Prouty St	08/24/2009	\$13,000	WD	\$24,100	0.13		D+10	1+ to 11/2 sty	1922	1,157	952	216
32	538	06-16-290-085	716	W	Ransom St	06/03/2009	\$32,000	LC	\$24,100	0.14		D+10	1 3/4 - 2 sty	1900	2,036	1,116	
32	539	06-10-369-009	1327	N	Rose St	10/16/2009	\$10,900	WD	\$26,100	0.14		CD	1 3/4 - 2 sty	1916	1,586	793	
32	540	06-14-163-028	1103		Sherwood Ave	11/30/2009	\$20,500	WD	\$39,400	0.25		C	1 3/4 - 2 sty	1907	1,839	1,043	333
32	541	06-14-215-011	903		Southworth Ter	03/05/2009	\$70,000	ML	\$37,900	0.19		C	1 3/4 - 2 sty	1929	1,722	841	400
32	542	06-14-222-049	807		Trimble Ave	09/23/2010	\$9,000	WD	\$27,600	0.13		C-5	1 3/4 - 2 sty	1920	1,490	770	216
32	543	06-14-208-075	1016		Trimble Ave	04/30/2010	\$59,000	LC	\$29,500	0.20		CD	1 3/4 - 2 sty	1905	1,120	584	576
32	544	06-14-208-075	1016		Trimble Ave	01/04/2010	\$61,900	LC	\$31,900	0.20		CD	1 3/4 - 2 sty	1905	1,120	584	576
32	545	06-10-309-021	1902		Union St	09/28/2009	\$35,000	LC	\$12,300	0.10		D+10	1 sty	1927	528	528	
32	546	06-14-264-004	549		Wallace Ave	04/01/2010	\$24,000	WD	\$23,200	0.35		CD	1+ to 11/2 sty	1885	1,082	680	225
32	547	06-16-429-001	515	N	Westnedge Ave	03/23/2010	\$40,000	WD	\$18,500	0.19		D+10	1+ to 11/2 sty	1870	1,200	940	420

NOTE: The Assessor's office has not verified all the sales in this listing.

Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
32	548	06-15-115-004	924	N	Westnedge Ave	10/02/2008	\$90,000	WD	\$36,000	0.10		CD	1 3/4 - 2 sty	1895	1,936	1,062	
32	549	06-16-228-001	602		William St	08/04/2010	\$6,000	WD	\$21,700	0.13		D+10	1 3/4 - 2 sty	1910	1,366	655	216
32	550	06-16-231-058	641		William St	06/21/2010	\$20,000	WD	\$23,500	0.13		CD	1 3/4 - 2 sty	1905	1,125	793	
32	551	06-09-408-006	1814		Woodward Ave	09/30/2010	\$67,500	WD	\$28,700	0.25		CD	1 sty	1963	936	936	352

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
33	552	06-16-464-011	806		Academy St	10/22/2009	\$75,000	WD	\$49,100	0.12		C	2-3 units	1906	2,392	1,196	
33	553	06-21-258-002	916		Austin St	10/30/2009	\$82,000	WD	\$35,600	0.09		CD	1 3/4 - 2 sty	1895	1,121	500	410
33	554	06-21-437-029	613		Axtell St	01/19/2010	\$77,500	WD	\$56,200	0.13		C+5	1 3/4 - 2 sty	1905	2,129	1,049	
33	555	06-22-173-001	309		Burr Oak St	08/28/2009	\$75,000	WD	\$49,700	0.09		C	1 3/4 - 2 sty	1920	1,485	858	333
33	556	06-21-258-008	724		Davis St	06/30/2010	\$88,500	WD	\$41,100	0.10		C-5	1+ to 1 1/2 sty	1926	1,716	1,064	216
33	557	06-22-123-003	310	W	Dutton St	03/10/2009	\$51,000	WD	\$44,900	0.10		C	2-3 units	1908	1,514	704	768
33	558	06-22-122-003	316	W	Dutton St	04/02/2010	\$74,900	WD	\$32,800	0.06		C-5	1 3/4 - 2 sty	1905	1,203	448	
33	559	06-22-150-005	431	W	Dutton St	03/20/2009	\$62,000	WD	\$47,500	0.14		C	2-3 units	1906	2,298	979	
33	560	06-22-150-004	433	W	Dutton St	05/21/2009	\$59,000	WD	\$58,300	0.11		C+5	2-3 units	1865	1,911	723	216
33	561	06-21-285-007	817		Locust Pl	07/24/2009	\$67,000	WD	\$30,900	0.05		C-5	1 3/4 - 2 sty	1921	1,208	576	
33	562	06-21-235-001	502		Locust St	04/05/2010	\$65,055	WD	\$37,400	0.13		C-5	2-3 units	1865	1,185	795	486
33	563	06-21-236-409	515		Locust St	04/27/2009	\$57,000	WD	\$45,700	0.20		C-5	4-5 units	1860	2,329	795	
33	564	06-21-235-004	516		Locust St	10/15/2009	\$45,000	WD	\$41,900	0.15		CD	4-5 units	1865	1,688	648	
33	565	06-16-496-007	718	W	Lovell St	04/16/2010	\$114,900	WD	\$49,400	0.08		C+5	1 3/4 - 2 sty	1905	1,684	833	
33	566	06-21-409-001	1124		Merrill St	07/28/2009	\$90,000	WD	\$43,000	0.11	06-71-011-005	C	1 3/4 - 2 sty	3818	1,729	728	
33	567	06-71-011-005	1124		Merrill St Nez	07/28/2009	\$90,000	WD	\$43,000	0.11	06-21-409-001	C	1 3/4 - 2 sty	3818	1,729	728	
33	568	06-21-299-002	509		Minor Ave	04/30/2010	\$121,750	WD	\$64,100	0.13		C+10	1 3/4 - 2 sty	1905	2,508	1,110	
33	569	06-21-298-034	603		Minor Ave	05/15/2009	\$59,000	LC	\$63,900	0.20	06-71-010-004	C	1 3/4 - 2 sty	1890	2,280	988	
33	570	06-71-010-004	603		Minor Ave Nez	05/15/2009	\$59,000	LC	\$63,900	0.00	06-21-298-034	C	1 3/4 - 2 sty	1890	2,280	988	

NOTE: The Assessor's office has not verified all the sales in this listing.

Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
33	571	06-21-291-001	704		Minor Ave	02/12/2010	\$89,000	WD	\$48,400	0.12	06-71-011-008	C	1 3/4 - 2 sty	3780	1,606	889	240
33	572	06-71-011-008	704		Minor Ave Nez	02/12/2010	\$89,000	WD	\$48,400	0.12	06-21-291-001	C	1 3/4 - 2 sty	3780	1,606	889	240
33	573	06-21-295-023	733		Minor Ave	04/23/2009	\$116,400	WD	\$52,500	0.18		C-5	1 3/4 - 2 sty	1905	2,128	1,042	600
33	574	06-21-235-009	809		Normal Ct	04/24/2009	\$25,000	WD	\$28,800	0.05		CD	1+ to 11/2 sty	1875	1,094	715	
33	575	06-21-292-010	917		Oak St	09/23/2010	\$38,000	WD	\$39,700	0.06		C	1 3/4 - 2 sty	1910	1,618	768	212
33	576	06-21-291-002	918		Oak St	06/04/2010	\$72,220	WD	\$42,800	0.09	06-71-011-006	C+5	1 3/4 - 2 sty	3780	1,499	532	240
33	577	06-21-432-005	1121		Oak St	06/23/2009	\$32,500	WD	\$37,600	0.06		C-5	1 3/4 - 2 sty	1909	1,501	702	
33	578	06-71-011-006	918		Oak St Nez	06/04/2010	\$72,220	WD	\$42,800	0.09	06-21-291-002	C+5	1 3/4 - 2 sty	3780	1,499	532	240
33	579	06-21-265-001	835		Oakland Dr	02/08/2010	\$69,900	WD	\$36,500	0.17		D+10	2-3 units	1895	1,605	432	324
33	580	06-16-448-017	228		Old Orchard Pl	09/24/2010	\$13,000	WD	\$33,000	0.04		C	1 3/4 - 2 sty	1910	1,397	660	
33	581	06-22-170-004	944		Osborne St	03/24/2010	\$58,000	WD	\$46,000	0.14		CD	1 3/4 - 2 sty	1887	2,028	984	
33	582	06-22-170-008	1012		Osborne St	04/30/2010	\$86,300	WD	\$47,000	0.10		C-5	1 3/4 - 2 sty	1900	2,295	1,000	
33	583	06-22-301-010	410		Park Pl	10/09/2009	\$84,000	WD	\$37,200	0.05		CD	1+ to 11/2 sty	1911	1,396	902	
33	584	06-22-302-006	1101	S	Park St	06/24/2010	\$49,900	ML	\$32,900	0.06		CD	1 3/4 - 2 sty	1913	1,330	660	
33	585	06-21-479-011	514		Pioneer St	08/01/2009	\$44,000	LC	\$34,000	0.20		D+10	1to13/4 on slab	1875	1,001		280
33	586	06-21-482-003	613		Pioneer St	06/12/2009	\$75,900	ML	\$42,000	0.15		C-5	1 3/4 - 2 sty	1898	1,501	818	
33	587	06-21-459-002	811		Pioneer St	05/26/2010	\$127,000	WD	\$43,100	0.15		C-5	1 3/4 - 2 sty	1902	1,386	792	308
33	588	06-22-181-003	114	W	Vine St	09/22/2009	\$96,000	WD	\$48,900	0.05		C	1 3/4 - 2 sty	1921	1,634	822	252
33	589	06-22-159-006	213	W	Vine St	06/15/2009	\$76,900	WD	\$59,600	0.11		C	1to13/4 on slab	1885	2,329	1,266	400

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
33	590	06-22-156-009	408	W	Vine St	02/11/2010	\$21,000	ML	\$37,400	0.04		C-5	1 3/4 - 2 sty	1905	1,408	693	
33	591	06-22-155-013	437	W	Vine St	06/11/2010	\$78,000	WD	\$52,300	0.19		C	2-3 units	1875	2,154	798	280
33	592	06-21-259-105	830	W	Vine St	05/04/2010	\$32,500	WD	\$39,100	0.08		CD	2-3 units	1875	1,574	919	
33	593	06-21-241-404	704	W	Walnut St	04/24/2009	\$87,500	WD	\$43,400	0.11		C-5	2-3 units	1899	1,761	866	228
33	594	06-21-240-002	804	W	Walnut St	10/15/2009	\$60,000	WD	\$60,200	0.14		C-5	4-5 units	1870	3,000	1,494	
33	595	06-21-219-006	817	W	Walnut St	08/01/2010	\$40,750	WD	\$41,900	0.09		C	1 3/4 - 2 sty	1905	1,673	660	200
33	596	06-21-426-002	714		Wheaton Ave	06/09/2009	\$105,000	WD	\$47,000	0.15		C-5	1 3/4 - 2 sty	1900	1,688	895	484
33	597	06-22-176-004	112		Wilrad Ct	08/24/2009	\$20,000	ML	\$36,600	0.04		C-5	1 3/4 - 2 sty	1942	1,686	720	

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
34	598	06-26-123-107	1028	E	Alcott St	09/11/2009	\$22,000	ML	\$25,300	0.25	06-26-123-106	D+10	1to13/4 on slab	1955	720		
34	599	06-26-149-109	1506	E	Alcott St	02/20/2010	\$79,000	LC	\$25,800	0.13		D+10	1 sty	1946	1,083	684	384
34	600	06-22-474-001	1710		Bank St	12/11/2009	\$30,000	WD	\$30,200	0.12		CD	1 3/4 - 2 sty	1912	1,116	558	320
34	601	06-23-454-109	1410		Byron St	05/08/2010	\$55,900	LC	\$17,300	0.18		D+10	1 sty	1923	1,008		
34	602	06-26-200-003	1815		Cameron St	05/28/2010	\$48,000	WD	\$31,400	0.05		C-5	1 3/4 - 2 sty	1929	1,078	616	192
34	603	06-23-360-755	817		Clinton Ave	01/25/2010	\$86,898	WD	\$47,400	0.11		C-5	1 3/4 - 2 sty	1910	1,815	972	468
34	604	06-23-360-442	833		Clinton Ave	12/15/2008	\$85,000	WD	\$43,800	0.14		C-5	1 3/4 - 2 sty	1916	1,496	748	768
34	605	06-23-368-540	1020		Clinton Ave	08/31/2009	\$13,000	WD	\$36,600	0.10		CD	1 3/4 - 2 sty	1911	1,630	747	268
34	606	06-23-386-470	1309		Clinton Ave	01/01/2009	\$35,000	LC	\$37,800	0.14		C-5	1 3/4 - 2 sty	1912	1,245	812	216
34	607	06-23-387-474	1407		Clinton Ave	01/24/2010	\$43,200	WD	\$23,300	0.10		CD	1+ to 1 1/2 sty	1921	956	956	360
34	608	06-22-460-485	1601		Clinton Ave	09/30/2009	\$50,122	LC	\$31,800	0.10		CD	1+ to 1 1/2 sty	1915	1,042	687	420
34	609	06-23-465-506	1612		Clinton Ave	03/20/2009	\$44,000	LC	\$34,200	0.09		CD	1 sty	1930	966	966	216
34	610	06-22-432-006	709		Collins St	04/01/2010	\$38,000	LC	\$18,800	0.07		C-5	1 3/4 - 2 sty	1908	1,114	557	
34	611	06-23-359-338	1123		Egleston Ave	08/11/2009	\$48,000	ML	\$46,300	0.09		C-5	1 3/4 - 2 sty	1905	1,886	845	571
34	612	06-23-385-409	1208		Egleston Ave	07/15/2010	\$76,500	WD	\$38,100	0.14		C-5	1 3/4 - 2 sty	1910	1,502	804	551
34	613	06-23-383-354	1415		Egleston Ave	04/24/2009	\$35,000	WD	\$27,400	0.14		CD	1 sty	1912	968	956	
34	614	06-23-393-816	1423		Hays Park Ave	04/19/2010	\$29,900	WD	\$20,500	0.09		CD	1 3/4 - 2 sty		1,312	596	216
34	615	06-23-192-018	1316		Jackson St	11/12/2008	\$48,000	ML	\$24,300	0.15		CD	1 3/4 - 2 sty	1910	1,168	584	
34	616	06-23-272-003	1723		Lake St	12/01/2009	\$29,000	LC	\$27,500	0.47		CD	1 3/4 - 2 sty	1911	1,344	672	

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
34	617	06-26-136-018	1305		Lane Blvd	05/20/2009	\$15,000	WD	\$26,800	0.13		CD	1 sty	1927	942	942	216
34	618	06-26-137-001	1402		Lane Blvd	10/14/2009	\$54,500	WD	\$36,100	0.11		C-5	1+ to 1 1/2 sty	1931	1,409	999	216
34	619	06-26-138-023	1415		Lane Blvd	05/15/2009	\$87,900	WD	\$36,900	0.13		C	1 3/4 - 2 sty	1918	1,512	756	290
34	620	06-26-100-008	835		Lay Blvd	04/30/2009	\$64,500	WD	\$35,700	0.11		C-5	1 3/4 - 2 sty	1911	1,182	652	369
34	621	06-26-103-003	1011		Lay Blvd	04/02/2010	\$60,000	WD	\$30,500	0.11		CD	1 3/4 - 2 sty	1923	1,144	572	216
34	622	06-26-104-009	1105		Lay Blvd	12/22/2009	\$73,900	LC	\$32,300	0.11		C-5	1+ to 1 1/2 sty	1926	1,201	792	216
34	623	06-26-129-013	1523		Lay Blvd	09/30/2009	\$36,000	WD	\$30,800	0.14		CD	1+ to 1 1/2 sty	1925	976	572	524
34	624	06-23-337-106	1204		March St	11/27/2009	\$75,350	LC	\$25,100	0.11		CD	1 3/4 - 2 sty	1910	1,142	587	
34	625	06-26-142-001	2017		March St	10/15/2009	\$37,620	WD	\$31,100	0.05		CD	1 3/4 - 2 sty	1928	1,153	563	
34	626	06-23-305-028	1118		Maywood Ave	05/07/2010	\$50,000	WD	\$24,800	0.06		C-5	1 3/4 - 2 sty		1,368	684	
34	627	06-22-247-004	719		Millard Ct	07/31/2009	\$22,000	WD	\$26,300	0.13		D+10	1 3/4 - 2 sty	1910	1,522	905	
34	628	06-23-313-137	1203		Mills St	07/29/2010	\$39,000	ML	\$29,600	0.20	06-23-313-004	C-5	1 3/4 - 2 sty		1,132	656	
34	629	06-22-293-010	917		Neumaier Ct	04/30/2010	\$17,000	WD	\$20,100	0.05		CD	1 3/4 - 2 sty	1910	1,232	616	
34	630	06-26-178-025	1401		Palmer Ave	04/29/2010	\$72,450	WD	\$31,100	0.16		CD	1 sty		903	892	
34	631	06-27-292-003	609		Phillips St	01/27/2010	\$23,500	WD	\$35,500	0.19		D+10	1 3/4 - 2 sty	1908	1,514	792	288
34	632	06-22-432-003	710		Portage Ct	05/12/2010	\$14,000	WD	\$19,600	0.07		C-5	1 3/4 - 2 sty	1911	1,304	784	
34	633	06-22-499-682	1715		Portage St	07/13/2010	\$85,000	ML	\$47,600	0.16		C-5	1 3/4 - 2 sty	1895	2,014	1,002	
34	634	06-23-372-004	1715		Race St	03/26/2010	\$23,900	WD	\$31,400	0.05		C	1 3/4 - 2 sty	1910	1,060	574	150
34	635	06-23-372-004	1715		Race St	07/10/2010	\$42,000	LC	\$29,200	0.05		C	1 3/4 - 2 sty	1910	1,060	574	150

NOTE: The Assessor's office has not verified all the sales in this listing.

Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 42 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
34	636	06-27-227-005	620		Reed Ave	12/21/2009	\$12,500	WD	\$50,400	0.15		CD	1 3/4 - 2 sty	1906	2,616	1,272	
34	637	06-22-499-003	813		Reed Ave	03/13/2009	\$59,000	ML	\$41,000	0.09		C-5	1 3/4 - 2 sty	1907	1,519	816	400
34	638	06-23-370-010	831		Reed Ave	11/17/2009	\$55,000	WD	\$34,500	0.10		C-5	1 3/4 - 2 sty	1918	1,342	630	
34	639	06-26-100-003	844		Reed Ave	12/17/2009	\$80,000	LC	\$43,600	0.13		C-5	1 3/4 - 2 sty	1915	1,512	858	468
34	640	06-23-398-601	1419		Reed Ave	10/08/2008	\$55,000	WD	\$39,600	0.09		C-5	1 3/4 - 2 sty	1912	1,164	727	
34	641	06-26-129-001	1524		Reed Ave	05/04/2009	\$63,200	WD	\$33,900	0.09		CD	1+ to 1 1/2 sty	1921	1,140	748	320
34	642	06-23-167-118	915		Russell St	05/30/2010	\$52,000	ML	\$25,000	0.16		C-5	1 3/4 - 2 sty	1929	1,087	621	225
34	643	06-22-445-075	515	E	Stockbridge Ave	11/23/2009	\$80,000	WD	\$47,200	0.19		C	1 3/4 - 2 sty	1905	2,022	942	
34	644	06-22-446-072	605	E	Stockbridge Ave	06/26/2009	\$87,500	WD	\$54,000	0.19		C-5	1 3/4 - 2 sty	1910	2,035	964	379
34	645	06-22-477-067	707	E	Stockbridge Ave	04/13/2009	\$80,000	ML	\$37,600	0.17		CD	1 3/4 - 2 sty	1906	2,029	1,148	
34	646	06-22-478-054	734	E	Stockbridge Ave	10/22/2009	\$84,000	LC	\$33,100	0.17		CD	1 3/4 - 2 sty	1896	1,294	695	280
34	647	06-23-354-296	1110	E	Stockbridge Ave	04/30/2009	\$77,750	WD	\$46,000	0.16		C-5	1 3/4 - 2 sty	1924	1,508	888	360
34	648	06-23-377-236	1407	E	Stockbridge Ave	09/30/2010	\$15,000	WD	\$32,700	0.12		CD	1 3/4 - 2 sty	1907	1,340	648	
34	649	06-23-348-237	1411	E	Stockbridge Ave	04/17/2009	\$30,000	WD	\$38,400	0.15		C-5	1 3/4 - 2 sty	1906	1,320	972	440
34	650	06-23-181-005	1228	E	Vine St	03/03/2009	\$37,000	WD	\$38,600	0.13		CD	1 3/4 - 2 sty	1901	1,865	941	324
34	651	06-15-499-004	827	E	Walnut St	09/04/2009	\$73,000	WD	\$36,300	0.30	06-15-499-005	CD	1 3/4 - 2 sty	1876	1,860	1,094	
34	652	06-15-494-003	833	E	Walnut St	11/23/2009	\$38,000	LC	\$25,900	0.20		D+10	1 3/4 - 2 sty	1900	1,630	902	360
34	653	06-23-318-003	1103		Washington Ave	12/15/2009	\$65,000	ML	\$31,700	0.08		C-5	1 3/4 - 2 sty	1900	1,501	767	
34	654	06-23-340-017	1212		Washington Ave	04/26/2009	\$36,000	LC	\$30,900	0.10		D+10	1 3/4 - 2 sty	1895	1,602	955	

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
34	655	06-23-340-018	1216		Washington Ave	03/01/2010	\$48,000	LC	\$39,700	0.20		CD	1 3/4 - 2 sty	1885	1,594	532	352
34	656	06-23-344-033	1522		Washington Ave	10/15/2009	\$23,500	WD	\$36,300	0.15		CD	1 3/4 - 2 sty	1911	1,626	680	576

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Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
36	657	06-02-484-043	2916		Alpine St	04/20/2010	\$92,500	WD	\$40,000	0.25		C-5	1 sty	1954	888	888	430
36	658	06-02-479-049	3005		Alpine St	08/13/2010	\$79,900	WD	\$42,000	0.27		C-5	1to13/4 on slab	1953	1,040		320
36	659	06-02-449-061	3039		Alpine St	04/29/2010	\$87,000	WD	\$43,300	0.21		C-5	1 sty	1974	988	988	624
36	660	06-01-301-141	2517		Ashton Ave	07/01/2009	\$70,000	ML	\$33,700	0.20		CD	1to13/4 on slab	1958	925		
36	661	06-01-301-080	2518		Ashton Ave	10/15/2008	\$51,000	WD	\$46,200	0.20		CD	1to13/4 on slab	1959	1,425		300
36	662	06-01-303-032	2625		Ashton Ave	10/28/2009	\$75,000	LC	\$34,500	0.25		CD	1 sty	1958	864	864	
36	663	06-01-146-116	2829		Bard Ave	02/09/2009	\$98,000	WD	\$47,600	0.33		C-5	1to13/4 on slab	1955	1,176		576
36	664	06-01-148-108	3015		Bard Ave	10/30/2009	\$93,000	WD	\$51,500	0.33		C-5	1 sty	1955	952	952	336
36	665	06-02-402-004	1730		Birch Ave	06/01/2010	\$95,000	WD	\$47,600	0.40		CD	1 sty	1981	1,040	1,040	832
36	666	06-01-137-146	2909		Briarwood Ave	10/09/2009	\$79,000	WD	\$47,100	0.33		C-5	1 sty	1958	912	912	576
36	667	06-01-142-124	2922		Briarwood Ave	09/01/2009	\$87,900	WD	\$44,000	0.33		C-5	1 sty	1959	912	912	484
36	668	06-02-391-042	2807		Cimarron Dr	11/06/2009	\$85,000	WD	\$35,900	0.18		C-5	1to13/4 on slab	1958	925		300
36	669	06-01-150-002	3908		Clarnin St	09/25/2009	\$85,000	WD	\$59,100	0.27		C	1 sty	1947	1,428	872	576
36	670	06-01-122-165	2524		Corlot St	12/16/2009	\$59,400	ML	\$49,400	0.46		CD	1 sty	1950	1,347	768	748
36	671	06-02-462-001	2827		Courtlandt Ave	05/12/2009	\$95,000	ML	\$52,300	0.17		C-5	1 sty	1999	1,512		
36	672	06-02-403-128	3334		Courtlandt Ave	04/29/2010	\$89,995	LC	\$36,600	0.44		CD	1 sty	1930	820	579	837
36	673	06-01-126-012	2834	E	G Ave	01/07/2009	\$86,000	WD	\$52,800	0.32		C	Under 800 SF	1952	768	768	660
36	674	06-02-266-045	1714		Glendale Blvd	09/15/2010	\$88,000	WD	\$46,700	0.20		C	1 sty	1953	1,080	1,080	352
36	675	06-02-264-024	1907		Glendale Blvd	02/05/2010	\$61,500	WD	\$42,800	0.20		C-5	1 sty	1949	918	734	240

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 45 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
36	676	06-02-290-101	2044		Glendale Blvd	05/25/2010	\$92,000	WD	\$35,900	0.27		CD	1 sty	1947	920	736	
36	677	06-02-289-004	2303		Glendale Blvd	08/31/2009	\$108,000	WD	\$58,700	0.45		C-5	1+ to 11/2 sty	1948	1,269	1,015	308
36	678	06-01-169-002	2721		Glendale Blvd	07/31/2009	\$53,000	WD	\$31,700	0.20		CD	1to13/4 on slab	1953	768		250
36	679	06-01-131-154	2904		Glenhaven Ave	08/20/2010	\$110,000	WD	\$49,500	0.37		C-5	1 sty	1970	988	988	528
36	680	06-02-437-173	3228		Michael Ave	09/15/2010	\$46,900	WD	\$34,600	0.21		C-5	Under 800 SF	1951	684	684	280
36	681	06-02-297-001	3510		Michael Ave	09/04/2009	\$85,000	WD	\$49,300	0.25		C-5	1 sty	1950	926	926	270
36	682	06-11-190-001	2129		Mt Olivet Rd	09/25/2009	\$49,000	WD	\$56,800	0.63		CD	1 3/4 - 2 sty	1922	2,002	416	576
36	683	06-02-448-134	3025		Mt Olivet Rd	05/06/2010	\$83,000	WD	\$37,200	0.31		CD	1 sty	1951	912	912	256
36	684	06-01-320-003	3063		Mt Olivet Rd	06/10/2009	\$26,500	WD	\$27,000	0.20		CD	1 sty	1953	907	907	480
36	685	06-01-320-003	3063		Mt Olivet Rd	05/14/2010	\$75,000	WD	\$25,900	0.20		CD	1 sty	1953	907	907	480
36	686	06-01-320-006	3079		Mt Olivet Rd	04/30/2010	\$69,000	ML	\$32,700	0.20		CD	1to13/4 on slab	1953	907		576
36	687	06-01-114-194	4107		Mt Olivet Rd	10/20/2009	\$88,700	WD	\$47,700	0.45		C-5	Walk out ranch	1997	1,008	1,008	
36	688	06-01-367-099	2526		Oakcreek Ave	04/30/2010	\$130,000	WD	\$59,700	0.28		C	Walk out ranch	1999	1,278	1,278	576
36	689	06-02-419-141	3201		Onondaga Ave	06/25/2010	\$57,500	WD	\$33,700	0.35		CD	1to13/4 on slab	1956	863		287
36	690	06-02-440-175	3202		Onondaga Ave	05/07/2010	\$91,000	WD	\$46,100	0.38		C-5	1 sty	1948	950	734	552
36	691	06-11-176-009	2314		Oxford St	04/28/2010	\$65,900	WD	\$34,500	0.34		D+10	1 sty	1919	868	868	576
36	692	06-01-150-139	2409		Parchmount Ave	03/15/2010	\$87,000	WD	\$46,800	0.25		C	1+ to 11/2 sty	1946	1,030	824	240
36	693	06-01-183-042	3022		Parchmount Ave	05/29/2009	\$72,000	WD	\$49,500	0.33		C-5	1 sty	1955	1,024	1,024	330
36	694	06-02-266-069	1723		Park Ave	06/01/2009	\$95,000	WD	\$48,100	0.20		C	1 sty	1947	1,058	846	252

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Sales are in order first by Neighborhood then by Street Name.

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
36	695	06-02-272-083	1734		Park Ave	11/18/2009	\$93,000	WD	\$47,600	0.20		C	1+ to 11/2 sty	1948	954	763	576
36	696	06-02-274-092	1920		Park Ave	10/26/2009	\$63,500	WD	\$44,900	0.21		C	1+ to 11/2 sty	1948	919	735	735
36	697	06-02-269-058	1921		Park Ave	06/30/2010	\$72,000	WD	\$45,100	0.20		C	1+ to 11/2 sty	1948	1,144	746	492
36	698	06-02-298-114	3504		Random Rd	02/09/2010	\$77,500	WD	\$35,500	0.21		CD	1to13/4 on slab	1952	888		324
36	699	06-01-356-016	2910		Range St	08/03/2009	\$88,500	WD	\$49,200	0.26		C-5	1 sty	1953	1,476	888	
36	700	06-11-227-001	2630		Slater Dr	03/02/2010	\$23,500	WD	\$69,800	1.37		CD	1 sty	1911	1,438	1,438	598
36	701	06-01-310-099	3109		Sunfield St	10/16/2009	\$76,000	WD	\$38,500	0.19		CD	1 sty	1959	925	925	432
36	702	06-02-456-001	2930		Virginia Ave	07/16/2009	\$56,000	WD	\$34,000	0.22		CD	1+ to 11/2 sty	1940	812	650	352
36	703	06-02-271-079	3510		Virginia Ave	02/15/2010	\$116,000	WD	\$53,400	0.20		C	1 sty	1953	1,196	1,196	360

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Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
37	704	06-31-417-053	3720		Blackberry Ln	07/13/2009	\$327,500	WD	\$127,200	0.47		B+10	1 3/4 - 2 sty	1976	2,854	910	556
37	705	06-31-422-059	3721		Blackberry Ln	02/25/2009	\$239,000	WD	\$111,700	0.35		B-10	1 sty	1980	1,616	1,608	576
37	706	06-31-413-004	4024		Katydid Ln	04/01/2010	\$330,000	WD	\$146,400	0.45		B-5	1 sty	1978	2,559	2,204	702
37	707	06-31-415-042	4108		Old Field Trl	07/19/2010	\$169,900	WD	\$81,900	0.44		BC	1 sty	1980	1,254	1,254	462

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
38	708	06-16-419-010	311		Elm St	12/04/2009	\$148,000	WD	\$47,300	0.07		C-5	1 3/4 - 2 sty	1919	1,294	665	180
38	709	06-16-425-083	506		Elm St	04/30/2010	\$87,000	WD	\$38,600	0.06		C-5	1 3/4 - 2 sty	1912	1,500	715	
38	710	06-16-274-004	523		Elm St	06/24/2010	\$54,000	WD	\$42,000	0.08		C	1 3/4 - 2 sty	1956	1,873	929	185
38	711	06-16-290-001	606		Elm St	04/26/2010	\$105,000	WD	\$52,400	0.23		C-5	1 3/4 - 2 sty	1890	1,701	888	528
38	712	06-16-404-300	814		Elmwood St	08/26/2010	\$26,000	WD	\$36,800	0.11		C-5	2-3 units	1890	1,848	908	
38	713	06-16-437-010	603	W	Kalamazoo Ave	12/18/2009	\$84,000	WD	\$32,800	0.09		D+10	1 3/4 - 2 sty	1895	1,980	1,116	
38	714	06-16-435-021	725	W	Kalamazoo Ave	05/11/2009	\$198,500	WD	\$70,400	0.12		C+10	1 3/4 - 2 sty	1890	2,600	1,284	324
38	715	06-16-271-001	603		Stuart Ave	02/19/2009	\$63,000	WD	\$51,700	0.14		C	1 3/4 - 2 sty	1910	1,689	835	
38	716	06-16-407-003	409		Woodward Ave	08/23/2010	\$55,000	WD	\$52,900	0.20		C	2-3 units	1875	2,755	1,629	333
38	717	06-16-402-022	511		Woodward Ave	10/17/2008	\$167,500	WD	\$63,000	0.33		C-5	1 3/4 - 2 sty	1862	2,456	964	576
38	718	06-16-273-005	530		Woodward Ave	06/10/2009	\$125,000	WD	\$58,000	0.23		C-5	1 3/4 - 2 sty	1890	1,934	1,072	724

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 49 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
42	719	06-21-460-001	1520		Long Rd	02/16/2010	\$660,000	WD	\$461,100	2.38		A	1 3/4 - 2 sty	1941	8,845	2,546	794

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 50 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
43	720	06-33-333-063	4009		Bronson Blvd	11/19/2009	\$155,000	WD	\$72,600	0.30		C+10	1 sty	1951	1,470	834	400
43	721	06-33-334-089	4015	E	Hillandale Dr	05/28/2010	\$233,500	WD	\$91,200	0.38		BC	1 3/4 - 2 sty	1935	2,126	1,008	860
43	722	06-33-334-090	4021	E	Hillandale Dr	02/13/2009	\$255,000	WD	\$125,000	0.34		BC	1 3/4 - 2 sty	1994	2,184	1,092	484
43	723	06-33-339-079	4104	E	Hillandale Dr	12/05/2008	\$182,000	WD	\$107,500	0.30		B-10	1 3/4 - 2 sty	1939	1,999	720	481
43	724	06-33-379-017	4163	E	Hillandale Dr	05/14/2010	\$240,000	WD	\$111,400	0.45		B	1 3/4 - 2 sty	1963	2,794		1,141

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
43L	725	06-33-336-008	4030		Lakeside Dr	05/19/2010	\$307,000	WD	\$96,700	0.48		B-10	1+ to 1 1/2 sty	1954	1,662	1,331	484
43L	726	06-33-319-016	4150		Lakeside Dr	06/26/2009	\$774,900	WD	\$246,600	0.71		B+5	1 sty	1952	5,243	2,317	983
43L	727	06-33-319-016	4150		Lakeside Dr	07/12/2010	\$870,000	WD	\$241,100	0.71		B+5	1 sty	1952	5,243	2,317	983

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
45	728	06-22-458-044	447		Egleston Ave	09/25/2009	\$51,890	WD	\$32,500	0.10		CD	1 3/4 - 2 sty	1911	1,385	700	
45	729	06-15-494-001	842		Gibson St	02/23/2009	\$35,000	ML	\$27,400	0.22		D+10	1 sty	1905	894	894	324

NOTE: The Assessor's office has not verified all the sales in this listing.

Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
51	730	06-19-481-154	3406		Kenbrooke Ct	04/14/2010	\$120,000	WD	\$108,400	0.00	06-19-485-016, 06-19-485-073, 06-19-481-173	C	1 sty	2621	3,576		
51	731	06-19-481-153	3408		Kenbrooke Ct	01/14/2010	\$35,000	WD	\$27,300	0.00		C	1 sty	1966	894		
51	732	06-19-485-001	3421		Kenbrooke Ct	08/28/2009	\$35,600	WD	\$16,500	0.00		C	1 sty	1966	682		
51	733	06-19-485-023	3459		Kenbrooke Ct	10/10/2008	\$46,000	WD	\$31,200	0.00		C	1 sty	1966	894		
51	734	06-19-485-140	3497		Kenbrooke Ct	10/20/2008	\$55,000	WD	\$31,200	0.00		C	1 sty	1966	894		
51	735	06-19-481-166	3520		Kenbrooke Ct	11/24/2009	\$38,000	WD	\$54,600	0.00	06-19-485-113	C	1 sty	3932	1,788		
51	736	06-19-481-167	3522		Kenbrooke Ct	07/10/2009	\$36,000	WD	\$18,900	0.00		C	1 sty	1966	682		
51	737	06-19-485-095	3587		Kenbrooke Ct	08/27/2010	\$43,500	WD	\$27,100	0.00		C	1 sty	1966	894		
51	738	06-19-481-185	3632		Kenbrooke Ct	07/02/2009	\$37,000	WD	\$27,300	0.00		C	1 sty	1966	894		
51	739	06-19-481-181	3640		Kenbrooke Ct	05/04/2010	\$40,000	WD	\$27,100	0.00		C	1 sty	1966	894		

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
52	740	06-28-456-020	2910		Callender Ct	09/17/2009	\$220,800	WD	\$112,700	0.00		B+20	1+ to 1 1/2 sty	1978	1,796	1,784	460
52	741	06-28-456-018	2914		Callender Ct	06/30/2009	\$185,000	WD	\$123,100	0.00		B+20	1+ to 1 1/2 sty	1978	2,193	1,612	472
52	742	06-28-456-048	917		Essex Cir	04/13/2010	\$200,000	WD	\$118,300	0.00		B+20	Walk out ranch	1988	2,475	779	475
52	743	06-28-456-035	1030		Essex Cir	01/20/2009	\$150,000	WD	\$129,800	0.00		B+20	1 sty	1980	1,701	1,687	480
52	744	06-28-456-028	1033		Essex Cir	03/27/2009	\$265,000	WD	\$144,300	0.00		B+20	Walk out ranch	1979	2,401	1,076	484

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 55 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
57	745	06-30-430-009	2417		Highpointe Dr	07/29/2009	\$148,500	WD	\$75,400	0.00		B	Walk out ranch	1985	1,394	960	517
57	746	06-30-431-018	2508		Highpointe Dr	12/04/2008	\$128,000	WD	\$83,800	0.00		B	1 sty	1989	1,666	1,164	484

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 56 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
61	747	06-32-482-016	1912		Autumn Crest Ln	06/30/2009	\$313,500	WD	\$149,800	6.41		BC	1 sty	2003	1,700	1,499	495
61	748	06-32-482-010	1984		Autumn Crest Ln	08/14/2009	\$302,000	WD	\$133,600	6.41		BC	1 sty	2005	1,669	1,525	495
61	749	06-32-482-003	2078		Autumn Crest Ln	02/20/2009	\$287,500	WD	\$149,900	6.41		BC	1 sty	2007	1,669	1,525	495

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
71	750	06-33-495-106	748	W	Kilgore Rd # 106	12/08/2008	\$54,000	WD	\$25,700	1.61		D,Brick	Multiple Residence	1968	551		
71	751	06-33-490-137	742	W	Kilgore Rd # 205	08/21/2009	\$54,000	WD	\$26,100	0.93		D,Brick	Multiple Residence	1968	741		
71	752	06-33-490-143	742	W	Kilgore Rd # 303	03/31/2010	\$51,500	WD	\$26,900	0.93		D,Brick	Multiple Residence	1968	750		

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
90	753	06-35-451-003	1706		Bloomfield Ave Unit 03	05/26/2010	\$48,000	WD	\$37,500	1.05	06-35-451-005	C	Multiple Residence	1963	1,309		
90	754	06-35-451-011	1706		Bloomfield Ave Unit 11	10/16/2009	\$25,000	WD	\$24,900	1.05		C	Multiple Residence	1963	819		
90	755	06-28-487-062	709		Garland Cir Apt A	01/27/2009	\$56,000	WD	\$32,100	0.00		C	1 sty	1961	960		
90	756	06-28-487-048	714		Garland Cir Apt A	02/05/2010	\$57,500	WD	\$35,100	0.00		C	1 sty	1961	870		
90	757	06-28-487-053	712		Garland Cir Apt B	07/28/2010	\$32,500	WD	\$32,300	0.00		C	1 sty	1961	870		220
90	758	06-28-487-001	728		Garland Cir Apt E	10/22/2009	\$47,000	WD	\$32,000	0.00		C	1 sty	1961	870		
90	759	06-28-487-041	714		Garland Cir Apt F	03/31/2010	\$46,900	ML	\$33,300	0.00		C	1 sty	1961	870		
90	760	06-33-248-015	606		Lynn Ave Unit 15	05/01/2009	\$69,900	OTH	\$26,700	0.00		C	1 sty	1967	982	982	
90	761	06-33-248-051	626		Lynn Ave Unit 51	12/29/2009	\$49,900	WD	\$27,300	0.00		C	1 sty	1967	1,018	1,018	
90	762	06-29-472-008	2220		Parkview Ave	08/28/2009	\$107,000	WD	\$57,500	0.00		BC	1to13/4 on slab	1996	1,449		260
90	763	06-15-370-011	471	W	South St Unit 11	05/21/2010	\$147,000	WD	\$88,700	0.00		B	1 sty	1982	1,387		250
90	764	06-15-370-028	471	W	South St Unit 27	03/20/2009	\$118,000	WD	\$61,100	0.00		B	1 sty	1982	1,021		
90	765	06-28-487-070	723		Whitcomb St Apt E	08/07/2009	\$40,500	WD	\$26,200	0.00		C	Under 800 SF	1962	724		220

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 59 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
91	766	06-15-346-312	222	N	Kalamazoo Mall # 210	08/13/2010	\$135,000	WD	\$75,800	0.28		C	Shopping Center, Mixed w/Residential	1890	1,030		
91	767	06-15-346-315	222	N	Kalamazoo Mall # 240	08/09/2010	\$135,000	WD	\$74,600	0.28		C	Shopping Center, Mixed w/Residential	1890	1,008		
91	768	06-15-346-319	222	N	Kalamazoo Mall # 280	07/16/2010	\$162,000	WD	\$74,800	0.28		C	Shopping Center, Mixed w/Residential	1890	1,012		

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Sales are in order first by Neighborhood then by Street Name.

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
92	769	06-15-387-114	208		Farmers Aly	06/23/2010	\$164,900	WD	\$0	0.40		C	Shopping Center, Mixed w/Residential	1939	1,665		
92	770	06-15-387-108	207	S	Kalamazoo Mall	12/29/2009	\$235,000	WD	\$111,500	0.40		C	Shopping Center, Mixed w/Residential	1939	1,901		

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
93	771	06-32-418-012	2216		Oakland Ridge Dr	09/13/2010	\$172,500	WD	\$83,100	0.00		B-10	1 3/4 - 2 sty	1995	1,241	1,226	420
93	772	06-32-418-012	2216		Oakland Ridge Dr	02/12/2010	\$179,900	WD	\$106,800	0.00		B-10	1 3/4 - 2 sty	1995	1,241	1,226	420
93	773	06-34-358-003	307		Pratt Rd	10/20/2008	\$93,000	WD	\$51,100	0.00		B-5	1 sty	1981	943		955
93	774	06-34-340-103	4117	S	Rose St	10/23/2009	\$75,000	WD	\$35,800	1.03		C	1 sty	2001	851	851	338

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City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
95	775	06-31-227-031	3218		Greenleaf Blvd	09/02/2010	\$117,000	WD	\$47,100	0.00		B-10	1 3/4 - 2 sty	1978	1,494	735	252
95	776	06-31-286-031	3811		Greenleaf Cir	04/16/2010	\$90,000	WD	\$58,100	0.00		B-10	1 3/4 - 2 sty	1977	1,463	726	242
95	777	06-31-295-022	3844		Greenleaf Cir	08/31/2010	\$85,000	WD	\$44,100	0.00		BC	1 sty	1971	1,000		263
95	778	06-31-295-025	3850		Greenleaf Cir	11/02/2009	\$88,000	WD	\$50,600	0.00		BC	1 sty		1,094		263
95	779	06-31-295-032	3864		Greenleaf Cir	03/02/2010	\$78,000	WD	\$42,000	0.00		BC	Tri/Bi-Level		1,106		263
95	780	06-31-286-003	3867		Greenleaf Cir	06/11/2010	\$130,000	WD	\$50,600	0.00		B-10	1 3/4 - 2 sty	1977	1,161	612	231
95	781	06-31-295-036	3872		Greenleaf Cir	02/12/2010	\$76,000	WD	\$42,000	0.00		BC	Tri/Bi-Level		1,106		263
95	782	06-31-295-044	3888		Greenleaf Cir	06/03/2009	\$100,550	WD	\$42,000	0.00		BC	Tri/Bi-Level		1,106		263
95	783	06-31-425-004	3906		Greenleaf Cir	05/01/2009	\$150,000	WD	\$91,700	0.00		B+10	1to13/4 on slab	1979	1,763		242
95	784	06-31-401-007	3804		Old Field Pl	05/27/2010	\$172,000	WD	\$104,700	2.41		B+5	1 sty	1994	1,552	1,552	484
95	785	06-31-401-002	3814		Old Field Pl	03/31/2010	\$240,000	WD	\$145,500	2.41		B+5	1 3/4 - 2 sty	1988	2,693	2,137	639
95	786	06-31-227-017	3224		Pine Bluff Ln	04/16/2009	\$81,500	WD	\$47,900	0.00		B-10	1 3/4 - 2 sty	1978	1,179	630	252
95	787	06-31-227-017	3224		Pine Bluff Ln	03/31/2010	\$91,000	WD	\$47,900	0.00		B-10	1 3/4 - 2 sty	1978	1,179	630	252
95	788	06-31-227-008	3310		Pine Bluff Ln	03/24/2010	\$137,000	WD	\$56,300	0.00		B-10	1 3/4 - 2 sty	1978	1,506	741	252
95	789	06-31-245-029	3638		Woodcliff Dr	04/16/2010	\$133,900	WD	\$80,700	0.00		B+5	1 3/4 - 2 sty	1977	1,719	825	452
95	790	06-31-245-033	3642		Woodcliff Dr	08/02/2010	\$135,000	WD	\$86,500	0.00		B+10	1 3/4 - 2 sty		2,054	1,015	462

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Sales are in order first by Neighborhood then by Street Name.

Residential Sales, Page 63 of 64

City of Kalamazoo Residential Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

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	Year Built	Floor Area	Bsmnt Area	Garage Area
96	791	06-31-433-023	3751		Cedaridge Rd	03/26/2010	\$83,000	TSD	\$63,300	0.00		BC	1 sty		1,238	1,238	252
96	792	06-31-433-027	3759		Cedaridge Rd	12/19/2008	\$103,600	WD	\$59,400	0.00		BC	1 3/4 - 2 sty		1,516	735	252
96	793	06-31-431-003	4040		Greenleaf Cir Unit 03	09/27/2010	\$77,000	WD	\$50,400	0.00		B-10	1to13/4 on slab	1974	1,085		288
96	794	06-31-431-014	4040		Greenleaf Cir Unit 14	01/28/2009	\$130,000	WD	\$75,300	0.00		B-10	1to13/4 on slab	1974	1,450		288
96	795	06-31-431-014	4040		Greenleaf Cir Unit 14	11/16/2009	\$132,900	WD	\$73,100	0.00		B-10	1to13/4 on slab	1974	1,450		288
96	796	06-31-431-015	4040		Greenleaf Cir Unit 15	01/20/2010	\$142,500	TSD	\$90,900	0.00		B-10	1to13/4 on slab	1974	2,023		288
96	797	06-31-431-020	4040		Greenleaf Cir Unit 20	05/18/2009	\$133,000	WD	\$73,100	0.00		B-10	1to13/4 on slab	1974	1,450		288
96	798	06-31-431-025	4040		Greenleaf Cir Unit 25	09/29/2010	\$79,000	WD	\$46,800	0.00		B-10	1to13/4 on slab	1974	962		288
96	799	06-31-431-030	4040		Greenleaf Cir Unit 30	04/27/2010	\$79,900	WD	\$49,900	0.00		B-10	1to13/4 on slab	1974	1,085		288
96	800	06-31-431-037	4040		Greenleaf Cir Unit 37	10/13/2009	\$84,650	WD	\$51,200	0.00		B-10	1to13/4 on slab	1974	962		288
96	801	06-31-431-039	4040		Greenleaf Cir Unit 39	04/02/2009	\$164,500	WD	\$90,900	0.00		B-10	1to13/4 on slab	1974	2,023		288
96	802	06-31-431-041	4040		Greenleaf Cir Unit 41	03/31/2009	\$132,000	WD	\$75,300	0.00		B-10	1to13/4 on slab	1974	1,450		288
96	803	06-31-438-010	4171		Lake Terrace Dr	03/31/2009	\$275,000	WD	\$142,600	0.00		B+20	2 Sty & up-slab	1978	2,898	604	541

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Residential Sales, Page 64 of 64