

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-30-101-018	23900 HAGGERTY	02/17/23	\$2,000,000	CD	03-ARM'S LENGTH	\$2,000,000	\$861,090	43.05	\$1,722,174	\$313,262	\$1,686,738	\$1,246,825	1.353	28,238	559.73	IND02	14.7329			\$276,888	No	/ /		INDUSTRIAL LAND	201	0	
22-23-30-101-019	24120 HAGGERTY	06/29/21	\$5,800,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$5,800,000	\$3,059,610	52.75	\$6,119,218	\$1,097,546	\$4,702,454	\$4,443,958	1.058	124,800	\$37.68	IND02	14.7329			\$942,210	No	/ /		INDUSTRIAL LAND	301	0	
Totals:						\$7,800,000	\$3,920,700		\$7,841,392		\$6,389,192	\$5,690,782			\$48.71		8.2771										
							Sale. Ratio =>	50.27				E.C.F. =>	1.123		Std. Deviation=>	0.20835519											
							Std. Dev. =>	6.86				Ave. E.C.F. =>	1.205		Ave. Variance=>	14.7329		Coefficient of Var=>	12.22145842								

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$1,991,440	64.24	\$3,982,889	\$654,953	\$2,445,047	\$2,218,624	1.102	56,706	\$43.12	IND03	58.9517			\$611,455	No	/ /		INDUSTRIAL LAND	301	0
22-23-30-251-010	23986 INDUSTRIAL PARK DR	09/20/21	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$688,480	44.42	\$1,376,967	\$184,146	\$1,365,854	\$795,214	1.718	20,948	\$65.14	IND03	2.6000			\$158,400	No	/ /		INDUSTRIAL LAND	301	0
22-23-30-251-011	23900 INDUSTRIAL PARK DR	11/23/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$227,060	34.93	\$454,111	\$113,011	\$536,989	\$227,400	2.361	5,171	\$103.85	IND03	66.9857			\$99,000	No	/ /		INDUSTRIAL LAND	201	0
22-23-30-252-019	23847 INDUSTRIAL PARK DR	09/30/21	\$1,485,000	WD	03-ARM'S LENGTH	\$1,485,000	\$774,820	52.18	\$1,549,631	\$448,863	\$1,036,137	\$733,845	1.412	38,561	\$26.87	IND03	27.9644			\$374,701	No	/ /		INDUSTRIAL LAND	301	0
22-23-30-276-037	23434 INDUSTRIAL PARK CT	12/28/21	\$1,250,000	CD	03-ARM'S LENGTH	\$1,250,000	\$438,730	35.10	\$877,461	\$151,550	\$1,098,450	\$483,941	2.270	12,000	\$91.54	IND03	57.8230			\$129,357	No	/ /		INDUSTRIAL LAND	201	0
22-23-30-009/401-044/046	23177 COMMERCE	10/08/21	\$5,775,000	CD	19-MULTI-PARCEL ARM'S LENGTH	\$5,775,000	\$2,951,170	51.10	\$2,453,774	\$974,521	\$4,900,479	\$4,927,798	0.974	31,945	\$150.27	IND03	71.7410			\$383,112	No	/ /	22-23-30-401-044, 22-23-30-401-046	INDUSTRIAL LAND	301	0
22-23-30-401-038	23035 COMMERCE	10/15/21	\$1,520,000	CD	03-ARM'S LENGTH	\$1,520,000	\$593,180	39.03	\$1,186,365	\$193,475	\$1,326,525	\$661,927	2.004	15,897	\$83.44	IND03	31.2464			\$176,332	No	/ /		INDUSTRIAL LAND	301	0
Totals:						\$15,330,000	\$7,664,880		\$11,881,198		\$12,609,481	\$10,048,749			\$80.60		43.6742									
						Sale. Ratio =>	50.00		E.C.F. =>	1.255		Std. Deviation=>	0.551025783		Std. Deviation=>	0.551025783		Ave. Variance=>	45.3306	Coefficient of Var=>	26.79790162					
						Std. Dev. =>	10.72		Ave. E.C.F. =>	1.692																

2024 ECF 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-30-126-007	23761 RESEARCH	02/08/22	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$598,110	45.14	\$1,196,226	\$321,408	\$1,003,592	\$575,538	1.744	11,871	\$84.54	IND04	7.1605			\$292,031	No	/ /		INDUSTRIAL LAND	201	0
22-23-30-127-030	23730 RESEARCH	01/23/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$273,400	36.95	\$546,795	\$116,684	\$623,316	\$282,868	2.203	7,936	\$78.54	IND04	38.7431			\$91,130	No	/ /		INDUSTRIAL LAND	301	0
22-23-30-201-010	23985 INDUSTRIAL PARK DR	09/22/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$985,560	50.54	\$1,971,378	\$402,744	\$1,547,256	\$1,031,832	1.500	20,649	\$79.93	IND04	31.5826			\$334,559	No	/ /		INDUSTRIAL LAND	301	0
Totals:						\$4,015,000	\$1,857,070		\$3,714,149		\$3,174,164	\$1,890,338			\$79.34		13.6198									
							Sale Ratio =>	46.25				E.C.F. =>	1.679		Std. Deviation=>	0.35705473										
							Std. Dev. =>	6.85				Ave. E.C.F. =>	1.815		Ave. Variance=>	25.8287		Coefficient of Var=>	14.22796001							

2024 ECF 1.520
All Industrial

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-18-101-007	39100 COUNTRY CLUB	07/15/22	\$2,430,000	WD	03-ARM'S LENGTH	\$2,430,000	\$1,600,170	65.85	\$3,200,331	\$339,476	\$2,090,524	\$2,200,658	0.950	27,307	\$76.56	IND06	25.8872			\$296,552	No	/ /		INDUSTRIAL LAND	201	0
22-23-18-301-010	38755 HILLS TECH DR	12/21/21	\$8,100,000	WD	03-ARM'S LENGTH	\$8,100,000	\$3,648,800	45.05	\$7,297,595	\$1,077,371	\$7,022,629	\$4,784,788	1.468	101,817	\$68.97	IND06	25.8872			\$965,987	No	/ /		INDUSTRIAL LAND	301	0
Totals:			\$10,530,000			\$10,530,000	\$5,248,970		\$10,497,926		\$9,113,153	\$6,985,445			\$72.76		9.5765									
							Sale. Ratio =>	49.85					E.C.F. =>	1.305			Std. Deviation=>	0.366100996								
							Std. Dev. =>	14.71					Ave. E.C.F. =>	1.209			Ave. Variance=>	25.8872	Coefficient of Var=>	21.41518708						
													2024 ECF	1.300												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/No.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Es.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-26-482-001	28820 NINE MILE	07/09/21	\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$77,510	44.29	\$182,282	\$61,469	\$113,531	\$92,224	1.231	3,147		536.08	IND09	23.7267		\$52,272	No	//	22-23-26-481-005, 22-23-26-481-007	INDUSTRIAL LAND	201	0	
22-23-26-482-011	28900 NINE MILE	01/12/22	\$650,000	M/C	03-ARM'S LENGTH	\$650,000	\$368,620	56.71	\$737,238	\$190,705	\$469,795	\$417,201	1.101	8,201		\$56,009	IND09	36.7410		\$164,901	No	//		INDUSTRIAL LAND	201	0	
22-23-34-126-001	32733 FOLSOM	04/22/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$378,660	38.84	\$757,324	\$117,474	\$857,526	\$488,435	1.756	11,100		\$77,25	IND09	28.7353		\$101,930	No	//		INDUSTRIAL LAND	201	0	
22-23-34-126-004	32445 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$308,360	51.39	\$616,727	\$130,467	\$469,533	\$371,191	1.265	8,154		\$57,58	IND09	20.3370		\$111,078	No	//		INDUSTRIAL LAND	301	0	
22-23-34-126-006	32625 FOLSOM	06/04/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$310,070	44.30	\$609,236	\$81,641	\$618,300	\$431,065	1.504	10,038		\$61,60	IND09	3.9379		\$76,794	No	//		INDUSTRIAL LAND	201	0	
22-23-34-126-038	32715 FOLSOM	08/20/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$843,620	70.30	\$1,687,243	\$205,127	\$994,873	\$1,131,386	0.879	21,462		\$46,36	IND09	58.8967		\$188,179	No	//		INDUSTRIAL LAND	301	0	
22-23-34-126-038	32715 FOLSOM	06/03/22	\$1,855,000	WD	03-ARM'S LENGTH	\$1,855,000	\$843,620	45.48	\$1,687,243	\$205,127	\$1,649,873	\$1,131,386	1.458	21,462		\$76,87	IND09	1.0031		\$188,179	No	//		INDUSTRIAL LAND	301	0	
22-23-34-126-039	32575 FOLSOM	04/20/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$378,300	55.63	\$716,094	\$108,163	\$571,837	\$404,985	1.155	10,233		\$53,88	IND09	31.3047		\$100,755	No	//		INDUSTRIAL LAND	201	0	
22-23-34-457-001	20780 PARKER	03/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,760	39.06	\$351,512	\$49,498	\$400,502	\$230,545	1.737	4,742		\$84,46	IND09	26.8890		\$40,446	No	//		INDUSTRIAL LAND	301	0	
22-23-34-457-006	20720 BOWENSON	11/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$140,970	56.23	\$281,135	\$58,218	\$191,782	\$170,366	1.127	4,797		\$39,98	IND09	34.1276		\$46,872	No	//		INDUSTRIAL LAND	201	0	
22-23-34-458-008	31780 EIGHT MILE	03/30/23	\$325,000	M/C	03-ARM'S LENGTH	\$325,000	\$86,230	36.53	\$172,650	\$58,004	\$266,096	\$86,676	1.070	2,000		\$13,08	IND09	160.1689		\$43,094	No	//		INDUSTRIAL LAND	201	0	
22-23-35-276-000	29740 GRAND RIVER	01/13/23	\$500,000	M/C	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$215,650	43.13	\$452,125	\$45,354	\$454,646	\$310,512	1.464	7,091		\$59,11	IND09	0.4126		\$43,585	No	//	22-23-35-276-009, 22-23-35-276-025	INDUSTRIAL LAND	201	0	
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$277,760	49.07	\$554,514	\$94,940	\$470,500	\$350,820	1.340	7,020		\$67,51	IND09	17.8417		\$81,426	No	//		INDUSTRIAL LAND	301	0	
Total:						\$8,925,000	\$4,484,230		\$8,856,923		\$7,517,913	\$5,486,592				\$64,98											
							Sale. Ratio =>	49.35								Std. Deviation=>	0.5425387										
							Std. Dev. =>	10.78								Ave. E.C.F. =>	1.468										
																Ave. Variance=>	33.7925										
																	Coefficient of Vars=>	22.98734101									

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-02-226-030	32811 MIDDLEBELT	02/07/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$468,410	55.11	\$936,829	\$198,147	\$651,853	\$923,353	0.706	8,517	\$76.54	0FC01	7.5753			\$180,433	No	/ /		OFFICE LAND RATES	201	0
22-23-02-226-033	32751 MIDDLEBELT	06/27/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$501,440	41.79	\$1,002,881	\$260,369	\$939,631	\$928,140	1.012	11,261	\$83.44	0FC01	23.0665			\$235,571	No	/ /		OFFICE LAND RATES	201	0
22-23-02-226-036	32931 MIDDLEBELT	06/25/21	\$1,330,000	WD	03-ARM'S LENGTH	\$1,330,000	\$467,010	34.88	\$934,020	\$198,147	\$1,140,853	\$919,841	1.240	8,467	\$134.74	0FC01	45.8556			\$180,433	No	/ /		OFFICE LAND RATES	201	0
22-23-02-226-037	32901 MIDDLEBELT	10/05/22	\$837,500	WD	03-ARM'S LENGTH	\$837,500	\$397,090	47.41	\$794,187	\$201,491	\$635,009	\$740,870	0.858	8,867	\$71.73	0FC01	7.6746			\$183,777	No	/ /		OFFICE LAND RATES	201	0
22-23-02-279-018/043	31860 NORTHWESTERN	03/09/22	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$207,120	39.45	\$223,163	\$69,808	\$455,192	\$430,543	1.057	2,405	\$189.27	0FC01	27.5535			\$31,771	No	/ /	22-23-02-279-019	OFFICE LAND RATES	201	0
22-23-11-354-002	30660 TWELVE MILE	10/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,590	49.86	\$299,174	\$105,225	\$194,775	\$242,436	0.803	2,821	\$69.05	0FC01	2.1691			\$98,475	No	/ /		OFFICE LAND RATES	201	0
22-23-15-102-002	32905 TWELVE MILE	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$107,390	71.59	\$214,773	\$92,036	\$57,964	\$153,421	0.378	1,704	\$34.02	0FC01	40.3907			\$84,480	No	/ /		OFFICE LAND RATES	201	0
22-23-15-102-011	32905 TWELVE MILE	03/14/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$63,880	67.24	\$127,751	\$53,571	\$43,429	\$93,975	0.451	990	\$42.86	0FC01	33.0234			\$50,053	No	/ /		OFFICE LAND RATES	201	0
22-23-18-200-055/056	37899 TWELVE MILE	12/28/22	\$1,500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$1,037,240	69.15	\$815,892	\$382,326	\$1,117,674	\$2,115,180	0.528	6,480	\$172.48	0FC01	25.3310			\$135,123	No	/ /	22-23-18-200-056	OFFICE LAND RATES	201	0
Totals:						\$6,796,500	\$3,399,170		\$5,348,670	\$5,236,380	\$6,547,760			\$97.12		1.8005										
						Sale. Ratio =>	50.01		E.C.F. =>	0.800	Std. Deviation=>	0.293226019			Ave. Variance=>	23.6265	Coefficient of Var=>	30.22389894								
						Std. Dev. =>	13.66		Ave. E.C.F. =>	0.782																

2024 ECF 0.800

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-02-101-061	31300 REXWOOD	06/25/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$284,350	67.70	\$568,699	\$64,027	\$355,973	\$554,585	0.642	5,878	\$60.56	0FC05	40.1677			\$86,020	No	/ /		OFFICE LAND RATES	201	0	
22-23-02-301-057	30140 ORCHARD LAKE	02/22/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$349,320	43.67	\$698,644	\$260,742	\$539,258	\$481,211	1.121	6,649	\$81.10	0FC05	7.7077			\$243,986	No	/ /		OFFICE LAND RATES	201	0	
22-23-02-304-004	30018 ORCHARD LAKE	03/24/22	\$422,500	WD	03-ARM'S LENGTH	\$422,500	\$142,680	33.77	\$285,360	\$90,382	\$132,118	\$214,262	1.550	2,002	\$165.89	0FC05	50.6509			\$85,388	No	/ /		OFFICE LAND RATES	201	0	
22-23-11-101-006	29226 ORCHARD LAKE	04/01/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$507,000	52.00	\$1,014,003	\$280,041	\$694,959	\$806,552	0.862	19,500	\$35.64	0FC05	18.1908			\$248,753	No	/ /		OFFICE LAND RATES	201	0	
Totals:						\$2,617,500	\$1,283,350		\$2,566,706		\$1,922,308	\$2,056,609			\$85.80		10.8852										
						Sale. Ratio =>	49.03							E.C.F. =>	0.935							Std. Deviation=>	0.39026776				
						Std. Dev. =>	14.36							Ave. E.C.F. =>	1.044							Ave. Variance=>	29.1793	Coefficient of Var=>	27.96152518		
													2024 ECF	0.910													
													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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-01-301-025	31420 NORTHWESTERN	04/19/22	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$1,010,120	56.12	\$2,020,246	\$650,490	\$1,149,510	\$1,902,439	0.604	20,166	\$57.00	OFC08	10.4802			\$613,660	No	/ /		OFFICE LAND RATES	201	0	
22-23-01-351-004	31513 NORTHWESTERN	09/16/22	\$676,170	WD	03-ARM'S LENGTH	\$676,170	\$278,050	41.12	\$556,109	\$218,541	\$457,629	\$468,844	0.976	6,147	\$74.45	OFC08	26.7047			\$201,247	No	/ /		OFFICE LAND RATES	201	0	
22-23-10-476-038	31690 TWELVE MILE	03/30/23	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000	\$515,610	37.50	\$1,031,231	\$213,947	\$1,161,053	\$1,135,117	1.023	11,756	\$98.76	OFC08	31.3818			\$198,000	No	/ /		OFFICE LAND RATES	201	0	
22-23-12-126-037	30955 NORTHWESTERN	06/22/21	\$2,650,000	WD	03-ARM'S LENGTH	\$2,650,000	\$1,387,010	52.34	\$2,774,011	\$654,262	\$1,995,738	\$2,944,096	0.678	24,475	\$81.54	OFC08	3.1153			\$592,713	No	/ /		OFFICE LAND RATES	201	0	
22-23-14-126-002	30411 TWELVE MILE	12/22/22	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$150,370	68.35	\$300,734	\$159,022	\$60,978	\$196,822	0.310	1,976	\$30.86	OFC08	39.9219			\$149,820	No	/ /		OFFICE LAND RATES	201	0	
22-23-15-101-019	32823 TWELVE MILE	04/26/22	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$545,660	58.99	\$1,091,315	\$512,519	\$412,481	\$803,883	0.513	10,362	\$39.81	OFC08	19.5921			\$468,281	No	/ /		OFFICE LAND RATES	201	0	
22-23-15-101-030	27500 FARMINGTON	03/07/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$279,330	45.05	\$558,660	\$241,526	\$378,474	\$440,464	0.859	4,474	\$84.59	OFC08	15.0231			\$209,859	No	/ /		OFFICE LAND RATES	201	0	
Totals:						\$8,266,170	\$4,166,160		\$8,332,306		\$5,615,863	\$7,891,665			\$66.72		0.2588										
						Sale. Ratio =>	50.40					E.C.F. =>	0.712		Std. Deviation=>	0.25886921											
						Std. Dev. =>	10.86					Ave. E.C.F. =>	0.709		Ave. Variance=>	20.8884	Coefficient of Var=>	29.46051848									

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-18-200-061	38275 TWELVE MILE	12/06/21	\$4,650,000	WD	03-ARM'S LENGTH	\$4,650,000	\$1,988,320	42.76	\$3,976,634	\$771,685	\$3,878,315	\$4,273,265	0.908	36,118	\$107.38	OFF09	0.0000			\$717,303	No	/ /		OFFICE LAND RATES	201	0
Totals:			\$4,650,000			\$4,650,000	\$1,988,320	42.76	\$3,976,634	\$771,685	\$3,878,315	\$4,273,265	0.908	36,118	\$107.38		0.0000			\$717,303	No	/ /		OFFICE LAND RATES	201	0

Sale Ratio => 42.76
 Std. Dev. => #DIV/0!
 E.C.F. => 0.908
 Ave. E.C.F. => 0.908
 Std. Deviation=> #DIV/0!
 Ave. Variance=> 0.0000
 Coefficient of Var=> 0

2024 ECF 0.750
 Limited Sales

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-20-300-008	36520 GRAND RIVER	01/06/22	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$1,024,850	52.56	\$2,049,696	\$645,463	\$1,304,537	\$1,950,324	0.669	18,616	\$70.08	DFC10	0.0000			\$609,492	No	/ /		OFFICE LAND RATES	201	0
Totals:			\$1,950,000			\$1,950,000	\$1,024,850	52.56	\$2,049,696	\$645,463	\$1,304,537	\$1,950,324	0.669	18,616	\$70.08	DFC10	0.0000			\$609,492	No	/ /		OFFICE LAND RATES	201	0

Sale. Ratio => 52.56
Std. Dev. => #DIV/0!

E.C.F. => 0.669
Ave. E.C.F. => 0.669

Std. Deviation=> #DIV/0!
Ave. Variance=> 0.0000 Coefficient of Var=> 0

2024 ECF 0.720
Limited Sales

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
22-23-16-101-010	27500 DRAKE	08/10/21	\$7,500,000	CD	03-ARM'S LENGTH	\$7,500,000	\$5,050,170	67.34	\$10,100,333	(\$1,467,034)	\$8,967,034	\$23,134,734	0.388	156,147	557.43	OFC11	19.9068			\$1,790,142	No	/ /		OFFICE LAND RATES	201	0					
22-23-16-104-016	34705 TWELVE MILE	06/24/22	\$15,900,000	CD	03-ARM'S LENGTH	\$15,900,000	\$5,466,320	34.38	\$10,932,639	\$2,240,445	\$13,659,555	\$17,384,388	0.786	130,463	\$104.70	OFC11	19.9068			\$2,037,772	No	/ /		OFFICE LAND RATES	201	0					
Totals:			\$23,400,000			\$23,400,000	\$10,516,490		\$21,032,972		\$22,626,589	\$40,519,122			\$81.06		2.8251														
													Sale. Ratio =>	44.94																	
													Std. Dev. =>	23.30																	
													E.C.F. =>	0.558	Std. Deviation=>	0.28152496															
													Ave. E.C.F. =>	0.587	Ave. Variance=>	19.9068	Coefficient of Var=>	33.9319638													

2024 ECF 0.500
34% ratio sale is now
experiencing vacancy issues

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-23-351-013	24300 ORCHARD LAKE	07/29/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$184,060	58.43	\$368,116	\$111,761	\$202,299	\$341,807	0.595	4,412	\$46.07	OFC14	3.5570				\$145,200	No	//			OFFICE LAND RATES	201	0	
22-23-26-121-001	21380 ORCHARD LAKE	05/28/21	\$588,000	CR	03-ARM'S LENGTH	\$588,000	\$366,840	69.39	\$731,689	\$147,255	\$346,475	\$648,223	0.725	7,415	\$46.92	OFC14	10.4923				\$220,523	No	//			OFFICE LAND RATES	201	0	
22-23-33-229-060	21998 FARMINGTON	03/30/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$383,090	64.96	\$778,173	\$169,123	\$429,877	\$812,067	0.529	6,765	\$63.54	OFC14	10.0811				\$146,410	No	//			OFFICE LAND RATES	201	0	
22-23-33-477-018	33900 EIGHT MILE	11/10/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$574,130	45.93	\$1,448,264	\$241,233	\$1,008,767	\$1,209,375	0.834	12,882	\$78.31	OFC14	20.3950				\$218,783	No	//			OFFICE LAND RATES	201	0	
22-23-33-477-013	33466 EIGHT MILE	06/23/22	\$867,500	WD	03-ARM'S LENGTH	\$867,500	\$481,950	54.93	\$967,404	\$236,763	\$600,712	\$813,615	0.668	7,807	\$49.35	OFC14	3.7396				\$218,783	No	//			OFFICE LAND RATES	201	0	
Totals:						\$3,639,500	\$1,998,070		\$3,996,136	\$2,633,075	\$3,986,281	\$63.44						3.0362											
						Sale. Ratio =>	54.90							E.C.F. =>	0.661			Std. Deviation=>	0.1278951										
						Std. Dev. =>	7.46							Ave. E.C.F. =>	0.630			Ave. Variance=>	9.6523			Coefficient of Var=>	15.31686026						
												2024 ECF	0.750																
																		2 outliers											

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
22-23-36-376-001	28731 GRAND RIVER	01/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,350	50.68	\$202,697	\$55,954	\$144,046	\$114,643	1.256	1,806	\$79.76	RTL02	14.8357			\$52,322	No	/ /		RETAIL LAND TABLE	201	0				
22-23-36-482-027	27508 EIGHT MILE	07/01/21	\$425,000	LC	03-ARM'S LENGTH	\$425,000	\$138,640	32.62	\$277,286	\$101,151	\$323,849	\$137,605	2.353	3,951	\$81.97	RTL02	94.8629			\$91,161	No	/ /		RETAIL LAND TABLE	201	0				
22-23-36-483-021	27405 EIGHT MILE	03/01/22	\$280,000	M/LC	03-ARM'S LENGTH	\$280,000	\$203,430	72.65	\$406,853	\$166,459	\$113,541	\$187,808	0.605	3,092	\$36.72	RTL02	80.0272			\$145,756	No	/ /		RETAIL LAND TABLE	201	0				
Totals:			\$905,000			\$905,000	\$443,420		\$886,836		\$581,436	\$440,056			\$66.15		8.3355													
							Sale. Ratio =>	49.00								E.C.F. =>	1.321	Std. Deviation=>		0.88383633										
							Std. Dev. =>	20.05								Ave. E.C.F. =>	1.405	Ave. Variance=>		63.2419	Coefficient of Var=>		45.01743765							

2024 ECF 1.280
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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-02-176-068	32555 NORTHWESTERN	11/17/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$745,040	53.22	\$1,490,072	\$555,163	\$844,837	\$719,161	1.175	6,451	\$130.96	RTL04	0.0000			\$470,132	No	/ /		RETAIL LAND TABLE	201	0	
Totals:						\$1,400,000	\$745,040		\$1,490,072		\$844,837	\$719,161			\$130.96		0.0000										
							Sale. Ratio =>	53.22				E.C.F. =>	1.175		Std. Deviation=>	#DIV/0!											
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.175		Ave. Variance=>	0.0000	Coefficient of Var=>										0

2024 ECF 1.300
2021 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
22-23-26-486-014	29450 NINE MILE	01/12/22	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$171,190	48.91
22-23-35-128-029	30544 GRAND RIVER	05/18/21	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$132,820	48.30
22-23-35-129-029	30400 GRAND RIVER	12/28/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$233,330	55.55
22-23-35-280-007	29805 GRAND RIVER	04/22/22	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$196,660	54.63
Totals:			\$1,405,000			\$1,405,000	\$734,000	
							Sale. Ratio =>	52.24
							Std. Dev. =>	3.77

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$342,386	\$135,223	\$214,777	\$113,204	1.897	1,250	\$171.82	RTL09	13.6213
\$265,636	\$134,857	\$140,143	\$71,464	1.961	0	#DIV/0!	RTL09	19.9985
\$466,653	\$111,585	\$308,415	\$194,026	1.590	3,240	\$95.19	RTL09	17.1493
\$393,327	\$132,313	\$227,687	\$142,631	1.596	3,736	\$60.94	RTL09	16.4706
\$1,468,002		\$891,022	\$521,325			#DIV/0!		5.1896
			E.C.F. =>	1.709		Std. Deviation=>	0.19586203	
			Ave. E.C.F. =>	1.761		Ave. Variance=>	16.8099	Coefficient of Var=>

2024 ECF 1.830

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
		\$111,104	No	/ /		RETAIL LAND TABLE	201	0
		\$117,195	No	/ /		RETAIL LAND TABLE	201	0
		\$95,946	No	/ /		RETAIL LAND TABLE	201	0
		\$110,649	No	/ /		RETAIL LAND TABLE	201	0

9.545417242

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-02-126-128	32724 NORTHWESTERN	10/06/21	\$13,600,000	CD	03-ARM'S LENGTH	\$13,600,000	\$5,052,640	37.15	\$10,105,280	\$783,367	\$12,816,633	\$8,036,132	1.595	121,500	\$105.49	RTL16	0.0000			\$749,798	No	/ /		RETAIL LAND TABLE	201	0	
Totals:			\$13,600,000			\$13,600,000	\$5,052,640	37.15	\$10,105,280	\$783,367	\$12,816,633	\$8,036,132	1.595	121,500	\$105.49	RTL16	0.0000			\$749,798	No	/ /		RETAIL LAND TABLE	201	0	
						Sale. Ratio =>		37.15							E.C.F. =>	1.595	Std. Deviation=>	#DIV/0!									
						Std. Dev. =>	#DIV/0!							Ave. E.C.F. =>	1.595	Ave. Variance=>	0.0000	Coefficient of Var=>	0								
													2024 ECF	1.160													
													Limited Sales														