

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-377-024	30250 TWELVE MILE	10/02/20	\$3,675,000	CD	03-ARM'S LENGTH	\$3,675,000	\$2,267,350	61.70	\$4,534,694	\$755,327	\$2,919,673	\$2,907,205	1.004	63,762	\$45.79	APT01
22-23-25-301-053	23210 MIDDLEBELT	09/21/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$563,270	48.98	\$1,126,541	\$194,883	\$955,117	\$716,660	1.333	13,120	\$72.80	APT01
22-23-35-228-028	29900 GRAND RIVER	02/25/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,670	35.07	\$175,347	\$37,317	\$212,683	\$106,177	2.003	1,625	\$130.88	APT01
Totals:			\$5,075,000			\$5,075,000	\$2,918,290		\$5,836,582		\$4,087,473	\$3,730,042			\$83.16	
								Sale. Ratio =>	57.50			E.C.F. =>	1.096	Std. Deviation=>		0.509066
								Std. Dev. =>	13.32			Ave. E.C.F. =>	1.447	Ave. Variance=>		37.0928

Apt Rent Study: 1.300 2023 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-476-013	29681 MIDDLEBELT	01/15/21	\$6,527,599	CD	03-ARM'S LENGTH	\$6,527,599	\$3,565,260	54.62	\$7,130,525	\$759,907	\$5,767,692	\$6,125,594	0.942	49,769	\$115.89	APT04
Totals:			\$6,527,599			\$6,527,599	\$3,565,260		\$7,130,525		\$5,767,692	\$6,125,594			\$115.89	
								Sale. Ratio =>	54.62			E.C.F. =>	0.942	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.942	Ave. Variance=>		0.0000

Apt Rent Study: 1.040 2023 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-376-020	34700 GRAND RIVER	04/29/20	\$5,800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,800,000	\$2,908,110	50.14	\$5,816,229	\$969,360	\$4,830,640	\$4,289,265	1.126	84,376	\$57.25	IND02
22-23-30-101-019	24120 HAGGERTY	06/29/21	\$5,800,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$5,800,000	\$3,187,310	54.95	\$6,374,624	\$1,100,715	\$4,699,285	\$4,667,176	1.007	124,800	\$37.65	IND02
Totals:			\$11,600,000			\$11,600,000	\$6,095,420		\$12,190,853		\$9,529,925	\$8,956,441			\$47.45	
							Sale. Ratio =>	52.55				E.C.F. =>	1.064		Std. Deviation=>	0.08438375
							Std. Dev. =>	3.40				Ave. E.C.F. =>	1.067		Ave. Variance=>	5.9668

2023 ECF 1.130
More weight placed
on 34700 Grand River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$1,924,010	62.06	\$3,848,021	\$655,824	\$2,444,176	\$2,128,131	1.149	56,706	\$43.10	IND03		
22-23-30-201-013	24175 INDUSTRIAL PARK DR	07/01/20	\$742,000	LC	03-ARM'S LENGTH	\$742,000	\$336,830	45.39	\$673,655	\$96,898	\$645,102	\$384,505	1.678	9,620	\$67.06	IND03		
22-23-30-251-010	23936 INDUSTRIAL PARK DR	09/20/21	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$658,170	42.46	\$1,316,330	\$184,651	\$1,365,349	\$754,453	1.810	20,968	\$65.12	IND03		
22-23-30-251-011	23900 INDUSTRIAL PARK DR	11/23/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$218,620	33.63	\$437,235	\$113,293	\$536,707	\$215,961	2.485	5,171	\$103.79	IND03		
22-23-30-252-019	23847 INDUSTRIAL PARK DR	09/30/21	\$1,485,000	WD	03-ARM'S LENGTH	\$1,485,000	\$1,174,460	79.09	\$2,348,912	\$450,347	\$1,034,653	\$1,265,710	0.817	38,561	\$26.83	IND03		
22-23-30-276-037	23434 INDUSTRIAL PARK CT	12/28/21	\$1,250,000	CD	03-ARM'S LENGTH	\$1,250,000	\$420,310	33.62	\$840,625	\$151,985	\$1,098,015	\$459,093	2.392	12,000	\$91.50	IND03		
22-23-30-327-002	23350 COMMERCE	01/11/21	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$851,630	35.48	\$1,703,266	\$267,147	\$2,132,853	\$957,413	2.228	23,872	\$89.35	IND03		
22-23-30-328-009	23177 COMMERCE	10/08/21	\$5,775,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$5,775,000	\$2,874,460	49.77	\$5,748,927	\$976,398	\$4,798,602	\$3,181,687	1.508	74,979	\$64.00	IND03		
22-23-30-401-038	23035 COMMERCE	10/15/21	\$1,520,000	CD	03-ARM'S LENGTH	\$1,520,000	\$576,370	37.92	\$1,152,735	\$193,833	\$1,326,167	\$639,268	2.075	15,897	\$83.42	IND03		
Totals:			\$18,472,000			\$18,472,000	\$9,034,860		\$18,069,706		\$15,381,624	\$9,986,221			\$70.46			
													Sale. Ratio =>	48.91	Std. Deviation=>	0.56652063		
													Std. Dev. =>	15.24	Ave. E.C.F. =>	1.793	Ave. Variance=>	44.9282

2023 ECF
Std Dev 1.500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-126-007	23761 RESEARCH	02/08/22	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$580,330	43.80	\$1,160,655	\$322,007	\$1,002,993	\$559,099	1.794	11,871	\$84.49	IND04
Totals:			\$1,325,000			\$1,325,000	\$580,330		\$1,160,655		\$1,002,993	\$559,099			\$84.49	
								Sale. Ratio =>	43.80				E.C.F. =>	1.794	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.794	Ave. Variance=>	0.0000

2023 ECF 1.500
IND03

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-18-100-025	27260 HAGGERTY	03/24/21	\$21,000,000	CD	03-ARM'S LENGTH	\$21,000,000	\$8,460,520	40.29	\$16,921,039	\$2,815,865	\$18,184,135	\$9,863,759	1.844	222,337	\$81.79	IND06	
22-23-18-200-042	37670 ENTERPRISE	10/30/20	\$3,200,000	WD	03-ARM'S LENGTH	\$3,200,000	\$2,286,550	71.45	\$4,573,100	\$744,952	\$2,455,048	\$2,677,027	0.917	59,137	\$41.51	IND06	
22-23-18-301-010	38755 HILLS TECH DR	12/21/21	\$8,100,000	WD	03-ARM'S LENGTH	\$8,100,000	\$3,845,510	47.48	\$7,691,012	\$1,079,564	\$7,020,436	\$4,623,390	1.518	101,817	\$68.95	IND06	
Totals:			\$32,300,000			\$32,300,000	\$14,592,580		\$29,185,151		\$27,659,619	\$17,164,176			\$64.08		
								Sale. Ratio =>	45.18				E.C.F. =>	1.611	Std. Deviation=>		0.470042137
								Std. Dev. =>	16.32				Ave. E.C.F. =>	1.426	Ave. Variance=>		33.9518

Multi-parcel sale

2023 ECF
Std Dev

1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-19-252-015	37567 INTERCHANGE DR	09/09/21	\$2,050,000	CD	03-ARM'S LENGTH	\$2,050,000	\$827,380	40.36	\$1,654,761	\$288,392	\$1,761,608	\$1,119,975	1.573	30,280	\$58.18	IND07
22-23-19-326-040	24600 CRESTVIEW	12/13/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$686,280	62.39	\$1,372,558	\$238,524	\$861,476	\$929,536	0.927	29,599	\$29.10	IND07
22-23-19-451-002	24895 HATHAWAY	09/09/21	\$2,700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,700,000	\$1,211,330	44.86	\$2,422,655	\$481,263	\$2,218,737	\$1,591,306	1.394	32,603	\$68.05	IND07
22-23-19-451-032	24825 HATHAWAY	12/31/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$140,830	28.17	\$281,650	\$145,406	\$354,594	\$111,675	3.175	3,503	\$101.23	IND07
22-23-19-451-038	24700 N INDUSTRIAL DR	03/24/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$502,630	59.13	\$1,005,250	\$206,390	\$643,610	\$654,803	0.983	19,799	\$32.51	IND07
22-23-21-351-028	24505 INDOPLEX	12/08/21	\$3,250,000	CD	03-ARM'S LENGTH	\$3,250,000	\$1,807,430	55.61	\$3,614,865	\$466,970	\$2,783,030	\$2,580,242	1.079	46,154	\$60.30	IND07
22-23-21-376-016	34600 GRAND RIVER	04/12/21	\$1,366,950	WD	03-ARM'S LENGTH	\$1,366,950	\$715,540	52.35	\$1,431,077	\$574,003	\$792,947	\$702,520	1.129	23,401	\$33.89	IND07
Totals:			\$11,816,950			\$11,816,950	\$5,891,420		\$11,782,816		\$9,416,002	\$7,690,057			\$54.75	
								Sale. Ratio =>	49.86			E.C.F. =>	1.224	Std. Deviation=>		0.78803376
								Std. Dev. =>	11.99			Ave. E.C.F. =>	1.466	Ave. Variance=>		51.9103

Multi-parcel sale

2023 ECF 1.220

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-485-016	29566 NINE MILE	02/19/21	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$142,620	71.31	\$285,230	\$44,605	\$155,395	\$183,683	0.846	3,980	\$39.04	IND09	
22-23-26-485-031	29500 NINE MILE	01/12/22	\$650,000	MLC	03-ARM'S LENGTH	\$650,000	\$305,940	47.07	\$611,885	\$180,473	\$469,527	\$329,322	1.426	8,201	\$57.25	IND09	
22-23-34-126-004	32645 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$296,090	49.35	\$592,171	\$130,847	\$469,153	\$352,156	1.332	8,154	\$57.54	IND09	
22-23-34-126-006	32625 FOLSOM	06/04/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$296,330	42.33	\$592,651	\$81,759	\$618,241	\$389,994	1.585	10,038	\$61.59	IND09	
22-23-34-126-007	32613 FOLSOM	07/20/21	\$877,850	WD	03-ARM'S LENGTH	\$877,850	\$211,040	24.04	\$422,089	\$77,631	\$800,219	\$262,945	3.043	7,686	\$104.11	IND09	
22-23-34-126-038	32715 FOLSOM	08/20/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$821,660	68.47	\$1,643,311	\$205,487	\$994,513	\$1,097,576	0.906	21,462	\$46.34	IND09	
22-23-34-126-039	32575 FOLSOM	04/02/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$361,740	53.20	\$723,485	\$108,298	\$571,702	\$469,608	1.217	10,233	\$55.87	IND09	
22-23-34-377-014	32418 EIGHT MILE	09/22/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$163,140	36.25	\$326,289	\$67,244	\$382,756	\$197,744	1.936	6,000	\$63.79	IND09	
22-23-34-377-015	32408 EIGHT MILE	03/25/21	\$405,000	LC	03-ARM'S LENGTH	\$405,000	\$278,170	68.68	\$556,348	\$63,030	\$341,970	\$376,579	0.908	7,159	\$47.77	IND09	
22-23-34-458-008	31780 EIGHT MILE	02/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,900	55.93	\$167,793	\$59,205	\$90,795	\$82,892	1.095	2,030	\$44.73	IND09	
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$265,970	47.07	\$531,949	\$95,210	\$469,790	\$333,389	1.409	7,520	\$62.47	IND09	
Totals:			\$6,477,850			\$6,477,850	\$3,226,600		\$6,453,201		\$5,364,061	\$4,075,887			\$58.23		
								Sale. Ratio =>	49.81				E.C.F. =>	1.316	Std. Deviation=>		0.627496901
								Std. Dev. =>	14.53				Ave. E.C.F. =>	1.428	Ave. Variance=>		41.4763

2023 ECF 1.310

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-226-030	32811 MIDDLEBELT	02/07/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$477,210	56.14	\$954,410	\$198,147	\$651,853	\$900,313	0.724	8,517	\$76.54	OFC01
22-23-02-226-036	32931 MIDDLEBELT	06/25/21	\$1,339,000	WD	03-ARM'S LENGTH	\$1,339,000	\$475,750	35.53	\$951,503	\$198,147	\$1,140,853	\$896,852	1.272	8,467	\$134.74	OFC01
22-23-02-279-018	31860 NORTHWESTERN	03/09/22	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$223,850	42.64	\$223,713	\$34,904	\$490,096	\$224,773	2.180	2,405	\$203.78	OFC01
22-23-10-427-001	28545 ORCHARD LAKE	02/08/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$130,340	68.24	\$260,670	\$80,372	\$110,628	\$214,640	0.515	2,566	\$43.11	OFC01
22-23-11-354-002	30660 TWELVE MILE	10/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$151,510	50.50	\$303,021	\$105,225	\$194,775	\$235,471	0.827	2,821	\$69.05	OFC01
22-23-11-354-003	30640 TWELVE MILE	12/14/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,420	49.80	\$288,841	\$102,680	\$187,320	\$221,620	0.845	2,655	\$70.56	OFC01
22-23-15-102-011	32905 TWELVE MILE	03/14/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$65,250	68.68	\$130,490	\$55,091	\$39,909	\$89,761	0.445	990	\$40.31	OFC01
22-23-15-102-023	32905 TWELVE MILE	06/10/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$119,300	62.79	\$238,605	\$102,778	\$87,222	\$161,699	0.539	1,889	\$46.17	OFC01
22-23-18-200-051	37875 TWELVE MILE	05/07/20	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$430,590	45.33	\$861,172	\$162,502	\$787,498	\$831,750	0.947	7,274	\$108.26	OFC01
22-23-18-200-057	37887 TWELVE MILE	07/30/20	\$494,640	WD	03-ARM'S LENGTH	\$494,640	\$300,220	60.69	\$600,430	\$134,769	\$359,871	\$554,358	0.649	6,008	\$59.90	OFC01
Totals:			\$5,224,640			\$5,224,640	\$2,518,440		\$4,812,855		\$4,050,025	\$4,331,238			\$85.24	
								Sale. Ratio =>	48.20			E.C.F. =>	0.935	Std. Deviation=>		0.51286246
								Std. Dev. =>	11.16			Ave. E.C.F. =>	0.894	Ave. Variance=>		34.3196

ECF
OFC02

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-426-016	31811 MIDDLEBELT	10/20/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,320	49.86	\$124,630	\$22,170	\$102,830	\$66,532	1.546	807	\$127.42	OFC02
Totals:			\$125,000			\$125,000	\$62,320		\$124,630		\$102,830	\$66,532			\$127.42	
								Sale. Ratio =>	49.86				E.C.F. =>	1.546	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.546	Ave. Variance=>	0.0000

2023 ECF 1.540

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-02-101-061	31300 REXWOOD	06/25/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$275,350	65.56	\$550,708	\$64,249	\$355,751	\$540,510	0.658	5,878	\$60.52	OFC05	
22-23-02-301-057	30140 ORCHARD LAKE	02/22/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$340,530	42.57	\$681,069	\$261,092	\$538,908	\$466,641	1.155	6,649	\$81.05	OFC05	
22-23-02-304-004	30018 ORCHARD LAKE	03/24/22	\$422,500	PTA	03-ARM'S LENGTH	\$422,500	\$137,330	32.50	\$274,664	\$90,480	\$332,020	\$204,649	1.622	2,002	\$165.84	OFC05	
22-23-11-301-001	28544 ORCHARD LAKE	12/15/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$592,470	74.06	\$1,184,931	\$273,255	\$526,745	\$1,012,973	0.520	9,972	\$52.82	OFC05	
Totals:			\$2,442,500			\$2,442,500	\$1,345,680		\$2,691,372		\$1,753,424	\$2,224,773			\$90.06		
								Sale. Ratio =>	55.09					E.C.F. =>	0.788	Std. Deviation=>	0.50269231
								Std. Dev. =>	19.39					Ave. E.C.F. =>	0.989	Ave. Variance=>	39.9770

2023 ECF
Outliers

0.900

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-351-028	31275 NORTHWESTERN	12/30/20	\$5,700,000	WD	03-ARM'S LENGTH	\$5,700,000	\$2,811,320	49.32	\$5,622,633	\$1,155,097	\$4,544,903	\$4,467,536	1.017	60,420	\$75.22	OFC06
22-23-02-201-018	32300 NORTHWESTERN	02/17/22	\$10,250,000	WD	03-ARM'S LENGTH	\$10,250,000	\$3,276,040	31.96	\$6,552,083	\$1,139,759	\$9,110,241	\$5,412,324	1.683	63,690	\$143.04	OFC06
Totals:			\$15,950,000			\$15,950,000	\$6,087,360		\$12,174,716		\$13,655,144	\$9,879,860			\$109.13	
							Sale. Ratio =>	38.17				E.C.F. =>	1.382		Std. Deviation=>	0.470878343
							Std. Dev. =>	12.28				Ave. E.C.F. =>	1.350		Ave. Variance=>	33.2961

2023 ECF 1.000
more weight on
01-351-028

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-127-002	30800 NORTHWESTERN	12/30/21	\$4,250,000	MLC	03-ARM'S LENGTH	\$4,250,000	\$2,107,920	49.60	\$4,215,830	\$1,203,748	\$3,046,252	\$4,183,447	0.728	36,966	\$82.41	OFC07	
Totals:			\$4,250,000			\$4,250,000	\$2,107,920		\$4,215,830		\$3,046,252	\$4,183,447			\$82.41		
								Sale. Ratio =>	49.60					E.C.F. =>	0.728	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.728	Ave. Variance=>	0.0000

2023 ECF 0.720

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-01-378-016	31100 NORTHWESTERN	10/14/20	\$695,000	CD	03-ARM'S LENGTH	\$695,000	\$376,710	54.20	\$753,410	\$173,907	\$521,093	\$772,671	0.674	5,181	\$100.58	OFC08	
22-23-10-476-038	31690 TWELVE MILE	01/26/21	\$1,190,000	WD	03-ARM'S LENGTH	\$1,190,000	\$519,410	43.65	\$1,038,818	\$214,285	\$975,715	\$1,099,377	0.888	11,756	\$83.00	OFC08	
22-23-12-126-037	30955 NORTHWESTERN	06/22/21	\$2,650,000	WD	03-ARM'S LENGTH	\$2,650,000	\$1,394,870	52.64	\$2,789,742	\$651,395	\$1,998,605	\$2,851,129	0.701	24,475	\$81.66	OFC08	
22-23-15-101-030	27500 FARMINGTON	03/07/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$277,780	44.80	\$555,556	\$242,145	\$377,855	\$417,881	0.904	4,474	\$84.46	OFC08	
Totals:			\$5,155,000			\$5,155,000	\$2,568,770		\$5,137,526		\$3,873,268	\$5,141,059			\$87.42		
								Sale. Ratio =>	49.83					E.C.F. =>	0.753	Std. Deviation=>	0.12086834
								Std. Dev. =>	5.37					Ave. E.C.F. =>	0.792	Ave. Variance=>	10.4085

2023 ECF 0.750

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-101-006	35055 TWELVE MILE	03/25/21	\$6,852,700	CD	03-ARM'S LENGTH	\$6,852,700	\$3,381,930	49.35	\$6,763,867	\$1,198,702	\$5,653,998	\$7,420,220	0.762	70,802	\$79.86	OFC09
22-23-18-200-061	38275 TWELVE MILE	12/06/21	\$4,650,000	WD	03-ARM'S LENGTH	\$4,650,000	\$1,930,960	41.53	\$3,861,913	\$773,044	\$3,876,956	\$4,118,492	0.941	36,118	\$107.34	OFC09
22-23-18-201-001	38505 COUNTRY CLUB	11/05/20	\$6,000,000	WD	03-ARM'S LENGTH	\$6,000,000	\$1,990,120	33.17	\$3,980,235	\$626,998	\$5,373,002	\$4,470,983	1.202	36,014	\$149.19	OFC09
Totals:			\$17,502,700			\$17,502,700	\$7,303,010		\$14,606,015		\$14,903,956	\$16,009,695			\$112.13	
								Sale. Ratio =>	41.73				E.C.F. =>	0.931	Std. Deviation=>	0.221129167
								Std. Dev. =>	8.09				Ave. E.C.F. =>	0.968	Ave. Variance=>	15.5594

2023 ECF 0.750
OFC08, weight on
16-101-006

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-36-452-001	28315 GRAND RIVER	04/30/20	\$258,700	WD	03-ARM'S LENGTH	\$258,700	\$140,140	54.17	\$280,270	\$90,416	\$168,284	\$148,323	1.135	2,755	\$61.08	RTL02		
22-23-36-482-027	27508 EIGHT MILE	07/01/21	\$425,000	LC	03-ARM'S LENGTH	\$425,000	\$134,220	31.58	\$268,444	\$101,351	\$323,649	\$130,541	2.479	3,951	\$81.92	RTL02		
22-23-36-483-021	27406 EIGHT MILE	03/01/22	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$197,460	70.52	\$394,911	\$166,865	\$113,135	\$178,161	0.635	3,092	\$36.59	RTL02		
Totals:			\$963,700			\$963,700	\$471,820		\$943,625		\$605,068	\$457,026			\$59.86			
								Sale. Ratio =>	48.96					E.C.F. =>	1.324	Std. Deviation=>		0.95386207
								Std. Dev. =>	19.55					Ave. E.C.F. =>	1.416	Ave. Variance=>		70.8661

2023 ECF 1.280

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-101-047	29304 ORCHARD LAKE	12/17/20	\$2,200,000	CD	03-ARM'S LENGTH	\$2,200,000	\$747,960	34.00	\$1,495,921	\$473,544	\$1,726,456	\$866,421	1.993	15,120	\$114.18	RTL03	
22-23-19-351-011	38425 GRAND RIVER	08/26/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$594,950	59.50	\$1,189,905	\$426,656	\$573,344	\$646,821	0.886	11,457	\$50.04	RTL03	
22-23-23-478-021	29450 TEN MILE	11/29/21	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$133,700	44.57	\$267,409	\$51,699	\$248,301	\$182,805	1.358	3,144	\$78.98	RTL03	
22-23-24-101-015	25780 MIDDLEBELT	11/24/20	\$12,862,580	CD	03-ARM'S LENGTH	\$12,862,580	\$3,645,480	28.34	\$7,290,966	\$1,878,850	\$10,983,730	\$4,586,539	2.395	79,511	\$138.14	RTL03	
Totals:			\$16,362,580			\$16,362,580	\$5,122,090		\$10,244,201		\$13,531,831	\$6,282,586			\$95.34		
								Sale. Ratio =>	31.30					E.C.F. =>	2.154	Std. Deviation=>	0.668333062
								Std. Dev. =>	13.69					Ave. E.C.F. =>	1.658	Ave. Variance=>	53.5680

2023 ECF 1.180
Outliers
RTL/Shopping Avg

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-02-176-068	32555 NORTHWESTERN	11/17/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$746,460	53.32	\$1,492,918	\$556,892	\$843,108	\$698,527	1.207	6,451	\$130.69	RTL04	
Totals:			\$1,400,000			\$1,400,000	\$746,460		\$1,492,918		\$843,108	\$698,527			\$130.69		
								Sale. Ratio =>	53.32				E.C.F. =>	1.207		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.207		Ave. Variance=>	0.0000

2023 ECF 1.340
RTL04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-351-027	31200 TEN MILE	11/18/20	\$350,000	CD	03-ARM'S LENGTH	\$350,000	\$173,610	49.60	\$347,224	\$168,980	\$181,020	\$193,743	0.934	2,275	\$79.57	RTL05
Totals:			\$350,000			\$350,000	\$173,610		\$347,224		\$181,020	\$193,743			\$79.57	
								Sale. Ratio =>	49.60			E.C.F. =>	0.934	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.934	Ave. Variance=>		0.0000

2023 ECF 0.920

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-486-014	29450 NINE MILE	01/12/22	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$169,860	48.53	\$339,717	\$135,695	\$214,305	\$107,380	1.996	1,250	\$171.44	RTL09
22-23-33-376-040	34650 EIGHT MILE	06/22/20	\$1,475,000	PTA	03-ARM'S LENGTH	\$1,475,000	\$551,520	37.39	\$1,103,048	\$451,194	\$1,023,806	\$343,081	2.984	1,564	\$654.61	RTL09
22-23-35-128-029	30544 GRAND RIVER	05/18/21	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$132,040	48.01	\$264,070	\$135,250	\$139,750	\$67,800	2.061	0	#DIV/0!	RTL09
22-23-35-129-029	30400 GRAND RIVER	12/28/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$230,830	54.96	\$461,650	\$111,892	\$308,108	\$184,083	1.674	3,240	\$95.10	RTL09
Totals:			\$2,520,000			\$2,520,000	\$1,084,250		\$2,168,485		\$1,685,969	\$702,344			#DIV/0!	
								Sale. Ratio =>	43.03			E.C.F. =>	2.400	Std. Deviation=>		0.56302871
								Std. Dev. =>	7.28			Ave. E.C.F. =>	2.179	Ave. Variance=>		40.2718

2023 ECF 1.900
RTL08/Outlier