

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
22-23-06-152-253	30545 CREST FOREST	07/25/19	\$32,450,000	CD	03-ARM'S LENGTH	\$32,450,000	\$11,268,980	34.73	\$22,537,950	\$3,921,725	\$28,528,275	\$14,320,173	1.992	287,023	\$99.39	APT01
22-23-11-377-024	30250 TWELVE MILE	10/02/20	\$3,675,000	CD	03-ARM'S LENGTH	\$3,675,000	\$2,043,190	55.60	\$4,086,378	\$756,386	\$2,918,614	\$2,561,532	1.139	63,762	\$45.77	APT01
22-23-25-301-053	23210 MIDDLEBELT	08/02/19	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$516,250	57.36	\$1,032,491	\$195,621	\$704,379	\$643,746	1.094	13,120	\$53.69	APT01
22-23-33-376-026	34750 EIGHT MILE	09/06/19	\$4,500,000	WD	03-ARM'S LENGTH	\$4,500,000	\$2,118,490	47.08	\$4,236,971	\$836,927	\$3,663,073	\$2,615,418	1.401	57,077	\$64.18	APT01
Totals:			\$41,525,000			\$41,525,000	\$15,946,910		\$31,893,790		\$35,814,341	\$20,140,870			\$65.76	
								Sale. Ratio =>	38.40			E.C.F. =>	1.778	Std. Deviation=>		0.4130899
								Std. Dev. =>	10.34			Ave. E.C.F. =>	1.407	Ave. Variance=>		29.2795

2022 ECF 1.300
1 Outlier
Rent Study

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
22-23-23-351-019	31130 TEN MILE	07/26/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,200	52.07	\$312,398	\$64,789	\$235,211	\$126,979	1.852	3,253	\$72.31	APT02
Totals:			\$300,000			\$300,000	\$156,200		\$312,398		\$235,211	\$126,979			\$72.31	
								Sale. Ratio =>	52.07			E.C.F. =>	1.852	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.852	Ave. Variance=>		0.0000

2022 ECF 1.950
Rent Study

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	\$3,323,660	50.92	\$6,647,325	\$761,376	\$5,766,223	\$5,350,863	1.078	49,769	\$115.86	APT04	
		Totals:	\$6,527,599			\$6,527,599	\$3,323,660		\$6,647,325		\$5,766,223	\$5,350,863			\$115.86		
								Sale. Ratio =>	50.92				E.C.F. =>	1.078		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.078		Ave. Variance=>	0.0000

2022 ECF 1.100
Rent Study

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
22-23-30-201-013	24175 INDUSTRIAL PARK DR	07/01/20	\$742,000	LC	03-ARM'S LENGTH	\$742,000	\$283,790	38.25	\$567,573	\$97,342	\$644,658	\$345,758	1.864	9,620	\$67.01	IND03
22-23-30-251-006	23919 FREEWAY PARK	08/29/19	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$318,890	60.74	\$637,774	\$148,108	\$376,892	\$360,049	1.047	12,245	\$30.78	IND03
22-23-30-327-002	23350 COMMERCE	01/11/21	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$701,840	29.24	\$1,403,686	\$268,284	\$2,131,716	\$834,854	2.553	23,872	\$89.30	IND03
22-23-30-401-043	23149 COMMERCE	10/16/19	\$3,550,000	CD	03-ARM'S LENGTH	\$3,550,000	\$2,181,840	61.46	\$4,363,674	\$881,739	\$2,668,261	\$2,560,246	1.042	48,158	\$55.41	IND03
Totals:			\$7,217,000			\$7,217,000	\$3,486,360		\$6,972,707		\$5,821,527	\$4,100,907			\$60.62	
							Sale. Ratio =>	48.31				E.C.F. =>	1.420		Std. Deviation=>	0.728758493
							Std. Dev. =>	16.22				Ave. E.C.F. =>	1.627		Ave. Variance=>	58.2226
													2022 ECF	1.360		
													High Std Dev			

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
22-23-30-251-014	23955 FREEWAY PARK	11/15/19	\$550,000	OTH	03-ARM'S LENGTH	\$550,000	\$327,170	59.49	\$654,346	\$224,200	\$325,800	\$346,892	0.939	10,310	\$31.60	IND04
Totals:			\$550,000			\$550,000	\$327,170		\$654,346		\$325,800	\$346,892			\$31.60	
							Sale. Ratio =>	59.49				E.C.F. =>	0.939		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.939		Ave. Variance=>	0.0000

2022 ECF 1.240
Fidiciary Deed

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	\$6,533,010	31.11	\$2,834,033	\$629,794	\$20,370,206	\$1,900,206	10.720	50,149	\$406.19	IND06
22-23-18-200-042	37670 ENTERPRISE	10/30/20	\$3,200,000	WD	03-ARM'S LENGTH	\$3,200,000	\$1,766,670	55.21	\$3,533,344	\$749,835	\$2,450,165	\$2,399,577	1.021	59,137	\$41.43	IND06
22-23-18-301-019	26442 HAGGERTY	05/03/19	\$20,000,000	PTA	03-ARM'S LENGTH	\$20,000,000	\$10,471,650	52.36	\$20,943,295	\$3,040,767	\$16,959,233	\$15,433,214	1.099	278,387	\$60.92	IND06
Totals:			\$44,200,000			\$44,200,000	\$18,771,330		\$27,310,672		\$39,779,604	\$19,732,997			\$169.52	
								Sale. Ratio =>	42.47				E.C.F. =>	2.016	Std. Deviation=>	5.577349669
								Std. Dev. =>	13.17				Ave. E.C.F. =>	4.280	Ave. Variance=>	429.3341

2022 ECF 1.160
1 Outlier

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
22-23-19-451-032	24825 HATHAWAY	12/31/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$137,240	27.45	\$274,473	\$145,970	\$354,030	\$98,094	3.609	3,503	\$101.06	IND07
22-23-19-451-038	24700 N INDUSTRIAL DR	03/24/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$558,250	65.68	\$1,116,498	\$207,802	\$642,198	\$693,661	0.926	19,799	\$32.44	IND07
22-23-21-376-008	24288 INDOPLEX	06/19/19	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$497,070	52.32	\$994,146	\$150,397	\$799,603	\$644,083	1.241	19,348	\$41.33	IND07
Totals:			\$2,300,000			\$2,300,000	\$1,192,560		\$2,385,117		\$1,795,831	\$1,435,838			\$58.28	
								Sale. Ratio =>	51.85			E.C.F. =>	1.251	Std. Deviation=>		1.466591106
								Std. Dev. =>	19.40			Ave. E.C.F. =>	1.925	Ave. Variance=>		112.2426

2022 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
22-23-26-485-016	29566 NINE MILE	02/19/21	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$120,020	60.01	\$240,046	\$44,813	\$155,187	\$161,350	0.962	3,980	\$38.99	IND09
22-23-34-126-007	32613 FOLSOM	09/10/19	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$178,760	42.56	\$357,528	\$78,061	\$341,939	\$230,964	1.480	7,686	\$44.49	IND09
22-23-34-377-014	32418 EIGHT MILE	09/22/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$138,980	30.88	\$277,952	\$67,771	\$382,229	\$173,703	2.200	6,000	\$63.70	IND09
22-23-34-377-015	32408 EIGHT MILE	03/25/21	\$405,000	LC	03-ARM'S LENGTH	\$405,000	\$231,830	57.24	\$463,662	\$63,437	\$341,563	\$330,764	1.033	7,159	\$47.71	IND09
22-23-34-377-017	20764 WHITLOCK	11/04/19	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$453,130	56.64	\$906,260	\$156,867	\$643,133	\$619,333	1.038	16,200	\$39.70	IND09
22-23-34-458-008	31780 EIGHT MILE	02/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,900	49.93	\$149,796	\$59,805	\$90,195	\$74,373	1.213	2,030	\$44.43	IND09
Totals:			\$2,425,000			\$2,425,000	\$1,197,620		\$2,395,244		\$1,954,246	\$1,590,488			\$46.50	
								Sale. Ratio =>	49.39				E.C.F. =>	1.229	Std. Deviation=>	0.469603488
								Std. Dev. =>	11.10				Ave. E.C.F. =>	1.321	Ave. Variance=>	34.6254

2022 ECF 1.210

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
22-23-10-427-001	28545 ORCHARD LAKE	02/08/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$119,670	62.65	\$239,331	\$80,808	\$110,192	\$188,718	0.584	2,566	\$42.94	OFC01
22-23-10-427-013	28535 ORCHARD LAKE	10/04/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$78,030	57.80	\$156,066	\$55,634	\$79,366	\$119,562	0.664	1,670	\$47.52	OFC01
22-23-11-354-003	30640 TWELVE MILE	12/14/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,060	46.92	\$272,112	\$104,778	\$185,222	\$199,207	0.930	2,655	\$69.77	OFC01
22-23-15-102-023	32905 TWELVE MILE	06/10/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,900	62.58	\$237,808	\$103,453	\$86,547	\$159,946	0.541	2,475	\$34.97	OFC01
22-23-18-200-051	37875 TWELVE MILE	05/07/20	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$394,450	41.52	\$788,901	\$162,381	\$787,619	\$745,857	1.056	7,274	\$108.28	OFC01
22-23-18-200-057	37887 TWELVE MILE	07/30/20	\$494,640	WD	03-ARM'S LENGTH	\$494,640	\$275,760	55.75	\$551,522	\$134,330	\$360,310	\$496,657	0.725	6,008	\$59.97	OFC01
Totals:			\$2,250,640			\$2,250,640	\$1,122,870		\$2,245,740		\$1,609,256	\$1,909,948			\$60.57	
								Sale. Ratio =>	49.89			E.C.F. =>	0.843	Std. Deviation=>		0.20259201
								Std. Dev. =>	8.60			Ave. E.C.F. =>	0.750	Ave. Variance=>		16.1922

2022 ECF 0.840

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
22-23-24-101-014	25950 MIDDLEBELT	05/14/20	\$510,000	CD	03-ARM'S LENGTH	\$510,000	\$323,660	63.46	\$647,322	\$190,537	\$319,463	\$430,929	0.741	4,397	\$72.65	OFC04
Totals:			\$510,000			\$510,000	\$323,660		\$647,322		\$319,463	\$430,929			\$72.65	
								Sale. Ratio =>	63.46				E.C.F. =>	0.741	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.741	Ave. Variance=>	0.0000

2022 ECF 1.060
1 Sale

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	\$2,308,180	40.49	\$4,616,354	\$1,159,197	\$4,540,803	\$3,928,588	1.156	60,420	\$75.15	OFC06
Totals:			\$5,700,000			\$5,700,000	\$2,308,180		\$4,616,354		\$4,540,803	\$3,928,588			\$75.15	
								Sale. Ratio =>	40.49			E.C.F. =>	1.156	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.156	Ave. Variance=>		0.0000
												2022 ECF	0.880			

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	
22-23-12-251-002	30665 NORTHWESTERN	05/15/19	\$4,500,000	WD	03-ARM'S LENGTH	\$4,500,000	\$2,339,290	51.98	\$4,678,584	\$1,183,163	\$3,316,837	\$5,461,595	0.607	49,975	\$66.37	OFC07	
Totals:			\$4,500,000			\$4,500,000	\$2,339,290		\$4,678,584		\$3,316,837	\$5,461,595			\$66.37		
								Sale. Ratio =>	51.98				E.C.F. =>	0.607		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.607		Ave. Variance=>	0.0000
													2022 ECF	0.640			

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	\$350,890	50.49	\$701,786	\$174,641	\$520,359	\$675,827	0.770	5,181	\$100.44	OFC08
22-23-10-476-038	31690 TWELVE MILE	01/26/21	\$1,190,000	WD	03-ARM'S LENGTH	\$1,190,000	\$491,780	41.33	\$983,551	\$214,964	\$975,036	\$985,368	0.990	11,756	\$82.94	OFC08
Totals:			\$1,885,000			\$1,885,000	\$842,670		\$1,685,337		\$1,495,395	\$1,661,195			\$91.69	
								44.70					0.900			0.1552493
								6.48					0.880			10.9778

2022 ECF 0.780

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	\$2,792,500	40.75	\$5,585,002	\$1,204,542	\$5,648,158	\$6,739,169	0.838	70,802	\$79.77	OFC09
22-23-18-101-008	39395 TWELVE MILE	01/21/20	\$6,269,435	CD	03-ARM'S LENGTH	\$6,269,435	\$1,909,380	30.46	\$3,818,760	\$896,512	\$5,372,923	\$4,495,766	1.195	45,779	\$117.37	OFC09
22-23-18-201-001	38505 COUNTRY CLUB	11/05/20	\$6,000,000	WD	03-ARM'S LENGTH	\$6,000,000	\$1,613,910	26.90	\$3,227,817	\$628,748	\$5,371,252	\$3,998,568	1.343	36,014	\$149.14	OFC09
Totals:			\$19,122,135			\$19,122,135	\$6,315,790		\$12,631,579		\$16,392,333	\$15,233,503			\$115.43	
								Sale. Ratio =>	33.03			E.C.F. =>	1.076	Std. Deviation=>		0.259685411
								Std. Dev. =>	7.19			Ave. E.C.F. =>	1.126	Ave. Variance=>		19.1596

2022 ECF 0.650

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
22-23-02-476-003	29905 MIDDLEBELT	11/01/19	\$600,000	CD	03-ARM'S LENGTH	\$600,000	\$218,640	36.44	\$437,287	\$85,735	\$514,265	\$358,727	1.434	4,509	\$114.05	OFC12
Totals:			\$600,000			\$600,000	\$218,640		\$437,287		\$514,265	\$358,727			\$114.05	
							Sale. Ratio =>	36.44					E.C.F. =>	1.434	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.434	Ave. Variance=>	0.0000

2022 ECF 0.980

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
22-23-26-101-038	30999 TEN MILE	03/24/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$330,140	52.40	\$660,281	\$238,826	\$391,174	\$495,829	0.789	7,510	\$52.09	OFC14
22-23-33-477-017	33930 EIGHT MILE	12/10/19	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$431,310	47.92	\$862,626	\$253,831	\$646,169	\$716,229	0.902	9,758	\$66.22	OFC14
Totals:			\$1,530,000			\$1,530,000	\$761,450		\$1,522,907		\$1,037,343	\$1,212,059			\$59.15	
								Sale. Ratio =>	49.77			E.C.F. =>	0.856	Std. Deviation=>		0.08008197
								Std. Dev. =>	3.17			Ave. E.C.F. =>	0.846	Ave. Variance=>		5.6627

2022 ECF 0.850

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
22-23-11-376-029	30330 TWELVE MILE	09/20/19	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$243,420	46.37	\$486,841	\$158,611	\$366,389	\$262,584	1.395	3,300	\$111.03	OFC15
Totals:			\$525,000			\$525,000	\$243,420		\$486,841		\$366,389	\$262,584			\$111.03	
								Sale. Ratio =>	46.37				E.C.F. =>	1.395	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.395	Ave. Variance=>	0.0000

2022 ECF 1.250

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
22-23-11-152-016	28800 ORCHARD LAKE	02/18/20	\$3,450,000	WD	03-ARM'S LENGTH	\$3,450,000	\$1,769,960	51.30	\$3,539,928	\$547,496	\$2,902,504	\$3,022,659	0.960	30,691	\$94.57	OFC16
		Totals:	\$3,450,000			\$3,450,000	\$1,769,960		\$3,539,928		\$2,902,504	\$3,022,659			\$94.57	
								Sale. Ratio =>	51.30			E.C.F. =>	0.960		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.960		Ave. Variance=>	0.0000
													2022 ECF	0.990		

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
22-23-23-352-029	30852 TEN MILE	03/06/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$242,650	45.78	\$485,291	\$105,463	\$424,537	\$408,417	1.039	3,560	\$119.25	OFC17
Totals:			\$530,000			\$530,000	\$242,650		\$485,291		\$424,537	\$408,417			\$119.25	
								Sale. Ratio =>	45.78				E.C.F. =>	1.039	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.039	Ave. Variance=>	0.0000

2022 ECF 0.930

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	
22-23-35-101-002	31205 GRAND RIVER	06/28/19	\$700,000	CD	03-ARM'S LENGTH	\$700,000	\$272,620	38.95	\$545,238	\$259,447	\$440,553	\$366,399	1.202	6,550	\$67.26	RTL01	
22-23-35-101-005	31015 GRAND RIVER	12/11/19	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$783,300	60.25	\$1,566,596	\$1,033,131	\$266,869	\$683,929	0.390	18,446	\$14.47	RTL01	
22-23-36-481-025	27620 EIGHT MILE	08/04/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$124,700	22.27	\$249,390	\$138,103	\$421,897	\$142,676	2.957	2,686	\$157.07	RTL01	
Totals:			\$2,560,000			\$2,560,000	\$1,180,620		\$2,361,224		\$1,129,319	\$1,193,004			\$79.60		
								Sale. Ratio =>	46.12				E.C.F. =>	0.947	Std. Deviation=>		1.31193817
								Std. Dev. =>	19.04				Ave. E.C.F. =>	1.517	Ave. Variance=>		96.0330

2022 ECF 0.780

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	
22-23-10-227-009	31511 THIRTEEN MILE	08/28/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,390	56.16	\$280,784	\$64,666	\$185,334	\$172,894	1.072	3,819	\$48.53	RTL02	
22-23-35-128-023	30552 GRAND RIVER	03/01/21	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,030	62.06	\$62,067	\$28,969	\$21,031	\$26,478	0.794	595	\$35.35	RTL02	
22-23-36-376-001	28731 GRAND RIVER	09/17/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$87,790	50.17	\$175,581	\$56,166	\$118,834	\$95,532	1.244	1,806	\$65.80	RTL02	
22-23-36-452-001	28315 GRAND RIVER	04/30/20	\$258,700	WD	03-ARM'S LENGTH	\$258,700	\$126,850	49.03	\$253,697	\$90,840	\$167,860	\$130,286	1.288	2,755	\$60.93	RTL02	
Totals:			\$733,700			\$733,700	\$386,060		\$772,129		\$493,059	\$425,190			\$52.65		
								Sale. Ratio =>	52.62					E.C.F. =>	1.160	Std. Deviation=>	0.223952558
								Std. Dev. =>	6.01					Ave. E.C.F. =>	1.100	Ave. Variance=>	16.6525

2022 ECF 1.250

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	\$679,160	30.87	\$1,358,318	\$475,623	\$1,724,377	\$781,146	2.207	15,200	\$113.45	RTL03	
22-23-14-226-023	29413 TWELVE MILE	12/11/19	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$591,760	28.18	\$1,183,514	\$482,888	\$1,617,112	\$620,023	2.608	12,024	\$134.49	RTL03	
22-23-19-351-011	38425 GRAND RIVER	08/26/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$543,100	54.31	\$1,086,190	\$428,844	\$571,156	\$581,722	0.982	11,457	\$49.85	RTL03	
22-23-24-101-015	25780 MIDDLEBELT	11/24/20	\$12,862,580	CD	03-ARM'S LENGTH	\$12,862,580	\$3,275,820	25.47	\$6,551,635	\$1,887,984	\$10,974,596	\$4,127,125	2.659	79,511	\$138.03	RTL03	
Totals:			\$18,162,580			\$18,162,580	\$5,089,840		\$10,179,657		\$14,887,241	\$6,110,016			\$108.95		
								Sale. Ratio =>	28.02					E.C.F. =>	2.437	Std. Deviation=>	0.781429078
								Std. Dev. =>	13.25					Ave. E.C.F. =>	2.114	Ave. Variance=>	56.6159
													2022 ECF	1.130			

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	
22-23-15-201-271	31519 TWELVE MILE	03/31/20	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$474,760	50.78	\$949,513	\$202,473	\$732,527	\$537,439	1.363	4,054	\$180.69	RTL04	
Totals:			\$935,000			\$935,000	\$474,760		\$949,513		\$732,527	\$537,439			\$180.69		
								Sale. Ratio =>	50.78				E.C.F. =>	1.363	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.363	Ave. Variance=>		0.0000
												2022 ECF	1.390				

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	\$163,310	46.66	\$326,624	\$169,909	\$180,091	\$170,342	1.057	2,275	\$79.16	RTL05	
Totals:			\$350,000			\$350,000	\$163,310		\$326,624		\$180,091	\$170,342			\$79.16		
							Sale. Ratio =>	46.66			E.C.F. =>	1.057	Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.057	Ave. Variance=>	0.0000			
													2022 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
22-23-19-351-012	38400 TEN MILE	02/03/21	\$600,000	CD	03-ARM'S LENGTH	\$600,000	\$409,550	68.26	\$819,094	\$344,847	\$255,153	\$416,006	0.613	3,401	\$75.02	RTL06
22-23-19-453-013	38330 TEN MILE	02/14/20	\$1,306,431	CD	03-ARM'S LENGTH	\$1,306,431	\$276,800	21.19	\$553,608	\$238,187	\$1,068,244	\$276,685	3.861	2,293	\$465.87	RTL06
22-23-30-201-008	38177 TEN MILE	02/10/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$327,280	23.38	\$654,553	\$381,176	\$1,018,824	\$239,804	4.249	2,722	\$374.29	RTL06
Totals:			\$3,306,431			\$3,306,431	\$1,013,630		\$2,027,255		\$2,342,221	\$932,496			\$305.06	
								Sale. Ratio =>	30.66			E.C.F. =>	2.512	Std. Deviation=>		1.99631263
								Std. Dev. =>	26.57			Ave. E.C.F. =>	2.908	Ave. Variance=>		152.9500

2022 ECF 1.140
1 Deed Restriction
2 Leased Fee

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
22-23-33-376-040	34650 EIGHT MILE	06/22/20	\$1,475,000	PTA	03-ARM'S LENGTH	\$1,475,000	\$497,910	33.76	\$995,827	\$454,149	\$1,020,851	\$318,634	3.204	1,564	\$652.72	RTL09
Totals:			\$1,475,000			\$1,475,000	\$497,910		\$995,827		\$1,020,851	\$318,634			\$652.72	
								Sale. Ratio =>	33.76			E.C.F. =>	3.204	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	3.204	Ave. Variance=>		0.0000

2022 ECF 1.700

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
22-23-36-326-020	28806 GRAND RIVER	08/02/19	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$305,930	29.85	\$611,861	\$193,573	\$831,427	\$220,152	3.777	1,713	\$485.36	RTL11
Totals:			\$1,025,000			\$1,025,000	\$305,930		\$611,861		\$831,427	\$220,152			\$485.36	
								Sale. Ratio =>	29.85			E.C.F. =>	3.777		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	3.777		Ave. Variance=>	0.0000

2022 ECF 1.900
Business Value Included