

## Land Tables

Name	Descriptor	2024 Base Rate	2025 Base Rate	% Change
CGHT	Commercial General High Traffic	\$ 4.50	\$ 5.00	11.11%
CGMT	Commercial General Medium Traffic	\$ 2.50	\$ 2.50	0.00%
CGLT	Commercial General Low Traffic	\$ 1.40	\$ 1.45	3.57%
CGCT	Commercial General Cortktown	\$ 43.00	\$ 43.00	0.00%
CGEM	Commercial General Eastern Market	\$ 20.00	\$ 23.00	15.00%
CGLP	Commercial General Lafayette Park	\$ 13.00	\$ 13.00	0.00%
CGER01	Commercial General East RiverFront1	\$ 25.00	\$ 28.00	12.00%
CGER02	Commercial General East RiverFront2	\$ 15.00	\$ 17.00	13.33%
CGER03	Commercial General East RiverFront3	\$ 10.00	\$ 11.00	10.00%
CBD-P	CBD Prime	\$ 130.00	\$ 130.00	0.00%
CBD-G	CBD General	\$ 120.00	\$ 120.00	0.00%
CBD-O	CBD Outskirts	\$ 110.00	\$ 110.00	0.00%
MID-W	Midtown Woodward Frontage	\$ 75.00	\$ 70.00	-6.67%
MID-P	Midtown Prime	\$ 70.00	\$ 65.00	-7.14%
MID-G	Midtown General	\$ 52.00	\$ 50.00	-3.85%
MID-O	Midtown Outskirts	\$ 32.00	\$ 30.00	-6.25%
MID-S	Midtown Secondary	\$ 23.00	\$ 22.00	-4.35%
NC-P	New Center Prime	\$ 40.00	\$ 40.00	0.00%
NC-G	New Center General	\$ 30.00	\$ 30.00	0.00%
NC-S	New Center Secondary	\$ 15.00	\$ 15.00	0.00%
NC-O	New Center Outskirts	\$ 20.00	\$ 20.00	0.00%
CGTR	Commercial General Transitional	\$ 10.00	\$ 12.00	20.00%
GTC	Greektown Casino	\$ 104.00	\$ 104.00	0.00%
MCC	Motor City Casino	\$ 98.00	\$ 98.00	0.00%
MGMC	MGM Casino	\$ 127.00	\$ 127.00	0.00%
ICT	Industrial Corktown	\$ 6.00	\$ 7.00	16.67%
IEM	Industrial Eastern Market	\$ 6.00	\$ 7.00	16.67%
ITR	Industrial Transitional	\$ 6.00	\$ 7.00	16.67%
INDG	Industrial General	\$ 1.70	\$ 2.10	23.53%
INDP	Industrial Prime	\$ 2.50	\$ 2.50	0.00%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
01000141.002L	441 E CONGRESS	06/23/23	\$ 430,000	WD	03-ARM'S LENGTH	\$ 430,000	\$ 233,500	54.30	\$ 467,362	\$ 430,000	\$ 460,454	0.095	\$ 4,526,315.79	\$ 103.91	CCPKL	CBD GENERAL
01000596-604	269 WINDER	12/09/22	\$ 1,502,750	WD	21-NOT USED/OTHER	\$ 1,502,750	\$ -	0.00	\$ 1,434,686	\$ 1,502,750	\$ 1,434,686	0.908	\$ 1,655,011.01	\$ 37.99	CCVL	MIDTOWN GENERAL
01000691-2	290 EDMUND	04/07/22	\$ 360,000	QC	21-NOT USED/OTHER	\$ 360,000	\$ 287,100	79.75	\$ 542,845	\$ 360,000	\$ 542,845	0.297	\$ 1,212,121.21	\$ 27.83	CCVL	MIDTOWN GENERAL
01001708-9	60 HARPER	12/22/23	\$ 800,000	WD	21-NOT USED/OTHER	\$ 800,000	\$ -	0.00	\$ 1,279,418	\$ 800,000	\$ 1,279,418	1.354	\$ 590,841.95	\$ 13.56	CGVL	NEW CENTER GENERAL
01001708-9	60 HARPER	07/20/22	\$ 800,000	QC	21-NOT USED/OTHER	\$ 800,000	\$ -	0.00	\$ 716,661	\$ 800,000	\$ 716,661	0.771	\$ 1,037,613.49	\$ 23.82	CGVL	NEW CENTER GENERAL
1001983	274 HORTON	06/28/22	\$ 8,350	QC	13-GOVERNMENT	\$ 8,350	\$ -	0.00	\$ 43,890	\$ 8,350	\$ 43,890	0.069	\$ 121,014.49	\$ 2.78	CGVL	NEW CENTER SECONDARY
1002087	7505 BRUSH	05/27/22	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 16,800	112.00	\$ 33,570	\$ 15,000	\$ 33,570	0.051	\$ 294,117.65	\$ 6.75	CGVL	NEW CENTER SECONDARY
1002145	309 E BETHUNE	02/22/23	\$ 51,795	QCD	13-GOVERNMENT	\$ 51,795	\$ -	0.00	\$ 147,602	\$ 51,795	\$ 147,602	0.237	\$ 218,544.30	\$ 5.02	CGVL	NEW CENTER SECONDARY
1002148	331 E BETHUNE	07/15/22	\$ 100,000	WD	21-NOT USED/OTHER	\$ 100,000	\$ -	0.00	\$ 90,721	\$ 100,000	\$ 90,721	0.159	\$ 628,930.82	\$ 14.44	CGVL	NEW CENTER SECONDARY
01002210-8	203 SMITH	12/30/22	\$ 466,680	CD	03-ARM'S LENGTH	\$ 466,680	\$ 205,300	43.99	\$ 410,563	\$ 466,680	\$ 410,563	0.9	\$ 518,533.33	\$ 11.90	CGPKL	NEW CENTER SECONDARY
1002225.001	299 SMITH	02/22/23	\$ 52,022	QCD	13-GOVERNMENT	\$ 52,022	\$ -	0.00	\$ 148,768	\$ 52,022	\$ 148,768	0.24	\$ 216,758.33	\$ 4.98	CGVL	NEW CENTER SECONDARY
1002227	313 SMITH	02/22/23	\$ 83,283	QCD	13-GOVERNMENT	\$ 83,283	\$ -	0.00	\$ 232,698	\$ 83,283	\$ 232,698	0.383	\$ 217,449.09	\$ 4.99	CGVL	NEW CENTER SECONDARY
1002245	410 CHANDLER	08/22/22	\$ 115,600	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 115,600	\$ 1,500	1.30	\$ 120,544	\$ 115,600	\$ 120,544	0.316	\$ 365,822.78	\$ 8.40	CGVL	COMMERCIAL GENERAL TRANSITIONAL
1002334	271 MARSTON	07/21/22	\$ 30,000	WD	21-NOT USED/OTHER	\$ 30,000	\$ -	0.00	\$ 77,096	\$ 30,000	\$ 77,096	0.132	\$ 227,272.73	\$ 5.22	CGVL	NEW CENTER SECONDARY
01003720-2	3515 BEAUBIEN	02/08/24	\$ 443,000	WD	21-NOT USED/OTHER	\$ 443,000	\$ -	0.00	\$ 381,971	\$ 443,000	\$ 381,971	0.19	\$ 2,331,578.95	\$ 53.53	CCVL	MIDTOWN GENERAL
01003870-2	6400 BRUSH	12/28/23	\$ 470,000	OTH	19-MULTI PARCEL ARM'S LENGTH	\$ 470,000	\$ 292,900	62.32	\$ 585,980	\$ 470,000	\$ 585,980	0.526	\$ 893,536.12	\$ 20.51	CCVL	NEW CENTER GENERAL
01007015-6	1010 W SEVEN MILE	05/11/22	\$ 35,000	WD	21-NOT USED/OTHER	\$ 35,000	\$ 9,400	26.86	\$ 22,896	\$ 35,000	\$ 13,476	0.139	\$ 251,798.56	\$ 5.78	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
02000339-52	529 W GRAND RIVER	01/30/23	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 118,300	63.95	\$ 195,625	\$ 185,000	\$ 194,040	0.054	\$ 3,425,925.93	\$ 78.65	CCPKL	CBD OUTSKIRTS
2000443	124 W COLUMBIA	09/23/22	\$ 1,500,000	WD	21-NOT USED/OTHER	\$ 1,500,000	\$ 177,400	11.83	\$ 390,703	\$ 1,500,000	\$ 384,464	0.085	\$ 17,647,058.82	\$ 405.12	CCPKL	CBD OUTSKIRTS
2000689	45 PETERBORO	03/01/23	\$ -	CD	21-NOT USED/OTHER	\$ 75,000	\$ 227,300	303.07	\$ 424,346	\$ 75,000	\$ 424,346	0.159	\$ 471,698.11	\$ 10.83	CCVL	MIDTOWN PRIME
02000773-4	3740 SECOND	06/23/23	\$ 380,714	CD	21-NOT USED/OTHER	\$ 380,714	\$ 461,600	121.25	\$ 756,512	\$ 380,714	\$ 756,512	0.435	\$ 875,204.60	\$ 20.09	CCVL	MIDTOWN GENERAL
2001427	136 CLAIRMOUNT	07/26/22	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 9,500	24.36	\$ 28,574	\$ 39,000	\$ 28,574	0.168	\$ 232,142.86	\$ 5.33	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
2002044	2214 CASS	05/05/22	\$ 715,000	WD	03-ARM'S LENGTH	\$ 715,000	\$ 140,500	19.65	\$ 313,166	\$ 715,000	\$ 309,122	0.066	\$ 10,833,333.33	\$ 248.70	CCPKL	CBD OUTSKIRTS
02002341-2	3500 SECOND	07/25/22	\$ 960,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,200,000	\$ 609,200	50.77	\$ 1,643,925	\$ 1,044,538	\$ 1,488,463	0.752	\$ 1,595,744.68	\$ 36.63	CCRS	MIDTOWN GENERAL
2002353	3746 SECOND	01/23/23	\$ 81,000	QC	13-GOVERNMENT	\$ 81,000	\$ -	0.00	\$ 185,919	\$ 81,000	\$ 185,919	0.08	\$ 1,012,500.00	\$ 23.24	CCVL	MIDTOWN GENERAL
02002511-3	690 W MCNICHOLS	02/23/23	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 10,500	26.25	\$ 25,988	\$ 40,000	\$ 20,909	0.23	\$ 173,913.04	\$ 3.99	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
04000689-90	3515 SECOND	12/21/22	\$ 605,032	WD	21-NOT USED/OTHER	\$ 605,032	\$ 336,200	55.57	\$ 635,764	\$ 605,032	\$ 635,764	0.356	\$ 1,699,528.09	\$ 39.02	CCVL	MIDTOWN GENERAL
4000759.003	830 BRAINARD	04/29/22	\$ 150,000	QC	13-GOVERNMENT	\$ 150,000	\$ -	0.00	\$ 678,757	\$ 150,000	\$ 678,757	0.672	\$ 223,214.29	\$ 5.12	CCVL	MIDTOWN OUTSKIRTS
4000760.002	900 TUSCOLA	04/29/22	\$ 600,000	QC	13-GOVERNMENT	\$ 600,000	\$ -	0.00	\$ 1,110,077	\$ 600,000	\$ 1,110,077	1.182	\$ 507,614.21	\$ 11.65	CCVL	MIDTOWN OUTSKIRTS
4003307	3125 SECOND	05/30/23	\$ 105,000	QC	13-GOVERNMENT	\$ 105,000	\$ -	0.00	\$ 157,960	\$ 105,000	\$ 157,960	0.07	\$ 1,500,000.00	\$ 34.44	CCVL	MIDTOWN GENERAL
4003440.001	6155 SECOND	04/05/23	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 73,600	46.00	\$ 147,280	\$ 160,000	\$ 147,280	0.125	\$ 1,280,000.00	\$ 29.38	CCVL	NEW CENTER GENERAL
4003532	4201 THIRD	04/12/23	\$ 167,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 167,000	\$ 70,000	41.92	\$ 128,000	\$ 167,000	\$ 128,000	0.092	\$ 1,815,217.39	\$ 41.67	CCVL	MIDTOWN OUTSKIRTS
5000629	1391 ANTIETAM	04/08/24	\$ 125,000	WD	21-NOT USED/OTHER	\$ 125,000	\$ 21,700	17.36	\$ -	\$ 125,000	\$ -	0	#DIV/0!	#DIV/0!	IGVL	
06006322-3	12739 WOODROW WILSON	08/09/22	\$ 10,520	QC	13-GOVERNMENT	\$ 10,520	\$ -	0.00	\$ 12,245	\$ 10,520	\$ 12,245	0.24	\$ 43,833.33	\$ 1.01	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
7000982.003	1576 MACK	09/20/23	\$ 32,000	QC	13-GOVERNMENT	\$ 32,000	\$ -	0.00	\$ 23,940	\$ 32,000	\$ 23,940	0.092	\$ 347,826.09	\$ 7.98	IGVL	INDUSTRIAL EASTERN MARKET
07001411-23	1528 FREDERICK	10/17/23	\$ 1,900	QC	13-GOVERNMENT	\$ 1,900	\$ 3,300	173.68	\$ 8,067	\$ 1,900	\$ 7,188	0.066	\$ 28,787.88	\$ 0.66	IGVL	INDP-INDUSTRIAL PRIME GROUP
8000389	1622 BAGLEY	05/09/22	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 51,200	56.89	\$ 125,712	\$ 90,000	\$ 125,712	0.069	\$ 1,304,347.83	\$ 29.94	CGVL	COMMERCIAL GENERAL CORKTOWN
8001662	2520 W GRAND BLVD	10/24/22	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 2,700	13.50	\$ 10,131	\$ 20,000	\$ 7,493	0.138	\$ 144,927.54	\$ 3.33	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
8005558	2285 W MCNICHOLS	10/17/23	\$ 35,000	PTA	13-GOVERNMENT	\$ 35,000	\$ 15,600	44.57	\$ 32,624	\$ 35,000	\$ 22,074	0.245	\$ 142,857.14	\$ 3.28	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
8005952	2623 TRUMBULL	07/11/22	\$ 165,000	QC	13-GOVERNMENT	\$ 165,000	\$ -	0.00	\$ 130,847	\$ 165,000	\$ 130,847	0.347	\$ 475,504.32	\$ 10.92	CGVL	COMMERCIAL GENERAL TRANSITIONAL
8006072	5286 COMMONWEALTH	11/14/23	\$ 75,000	WD	21-NOT USED/OTHER	\$ 75,000	\$ 22,200	29.60	\$ 9,721	\$ 75,000	\$ 9,276	0.142	\$ 528,169.01	\$ 12.13	CGVL	COMMERCIAL GENERAL TRANSITIONAL
9000091	1977 E WOODBRIDGE	04/27/23	\$ 500,000	QC	13-GOVERNMENT	\$ 500,000	\$ -	0.00	\$ 290,344	\$ 430,184	\$ 220,528	0.245	\$ 2,040,816.33	\$ 46.85	CGRS8	COM GENERAL EAST RIVERFRONT 1
09003520-1	1900 CLAY	10/14/22	\$ 25,000	QC	13-GOVERNMENT	\$ 25,000	\$ 14,300	57.20	\$ 38,551	\$ 25,000	\$ 38,551	0.354	\$ 70,621.47	\$ 1.62	IGVL	INDP-INDUSTRIAL PRIME GROUP
9003701	5871 CHENE	05/25/22	\$ 8,000	WD	03-ARM'S LENGTH	\$ 8,000	\$ 1,500	18.75	\$ 4,074	\$ 8,000	\$ 4,074	0.069	\$ 115,942.03	\$ 2.66	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
09005138.003L	6090 DEQUINDRE	06/13/22	\$ 175,000	WD	13-GOVERNMENT	\$ 175,000	\$ 800	0.46	\$ 2,178	\$ 175,000	\$ 2,178	0.02	\$ 8,750,000.00	\$ 200.87	IGVL	INDP-INDUSTRIAL PRIME GROUP
9007903	1432 E STATE FAIR	08/29/23	\$ 2,990	PTA	13-GOVERNMENT	\$ 2,990	\$ -	0.00	\$ 2,803	\$ 2,990	\$ 2,803	0.046	\$ 65,000.00	\$ 1.49	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
09008632-6	18901 CONANT	08/10/22	\$ 4,500	QC	03-ARM'S LENGTH	\$ 4,500	\$ 9,600	213.33	\$ 24,721	\$ 4,500	\$ 12,946	0.258	\$ 17,441.86	\$ 0.40	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
09008726-9	17701 CONANT	01/23/23	\$ 4,500	QCD	21-NOT USED/OTHER	\$ 4,500	\$ 5,600	124.44	\$ 15,658	\$ 4,500	\$ 15,658	0.321	\$ 14,018.69	\$ 0.32	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
09011082-3	17149 MITCHELL	05/31/22	\$ 175,000	WD	21-NOT USED/OTHER	\$ 175,000	\$ 22,900	13.09	\$ 58,587	\$ 163,906	\$ 47,493	0.436	\$ 401,376.15	\$ 9.21	IGSW1	INDP-INDUSTRIAL PRIME GROUP
09011603-15	14049 JOSEPH CAMPAU	08/11/23	\$ 250,000	PTA	13-GOVERNMENT	\$ 250,000	\$ 102,800	41.12	\$ 216,281	\$ 250,000	\$ 109,699	1.553	\$ 160,978.75	\$ 3.70	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
9013939	14290 GODDARD	07/25/22	\$ 295,000	MLC	03-ARM'S LENGTH	\$ 295,000	\$ 62,700	21.25	\$ 162,577	\$ 253,847	\$ 121,424	1.115	\$ 264,573.99	\$ 6.07	IGIG1	INDP-INDUSTRIAL PRIME GROUP
09024471-7	20150 JOHN R	04/17/23	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 29,500	49.17	\$ 43,034	\$ 51,923	\$ 34,957	0.321	\$ 186,915.89	\$ 4.29	IGSW1	INDP-INDUSTRIAL PRIME GROUP
9024568	20401 JOHN R	07/01/22	\$ 5,000	QC	03-ARM'S LENGTH	\$ 5,000	\$ 6,000	120.00	\$ 14,559	\$ 5,000	\$ 9,325	0.092	\$ 54,347.83	\$ 1.25	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
09024595.002L	20145 JOHN R	06/13/23	\$ 35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 35,000	\$ 34,500	98.57	\$ 72,659	\$ 35,000	\$ 43,741	0.432	\$ 81,018.52	\$ 1.86	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC

All C&I land sales

9024886	20536 EXETER	09/27/23	\$ 450,000	WD	21-NOT USED/OTHER	\$ 450,000	\$ 10,000	2.22	\$ 21,498	\$ 450,000	\$ 5,848	0.104	\$ 4,326,923.08	\$ 99.33	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
9024887	20535 EXETER	09/27/23	\$ 25,000	PTA	21-NOT USED/OTHER	\$ 25,000	\$ 6,600	26.40	\$ 14,152	\$ 25,000	\$ 4,426	0.076	\$ 328,947.37	\$ 7.55	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
9024888	20531 EXETER	09/27/23	\$ 25,000	PTA	21-NOT USED/OTHER	\$ 25,000	\$ 5,200	20.80	\$ 11,311	\$ 25,000	\$ 4,426	0.076	\$ 328,947.37	\$ 7.55	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
9024889	20523 EXETER	09/27/23	\$ 25,000	PTA	21-NOT USED/OTHER	\$ 25,000	\$ 7,900	31.60	\$ 16,735	\$ 25,000	\$ 4,426	0.076	\$ 328,947.37	\$ 7.55	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
10000633	2140 W WARREN	06/23/23	\$ 20,000	WD	03-ARM'S LENGTH	\$ 20,000	\$ 2,900	14.50	\$ 24,500	\$ 20,000	\$ 24,500	0.056	\$ 357,142.86	\$ 8.20	CGVL	COMMERCIAL GENERAL TRANSITIONAL
10004930	2149 MARTIN LUTHER KING JR	03/01/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 2,700	3.38	\$ 54,237	\$ 80,000	\$ 54,237	0.14	\$ 571,428.57	\$ 13.12	CGVL	COMMERCIAL GENERAL TRANSITIONAL
11001341-2	2901 GRATIOT	07/16/24	\$ 25,835	QC	21-NOT USED/OTHER	\$ 25,835	\$ -	0.00	\$ 23,658	\$ 25,835	\$ 23,658	0.087	\$ 296,954.02	\$ 6.82	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
11001343	2913 GRATIOT	07/16/24	\$ 25,835	QC	21-NOT USED/OTHER	\$ 25,835	\$ -	0.00	\$ 23,658	\$ 25,835	\$ 23,658	0.087	\$ 296,954.02	\$ 6.82	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
12005451	3853 PURITAN	12/29/22	\$ 32,000	QC	03-ARM'S LENGTH	\$ 32,000	\$ 5,700	17.81	\$ 14,219	\$ 32,000	\$ 7,747	0.143	\$ 223,776.22	\$ 5.14	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
12007584	2401 TWENTIETH	03/15/24	\$ 6,500,000	WD	03-ARM'S LENGTH	\$ 6,500,000	\$ 2,661,300	40.94	\$ 5,721,861	\$ 6,500,000	\$ 5,721,861	5.567	\$ 1,167,594.75	\$ 26.80	CGHOS	COMMERCIAL GENERAL CORKTOWN
12007584.003L	2201 TWENTIETH	06/26/24	\$ 3,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,000,000	\$ 2,322,300	77.41	\$ 4,439,856	\$ 3,000,000	\$ 4,366,271	4.137	\$ 725,163.16	\$ 16.65	CGPKL	COMMERCIAL GENERAL CORKTOWN
12010466	9440 DEXTER	06/06/22	\$ 8,000	QC	03-ARM'S LENGTH	\$ 8,000	\$ 8,000	100.00	\$ 12,926	\$ 8,000	\$ 12,926	0.258	\$ 31,007.75	\$ 0.71	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
12010476	9734 DEXTER	01/05/23	\$ 5,700	QC	13-GOVERNMENT	\$ 5,700	\$ -	0.00	\$ 5,851	\$ 5,700	\$ 5,851	0.104	\$ 54,807.69	\$ 1.26	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
12013149-50	14960 LIVERNOIS	09/16/22	\$ 1	QC	21-NOT USED/OTHER	\$ 1	\$ 7,700	770000.00	\$ 19,136	\$ 1	\$ 19,136	0.181	\$ 5.52	\$ 0.00	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
13007565	4507 E DAVISON	12/09/22	\$ 5,000	QCD	03-ARM'S LENGTH	\$ 5,000	\$ 5,400	108.00	\$ 13,189	\$ 5,000	\$ 3,720	0.062	\$ 80,645.16	\$ 1.85	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
13007663	5711 E DAVISON	12/22/22	\$ 860,000	QC	21-NOT USED/OTHER	\$ 860,000	\$ -	0.00	\$ 816,750	\$ 860,000	\$ 816,750	14.129	\$ 60,867.72	\$ 1.40	IGVL	INDP-INDUSTRIAL PRIME GROUP
13007940	5021 E NEVADA	01/06/23	\$ 6,000	WD	03-ARM'S LENGTH	\$ 6,000	\$ 1,000	16.67	\$ 2,797	\$ 6,000	\$ 2,797	0.046	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13007941	5027 E NEVADA	01/06/23	\$ 6,000	WD	03-ARM'S LENGTH	\$ 6,000	\$ 1,000	16.67	\$ 2,794	\$ 6,000	\$ 2,794	0.046	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13007942	5031 E NEVADA	09/27/23	\$ 6,000	QC	13-GOVERNMENT	\$ 6,000	\$ -	0.00	\$ 2,794	\$ 6,000	\$ 2,794	0.046	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13007943	5037 E NEVADA	09/27/23	\$ 6,000	QC	13-GOVERNMENT	\$ 6,000	\$ -	0.00	\$ 2,797	\$ 6,000	\$ 2,797	0.046	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13008666	6109 E SEVEN MILE	02/21/23	\$ 3,500	WD	03-ARM'S LENGTH	\$ 3,500	\$ 2,200	62.86	\$ 5,503	\$ 3,500	\$ 5,503	0.051	\$ 68,627.45	\$ 1.58	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
13009134-8	3930 E EIGHT MILE	09/27/22	\$ 250,000	QC	03-ARM'S LENGTH	\$ 250,000	\$ 79,800	31.92	\$ 40,149	\$ 250,000	\$ 40,149	0.248	\$ 1,008,064.52	\$ 23.14	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
13009443	17289 MT ELLIOTT	04/08/22	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 77,100	38.55	\$ 201,087	\$ 200,000	\$ 145,216	1.961	\$ 101,988.78	\$ 2.34	IGVL	INDG-INDUSTRIAL GENERAL GROUP
13013040	20511 MOUND	02/01/23	\$ 891	PTA	03-ARM'S LENGTH	\$ 891	\$ 1,400	157.13	\$ 3,805	\$ 891	\$ 3,805	0.063	\$ 14,142.86	\$ 0.32	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13013041	20507 MOUND	02/01/23	\$ 891	PTA	03-ARM'S LENGTH	\$ 891	\$ 1,300	145.90	\$ 3,759	\$ 891	\$ 3,759	0.063	\$ 14,142.86	\$ 0.32	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13013211-5	18049 MOUND	04/05/24	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 7,600	50.67	\$ -	\$ 15,000	\$ -	0	#DIV/0!	#DIV/0!	CGVL	
13021060-2	17195 RYAN	11/30/23	\$ 50,000	WD	21-NOT USED/OTHER	\$ 50,000	\$ -	0.00	\$ 20,367	\$ 50,000	\$ 14,087	0.28	\$ 178,571.43	\$ 4.10	IGVL	INDG-INDUSTRIAL GENERAL GROUP
13025263	19962 CONANT	04/07/23	\$ 3,500	QCD	03-ARM'S LENGTH	\$ 3,500	\$ 1,200	34.29	\$ 2,878	\$ 3,500	\$ 2,797	0.046	\$ 76,086.96	\$ 1.75	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
14000031	3845 W FORT	11/29/22	\$ 1,875,000	WD	21-NOT USED/OTHER	\$ 1,875,000	\$ 195,700	10.44	\$ 85,434	\$ 1,875,000	\$ 85,434	1.154	\$ 1,624,783.36	\$ 37.30	IGVL	INDG-INDUSTRIAL GENERAL GROUP
14006910	8575 HERITAGE	09/07/22	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 6,300	11.67	\$ 17,586	\$ 54,000	\$ 17,586	0.367	\$ 147,138.96	\$ 3.38	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
14008119	1733 W GRAND BLVD	11/22/22	\$ 12,000	WD	03-ARM'S LENGTH	\$ 12,000	\$ 7,300	60.83	\$ 12,471	\$ 12,000	\$ 12,471	0.248	\$ 48,387.10	\$ 1.11	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
15000039	6643 E JEFFERSON	04/05/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 16,100	20.13	\$ 41,497	\$ 80,000	\$ 41,497	0.258	\$ 310,077.52	\$ 7.12	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
15000052-4	7039 E JEFFERSON	09/13/24	\$ 537,500	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 537,500	\$ 89,300	16.61	\$ -	\$ 537,500	\$ -	1.05	\$ 511,904.76	\$ 11.75	CGPKL	COM GENERAL EAST RIVERFRONT 2
15000117	6339 E LAFAYETTE	05/01/23	\$ 490,000	CD	21-NOT USED/OTHER	\$ 490,000	\$ 9,800	2.00	\$ 24,533	\$ 490,000	\$ 24,209	0.327	\$ 1,498,470.95	\$ 34.40	IGVL	INDG-INDUSTRIAL GENERAL GROUP
15000119	6403 E LAFAYETTE	01/31/23	\$ 18,900	WD	03-ARM'S LENGTH	\$ 18,900	\$ 1,500	7.94	\$ 3,998	\$ 18,900	\$ 3,998	0.054	\$ 350,000.00	\$ 8.03	IGVL	INDG-INDUSTRIAL GENERAL GROUP
15000137	6659 E LAFAYETTE	04/12/22	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 1,400	4.67	\$ 3,901	\$ 30,000	\$ 3,901	0.065	\$ 461,538.46	\$ 10.60	CGVL	COMMERCIAL GENERAL TRANSITIONAL
15000347	6456 GRATIOT	07/16/24	\$ 53,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 53,000	\$ 4,600	8.68	\$ 9,297	\$ 53,000	\$ 9,297	0.047	\$ 1,127,659.57	\$ 25.89	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
15013008	17249 FILER	07/25/23	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 9,500	7.60	\$ 23,800	\$ 125,000	\$ 23,800	0.321	\$ 389,408.10	\$ 8.94	IGVL	INDG-INDUSTRIAL GENERAL GROUP
15013063	1110 BELLEVUE	02/21/23	\$ 45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 45,000	\$ 7,800	17.33	\$ 21,043	\$ 45,000	\$ 20,882	0.282	\$ 159,574.47	\$ 3.66	IGVL	INDG-INDUSTRIAL GENERAL GROUP
15013556	2488 MELDRUM	09/27/23	\$ 26,000	QC	13-GOVERNMENT	\$ 26,000	\$ -	0.00	\$ 26,660	\$ 26,000	\$ 26,027	0.456	\$ 57,017.54	\$ 1.31	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
15014256-9	17234 MT ELLIOTT	08/29/23	\$ 10,000	QC	21-NOT USED/OTHER	\$ 10,000	\$ 15,000	150.00	\$ 25,203	\$ 10,000	\$ 18,751	0.253	\$ 39,525.69	\$ 0.91	IGSW2	INDG-INDUSTRIAL GENERAL GROUP
16005899	14200 CLOVERDALE	08/21/23	\$ 2,270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,270,000	\$ 438,500	19.32	\$ 1,104,383	\$ 2,270,000	\$ 1,104,383	16.236	\$ 139,812.76	\$ 3.21	IGVL	INDG-INDUSTRIAL GENERAL GROUP
16005899	14200 CLOVERDALE	08/18/23	\$ 425,000	WD	16-LC PAYOFF	\$ 425,000	\$ 288,100	67.79	\$ 725,450	\$ 425,000	\$ 725,450	9.9	\$ 42,929.29	\$ 0.99	IGVL	INDG-INDUSTRIAL GENERAL GROUP
16005933-5	8600 LYNDON	06/06/23	\$ 50,000	LC	21-NOT USED/OTHER	\$ 50,000	\$ 62,600	125.20	\$ 15,913	\$ 50,000	\$ 10,016	0.192	\$ 260,416.67	\$ 5.98	IGVL	INDG-INDUSTRIAL GENERAL GROUP
16007024-34	10201 FENKELL	06/13/23	\$ 15,000	QCD	21-NOT USED/OTHER	\$ 15,000	\$ 26,200	174.67	\$ 57,687	\$ 15,000	\$ 22,990	0.5	\$ 30,000.00	\$ 0.69	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
16007281-3	7102 FENKELL	07/24/24	\$ 8,000	WD	03-ARM'S LENGTH	\$ 8,000	\$ 4,000	50.00	\$ 7,922	\$ 8,000	\$ 7,922	0.147	\$ 54,421.77	\$ 1.25	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
16012956	3314 JUNCTION	07/17/23	\$ 2,500	QCD	03-ARM'S LENGTH	\$ 2,500	\$ 2,000	80.00	\$ 4,739	\$ 2,500	\$ 4,739	0.082	\$ 30,487.80	\$ 0.70	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
16013261-2	2435 JUNCTION	10/19/22	\$ 8,000	QC	03-ARM'S LENGTH	\$ 8,000	\$ 3,300	41.25	\$ 9,153	\$ 8,000	\$ 9,153	0.173	\$ 46,242.77	\$ 1.06	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
16016336	2963 MILITARY	02/03/23	\$ 9,400	QC	13-GOVERNMENT	\$ 9,400	\$ -	0.00	\$ 7,985	\$ 9,400	\$ 7,985	0.1	\$ 94,000.00	\$ 2.16	IGVL	INDG-INDUSTRIAL GENERAL GROUP
16018042	13315 LIVERNOIS	05/27/22	\$ 900	PTA	22-OUTLIER	\$ 900	\$ 1,500	166.67	\$ 3,658	\$ 900	\$ 3,658	0.034	\$ 26,470.59	\$ 0.61	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
16018303-9	8037 LIVERNOIS	12/22/22	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 36,400	145.60	\$ 92,088	\$ (35,494)	\$ 31,594	0.37	\$ 67,567.57	\$ 1.55	CGRS8	COMMERCIAL GENERAL MEDIUM TRAFFIC
17000156	7441 KERCHEVAL	01/24/23	\$ 160,000	CD	21-NOT USED/OTHER	\$ 160,000	\$ 4,100	2.56	\$ 62,704	\$ 160,000	\$ 58,256	0.152	\$ 1,052,631.58	\$ 24.17	IGVL	INDG-INDUSTRIAL GENERAL GROUP
17000324	7304 MACK	05/01/24	\$ 4,040	QC	13-GOVERNMENT	\$ 4,040	\$ -	0.00	\$ 5,050	\$ 4,040	\$ 5,050	0.046	\$ 87,826.09	\$ 2.02	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
17000694-5	8043 GRATIOT	10/10/22	\$ 5,000	QC	03-ARM'S LENGTH	\$ 5,000	\$ 13,000	260.00	\$ 43,161	\$ 5,000	\$ 43,161	0.27	\$ 18,518.52	\$ 0.43	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
17005155	11207 E SEVEN MILE	01/20/24	\$ 3,000	QC	03-ARM'S LENGTH	\$ 3,000	\$ 3,600	120.00	\$ 7,530	\$ 3,000	\$ 6,868	0.064	\$ 46,875.00	\$ 1.08	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC

All C&I land sales

17005739	20210 CONNER	01/03/24	\$ 600,000	WD	21-NOT USED/OTHER	\$ 600,000	\$ 95,200	15.87	\$ 214,299	\$ 531,657	\$ 145,956	1.971	\$ 304,414.00	\$ 6.99	IGSW1	INDG-INDUSTRIAL GENERAL GROUP
17009127	1509 PARKER	11/18/22	\$ 150,000	WD	21-NOT USED/OTHER	\$ 150,000	\$ 15,200	10.13	\$ 43,347	\$ 150,000	\$ 43,347	0.108	\$ 1,388,888.89	\$ 31.88	CGVL	COMMERCIAL GENERAL TRANSITIONAL
17010292	1793 VAN DYKE	05/25/23	\$ 65,500	WD	03-ARM'S LENGTH	\$ 65,500	\$ 33,200	50.69	\$ 82,890	\$ 65,500	\$ 82,890	0.228	\$ 287,280.70	\$ 6.60	CGVL	COMMERCIAL GENERAL TRANSITIONAL
17012825	4414 SHERIDAN	07/22/22	\$ 3,000	QC	03-ARM'S LENGTH	\$ 3,000	\$ 2,400	80.00	\$ 6,642	\$ 3,000	\$ 6,642	0.12	\$ 25,000.00	\$ 0.57	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
18000300	7821 BACON	01/08/24	\$ 14,718	QC	13-GOVERNMENT	\$ 14,718	\$ -	0.00	\$ 5,100	\$ 14,718	\$ 5,100	0.06	\$ 245,300.00	\$ 5.63	IGVL	INDG-INDUSTRIAL GENERAL GROUP
18002289	6355 MICHIGAN	04/13/24	\$ 5,000	QCD	03-ARM'S LENGTH	\$ 5,000	\$ 4,400	88.00	\$ -	\$ 5,000	\$ -	0	#DIV/0!	#DIV/0!	CGVL	
18002396	7326 MICHIGAN	03/24/23	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 3,000	2.50	\$ 9,000	\$ 120,000	\$ 9,000	0.046	\$ 2,608,695.65	\$ 59.89	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
18003588-96	7446 W WARREN	07/31/24	\$ 19,000	QC	03-ARM'S LENGTH	\$ 19,000	\$ 19,800	104.21	\$ 39,649	\$ 19,000	\$ 36,709	0.048	\$ 395,833.33	\$ 9.09	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
18006709	8430 PLYMOUTH	07/10/23	\$ 7,000	WD	03-ARM'S LENGTH	\$ 7,000	\$ 4,800	68.57	\$ 10,783	\$ 7,000	\$ 7,263	0.133	\$ 52,631.58	\$ 1.21	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
18006751.01	10565 GRAND RIVER	02/20/23	\$ 15,000	QCD	13-GOVERNMENT	\$ 15,000	\$ -	0.00	\$ 103,105	\$ 15,000	\$ 102,279	1.381	\$ 10,861.69	\$ 0.25	IGVL	INDG-INDUSTRIAL GENERAL GROUP
18006858	12541 W GRAND RIVER	07/12/22	\$ 18,500	WD	21-NOT USED/OTHER	\$ 18,500	\$ 3,700	20.00	\$ 9,348	\$ 18,500	\$ 9,348	0.092	\$ 201,086.96	\$ 4.62	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
18010187	2835 HONORAH	08/22/22	\$ 2,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 2,000	\$ 4,800	240.00	\$ 13,317	\$ 2,000	\$ 13,317	0.228	\$ 8,771.93	\$ 0.20	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
19000827	10200 MACK	09/01/23	\$ 5,000	QCD	03-ARM'S LENGTH	\$ 5,000	\$ 4,400	88.00	\$ 9,267	\$ 5,000	\$ 9,267	0.091	\$ 54,945.05	\$ 1.26	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
19004800	10145 GOETHE	05/13/22	\$ 5,500	WD	03-ARM'S LENGTH	\$ 5,500	\$ 2,400	43.64	\$ 6,585	\$ 5,500	\$ 6,585	0.119	\$ 46,218.49	\$ 1.06	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20004323	7816 W VERNOR	06/28/23	\$ 3,000	QCD	03-ARM'S LENGTH	\$ 3,000	\$ 2,000	66.67	\$ 4,778	\$ 3,000	\$ 4,778	0.083	\$ 36,144.58	\$ 0.83	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20004327	7716 W VERNOR	04/11/24	\$ 20,000	WD	21-NOT USED/OTHER	\$ 20,000	\$ 4,000	20.00	\$ 8,030	\$ 20,000	\$ 5,419	0.095	\$ 210,526.32	\$ 4.83	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20005060-8	1120 SPRINGWELLS	10/28/22	\$ 1,110,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,110,000	\$ 45,600	4.11	\$ 1,417,334	\$ 101,083	\$ 408,417	3.843	\$ 288,836.85	\$ 6.63	IGSW2	INDP-INDUSTRIAL PRIME GROUP
20009494	5903 TRENTON	10/25/22	\$ 4,500	QC	03-ARM'S LENGTH	\$ 4,500	\$ 2,000	44.44	\$ 5,463	\$ 4,500	\$ 5,463	0.096	\$ 46,000.00	\$ 1.08	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20010794	9233 MCGRAW	12/08/23	\$ 20,000	QC	13-GOVERNMENT	\$ 20,000	\$ -	0.00	\$ 24,613	\$ 20,000	\$ 24,613	0.226	\$ 88,495.58	\$ 2.03	IGIG2	INDP-INDUSTRIAL PRIME GROUP
20015066	2739 S FORT	09/27/22	\$ 3,000	QC	21-NOT USED/OTHER	\$ 3,000	\$ 4,500	150.00	\$ 11,178	\$ 3,000	\$ 3,656	0.06	\$ 50,000.00	\$ 1.15	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
20015068	2753 S FORT	06/05/23	\$ 2,900	PTA	03-ARM'S LENGTH	\$ 2,900	\$ 1,500	51.72	\$ 3,598	\$ 2,900	\$ 3,598	0.059	\$ 49,152.54	\$ 1.13	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20017179-81	13806 MELLON	03/22/23	\$ 750,000	QC	21-NOT USED/OTHER	\$ 750,000	\$ -	0.00	\$ 430,464	\$ 750,000	\$ 430,464	6.626	\$ 113,190.46	\$ 2.60	IGVL	INDG-INDUSTRIAL GENERAL GROUP
21000140	14719 RIVERSIDE BLVD	09/16/22	\$ 870,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 870,000	\$ -	0.00	\$ -	\$ 870,000	\$ -	1.36	\$ 639,705.88	\$ 14.69	CGVL	COM GENERAL EAST RIVERFRONT 3
21001279	4230 ANDERDON	03/29/24	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 45,600	76.00	\$ 103,712	\$ 60,000	\$ 74,644	1.94	\$ 30,927.84	\$ 0.71	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
21001555	17511 MACK	09/08/22	\$ 6,000	WD	03-ARM'S LENGTH	\$ 6,000	\$ 3,700	61.67	\$ 8,948	\$ 6,000	\$ 5,023	0.046	\$ 130,434.78	\$ 2.99	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
21004435	15201 HARPER	10/04/22	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 5,300	21.20	\$ 13,155	\$ 25,000	\$ 10,243	0.102	\$ 245,098.04	\$ 5.63	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
21043738	21 ST JEAN	08/29/22	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 318,500	63.70	\$ 631,065	\$ 430,176	\$ 561,241	1.291	\$ 387,296.67	\$ 8.89	IGSW1	COM GENERAL EAST RIVERFRONT 2
21044245-53	1232 GLOVER	05/10/24	\$ 700,000	WD	03-ARM'S LENGTH	\$ 700,000	\$ 185,800	26.54	\$ 371,651	\$ 700,000	\$ 371,651	5.038	\$ 138,944.03	\$ 3.19	IGVL	INDG-INDUSTRIAL GENERAL GROUP
21044245-53	1232 GLOVER	03/17/23	\$ 310,000	WD	21-NOT USED/OTHER	\$ 310,000	\$ 838,600	270.52	\$ 371,651	\$ 310,000	\$ 371,651	5.038	\$ 61,532.35	\$ 1.41	CGVL	COM GENERAL EAST RIVERFRONT 2
21044896	11785 FREUD	11/08/22	\$ 2,000,000	WD	21-NOT USED/OTHER	\$ 2,000,000	\$ 171,700	8.59	\$ 455,407	\$ 2,000,000	\$ 383,030	5.172	\$ 386,697.60	\$ 8.88	IGPKL	INDG-INDUSTRIAL GENERAL GROUP
21072310-1	10514 WHITTIER	11/23/23	\$ 2,500	QC	03-ARM'S LENGTH	\$ 2,500	\$ 1,600	64.00	\$ 3,692	\$ 2,500	\$ 3,692	0.061	\$ 40,983.61	\$ 0.94	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001910	14550 TIREMAN	04/11/24	\$ 1,333	QCD	35-UNDER DURESS	\$ 1,333	\$ 1,300	97.52	\$ 2,647	\$ 1,333	\$ 2,647	0.043	\$ 31,000.00	\$ 0.71	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001912	14538 TIREMAN	04/11/24	\$ 1,333	QCD	35-UNDER DURESS	\$ 1,333	\$ 1,400	105.03	\$ 2,810	\$ 1,333	\$ 2,810	0.046	\$ 28,978.26	\$ 0.67	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001913	14532 TIREMAN	04/11/24	\$ 1,333	QCD	35-UNDER DURESS	\$ 1,333	\$ 1,400	105.03	\$ 2,810	\$ 1,333	\$ 2,810	0.046	\$ 28,978.26	\$ 0.67	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001935.002L	8140 MARK TWAIN	05/31/22	\$ 400,000	MLC	03-ARM'S LENGTH	\$ 400,000	\$ 39,400	9.85	\$ 105,702	\$ 400,000	\$ 100,637	1.359	\$ 294,334.07	\$ 6.76	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22003115	14750 JOY	10/17/23	\$ 4,800	PTA	22-OUTLIER	\$ 4,800	\$ 3,000	62.50	\$ 6,213	\$ 4,800	\$ 6,213	0.057	\$ 84,210.53	\$ 1.93	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22003120	14712 JOY	10/17/23	\$ 4,600	PTA	13-GOVERNMENT	\$ 4,600	\$ 2,400	52.17	\$ 4,998	\$ 4,600	\$ 4,998	0.046	\$ 100,000.00	\$ 2.30	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22003195	13260 JOY	09/01/22	\$ 20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 20,000	\$ 4,200	21.00	\$ 15,433	\$ 20,000	\$ 14,998	0.138	\$ 144,927.54	\$ 3.33	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22004594-7	14610 CHICAGO	03/22/23	\$ 2,000	WD	03-ARM'S LENGTH	\$ 2,000	\$ 3,500	175.00	\$ 9,833	\$ 2,000	\$ 9,606	0.183	\$ 10,928.96	\$ 0.25	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22004822	13643 CHADWICK	05/31/22	\$ 2,040	QC	13-GOVERNMENT	\$ 2,040	\$ -	0.00	\$ 4,641	\$ 2,040	\$ 4,641	0.06	\$ 34,000.00	\$ 0.78	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22004860-1	12901 PLYMOUTH	03/28/23	\$ 14,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 14,000	\$ 7,600	54.29	\$ 19,656	\$ 14,000	\$ 11,452	0.203	\$ 68,965.52	\$ 1.58	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
22005158	16351 PLYMOUTH	01/09/24	\$ 6,500	WD	03-ARM'S LENGTH	\$ 6,500	\$ 1,600	24.62	\$ 3,684	\$ 6,500	\$ 3,684	0.061	\$ 106,557.38	\$ 2.45	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22005684-5	19250 PLYMOUTH	03/27/23	\$ -	LCM	03-ARM'S LENGTH	\$ 3,100,000	\$ 427,300	13.78	\$ 1,113,676	\$ 3,100,000	\$ 833,956	15.316	\$ 202,402.72	\$ 4.65	IGPKL	INDP-INDUSTRIAL PRIME GROUP
22006947	13645 W GRAND RIVER	09/14/22	\$ 4,600	WD	03-ARM'S LENGTH	\$ 4,600	\$ 2,300	50.00	\$ 5,745	\$ 4,600	\$ 5,745	0.053	\$ 86,792.45	\$ 1.99	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22006948	13649 W GRAND RIVER	09/14/22	\$ 4,600	WD	03-ARM'S LENGTH	\$ 4,600	\$ 2,300	50.00	\$ 5,748	\$ 4,600	\$ 5,748	0.053	\$ 86,792.45	\$ 1.99	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22007195-99	17611 W GRAND RIVER	05/28/24	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 38,600	96.50	\$ 29,773	\$ 40,000	\$ 29,773	0.176	\$ 227,272.73	\$ 5.22	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22008014	19416 W GRAND RIVER	07/15/24	\$ 9,600	PTA	13-GOVERNMENT	\$ 9,600	\$ -	0.00	\$ 12,370	\$ 9,600	\$ 9,000	0.046	\$ 208,695.65	\$ 4.79	CGPKL	COMMERCIAL GENERAL HIGH TRAFFIC
22011269	21530 FENKELL	04/28/23	\$ 10,000	QC	03-ARM'S LENGTH	\$ 10,000	\$ 1,200	12.00	\$ 2,882	\$ 10,000	\$ 2,801	0.046	\$ 217,391.30	\$ 4.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22012355	13238 PURITAN	08/31/23	\$ 12,000	PTA	21-NOT USED/OTHER	\$ 12,000	\$ 7,700	64.17	\$ 18,089	\$ 12,000	\$ 17,526	0.313	\$ 38,338.66	\$ 0.88	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22012356	13230 PURITAN	08/31/23	\$ 12,000	PTA	21-NOT USED/OTHER	\$ 12,000	\$ 7,700	64.17	\$ 18,089	\$ 12,000	\$ 17,526	0.313	\$ 38,338.66	\$ 0.88	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22012357	13220 PURITAN	08/31/23	\$ 12,000	PTA	21-NOT USED/OTHER	\$ 12,000	\$ 7,700	64.17	\$ 18,089	\$ 12,000	\$ 17,526	0.313	\$ 38,338.66	\$ 0.88	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22017211-2	15934 W SEVEN MILE	02/10/24	\$ 5,000	QC	21-NOT USED/OTHER	\$ 5,000	\$ 3,500	70.00	\$ 7,344	\$ 5,000	\$ 7,344	0.07	\$ 71,428.57	\$ 1.64	CGRS8	COMMERCIAL GENERAL MEDIUM TRAFFIC
22030888	14313 SCHAEFER	04/03/23	\$ 2,000	QCD	03-ARM'S LENGTH	\$ 2,000	\$ 10,100	505.00	\$ 21,263	\$ 2,000	\$ 12,521	0.128	\$ 15,625.00	\$ 0.36	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22033270-2	13957 LESURE	10/14/22	\$ 25,000	QCD	03-ARM'S LENGTH	\$ 25,000	\$ 14,500	58.00	\$ 40,626	\$ 25,000	\$ 40,626	0.963	\$ 25,960.54	\$ 0.60	CGVL	INDG-INDUSTRIAL GENERAL GROUP
22049922	14220 GREENFIELD	08/24/23	\$ 10,000	WD	21-NOT USED/OTHER	\$ 10,000	\$ 23,400	234.00	\$ 64,340	\$ 10,000	\$ 33,502	0.201	\$ 49,751.24	\$ 1.14	CGPKL	COMMERCIAL GENERAL HIGH TRAFFIC

All C&I land sales

22050973-80	12881 GREENFIELD	03/19/24	\$ 60,000	MLC	03-ARM'S LENGTH	\$ 60,000	\$ 12,300	20.50	\$ 46,256	\$ 60,000	\$ 46,256	0.292	\$ 205,479.45	\$ 4.72	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22051324	7319 GREENFIELD	04/26/23	\$ 4,000	QC	13-GOVERNMENT	\$ 4,000	\$ -	0.00	\$ 11,719	\$ 4,000	\$ 11,719	0.06	\$ 66,666.67	\$ 1.53	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22107870.002L	16711 BURT	12/29/22	\$ 175,000	WD	21-NOT USED/OTHER	\$ 175,000	\$ -	0.00	\$ 42,798	\$ 175,000	\$ 42,798	1.022	\$ 171,232.88	\$ 3.93	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22107870.002L	16711 BURT	10/06/22	\$ 175,000	QC	13-GOVERNMENT	\$ 175,000	\$ -	0.00	\$ 42,798	\$ 175,000	\$ 42,798	1.022	\$ 171,232.88	\$ 3.93	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22122314-6	15747 DALE	05/31/22	\$ 10,000	MLC	03-ARM'S LENGTH	\$ 10,000	\$ 5,100	51.00	\$ 14,334	\$ 10,000	\$ 14,334	0.29	\$ 34,482.76	\$ 0.79	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22122517-8	16750 TELEGRAPH	08/11/22	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 22,900	19.91	\$ 68,661	\$ 115,000	\$ 68,661	0.459	\$ 250,544.66	\$ 5.75	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22122695-99	17111 TELEGRAPH	06/04/24	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 18,800	15.04	\$ 37,522	\$ 125,000	\$ 37,522	0.229	\$ 545,851.53	\$ 12.53	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22122787	17080 WOODBINE	06/04/24	\$ 25,000	PTA	03-ARM'S LENGTH	\$ 25,000	\$ 4,200	16.80	\$ 8,328	\$ 25,000	\$ 8,328	0.156	\$ 160,256.41	\$ 3.68	CGVL	COMMERCIAL GENERAL LOW TRAFFIC

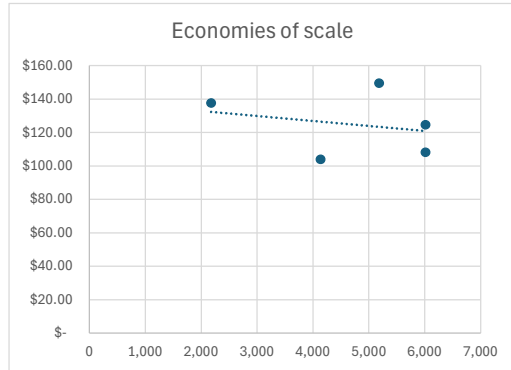
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
02000435	466 W COLUMBIA	01/15/21	\$ 775,000	MLC	21-NOT USED/OTHER	\$ 775,000	\$ -	0.00	\$ 472,316	0.119	5,184	\$ 6,512,605.04	\$ 149.51	CCPKL	CBD OUTSKIRTS
02000205	240 W LAFAYETTE	02/08/21	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 134,300	44.77	\$ 269,548	0.050	2,178	\$ 6,000,000.00	\$ 137.74	CCPKL	CBD PRIME
2000289	1450 WASHINGTON BLVD	05/14/21	\$ 750,000	CD	03-ARM'S LENGTH	\$ 750,000	\$ 324,900	43.32	\$ 705,234	0.138	6,011	\$ 5,434,783	\$ 124.77	CCPKL	CBD PRIME
02000339-52	529 W GRAND RIVER	01/30/23	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 118,300	63.95	\$ 195,625	0.054	2,352	\$ 3,425,925.93	\$ 78.65	CCPKL	CBD OUTSKIRTS
01000141.002L	441 E CONGRESS	06/23/23	\$ 430,000	WD	03-ARM'S LENGTH	\$ 430,000	\$ 233,500	54.30	\$ 467,362	0.095	4,138	\$ 4,526,315.79	\$ 103.91	CCPKL	CBD GENERAL
02000335	401 W GRAND RIVER	10/17/24	\$ 650,000	DD	03-ARM'S LENGTH	\$ 650,000			\$ 598,186	0.138	6,011	\$ 4,710,144.93	\$ 108.13	CCPKL	CBD OUTSKIRTS

	\$ 3,090,000		\$ 2,708,271	0.594	25,875	\$ 5,202,020.20	\$ 119.42	Aggr. Mean
							\$ 117.66	<=Average of Aggr. Mean/Mean/Median
Mean	0.099	4,312	\$ 5,101,629.05	\$ 117.12				
Median	0.107	4,661	\$ 5,072,463.77	\$ 116.45				

Current CBD General 0.103 4,487 \$ 538,675.00 \$ 120.06 **-2.00%**

2024 Base Rate  
 \$ 130.00 CBD Prime  
 \$ 120.00 CBD General  
 \$ 110.00 CBD Outskirts

**Recommended 2025 Base Rate**  
 0.00% \$ **130.00** CBD Prime  
 0.00% \$ **120.00** CBD General  
 0.00% \$ **110.00** CBD Outskirts



**SALES EXCLUDED**

04000022-40	701 E JEFFERSON	08/02/24	\$ 5,500,000	CD	19-MULTI-PARCEL ARM'S LENGTH	\$ 5,500,000	\$ 3,098,900	56.34	\$ 6,197,932	3.948	171,975	\$ 1,393,110.44	\$ 31.98	CCPKL	CBD OUTSKIRTS
2002044	2214 CASS	05/05/22	\$ 715,000	WD	03-ARM'S LENGTH	\$ 715,000	\$ 140,500	19.65	\$ 313,166	0.066	2,875	\$ 10,833,333.33	\$ 248.70	CCPKL	CBD OUTSKIRTS
2000443	124 W COLUMBIA	09/23/22	\$ 1,500,000	WD	21-NOT USED/OTHER	\$ 1,500,000	\$ 177,400	11.83	\$ 390,703	0.085	3,703	\$ 17,647,058.82	\$ 405.12	CCPKL	CBD OUTSKIRTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
01001213	92 E FOREST	05/10/21	\$ 900,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 900,000	\$ 605,600	67.29	\$ 1,232,535	0.391	17,032	\$ 2,301,790.28	\$ 52.84	CGRG	MIDTOWN PRIME
06000868-70	2721 W GRAND RIVER	05/17/21	\$ 525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 525,000	\$ 195,900	37.31	\$ 391,744	0.277	12,066	\$ 1,895,306.86	\$ 43.51	CCVL	MIDTOWN OUTSKIRTS
01000632	251 ADELAIDE ST	07/09/21	\$ 2,100,000	CD	21-NOT USED/OTHER	\$ 2,100,000	\$ -	0.00	\$ 2,393,958	1.309	57,020	\$ 1,604,278.07	\$ 36.83	CCVL	MIDTOWN GENERAL
04000689-90	3515 SECOND	08/20/21	\$ 600,000	WD	03-ARM'S LENGTH	\$ 600,000	\$ 336,200	56.03	\$ 672,443	0.356	15,507	\$ 1,685,393.26	\$ 38.69	CCVL	MIDTOWN GENERAL
02002359	3946 SECOND	03/18/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 109,800	73.20	\$ 219,666	0.099	4,312	\$ 1,515,151.52	\$ 34.78	CCVL	MIDTOWN GENERAL
01000691-2	290 EDMUND	04/07/22	\$ 360,000	QC	21-NOT USED/OTHER	\$ 360,000	\$ 287,100	79.75	\$ 542,845	0.297	12,937	\$ 1,212,121.21	\$ 27.83	CCVL	MIDTOWN GENERAL
02002341-2	3500 SECOND	07/25/22	\$ 960,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,200,000	\$ 609,200	50.77	\$ 1,643,925	0.752	32,757	\$ 1,595,744.68	\$ 36.63	CCRS	MIDTOWN GENERAL
01000596-604	269 WINDER	12/09/22	\$ 1,502,750	WD	21-NOT USED/OTHER	\$ 1,502,750	\$ -	0.00	\$ 1,434,686	0.908	39,552	\$ 1,655,011.01	\$ 37.99	CCVL	MIDTOWN GENERAL
04000689-90	3515 SECOND	12/21/22	\$ 605,032	WD	21-NOT USED/OTHER	\$ 605,032	\$ 336,200	55.57	\$ 635,764	0.356	15,507	\$ 1,699,528.09	\$ 39.02	CCVL	MIDTOWN GENERAL
4003532	4201 THIRD	04/12/23	\$ 167,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 167,000	\$ 70,000	41.92	\$ 128,000	0.092	4,008	\$ 1,815,217.39	\$ 41.67	CCVL	MIDTOWN OUTSKIRTS
02000773-4	3740 SECOND	06/23/23	\$ 380,714	CD	21-NOT USED/OTHER	\$ 380,714	\$ 461,600	121.25	\$ 756,512	0.435	18,949	\$ 875,204.60	\$ 20.09	CCVL	MIDTOWN GENERAL
01003720-2	3515 BEAUBIEN	02/08/24	\$ 443,000	WD	21-NOT USED/OTHER	\$ 443,000	\$ -	0.00	\$ 381,971	0.190	8,276	\$ 2,331,578.95	\$ 53.53	CCVL	MIDTOWN GENERAL
02002358	3926 SECOND	08/27/24	\$ 270,000	MLC	03-ARM'S LENGTH	\$ 270,000	\$ 162,900	60.33	\$ 325,756	0.165	7,187	\$ 1,636,363.64	\$ 37.57	CCVL	MIDTOWN GENERAL

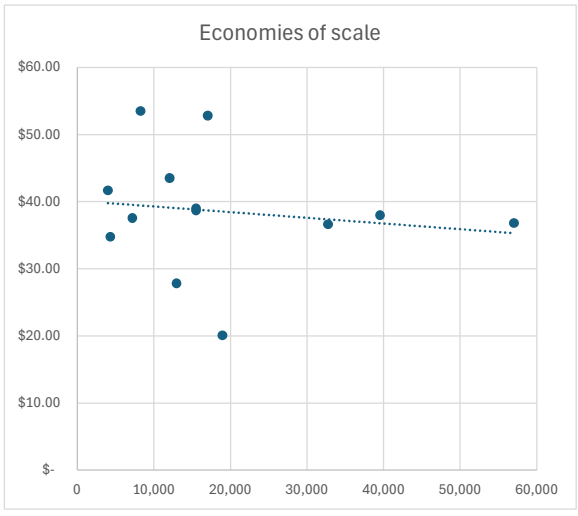
\$ 9,203,496 \$ 10,759,805 5.627 245,112 \$ 1,635,595.52 \$ 37.55 Aggr. Meai 10 out of 13 sales in Midtown General

Mean 0.433 18,855 \$ 1,678,668 \$ 38.54  
 Median 0.356 15,507 \$ 1,655,011 \$ 37.99

Current Midtown General 0.394 17,181 \$ 694,489.00 \$ 40.42 **6.30%**

2024 Base rate  
 \$ 75.00 Midtown Woodward Frontage  
 \$ 70.00 Midtown Prime  
 \$ 52.00 Midtown General  
 \$ 32.00 Midtown Outskirts  
 \$ 23.00 Midtown Secondary

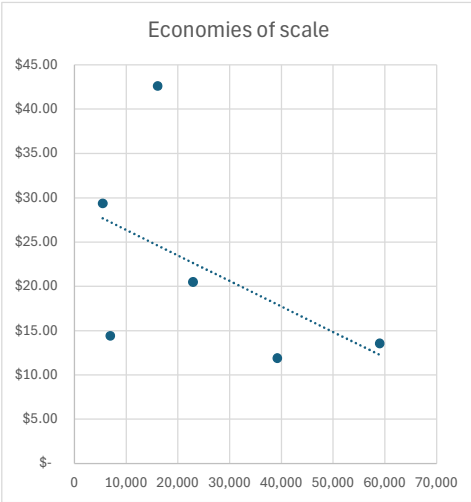
**Recommended 2025 Base Rate**  
**6.67%** \$ 70.00 Midtown Woodward Frontage  
**7.14%** \$ 65.00 Midtown Prime  
**3.85%** \$ 50.00 Midtown General  
**6.25%** \$ 30.00 Midtown Outskirts  
**4.35%** \$ 22.00 Midtown Secondary  
**5.65%**



**SALES EXCLUDED**

4000759.003	830 BRAINARD	04/29/22	\$ 150,000	QC	13-GOVERNMENT	\$ 150,000	\$ -	0.00	\$ 678,757	0.672		\$ 223,214.29	\$ 5.12	CCVL	MIDTOWN OUTSKIRTS
4000760.002	900 TUSCOLA	04/29/22	\$ 600,000	QC	13-GOVERNMENT	\$ 600,000	\$ -	0.00	\$ 1,110,077	1.182		\$ 507,614.21	\$ 11.65	CCVL	MIDTOWN OUTSKIRTS
2002353	3746 SECOND	01/23/23	\$ 81,000	QC	13-GOVERNMENT	\$ 81,000	\$ -	0.00	\$ 185,919	0.080		\$ 1,012,500.00	\$ 23.24	CCVL	MIDTOWN GENERAL
4003307	3125 SECOND	05/30/23	\$ 105,000	QC	13-GOVERNMENT	\$ 105,000	\$ -	0.00	\$ 157,960	0.070		\$ 1,500,000.00	\$ 34.44	CCVL	MIDTOWN GENERAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
04001488	2932 W GRAND BLVD	03/16/22	\$ 685,000	CD	03-ARM'S LENGTH	\$ 685,000	\$ 193,900	28.31	\$ 387,823	0.369	16,074	\$ 1,856,369	\$ 42.62	CCVL	NEW CENTER PRIME
1002148	331 E BETHUNE	07/15/22	\$ 100,000	WD	21-NOT USED/OTHER	\$ 100,000	\$ -	0.00	\$ 90,721	0.159	6,926	\$ 628,930.82	\$ 14.44	CGVL	NEW CENTER SECONDARY
01002210-8	203 SMITH	12/30/22	\$ 466,680	CD	03-ARM'S LENGTH	\$ 466,680	\$ 205,300	43.99	\$ 410,563	0.900	39,204	\$ 518,533.33	\$ 11.90	CGPKL	NEW CENTER SECONDARY
4003440.001	6155 SECOND	04/05/23	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 73,600	46.00	\$ 147,280	0.125	5,445	\$ 1,280,000.00	\$ 29.38	CCVL	NEW CENTER GENERAL
01001708-9	60 HARPER	12/22/23	\$ 800,000	WD	21-NOT USED/OTHER	\$ 800,000	\$ -	0.00	\$ 1,279,418	1.354	58,980	\$ 590,841.95	\$ 13.56	CGVL	NEW CENTER GENERAL
01003870-2	6400 BRUSH	12/28/23	\$ 470,000	OTH	19-MULTI PARCEL ARM'S LENGTH	\$ 470,000	\$ 292,900	62.32	\$ 585,980	0.526	22,913	\$ 893,536.12	\$ 20.51	CCVL	NEW CENTER GENERAL
						\$ 1,996,680			\$ 2,513,962	3.064	133,468	\$ 651,657.96	\$ 14.96		



<b>NC-G Mean</b>	<b>0.668</b>	<b>29,113</b>	<b>\$ 921,459.36</b>	<b>\$ 21.15</b>	<b>\$ 21.15</b>
Current NC-G	0.668	29,113	\$ 633,406.04	\$ 21.76	2.85%
<b>NC-Prime</b>	<b>0.369</b>	<b>16,074</b>	<b>\$ 1,856,368.56</b>	<b>\$ 42.62</b>	
Current NC-P	0.369	16,074	\$ 504,350.10	\$ 31.38	35.82%
<b>NC-Outskirts</b>	<b>0.530</b>	<b>23,065</b>	<b>\$ 573,732.08</b>	<b>\$ 13.17</b>	
Current NC-O	0.530	23,065	\$ 345,149.54	\$ 14.96	13.61%
<b>All sales Mean</b>	<b>0.572</b>	<b>24,924</b>	<b>\$ 961,368.46</b>	<b>\$ 22.07</b>	
<b>All sales Median</b>	<b>0.448</b>	<b>19,493</b>	<b>\$ 761,233.47</b>	<b>\$ 17.48</b>	
				\$ 18.17	
Current NC-General/Outskirts	0.510	22,208	\$ 417,455.97	\$ 18.80	3.46%

2024 Base Rate

\$ 40.00	New Center Prime
\$ 30.00	New Center General
\$ 20.00	New Center Outskirts
\$ 15.00	New Center Secondary

Recommended 2025 Base Rate

0.00%	\$ 40.00	New Center Prime
0.00%	\$ 30.00	New Center General
0.00%	\$ 20.00	New Center Outskirts
0.00%	\$ 15.00	New Center Secondary

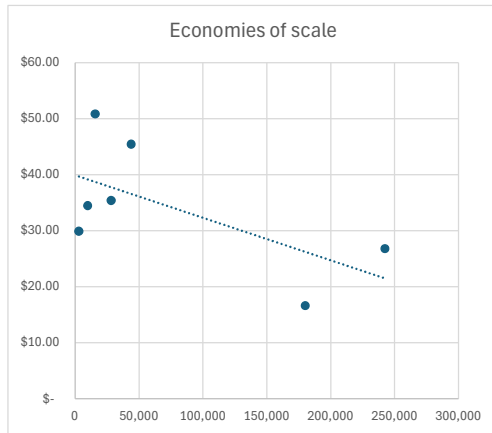
**SALES EXCLUDED**

01004299-306	7600 WOODWARD	12/26/22	\$ 3,332,775	DD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,332,775				1.361	59,285	\$ 2,448,769.29	\$ 56.22	CGVL	NEW CENTER OUTSKIRTS
1001983	274 HORTON	06/28/22	\$ 8,350	QC	13-GOVERNMENT	\$ 8,350	\$ -	0.00	\$ 43,890	0.069		\$ 121,014.49	\$ 2.78	CGVL	NEW CENTER SECONDARY
1002145	309 E BETHUNE	02/22/23	\$ 51,795	QCD	13-GOVERNMENT	\$ 51,795	\$ -	0.00	\$ 147,602	0.237		\$ 218,544.30	\$ 5.02	CGVL	NEW CENTER SECONDARY
1002225.001	299 SMITH	02/22/23	\$ 52,022	QCD	13-GOVERNMENT	\$ 52,022	\$ -	0.00	\$ 148,768	0.240		\$ 216,758.33	\$ 4.98	CGVL	NEW CENTER SECONDARY
1002227	313 SMITH	02/22/23	\$ 83,283	QCD	13-GOVERNMENT	\$ 83,283	\$ -	0.00	\$ 232,698	0.383		\$ 217,449.09	\$ 4.99	CGVL	NEW CENTER SECONDARY
1002087	7505 BRUSH	05/27/22	\$ 15,000	WD	03-ARM'S LENGTH	\$ 15,000	\$ 16,800	112.00	\$ 33,570	0.051	2,222	\$ 294,117.65	\$ 6.75	CGVL	NEW CENTER SECONDARY
1002334	271 MARSTON	07/21/22	\$ 30,000	WD	21-NOT USED/OTHER	\$ 30,000	\$ -	0.00	\$ 77,096	0.132	5,750	\$ 227,272.73	\$ 5.22	CGVL	NEW CENTER SECONDARY



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Est. Land Value	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
8000499	1606 CHURCH	06/02/21	\$ 800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 800,000	\$ 167,900	20.99	\$ 390,079	0.361	15,725	\$ 2,216,066	\$ 50.87	CGVL	COMMERCIAL GENERAL CORKTOWN
8000510	1611 MICHIGAN AVE	06/02/21	\$ 2,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,000,000	\$ 541,000	27.05	\$ 1,154,339	1.010	43,996	\$ 1,874,459	\$ 45.46	CGPKL	COMMERCIAL GENERAL CORKTOWN
10004817-22	2001 WABASH	06/28/21	\$ 1,000,000	WD	03-ARM'S LENGTH	\$ 1,000,000			\$ 884,104	0.648	28,227	\$ 1,543,209.88	\$ 35.43	CGVL	COMMERCIAL GENERAL CORKTOWN
8000413	1601 LEVERETTE	07/12/21	\$ 342,500	OTH	03-ARM'S LENGTH	\$ 342,500	\$ 124,400	36.32	\$ 331,736	0.228	9,932	\$ 1,502,193	\$ 34.49	CGVL	COMMERCIAL GENERAL CORKTOWN
8000389	1622 BAGLEY	05/09/22	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 51,200	56.89	\$ 125,712	0.069	3,006	\$ 1,304,347.83	\$ 29.94	CGVL	COMMERCIAL GENERAL CORKTOWN
12007584	2401 TWENTIETH	03/15/24	\$ 6,500,000	WD	03-ARM'S LENGTH	\$ 6,500,000	\$ 2,661,300	40.94	\$ 5,721,861	5.567	242,499	\$ 1,167,594.75	\$ 26.80	CGHOS	COMMERCIAL GENERAL CORKTOWN
12007584.003L	2201 TWENTIETH	06/26/24	\$ 3,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,000,000	\$ 2,322,300	77.41	\$ 4,366,271	4.137	180,208	\$ 725,163.16	\$ 16.65	CGPKL	COMMERCIAL GENERAL CORKTOWN
						<b>\$ 13,732,500</b>				<b>12.020</b>	<b>523,591</b>	<b>\$ 1,142,470.88</b>	<b>\$ 26.23</b>		

					<b>\$ 31.65</b>	<b>&lt;=Average of Aggr. Mean/Mean/Median</b>
<b>Mean</b>	<b>1.717</b>	<b>74,799</b>	<b>\$ 1,476,147.78</b>	<b>\$</b>	<b>34.23</b>	
<b>Median</b>	<b>0.648</b>	<b>28,227</b>	<b>\$ 1,502,192.98</b>	<b>\$</b>	<b>34.49</b>	<b>&lt;= 2 large sites are skewing the average size. Median appears more reliable.</b>
Current Corktown	0.648	28,227	\$ 883,860.00	\$	31.31	1.07%
						2024 Base Rate \$ 43.00
						<b>Recommended 2024 Base Rate</b>
						0.00% \$ 43.00



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
11000016	2733 GUOIN	06/29/20	\$ 425,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 425,000	0.369	16,074	\$ 1,151,762	\$ 26.44	CGPKL	COM GENERAL EAST RIVERFRONT 1
7000083	1401 E JEFFERSON	09/24/20	\$ 1,500,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,500,000	1.736	75,620	\$ 864,055	\$ 19.84	CGVL	COM GENERAL EAST RIVERFRONT 1
13000095	3225 FRANKLIN	08/19/21	\$ 75,000	CD	03-ARM'S LENGTH	\$ 75,000	0.062	2,701	\$ 1,209,677	\$ 27.77	CGVL	COM GENERAL EAST RIVERFRONT 1
13000100	3257 FRANKLIN	10/26/21	\$ 55,000	CD	03-ARM'S LENGTH	\$ 55,000	0.062	2,701	\$ 887,097	\$ 20.36	CGVL	COM GENERAL EAST RIVERFRONT 1
9000092	1940 E JEFFERSON	01/20/22	\$ 500,000	CD	03-ARM'S LENGTH	\$ 500,000	0.589	25,657	\$ 848,896	\$ 19.49	CGVL	COM GENERAL EAST RIVERFRONT 1

						<b>\$ 2,555,000</b>	<b>2.818</b>	<b>122,752</b>	<b>\$ 906,671.40</b>	<b>\$ 20.81</b>	<b>Aggr. Mean</b>	
												<b>21.32</b> <=Average of Aggr. Mean/Mean/Median
						<b>Mean</b>	<b>0.564</b>	<b>24,550</b>	<b>\$ 992,297.49</b>	<b>\$ 22.78</b>		
						<b>Median</b>	<b>0.369</b>	<b>16,074</b>	<b>\$ 887,096.77</b>	<b>\$ 20.36</b>		
						Current CGER1	0.466	20,312	\$ 386,524.09	\$ 19.03	12.04%	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
21043738	21 ST JEAN	08/29/22	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	1.291	56,236	\$ 387,297	\$ 8.89	IGSW1	COM GENERAL EAST RIVERFRONT 2
21000140	14719 RIVERSIDE BLVD	09/16/22	\$ 870,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 870,000	1.360	59,242	\$ 639,706	\$ 14.69	CGVL	COM GENERAL EAST RIVERFRONT 3
15000052-4	7039 E JEFFERSON	09/13/24	\$ 537,500	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 537,500	1.050	45,738	\$ 511,905	\$ 11.75	CGPKL	COM GENERAL EAST RIVERFRONT 2

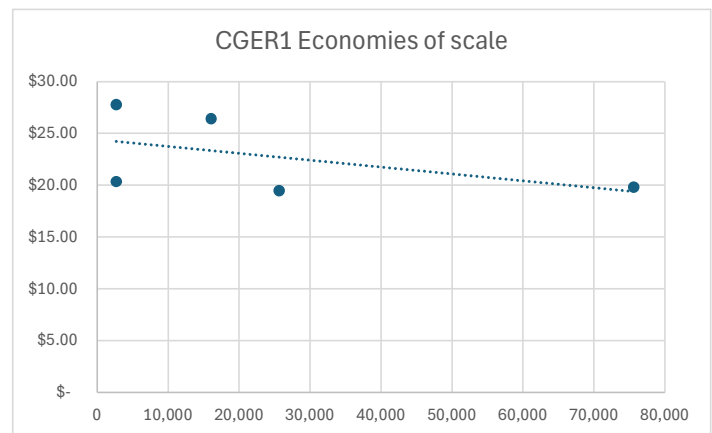
						<b>\$ 1,907,500</b>	<b>3.701</b>	<b>161,216</b>	<b>\$ 515,401.24</b>	<b>\$ 11.83</b>	<b>Aggr. Mean</b>	
												<b>11.79</b> <=Average of Aggr. Mean/Mean/Median
						<b>Mean</b>	<b>1.234</b>	<b>53,739</b>	<b>\$ 512,969.10</b>	<b>\$ 11.78</b>		
						<b>Median</b>	<b>1.291</b>	<b>56,236</b>	<b>\$ 511,904.76</b>	<b>\$ 11.75</b>		
						Current CGER2	1.262	54,987	\$ 550,530.00	\$ 10.01	17.73%	
						Current CGER3	1.262	54,987	\$ 367,020.00	\$ 6.67		

2024 Base rate

\$ 25.00	CGER1
\$ 15.00	CGER2
\$ 10.00	CGER3

**Recommended 2025 Base Rate**

12.00%	\$ 28.00	CGER1
13.33%	\$ 17.00	CGER2
10.00%	\$ 11.00	CGER3



**SALES EXCLUDED**

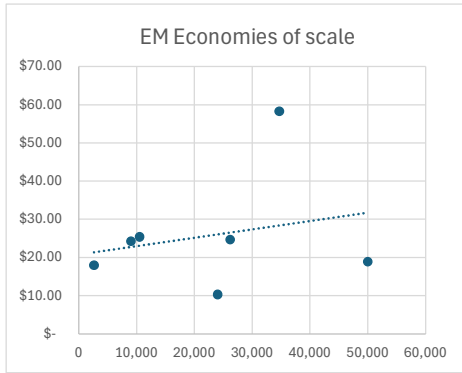
9000091	1977 E WOODBRIDGE	04/27/23	\$ 500,000	QC	13-GOVERNMENT	\$ 500,000	0.245	10,672	\$ 2,040,816.33	\$ 46.85	CGRS8	COM GENERAL EAST RIVERFRONT 1
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Market rent appreciation (4Q 2017 - 4Q 2023)	
Markets	Average annual change
Multi-family	4.00%
Office	1.50%
Retail	3.25%
Average	2.92%

**EASTERN MARKET**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Est. Land Value	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
05001033-48	2801 RUSSELL	05/11/18	\$ 1,700,000	CD	03-ARM'S LENGTH	\$ 2,022,000	\$ 27,700	1.37		0.796	34,674	\$ 2,540,201	\$ 58.31		COMMERCIAL GENERAL EASTERN MARKET
07000913-5	1600 WILKINS	8/14/2018	\$ 800,000	WD	03-ARM'S LENGTH	\$ 946,000	\$ 23,600	2.494714588		1.148	50,007	\$ 824,042	\$ 18.92	CGVL	COMMERCIAL GENERAL EASTERN MARKET
05003600-29	5778 RIVARD	11/13/20	\$ 571,000	QC	22-OUTLIER	\$ 646,000	\$ 57,700	10.11	\$ 52,368	0.601	26,180	\$ 816,290	\$ 24.68	IGSW2	INDP-INDUSTRIAL PRIME GROUP
07000825-6	1521 WINDER	08/16/19	\$ 230,000	WD	09-FAMILY	\$ 267,000	\$ 43,600	16.33		0.241	10,498	\$ 1,107,884	\$ 25.43		COMMERCIAL GENERAL EASTERN MARKET
09001370-7	1956 ALFRED	04/23/21	\$ 225,000	CD	03-ARM'S LENGTH	\$ 248,000	\$ 44,700	19.87	\$ 96,491	0.551	24,002	\$ 408,348	\$ 10.33	IGVL	INDUSTRIAL EASTERN MARKET
09001378-80	1948 ALFRED	09/10/20	\$ 195,000	WD	03-ARM'S LENGTH	\$ 219,000	\$ 7,200	3.29	\$ 98,934	0.207	9,017	\$ 1,057,971	\$ 24.29	CGPKL	COMMERCIAL GENERAL EASTERN MARKET
07000813	1853 GRATIOT	03/21/22	\$ 43,331	QC	21-NOT USED/OTHER	\$ 47,000	\$ -	0.00	\$ 36,038	0.060	2,614	\$ 722,183	\$ 17.98	CGVL	COMMERCIAL GENERAL EASTERN MARKET

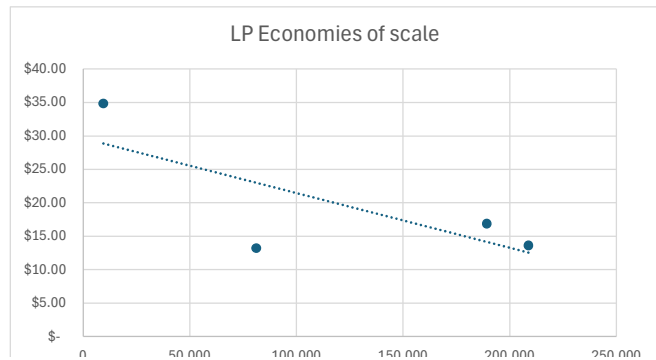
						<b>\$ 2,373,000</b>				<b>2.808</b>	<b>122,316</b>	<b>\$ 845,085</b>	<b>\$ 19.40</b>	<b>Aggr. Mean</b>	
													<b>\$ 20.42</b>	<b>&lt;=Average of Aggr. Mean/Mean/Median</b>	
								<b>Mean</b>	<b>0.468</b>	<b>20,386</b>	<b>\$ 822,786</b>	<b>\$ 20.27</b>			
								<b>Median</b>	<b>0.396</b>	<b>17,250</b>	<b>\$ 820,166</b>	<b>\$ 21.60</b>			
								1 SD =>	0.393	17,128	\$ 252,395	\$ 5.80			
								Current Eastern Market	0.396	17,250	\$ 268,042	\$ 15.54	<b>31.44%</b>		
								2024 Base Rate				\$ 20.00			
								<b>Recommended 2025 Base Rate</b>				<b>15.00%</b>	<b>\$ 23.00</b>	<b>&lt;= Will add another 15% for 2026 roll.</b>	



**LAFAYETTE PARK**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Est. Land Value	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
05000631-46	1358 GRATIOT	07/12/17	\$ 880,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,073,000	\$ -	0.00		1.863	81,152	\$ 575,953	\$ 13.22		COMMERCIAL GENERAL LAFAYETTE PARK
09004424.003	1100 ST AUBIN	03/05/18	\$ 2,375,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,843,000	\$ -	0.00		4.792	208,740	\$ 593,280	\$ 13.62		COMMERCIAL GENERAL LAFAYETTE PARK
09001300-2	1940 GRATIOT	09/21/18	\$ 2,700,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,192,000	\$ 867,000	27.16		4.343	189,181	\$ 734,976	\$ 16.87		COMMERCIAL GENERAL LAFAYETTE PARK
09001227	2163 E VERNOR	07/22/21	\$ 300,000	WD	21-NOT USED/OTHER	\$ 331,000	\$ 4,400	1.47	\$ 8,731	0.218	9,496	\$ 1,376,147	\$ 34.86	CGVL	COMMERCIAL GENERAL LAFAYETTE PARK

						<b>\$ 7,108,000</b>				<b>10.998</b>	<b>479,073</b>	<b>\$ 646,299</b>	<b>\$ 14.84</b>		
													<b>\$ 14.34</b>		
								<b>Mean</b>	<b>3.666</b>	<b>159,691</b>	<b>\$ 634,736</b>	<b>\$ 14.57</b>			
								<b>Median</b>	<b>4.343</b>	<b>189,181</b>	<b>\$ 593,280</b>	<b>\$ 13.62</b>			
								1 SD =>	2.152	93,742	\$ 377,487	\$ 10.27			
								Current Lafayette Park	4.005	174,436	\$ 1,303,277	\$ 7.47	47.91%		
								2024 Base Rate				\$ 13.00			
								<b>Recommended 2025 Base Rate</b>				<b>0.00%</b>	<b>\$ 13.00</b>		



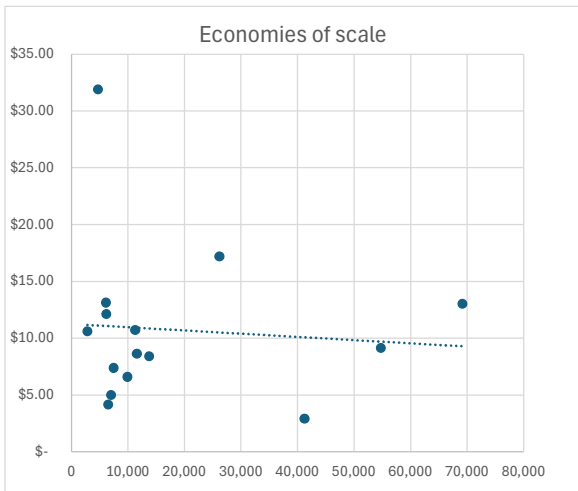
EM & LP



Not enough data to justify such big increase.  
Moreover, Most properties have Excess/Surplus land that are not valued separately.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
10005180	4611 14TH ST	07/08/21	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 7,800	\$ 15,537	0.266	11,587	\$ 375,939.85	\$ 8.63	CGVL	COMMERCIAL GENERAL TRANSITIONAL
15007506-7	477 FIELD	09/01/21	\$ 27,000	CD	03-ARM'S LENGTH	\$ 27,000	\$ 6,600	\$ 16,298	0.149	6,490	\$ 181,208.05	\$ 4.16	CGPKL	COMMERCIAL GENERAL TRANSITIONAL
10001021	2368 W GRAND BLVD	10/21/21	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 3,100	\$ 7,555	0.161	7,013	\$ 217,391.30	\$ 4.99	CGVL	COMMERCIAL GENERAL TRANSITIONAL
5002986	908 HOLBROOK	12/08/21	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ 3,200	\$ 7,771	0.171	7,449	\$ 321,637.43	\$ 7.38	CGVL	COMMERCIAL GENERAL TRANSITIONAL
15000137	6659 E LAFAYETTE	04/12/22	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 1,400	\$ 3,901	0.065	2,831	\$ 461,538.46	\$ 10.60	CGVL	COMMERCIAL GENERAL TRANSITIONAL
06005913-5	3664 TRUMBULL	04/29/22	\$ 594,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 900,000	\$ 181,500	\$ 414,977	1.588	69,173	\$ 562,057	\$ 13.01	CGUT1	COMMERCIAL GENERAL TRANSITIONAL
1002245	410 CHANDLER	08/22/22	\$ 115,600	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 115,600	\$ 1,500	\$ 120,544	0.316	13,765	\$ 365,822.78	\$ 8.40	CGVL	COMMERCIAL GENERAL TRANSITIONAL
14000374	4060 W VERNOR	09/01/22	\$ 120,850	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 120,850	\$ 5,300	\$ 12,737	0.259	11,282	\$ 466,602.32	\$ 10.71	CGVL	COMMERCIAL GENERAL TRANSITIONAL
17009127	1509 PARKER	11/18/22	\$ 150,000	WD	21-NOT USED/OTHER	\$ 150,000	\$ 15,200	\$ 43,347	0.108	4,704	\$ 1,388,888.89	\$ 31.88	CGVL	COMMERCIAL GENERAL TRANSITIONAL
2001689	10201 WOODWARD AVENUE	01/20/23	\$ 500,000	CD	21-NOT USED/OTHER	\$ 500,000	\$ -	\$ 130,587	1.257	54,755	\$ 397,772.47	\$ 9.13	CGVL	COMMERCIAL GENERAL TRANSITIONAL
10007161	1426 18TH	02/15/23	\$ 450,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 450,000			0.601	26,180	\$ 748,752.08	\$ 17.19	CGVL	COMMERCIAL GENERAL TRANSITIONAL
10004930	2149 MARTIN LUTHER KING JR	03/01/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 2,700	\$ 54,237	0.140	6,098	\$ 571,428.57	\$ 13.12	CGVL	COMMERCIAL GENERAL TRANSITIONAL
3001853	545 HORTON	04/04/23	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 114,800	\$ 229,635	0.947	41,251	\$ 126,715.95	\$ 2.91	CGVL	COMMERCIAL GENERAL TRANSITIONAL
17010292	1793 VAN DYKE	05/25/23	\$ 65,500	WD	03-ARM'S LENGTH	\$ 65,500	\$ 33,200	\$ 82,890	0.228	9,932	\$ 287,280.70	\$ 6.60	CGVL	COMMERCIAL GENERAL TRANSITIONAL
8006072	5286 COMMONWEALTH	11/14/23	\$ 75,000	WD	21-NOT USED/OTHER	\$ 75,000	\$ 22,200	\$ 9,721	0.142	6,186	\$ 528,169.01	\$ 12.13	CGVL	COMMERCIAL GENERAL TRANSITIONAL

	\$ 2,823,950	\$ 398,500	\$ 1,149,737	6.398	\$ 278,697	\$ 441,380.12	\$ 10.13	Aggr. Mean
							\$ 10.00	<= Average of Aggr. Mean/Mean/Median
Mean				0.427	18,580	\$ 466,747.01	\$ 10.72	
Median				0.228	9,932	\$ 397,772.47	\$ 9.13	Median size appears less skewed by outlier
Current Transitional				0.228	9,932	\$ 82,956.00	\$ 8.35	19.67%
2024 Base rate							\$ 10.00	
<b>Recommended 2025 Base Rate</b>						<b>\$ 12.00</b>		
Y to Y diff. =>							20.00%	



**SALES EXCLUDED**

8005952	2623 TRUMBULL	07/11/22	\$ 165,000	QC	13-GOVERNMENT	\$ 165,000	\$ -	\$ 130,847	0.347	15,115	\$ 475,504.32	\$ 10.92	CGVL	COMMERCIAL GENERAL TRANSITIONAL
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
22063880	14841 FERGUSON	06/02/21	\$ 40,000	WD	21-NOT USED/OTHER	\$ 40,000	\$ -	0.00	\$ 22,954	0.414	18,034	\$ 96,618	\$ 2.22	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
18010682-4	4141 CLIPPERT	08/05/21	\$ 107,000	WD	03-ARM'S LENGTH	\$ 107,000	\$ 9,500	8.88	\$ 22,811	0.592	25,788	\$ 180,743	\$ 4.15	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22007735-40	23850 W GRAND RIVER	08/09/21	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 21,100	60.29	\$ 49,134	0.418	18,208	\$ 83,732	\$ 1.92	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22010771-4	17737 FENKELL	09/22/21	\$ -	WD	03-ARM'S LENGTH	\$ 45,000	\$ 9,500	21.11	\$ 22,886	0.594	25,875	\$ 75,758	\$ 1.74	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
19001740-3	10001 GRATIOT	01/28/22	\$ 100,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 33,400	33.40	\$ 77,970	0.597	26,005	\$ 167,504	\$ 3.85	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
2001427	136 CLAIRMOUNT	07/26/22	\$ 39,000	WD	03-ARM'S LENGTH	\$ 39,000	\$ 9,500	24.36	\$ 28,574	0.168	7,318	\$ 232,143	\$ 5.33	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22122517-8	16750 TELEGRAPH	08/11/22	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 22,900	19.91	\$ 68,661	0.459	19,994	\$ 250,545	\$ 5.75	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22107870.002L	16711 BURT	12/29/22	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ -	0.00	\$ 36,684	1.022	44,518	\$ 171,233	\$ 3.93	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
02002511-3	690 W MCNICHOLS	02/23/23	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 10,500	26.25	\$ 20,072	0.230	10,019	\$ 173,913	\$ 3.99	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
15000039	6643 E JEFFERSON	04/05/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 16,100	20.13	\$ 41,497	0.258	11,238	\$ 310,078	\$ 7.12	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22050973-80	12881 GREENFIELD	03/19/24	\$ 60,000	MLC	03-ARM'S LENGTH	\$ 60,000	\$ 12,300	20.50	\$ 46,256	0.292	12,720	\$ 205,479	\$ 4.72	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22007195-99	17611 W GRAND RIVER	05/28/24	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 38,600	96.50	\$ 29,773	0.176	7,667	\$ 227,273	\$ 5.22	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
15000347	6456 GRATIOT	07/16/24	\$ 53,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 53,000	\$ 4,600	8.68	\$ 9,297	0.382	16,640	\$ 138,743	\$ 3.19	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC

\$ 929,000 \$ 188,000 5.602 244,023 \$ 165,833.63 \$ 3.81

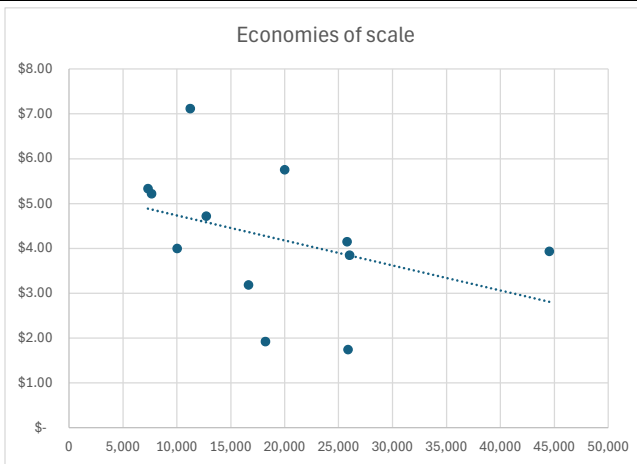
Mean 0.431 18,771 \$ 177,982 \$ 3.96  
 Median 0.414 18,034 \$ 173,913 \$ 3.99

Current High Traffic 0.422 18,402 \$ 63,800.00 \$ 3.47 14.27%

2024 Base Rate \$ 4.50

**Recommended 2025 Base Rate \$ 5.00**

Y to Y diff. => 11.11%



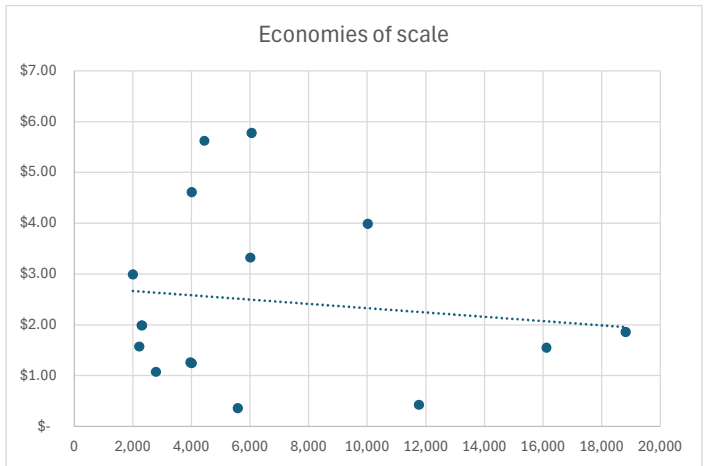
**SALES EXCLUDED**

13009134-8	3930 E EIGHT MILE	09/27/22	\$ 250,000	QC	OUTLIER	\$ 250,000	\$ 79,800	31.92	\$ 40,149	0.248	10,803	\$ 1,008,064.52	\$ 23.14	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
13009134-8	3930 E EIGHT MILE	09/27/22	\$ 250,000	QC	03-ARM'S LENGTH	\$ 250,000	\$ 79,800	31.92	\$ 40,149	0.248	10,803	\$ 1,008,064.52	\$ 23.14	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
18002396	7326 MICHIGAN	03/24/23	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 3,000	2.50	\$ 9,000	0.046	2,004	\$ 2,608,695.65	\$ 59.89	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22122695-99	17111 TELEGRAPH	06/04/24	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 18,800	15.04	\$ 37,522	0.229	9,975	\$ 545,851.53	\$ 12.53	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC
22008014	19416 W GRAND RIVER	07/15/24	\$ 9,600	PTA	13-GOVERNMENT	\$ 9,600	\$ -	0.00	\$ 12,370	0.046	2,004	\$ 208,695.65	\$ 4.79	CGPKL	COMMERCIAL GENERAL HIGH TRAFFIC
11001341-2	2901 GRATIOT	07/16/24	\$ 25,835	QC	13-GOVERNMENT	\$ 25,835	\$ -	0.00	\$ 23,658	0.087	3,790	\$ 296,954.02	\$ 6.82	CGVL	COMMERCIAL GENERAL HIGH TRAFFIC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
01007015-6	1010 W SEVEN MILE	05/11/22	\$ 35,000	WD	21-NOT USED/OTHER	\$ 35,000	\$ 9,400	\$ 22,896	0.139	6,055	\$ 251,798.56	\$ 5.78	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
9024568	20401 JOHN R	07/01/22	\$ 5,000	QC	03-ARM'S LENGTH	\$ 5,000	\$ 6,000	\$ 14,559	0.092	4,008	\$ 54,347.83	\$ 1.25	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
18006858	12541 W GRAND RIVER	07/12/22	\$ 18,500	WD	21-NOT USED/OTHER	\$ 18,500	\$ 3,700	\$ 9,348	0.092	4,008	\$ 201,086.96	\$ 4.62	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22003195	13260 JOY	09/01/22	\$ 20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 20,000	\$ 4,200	\$ 15,433	0.138	6,011	\$ 144,927.54	\$ 3.33	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
21001555	17511 MACK	09/08/22	\$ 6,000	WD	03-ARM'S LENGTH	\$ 6,000	\$ 3,700	\$ 8,948	0.046	2,004	\$ 130,434.78	\$ 2.99	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22006947	13645 W GRAND RIVER	09/14/22	\$ 4,600	WD	03-ARM'S LENGTH	\$ 4,600	\$ 2,300	\$ 5,745	0.053	2,309	\$ 86,792.45	\$ 1.99	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22006948	13649 W GRAND RIVER	09/14/22	\$ 4,600	WD	03-ARM'S LENGTH	\$ 4,600	\$ 2,300	\$ 5,748	0.053	2,309	\$ 86,792.45	\$ 1.99	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
21004435	15201 HARPER	10/04/22	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 5,300	\$ 13,155	0.102	4,443	\$ 245,098.04	\$ 5.63	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
17000694-5	8043 GRATIOT	10/10/22	\$ 5,000	QC	03-ARM'S LENGTH	\$ 5,000	\$ 13,000	\$ 43,161	0.270	11,761	\$ 18,518.52	\$ 0.43	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
16018303-9	8037 LIVERNOIS	12/22/22	\$ 25,000	QC	03-ARM'S LENGTH	\$ 25,000	\$ 36,400	\$ 92,088	0.370	16,117	\$ 67,567.57	\$ 1.55	CGRS8	COMMERCIAL GENERAL MEDIUM TRAFFIC
13008666	6109 E SEVEN MILE	02/21/23	\$ 3,500	WD	03-ARM'S LENGTH	\$ 3,500	\$ 2,200	\$ 5,503	0.051	2,222	\$ 68,627.45	\$ 1.58	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
02002511-3	690 W MCNICHOLS	02/23/23	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 10,500	\$ 25,988	0.230	10,019	\$ 173,913.04	\$ 3.99	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22030888	14313 SCHAEFER	04/03/23	\$ 2,000	QCD	03-ARM'S LENGTH	\$ 2,000	\$ 10,100	\$ 21,263	0.128	5,576	\$ 15,625.00	\$ 0.36	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
09024595.002L	20145 JOHN R	06/13/23	\$ 35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 35,000	\$ 34,500	\$ 72,659	0.432	18,818	\$ 81,018.52	\$ 1.86	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
19000827	10200 MACK	09/01/23	\$ 5,000	QCD	03-ARM'S LENGTH	\$ 5,000	\$ 4,400	\$ 9,267	0.091	3,964	\$ 54,945.05	\$ 1.26	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
17005155	11207 E SEVEN MILE	01/20/24	\$ 3,000	QC	03-ARM'S LENGTH	\$ 3,000	\$ 3,600	\$ 7,530	0.064	2,788	\$ 46,875.00	\$ 1.08	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
16017925-6	14903 LIVERNOIS	01/23/24	\$ 12,000	WD	03-ARM'S LENGTH	\$ 12,000	\$ 3,400	\$ 7,150	0.067	2,919	\$ 179,104.48	\$ 4.11	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC

	\$	249,200	\$	155,000	\$	380,441	2.418	105,328	\$	103,060.38	\$	2.37	Aggr. Mean
												2.26	<=Average of Aggr. Mean/Mean/Median
													2.48
													1.93
													2.27
													0.57%
													2.50
													2.50
													0.00%

**Recommended 2025 Base Rate \$ 2.50**  
Y to Y diff. => 0.00%

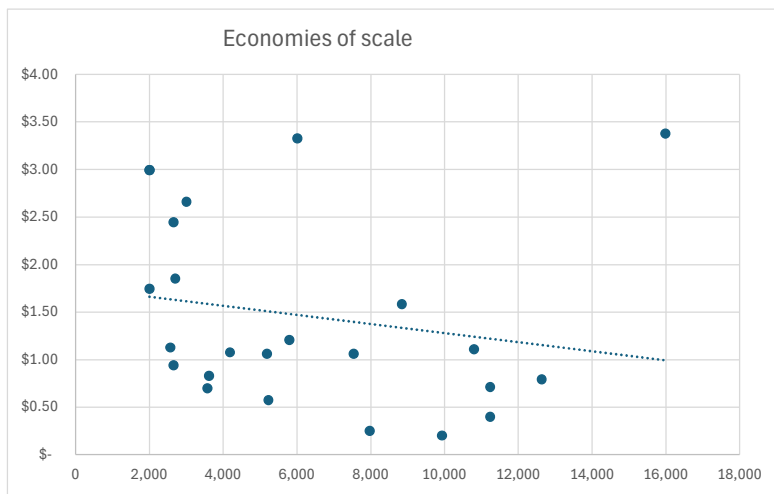


**SALES EXCLUDED**

8005558	2285 W MCNICHOLS	10/17/23	\$ 35,000	PTA	13-GOVERNMENT	\$ 35,000	\$ 15,600	\$ 32,624	0.245		\$ 142,857.14	\$ 3.28	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
09011603-15	14049 JOSEPH CAMPAU	08/11/23	\$ 250,000	PTA	13-GOVERNMENT	\$ 250,000	\$ 102,800	\$ 216,281	1.553		\$ 160,978.75	\$ 3.70	CGPKL	COMMERCIAL GENERAL MEDIUM TRAFFIC
17000324	7304 MACK	05/01/24	\$ 4,040	QC	13-GOVERNMENT	\$ 4,040	\$ -	\$ 5,050	0.046		\$ 87,826.09	\$ 2.02	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22003120	14712 JOY	10/17/23	\$ 4,600	PTA	13-GOVERNMENT	\$ 4,600	\$ 2,400	\$ 4,998	0.046		\$ 100,000.00	\$ 2.30	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22051324	7319 GREENFIELD	04/26/23	\$ 4,000	QC	13-GOVERNMENT	\$ 4,000	\$ -	\$ 11,719	0.060		\$ 66,666.67	\$ 1.53	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
22003115	14750 JOY	10/17/23	\$ 4,800	PTA	22-OUTLIER	\$ 4,800	\$ 3,000	\$ 6,213	0.057		\$ 84,210.53	\$ 1.93	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC
16018042	13315 LIVERNOIS	05/27/22	\$ 900	PTA	22-OUTLIER	\$ 900	\$ 1,500	\$ 3,658	0.034		\$ 26,470.59	\$ 0.61	CGVL	COMMERCIAL GENERAL MEDIUM TRAFFIC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
19004800	10145 GOETHE	05/13/22	\$ 5,500	WD	03-ARM'S LENGTH	\$ 5,500	\$ 2,400	\$ 6,585	0.119	5,184	\$ 46,218.49	\$ 1.06	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
9003701	5871 CHENE	05/25/22	\$ 8,000	WD	03-ARM'S LENGTH	\$ 8,000	\$ 1,500	\$ 4,074	0.069	3,006	\$ 115,942.03	\$ 2.66	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22122314-6	15747 DALE	05/31/22	\$ 10,000	MLC	03-ARM'S LENGTH	\$ 10,000	\$ 5,100	\$ 14,334	0.290	12,632	\$ 34,482.76	\$ 0.79	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
12010466	9440 DEXTER	06/06/22	\$ 8,000	QC	03-ARM'S LENGTH	\$ 8,000	\$ 8,000	\$ 12,926	0.258	11,238	\$ 31,007.75	\$ 0.71	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
17012825	4414 SHERIDAN	07/22/22	\$ 3,000	QC	03-ARM'S LENGTH	\$ 3,000	\$ 2,400	\$ 6,642	0.120	5,227	\$ 25,000.00	\$ 0.57	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
09008632-6	18901 CONANT	08/10/22	\$ 4,500	QC	03-ARM'S LENGTH	\$ 4,500	\$ 9,600	\$ 24,721	0.258	11,238	\$ 17,441.86	\$ 0.40	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
18010187	2835 HONORAH	08/22/22	\$ 2,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 2,000	\$ 4,800	\$ 13,317	0.228	9,932	\$ 8,771.93	\$ 0.20	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
14006910	8575 HERITAGE	09/07/22	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 6,300	\$ 17,586	0.367	15,987	\$ 147,138.96	\$ 3.38	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
16013261-2	2435 JUNCTION	10/19/22	\$ 8,000	QC	03-ARM'S LENGTH	\$ 8,000	\$ 3,300	\$ 9,153	0.173	7,536	\$ 46,242.77	\$ 1.06	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
8001662	2520 W GRAND BLVD	10/24/22	\$ 20,000	QC	03-ARM'S LENGTH	\$ 20,000	\$ 2,700	\$ 10,131	0.138	6,011	\$ 144,927.54	\$ 3.33	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20009494	5903 TRENTON	10/25/22	\$ 4,500	QC	03-ARM'S LENGTH	\$ 4,500	\$ 2,000	\$ 5,463	0.096	4,182	\$ 46,875.00	\$ 1.08	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
14008119	1733 W GRAND BLVD	11/22/22	\$ 12,000	WD	03-ARM'S LENGTH	\$ 12,000	\$ 7,300	\$ 12,471	0.248	10,803	\$ 48,387.10	\$ 1.11	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
13007565	4507 E DAVISON	12/09/22	\$ 5,000	QCD	03-ARM'S LENGTH	\$ 5,000	\$ 5,400	\$ 13,189	0.062	2,701	\$ 80,645.16	\$ 1.85	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
13007940	5021 E NEVADA	01/06/23	\$ 6,000	WD	03-ARM'S LENGTH	\$ 6,000	\$ 1,000	\$ 2,797	0.046	2,004	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13007941	5027 E NEVADA	01/06/23	\$ 6,000	WD	03-ARM'S LENGTH	\$ 6,000	\$ 1,000	\$ 2,794	0.046	2,004	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22004594-7	14610 CHICAGO	03/22/23	\$ 2,000	WD	03-ARM'S LENGTH	\$ 2,000	\$ 3,500	\$ 9,833	0.183	7,971	\$ 10,928.96	\$ 0.25	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22004860-1	12901 PLYMOUTH	03/28/23	\$ 14,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 14,000	\$ 7,600	\$ 19,656	0.203	8,843	\$ 68,965.52	\$ 1.58	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
13025263	19962 CONANT	04/07/23	\$ 3,500	QCD	03-ARM'S LENGTH	\$ 3,500	\$ 1,200	\$ 2,878	0.046	2,004	\$ 76,086.96	\$ 1.75	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20015068	2753 S FORT	06/05/23	\$ 2,900	PTA	03-ARM'S LENGTH	\$ 2,900	\$ 1,500	\$ 3,598	0.059	2,570	\$ 49,152.54	\$ 1.13	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20004323	7816 W VERNOR	06/28/23	\$ 3,000	QCD	03-ARM'S LENGTH	\$ 3,000	\$ 2,000	\$ 4,778	0.083	3,615	\$ 36,144.58	\$ 0.83	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
18006709	8430 PLYMOUTH	07/10/23	\$ 7,000	WD	03-ARM'S LENGTH	\$ 7,000	\$ 4,800	\$ 10,783	0.133	5,793	\$ 52,631.58	\$ 1.21	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
16012956	3314 JUNCTION	07/17/23	\$ 2,500	QCD	03-ARM'S LENGTH	\$ 2,500	\$ 2,000	\$ 4,739	0.082	3,572	\$ 30,487.80	\$ 0.70	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
21072310-1	10514 WHITTIER	11/23/23	\$ 2,500	QC	03-ARM'S LENGTH	\$ 2,500	\$ 1,600	\$ 3,692	0.061	2,657	\$ 40,983.61	\$ 0.94	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22005158	16351 PLYMOUTH	01/09/24	\$ 6,500	WD	03-ARM'S LENGTH	\$ 6,500	\$ 1,600	\$ 3,684	0.061	2,657	\$ 106,557.38	\$ 2.45	CGVL	COMMERCIAL GENERAL LOW TRAFFIC

\$	<b>200,400</b>	\$	<b>88,600</b>	\$	<b>219,824</b>	<b>3.429</b>	<b>149,367</b>	\$	<b>58,442.69</b>	\$	<b>1.34</b>	Aggr. Mean	
											<b>1.30</b>	<=Average of Aggr. Mean/Mean/Median	
						<b>Mean</b>	<b>0.143</b>	<b>6,224</b>	\$	<b>63,578.74</b>	\$	<b>1.46</b>	
						<b>Median</b>	<b>0.120</b>	<b>5,205</b>	\$	<b>47,631.05</b>	\$	<b>1.09</b>	
						Current Low Traffic	0.131	5,715	\$	7,171.49	\$	1.25	3.33%
						2024 Base Rate			\$		\$	1.40	
						<b>Recommended 2025 Base Rate</b>			\$		\$	<b>1.45</b>	
						Y to Y diff. =>						3.57%	



**SALES EXCLUDED**

22011269	21530 FENKELL	04/28/23	\$ 10,000	QC	03-ARM'S LENGTH	\$ 10,000	\$ 1,200	\$ 2,882	0.046	2,004	\$ 217,391.30	\$ 4.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
12005451	3853 PURITAN	12/29/22	\$ 32,000	QC	03-ARM'S LENGTH	\$ 32,000	\$ 5,700	\$ 14,219	0.143	6,229	\$ 223,776.22	\$ 5.14	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
21001279	4230 ANDERDON	03/29/24	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 45,600	\$ 103,712	1.940	84,506	\$ 30,927.84	\$ 0.71	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
06006322-3	12739 WOODROW WILSON	08/09/22	\$ 10,520	QC	13-GOVERNMENT	\$ 10,520	\$ -	\$ 12,245	0.240	-	\$ 43,833.33	\$ 1.01	CGVL	COMMERCIAL GENERAL LOW TRAFFIC



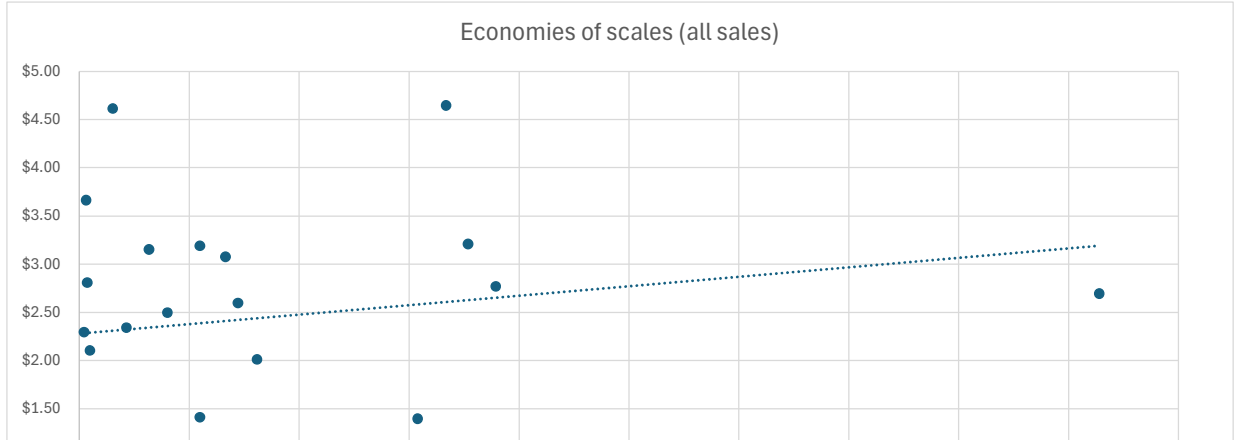
CGLT

9007903	1432 E STATE FAIR	08/29/23	\$ 2,990	PTA	13-GOVERNMENT	\$ 2,990	\$ -	\$ 2,803	0.046	\$ 65,000.00	\$ 1.49	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
12010476	9734 DEXTER	01/05/23	\$ 5,700	QC	13-GOVERNMENT	\$ 5,700	\$ -	\$ 5,851	0.104	\$ 54,807.69	\$ 1.26	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13007942	5031 E NEVADA	09/27/23	\$ 6,000	QC	13-GOVERNMENT	\$ 6,000	\$ -	\$ 2,794	0.046	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
13007943	5037 E NEVADA	09/27/23	\$ 6,000	QC	13-GOVERNMENT	\$ 6,000	\$ -	\$ 2,797	0.046	\$ 130,434.78	\$ 2.99	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
15013556	2488 MELDRUM	09/27/23	\$ 26,000	QC	13-GOVERNMENT	\$ 26,000	\$ -	\$ 26,660	0.456	\$ 57,017.54	\$ 1.31	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001910	14550 TIREMAN	04/11/24	\$ 1,333	QCD	35-UNDER DURESS	\$ 1,333	\$ 1,300	\$ 2,647	0.043	\$ 31,000.00	\$ 0.71	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001912	14538 TIREMAN	04/11/24	\$ 1,333	QCD	35-UNDER DURESS	\$ 1,333	\$ 1,400	\$ 2,810	0.046	\$ 28,978.26	\$ 0.67	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22001913	14532 TIREMAN	04/11/24	\$ 1,333	QCD	35-UNDER DURESS	\$ 1,333	\$ 1,400	\$ 2,810	0.046	\$ 28,978.26	\$ 0.67	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22107870.002L	16711 BURT	10/06/22	\$ 175,000	QC	13-GOVERNMENT	\$ 175,000	\$ -	\$ 42,798	1.022	\$ 171,232.88	\$ 3.93	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
09008726-9	17701 CONANT	01/23/23	\$ 4,500	QCD	21-NOT USED/OTHER	\$ 4,500	\$ 5,600	\$ 15,658	0.321	\$ 14,018.69	\$ 0.32	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
9024886	20536 EXETER	09/27/23	\$ 450,000	WD	21-NOT USED/OTHER	\$ 450,000	\$ 10,000	\$ 21,498	0.104	\$ 4,326,923.08	\$ 99.33	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
9024887	20535 EXETER	09/27/23	\$ 25,000	PTA	21-NOT USED/OTHER	\$ 25,000	\$ 6,600	\$ 14,152	0.076	\$ 328,947.37	\$ 7.55	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
9024888	20531 EXETER	09/27/23	\$ 25,000	PTA	21-NOT USED/OTHER	\$ 25,000	\$ 5,200	\$ 11,311	0.076	\$ 328,947.37	\$ 7.55	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
9024889	20523 EXETER	09/27/23	\$ 25,000	PTA	21-NOT USED/OTHER	\$ 25,000	\$ 7,900	\$ 16,735	0.076	\$ 328,947.37	\$ 7.55	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
16007024-34	10201 FENKELL	06/13/23	\$ 15,000	QCD	21-NOT USED/OTHER	\$ 15,000	\$ 26,200	\$ 57,687	0.500	\$ 30,000.00	\$ 0.69	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
20004327	7716 W VERNOR	04/11/24	\$ 20,000	WD	21-NOT USED/OTHER	\$ 20,000	\$ 4,000	\$ 8,030	0.095	\$ 210,526.32	\$ 4.83	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
20015066	2739 S FORT	09/27/22	\$ 3,000	QC	21-NOT USED/OTHER	\$ 3,000	\$ 4,500	\$ 11,178	0.060	\$ 50,000.00	\$ 1.15	CGPKL	COMMERCIAL GENERAL LOW TRAFFIC
22012355	13238 PURITAN	08/31/23	\$ 12,000	PTA	21-NOT USED/OTHER	\$ 12,000	\$ 7,700	\$ 18,089	0.313	\$ 38,338.66	\$ 0.88	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22012356	13230 PURITAN	08/31/23	\$ 12,000	PTA	21-NOT USED/OTHER	\$ 12,000	\$ 7,700	\$ 18,089	0.313	\$ 38,338.66	\$ 0.88	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22012357	13220 PURITAN	08/31/23	\$ 12,000	PTA	21-NOT USED/OTHER	\$ 12,000	\$ 7,700	\$ 18,089	0.313	\$ 38,338.66	\$ 0.88	CGVL	COMMERCIAL GENERAL LOW TRAFFIC
22107870.002L	16711 BURT	12/29/22	\$ 175,000	WD	21-NOT USED/OTHER	\$ 175,000	\$ -	\$ 42,798	1.022	\$ 171,232.88	\$ 3.93	CGVL	COMMERCIAL GENERAL LOW TRAFFIC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Net Acres	Sqft	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table
22030930	12381 SCHAEFER	04/22/21	\$ 650,000	MLC	03-ARM'S LENGTH	\$ 650,000		7.420	323,215	\$ 87,601.08	\$ 2.01	IGVL	INDP-INDUSTRIAL PRIME GROUP
09011082-3	17149 MITCHELL	05/28/21	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 49,787	0.436	18,992	\$ 91,743.12	\$ 2.11	IGSW1	INDP-INDUSTRIAL PRIME GROUP
8005023	2041 FENKELL	06/04/21	\$ 125,000	CD	03-ARM'S LENGTH	\$ 125,000	\$ 178,270	4.042	176,070	\$ 30,925.28	\$ 0.71	IGIG2	INDG-INDUSTRIAL GENERAL GROUP
18009635	1500 CENTRAL	09/20/21	\$ 400,000	MLC	21-NOT USED/OTHER	\$ 400,000	\$ 171,261	2.912	126,847	\$ 137,362.64	\$ 3.15	IGVL	INDG-INDUSTRIAL GENERAL GROUP
21000664	12802 KERCHEVAL	10/21/21	\$ 817,000	CD	03-ARM'S LENGTH	\$ 817,000	\$ 326,314	6.098	265,629	\$ 133,978.35	\$ 3.08	IGIG2	INDG-INDUSTRIAL GENERAL GROUP
15000117	6339 E LAFAYETTE	11/01/21	\$ 40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 40,000	\$ 18,106	0.327	14,244	\$ 122,324.16	\$ 2.81	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22008508-9	19497 GLENDALE	11/18/21	\$ 399,900	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 399,900	\$ 200,113	3.675	160,083	\$ 108,816.33	\$ 2.50	IGVL	INDG-INDUSTRIAL GENERAL GROUP
13009443	17289 MT ELLIOTT	04/08/22	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 201,087	1.961	85,421	\$ 101,988.78	\$ 2.34	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22038865	12272 HUBBELL	07/19/22	\$ 20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 20,000		0.200	8,712	\$ 100,000	\$ 2.30	CGVL	INDG-INDUSTRIAL GENERAL GROUP
22002286	8181 GRENFIELD	10/06/22	\$ 2,100,000	?	19-MULTI PARCEL ARM'S LENGTH	\$ 2,100,000		17.400	757,944	\$ 100,000	\$ 2.77	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22033270-2	13957 LESURE	10/14/22	\$ 25,000	QCD	03-ARM'S LENGTH	\$ 25,000	\$ 40,626	0.963	41,948	\$ 25,960.54	\$ 0.60	CGVL	INDG-INDUSTRIAL GENERAL GROUP
13007663	5711 E DAVISON	12/22/22	\$ 860,000	QC	21-NOT USED/OTHER	\$ 860,000	\$ 816,750	14.129	615,459	\$ 60,867.72	\$ 1.40	IGVL	INDP-INDUSTRIAL PRIME GROUP
15013063	1110 BELLEVUE	02/21/23	\$ 45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 45,000	\$ 21,043	0.282	12,284	\$ 159,574.47	\$ 3.66	IGVL	INDG-INDUSTRIAL GENERAL GROUP
21044245-53	1232 GLOVER	03/17/23	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 1,836,960	5.038	219,455	\$ 61,532.35	\$ 1.41	CGVL	INDG-INDUSTRIAL GENERAL GROUP
20017179-81	13806 MELLON	03/22/23	\$ 750,000	QC	21-NOT USED/OTHER	\$ 750,000	\$ 430,464	6.626	288,629	\$ 113,190.46	\$ 2.60	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22005684-5	19250 PLYMOUTH	03/27/23	\$ -	LCM	03-ARM'S LENGTH	\$ 3,100,000	\$ 1,113,676	15.316	667,165	\$ 202,402.72	\$ 4.65	IGPKL	INDP-INDUSTRIAL PRIME GROUP
09015516-20	14275 LUMPKIN	08/01/23	\$ 85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 85,000		2.534	110,381	\$ 33,544	\$ 0.77	CGVL	INDP-INDUSTRIAL PRIME GROUP
16005899	14200 CLOVERDALE	08/21/23	\$ 2,270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,270,000	\$ 1,104,383	16.236	707,240	\$ 139,812.76	\$ 3.21	IGVL	INDG-INDUSTRIAL GENERAL GROUP
15014256-9	17234 MT ELLIOTT	08/29/23	\$ 10,000	QC	21-NOT USED/OTHER	\$ 10,000	\$ 25,203	0.253	11,021	\$ 39,525.69	\$ 0.91	IGSW2	INDG-INDUSTRIAL GENERAL GROUP
21044245-53	1232 GLOVER	05/10/24	\$ 700,000	WD	03-ARM'S LENGTH	\$ 700,000	\$ 371,651	5.038	219,455	\$ 138,944.03	\$ 3.19	IGVL	INDG-INDUSTRIAL GENERAL GROUP
10008591	4500 LAWTON	05/22/24	\$ 280,000	CD	03-ARM'S LENGTH	\$ 280,000	\$ 151,693	1.393	60,679	\$ 201,005.03	\$ 4.61	IGVL	INDP-INDUSTRIAL PRIME GROUP
						<b>\$ 13,226,900</b>		<b>112.279</b>	<b>4,890,873</b>	<b>\$ 117,803.86</b>	<b>\$ 2.70</b>		

There appears to be no clear pattern in the above sales that indicates a \$/SF difference between the General and Prime groups. If anything, there is ample evidence that parcels assigned the General group should be moved over to the Prime group, with no change to the current Prime group rate. My recommendation is to do a 2 step increase for the General group, which would include the merging of the 2 groups into a single General Industrial Land Table using the Prime group rates. There is also evidence that the economies of scale follows an upward trend past the 8 acre site size. Should be further analyzed for 2026 roll.

<b>Mean</b>	<b>5.347</b>	<b>232,899</b>	<b>\$ 104,338.06</b>	<b>\$ 2.54</b>	<b>&lt;=Average of Aggr. Mean/Mean/Median</b>
<b>Median</b>	<b>3.675</b>	<b>160,083</b>	<b>\$ 101,988.78</b>	<b>\$ 2.50</b>	<b>&lt;= Median size appears to be more stable.</b>
Current General	4.511	196,491	\$ 334,034.70	\$ 1.70	49.42%
Current Prime	4.511	196,491	\$ 491,227.50	\$ 2.50	1.60%
Current Mid-point	4.511	196,491	\$ 412,631.10	\$ 2.10	20.96%

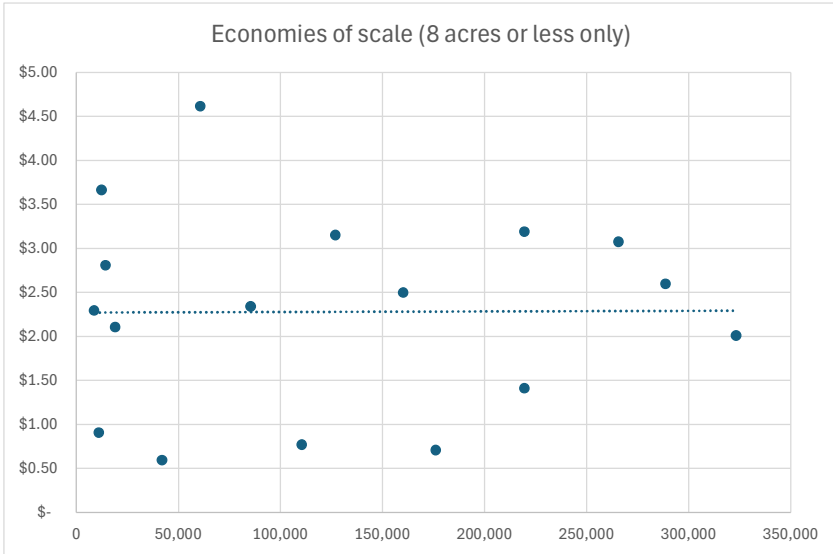
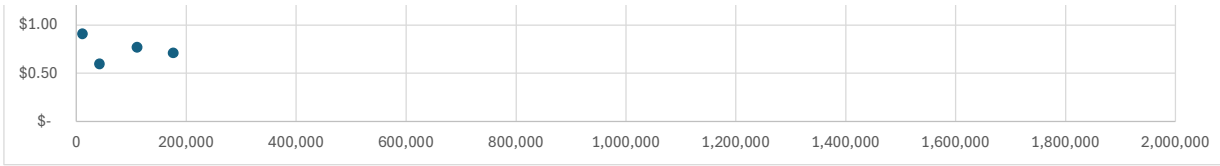


2024 Base Rate

General	\$ 1.70
Prime	\$ 2.50
Ind. Transitional	\$ 6.00
Ind. Corktown	\$ 6.00
Ind. Eastern Market	\$ 6.00

**Recommended 2025 Base Rate**

General	\$ 2.10	23.53%
Prime	\$ 2.50	0.00%
Ind. Transitional	\$ 7.00	16.67%
Ind. Corktown	\$ 7.00	16.67%
Ind. Eastern Market	\$ 7.00	16.67%



12000296.001	3000 STANDISH	06/25/24	\$ 1,500,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,500,000	\$ 1,139,245	4.120	179,467	\$ 364,077.67	\$ 8.36	CGVL	ICT-INDUSTRIAL CORKTOWN
22074261.004	12155 SOUTHFIELD	01/26/23	\$ 5,000,000	CD	03-ARM'S LENGTH	\$ 5,000,000	\$ 2,574,679	42.603	1,855,787	\$ 117,362.63	\$ 2.69	IGPKL	INDP-INDUSTRIAL PRIME GROUP

**SALES EXCLUDED**

15013008	17249 FILER	07/25/23	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 23,800	0.321	13,983	\$ 389,408.10	\$ 8.94	IGVL	INDG-INDUSTRIAL GENERAL GROUP
16005933-5	8600 LYNDON	06/06/23	\$ 50,000	LC	21-NOT USED/OTHER	\$ 50,000	\$ 15,913	0.192	8,364	\$ 260,416.67	\$ 5.98	IGVL	INDG-INDUSTRIAL GENERAL GROUP
22001935.002L	8140 MARK TWAIN	05/31/22	\$ 400,000	MLC	03-ARM'S LENGTH	\$ 400,000	\$ 105,702	1.359	59,198	\$ 294,334.07	\$ 6.76	IGVL	INDG-INDUSTRIAL GENERAL GROUP
21044896	11785 FREUD	11/08/22	\$ 2,000,000	WD	21-NOT USED/OTHER	\$ 2,000,000	\$ 455,407	5.172	225,292	\$ 386,697.60	\$ 8.88	IGPKL	INDG-INDUSTRIAL GENERAL GROUP
17005739	20210 CONNER	01/03/24	\$ 600,000	WD	21-NOT USED/OTHER	\$ 600,000	\$ 214,299	1.971	85,857	\$ 304,414.00	\$ 6.99	IGSW1	INDG-INDUSTRIAL GENERAL GROUP
09011082-3	17149 MITCHELL	05/31/22	\$ 175,000	WD	21-NOT USED/OTHER	\$ 175,000	\$ 58,587	0.436	18,992	\$ 401,376.15	\$ 9.21	IGSW1	INDP-INDUSTRIAL PRIME GROUP
17000156	7441 KERCHEVAL	01/24/23	\$ 160,000	CD	21-NOT USED/OTHER	\$ 160,000	\$ 62,704	0.152	6,621	\$ 1,052,631.58	\$ 24.17	IGVL	INDG-INDUSTRIAL GENERAL GROUP
15000117	6339 E LAFAYETTE	05/01/23	\$ 490,000	CD	21-NOT USED/OTHER	\$ 490,000	\$ 24,533	0.327	14,244	\$ 1,498,470.95	\$ 34.40	IGVL	INDG-INDUSTRIAL GENERAL GROUP
14000031	3845 W FORT	11/29/22	\$ 1,875,000	WD	21-NOT USED/OTHER	\$ 1,875,000	\$ 85,434	1.154	50,268	\$ 1,624,783.36	\$ 37.30	IGVL	INDG-INDUSTRIAL GENERAL GROUP
7000982.003	1576 MACK	09/20/23	\$ 32,000	QC	13-GOVERNMENT	\$ 32,000	\$ 23,940	0.092	4,008	\$ 347,826.09	\$ 7.98	IGVL	INDG-INDUSTRIAL GENERAL GROUP
07001411-23	1528 FREDERICK	10/17/23	\$ 1,900	QC	13-GOVERNMENT	\$ 1,900	\$ 8,067	0.066	2,875	\$ 28,787.88	\$ 0.66	IGVL	INDP-INDUSTRIAL PRIME GROUP
09003520-1	1900 CLAY	10/14/22	\$ 25,000	QC	13-GOVERNMENT	\$ 25,000	\$ 38,551	0.354	15,420	\$ 70,621.47	\$ 1.62	IGVL	INDP-INDUSTRIAL PRIME GROUP
09005138.003L	6090 DEQUINDRE	06/13/22	\$ 175,000	WD	13-GOVERNMENT	\$ 175,000	\$ 2,178	0.020	871	\$ 8,750,000.00	\$ 200.87	IGVL	INDP-INDUSTRIAL PRIME GROUP
16005899	14200 CLOVERDALE	08/18/23	\$ 425,000	WD	16-LC PAYOFF	\$ 425,000	\$ 725,450	9.900	431,244	\$ 42,929.29	\$ 0.99	IGVL	INDG-INDUSTRIAL GENERAL GROUP
16016336	2963 MILITARY	02/03/23	\$ 9,400	QC	13-GOVERNMENT	\$ 9,400	\$ 7,985	0.100	4,356	\$ 94,000.00	\$ 2.16	IGVL	INDG-INDUSTRIAL GENERAL GROUP

Industrial

18000300	7821 BACON	01/08/24	\$ 14,718	QC	13-GOVERNMENT	\$ 14,718	\$ 5,100	0.060	2,614	\$ 245,300.00	\$ 5.63	IGVL	INDG-INDUSTRIAL GENERAL GROUP
18006751.01	10565 GRAND RIVER	02/20/23	\$ 15,000	QCD	13-GOVERNMENT	\$ 15,000	\$ 103,105	1.381	60,156	\$ 10,861.69	\$ 0.25	IGVL	INDG-INDUSTRIAL GENERAL GROUP
20010794	9233 MCGRAW	12/08/23	\$ 20,000	QC	13-GOVERNMENT	\$ 20,000	\$ 24,613	0.226	9,845	\$ 88,495.58	\$ 2.03	IGIG2	INDP-INDUSTRIAL PRIME GROUP
22004822	13643 CHADWICK	05/31/22	\$ 2,040	QC	13-GOVERNMENT	\$ 2,040	\$ 4,641	0.060	2,614	\$ 34,000.00	\$ 0.78	IGVL	INDG-INDUSTRIAL GENERAL GROUP