

2025 COMMERCIAL ECFS

ECF Neighborhood	2024 ECF	Parcel Count	2024 AV	2025 ECF	2025 AV	AV % diff	ECF % diff	Ave. Sale \$ / SF or Room
CCAPT CCAPT- CENTRAL CORE/APARTMENTS/SENIOR HOUSING	1.152	456	\$ 792,096,200	1.189	\$ 878,485,600	10.91%	3.25%	\$ 154.09
CCHO CCHO- CENTRALCORE HOTEL/MOTEL	0.788	51	\$ 196,249,200	0.808	\$ 202,730,200	3.30%	2.53%	\$ 137,000
CCMX CCMX- CENTRAL CORE MIXED USE	1.376	226	\$ 376,838,900	1.379	\$ 354,254,900	-5.99%	0.24%	\$ 132.74
CCOB CCOB- CENTRAL CORE OFFICE BUILDINGS	0.545	302	\$ 412,914,600	0.532	\$ 405,555,400	-1.78%	-2.39%	\$ 109.58
CCOBM CCOBM- CENTRAL CORE OFFICE BUILDINGS MAJOR 400K+SF	0.470	48	\$ 829,406,800	0.452	\$ 844,428,900	1.81%	-3.83%	\$ 109.58
CCPKD CCPKD- CENTRAL CORE PARKING DECKS	1.025	93	\$ 305,551,300	1.003	\$ 287,041,400	-6.06%	-2.15%	\$ 36.86
CCPKL CCPKL- CENTRAL CORE PARKING LOTS	1.000	704	\$ 196,794,200	1.000	\$ 192,666,400	-2.10%	0.00%	N/A
CCRS CCRS- CENTRAL CORE RETAIL/RESTAURANTS	1.249	303	\$ 207,033,900	1.271	\$ 207,369,500	0.16%	1.79%	\$ 166.01
CCSU CCSU- CENTRAL CORE SPECIAL USE	0.495	174	\$ 52,284,700	0.518	\$ 57,553,700	10.08%	4.64%	\$ 148.73
CCVL CCVL - CENTRAL CORE VACANT LAND	1.000	853	\$ 119,219,800	1.000	\$ 117,497,600	-1.44%	0.00%	N/A
CGAD CGAD - AUTO DEALERSHIPS	0.620	10	\$ 10,797,700	0.630	\$ 11,209,300	3.81%	1.61%	N/A
CGAPT CGAPT-GENERAL APARTMENTS / MULTI RES	0.625	1,614	\$ 894,539,600	0.660	\$ 949,775,900	6.17%	5.60%	\$ 55.45
CGCND DOCKUMINIUMS	1.678	49	\$ 2,607,600	1.640	\$ 2,616,000	0.32%	-2.27%	\$ 79.68
CGCS CASINOS	2.572	23	\$ 1,023,878,300	2.572	\$ 1,033,883,300	0.98%	0.00%	N/A
CGGS CGGS-GAS STATIONS-GENERAL	0.816	389	\$ 78,481,968	0.850	\$ 82,133,300	4.65%	4.20%	\$ 198.00
CGHO CGHO-HOTEL/MOTEL-GENERAL	0.361	46	\$ 24,990,200	0.349	\$ 24,899,700	-0.36%	-3.38%	\$ 21,000
CGHOS CGHOS-HOSPITAL	0.655	23	\$ 415,585,400	0.670	\$ 429,549,800	3.36%	2.29%	N/A
CGMD CGMD-MEDICAL FACILITIES-GENERAL	0.401	378	\$ 72,381,600	0.429	\$ 77,741,700	7.41%	6.93%	\$ 67.44
CGNUR CGNUR-NURSING & CONVALESCENT	0.464	106	\$ 69,418,300	0.478	\$ 70,449,500	1.49%	2.99%	\$ 73.00
CGOB CGOB-OFFICE BUILDINGS-GENERAL <7500 SQFT	0.293	1,087	\$ 55,198,600	0.325	\$ 61,108,800	10.71%	11.07%	\$ 50.64
CGOB2 CGOB2-OFFICE BUILDINGS-GENERAL >=7500 SQFT	0.298	592	\$ 200,714,200	0.323	\$ 199,441,500	-0.63%	8.38%	\$ 45.90
CGPKD CGPKD-PARKING DECKS GENERAL	0.485	14	\$ 15,804,900	0.501	\$ 16,378,900	3.63%	3.30%	N/A
CGPKL CGPKL-PARKING LOTS COMMERCIAL GENERAL	1.000	3,867	\$ 58,790,100	1.000	\$ 60,491,100	2.89%	0.00%	N/A
CGRG CGRG RELIGIOUS STRUCTURES	0.184	932	\$ 19,448,700	0.185	\$ 20,999,400	7.97%	0.54%	\$ -
CGRS1 CGRS1-SUPERMARKETS	0.460	68	\$ 40,747,600	0.451	\$ 41,888,200	2.80%	-1.85%	\$ 47.42
CGRS2 CGRS2-RETAIL-BAR / RESTAURANT	0.412	760	\$ 66,456,000	0.470	\$ 74,833,400	12.61%	14.19%	\$ 68.73
CGRS3 CGRS3-RETAIL-SHOPPING CENTER	0.568	158	\$ 119,670,300	0.591	\$ 124,624,100	4.14%	4.14%	\$ 62.32
CGRS4 CGRS4-RETAIL-STORES 5000 - 9999 SQFT	0.396	749	\$ 83,591,200	0.422	\$ 89,502,200	7.07%	6.68%	\$ 34.14
CGRS5 CGRS5-FASTFOOD	0.563	214	\$ 27,093,400	0.585	\$ 28,043,800	3.51%	3.95%	\$ 123.48

CGRS6	CGRS6-RETAIL-MIXED USE	0.313	799	\$ 63,060,700	0.359	\$ 72,664,500	15.23%	14.57%	\$ 36.92
CGRS7	CGRS7-RETAIL-STORES >=10,000 SQFT	0.356	200	\$ 38,277,700	0.361	\$ 40,212,200	5.05%	1.39%	\$ 25.65
CGRS8	CGRS8- RETAIL-STORES <5000 SQFT	0.354	4,207	\$ 168,050,500	0.389	\$ 183,968,200	9.47%	9.82%	\$ 39.66
CGRS9	CGRS9 DRUG STORES	0.523	38	\$ 17,797,400	0.524	\$ 18,178,300	2.14%	0.22%	\$ 71.00
CGSD	CGSD SCHOOLS	0.259	192	\$ 19,072,400	0.269	\$ 15,996,700	-16.13%	3.91%	\$ 39.45
CGSF	CGSF-ENTERTAINMENT FACILITIES	0.244	55	\$ 11,119,100	0.229	\$ 11,126,500	0.07%	-6.21%	\$ 14.69
CGSU1	CGSU1-SPECIAL USE-COMMERCIAL GENERAL	0.320	294	\$ 37,998,200	0.341	\$ 38,683,400	1.80%	6.53%	\$ 41.09
CGUT1	CGUT1-UTILITY	0.298	134	\$ 58,263,200	0.316	\$ 70,032,900	20.20%	6.04%	N/A
CGUT2	CGUT2-GARAGE / SERVICE STATIONS	0.576	1,955	\$ 150,406,200	0.570	\$ 151,715,700	0.87%	-0.98%	\$ 46.65
CGVL	CGVL-COMMERCIAL VACANT LAND GENERAL	1.000	12,490	\$ 91,112,200	1.000	\$ 94,954,700	4.22%	0.00%	N/A
			34,653	\$ 7,423,742,868		\$ 7,644,686,600	2.98%		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	# of Units	\$/Unit	ECF Area
1000765	269 WATSON	04/01/22	\$ 650,000	WD	03-ARM'S LENGTH	\$ 650,000	\$ 231,300	35.58	\$ 660,830	\$ 325,854	\$ 324,146	\$ 290,778	1.115	5,680	\$ 114.44	7	\$ 92,857	CCAPT
2000956	98 W HANCOCK	04/26/22	\$ 1,120,000	WD	03-ARM'S LENGTH	\$ 1,120,000	\$ 783,600	69.96	\$ 1,237,985	\$ 271,086	\$ 848,914	\$ 839,322	1.011	10,800	\$ 103.70	9	\$ 124,444	CCAPT
02001058.	447 ANTOINETTE	05/19/22	\$ 1,510,000	WD	03-ARM'S LENGTH	\$ 1,510,000	\$ 500,700	33.16	\$ 1,135,545	\$ 161,872	\$ 1,348,128	\$ 895,920	1.505	7,760	\$ 194.59	16	\$ 94,375	CCAPT
01003829.001	3402 BRUSH	06/15/22	\$ 1,270,000	Costar	03-ARM'S LENGTH	\$ 1,270,000	\$ 474,100	37.33	\$ 1,166,200	\$ 184,269	\$ 1,085,731	\$ 852,300	1.274	6,248	\$ 203.27	6	\$ 211,667	CCAPT
2000804	439 SELDEN	08/01/22	\$ 5,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 5,500,000	\$ 2,584,300	46.99	\$ 6,050,780	\$ 1,182,952	\$ 4,317,048	\$ 4,225,545	1.022	33,965	\$ 161.93	50	\$ 110,000	CCAPT
4000796	711 W ALEXANDRINE	08/01/22	\$ 5,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 5,500,000	\$ 2,425,300	44.10	\$ 6,317,497	\$ 760,139	\$ 4,739,861	\$ 4,824,095	0.983	29,728	\$ 185.01	37	\$ 148,649	CCAPT
02002133-5	5440 CASS	09/16/22	\$ 19,050,000	WD	03-ARM'S LENGTH	\$ 19,050,000	\$ 8,771,600	46.05	\$ 18,475,507	\$ 1,576,674	\$ 17,473,326	\$ 15,453,716	1.131	158,535	\$ 120.16	145	\$ 131,379	CCAPT
07001962	631 ORLEANS	11/30/22	\$ 11,600,000	WD	03-ARM'S LENGTH	\$ 11,600,000	\$ 1,812,500	15.63	\$ 4,680,209	\$ 1,395,705	\$ 10,204,295	\$ 6,498,758	1.570	55,400	\$ 209.39	92	\$ 126,087	CGAPT
4000835	665 W WILLIS	12/16/22	\$ 3,875,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,875,000	\$ 1,374,500	35.47	\$ 3,908,244	\$ 735,294	\$ 3,139,706	\$ 2,754,297	1.140	27,281	\$ 142.04	33	\$ 117,424	CCAPT
4000793	667 W ALEXANDRINE	04/25/23	\$ 2,804,523	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,804,523	\$ 1,238,300	44.15	\$ 2,628,512	\$ 624,532	\$ 2,179,991	\$ 1,739,566	1.253	18,101	\$ 154.94	30	\$ 93,484	CCAPT
4003446	5853 THIRD	07/26/23	\$ 800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 800,000	\$ 363,800	45.48	\$ 798,018	\$ 204,077	\$ 595,923	\$ 515,574	1.156	7,584	\$ 105.49	8	\$ 100,000	CCAPT
Totals:			\$ 53,679,523			\$ 53,679,523	\$ 20,560,000		\$ 47,059,327		\$ 46,257,069	\$ 38,889,871		Average => \$ 154.09		39	\$ 122,761	

Sale. Ratio => 38.30
Std. Dev. => 13.11

E.C.F. => 1.189
Ave. E.C.F. => 1.196
Std. Deviation=> 0.192
1.5 SD=> 0.289
2 SD=> 0.385

Hotel	Parcel ID	# of keys	2024 TCV	%	2024 TCV/key	Estimated 2025 TCV	2025 TCV/key	Land + Land Improv.	Bldg Residual	RCNLD	ECF indicator
Atheneum	01000156-7	173	\$ 30,611,400	10.02%	\$ 176,945	\$ 32,129,000	\$ 185,717	\$ 3,115,359	\$ 29,013,641	\$ 35,960,827	0.807
Hilton garden Inn	01000249-50 (*)	198	\$ 28,047,800	9.18%	\$ 141,656	\$ 29,438,300	\$ 148,678	\$ 4,644,764	\$ 24,793,536	\$ 30,602,870	0.810
Downtown Courtyard	01003901.001	260	\$ 25,401,000	8.32%	\$ 97,696	\$ 26,660,300	\$ 102,540	\$ 2,281,824	\$ 24,378,476	\$ 30,233,825	0.806
Siren Hotel	01004023 (#)	106	\$ 11,640,400	3.81%	\$ 109,815	\$ 12,217,500	\$ 115,259	\$ 411,029	\$ 11,806,471	\$ 14,685,136	0.804
The Element Hotel	01004065-7 (#)	110	\$ 16,739,000	5.48%	\$ 152,173	\$ 17,568,800	\$ 159,716	\$ 838,493	\$ 16,730,307	\$ 20,793,762	0.805
Shinola Hotel	01004120-7 (#)	129	\$ 25,516,600	8.35%	\$ 197,803	\$ 26,781,600	\$ 207,609	\$ 3,337,707	\$ 23,443,893	\$ 28,688,379	0.817
Crowne Plaza (Pontchartrain)	02000090-4	367	\$ 38,566,000	12.63%	\$ 105,084	\$ 40,477,900	\$ 110,294	\$ 4,970,339	\$ 35,507,561	\$ 43,932,456	0.808
Indigo Hotel (Holiday Inn Exp.)	02000228-31 (*#)	241	\$ 28,430,200	9.31%	\$ 117,968	\$ 29,839,600	\$ 123,816	\$ 1,540,154	\$ 28,299,446	\$ 35,165,775	0.805
Westin Book Cadillac	02000259.001(#)	453	\$ 64,525,000	21.13%	\$ 142,439	\$ 67,723,900	\$ 149,501	\$ 3,630,304	\$ 64,093,596	\$ 79,634,886	0.805
Doublee Tree at Fort Shelby	04000118.004 (*)	203	\$ 21,977,600	7.20%	\$ 108,264	\$ 23,067,100	\$ 113,631	\$ 1,212,388	\$ 21,854,712	\$ 27,154,888	0.805
Fountain Hotel	02000119-37	100	\$ 13,982,800	4.58%	\$ 139,828	\$ 14,676,000	\$ 146,760	\$ 1,789,108	\$ 12,886,892	\$ 15,572,267	0.828
Totals		2340	\$ 305,437,800	100.00%	\$ 130,529	\$ 320,580,000	\$ 142,138		\$ 292,808,531	\$ 362,425,071	0.808

CCHO

Estimated value per key for 2024 **\$ 137,000**

% Change 4.96%

1.0496

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06000340	1451 BAGLEY	03/23/22	\$ 512,000	WD	03-ARM'S LENGTH	\$ 512,000	\$ 72,500	14.16	\$ 476,577	\$ 149,971	\$ 362,029	\$ 237,532	1.524	2,918	\$ 175.46	CCMX
01004010	206 E GRAND RIVER	05/18/22	\$ 5,900,000	CD	03-ARM'S LENGTH	\$ 5,900,000	\$ 2,962,000	50.20	\$ 6,218,943	\$ 817,820	\$ 5,082,180	\$ 3,704,474	1.372	53,861	\$ 109.54	CCMX
01004240	5700 WOODWARD	09/16/22	\$ 8,500,000	WD	03-ARM'S LENGTH	\$ 8,500,000	\$ 2,288,200	26.92	\$ 8,640,982	\$ 1,157,330	\$ 7,296,597	\$ 5,409,148	1.349	61,857	\$ 137.41	CCMX
11001332	2831 GRATIOT	11/18/22	\$ 610,000	WD	21-NOT USED/OTHER	\$ 610,000	\$ 57,500	9.43	\$ 166,019	\$ 57,664	\$ 552,336	\$ 451,479	1.223	6,566	\$ 92.90	CGRS6
17010312.002L	1417 VAN DYKE	02/17/23	\$ 255,000	WD	03-ARM'S LENGTH	\$ 255,000	\$ 43,100	16.90	\$ 116,978	\$ 51,044	\$ 203,956	\$ 186,254	1.095	1,980	\$ 128.79	CCMX
07000841	1561 ADELAIDE	05/02/23	\$ 2,350,000	CD	21-NOT USED/OTHER	\$ 2,350,000	\$ 210,300	8.95	\$ 694,288	\$ 396,552	\$ 1,953,448	\$ 951,233	2.054	14,910	\$ 157.61	CGRS6
08000563-4	1740 MICHIGAN	05/23/24	\$ 925,000	CD	03-ARM'S LENGTH	\$ 925,000	\$ 232,000	25.08	\$ 507,175	\$ 232,568	\$ 692,432	\$ 763,972	0.906	7,258	\$ 127.45	CGRS6
Totals:			\$ 19,052,000			\$ 19,052,000	\$ 5,865,600		\$ 16,820,962		\$ 16,142,978	\$ 11,704,092			\$ 132.74	

Sale. Ratio =>	30.79	E.C.F. =>	1.379	Std. Deviation=>	0.366
Std. Dev. =>	14.40	Ave. E.C.F. =>	1.360	1.5 SD=>	0.549
				2 SD=>	0.732

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02000169-70	211 W FORT	10/13/20	\$ 40,250,000	CD	03-ARM'S LENGTH	\$ 40,250,000	\$ 18,093,800	44.954	\$ 44,390,928	\$ 3,071,062	\$ 37,178,938	\$ 83,474,477	0.445	502,055	\$ 80.17	CCOBM	
03001795	2895 E GRAND	06/25/21	\$ 330,000	WD	03-ARM'S LENGTH	\$ 330,000	\$ 58,600	17.758	\$ 285,961	\$ 54,911	\$ 275,089	\$ 401,128	0.686	2,840	\$ 116.20	CCOB	
10004864.001	2020 14TH	06/28/21	\$ 2,500,000	WD	19-MULTI PARCEL ARM'S LEN	\$ 2,500,000	\$ 856,300	34.252	\$ 2,413,260	\$ 1,287,945	\$ 1,212,055	\$ 2,905,140	0.417	38,145	\$ 65.54	CGOB2	
03000036	553 E JEFFERSON	08/16/22	\$ -	CD	03-ARM'S LENGTH	\$ 800,000	\$ 223,100	27.888	\$ 658,998	\$ 335,338	\$ 464,662	\$ 561,910	0.827	3,940	\$ 203.05	CCOB	
21000490-2	10201 E JEFFERSON	12/29/22	\$ 1,850,000	CD	19-MULTI PARCEL ARM'S LEN	\$ 1,850,000	\$ 639,600	34.573	\$ 1,570,568	\$ 218,519	\$ 1,631,481	\$ 3,371,693	0.484	24,866	\$ 74.40	CGMD	
01001793-4	89 PIQUETTE	08/30/23	\$ 1,400,000	CD	19-MULTI PARCEL ARM'S LEN	\$ 1,500,000	\$ 503,300	33.553	\$ 1,214,095	\$ 823,078	\$ 676,922	\$ 1,334,529	0.507	10,725	\$ 139.86	CGOB	
10004864.001	2020 14TH	08/09/24	\$ 3,350,000	CD	19-MULTI PARCEL ARM'S LEN	\$ 3,350,000	\$ 1,247,700	37.245	\$ 3,316,046	\$ 2,172,049	\$ 1,177,951	\$ 2,905,140	0.405	38,145	\$ 87.82	CGOB2	
Totals:			\$ 49,680,000			\$ 50,580,000	\$ 21,622,400		\$ 53,849,856		\$ 42,617,098	\$ 94,954,017			\$ 109.58		
								Sale. Ratio =>	42.749					E.C.F. =>	0.449	Std. Deviation=>	0.158
								Std. Dev. =>	8.403					Ave. E.C.F. =>	0.539	2 SD =>	0.316

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04000064-5	900 W JEFFERSON	03/03/21	\$ 36,000,000	MLC	21-NOT USED/OTHER	\$ 36,000,000	\$ -	0.00	\$ 42,429,633	\$ 7,322,726	\$ 28,677,274	\$ 25,980,593	1.104	895,279	\$ 40.21	CCPKD	
04000064-5	900 W JEFFERSON	05/30/24	\$ 30,000,000	PTA	03-ARM'S LENGTH	\$ 30,000,000	\$ 18,229,000	60.76	\$ 26,765,295	\$ 7,322,726	\$ 22,677,274	\$ 25,980,593	0.873	895,279	\$ 33.51	CCPKD	
Totals:			\$ 66,000,000			\$ 66,000,000	\$ 18,229,000		\$ 69,194,928		\$ 51,354,548	\$ 51,961,186			\$ 36.86		
								Sale. Ratio =>	27.62					E.C.F. =>	0.988	Std. Deviation=>	0.163
								Std. Dev. =>	42.97					Ave. E.C.F. =>	0.988		

ECF indicators in a tight range. Used as calculated.

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04003292-5	3711 SECOND	04/28/22	\$ 410,000	MLC	03-ARM'S LENGTH	\$ 410,000	\$ 166,300	40.56	\$ 353,878	\$ 178,769	\$ 231,231	\$ 145,560	1.589	2,280	\$ 179.82	CCRS
3000198	551 MONROE	05/11/22	\$ 1,100,000	WD	03-ARM'S LENGTH	\$ 1,100,000	\$ 989,200	89.93	\$ 1,500,494	\$ 572,551	\$ 527,449	\$ 668,654	0.789	13,383	\$ 82.19	CCRS
01001877-9	226 E MILWAUKEE	06/29/22	\$ 750,000	WD	03-ARM'S LENGTH	\$ 750,000	\$ 81,300	10.84	\$ 559,774	\$ 232,721	\$ 517,279	\$ 271,865	1.903	10,736	\$ 69.86	CCRS
04003578-80	3181 THIRD	08/05/22	\$ 740,000	WD	21-NOT USED/OTHER	\$ 740,000	\$ 62,600	8.46	\$ 671,017	\$ 339,739	\$ 400,261	\$ 265,235	1.509	4,865	\$ 152.11	CCRS
4003416	4718 THIRD	10/25/22	\$ 1,500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 1,500,000	\$ 603,100	40.21	\$ 1,470,217	\$ 398,346	\$ 1,101,654	\$ 858,183	1.284	13,555	\$ 110.66	CCRS
04001817-8	8007 SECOND	10/28/22	\$ 950,000	WD	03-ARM'S LENGTH	\$ 950,000	\$ 470,100	49.48	\$ 1,152,483	\$ 206,349	\$ 743,651	\$ 757,513	0.982	7,695	\$ 123.46	CCRS
02001722.002L	8201 WOODWARD	10/13/23	\$ 850,000	CD	03-ARM'S LENGTH	\$ 850,000	\$ 319,700	37.61	\$ 669,665	\$ 379,394	\$ 470,606	\$ 339,030	1.388	2,135	\$ 398.13	CCRS
01001802-3	314 E BALTIMORE	10/30/23	\$ 550,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 550,000	\$ 156,400	28.44	\$ 558,589	\$ 248,227	\$ 301,773	\$ 248,488	1.214	3,264	\$ 168.50	CCRS
02001733-4	7451 WOODWARD	12/19/23	\$ 2,900,000	WD	03-ARM'S LENGTH	\$ 2,900,000	\$ 1,073,100	37.00	\$ 2,316,534	\$ 866,147	\$ 2,033,853	\$ 1,161,239	1.751	11,030	\$ 262.92	CCRS
3000199	561 MONROE	03/20/24	\$ 800,000	DD	03-ARM'S LENGTH	\$ 800,000	\$ 521,600	65.20	\$ 1,109,447	\$ 313,004	\$ 486,996	\$ 559,295	0.871	6,326	\$ 126.46	CCRS
3000200.001	569 MONROE	03/20/24	\$ 800,000	DD	03-ARM'S LENGTH	\$ 800,000	\$ 419,500	52.44	\$ 895,483	\$ 182,417	\$ 617,583	\$ 570,910	1.082	5,262	\$ 152.03	CCRS
Totals:			\$ 11,350,000			\$ 11,350,000	\$ 4,862,900		\$ 11,257,581		\$ 7,432,336	\$ 5,845,971		7,321	\$ 166.01	

Sale. Ratio => 42.84
Std. Dev. => 23.09

E.C.F. => 1.271
Ave. E.C.F. => 1.306

Std. Deviation=> 0.361
1.5 SD=> 0.542
2 SD=> 0.722

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
01001845-50	249 E BALTIMORE	01/14/21	\$ 750,000	WD	03-ARM'S LENGTH	\$ 750,000	\$ 299,700	39.96	\$ 715,247	\$ 445,202	\$ 304,798	\$ 545,545	0.559	7,309	\$ 102.61	CCSU
2000850	80 W ALEXANDRINE	11/30/22	\$ 1,900,000	WD	21-NOT USED/OTHER	\$ 1,900,000	\$ -	0.00	\$ 1,875,284	\$ 864,998	\$ 1,035,002	\$ 2,040,982	0.507	9,751	\$ 194.85	CCSU
Totals:			\$ 2,650,000			\$ 2,650,000	\$ 299,700		\$ 2,590,531		\$ 1,339,800	\$ 2,586,527			\$ 148.73	

Sale. Ratio => 11.31
Std. Dev. => 28.26

E.C.F. => 0.518
Ave. E.C.F. => 0.533
Std. Deviation=> 0.036482

ECF indicators are within a close range. ECF Adopted as-is.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Sale Price vs Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
8009561	16853 LOG CABIN	04/01/22	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 112,500	62.50	\$ 285,594	1.587	\$ 7,747	\$ 172,253	\$ 303,755	0.567	4,960	\$ 36.29	CGAPT
22030342-7	20501 SCHAEFER	04/07/22	\$ 875,000	CD	03-ARM'S LENGTH	\$ 875,000	\$ 173,600	19.84	\$ 476,795	0.545	\$ 25,345	\$ 849,655	\$ 777,413	1.093	7,670	\$ 114.08	CGAPT
21029834	18055 SCHOENHERR	04/14/22	\$ 201,000	WD	03-ARM'S LENGTH	\$ 201,000	\$ 79,700	39.65	\$ 224,166	1.115	\$ 9,396	\$ 191,604	\$ 343,632	0.558	11,796	\$ 17.04	CGAPT
22002437-8	19301 JOY	04/18/22	\$ 250,000	OTH	03-ARM'S LENGTH	\$ 250,000	\$ 129,600	51.84	\$ 346,662	1.387	\$ 17,359	\$ 232,641	\$ 526,885	0.442	4,774	\$ 52.37	CGAPT
15005039-40	4470 E OUTER	04/19/22	\$ 875,000	WD	03-ARM'S LENGTH	\$ 875,000	\$ 254,300	29.06	\$ 690,103	0.789	\$ 29,436	\$ 845,564	\$ 1,057,067	0.800	11,439	\$ 76.49	CGAPT
22000450-6	22330 W WARREN	04/20/22	\$ 800,000	WD	03-ARM'S LENGTH	\$ 800,000	\$ 237,600	29.70	\$ 633,566	0.792	\$ 27,977	\$ 772,023	\$ 968,942	0.797	10,540	\$ 75.90	CGAPT
21075122	10030 CADIEUX	04/21/22	\$ 350,000	QC	03-ARM'S LENGTH	\$ 350,000	\$ 145,100	41.46	\$ 400,920	1.145	\$ 10,592	\$ 339,408	\$ 624,525	0.543	8,120	\$ 43.10	CGAPT
22050763-8	16767 GREENFIELD	04/21/22	\$ 485,000	QC	03-ARM'S LENGTH	\$ 485,000	\$ 165,700	34.16	\$ 482,035	0.994	\$ 54,569	\$ 430,431	\$ 683,946	0.629	8,960	\$ 54.13	CGAPT
2001430	100 CLAIRMOUNT	05/09/22	\$ 960,000	WD	03-ARM'S LENGTH	\$ 960,000	\$ 232,300	24.20	\$ 953,117	0.993	\$ 39,717	\$ 920,283	\$ 1,461,440	0.630	25,720	\$ 37.33	CGAPT
21072565-9	10400 BEACONSFIELD	05/18/22	\$ 585,000	WD	03-ARM'S LENGTH	\$ 585,000	\$ 111,900	19.13	\$ 309,380	0.529	\$ 14,442	\$ 570,558	\$ 471,901	1.209	6,820	\$ 85.78	CGAPT
22113657	19131 LAHSER	05/20/22	\$ 1,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,500,000	\$ 576,500	38.43	\$ 1,500,084	1.000	\$ 59,843	\$ 1,440,157	\$ 2,304,386	0.625	27,113	\$ 55.32	CGAPT
21062005	1140 ASHLAND	05/27/22	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 184,800	36.96	\$ 501,425	1.003	\$ 5,357	\$ 494,643	\$ 793,709	0.623	8,160	\$ 61.27	CGAPT
22013420	24235 W MCNICHOLS	06/01/22	\$ 1,150,000	WD	03-ARM'S LENGTH	\$ 1,150,000	\$ 444,500	38.65	\$ 961,649	0.836	\$ 47,619	\$ 1,102,381	\$ 1,462,448	0.754	19,334	\$ 59.48	CGAPT
22013439-40	24651 W MCNICHOLS	06/01/22	\$ 1,450,000	WD	03-ARM'S LENGTH	\$ 1,450,000	\$ 393,500	27.14	\$ 1,155,308	0.797	\$ 50,076	\$ 1,399,924	\$ 1,768,371	0.792	18,346	\$ 79.04	CGAPT
22016835	21400 W SEVEN MILE	06/01/22	\$ 2,250,000	WD	03-ARM'S LENGTH	\$ 2,250,000	\$ 1,232,000	54.76	\$ 2,909,841	1.293	\$ 152,839	\$ 2,097,161	\$ 4,720,894	0.444	61,222	\$ 36.75	CGAPT
14012063	10036 BROADSTREET	06/03/22	\$ 550,000	WD	03-ARM'S LENGTH	\$ 550,000	\$ 140,400	25.53	\$ 477,534	0.868	\$ 10,872	\$ 539,128	\$ 811,586	0.664	15,740	\$ 34.94	CGAPT
22124731-7	12645 W OUTER	06/08/22	\$ 5,500,000	WD	03-ARM'S LENGTH	\$ 5,500,000	\$ 1,886,300	34.30	\$ 5,181,928	0.942	\$ 272,007	\$ 5,227,993	\$ 7,855,874	0.665	106,597	\$ 51.60	CGAPT
21007794-5	14281 LONGVIEW	06/14/22	\$ 505,000	WD	03-ARM'S LENGTH	\$ 505,000	\$ 178,400	35.33	\$ 485,856	0.962	\$ 17,139	\$ 487,861	\$ 749,947	0.651	7,810	\$ 64.66	CGAPT
21075191-3	10311 CADIEUX	06/21/22	\$ 425,000	MLC	03-ARM'S LENGTH	\$ 425,000	\$ 145,400	34.21	\$ 401,622	0.945	\$ 14,430	\$ 410,570	\$ 619,507	0.663	7,228	\$ 58.80	CGAPT
21076866	11811 MORANG	06/21/22	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 194,300	55.51	\$ 546,183	1.561	\$ 16,430	\$ 333,570	\$ 751,858	0.444	12,364	\$ 28.31	CGAPT
8004529	2055 CLEMENTS	06/22/22	\$ 394,000	MLC	03-ARM'S LENGTH	\$ 394,000	\$ 136,400	34.62	\$ 421,914	1.071	\$ 7,383	\$ 386,617	\$ 663,250	0.583	7,360	\$ 53.53	CGAPT
6003154	1651 WEBB	06/24/22	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 107,000	142.67	\$ 82,239	1.097	\$ 7,951	\$ 67,049	\$ 118,861	0.564	8,116	\$ 9.24	CGAPT
08010144-5	15805 BAYLIS	06/29/22	\$ 1,100,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,100,000	\$ 521,500	47.41	\$ 1,308,665	1.190	\$ 27,174	\$ 1,072,826	\$ 2,050,386	0.523	19,798	\$ 55.56	CGAPT
22050860	15041 GREENFIELD	06/29/22	\$ 900,000	CD	03-ARM'S LENGTH	\$ 900,000	\$ 258,500	28.72	\$ 749,880	0.833	\$ 85,742	\$ 814,258	\$ 1,062,621	0.766	14,846	\$ 60.62	CGAPT
06005947-54	4444 TRUMBULL	06/30/22	\$ 2,535,000	WD	03-ARM'S LENGTH	\$ 2,535,000	\$ 907,000	35.78	\$ 1,918,894	0.757	\$ 633,986	\$ 1,901,014	\$ 2,055,853	0.925	37,008	\$ 68.50	CGAPT
10008800	13505 LASALLE	07/15/22	\$ 1,250,000	WD	03-ARM'S LENGTH	\$ 1,250,000	\$ 469,100	37.53	\$ 1,260,837	1.009	\$ 17,834	\$ 1,232,166	\$ 1,988,805	0.620	21,059	\$ 59.36	CGAPT
12002866-7	3256 ROCHESTER	07/15/22	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 29,800	29.80	\$ 83,925	0.839	\$ 11,694	\$ 88,306	\$ 115,570	0.764	4,202	\$ 23.80	CGAPT
10008791	13639 LASALLE	07/20/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 91,700	61.13	\$ 216,828	1.446	\$ 5,757	\$ 144,243	\$ 337,714	0.427	4,838	\$ 31.00	CGAPT
18005010-2	8651 ROSELAWN	07/22/22	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 31,300	28.45	\$ 77,285	0.703	\$ 11,749	\$ 98,251	\$ 104,858	0.937	2,151	\$ 51.14	CGAPT
10001387	2756 HOGARTH	07/25/22	\$ 49,900	WD	03-ARM'S LENGTH	\$ 49,900	\$ 2,000	4.01	\$ 53,167	1.065	\$ 5,897	\$ 44,003	\$ 75,632	0.582	6,020	\$ 8.29	CGAPT
10008791	13639 LASALLE	07/26/22	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 91,700	53.94	\$ 216,828	1.275	\$ 5,757	\$ 164,243	\$ 337,714	0.486	4,838	\$ 35.14	CGAPT
22031207-19	8207 SCHAEFER	07/29/22	\$ 2,175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,175,000	\$ 624,300	28.70	\$ 1,713,478	0.788	\$ 89,440	\$ 2,085,560	\$ 2,598,461	0.803	28,406	\$ 76.57	CGAPT
12002847	3295 ROCHESTER	08/22/22	\$ 315,000	WD	03-ARM'S LENGTH	\$ 315,000	\$ 153,800	48.83	\$ 432,081	1.372	\$ 11,707	\$ 303,293	\$ 672,598	0.451	23,904	\$ 13.18	CGAPT
16019599	7015 EATON	08/22/22	\$ 210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 210,000	\$ 66,900	31.86	\$ 188,041	0.895	\$ 10,344	\$ 199,656	\$ 284,315	0.702	5,376	\$ 39.06	CGAPT
14009416	2135 HUBBARD	08/25/22	\$ 1,477,500	WD	03-ARM'S LENGTH	\$ 1,477,500	\$ 443,600	30.02	\$ 1,205,862	0.816	\$ 14,106	\$ 1,463,394	\$ 1,906,810	0.767	21,420	\$ 68.98	CGAPT
18005211-4	10400 JOY	08/25/22	\$ 605,000	WD	03-ARM'S LENGTH	\$ 605,000	\$ 191,400	31.64	\$ 517,087	0.855	\$ 25,151	\$ 579,849	\$ 787,098	0.737	9,082	\$ 66.62	CGAPT
21076937-42	10960 BALFOUR	09/01/22	\$ 630,000	WD	03-ARM'S LENGTH	\$ 630,000	\$ 154,100	24.46	\$ 426,016	0.676	\$ 15,229	\$ 614,771	\$ 508,170	1.210	7,633	\$ 82.54	CGAPT
17009167	1030 VAN DYKE	09/07/22	\$ 890,000	WD	03-ARM'S LENGTH	\$ 890,000	\$ 162,200	18.22	\$ 792,156	0.890	\$ 60,247	\$ 829,753	\$ 1,330,744	0.624	9,445	\$ 94.23	CGAPT
22004864-9	12927 PLYMOUTH	09/16/22	\$ 380,000	WD	03-ARM'S LENGTH	\$ 380,000	\$ 75,300	19.82	\$ 208,752	0.549	\$ 14,175	\$ 365,825	\$ 311,323	1.175	4,467	\$ 85.07	CGAPT
17008486	8525 MAXWELL	09/19/22	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 131,000	52.40	\$ 355,042	1.420	\$ 13,893	\$ 236,107	\$ 545,838	0.433	8,037	\$ 31.11	CGAPT
21072295-9	10400 WHITTIER	09/20/22	\$ 660,000	WD	03-ARM'S LENGTH	\$ 660,000	\$ 216,700	32.83	\$ 596,671	0.904	\$ 14,105	\$ 645,895	\$ 932,106	0.693	10,680	\$ 61.80	CGAPT
22001885-6	15010 TIREMAN	09/29/22	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 95,300	27.23	\$ 254,258	0.726	\$ 10,708	\$ 339,292	\$ 389,680	0.871	4,430	\$ 79.01	CGAPT
8006229	4563 COMMONWEALTH	09/30/22	\$ 1,150,000	WD	03-ARM'S LENGTH	\$ 1,150,000	\$ 215,200	18.71	\$ 872,140	0.758	\$ 79,248	\$ 1,070,752	\$ 1,268,627	0.844	7,040	\$ 163.35	CGAPT
22004245-52	18620 CHICAGO	10/04/22	\$ 1,836,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,836,000	\$ 769,200	41.90	\$ 2,064,629	1.125	\$ 60,865	\$ 1,775,135	\$ 2,916,308	0.609	33,264	\$ 55.19	CGAPT
8010223	13700 LASALLE	10/14/22	\$ 226,000	WD	03-ARM'S LENGTH	\$ 226,000	\$ 163,100	72.17	\$ 436,373	1.931	\$ 6,815	\$ 219,185	\$ 687,293	0.319	6,996	\$ 32.30	CGAPT
21072586-90	10235 WHITTIER	10/17/22	\$ 462,500	WD	03-ARM'S LENGTH	\$ 462,500	\$ 191,000	41.30	\$ 528,067	1.142	\$ 16,623	\$ 445,877	\$ 818,310	0.545	10,800	\$ 42.82	CGAPT
21075197-201	10101 CADIEUX	10/24/22	\$ 400,000	WD	03-ARM'S LENGTH	\$ 400,000	\$ 250,900	62.73	\$ 277,385	0.693	\$ 24,618	\$ 375,382	\$ 700,133	0.536	10,771	\$ 37.14	CGAPT
6003141	1449 WEBB	10/26/22	\$ 182,000	WD	03-ARM'S LENGTH	\$ 182,000	\$ 73,400	40.33	\$ 185,353	1.018	\$ 9,523	\$ 172,477	\$ 281,328	0.613	4,368	\$ 41.67	CGAPT
17013981-4	18435 HOOVER	10/28/22	\$ 720,000	WD	03-ARM'S LENGTH	\$ 720,000	\$ 149,400	20.75	\$ 490,512	0.681	\$ 15,275	\$ 704,725	\$ 760,379	0.927	9,141	\$ 78.77	CGAPT
22010755	15211 FENKELL	10/31/22	\$ 850,000	WD	03-ARM'S LENGTH	\$ 850,000	\$ 180,300	21.21	\$ 496,557	0.584	\$ 21,714	\$ 828,286	\$ 965,514	0.858	13,884	\$ 61.22	CGAPT

21036924-7	10041 ROSEBERRY	11/01/22	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 64,100	28.49	\$ 174,602	0.776	\$ 9,658	\$ 215,342	\$ 263,910	0.816	2,916	\$ 77.16	CGAPT
17014009-13	18027 HOOVER	11/04/22	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 119,700	53.20	\$ 313,692	1.394	\$ 19,218	\$ 205,782	\$ 471,158	0.437	5,726	\$ 39.29	CGAPT
21056411-4	11018 HAYES	11/28/22	\$ 310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 310,000	\$ 84,500	27.26	\$ 226,027	0.729	\$ 22,585	\$ 287,415	\$ 298,136	0.964	4,446	\$ 69.73	CGAPT
09008039-41	335 E STATE FAIR	11/30/22	\$ 342,500	WD	03-ARM'S LENGTH	\$ 342,500	\$ 117,300	34.25	\$ 264,367	0.772	\$ 19,293	\$ 323,207	\$ 392,118	0.824	5,988	\$ 57.20	CGAPT
1001502	223 E FERRY	12/05/22	\$ 735,000	WD	03-ARM'S LENGTH	\$ 735,000	\$ 136,200	18.53	\$ 813,701	1.107	\$ 463,116	\$ 271,884	\$ 560,936	0.485	6,521	\$ 112.71	CGAPT
22074614-28	6015 SOUTHFIELD	12/14/22	\$ 2,475,000	CD	03-ARM'S LENGTH	\$ 2,475,000	\$ 888,200	35.89	\$ 2,063,795	0.834	\$ 128,537	\$ 2,346,463	\$ 3,518,651	0.667	48,380	\$ 51.16	CGAPT
22008722-4	16041 SCHOOLCRAFT	12/29/22	\$ 335,000	WD	03-ARM'S LENGTH	\$ 335,000	\$ 211,700	63.19	\$ 520,369	1.553	\$ 25,130	\$ 309,870	\$ 900,435	0.344	8,788	\$ 38.12	CGAPT
22009748	13910 LITTLEFIELD	01/03/23	\$ 345,000	WD	03-ARM'S LENGTH	\$ 345,000	\$ 134,000	38.84	\$ 397,134	1.151	\$ 6,913	\$ 338,087	\$ 709,493	0.477	6,392	\$ 53.97	CGAPT
6003632	1631 GLENDALE	01/13/23	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 96,600	148.62	\$ 69,400	1.068	\$ 7,235	\$ 57,765	\$ 103,781	0.557	5,858	\$ 11.10	CGAPT
21076867-8	11701 MORANG	01/25/23	\$ 1,250,000	WD	03-ARM'S LENGTH	\$ 1,250,000	\$ 517,100	41.37	\$ 1,430,151	1.144	\$ 38,108	\$ 1,211,892	\$ 2,227,269	0.544	24,640	\$ 50.73	CGAPT
22005000	14745 PLYMOUTH	01/25/23	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 167,200	33.44	\$ 462,238	0.924	\$ 15,013	\$ 484,987	\$ 715,560	0.678	10,629	\$ 47.04	CGAPT
22030939-49	12219 SCHAEFER	01/30/23	\$ 810,000	WD	03-ARM'S LENGTH	\$ 810,000	\$ 339,900	41.96	\$ 933,762	1.153	\$ 45,434	\$ 764,566	\$ 1,421,325	0.538	18,366	\$ 44.10	CGAPT
22050856	15111 GREENFIELD	01/31/23	\$ 490,000	WD	03-ARM'S LENGTH	\$ 490,000	\$ 154,400	31.51	\$ 445,240	0.909	\$ 49,676	\$ 440,324	\$ 632,902	0.696	9,230	\$ 53.09	CGAPT
16013333	1403 JUNCTION	02/24/23	\$ 675,000	WD	03-ARM'S LENGTH	\$ 675,000	\$ 197,800	29.30	\$ 402,821	0.597	\$ 5,102	\$ 669,898	\$ 723,125	0.926	5,952	\$ 113.41	CGAPT
17013981-4	18435 HOOVER	03/24/23	\$ 867,000	WD	03-ARM'S LENGTH	\$ 867,000	\$ 149,400	17.23	\$ 490,512	0.566	\$ 15,275	\$ 851,725	\$ 760,379	1.120	9,141	\$ 94.85	CGAPT
6003633	1639 GLENDALE	03/27/23	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 98,700	61.69	\$ 246,990	1.544	\$ 7,027	\$ 152,973	\$ 383,941	0.398	5,314	\$ 30.11	CGAPT
22008720	16005 SCHOOLCRAFT	03/31/23	\$ 155,000	WD	03-ARM'S LENGTH	\$ 155,000	\$ 112,700	72.71	\$ 301,982	1.948	\$ 7,741	\$ 147,259	\$ 470,786	0.313	4,658	\$ 33.28	CGAPT
21076533-9	11700 MORANG	04/10/23	\$ 550,000	WD	03-ARM'S LENGTH	\$ 550,000	\$ 162,200	29.49	\$ 393,434	0.715	\$ 15,653	\$ 534,347	\$ 881,038	0.606	10,455	\$ 52.61	CGAPT
21063060	4239 ALTER	04/17/23	\$ 445,000	WD	03-ARM'S LENGTH	\$ 445,000	\$ 134,000	30.11	\$ 314,810	0.707	\$ 6,161	\$ 438,839	\$ 493,838	0.889	4,860	\$ 91.56	CGAPT
21054877	2681 LAKEWOOD	04/19/23	\$ 335,000	WD	03-ARM'S LENGTH	\$ 335,000	\$ 189,700	56.63	\$ 460,659	1.375	\$ 10,479	\$ 324,521	\$ 720,288	0.451	9,648	\$ 34.72	CGAPT
16025186	3675 OAKMAN	04/21/23	\$ 440,000	PTA	03-ARM'S LENGTH	\$ 440,000	\$ 213,000	48.41	\$ 473,522	1.076	\$ 7,055	\$ 432,945	\$ 746,347	0.580	9,558	\$ 46.03	CGAPT
16043623	12564 PINEHURST	05/05/23	\$ 384,000	PTA	03-ARM'S LENGTH	\$ 384,000	\$ 87,500	22.79	\$ 197,292	0.514	\$ 5,871	\$ 378,129	\$ 470,253	0.804	5,601	\$ 68.56	CGAPT
22000026-9	5777 SOUTHFIELD	05/10/23	\$ 7,000,000	CD	03-ARM'S LENGTH	\$ 7,000,000	\$ 1,657,700	23.68	\$ 5,133,967	0.733	\$ 380,240	\$ 6,619,760	\$ 7,605,963	0.870	68,198	\$ 102.64	CGAPT
22051265-74	7711 GREENFIELD	05/15/23	\$ 1,150,000	WD	03-ARM'S LENGTH	\$ 1,150,000	\$ 399,600	34.75	\$ 1,103,247	0.959	\$ 84,112	\$ 1,065,888	\$ 1,630,616	0.654	16,608	\$ 69.24	CGAPT
21072300-4	10420 WHITTIER	05/30/23	\$ 680,000	WD	03-ARM'S LENGTH	\$ 680,000	\$ 215,000	31.62	\$ 521,168	0.766	\$ 15,025	\$ 664,975	\$ 809,829	0.821	9,580	\$ 70.98	CGAPT
21020317	13540 GREINER	06/01/23	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 80,700	42.47	\$ 190,326	1.002	\$ 10,515	\$ 179,485	\$ 287,698	0.624	5,320	\$ 35.71	CGAPT
06004328-9	1111 BURLINGAME	06/09/23	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 104,800	52.40	\$ 254,266	1.271	\$ 12,101	\$ 187,899	\$ 387,464	0.485	30,800	\$ 6.49	CGAPT
22068182-7	18701 FITZPATRICK	06/14/23	\$ 1,125,000	WD	03-ARM'S LENGTH	\$ 1,125,000	\$ 369,700	32.86	\$ 865,478	0.769	\$ 34,460	\$ 1,090,540	\$ 1,329,629	0.820	21,226	\$ 53.00	CGAPT
22068255-61	18250 WEAVER	06/15/23	\$ 650,000	WD	03-ARM'S LENGTH	\$ 650,000	\$ 499,500	76.85	\$ 961,960	1.480	\$ 39,286	\$ 610,714	\$ 1,476,278	0.414	19,557	\$ 33.24	CGAPT
22003111-4	14810 JOY	06/23/23	\$ 190,000	WD	03-ARM'S LENGTH	\$ 190,000	\$ 111,000	58.42	\$ 265,544	1.398	\$ 23,801	\$ 166,199	\$ 386,789	0.430	4,902	\$ 38.76	CGAPT
21075157-9	10661 CADIEUX	07/18/23	\$ 540,000	WD	03-ARM'S LENGTH	\$ 540,000	\$ 162,300	30.06	\$ 393,067	0.728	\$ 15,163	\$ 524,837	\$ 604,646	0.868	6,020	\$ 89.70	CGAPT
16044484	12567 PINEHURST	07/31/23	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	\$ 132,800	57.74	\$ 271,708	1.181	\$ 5,851	\$ 224,149	\$ 425,371	0.527	5,808	\$ 39.60	CGAPT
22003658	15411 CHICAGO	08/01/23	\$ 520,000	WD	03-ARM'S LENGTH	\$ 520,000	\$ 157,200	30.23	\$ 395,213	0.760	\$ 12,107	\$ 507,893	\$ 612,970	0.829	6,230	\$ 83.47	CGAPT
08010217-22	13600 LASALLE	08/07/23	\$ 1,300,000	WD	03-ARM'S LENGTH	\$ 1,300,000	\$ 560,000	43.08	\$ 1,336,349	1.028	\$ 31,378	\$ 1,268,622	\$ 2,087,954	0.608	21,310	\$ 61.00	CGAPT
3002855	504 ROSEDALE CT	08/17/23	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 80,800	16.16	\$ 479,879	0.960	\$ 6,374	\$ 493,626	\$ 757,608	0.652	5,954	\$ 83.98	CGAPT
17013971-2	18501 HOOVER	03/08/24	\$ 480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 480,000	\$ 109,400	22.79	\$ 210,918	0.439	\$ 23,467	\$ 456,533	\$ 299,922	1.522	4,560	\$ 105.26	CGAPT
6002879	1610 COLLINGWOOD	08/18/23	\$ 550,000	WD	03-ARM'S LENGTH	\$ 550,000	\$ 458,000	83.27	\$ 796,017	1.447	\$ 15,987	\$ 534,013	\$ 1,091,451	0.489	26,787	\$ 20.53	CGAPT
17010294-6	1775 VAN DYKE	08/25/23	\$ 1,600,000	WD	03-ARM'S LENGTH	\$ 1,600,000	\$ 473,600	29.60	\$ 1,164,359	0.728	\$ 205,991	\$ 1,394,009	\$ 1,533,389	0.909	16,584	\$ 96.48	CGAPT
22049650-4	9176 GREENFIELD	08/28/23	\$ 480,000	WD	03-ARM'S LENGTH	\$ 480,000	\$ 170,000	35.42	\$ 448,082	0.934	\$ 41,651	\$ 438,349	\$ 650,290	0.674	6,230	\$ 77.05	CGAPT
22062800	14731 WOODMONT	08/31/23	\$ 325,000	WD	03-ARM'S LENGTH	\$ 325,000	\$ 149,500	46.00	\$ 350,996	1.080	\$ 10,697	\$ 314,303	\$ 544,478	0.577	5,715	\$ 56.87	CGAPT
22006170-4	13000 PLYMOUTH	09/01/23	\$ 61,000	WD	03-ARM'S LENGTH	\$ 61,000	\$ 39,600	64.92	\$ 92,775	1.521	\$ 4,943	\$ 56,057	\$ 140,531	0.399	1,580	\$ 38.61	CGAPT
21063169	2501 ALTER	09/11/23	\$ 356,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 356,000	\$ 123,100	34.58	\$ 293,846	0.825	\$ 8,592	\$ 347,408	\$ 456,406	0.761	4,970	\$ 71.63	CGAPT
22113657	19131 LAHSER	09/14/23	\$ 725,000	WD	03-ARM'S LENGTH	\$ 725,000	\$ 406,400	56.06	\$ 913,677	1.260	\$ 30,120	\$ 694,880	\$ 1,413,691	0.492	16,928	\$ 42.83	CGAPT
22009440-3	21124 SCHOOLCRAFT	09/21/23	\$ 975,000	WD	03-ARM'S LENGTH	\$ 975,000	\$ 363,500	37.28	\$ 939,189	0.963	\$ 20,242	\$ 954,758	\$ 1,470,315	0.649	14,602	\$ 66.77	CGAPT
8001688	2641 W GRAND BLVD	10/16/23	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 113,000	37.67	\$ 249,390	0.831	\$ 9,411	\$ 290,589	\$ 383,966	0.757	4,104	\$ 73.10	CGAPT
22113213	12830 LAHSER	10/31/23	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 256,300	51.26	\$ 599,199	1.198	\$ 14,467	\$ 485,533	\$ 935,571	0.519	11,620	\$ 43.03	CGAPT
22113214-20	12850 LAHSER	10/31/23	\$ 1,100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,100,000	\$ 792,500	72.05	\$ 1,878,451	1.708	\$ 44,386	\$ 1,055,614	\$ 1,643,664	0.642	35,048	\$ 31.39	CGAPT
22029769-80	12130 SCHAEFER	11/03/23	\$ 1,050,000	WD	03-ARM'S LENGTH	\$ 1,050,000	\$ 801,800	76.36	\$ 1,934,637	1.843	\$ 65,734	\$ 984,266	\$ 2,596,097	0.379	31,932	\$ 32.88	CGAPT
22003084-92	15024 JOY	11/07/23	\$ 640,000	WD	03-ARM'S LENGTH	\$ 640,000	\$ 301,800	47.16	\$ 694,326	1.085	\$ 61,840	\$ 578,160	\$ 1,011,978	0.571	13,360	\$ 47.90	CGAPT
15005039-40	4470 E OUTER	11/17/23	\$ 935,000	WD	03-ARM'S LENGTH	\$ 935,000	\$ 289,800	30.99	\$ 690,103	0.738	\$ 29,436	\$ 905,564	\$ 1,057,067	0.857	11,439	\$ 81.74	CGAPT
22013420	24235 W MCNICHOLS	11/30/23	\$ 800,000	WD	03-ARM'S LENGTH	\$ 800,000	\$ 507,200	63.40	\$ 961,649	1.202	\$ 47,619	\$ 752,381	\$ 1,462,448	0.514	19,334	\$ 41.38	CGAPT
22013439-40	24651 W MCNICHOLS	11/30/23	\$ 1,100,000	WD	03-ARM'S LENGTH	\$ 1,100,000	\$ 449,200	40.84	\$ 1,155,308	1.050	\$ 50,076	\$ 1,049,924	\$ 1,768,371	0.594	18,346	\$ 59.96	CGAPT

15007503	615 FIELD	12/15/23	\$ 547,500	WD	03-ARM'S LENGTH	\$ 547,500	\$ 550,600	100.57	\$ 1,314,105	2.400	\$ 11,567	\$ 535,933	\$ 894,969	0.599	22,722	\$ 24.10	CGAPT
16023616	7405 GARDEN	12/29/23	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 131,500	119.55	\$ 171,702	1.561	\$ 5,394	\$ 104,606	\$ 266,093	0.393	5,160	\$ 21.32	CGAPT
21003112	14440 FRANKFORT	01/02/24	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 259,300	57.62	\$ 626,708	1.393	\$ 51,141	\$ 398,859	\$ 920,907	0.433	29,544	\$ 15.23	CGAPT
12002796	3401 LONGFELLOW	01/22/24	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 168,800	37.51	\$ 351,653	0.781	\$ 8,859	\$ 441,141	\$ 548,470	0.804	8,265	\$ 54.45	CGAPT
22011069	23411 FENKELL	01/22/24	\$ 1,920,000	WD	03-ARM'S LENGTH	\$ 1,920,000	\$ 967,800	50.41	\$ 2,337,462	1.217	\$ 162,988	\$ 1,757,012	\$ 3,479,158	0.505	47,560	\$ 40.37	CGAPT
22113651-6	19169 LAHSER	02/07/24	\$ 850,000	WD	03-ARM'S LENGTH	\$ 850,000	\$ 251,400	29.58	\$ 586,407	0.690	\$ 29,723	\$ 820,277	\$ 1,007,166	0.814	10,185	\$ 83.46	CGAPT
22049962	15080 GREENFIELD	02/08/24	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 158,300	52.77	\$ 356,075	1.187	\$ 38,185	\$ 261,815	\$ 508,624	0.515	6,840	\$ 43.86	CGAPT
21075119	9220 CADIEUX	02/29/24	\$ 380,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 380,000	\$ 164,300	43.24	\$ 403,855	1.063	\$ 34,068	\$ 345,932	\$ 591,659	0.585	6,360	\$ 59.75	CGAPT
14003541	3760 CHICAGO	03/07/24	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 72,900	39.41	\$ 176,872	0.956	\$ 11,937	\$ 173,063	\$ 263,896	0.656	11,876	\$ 15.58	CGAPT
16020997	7140 ELMHURST	03/13/24	\$ 233,000	WD	03-ARM'S LENGTH	\$ 233,000	\$ 105,600	45.32	\$ 174,665	0.750	\$ 6,566	\$ 226,434	\$ 268,958	0.842	6,293	\$ 37.03	CGAPT
Totals:			\$ 84,139,900			\$ 84,139,900	\$ 31,513,700		\$ 80,795,788	0.960		\$ 79,276,218	\$ 120,112,403			\$ 55.45	

Sale. Ratio => 37.45
Std. Dev. => 22.58

E.C.F. => 0.660
Ave. E.C.F. => 0.667
Std. Deviation=> 0.207
1.5 SD=> 0.311
2 SD=> 0.415

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
21045689.023	160 CLAIRPOINTE	05/20/22	\$ 91,000	WD	03-ARM'S LENGTH	\$ 91,000	\$ 33,300	36.59	\$ 111,146	\$ 16,732	\$ 74,268	\$ 56,266	1.320	1,368	\$ 66.52	CGCND
21045689.024	158 CLAIRPOINTE	05/20/22	\$ 111,000	WD	03-ARM'S LENGTH	\$ 111,000	\$ 33,300	30.00	\$ 111,146	\$ 16,732	\$ 94,268	\$ 56,266	1.675	1,368	\$ 81.14	CGCND
21045689.017	172 CLAIRPOINTE	01/06/23	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 33,300	26.64	\$ 111,146	\$ 16,732	\$ 108,268	\$ 56,266	1.924	1,368	\$ 91.37	CGCND
Totals:			\$ 327,000			\$ 327,000	\$ 99,900		\$ 333,438		\$ 276,804	\$ 168,797			\$ 79.68	

Sale. Ratio =>	30.55	E.C.F. =>	1.640	Std. Deviation=>	0.304
Std. Dev. =>	5.06	Ave. E.C.F. =>	1.640	1.5 SD=>	0.456
				2 SD=>	0.607

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
13008462-70	4111 E SEVEN MILE	04/01/22	\$ 500,000	MLC	03-ARM'S LENGTH	\$ 500,000	\$ 215,900	43.18	\$ 477,349	\$ 80,183	\$ 419,817	\$ 500,209	0.839	3,191	\$ 156.69	CGGS
13008547-52	5041 E SEVEN MILE	05/09/22	\$ 600,000	WD	03-ARM'S LENGTH	\$ 600,000	\$ 173,100	28.85	\$ 417,090	\$ 73,339	\$ 526,661	\$ 421,263	1.250	2,241	\$ 267.74	CGGS
16007088-97	10840 FENKELL	06/07/22	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 132,100	44.03	\$ 296,018	\$ 31,349	\$ 268,651	\$ 333,336	0.806	1,441	\$ 208.19	CGGS
14001138-44	4251 W WARREN	07/05/22	\$ 250,000	MLC	03-ARM'S LENGTH	\$ 250,000	\$ 110,900	44.36	\$ 261,876	\$ 36,914	\$ 213,086	\$ 283,685	0.751	1,876	\$ 133.26	CGGS
10001029-30	6571 LINWOOD	10/27/22	\$ 500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 500,000	\$ 144,700	28.94	\$ 335,791	\$ 56,604	\$ 443,396	\$ 342,141	1.296	1,680	\$ 297.62	CGGS
18006950	6011 LIVERNOIS	11/29/22	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 156,400	89.37	\$ 376,800	\$ 61,669	\$ 113,331	\$ 386,190	0.293	1,616	\$ 108.29	CGGS
21001277	12517 MACK	12/23/22	\$ 500,000	MLC	03-ARM'S LENGTH	\$ 500,000	\$ 254,100	50.82	\$ 601,939	\$ 65,927	\$ 434,073	\$ 675,929	0.642	3,822	\$ 130.82	CGGS
22004736-40	12700 CHICAGO	01/05/23	\$ 350,000	LCM	03-ARM'S LENGTH	\$ 350,000	\$ 178,800	51.09	\$ 419,770	\$ 37,168	\$ 312,832	\$ 468,875	0.667	2,619	\$ 133.64	CGGS
10007565-75	13539 LINWOOD	01/20/23	\$ 400,000	CD	03-ARM'S LENGTH	\$ 400,000	\$ 150,700	37.68	\$ 339,540	\$ 87,332	\$ 312,668	\$ 324,592	0.963	1,177	\$ 339.85	CGGS
13007591-601	5051 E DAVISON	02/02/23	\$ 625,000	MLC	03-ARM'S LENGTH	\$ 625,000	\$ 335,000	53.60	\$ 668,494	\$ 90,980	\$ 534,020	\$ 727,348	0.734	4,160	\$ 150.24	CGGS
16017037.003L	2200 LIVERNOIS	02/21/23	\$ 185,000	MLC	03-ARM'S LENGTH	\$ 185,000	\$ 78,800	42.59	\$ 176,076	\$ 43,331	\$ 141,669	\$ 167,396	0.846	1,430	\$ 129.37	CGGS
14001549	7335 W GRAND RIVER	03/31/23	\$ 900,000	WD	03-ARM'S LENGTH	\$ 900,000	\$ 215,700	23.97	\$ 527,086	\$ 80,727	\$ 819,273	\$ 547,009	1.498	2,400	\$ 375.00	CGGS
20017936-8	2801 S SCHAEFER	05/25/23	\$ 350,000	LCM	03-ARM'S LENGTH	\$ 350,000	\$ 128,100	36.60	\$ 276,093	\$ 47,043	\$ 302,957	\$ 280,699	1.079	1,281	\$ 273.22	CGGS
16017974	14481 LIVERNOIS	10/19/23	\$ 200,000	WD	21-NOT USED/OTHER	\$ 200,000	\$ 179,100	89.55	\$ 386,671	\$ 45,795	\$ 154,205	\$ 417,740	0.369	2,940	\$ 68.03	CGGS
Totals:			\$ 5,835,000			\$ 5,835,000	\$ 2,453,400		\$ 5,560,593		\$ 4,996,639	\$ 5,876,412			\$ 198.00	

Sale. Ratio =>	42.05	E.C.F. =>	0.850	Std. Deviation=>	0.338
Std. Dev. =>	19.82	Ave. E.C.F. =>	0.860	1.5 SD =>	0.507

Parcel	Hotel	# of keys	2024 TCV	%	2024 TCV/key	Estimated 2025 TCV	2025 TCV/key	Land + Land Improv.	Bldg Residual	RCNLD	ECF indicator
05000055-8	Rivertown Inn & Suites	53	\$ 1,509,000	17.18%	\$ 28,472	\$ 1,565,900	\$ 29,545	\$ 918,760	\$ 647,140	\$ 1,903,654	0.340
09000102.002L	Downtown Comfort Inn	77	\$ 2,128,000	24.23%	\$ 27,636	\$ 2,208,200	\$ 28,678	\$ 1,006,645	\$ 1,201,555	\$ 3,148,418	0.382
13000121-4	Baymont Inn & Suites	82	\$ 1,862,000	21.20%	\$ 22,707	\$ 1,932,200	\$ 23,563	\$ 855,370	\$ 1,076,830	\$ 3,791,439	0.284
22122588-626	A Victory Inn & Suites	66	\$ 1,025,600	11.68%	\$ 15,539	\$ 1,064,300	\$ 16,126	\$ 281,329	\$ 782,971	\$ 2,145,301	0.365
21004197-206	Cabana Motel	38	\$ 469,600	5.35%	\$ 12,358	\$ 487,300	\$ 12,824	\$ 60,805	\$ 426,495	\$ 1,140,041	0.374
22013585-9	Riviera Motel	46	\$ 577,000	6.57%	\$ 12,543	\$ 598,800	\$ 13,017	\$ 73,935	\$ 524,865	\$ 1,402,662	0.374
22050441-50	Crystal house	72	\$ 1,211,600	13.80%	\$ 16,828	\$ 1,257,300	\$ 17,463	\$ 188,264	\$ 1,069,036	\$ 2,892,814	0.370
	Totals	434	\$ 8,782,800	100.00%	\$ 20,237	\$ 9,114,000	\$ 21,000		\$ 5,728,892	\$ 16,424,329	0.349

CGHO

Estimated value per key for 2023 \$ **21,000**
% Change 3.77%
1.0377

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22012836-8	14215 W MCNICHOLS	04/25/22	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 72,900	52.07	\$ 177,392	\$ 16,863	\$ 123,137	\$ 400,322	0.308	3,042	\$ 46.02	CGMD
22013699	19228 W MCNICHOLS	06/24/22	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 48,300	66.16	\$ 102,063	\$ 5,278	\$ 67,722	\$ 241,359	0.281	1,545	\$ 47.25	CGMD
22000472	22200 W WARREN	09/23/22	\$ 107,500	WD	03-ARM'S LENGTH	\$ 107,500	\$ 34,700	32.28	\$ 74,603	\$ 7,109	\$ 100,391	\$ 168,314	0.596	1,418	\$ 75.81	CGMD
10000547-9	5089 W GRAND RIVER	10/05/22	\$ 2,150,000	WD	03-ARM'S LENGTH	\$ 2,150,000	\$ 754,200	35.08	\$ 1,810,706	\$ 332,045	\$ 1,817,955	\$ 3,687,434	0.493	26,741	\$ 80.40	CGMD
16001627	4745 MICHIGAN	10/14/22	\$ 370,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 370,000	\$ 167,300	45.22	\$ 350,626	\$ 22,138	\$ 347,862	\$ 819,172	0.425	5,866	\$ 63.08	CGMD
21076434-7	10600 MORANG	10/19/22	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 40,500	47.65	\$ 87,974	\$ 10,576	\$ 74,424	\$ 193,012	0.386	1,080	\$ 78.70	CGMD
1009787	18800 WOODWARD	10/28/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 31,000	20.67	\$ 102,967	\$ 11,617	\$ 138,383	\$ 227,805	0.607	1,546	\$ 97.02	CGMD
8001186	3800 W GRAND RIVER	10/28/22	\$ 510,000	WD	03-ARM'S LENGTH	\$ 510,000	\$ 177,100	34.73	\$ 397,417	\$ 56,743	\$ 453,257	\$ 849,561	0.534	6,400	\$ 79.69	CGMD
21000490-2	10201 E JEFFERSON	12/29/22	\$ 1,850,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,850,000	\$ 639,600	34.57	\$ 1,570,568	\$ 218,519	\$ 1,631,481	\$ 3,371,693	0.484	24,866	\$ 74.40	CGMD
22000585	19642 W WARREN	12/29/22	\$ 41,000	WD	03-ARM'S LENGTH	\$ 41,000	\$ 17,000	41.46	\$ 36,841	\$ 5,931	\$ 35,069	\$ 77,082	0.455	600	\$ 68.33	CGMD
22000425-6	22530 W WARREN	01/09/23	\$ 68,000	WD	03-ARM'S LENGTH	\$ 68,000	\$ 48,800	71.76	\$ 103,760	\$ 9,137	\$ 58,863	\$ 235,968	0.249	1,720	\$ 39.53	CGMD
22007286-92	19335 W GRAND RIVER	04/07/23	\$ 600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 600,000	\$ 124,400	20.73	\$ 351,626	\$ 106,918	\$ 493,082	\$ 610,244	0.808	2,804	\$ 213.98	CGMD
22050083-9	16800 GREENFIELD	04/13/23	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 75,000	33.33	\$ 177,878	\$ 55,706	\$ 169,294	\$ 304,668	0.556	2,100	\$ 107.14	CGMD
22019566	19459 JAMES COUZENS	07/28/23	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 32,500	92.86	\$ 64,732	\$ 1,479	\$ 33,521	\$ 157,738	0.213	960	\$ 36.46	CGMD
15000369-70	6455 GRATIOT	09/20/23	\$ 560,000	WD	03-ARM'S LENGTH	\$ 560,000	\$ 294,700	52.63	\$ 578,619	\$ 285,677	\$ 274,323	\$ 730,529	0.376	6,836	\$ 81.92	CGMD
22015893-5	12703 W SEVEN MILE	10/02/23	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 103,700	69.13	\$ 219,365	\$ 13,251	\$ 136,749	\$ 514,000	0.266	2,661	\$ 56.37	CGMD
22008228-30	16226 W GRAND RIVER	10/06/23	\$ 160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 160,000	\$ 135,900	84.94	\$ 323,308	\$ 67,653	\$ 92,347	\$ 653,560	0.141	4,296	\$ 37.24	CGMD
22017128	17306 W SEVEN MILE	10/23/23	\$ 53,000	WD	03-ARM'S LENGTH	\$ 53,000	\$ 42,000	79.25	\$ 96,034	\$ 5,170	\$ 47,830	\$ 226,594	0.211	1,537	\$ 34.48	CGMD
08002168-9	8500 14TH	11/08/23	\$ 160,000	WD	21-NOT USED/OTHER	\$ 160,000	\$ 368,700	230.44	\$ 353,969	\$ 19,897	\$ 140,103	\$ 833,097	0.168	8,494	\$ 18.84	CGMD
09007942-5	950 E STATE FAIR	02/23/24	\$ 85,000	MLC	03-ARM'S LENGTH	\$ 85,000	\$ 83,400	98.12	\$ 189,237	\$ 12,140	\$ 72,860	\$ 441,638	0.165	2,943	\$ 28.88	CGMD
22000197-200	16921 W WARREN	03/08/24	\$ 350,000	MLC	03-ARM'S LENGTH	\$ 350,000	\$ 107,700	30.77	\$ 314,646	\$ 30,167	\$ 319,833	\$ 666,227	0.464	4,800	\$ 72.92	CGMD
22000170	16551 W WARREN	03/25/24	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 74,200	82.44	\$ 103,801	\$ 6,256	\$ 83,744	\$ 243,254	0.344	1,988	\$ 45.27	CGMD
Totals:			\$ 8,012,500			\$ 8,012,500	\$ 3,473,600		\$ 7,588,132		\$ 6,712,230	\$ 15,653,273			\$ 67.44	

Sale. Ratio => 43.35
Std. Dev. => 44.42

E.C.F. => 0.429
Ave. E.C.F. => 0.388
Std. Deviation=> 0.172
1.5 SD=> 0.259
2 SD=> 0.345

Parcel ID	Locations	SF	2024 TCV	%	2024 TCV/SF	Estimated 2025 TCV	2025 TCV/SF	Land + Land Improv.	Bldg Residual	RCNLD	ECF indicator
13003559-60	1873 E Grand Blvd	33,579	\$ 2,199,000	24.29%	\$ 65.49	\$ 2,270,400	\$ 67.61	\$ 21,469	\$ 2,248,931	\$ 4,724,402	0.476
15007567	440 E Grand Blvd	16,544	\$ 1,356,253	14.98%	\$ 81.98	\$ 1,400,300	\$ 84.64	\$ 20,682	\$ 1,379,618	\$ 2,878,386	0.479
15007585	590 E Grand Blvd	15,828	\$ 836,000	9.23%	\$ 52.82	\$ 863,100	\$ 54.53	\$ 16,076	\$ 847,024	\$ 1,779,476	0.476
15007589	626 E Grand Blvd	19,680	\$ 1,710,188	18.89%	\$ 86.90	\$ 1,765,700	\$ 89.72	\$ 45,018	\$ 1,720,682	\$ 3,588,728	0.479
19005475-7	1533 Cadillac	16,032	\$ 1,141,200	12.60%	\$ 71.18	\$ 1,178,300	\$ 73.50	\$ 50,292	\$ 1,128,008	\$ 2,342,573	0.482
15008031-3	695 E Grand Blvd	26,389	\$ 1,811,200	20.00%	\$ 68.63	\$ 1,870,000	\$ 70.86	\$ 48,984	\$ 1,821,016	\$ 3,824,425	0.476
Totals		128,052	\$ 9,053,841	100.00%	\$ 70.70	\$ 9,347,800	\$ 73.48		\$ 9,145,279	\$ 19,137,990	0.478

CGNUR

Estimated value per SF for 2024 \$ **73.00**
% Change 3.25%
1.0325

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
13024954-6	13532 CONANT	04/05/22	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 30,600	24.48	\$ 76,952	\$ 14,834	\$ 110,166	\$ 212,007	0.520	1,440	\$ 86.81	CGOB
22007392-3	20611 W GRAND RIVER	04/12/22	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 25,600	30.12	\$ 59,393	\$ 19,308	\$ 65,692	\$ 136,809	0.480	1,129	\$ 75.29	CGOB
13001834	3323 GRATIOT	05/01/22	\$ 250,000	PTA	03-ARM'S LENGTH	\$ 250,000	\$ 82,300	32.92	\$ 192,346	\$ 28,632	\$ 221,368	\$ 558,751	0.396	6,875	\$ 36.36	CGOB
22013159-60	18325 W MCNICHOLS	06/17/22	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 30,500	19.06	\$ 105,946	\$ 9,352	\$ 150,648	\$ 329,672	0.457	2,672	\$ 59.88	CGOB
13008522-3	4703 E SEVEN MILE	06/28/22	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 43,100	74.96	\$ 105,742	\$ 10,235	\$ 47,265	\$ 325,962	0.145	2,218	\$ 25.92	CGOB
13001825-8	3151 GRATIOT	08/24/22	\$ 400,000	CD	03-ARM'S LENGTH	\$ 400,000	\$ 227,000	56.75	\$ 180,540	\$ 128,738	\$ 271,262	\$ 1,060,788	0.256	5,612	\$ 71.28	CGOB
22000189-91	16825 W WARREN	09/09/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 26,900	17.93	\$ 67,623	\$ 19,653	\$ 130,347	\$ 190,130	0.686	1,415	\$ 106.01	CGOB
22019152-3	18264 JAMES COUZENS	09/12/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 51,600	34.40	\$ 108,681	\$ 2,955	\$ 147,045	\$ 360,840	0.408	4,092	\$ 36.66	CGOB
22013763-5	18630 W MCNICHOLS	09/13/22	\$ 139,000	WD	03-ARM'S LENGTH	\$ 139,000	\$ 80,300	57.77	\$ 168,144	\$ 12,194	\$ 126,806	\$ 532,253	0.238	5,107	\$ 27.22	CGOB
21027821-33	17000 E EIGHT MILE	09/23/22	\$ 475,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 475,000	\$ 167,700	35.31	\$ 435,296	\$ 128,287	\$ 346,713	\$ 1,047,812	0.331	6,406	\$ 74.15	CGOB
22013777	18440 W MCNICHOLS	09/29/22	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 35,800	51.14	\$ 74,975	\$ 5,613	\$ 64,387	\$ 236,730	0.272	2,008	\$ 34.86	CGOB
22114672	12850 DOLPHIN	12/06/22	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 17,400	58.00	\$ 38,521	\$ 7,311	\$ 22,689	\$ 106,519	0.213	854	\$ 35.13	CGOB
16008102	10432 W MCNICHOLS	01/13/23	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 14,300	57.20	\$ 35,346	\$ 3,995	\$ 21,005	\$ 107,000	0.196	1,163	\$ 21.50	CGOB
21080707	9489 E OUTER	01/13/23	\$ 89,000	QC	03-ARM'S LENGTH	\$ 89,000	\$ 49,100	55.17	\$ 123,482	\$ 12,644	\$ 76,356	\$ 378,287	0.202	2,171	\$ 40.99	CGOB
16017641-9	18405 LIVERNOIS	03/06/23	\$ 280,000	WD	03-ARM'S LENGTH	\$ 280,000	\$ 79,000	28.21	\$ 185,723	\$ 75,055	\$ 204,945	\$ 377,706	0.543	2,924	\$ 95.76	CGOB
22050543-8	19309 GREENFIELD	04/10/23	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 82,700	36.76	\$ 176,520	\$ 50,993	\$ 174,007	\$ 428,420	0.406	4,060	\$ 55.42	CGOB
17000061	8325 E JEFFERSON	04/24/23	\$ 575,000	WD	03-ARM'S LENGTH	\$ 575,000	\$ 194,600	33.84	\$ 459,601	\$ 147,866	\$ 427,134	\$ 1,063,942	0.401	6,488	\$ 88.63	CGOB
16006992-3	8651 FENKELL	05/12/23	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 45,900	91.80	\$ 100,031	\$ 16,700	\$ 33,300	\$ 284,406	0.117	2,132	\$ 23.45	CGOB
22019150-1	18240 JAMES COUZENS	05/23/23	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 35,900	55.23	\$ 66,379	\$ 2,958	\$ 62,042	\$ 216,454	0.287	1,953	\$ 33.28	CGOB
20002316	1161 SPRINGWELLS	06/15/23	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 33,100	38.94	\$ 72,661	\$ 11,099	\$ 73,901	\$ 210,109	0.352	1,935	\$ 43.93	CGOB
21075212-20	9189 CADIEUX	06/20/23	\$ 260,000	WD	03-ARM'S LENGTH	\$ 260,000	\$ 154,600	59.46	\$ 298,373	\$ 84,992	\$ 175,008	\$ 728,263	0.240	7,230	\$ 35.96	CGOB
22013629-31	20122 W MCNICHOLS	09/08/23	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 79,300	66.08	\$ 168,310	\$ 35,335	\$ 84,665	\$ 453,840	0.187	4,014	\$ 29.90	CGOB
16038782	16190 JAMES COUZENS	09/18/23	\$ 55,000	WD	03-ARM'S LENGTH	\$ 55,000	\$ -	0.00	\$ 59,929	\$ 2,958	\$ 52,042	\$ 163,072	0.319	987	\$ 55.72	CGOB
22019571-3	19435 JAMES COUZENS	09/22/23	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 39,400	32.83	\$ 69,932	\$ 4,284	\$ 115,716	\$ 224,055	0.516	2,035	\$ 58.97	CGOB
20015073-4	2785 S FORT	11/24/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 42,900	53.63	\$ 93,678	\$ 6,654	\$ 73,346	\$ 297,010	0.247	1,962	\$ 40.77	CGOB
21005880	12281 CAMDEN	02/12/24	\$ 57,000	WD	03-ARM'S LENGTH	\$ 57,000	\$ 29,400	51.58	\$ 64,107	\$ 7,592	\$ 49,408	\$ 192,884	0.256	2,500	\$ 22.80	CGOB
Totals:			\$ 4,177,500			\$ 4,177,500	\$ 1,699,000		\$ 3,588,231		\$ 3,327,263	\$ 10,223,720			\$ 50.64	

Sale. Ratio =>
Std. Dev. =>

40.67
19.80

E.C.F. => **0.325**
Ave. E.C.F. => **0.333**

Std. Deviation=> **0.140**
1.5 SD=> **0.210**
2 SD=> **0.280**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
21029252-63	14061 LAPPIN	12/01/21	\$ 1,575,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,575,000	\$ 908,100	57.66	\$ 1,953,699	\$ 229,772	\$ 1,345,228	\$ 4,213,651	0.319	36,086	\$ 43.65	CGOB2
22016787	24270 W SEVEN MILE	03/10/22	\$ 335,000	WD	21-NOT USED/OTHER	\$ 335,000	\$ -	0.00	\$ 373,405	\$ 91,744	\$ 243,256	\$ 945,171	0.257	8,424	\$ 39.77	CGOB2
16008661-4	10201 W SEVEN MILE	03/18/22	\$ 780,000	WD	03-ARM'S LENGTH	\$ 780,000	\$ 327,300	41.96	\$ 785,018	\$ 111,665	\$ 668,335	\$ 2,214,977	0.302	11,288	\$ 69.10	CGOB2
21075303-4	4925 CADIEUX	06/23/22	\$ 650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 650,000	\$ 269,700	41.49	\$ 681,107	\$ 41,272	\$ 608,728	\$ 2,178,946	0.279	17,240	\$ 37.70	CGOB2
22018921	18505 W EIGHT MILE	07/14/22	\$ 170,000	MLC	03-ARM'S LENGTH	\$ 170,000	\$ 155,600	91.53	\$ 371,771	\$ 41,913	\$ 128,087	\$ 614,581	0.208	10,280	\$ 16.54	CGOB2
16038281-90	16861 WYOMING	09/27/22	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 226,600	75.53	\$ 461,082	\$ 54,635	\$ 245,365	\$ 1,363,916	0.180	11,692	\$ 25.66	CGOB2
6004346	9851 HAMILTON	10/21/22	\$ 550,000	CD	03-ARM'S LENGTH	\$ 550,000	\$ 566,700	103.04	\$ 860,384	\$ 33,819	\$ 516,181	\$ 2,773,708	0.186	41,040	\$ 13.40	CGOB2
17000066	8469 E JEFFERSON	11/04/22	\$ 1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,200,000	\$ 275,800	22.98	\$ 657,400	\$ 151,322	\$ 1,048,678	\$ 1,698,248	0.618	9,962	\$ 120.46	CGOB2
22112078-9	17300 BURGESS	02/03/23	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 106,300	42.52	\$ 239,804	\$ 37,513	\$ 212,487	\$ 678,829	0.313	7,840	\$ 31.89	CGOB2
12006072	5729 W GRAND RIVER	04/12/23	\$ 150,000	WD	21-NOT USED/OTHER	\$ 150,000	\$ 7,800	5.20	\$ 16,225	\$ 16,225	\$ 133,775	\$ 464,503	0.288	9,255	\$ 16.21	CGOB2
12000290	3564 W VERNOR	08/31/23	\$ 1,300,000	CD	03-ARM'S LENGTH	\$ 1,300,000	\$ 195,500	15.04	\$ 842,316	\$ 66,629	\$ 1,233,371	\$ 2,478,233	0.498	17,616	\$ 73.80	CGRS6
16008661-4	10201 W SEVEN MILE	08/31/23	\$ 940,000	WD	03-ARM'S LENGTH	\$ 940,000	\$ 388,900	41.37	\$ 775,899	\$ 111,665	\$ 828,335	\$ 2,228,973	0.372	11,288	\$ 83.27	CGOB2
16021172-81	15380 MONICA	10/31/23	\$ 350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 350,000	\$ 254,500	72.71	\$ 484,129	\$ 83,649	\$ 266,351	\$ 1,343,893	0.198	13,478	\$ 25.97	CGOB2
22007172	16625 W GRAND RIVER	01/12/24	\$ 250,000	WD	21-NOT USED/OTHER	\$ 250,000	\$ -	0.00	\$ 382,729	\$ 81,728	\$ 168,272	\$ 943,614	0.178	9,164	\$ 27.28	CGOB2
22030000-12	15780 SCHAEFER	06/28/24	\$ 175,000	MLC	03-ARM'S LENGTH	\$ 175,000	\$ 122,700	70.11	\$ 246,721	\$ 39,964	\$ 135,036	\$ 693,815	0.195	7,989	\$ 21.91	CGOB2
10004864.001	2020 14TH	08/09/24	\$ 3,350,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,350,000	\$ 1,247,700	37.24	\$ 3,316,046	\$ 2,172,049	\$ 1,177,951	\$ 2,905,140	0.405	38,145	\$ 87.82	CGOB2
Totals:			\$ 12,325,000			\$ 12,325,000	\$ 5,053,200		\$ 12,447,735		\$ 8,959,436	\$ 27,740,199			\$ 45.90	

Sale. Ratio =>

41.00

E.C.F. =>

0.323

Std. Deviation=>

0.124

Std. Dev. =>

34.13

Ave. E.C.F. =>

0.300

1.5 SD=>

0.186

2 SD=>

0.248

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22072769-81	6836 SOUTHFIELD	04/01/22	\$ 600,000	WD	21-NOT USED/OTHER	\$ 600,000	\$ -	0.00	\$ 445,117	\$ 59,953	\$ 540,047	\$ 2,093,283	0.258	17,407	\$ 34.47	CGRG
14011077	6108 28TH	04/06/22	\$ 159,900	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 159,900	\$ -	0.00	\$ 201,509	\$ 37,186	\$ 122,714	\$ 893,391	0.137	5,659	\$ 28.26	CGRG
08007930.002L	1951 WEBB	06/06/22	\$ 270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 270,000	\$ 192,600	71.33	\$ 480,554	\$ 87,066	\$ 182,934	\$ 2,138,522	0.086	17,984	\$ 15.01	CGRG
22012034-41	14111 PURITAN	07/15/22	\$ 299,000	WD	21-NOT USED/OTHER	\$ 299,000	\$ -	0.00	\$ 461,041	\$ 43,796	\$ 255,204	\$ 1,948,664	0.131	16,167	\$ 18.49	CGRG
16037922-4	20516 WYOMING	07/29/22	\$ 240,000	WD	21-NOT USED/OTHER	\$ 240,000	\$ -	0.00	\$ 115,100	\$ 28,327	\$ 211,673	\$ 471,592	0.449	2,685	\$ 89.39	CGRG
22112355-8	15133 BURGESS	09/13/22	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 89,600	25.60	\$ 220,607	\$ 31,017	\$ 318,983	\$ 1,030,380	0.310	9,442	\$ 37.07	CGRG
5004242	8552 CAMERON	09/16/22	\$ 260,000	WD	21-NOT USED/OTHER	\$ 260,000	\$ 5,700	2.19	\$ 150,862	\$ 31,010	\$ 228,990	\$ 651,370	0.352	3,600	\$ 72.22	CGRG
13010856	4216 MCDOUGALL	09/16/22	\$ 205,000	WD	21-NOT USED/OTHER	\$ 205,000	\$ -	0.00	\$ 247,167	\$ 13,898	\$ 191,102	\$ 1,267,766	0.151	13,464	\$ 15.23	CGRG
21077544	4505 LODEWYCK	09/20/22	\$ 240,000	WD	03-ARM'S LENGTH	\$ 240,000	\$ 71,500	29.79	\$ 175,896	\$ 16,083	\$ 223,917	\$ 868,549	0.258	7,608	\$ 31.55	CGRG
5005166	9179 DELMAR	10/14/22	\$ 54,400	MLC	21-NOT USED/OTHER	\$ 54,400	\$ 1,900	3.49	\$ 56,041	\$ 15,028	\$ 39,372	\$ 222,897	0.177	1,643	\$ 33.11	CGRG
01006992-9	933 W SEVEN MILE	11/10/22	\$ 550,000	WD	21-NOT USED/OTHER	\$ 550,000	\$ -	0.00	\$ 800,863	\$ 196,862	\$ 353,138	\$ 3,282,614	0.108	21,752	\$ 25.29	CGRG
22013091-101	17511 W MCNICHOLS	11/16/22	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 60,200	46.31	\$ 147,009	\$ 60,017	\$ 69,983	\$ 472,783	0.148	3,456	\$ 37.62	CGRG
21029526-37	19500 SCHOENHERR	02/16/23	\$ 415,000	WD	21-NOT USED/OTHER	\$ 415,000	\$ -	0.00	\$ 179,020	\$ 42,841	\$ 372,159	\$ 740,103	0.503	6,129	\$ 67.71	CGRG
21043160-1	2504 BENITEAU	02/21/23	\$ 70,000	WD	21-NOT USED/OTHER	\$ 70,000	\$ -	0.00	\$ 140,727	\$ 7,411	\$ 62,589	\$ 724,543	0.086	3,096	\$ 22.61	CGRG
21003199	14225 FRANKFORT	02/23/23	\$ 250,000	WD	21-NOT USED/OTHER	\$ 250,000	\$ -	0.00	\$ 217,473	\$ 27,025	\$ 222,975	\$ 1,035,043	0.215	8,552	\$ 29.23	CGRG
21003199	14225 FRANKFORT	02/23/23	\$ 250,000	LCM	21-NOT USED/OTHER	\$ 250,000	\$ -	0.00	\$ 217,473	\$ 27,025	\$ 222,975	\$ 1,035,043	0.215	8,552	\$ 29.23	CGRG
22050536	19371 GREENFIELD	04/18/23	\$ 579,900	WD	21-NOT USED/OTHER	\$ 579,900	\$ -	0.00	\$ 305,394	\$ 92,331	\$ 487,569	\$ 1,157,951	0.421	8,008	\$ 72.42	CGRG
18004923	8522 TIREMAN	01/10/24	\$ 625,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 625,000	\$ 573,800	91.81	\$ 2,111,245	\$ 265,538	\$ 359,462	\$ 8,404,209	0.043	73,282	\$ 8.53	CGRG
19004463	4900 HURLBUT	02/29/24	\$ 38,500	WD	21-NOT USED/OTHER	\$ 38,500	\$ -	0.00	\$ 166,172	\$ 11,444	\$ 27,056	\$ 840,913	0.032	7,920	\$ 4.86	CGRG
20007594	2415 WENDELL	04/28/23	\$ 110,000	PTA	21-NOT USED/OTHER	\$ 110,000	\$ 21,000	19.09	\$ 49,451	\$ 5,131	\$ 104,869	\$ 240,870	0.435	1,500	\$ 73.33	CGRG
22124835-9	11491 W OUTER	07/11/23	\$ 118,320	WD	21-NOT USED/OTHER	\$ 118,320	\$ -	0.00	\$ 211,668	\$ 35,132	\$ 83,188	\$ 959,435	0.087	7,464	\$ 15.85	CGRG
22029801-3	12700 SCHAEFER	07/29/23	\$ 325,000	QCD	21-NOT USED/OTHER	\$ 325,000	\$ 1,000	0.31	\$ 278,809	\$ 111,052	\$ 213,948	\$ 911,723	0.235	6,108	\$ 53.21	CGRG
22107988-9	14657 BURT	08/04/23	\$ 30,000	WD	21-NOT USED/OTHER	\$ 30,000	\$ -	0.00	\$ 70,612	\$ 9,862	\$ 20,138	\$ 330,163	0.061	1,080	\$ 27.78	CGRG
20005160-1	1718 SPRINGWELLS	08/25/23	\$ 170,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 170,000	\$ 37,600	22.12	\$ 89,138	\$ 23,685	\$ 146,315	\$ 355,723	0.411	3,224	\$ 52.73	CGRG
21001316	13101 MACK	08/25/23	\$ 111,550	WD	03-ARM'S LENGTH	\$ 111,550	\$ 33,300	29.85	\$ 76,819	\$ 12,669	\$ 98,881	\$ 348,641	0.284	2,335	\$ 47.77	CGRG
5005179	9101 DELMAR	08/30/23	\$ 111,000	WD	21-NOT USED/OTHER	\$ 111,000	\$ -	0.00	\$ 90,826	\$ 4,545	\$ 106,455	\$ 468,918	0.227	4,630	\$ 23.97	CGRG
22039126-36	16200 HUBBELL	09/11/23	\$ 215,000	WD	21-NOT USED/OTHER	\$ 215,000	\$ -	0.00	\$ 188,092	\$ 40,790	\$ 174,210	\$ 800,554	0.218	5,607	\$ 38.34	CGRG
21061704-9	1069 MANISTIQUE	10/04/23	\$ 1,300,000	DD	21-NOT USED/OTHER	\$ 1,300,000	\$ 18,300	1.41	\$ 1,027,469	\$ 103,136	\$ 1,196,864	\$ 2,869,665	0.417	27,413	\$ 47.42	CGRG
17000282	8200 MACK	11/21/23	\$ 1,100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,100,000	\$ 878,800	79.89	\$ 1,001,559	\$ 123,528	\$ 976,472	\$ 4,771,908	0.205	26,800	\$ 41.04	CGRG
22001173-85	16601 TIREMAN	11/22/23	\$ 350,000	WD	21-NOT USED/OTHER	\$ 350,000	\$ -	0.00	\$ 256,447	\$ 85,707	\$ 264,293	\$ 927,935	0.285	4,500	\$ 77.78	CGRG
21004540-5	16241 HARPER	12/12/23	\$ 90,000	WD	21-NOT USED/OTHER	\$ 90,000	\$ -	0.00	\$ 117,237	\$ 32,695	\$ 57,305	\$ 459,467	0.125	3,043	\$ 29.58	CGRG
21075246.012L	5901 CADIEUX	02/28/24	\$ 370,000	PTA	03-ARM'S LENGTH	\$ 370,000	\$ -	0.00	\$ 508,562	\$ 30,406	\$ 339,594	\$ 2,010,462	0.169	14,451	\$ 25.60	CGRG
Totals:			\$ 9,987,570			\$ 9,987,570	\$ 1,985,300		\$ 10,805,959	\$ 8,275,374	\$ 44,735,082				\$ 45.01	

Sale. Ratio => 19.88

Std. Dev. => #DIV/0!

E.C.F. => 0.185

Ave. E.C.F. => 0.274

Std. Deviation=> 0.130

1.5 SD=> 0.196

2 SD=> 0.261

16004650	7529 JOY	08/04/22	\$ 75,000	WD	21-NOT USED/OTHER	\$ 75,000	\$ -	0.00	\$ 21,599	\$ 6,250	\$ 68,750	\$ 83,418	0.824	1,925	\$ 38.96	CGRG
10006568-9	1408 17TH	12/30/22	\$ 600,000	WD	03-ARM'S LENGTH	\$ 600,000	\$ 79,300	13.22	\$ 216,781	\$ 93,706	\$ 506,294	\$ 668,886	0.757	7,710	\$ 77.82	CGRG
17000282	8200 MACK	11/16/23	\$ 99,900	WD	21-NOT USED/OTHER	\$ 99,900	\$ 837,100	837.94	\$ 914,649	\$ 36,618	\$ 63,282	\$ 4,771,908	0.013	26,800	\$ 3.73	CGRG
17009749	8153 DOYLE	03/26/24	\$ 50,000	WD	21-NOT USED/OTHER	\$ 50,000	\$ -	0.00	\$ 304,599	\$ 26,811	\$ 23,189	\$ 1,509,717	0.015	10,550	\$ 4.74	CGRG
12010794	15001 DEXTER	08/31/23	\$ 300,000	WD	21-NOT USED/OTHER	\$ 300,000	\$ -	0.00	\$ 1,844,757	\$ 104,149	\$ 195,851	\$ 9,459,826	0.021	84,136	\$ 3.57	CGRG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
17004130-45	11500 E MCNICHOLS	05/10/21	\$ 900,000	CD	03-ARM'S LENGTH	\$ 954,000	\$ 283,600	31.51	\$ 656,783	\$ 92,121	\$ 861,879	\$ 1,029,051	0.838	12,502	\$ 76.31	CGRS1
22011488-9	13750 FENKELL	06/10/21	\$ 1	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 530,000	\$ 247,700	49.54	\$ 659,098	\$ 111,423	\$ 418,577	\$ 997,452	0.420	11,584	\$ 45.75	CGRS1
21004183	12021 HARPER	09/14/21	\$ 207,400	QC	03-ARM'S LENGTH	\$ 371,000	\$ 299,700	84.42	\$ 405,833	\$ 91,125	\$ 279,875	\$ 519,883	0.538	15,861	\$ 23.39	CGRS1
22005427.004	20425 PLYMOUTH	09/30/21	\$ 901,010	MLC	03-ARM'S LENGTH	\$ 901,010	\$ 983,200	109.12	\$ 2,619,033	\$ 196,239	\$ 704,771	\$ 2,793,099	0.252	49,000	\$ 18.39	CGRS1
21076858-60	12053 MORANG	01/03/22	\$ 400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 400,000	\$ 332,500	83.13	\$ 647,066	\$ 98,100	\$ 301,900	\$ 1,193,404	0.253	10,923	\$ 36.62	CGRS1
22016107-15	15025 W SEVEN MILE	06/02/22	\$ 575,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 575,000	\$ 344,800	59.97	\$ 647,755	\$ 104,791	\$ 470,209	\$ 1,251,179	0.376	15,567	\$ 36.94	CGRS1
9007806	2819 E SEVEN MILE	07/27/23	\$ 740,000	WD	03-ARM'S LENGTH	\$ 740,000	\$ 184,200	24.89	\$ 511,804	\$ 37,662	\$ 702,338	\$ 1,030,743	0.681	10,193	\$ 72.60	CGRS1
20004243-8	8801 W VERNOR	10/31/23	\$ 500,000	WD	03-ARM'S LENGTH	\$ 500,000	\$ 145,700	29.14	\$ 264,050	\$ 33,286	\$ 466,714	\$ 501,661	0.930	7,210	\$ 69.35	CGRS1
Totals:			\$ 4,223,411			\$ 4,971,010	\$ 2,821,400		\$ 6,411,422		\$ 4,206,263	\$ 9,316,473			\$ 47.42	

Sale. Ratio => 56.76
Std. Dev. => 30.80

E.C.F. => 0.451
Ave. E.C.F. => 0.536

Std. Deviation=> 0.258
1.5 SD=> 0.388
2 SD=> 0.517

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
9011257	12928 JOSEPH CAMPAU	04/15/22	\$ 26,000	QC	03-ARM'S LENGTH	\$ 26,000	\$ 11,300	43.46	\$ 30,389	\$ 5,244	\$ 20,756	\$ 61,032	0.340	488	\$ 53.28	CGRS2
22012753-4	13101 W MCNICHOLS	04/27/22	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 48,200	74.15	\$ 130,234	\$ 9,557	\$ 55,443	\$ 292,905	0.189	2,788	\$ 23.31	CGRS2
22019031	22501 W EIGHT MILE	05/11/22	\$ 200,000	LC	03-ARM'S LENGTH	\$ 200,000	\$ 113,000	56.50	\$ 317,700	\$ 138,335	\$ 61,665	\$ 435,352	0.142	3,643	\$ 54.90	CGRS2
21028110	14720 E EIGHT MILE	05/12/22	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 72,900	72.90	\$ 196,420	\$ 21,421	\$ 78,579	\$ 424,755	0.185	3,520	\$ 28.41	CGRS2
22012753-4	13101 W MCNICHOLS	07/20/22	\$ 119,970	WD	03-ARM'S LENGTH	\$ 119,970	\$ 48,200	40.18	\$ 130,234	\$ 9,557	\$ 110,413	\$ 292,905	0.377	2,788	\$ 43.03	CGRS2
22005578	20804 PLYMOUTH	08/01/22	\$ 100,000	MLC	03-ARM'S LENGTH	\$ 100,000	\$ 57,800	57.80	\$ 154,367	\$ 33,014	\$ 66,986	\$ 294,546	0.227	2,308	\$ 43.33	CGRS2
22007425-30	20939 W GRAND RIVER	08/03/22	\$ 217,000	WD	03-ARM'S LENGTH	\$ 217,000	\$ 51,700	23.82	\$ 158,201	\$ 87,756	\$ 129,244	\$ 170,983	0.756	2,180	\$ 99.54	CGRS2
22007678-84	24480 W GRAND RIVER	08/11/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 64,900	43.27	\$ 184,755	\$ 70,243	\$ 79,757	\$ 277,942	0.287	3,457	\$ 43.39	CGRS2
22005490-1	22507 PLYMOUTH	08/29/22	\$ 160,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 160,000	\$ 32,100	20.06	\$ 86,793	\$ 14,842	\$ 145,158	\$ 174,638	0.831	1,569	\$ 101.98	CGRS2
16017591	18929 LIVERNOIS	09/09/22	\$ 320,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 320,000	\$ 34,600	10.81	\$ 146,306	\$ 18,285	\$ 301,715	\$ 310,731	0.971	1,821	\$ 175.73	CGRS2
20004491	7801 MICHIGAN	09/09/22	\$ 120,000	MLC	03-ARM'S LENGTH	\$ 120,000	\$ 31,600	26.33	\$ 84,765	\$ 6,260	\$ 113,740	\$ 190,546	0.597	1,356	\$ 88.50	CGRS2
21003772	17200 HARPER	09/26/22	\$ 120,000	MLC	03-ARM'S LENGTH	\$ 120,000	\$ 31,600	26.33	\$ 82,931	\$ 9,237	\$ 110,763	\$ 178,869	0.619	1,705	\$ 70.38	CGRS2
16002102-3	8001 LIVERNOIS	10/06/22	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 44,400	35.52	\$ 113,955	\$ 38,076	\$ 86,924	\$ 184,172	0.472	1,370	\$ 91.24	CGRS2
22002760	19522 JOY	10/13/22	\$ 100,000	MLC	03-ARM'S LENGTH	\$ 100,000	\$ 20,900	20.90	\$ 62,858	\$ 6,165	\$ 93,835	\$ 137,604	0.682	1,200	\$ 83.33	CGRS2
22007156-9	16501 W GRAND RIVER	11/22/22	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 69,500	23.17	\$ 193,228	\$ 46,884	\$ 253,116	\$ 355,204	0.713	2,056	\$ 145.91	CGRS2
15007953	1147 E GRAND	12/16/22	\$ 155,000	MLC	03-ARM'S LENGTH	\$ 155,000	\$ 83,900	54.13	\$ 220,267	\$ 21,533	\$ 133,467	\$ 482,364	0.277	3,129	\$ 49.54	CGRS2
22000013-8	18650 FORD RD	01/18/23	\$ 849,990	CD	03-ARM'S LENGTH	\$ 850,000	\$ 266,600	31.36	\$ 769,578	\$ 213,481	\$ 636,519	\$ 1,195,908	0.532	6,672	\$ 127.40	CGRS5
16000737	5890 W VERNOR	01/30/23	\$ 30,000	QCD	03-ARM'S LENGTH	\$ 30,000	\$ 37,400	124.67	\$ 99,481	\$ 6,797	\$ 23,203	\$ 224,961	0.103	2,416	\$ 12.42	CGRS2
21001201	10307 MACK	02/28/23	\$ 62,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 62,500	\$ 42,400	67.84	\$ 110,845	\$ 18,261	\$ 44,239	\$ 224,718	0.197	3,570	\$ 17.51	CGRS2
10007617	12225 LINWOOD	03/03/23	\$ 50,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 50,000	\$ 37,800	75.60	\$ 64,422	\$ 20,408	\$ 29,592	\$ 106,830	0.277	1,613	\$ 31.00	CGRS2
16004807	7136 CHICAGO	03/03/23	\$ 29,000	WD	03-ARM'S LENGTH	\$ 29,000	\$ 15,400	53.10	\$ 41,131	\$ 2,903	\$ 26,097	\$ 92,786	0.281	1,200	\$ 24.17	CGRS2
18005500-2	8203 CHICAGO	03/23/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 56,500	70.63	\$ 149,880	\$ 9,368	\$ 70,632	\$ 341,049	0.207	3,473	\$ 23.03	CGRS2
21028518-22	14708 GRATIOT	04/03/23	\$ 275,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 275,000	\$ 187,600	68.22	\$ 448,062	\$ 124,300	\$ 150,700	\$ 785,830	0.192	8,810	\$ 31.21	CGRS2
21027858-64	16800 E EIGHT MILE	04/04/23	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 113,900	32.54	\$ 273,313	\$ 95,205	\$ 254,795	\$ 432,301	0.589	3,481	\$ 100.55	CGRS2
22113395-8	18050 LAHSER	04/17/23	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 124,900	49.96	\$ 284,498	\$ 62,717	\$ 187,283	\$ 538,303	0.348	4,380	\$ 57.08	CGRS2
9011602	2801 E MCNICHOLS	04/27/23	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 76,600	25.53	\$ 171,306	\$ 43,604	\$ 256,396	\$ 309,956	0.827	2,240	\$ 133.93	CGRS2
22016721-4	24311 W SEVEN MILE	04/28/23	\$ 200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 200,000	\$ 67,200	33.60	\$ 164,314	\$ 31,208	\$ 168,792	\$ 323,073	0.522	2,880	\$ 69.44	CGRS2
22000769	17022 W WARREN	05/26/23	\$ 37,000	WD	03-ARM'S LENGTH	\$ 37,000	\$ 24,100	65.14	\$ 64,748	\$ 5,506	\$ 31,494	\$ 143,791	0.219	1,200	\$ 30.83	CGRS2
22005479-83	22411 PLYMOUTH	07/13/23	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 49,900	19.96	\$ 114,701	\$ 34,290	\$ 215,710	\$ 245,002	0.880	2,332	\$ 107.20	CGRS2
20004228-32	8445 W VERNOR	07/21/23	\$ 650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 650,000	\$ 186,200	28.65	\$ 421,234	\$ 61,060	\$ 588,940	\$ 874,209	0.674	7,869	\$ 82.60	CGRS2
22000706	18550 W WARREN	07/21/23	\$ 67,500	WD	03-ARM'S LENGTH	\$ 67,500	\$ 68,100	100.89	\$ 157,935	\$ 7,892	\$ 59,608	\$ 364,182	0.164	3,157	\$ 21.38	CGRS2
22011340-1	15346 FENKELL	08/14/23	\$ 250,000	QC	03-ARM'S LENGTH	\$ 250,000	\$ 83,400	33.36	\$ 193,052	\$ 23,932	\$ 226,068	\$ 410,485	0.551	3,980	\$ 62.81	CGRS2
22002698-705	20226 JOY	09/20/23	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 74,900	93.63	\$ 169,195	\$ 52,496	\$ 27,504	\$ 283,250	0.097	2,288	\$ 34.97	CGRS2
09008307-10	141 W EIGHT MILE	09/27/23	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 99,500	22.11	\$ 245,515	\$ 65,229	\$ 384,771	\$ 399,748	0.963	3,113	\$ 144.56	CGRS2
21056972-3	19164 KELLY	11/09/23	\$ 195,000	WD	03-ARM'S LENGTH	\$ 195,000	\$ 55,200	28.31	\$ 125,992	\$ 7,698	\$ 187,302	\$ 287,121	0.652	2,920	\$ 66.78	CGRS2
21001190-1	10352 MACK	11/17/23	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 24,100	52.39	\$ 54,034	\$ 11,283	\$ 34,717	\$ 103,765	0.335	628	\$ 73.25	CGRS2
22000706	18550 W WARREN	12/13/23	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 68,100	71.68	\$ 157,935	\$ 7,892	\$ 87,108	\$ 364,182	0.239	3,157	\$ 30.09	CGRS2
21004682	17321 HARPER	01/24/24	\$ 100,000	WD	03-ARM'S LENGTH	\$ 100,000	\$ 83,100	83.10	\$ 188,558	\$ 22,318	\$ 77,682	\$ 403,495	0.193	4,400	\$ 22.73	CGRS2
21004682	17321 HARPER	01/24/24	\$ 295,000	WD	03-ARM'S LENGTH	\$ 295,000	\$ 83,100	28.17	\$ 188,558	\$ 22,318	\$ 272,682	\$ 403,495	0.676	4,400	\$ 67.05	CGRS2
22030747	15789 SCHAEFER	01/31/24	\$ 102,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 102,500	\$ 67,200	65.56	\$ 154,306	\$ 21,321	\$ 81,179	\$ 322,779	0.252	3,300	\$ 31.06	CGRS2
22005455-7	20711 PLYMOUTH	02/29/24	\$ 195,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 195,000	\$ 51,100	26.21	\$ 128,735	\$ 17,930	\$ 177,070	\$ 245,687	0.721	1,785	\$ 109.24	CGRS2
22000181-2	16645 W WARREN	03/11/24	\$ 150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 36,000	24.00	\$ 81,827	\$ 19,750	\$ 130,250	\$ 150,672	0.864	1,472	\$ 101.90	CGRS2
20004611-4	9506 MICHIGAN	03/15/24	\$ 335,000	MLC	03-ARM'S LENGTH	\$ 335,000	\$ 85,100	25.40	\$ 241,789	\$ 79,301	\$ 255,699	\$ 360,284	0.710	3,106	\$ 107.86	CGRS2
21002948-50	17131 E WARREN	03/15/24	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 106,500	30.43	\$ 240,845	\$ 38,777	\$ 311,223	\$ 490,456	0.635	4,000	\$ 87.50	CGRS2
22000211	17031 W WARREN	03/15/24	\$ 150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 41,800	27.87	\$ 95,836	\$ 14,644	\$ 135,356	\$ 197,068	0.687	1,800	\$ 83.33	CGRS2
22000185	16807 W WARREN	03/28/24	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 41,300	29.50	\$ 95,870	\$ 4,995	\$ 135,005	\$ 220,570	0.612	1,926	\$ 72.69	CGRS2
		Totals:	\$ 8,792,460			\$ 8,792,470	\$ 3,171,600		\$ 7,990,898	\$	\$ 7,109,177	\$ 15,110,507			\$ 68.73	

Sale. Ratio => 36.07
Std. Dev. => 25.20

E.C.F. => 0.470
Ave. E.C.F. => 0.475

Std. Deviation=> 0.259
1.5 SD=> 0.388
2 SD=> 0.518

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
21029160-70	14847 GRATIOT	10/21/21	\$ 390,000	MLC	03-ARM'S LENGTH	\$ 395,000	\$ 93,700	23.72	\$ 486,622	\$ 105,278	\$ 289,722	\$ 683,847	0.424	6,165	\$ 64.07	CGRS3
13001857-65	3641 GRATIOT	11/05/21	\$ 1,310,000	OTH	03-ARM'S LENGTH	\$ 1,326,000	\$ 736,500	55.54	\$ 2,005,859	\$ 355,942	\$ 970,058	\$ 2,904,783	0.334	31,000	\$ 42.77	CGRS3
10000550	5181 W GRAND RIVER	01/14/22	\$ 1,750,000	WD	03-ARM'S LENGTH	\$ 1,760,000	\$ 551,400	31.33	\$ 1,456,835	\$ 343,682	\$ 1,416,318	\$ 1,959,776	0.723	23,530	\$ 74.80	CGRS3
22122544-62	18975 TELEGRAPH	02/01/22	\$ 2,400,000	MLC	03-ARM'S LENGTH	\$ 2,410,000	\$ 539,200	22.37	\$ 1,623,531	\$ 242,138	\$ 2,167,862	\$ 2,432,030	0.891	21,982	\$ 109.64	CGRS3
21028683-90	13000 GRATIOT	03/15/22	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 127,200	28.27	\$ 516,665	\$ 98,168	\$ 351,832	\$ 736,790	0.478	9,140	\$ 49.23	CGRS3
21029160-70	14847 GRATIOT	03/29/22	\$ 400,000	WD	03-ARM'S LENGTH	\$ 400,000	\$ 93,700	23.43	\$ 486,622	\$ 105,278	\$ 294,722	\$ 683,847	0.431	6,165	\$ 64.88	CGRS3
10007674-6	9039 LINWOOD	05/23/22	\$ 310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 310,000	\$ 128,800	41.55	\$ 303,507	\$ 75,140	\$ 234,860	\$ 402,055	0.584	6,624	\$ 46.80	CGRS3
22019029.016L	21651 W EIGHT MILE	06/02/22	\$ 3,500,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 3,500,000	\$ 1,131,300	32.32	\$ 3,122,721	\$ 420,986	\$ 3,079,014	\$ 4,756,576	0.647	65,464	\$ 53.46	CGRS3
18001324-5	6665 W VERNOR	06/08/22	\$ 700,000	MLC	03-ARM'S LENGTH	\$ 700,000	\$ 121,900	17.41	\$ 629,894	\$ 33,242	\$ 666,758	\$ 1,050,444	0.635	16,674	\$ 41.98	CGRS3
17000677-80	7611 GRATIOT	07/15/22	\$ -	WD	03-ARM'S LENGTH	\$ 775,000	\$ 168,000	21.68	\$ 744,685	\$ 161,158	\$ 613,842	\$ 1,027,336	0.598	11,223	\$ 69.05	CGRS3
21002703-7	13243 E WARREN	12/07/22	\$ 150,000	MLC	03-ARM'S LENGTH	\$ 300,000	\$ 253,300	84.43	\$ 581,990	\$ 92,925	\$ 207,075	\$ 769,710	0.269	8,654	\$ 34.67	CGRS3
22000550-6	20114 W WARREN	03/31/23	\$ 500,000	MLC	03-ARM'S LENGTH	\$ 500,000	\$ 147,000	29.40	\$ 347,184	\$ 59,528	\$ 440,472	\$ 557,081	0.791	5,460	\$ 91.58	CGRS3
21000458-63	11000 E JEFFERSON	10/26/23	\$ 900,000	WD	03-ARM'S LENGTH	\$ 900,000	\$ 459,700	51.08	\$ 1,043,364	\$ 417,924	\$ 482,076	\$ 1,101,127	0.438	13,320	\$ 67.57	CGRS3
22019029.015	21621 W EIGHT MILE	09/26/24	\$ 475,000	WD	03-ARM'S LENGTH	\$ 468,000	\$ 157,600	33.68	\$ 392,540	\$ 79,233	\$ 388,767	\$ 551,597	0.705	7,546	\$ 62.02	CGRS3
Totals:			\$ 13,235,000			\$ 14,194,000	\$ 4,709,300		\$ 13,742,019		\$ 11,603,378	\$ 19,617,000			\$ 62.32	

Sale. Ratio =>	33.18	E.C.F. =>	0.591	Std. Deviation=>	0.179
Std. Dev. =>	17.91	Ave. E.C.F. =>	0.568	1.5 SD=>	0.269
				2 SD=>	0.358

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22013059	17107 W MCNICHOLS	04/26/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 63,900	42.60	\$ 148,125	\$ 18,950	\$ 131,050	\$ 326,199	0.402	5,376	\$ 27.90	CGRS4
20004187-9	7701 W VERNOR	05/06/22	\$ 570,000	CD	03-ARM'S LENGTH	\$ 570,000	\$ 148,200	26.00	\$ 379,802	\$ 12,101	\$ 557,899	\$ 928,538	0.601	9,784	\$ 58.26	CGRS4
22030774-7	15429 SCHAEFER	05/11/22	\$ 230,000	WD	03-ARM'S LENGTH	\$ 230,000	\$ 150,900	65.61	\$ 350,151	\$ 29,845	\$ 200,155	\$ 808,854	0.247	8,645	\$ 26.60	CGRS4
22004511-5	15400 CHICAGO	05/25/22	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 83,000	66.40	\$ 132,638	\$ 12,118	\$ 112,882	\$ 338,539	0.333	6,330	\$ 19.75	CGRS4
12000318	3333 MICHIGAN	06/24/22	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 49,000	19.60	\$ 128,214	\$ 26,774	\$ 223,226	\$ 256,162	0.871	9,384	\$ 26.64	CGRS4
22013013-5	15925 W MCNICHOLS	01/04/23	\$ 205,000	WD	03-ARM'S LENGTH	\$ 205,000	\$ 91,600	44.68	\$ 210,334	\$ 32,024	\$ 172,976	\$ 450,278	0.384	5,245	\$ 39.08	CGRS4
22009013-5	20211 SCHOOLCRAFT	02/10/23	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 80,300	107.07	\$ 183,748	\$ 7,741	\$ 67,259	\$ 444,462	0.151	5,488	\$ 13.67	CGRS4
22003990-3	20801 CHICAGO	03/02/23	\$ 85,000	LCM	03-ARM'S LENGTH	\$ 85,000	\$ 82,400	96.94	\$ 130,649	\$ 10,612	\$ 74,388	\$ 303,124	0.245	7,213	\$ 11.78	CGRS4
22016682-8	23819 W SEVEN MILE	03/03/23	\$ 120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 111,600	93.00	\$ 206,649	\$ 40,575	\$ 79,425	\$ 419,379	0.189	5,419	\$ 22.14	CGRS4
14013206-11	13230 LIVERNOIS	04/13/23	\$ 370,000	WD	03-ARM'S LENGTH	\$ 370,000	\$ 121,000	32.70	\$ 273,710	\$ 41,573	\$ 328,427	\$ 586,205	0.560	8,692	\$ 42.57	CGRS4
22105254-7	20650 FENKELL	04/20/23	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 113,800	78.48	\$ 267,492	\$ 32,201	\$ 112,799	\$ 594,169	0.190	7,679	\$ 18.88	CGRS4
20005172-3	1930 SPRINGWELLS	06/07/23	\$ 180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 180,000	\$ 97,100	53.94	\$ 223,287	\$ 28,639	\$ 151,361	\$ 491,535	0.308	5,700	\$ 31.58	CGRS4
22051171-6	9535 GREENFIELD	07/05/23	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 118,300	98.58	\$ 268,069	\$ 60,321	\$ 59,679	\$ 524,616	0.114	6,735	\$ 17.82	CGRS4
17000301	7820 MACK	07/21/23	\$ 425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 425,000	\$ 102,200	24.05	\$ 233,813	\$ 46,397	\$ 378,603	\$ 473,273	0.800	8,000	\$ 53.13	CGRS4
22012755-61	13125 W MCNICHOLS	08/02/23	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 98,000	85.22	\$ 224,749	\$ 41,116	\$ 73,884	\$ 463,720	0.159	5,555	\$ 20.70	CGRS4
16037334-43	13970 WYOMING	08/31/23	\$ 400,000	WD	03-ARM'S LENGTH	\$ 400,000	\$ 105,000	26.25	\$ 237,490	\$ 42,287	\$ 357,713	\$ 525,387	0.681	5,400	\$ 74.07	CGRS4
18003478-80	6563 W WARREN	09/28/23	\$ 550,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$ 550,000	\$ 206,100	37.47	\$ 457,215	\$ 110,469	\$ 439,531	\$ 875,621	0.502	9,468	\$ 58.09	CGRS4
22000063-5	15707 W WARREN	10/30/23	\$ 525,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 525,000	\$ 125,600	23.92	\$ 290,854	\$ 29,311	\$ 495,689	\$ 660,462	0.751	8,300	\$ 63.25	CGRS4
22019493-8	20063 JAMES COUZENS	11/06/23	\$ 175,000	WD	03-ARM'S LENGTH	\$ 175,000	\$ 88,100	50.34	\$ 206,518	\$ 9,461	\$ 165,539	\$ 497,619	0.333	5,040	\$ 34.72	CGRS4
22008280.002L	15500 W GRAND RIVER	11/09/23	\$ 325,000	WD	03-ARM'S LENGTH	\$ 325,000	\$ 112,200	34.52	\$ 265,316	\$ 14,593	\$ 310,407	\$ 633,139	0.490	6,390	\$ 50.86	CGRS4
22000320-1	19323 W WARREN	12/28/23	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 99,000	66.00	\$ 202,703	\$ 9,362	\$ 140,638	\$ 488,235	0.288	5,266	\$ 28.48	CGRS4
16004919-22	9421 W GRAND RIVER	03/11/24	\$ 320,000	WD	03-ARM'S LENGTH	\$ 320,000	\$ 80,100	25.03	\$ 257,712	\$ 58,611	\$ 261,389	\$ 502,780	0.520	7,960	\$ 40.20	CGRS4
22011327	15614 FENKELL	03/28/24	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 4,700	15.67	\$ 11,465	\$ 11,465	\$ 18,535	\$ 38,442	0.482	6,000	\$ 5.00	CGRS4
Totals:			\$ 5,640,000			\$ 5,640,000	\$ 2,332,100		\$ 5,290,703		\$ 4,913,454	\$ 11,630,737			\$ 34.14	

Sale. Ratio => **41.35**
 Std. Dev. => **28.86**
 E.C.F. => **0.422**
 Ave. E.C.F. => **0.418**
 Std. Deviation=> **0.218**
 1.5 SD=> **0.328**
 2 SD=> **0.437**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
1009808	19102 WOODWARD	05/11/22	\$ 375,000	WD	21-NOT USED/OTHER	\$ 375,000	\$ 92,400	24.64	\$ 219,124	\$ 49,503	\$ 325,497	\$ 301,281	1.080	2,177	\$ 172.26	CGRS5
18006949	6301 W WARREN	06/07/22	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 108,900	43.56	\$ 262,095	\$ 137,911	\$ 112,089	\$ 220,575	0.508	1,365	\$ 183.15	CGRS5
21076949	11001 MORANG	06/27/22	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 50,100	50.10	\$ 121,460	\$ 7,999	\$ 92,001	\$ 201,529	0.457	1,404	\$ 71.23	CGRS5
22019031.01	22565 W EIGHT MILE	08/23/22	\$ 400,000	WD	03-ARM'S LENGTH	\$ 400,000	\$ 129,200	32.30	\$ 459,331	\$ 137,649	\$ 262,351	\$ 571,371	0.459	2,943	\$ 135.92	CGRS5
22011019	22541 FENKELL	10/20/22	\$ 280,000	MLC	03-ARM'S LENGTH	\$ 280,000	\$ 95,400	34.07	\$ 236,750	\$ 83,899	\$ 196,101	\$ 271,494	0.722	2,025	\$ 138.27	CGRS5
15005592	9235 VAN DYKE	01/31/23	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 42,100	64.77	\$ 100,354	\$ 16,902	\$ 48,098	\$ 140,158	0.343	1,280	\$ 50.78	CGRS5
22005390-4	19615 PLYMOUTH	08/28/23	\$ 225,000	WD	03-ARM'S LENGTH	\$ 225,000	\$ 64,000	28.44	\$ 171,437	\$ 19,602	\$ 205,398	\$ 334,725	0.614	1,960	\$ 114.80	CGRS5
9001321	2155 GRATIOT	02/20/24	\$ 415,000	CD	21-NOT USED/OTHER	\$ 415,000	\$ 316,500	76.27	\$ 429,097	\$ 210,301	\$ 204,699	\$ 388,625	0.527	2,517	\$ 164.88	CGRS5
16004905-7	9137 W GRAND RIVER	03/14/24	\$ 100,011	DD	03-ARM'S LENGTH	\$ 100,011	\$ 57,900	57.89	\$ 120,711	\$ 39,282	\$ 60,729	\$ 144,634	0.420	1,092	\$ 91.59	CGRS5
09008687-90	18035 CONANT	07/22/24	\$ 110,000	MLC	03-ARM'S LENGTH	\$ 110,000	\$ 53,000	48.18	\$ 107,050	\$ 24,842	\$ 85,158	\$ 146,018	0.583	983	\$ 111.90	CGRS5
Totals:			\$ 2,320,011			\$ 2,320,011	\$ 1,009,500		\$ 2,227,409		\$ 1,592,121	\$ 2,720,411			\$ 123.48	

Sale. Ratio =>	43.51	E.C.F. =>	0.585	Std. Deviation=>	0.208
Std. Dev. =>	16.77	Ave. E.C.F. =>	0.571	1.5 SD=>	0.312
				2 SD=>	0.417

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
21028955	12595 GRATIOT	04/07/22	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 44,700	44.70	\$ 141,078	\$ 25,886	\$ 74,114	\$ 368,026	0.201	5,159	\$ 19.38	CGRS6
21001313	13031 MACK	04/21/22	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 31,700	15.85	\$ 93,777	\$ 5,010	\$ 194,990	\$ 283,601	0.688	2,120	\$ 94.34	CGRS6
09001333-4	2299 GRATIOT	04/22/22	\$ 380,000	CD	03-ARM'S LENGTH	\$ 380,000	\$ 121,900	32.08	\$ 368,277	\$ 165,332	\$ 214,668	\$ 648,387	0.331	8,000	\$ 47.50	CGRS6
22074504-5	8645 SOUTHFIELD	05/04/22	\$ 54,000	WD	03-ARM'S LENGTH	\$ 54,000	\$ 26,200	48.52	\$ 80,579	\$ 3,099	\$ 50,901	\$ 247,540	0.206	4,152	\$ 13.01	CGRS6
16017751	16921 LIVERNOIS	05/10/22	\$ 390,000	WD	03-ARM'S LENGTH	\$ 390,000	\$ 189,100	48.49	\$ 561,849	\$ 21,597	\$ 368,403	\$ 1,079,744	0.341	21,164	\$ 18.43	CGRS6
18012661	5506 PROCTOR	05/24/22	\$ 243,000	LC	03-ARM'S LENGTH	\$ 243,000	\$ 50,600	20.82	\$ 152,296	\$ 5,442	\$ 237,558	\$ 469,182	0.506	5,619	\$ 43.25	CGRS6
12005338	15314 DEXTER	05/26/22	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 19,000	39.58	\$ 44,252	\$ 4,899	\$ 43,101	\$ 125,728	0.343	1,759	\$ 27.29	CGRS6
17000343	7627 MACK	06/03/22	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 19,700	18.76	\$ 59,977	\$ 8,256	\$ 96,744	\$ 165,243	0.585	2,570	\$ 40.86	CGRS6
13010921	5400 MCDOUGALL	06/22/22	\$ 60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 60,000	\$ 33,100	55.17	\$ 101,875	\$ 8,621	\$ 51,379	\$ 297,936	0.172	4,229	\$ 14.19	CGRS6
22000176	16621 W WARREN	08/03/22	\$ 156,000	WD	03-ARM'S LENGTH	\$ 156,000	\$ 27,000	17.31	\$ 81,910	\$ 4,970	\$ 151,030	\$ 245,815	0.614	3,080	\$ 50.65	CGRS6
22000687	18728 W WARREN	09/14/22	\$ 150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 36,100	24.07	\$ 97,914	\$ 27,148	\$ 122,852	\$ 226,089	0.543	1,920	\$ 78.13	CGRS6
21038516.002L	2280 ST CLAIR	10/04/22	\$ 85,000	MLC	03-ARM'S LENGTH	\$ 85,000	\$ 33,600	39.53	\$ 101,189	\$ 3,888	\$ 81,112	\$ 310,866	0.261	3,052	\$ 27.85	CGRS6
20005585	1303 SPRINGWELLS	10/10/22	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 47,900	53.22	\$ 127,671	\$ 5,734	\$ 84,266	\$ 389,575	0.216	4,022	\$ 22.38	CGRS6
16017201	4836 LIVERNOIS	10/12/22	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 29,600	74.00	\$ 88,477	\$ 2,995	\$ 37,005	\$ 273,105	0.135	2,336	\$ 17.12	CGRS6
18012762	5969 PROCTOR	10/21/22	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 10,400	23.11	\$ 56,429	\$ 3,861	\$ 41,139	\$ 167,949	0.245	2,451	\$ 18.36	CGRS6
13008521	4637 E SEVEN MILE	10/31/22	\$ 150,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 58,000	38.67	\$ 167,234	\$ 35,737	\$ 114,263	\$ 420,118	0.272	4,504	\$ 33.30	CGRS6
21001548-50	17425 MACK	11/15/22	\$ 270,000	WD	03-ARM'S LENGTH	\$ 270,000	\$ 31,200	11.56	\$ 173,166	\$ 73,343	\$ 196,657	\$ 318,923	0.617	3,583	\$ 75.36	CGRS6
8001173	4126 W GRAND RIVER	11/21/22	\$ 180,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 180,000	\$ 63,600	35.33	\$ 198,875	\$ 60,000	\$ 120,000	\$ 443,690	0.270	5,901	\$ 30.50	CGRS6
7002740	9692 RUSSELL	12/19/22	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 14,600	29.20	\$ 45,515	\$ 4,754	\$ 45,246	\$ 130,227	0.347	3,479	\$ 14.37	CGRS6
22097232-3	6351 EVERGREEN	12/29/22	\$ 72,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 72,500	\$ 27,700	38.21	\$ 81,898	\$ 18,622	\$ 53,878	\$ 202,160	0.267	2,280	\$ 31.80	CGRS6
9008672	18439 CONANT	01/26/23	\$ 160,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 160,000	\$ 30,300	18.94	\$ 89,447	\$ 8,500	\$ 151,500	\$ 258,617	0.586	1,779	\$ 89.94	CGRS6
13008521	4637 E SEVEN MILE	02/09/23	\$ 150,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 58,000	38.67	\$ 167,234	\$ 35,737	\$ 114,263	\$ 420,118	0.272	4,504	\$ 33.30	CGRS6
18002395	7330 MICHIGAN	03/10/23	\$ 178,000	WD	03-ARM'S LENGTH	\$ 178,000	\$ 76,400	42.92	\$ 163,946	\$ 18,687	\$ 159,313	\$ 464,086	0.343	6,286	\$ 28.32	CGRS6
18007180	1157 LIVERNOIS	04/10/23	\$ 210,000	LC	03-ARM'S LENGTH	\$ 210,000	\$ 52,000	24.76	\$ 139,808	\$ 8,634	\$ 201,366	\$ 419,086	0.480	3,242	\$ 64.77	CGRS6
21001022	14600 MACK	04/17/23	\$ 425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 425,000	\$ 131,600	30.96	\$ 324,361	\$ 55,790	\$ 369,210	\$ 858,054	0.430	11,736	\$ 36.21	CGRS6
21003935-9	15000 HARPER	04/24/23	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 67,100	33.55	\$ 173,630	\$ 30,933	\$ 169,067	\$ 455,901	0.371	6,551	\$ 30.53	CGRS6
22074504-5	8645 SOUTHFIELD	05/22/23	\$ 73,000	WD	03-ARM'S LENGTH	\$ 73,000	\$ 29,100	39.86	\$ 80,579	\$ 3,099	\$ 69,901	\$ 247,540	0.282	4,152	\$ 17.58	CGRS6
18002419	7000 MICHIGAN	07/12/23	\$ 350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 350,000	\$ 89,900	25.69	\$ 246,194	\$ 26,249	\$ 323,751	\$ 702,700	0.461	9,776	\$ 35.80	CGRS6
22000328	19403 W WARREN	10/06/23	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 36,500	28.08	\$ 98,895	\$ 7,957	\$ 122,043	\$ 290,537	0.420	3,092	\$ 42.04	CGRS6
22008152	18268 W GRAND RIVER	11/03/23	\$ 145,000	WD	03-ARM'S LENGTH	\$ 145,000	\$ 48,300	33.31	\$ 134,951	\$ 18,700	\$ 126,300	\$ 371,409	0.340	4,400	\$ 32.95	CGRS6
17009925	19800 VAN DYKE	12/18/23	\$ 125,000	WD	03-ARM'S LENGTH	\$ 125,000	\$ 76,500	61.20	\$ 226,483	\$ 9,637	\$ 115,363	\$ 692,799	0.167	8,406	\$ 14.87	CGRS6
Totals:			\$ 5,014,500			\$ 5,014,500	\$ 1,611,400		\$ 4,669,766		\$ 4,301,383	\$ 11,994,750			\$ 36.92	

Sale. Ratio => 32.13
Std. Dev. => 14.24
E.C.F. => 0.359
Ave. E.C.F. => 0.365
Std. Deviation=> 0.151
1.5 SD=> 0.226
2 SD=> 0.302

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
19001600	10220 GRATIOT	03/18/22	\$ 670,000	PTA	21-NOT USED/OTHER	\$ 670,000	\$ 303,800	45.34	\$ 672,589	\$ 307,948	\$ 362,052	\$ 1,024,272	0.353	16,492	\$ 40.63	CGRS7
22006955-60	13695 W GRAND RIVER	03/18/22	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 74,400	82.67	\$ 158,582	\$ 25,258	\$ 64,742	\$ 417,944	0.155	13,999	\$ 6.43	CGRS7
22006961-5	13815 W GRAND RIVER	03/19/22	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 99,900	58.76	\$ 184,909	\$ 30,197	\$ 139,803	\$ 484,991	0.288	16,697	\$ 10.18	CGRS7
21076923.002L	11201 MORANG	06/20/22	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 95,000	73.08	\$ 201,842	\$ 9,889	\$ 120,111	\$ 539,194	0.223	11,080	\$ 11.73	CGRS7
16008554-8	7009 W SEVEN MILE	07/01/22	\$ 1	CD	03-ARM'S LENGTH	\$ 425,000	\$ 172,300	40.54	\$ 453,111	\$ 64,136	\$ 360,864	\$ 1,083,496	0.333	11,157	\$ 38.09	CGRS7
20004327.002L	7700 W VERNOR	10/06/22	\$ 485,000	MLC	03-ARM'S LENGTH	\$ 485,000	\$ 104,000	21.44	\$ 225,402	\$ 20,558	\$ 464,442	\$ 644,369	0.721	17,333	\$ 27.98	CGRS7
17009935-46	20164 VAN DYKE	01/31/23	\$ 320,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 320,000	\$ 183,100	57.22	\$ 453,628	\$ 60,356	\$ 259,644	\$ 1,104,697	0.235	11,970	\$ 26.73	CGRS7
18002460	6406 MICHIGAN	08/04/23	\$ 250,000	WD	19-MULTI-PARCEL ARM'S LENGTH	\$ 250,000	\$ 141,500	56.60	\$ 287,645	\$ 50,077	\$ 199,923	\$ 759,397	0.263	13,972	\$ 17.89	CGRS7
16017473-81	20201 LIVERNOIS	08/10/23	\$ 975,000	WD	03-ARM'S LENGTH	\$ 975,000	\$ 255,100	26.16	\$ 611,487	\$ 112,960	\$ 862,040	\$ 1,400,357	0.616	17,820	\$ 54.71	CGRS7
1007048	528 W SEVEN MILE	12/28/23	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 83,600	64.31	\$ 155,081	\$ 34,453	\$ 95,547	\$ 338,843	0.282	10,604	\$ 12.26	CGRS7
18002388-92	7438 MICHIGAN	04/03/24	\$ 175,000	CD	03-ARM'S LENGTH	\$ 175,000	\$ 244,000	139.43	\$ 392,240	\$ 88,616	\$ 86,384	\$ 852,876	0.101	12,303	\$ 14.22	CGRS7
22007970.002L	16444 EVERGREEN	06/11/24	\$ 544,000	CD	03-ARM'S LENGTH	\$ 544,000	\$ 306,200	56.29	\$ 432,463	\$ 81,738	\$ 462,262	\$ 985,183	0.469	11,592	\$ 46.93	CGRS7
Totals:			\$ 3,939,001			\$ 4,364,000	\$ 2,062,900		\$ 4,228,979		\$ 3,477,814	\$ 9,635,617			\$ 25.65	

Sale. Ratio =>	47.27	E.C.F. =>	0.361	Std. Deviation=>	0.182
Std. Dev. =>	30.56	Ave. E.C.F. =>	0.337	1.5 SD=>	0.273
				2 SD=>	0.365

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
21002925	16911 E WARREN	04/05/22	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 11,300	22.60	\$ 29,884	\$ 4,975	\$ 45,025	\$ 70,364	0.640	666	\$ 75.08	CGRS8
2002515	676 W MCNICHOLS	04/08/22	\$ 30,000	QC	03-ARM'S LENGTH	\$ 30,000	\$ 26,400	88.00	\$ 47,493	\$ 9,467	\$ 20,533	\$ 107,418	0.191	2,040	\$ 14.71	CGRS8
22017109	17534 W SEVEN MILE	04/08/22	\$ 69,900	MLC	03-ARM'S LENGTH	\$ 69,900	\$ 22,500	32.19	\$ 53,412	\$ 4,293	\$ 65,607	\$ 138,754	0.473	1,360	\$ 51.40	CGRS8
22010729	14521 FENKELL	04/11/22	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 35,200	125.71	\$ 74,835	\$ 5,411	\$ 22,589	\$ 196,113	0.115	2,600	\$ 10.77	CGRS8
21072594-6	10201 WHITTIER	04/13/22	\$ 135,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 135,000	\$ 39,000	28.89	\$ 108,038	\$ 13,640	\$ 121,360	\$ 266,661	0.455	3,460	\$ 39.02	CGRS8
21001401-4	15115 MACK	04/15/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 55,500	37.00	\$ 148,568	\$ 14,630	\$ 135,370	\$ 378,356	0.358	4,464	\$ 33.60	CGRS8
21072279-80	10240 WHITTIER	05/03/22	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 56,200	74.93	\$ 136,260	\$ 5,424	\$ 69,576	\$ 369,593	0.188	4,000	\$ 18.75	CGRS8
13006791	6104 CHARLES	05/04/22	\$ 85,000	MLC	03-ARM'S LENGTH	\$ 85,000	\$ 19,900	23.41	\$ 52,849	\$ 10,592	\$ 74,408	\$ 119,370	0.623	928	\$ 91.59	CGRS8
15005324	19149 VAN DYKE	05/04/22	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 34,700	23.13	\$ 91,916	\$ 7,127	\$ 142,873	\$ 239,517	0.597	2,400	\$ 62.50	CGRS8
22005614-5	20132 PLYMOUTH	05/05/22	\$ 140,000	MLC	03-ARM'S LENGTH	\$ 140,000	\$ 37,300	26.64	\$ 131,529	\$ 5,424	\$ 134,576	\$ 356,229	0.378	4,620	\$ 30.30	CGRS8
22019096	17580 JAMES COUZENS	05/09/22	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 45,500	75.83	\$ 110,294	\$ 4,297	\$ 55,703	\$ 299,427	0.186	3,300	\$ 18.18	CGRS8
18002347	7131 MICHIGAN	05/11/22	\$ 125,000	MLC	03-ARM'S LENGTH	\$ 125,000	\$ 53,100	42.48	\$ 144,372	\$ 14,394	\$ 110,606	\$ 367,169	0.301	2,759	\$ 45.31	CGRS8
09011322-3	13880 JOSEPH CAMPAU	05/12/22	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 11,800	26.22	\$ 33,290	\$ 6,528	\$ 38,472	\$ 75,599	0.509	1,200	\$ 37.50	CGRS8
9011149	2961 E MCNICHOLS	05/13/22	\$ 60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 60,000	\$ 41,400	69.00	\$ 88,781	\$ 16,202	\$ 43,798	\$ 204,538	0.214	2,772	\$ 21.65	CGRS8
16000751	5680 W VERNOR	05/16/22	\$ 120,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 59,900	49.92	\$ 145,640	\$ 5,081	\$ 114,919	\$ 397,059	0.289	4,898	\$ 24.50	CGRS8
18005676	10042 CHICAGO	05/16/22	\$ 68,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 68,900	\$ 54,900	79.68	\$ 145,086	\$ 13,681	\$ 55,219	\$ 371,201	0.149	4,000	\$ 17.23	CGRS8
22005616	20130 PLYMOUTH	05/20/22	\$ 68,000	MLC	03-ARM'S LENGTH	\$ 68,000	\$ 18,700	27.50	\$ 129,005	\$ 2,900	\$ 65,100	\$ 356,229	0.183	4,620	\$ 14.72	CGRS8
22002974	16818 JOY	05/26/22	\$ 50,000	MLC	03-ARM'S LENGTH	\$ 50,000	\$ 9,000	18.00	\$ 24,822	\$ 3,863	\$ 46,137	\$ 59,206	0.779	1,200	\$ 41.67	CGRS8
21072380	11232 WHITTIER	05/27/22	\$ 50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 50,000	\$ 61,800	123.60	\$ 112,875	\$ 11,887	\$ 38,113	\$ 264,918	0.144	3,074	\$ 16.27	CGRS8
17009859-62	19102 VAN DYKE	06/01/22	\$ 700,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 700,000	\$ 123,300	17.61	\$ 325,423	\$ 42,589	\$ 657,411	\$ 798,966	0.823	6,273	\$ 111.59	CGRS8
10007546	13833 LINWOOD	06/21/22	\$ 49,000	WD	03-ARM'S LENGTH	\$ 49,000	\$ 29,500	60.20	\$ 70,940	\$ 2,764	\$ 46,236	\$ 192,588	0.240	2,520	\$ 19.44	CGRS8
22112046-68	17170 BURGESS	06/23/22	\$ 250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 250,000	\$ 61,500	24.60	\$ 170,110	\$ 60,064	\$ 189,936	\$ 310,864	0.611	3,590	\$ 69.64	CGRS8
22011542	12934 FENKELL	06/23/22	\$ 9,000	WD	03-ARM'S LENGTH	\$ 9,000	\$ 10,800	120.00	\$ 26,272	\$ 2,600	\$ 6,400	\$ 66,870	0.096	830	\$ 10.84	CGRS8
18005676	10042 CHICAGO	06/29/22	\$ 145,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 145,000	\$ 54,900	37.86	\$ 145,086	\$ 13,681	\$ 131,319	\$ 371,201	0.354	4,000	\$ 36.25	CGRS8
22005484	22423 PLYMOUTH	07/06/22	\$ 100,000	MLC	03-ARM'S LENGTH	\$ 100,000	\$ 35,800	35.80	\$ 128,937	\$ 8,021	\$ 91,979	\$ 341,571	0.269	4,560	\$ 21.93	CGRS8
16008263	7442 W MCNICHOLS	07/07/22	\$ 258,000	MLC	03-ARM'S LENGTH	\$ 258,000	\$ 51,800	20.08	\$ 135,027	\$ 11,725	\$ 246,275	\$ 348,311	0.707	3,889	\$ 66.34	CGRS8
21072276	10230 WHITTIER	07/08/22	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 14,100	56.40	\$ 38,816	\$ 2,900	\$ 22,100	\$ 101,458	0.218	1,400	\$ 17.86	CGRS8
21029013	13501 GRATIOT	07/19/22	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 36,900	35.14	\$ 102,409	\$ 18,104	\$ 86,896	\$ 238,150	0.365	3,080	\$ 34.09	CGRS8
22008813	17631 SCHOOLCRAFT	07/26/22	\$ 53,500	WD	03-ARM'S LENGTH	\$ 53,500	\$ 22,300	41.68	\$ 53,360	\$ 2,901	\$ 50,599	\$ 142,540	0.355	1,400	\$ 38.21	CGRS8
9007997	304 E STATE FAIR	07/28/22	\$ 80,000	WD	03-ARM'S LENGTH	\$ 80,000	\$ 52,800	66.00	\$ 92,037	\$ 10,064	\$ 69,936	\$ 237,603	0.294	3,908	\$ 20.47	CGRS8
21029138.002L	14659 GRATIOT	08/01/22	\$ 60,000	QC	03-ARM'S LENGTH	\$ 60,000	\$ 33,500	55.83	\$ 90,836	\$ 8,250	\$ 51,750	\$ 233,294	0.222	1,536	\$ 39.06	CGRS8
22003126-31	14622 JOY	08/01/22	\$ 105,000	MLC	03-ARM'S LENGTH	\$ 105,000	\$ 52,200	49.71	\$ 139,266	\$ 25,333	\$ 79,667	\$ 321,845	0.248	3,861	\$ 27.20	CGRS8
1008882	18300 JOHN R	08/08/22	\$ 58,500	MLC	03-ARM'S LENGTH	\$ 58,500	\$ 27,200	46.50	\$ 59,490	\$ 8,285	\$ 50,215	\$ 144,647	0.347	1,577	\$ 37.10	CGRS8
22000307-8	19219 W WARREN	08/22/22	\$ 50,000	LC	03-ARM'S LENGTH	\$ 50,000	\$ 32,600	65.20	\$ 77,709	\$ 9,348	\$ 40,652	\$ 193,110	0.211	2,101	\$ 23.80	CGRS8
20006042	1140 LAWDALE	08/24/22	\$ 50,000	MLC	03-ARM'S LENGTH	\$ 50,000	\$ 24,700	49.40	\$ 66,124	\$ 4,989	\$ 45,011	\$ 172,698	0.261	1,760	\$ 28.41	CGRS8
22003268-70	12700 JOY	08/30/22	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 38,100	33.13	\$ 102,705	\$ 17,869	\$ 97,131	\$ 239,650	0.405	3,232	\$ 35.58	CGRS8
22000760-1	17610 W WARREN	09/02/22	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 62,100	24.84	\$ 155,189	\$ 9,375	\$ 240,625	\$ 411,904	0.584	4,692	\$ 53.28	CGRS8
9008674	18427 CONANT	09/06/22	\$ 28,000	WD	03-ARM'S LENGTH	\$ 28,000	\$ 30,400	108.57	\$ 81,360	\$ 5,373	\$ 22,627	\$ 214,653	0.105	2,395	\$ 11.69	CGRS8
22005583-4	20500 PLYMOUTH	09/09/22	\$ 275,000	CD	03-ARM'S LENGTH	\$ 275,000	\$ 67,700	24.62	\$ 163,041	\$ 23,091	\$ 251,909	\$ 395,339	0.637	4,912	\$ 55.99	CGRS8
22008886	18907 SCHOOLCRAFT	09/09/22	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 15,900	21.20	\$ 43,755	\$ 2,984	\$ 72,016	\$ 115,172	0.625	1,600	\$ 46.88	CGRS8
22011237	22030 FENKELL	09/15/22	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 47,700	63.60	\$ 131,461	\$ 9,969	\$ 65,031	\$ 343,198	0.189	4,079	\$ 18.39	CGRS8
16017900	15363 LIVERNOIS	09/16/22	\$ 150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 28,300	18.87	\$ 74,684	\$ 12,139	\$ 137,861	\$ 176,681	0.780	1,492	\$ 100.54	CGRS8
22011326	15832 FENKELL	09/19/22	\$ 95,000	WD	03-ARM'S LENGTH	\$ 95,000	\$ 23,000	24.21	\$ 62,638	\$ 5,426	\$ 89,574	\$ 161,616	0.554	1,600	\$ 59.38	CGRS8
21002168	17838 E WARREN	09/22/22	\$ 57,500	WD	03-ARM'S LENGTH	\$ 57,500	\$ 25,000	43.48	\$ 66,666	\$ 6,893	\$ 50,607	\$ 168,850	0.300	1,488	\$ 38.64	CGRS8
9007904	1426 E STATE FAIR	09/23/22	\$ 37,500	WD	03-ARM'S LENGTH	\$ 37,500	\$ 1,000	2.67	\$ 35,190	\$ 2,899	\$ 34,601	\$ 91,218	0.379	1,020	\$ 36.76	CGRS8
20005140	1466 SPRINGWELLS	10/04/22	\$ 120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 35,900	29.92	\$ 96,795	\$ 8,862	\$ 111,138	\$ 248,398	0.447	2,405	\$ 49.90	CGRS8
16007865	7310 PURITAN	10/12/22	\$ 120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 99,200	82.67	\$ 265,936	\$ 26,906	\$ 93,094	\$ 675,226	0.138	7,760	\$ 15.46	CGRS8

16009389-90	8235 W EIGHT MILE	10/13/22	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 35,000	25.00	\$ 87,174	\$ 18,806	\$ 121,194	\$ 193,130	0.628	2,000	\$ 70.00	CGRS8
21004463-7	15519 HARPER	10/17/22	\$ 55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 55,000	\$ 45,800	83.27	\$ 121,003	\$ 33,816	\$ 21,184	\$ 246,291	0.086	3,000	\$ 18.33	CGRS8
22012851	14341 W MCNICHOLS	10/18/22	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 18,700	28.77	\$ 49,734	\$ 6,709	\$ 58,291	\$ 121,540	0.480	1,732	\$ 37.53	CGRS8
22008867	18605 SCHOOLCRAFT	10/20/22	\$ 150,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 35,500	23.67	\$ 96,685	\$ 7,115	\$ 142,885	\$ 253,023	0.565	1,480	\$ 101.35	CGRS8
22010977	22215 FENKELL	10/21/22	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 7,400	28.46	\$ 21,049	\$ 2,472	\$ 23,528	\$ 52,477	0.448	510	\$ 50.98	CGRS8
16008055	10701 W MCNICHOLS	10/24/22	\$ 65,000	QC	03-ARM'S LENGTH	\$ 65,000	\$ 23,100	35.54	\$ 60,323	\$ 7,278	\$ 57,722	\$ 149,845	0.385	1,974	\$ 32.93	CGRS8
22016492-4	19533 W SEVEN MILE	10/26/22	\$ 120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 120,000	\$ 44,400	37.00	\$ 98,273	\$ 38,294	\$ 81,706	\$ 169,432	0.482	3,829	\$ 31.34	CGRS8
13008515-6	4607 E SEVEN MILE	10/31/22	\$ 425,000	WD	03-ARM'S LENGTH	\$ 425,000	\$ 70,100	16.49	\$ 185,937	\$ 12,276	\$ 412,724	\$ 490,568	0.841	4,733	\$ 89.80	CGRS8
22000679	18912 W WARREN	11/01/22	\$ 130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 130,000	\$ 25,100	19.31	\$ 58,000	\$ 10,076	\$ 119,924	\$ 135,379	0.886	1,636	\$ 79.46	CGRS8
22010955	22019 FENKELL	11/02/22	\$ 50,000	PTA	03-ARM'S LENGTH	\$ 50,000	\$ 17,900	35.80	\$ 48,598	\$ 2,904	\$ 47,096	\$ 129,079	0.365	1,000	\$ 50.00	CGRS8
13007573-4	4617 E DAVISON	11/09/22	\$ 165,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 165,000	\$ 59,700	36.18	\$ 146,401	\$ 48,478	\$ 116,522	\$ 281,095	0.415	4,426	\$ 37.28	CGRS8
15005355	18701 VAN DYKE	11/10/22	\$ 25,000	WD	03-ARM'S LENGTH	\$ 25,000	\$ 24,200	96.80	\$ 63,473	\$ 8,359	\$ 16,641	\$ 155,689	0.107	4,166	\$ 6.00	CGRS8
22005199-200	16815 PLYMOUTH	11/10/22	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 19,800	28.29	\$ 32,343	\$ 10,869	\$ 59,131	\$ 60,661	0.975	1,000	\$ 70.00	CGRS8
16014874-6	5839 JOY	11/11/22	\$ 55,000	MLC	03-ARM'S LENGTH	\$ 55,000	\$ 63,300	115.09	\$ 149,163	\$ 30,523	\$ 24,477	\$ 335,141	0.073	4,152	\$ 13.25	CGRS8
10007648-51	11331 LINWOOD	11/17/22	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 56,300	51.18	\$ 128,327	\$ 13,241	\$ 96,759	\$ 325,102	0.298	3,520	\$ 31.25	CGRS8
21021083	13513 E SEVEN MILE	11/18/22	\$ 123,000	MLC	03-ARM'S LENGTH	\$ 123,000	\$ 36,700	29.84	\$ 96,900	\$ 11,607	\$ 111,993	\$ 240,941	0.462	2,432	\$ 50.58	CGRS8
22002809	19114 JOY	11/18/22	\$ 135,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 135,000	\$ 44,900	33.26	\$ 111,004	\$ 16,086	\$ 118,914	\$ 211,291	0.563	2,968	\$ 45.49	CGRS8
22005997	15026 PLYMOUTH	12/16/22	\$ 30,000	QCD	03-ARM'S LENGTH	\$ 30,000	\$ 11,300	37.67	\$ 31,851	\$ 2,900	\$ 27,100	\$ 81,782	0.331	1,400	\$ 21.43	CGRS8
17009965-6	20236 VAN DYKE	12/19/22	\$ 60,000	QCD	19-MULTI PARCEL ARM'S LENGTH	\$ 60,000	\$ 26,900	44.83	\$ 71,150	\$ 13,415	\$ 46,585	\$ 163,093	0.286	2,400	\$ 25.00	CGRS8
21020031	12748 E MCNICHOLS	12/19/22	\$ 245,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 245,000	\$ 73,700	30.08	\$ 194,211	\$ 32,124	\$ 212,876	\$ 457,873	0.465	4,844	\$ 50.58	CGRS8
22016203	15843 W SEVEN MILE	12/19/22	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 14,800	22.77	\$ 42,351	\$ 4,995	\$ 60,005	\$ 105,525	0.569	1,400	\$ 46.43	CGRS8
09007517-8	1510 E SEVEN MILE	12/20/22	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 42,100	140.33	\$ 53,939	\$ 9,346	\$ 20,654	\$ 138,488	0.149	3,180	\$ 9.43	CGRS8
22008216-7	16360 W GRAND RIVER	01/06/23	\$ 60,000	WD	03-ARM'S LENGTH	\$ 60,000	\$ 28,000	46.67	\$ 76,869	\$ 35,250	\$ 24,750	\$ 117,568	0.211	1,568	\$ 38.27	CGRS8
9005178	2401 CARPENTER	01/12/23	\$ 180,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 180,000	\$ 59,000	32.78	\$ 159,059	\$ 9,877	\$ 170,123	\$ 421,418	0.404	4,784	\$ 37.63	CGRS8
16018115	12503 LIVERNOIS	01/19/23	\$ 35,000	WD	03-ARM'S LENGTH	\$ 35,000	\$ 16,400	46.86	\$ 43,616	\$ 3,838	\$ 31,162	\$ 112,367	0.277	1,256	\$ 27.87	CGRS8
16006945	8105 FENKELL	01/24/23	\$ 100,000	MLC	03-ARM'S LENGTH	\$ 100,000	\$ 39,300	39.30	\$ 105,958	\$ 8,932	\$ 91,068	\$ 274,085	0.332	4,320	\$ 23.15	CGRS8
17009643-4	10340 VAN DYKE	02/06/23	\$ 80,000	CD	03-ARM'S LENGTH	\$ 80,000	\$ 23,300	29.13	\$ 65,022	\$ 11,365	\$ 68,635	\$ 165,608	0.414	2,647	\$ 30.22	CGRS8
16037587	16572 WYOMING	02/14/23	\$ 40,000	QCD	03-ARM'S LENGTH	\$ 40,000	\$ 33,200	83.00	\$ 78,325	\$ 9,488	\$ 30,512	\$ 194,455	0.157	3,000	\$ 13.33	CGRS8
21055853	9901 CHALMERS	02/15/23	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 13,800	46.00	\$ 30,528	\$ 10,263	\$ 19,737	\$ 62,546	0.316	900	\$ 33.33	CGRS8
21004604	16635 HARPER	03/01/23	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 28,200	67.14	\$ 57,079	\$ 5,028	\$ 36,972	\$ 147,037	0.251	1,920	\$ 21.88	CGRS8
18006975-8	5545 LIVERNOIS	03/06/23	\$ 200,000	LCM	03-ARM'S LENGTH	\$ 200,000	\$ 71,500	35.75	\$ 186,010	\$ 53,305	\$ 146,695	\$ 374,873	0.391	4,014	\$ 49.83	CGRS8
22000612	19424 W WARREN	03/07/23	\$ 103,000	WD	03-ARM'S LENGTH	\$ 103,000	\$ 24,300	23.59	\$ 62,601	\$ 5,015	\$ 97,985	\$ 162,672	0.602	1,680	\$ 61.31	CGRS8
22014047-8	14050 W MCNICHOLS	03/07/23	\$ 250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 250,000	\$ 69,600	27.84	\$ 166,134	\$ 40,836	\$ 209,164	\$ 353,949	0.591	3,895	\$ 64.18	CGRS8
22008445	12902 W GRAND RIVER	03/08/23	\$ 90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 90,000	\$ 71,600	79.56	\$ 171,716	\$ 42,620	\$ 47,380	\$ 364,678	0.130	4,420	\$ 20.36	CGRS8
21029056	13959 GRATIOT	03/09/23	\$ 160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 160,000	\$ 46,500	29.06	\$ 124,220	\$ 53,026	\$ 106,974	\$ 201,113	0.532	2,051	\$ 78.01	CGRS8
14013165	12626 LIVERNOIS	03/15/23	\$ -	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 41,000	\$ 20,900	50.98	\$ 53,598	\$ 25,577	\$ 15,423	\$ 80,339	0.192	1,052	\$ 38.97	CGRS8
21028691.004L	12900 GRATIOT	03/22/23	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 27,800	39.71	\$ 76,767	\$ 13,737	\$ 56,263	\$ 178,051	0.316	1,574	\$ 44.47	CGRS8
21056558-64	18700 HAYES	03/22/23	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 39,000	60.00	\$ 95,549	\$ 42,634	\$ 22,366	\$ 149,477	0.150	2,650	\$ 24.53	CGRS8
22016666-7	23611 W SEVEN MILE	03/24/23	\$ 185,000	WD	03-ARM'S LENGTH	\$ 185,000	\$ 53,800	29.08	\$ 140,696	\$ 54,369	\$ 130,631	\$ 243,862	0.536	2,723	\$ 67.94	CGRS8
13008289-91	4340 E SEVEN MILE	03/28/23	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 30,800	36.24	\$ 63,298	\$ 10,587	\$ 74,413	\$ 148,901	0.500	1,964	\$ 43.28	CGRS8
13007068	5946 E MCNICHOLS	03/30/23	\$ 89,999	LCM	03-ARM'S LENGTH	\$ 89,999	\$ 29,100	32.33	\$ 77,500	\$ 9,141	\$ 80,858	\$ 193,105	0.419	2,489	\$ 36.16	CGRS8
13025259-61	19954 CONANT	03/30/23	\$ 250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 250,000	\$ 93,800	37.52	\$ 221,471	\$ 17,122	\$ 232,878	\$ 577,257	0.403	7,438	\$ 33.61	CGRS8
20017973.002C	2571 S SCHAEFER	04/13/23	\$ 50,978	WD	03-ARM'S LENGTH	\$ 50,978	\$ 36,600	71.80	\$ 83,093	\$ 9,406	\$ 41,572	\$ 208,155	0.200	1,856	\$ 27.47	CGRS8
16000649	4743 W VERNOR	04/19/23	\$ 45,000	WD	03-ARM'S LENGTH	\$ 45,000	\$ 39,100	86.89	\$ 73,051	\$ 5,277	\$ 39,723	\$ 191,452	0.207	3,068	\$ 14.67	CGRS8
16017303-5	8300 LIVERNOIS	04/19/23	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 25,800	17.20	\$ 52,388	\$ 27,570	\$ 122,430	\$ 114,523	1.069	1,227	\$ 122.25	CGRS8
17009851-2	18932 VAN DYKE	04/21/23	\$ 18,000	WD	03-ARM'S LENGTH	\$ 18,000	\$ 15,800	87.78	\$ 45,991	\$ 9,021	\$ 8,979	\$ 104,435	0.086	1,756	\$ 10.25	CGRS8
22011378-9	15050 FENKELL	04/24/23	\$ 28,000	QCD	03-ARM'S LENGTH	\$ 28,000	\$ 38,600	137.86	\$ 79,635	\$ 5,873	\$ 22,127	\$ 208,367	0.106	2,400	\$ 11.67	CGRS8
13007553	4313 E DAVISON	04/26/23	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 17,200	37.39	\$ 40,365	\$ 3,845	\$ 42,155	\$ 103,164	0.409	1,500	\$ 30.67	CGRS8
11001307-11	2830 GRATIOT	04/28/23	\$ 725,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 725,000	\$ 106,800	14.73	\$ 513,370	\$ 90,015	\$ 634,985	\$ 1,195,918	0.531	4,965	\$ 146.02	CGRS8

21002361	16000 E WARREN	05/03/23	\$	50,000	WD	03-ARM'S LENGTH	\$	50,000	\$	55,500	111.00	\$	126,703	\$	5,985	\$	44,015	\$	341,011	0.129	2,376	\$	21.04	CGRS8
08004474.002L	2360 W DAVISON	05/09/23	\$	140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	140,000	\$	44,400	31.71	\$	89,690	\$	25,031	\$	114,969	\$	182,653	0.629	2,800	\$	50.00	CGRS8
1002547	113 E EUCLID	05/10/23	\$	89,000	WD	03-ARM'S LENGTH	\$	89,000	\$	32,700	36.74	\$	62,189	\$	9,600	\$	79,400	\$	148,556	0.534	2,805	\$	31.73	CGRS8
22007235	18577 W GRAND RIVER	05/10/23	\$	66,000	WD	03-ARM'S LENGTH	\$	66,000	\$	23,400	35.45	\$	56,243	\$	9,590	\$	56,410	\$	131,788	0.428	1,186	\$	55.65	CGRS8
16007702	10350 PURITAN	05/26/23	\$	80,000	QCD	03-ARM'S LENGTH	\$	80,000	\$	38,300	47.88	\$	87,669	\$	2,894	\$	77,106	\$	239,477	0.322	2,800	\$	28.57	CGRS8
20005171	1922 SPRINGWELLS	05/27/23	\$	130,000	LC	03-ARM'S LENGTH	\$	130,000	\$	33,900	26.08	\$	77,788	\$	5,073	\$	124,927	\$	205,410	0.608	2,786	\$	46.66	CGRS8
16009404-9	8523 W EIGHT MILE	06/01/23	\$	150,000	WD	03-ARM'S LENGTH	\$	150,000	\$	67,000	44.67	\$	164,703	\$	55,572	\$	94,428	\$	308,280	0.306	3,106	\$	48.29	CGRS8
21003958	14622 HARPER	06/01/23	\$	70,000	WD	03-ARM'S LENGTH	\$	70,000	\$	31,000	44.29	\$	71,228	\$	9,356	\$	60,644	\$	174,780	0.347	2,640	\$	26.52	CGRS8
9006697	2037 E MCNICHOLS	06/08/23	\$	30,000	WD	03-ARM'S LENGTH	\$	30,000	\$	19,300	64.33	\$	43,156	\$	9,091	\$	20,909	\$	96,229	0.217	920	\$	32.61	CGRS8
20004817	7700 MCGRAW	07/17/23	\$	80,000	WD	03-ARM'S LENGTH	\$	80,000	\$	28,500	35.63	\$	66,690	\$	5,277	\$	74,723	\$	173,483	0.431	3,696	\$	21.65	CGRS8
15013965	2912 MT ELLIOTT	07/20/23	\$	18,500	WD	03-ARM'S LENGTH	\$	18,500	\$	2,700	14.59	\$	6,404	\$	6,404	\$	12,096	\$	16,054	0.753	1,044	\$	17.72	CGRS8
21001391	15001 MACK	08/02/23	\$	310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	310,000	\$	66,100	21.32	\$	149,790	\$	19,224	\$	290,776	\$	368,831	0.788	3,600	\$	86.11	CGRS8
22010981	22233 FENKELL	08/07/23	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	32,600	81.50	\$	76,212	\$	5,415	\$	34,585	\$	199,992	0.173	2,000	\$	20.00	CGRS8
22002542	20511 JOY	08/17/23	\$	112,250	WD	03-ARM'S LENGTH	\$	112,250	\$	24,200	21.56	\$	55,170	\$	12,276	\$	99,974	\$	121,169	0.825	1,700	\$	66.03	CGRS8
22002543	20515 JOY	08/17/23	\$	33,000	WD	03-ARM'S LENGTH	\$	33,000	\$	11,400	34.55	\$	20,573	\$	4,503	\$	28,497	\$	45,395	0.628	1,290	\$	25.58	CGRS8
16007289	6330 FENKELL	08/18/23	\$	25,000	WD	03-ARM'S LENGTH	\$	25,000	\$	29,000	116.00	\$	66,693	\$	3,632	\$	21,368	\$	178,138	0.120	1,529	\$	16.35	CGRS8
21020088-94	11710 E MCNICHOLS	08/18/23	\$	225,000	WD	03-ARM'S LENGTH	\$	225,000	\$	68,000	30.22	\$	151,929	\$	44,904	\$	180,096	\$	302,331	0.596	2,984	\$	75.40	CGRS8
22008027	19268 W GRAND RIVER	08/22/23	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	35,700	27.46	\$	85,211	\$	10,030	\$	119,970	\$	212,376	0.565	2,100	\$	61.90	CGRS8
22014111	13348 W MCNICHOLS	08/28/23	\$	100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	100,000	\$	66,000	66.00	\$	136,666	\$	12,797	\$	87,203	\$	349,912	0.249	3,241	\$	30.85	CGRS8
21028186-9	14100 E EIGHT MILE	09/05/23	\$	450,000	WD	03-ARM'S LENGTH	\$	450,000	\$	90,000	20.00	\$	211,886	\$	31,615	\$	418,385	\$	509,240	0.822	4,840	\$	92.98	CGRS8
16004646-7	7459 JOY	09/06/23	\$	64,996	QCD	19-MULTI PARCEL ARM'S LENGTH	\$	64,996	\$	58,500	90.01	\$	130,782	\$	28,330	\$	36,666	\$	289,412	0.127	4,000	\$	16.25	CGRS8
16007928	6325 W MCNICHOLS	09/08/23	\$	160,000	WD	03-ARM'S LENGTH	\$	160,000	\$	65,200	40.75	\$	148,250	\$	13,334	\$	146,666	\$	381,119	0.385	3,972	\$	40.28	CGRS8
13010901	5038 MCDUGALL	09/12/23	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	26,200	65.50	\$	61,067	\$	13,191	\$	26,809	\$	135,243	0.198	2,535	\$	15.78	CGRS8
22017175	16316 W SEVEN MILE	09/22/23	\$	22,500	WD	03-ARM'S LENGTH	\$	22,500	\$	23,900	106.22	\$	33,979	\$	4,227	\$	18,273	\$	84,045	0.217	1,308	\$	17.20	CGRS8
19000825	10220 MACK	09/27/23	\$	10,000	WD	03-ARM'S LENGTH	\$	10,000	\$	1,600	16.00	\$	3,295	\$	3,295	\$	6,705	\$	19,545	0.343	1,064	\$	9.40	CGRS8
16008220	8238 W MCNICHOLS	09/29/23	\$	65,000	WD	03-ARM'S LENGTH	\$	65,000	\$	27,600	42.46	\$	62,790	\$	5,000	\$	60,000	\$	163,249	0.368	1,196	\$	54.35	CGRS8
20018701-2	12245 VISGER	10/03/23	\$	70,000	QC	03-ARM'S LENGTH	\$	70,000	\$	25,200	36.00	\$	57,847	\$	5,410	\$	64,590	\$	148,127	0.436	1,755	\$	39.89	CGRS8
18002440	6720 MICHIGAN	10/04/23	\$	225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	225,000	\$	107,800	47.91	\$	167,200	\$	33,768	\$	191,232	\$	350,939	0.545	5,794	\$	38.83	CGRS8
21002389	15608 E WARREN	10/27/23	\$	-	MLC	19-MULTI PARCEL ARM'S LENGTH	\$	135,000	\$	53,400	39.56	\$	119,668	\$	15,742	\$	119,258	\$	304,186	0.392	3,060	\$	44.12	CGRS8
21072362	11014 WHITTIER	10/27/23	\$	35,000	WD	03-ARM'S LENGTH	\$	35,000	\$	16,600	47.43	\$	38,774	\$	2,891	\$	32,109	\$	101,364	0.317	1,020	\$	34.31	CGRS8
13025294-5	20150 CONANT	10/31/23	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	58,000	105.45	\$	133,415	\$	5,440	\$	49,560	\$	361,511	0.137	3,542	\$	15.53	CGRS8
21002973	17401 E WARREN	11/22/23	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	63,000	63.00	\$	143,381	\$	10,593	\$	89,407	\$	375,107	0.238	3,480	\$	28.74	CGRS8
21076954-7	10725 MORANG	11/24/23	\$	55,000	WD	03-ARM'S LENGTH	\$	55,000	\$	43,400	78.91	\$	101,487	\$	9,093	\$	45,907	\$	261,000	0.176	4,800	\$	11.46	CGRS8
21002972	17343 E WARREN	11/30/23	\$	75,000	WD	03-ARM'S LENGTH	\$	75,000	\$	33,400	44.53	\$	76,094	\$	6,113	\$	68,887	\$	197,686	0.348	1,507	\$	49.77	CGRS8
18003505-7	6881 W WARREN	12/08/23	\$	240,000	WD	03-ARM'S LENGTH	\$	240,000	\$	48,000	20.00	\$	107,480	\$	24,176	\$	215,824	\$	235,322	0.917	2,893	\$	82.96	CGRS8
20004710	8220 MICHIGAN	12/11/23	\$	120,000	WD	03-ARM'S LENGTH	\$	120,000	\$	57,400	47.83	\$	131,373	\$	9,495	\$	110,505	\$	344,288	0.321	3,108	\$	38.61	CGRS8
21076952-3	10745 MORANG	12/20/23	\$	30,000	WD	03-ARM'S LENGTH	\$	30,000	\$	22,800	76.00	\$	53,273	\$	4,927	\$	25,073	\$	136,571	0.184	2,400	\$	12.50	CGRS8
22019564	19469 JAMES COUZENS	12/20/23	\$	43,000	WD	03-ARM'S LENGTH	\$	43,000	\$	14,100	32.79	\$	28,836	\$	1,479	\$	41,521	\$	77,280	0.537	960	\$	44.79	CGRS8
22006206-9	12712 PLYMOUTH	01/10/24	\$	57,500	WD	03-ARM'S LENGTH	\$	57,500	\$	50,300	87.48	\$	117,355	\$	15,155	\$	42,345	\$	288,701	0.147	4,000	\$	14.38	CGRS8
21021097	13713 E SEVEN MILE	01/17/24	\$	40,000	WD	03-ARM'S LENGTH	\$	40,000	\$	34,900	87.25	\$	79,661	\$	4,993	\$	35,007	\$	210,927	0.166	1,442	\$	27.74	CGRS8
08004470-1	2251 W DAVISON	01/24/24	\$	1	WD	19-MULTI PARCEL ARM'S LENGTH	\$	175,000	\$	111,900	63.94	\$	191,937	\$	100,084	\$	74,916	\$	259,472	0.289	4,131	\$	42.36	CGRS8
18011040	5602 MARTIN	01/29/24	\$	54,000	QC	03-ARM'S LENGTH	\$	54,000	\$	41,100	76.11	\$	94,190	\$	4,988	\$	49,012	\$	251,983	0.195	3,709	\$	14.56	CGRS8
22013957	15944 W MCNICHOLS	02/02/24	\$	100,000	WD	03-ARM'S LENGTH	\$	100,000	\$	29,600	29.60	\$	60,439	\$	8,171	\$	91,829	\$	147,650	0.622	2,212	\$	45.21	CGRS8
16005773	8106 FULLERTON	02/07/24	\$	45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$	45,000	\$	49,000	108.89	\$	112,086	\$	25,805	\$	19,195	\$	243,732	0.079	3,393	\$	13.26	CGRS8
22007305-7	19605 W GRAND RIVER	03/14/24	\$	72,000	PTA	03-ARM'S LENGTH	\$	72,000	\$	25,300	35.14	\$	62,517	\$	19,498	\$	52,502	\$	121,523	0.432	1,008	\$	71.43	CGRS8
09011664-7	13461 JOSEPH CAMPAU	03/15/24	\$	60,000	LC	03-ARM'S LENGTH	\$	60,000	\$	57,400	95.67	\$	132,164	\$	7,669	\$	52,331	\$	351,681	0.149	3,496	\$	17.16	CGRS8
18003646	6726 W WARREN	03/22/24	\$	130,000	WD	03-ARM'S LENGTH	\$	130,000	\$	37,500	28.85	\$	85,026	\$	9,369	\$	120,631	\$	213,720	0.564	2,000	\$	65.00	CGRS8
	Totals:		\$	14,870,524			\$	15,221,523	\$	5,711,600		\$	14,042,968		\$	13,063,092	\$	33,602,644			\$	39.66		

Sale. Ratio => 37.52
Std. Dev. => 29.43

E.C.F. => 0.389
Ave. E.C.F. => 0.388

Std. Deviation=> 0.215
1.5 SD=> 0.323
2 SD=> 0.431

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22049684-705	9360 GREENFIELD	03/18/20	\$ 465,000	CD	03-ARM'S LENGTH	\$ 507,000	\$ 270,800	53.41	\$ 758,075	\$ 174,018	\$ 332,982	\$ 1,116,744	0.298	11,223	\$ 45.18	CGRS9
22000907-14	15640 W WARREN	01/17/21	\$ 750,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 772,000	\$ 269,600	34.92	\$ 624,413	\$ 65,819	\$ 706,181	\$ 986,915	0.716	9,987	\$ 77.30	CGRS9
21020783	13626 E SEVEN MILE	10/31/22	\$ 530,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 530,000	\$ 250,000	47.17	\$ 570,139	\$ 83,913	\$ 446,087	\$ 929,686	0.480	11,305	\$ 46.88	CGRS9
21000561	12919 E JEFFERSON	06/13/23	\$ 1,300,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 1,300,000	\$ 444,800	34.22	\$ 878,453	\$ 145,760	\$ 1,154,240	\$ 1,449,790	0.796	10,940	\$ 118.83	CGRS9
22007535-40	24133 W GRAND RIVER	09/30/24	\$ 950,000	DD	19-MULTI PARCEL ARM'S LENGTH	\$ 935,000	\$ 604,200	63.60	\$ 1,237,679	\$ 316,633	\$ 633,367	\$ 1,761,082	0.360	13,999	\$ 66.79	CGRS9
Totals:			\$ 3,995,000			\$ 4,044,000	\$ 1,839,400		\$ 4,068,759	\$ 3,272,857	\$ 6,244,217			\$ 71.00		

Sale. Ratio => 45.48

Std. Dev. => 12.50

E.C.F. => 0.524

Ave. E.C.F. => 0.530

Std. Deviation=> 0.218

1.5 SD=> 0.327

2 SD=> 0.437

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
16008958	4201 W OUTER	06/30/22	\$ 1,070,000	OTH	21-NOT USED/OTHER	\$ 1,070,000	\$ -	0.00	\$ 1,925,359	\$ 147,053	\$ 922,947	\$ 6,866,046	0.134	46,350	\$ 23.09	CGSD	
09005225-30	3105 CARPENTER	07/07/22	\$ 5,340,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 5,340,000	\$ 26,500	0.50	\$ 2,765,575	\$ 70,285	\$ 5,269,715	\$ 10,406,525	0.506	63,718	\$ 83.81	CGSD	
13024945	13200 CONANT	07/07/22	\$ 4,750,000	MLC	03-ARM'S LENGTH	\$ 4,750,000	\$ 2,519,700	53.05	\$ 4,781,714	\$ 305,927	\$ 4,444,073	\$ 17,281,031	0.257	116,060	\$ 40.93	CGSD	
22018489.011L	22930 CHIPPEWA	06/28/23	\$ 1,400,000	WD	21-NOT USED/OTHER	\$ 1,400,000	\$ -	0.00	\$ 1,567,670	\$ 255,696	\$ 1,144,304	\$ 4,955,101	0.231	36,975	\$ 37.86	CGSD	
21072609-16	9740 MCKINNEY	10/09/23	\$ 1,500,000	WD	21-NOT USED/OTHER	\$ 1,500,000	\$ -	0.00	\$ 2,676,031	\$ 351,784	\$ 1,148,216	\$ 8,973,927	0.128	75,905	\$ 19.76	CGSD	
16046187	17370 MEYERS	12/15/23	\$ 784,091	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 784,091	\$ 276,700	35.29	\$ 646,202	\$ 164,204	\$ 619,887	\$ 1,860,996	0.333	25,080	\$ 31.26	CGSD	
Totals:			\$ 14,844,091			\$ 14,844,091	\$ 2,822,900		\$ 14,362,551		\$ 13,549,142	\$ 50,343,626			\$ 39.45		
								Sale. Ratio =>	19.02					E.C.F. =>	0.269	Std. Deviation=>	0.141
								Std. Dev. =>	23.43					Ave. E.C.F. =>	0.265	1.5 SD=>	0.212
															2 SD=>	0.283	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
15004969-71	6801 E SEVEN MILE	11/22/23	\$ 135,000	WD	21-NOT USED/OTHER	\$ 135,000	\$ -	0.00	\$ 216,475	\$ 29,742	\$ 105,258	\$ 765,299	0.138	10,155	\$ 10.37	CGSF
18011558-63	4381 LARKINS	01/26/23	\$ 385,912	WD	21-NOT USED/OTHER	\$ 385,912	\$ 166,800	43.22	\$ 420,637	\$ 107,929	\$ 277,983	\$ 1,214,736	0.229	12,175	\$ 22.83	CGSF
22007914	20526 W GRAND RIVER	05/08/24	\$ 75,000	WD	21-NOT USED/OTHER	\$ 75,000	\$ -	0.00	\$ 189,401	\$ 26,719	\$ 48,281	\$ 433,180	0.111	4,436	\$ 10.88	CGSF
Totals:			\$ 595,912			\$ 595,912	\$ 166,800		\$ 826,513		\$ 431,522	\$ 2,413,215			\$ 14.69	
								Sale. Ratio =>	27.99				E.C.F. =>	0.179	Std. Deviation=>	0.062
								Std. Dev. =>	24.95				Ave. E.C.F. =>	0.159		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
16017170-2	4412 LIVERNOIS	01/28/22	\$ 130,000	MLC	03-ARM'S LENGTH	\$ 130,000	\$ 62,700	48.23	\$ 187,463	\$ 17,325	\$ 112,675	\$ 531,681	0.212	3,985	\$ 32.62	CGSU1
08001655-8	2550 W GRAND BLVD	01/31/22	\$ 2,500,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,500,000	\$ 713,200	28.53	\$ 1,838,976	\$ 364,915	\$ 2,135,085	\$ 4,724,554	0.452	38,550	\$ 64.85	CGSU1
8000462	1567 CHURCH	03/24/22	\$ 900,000	WD	21-NOT USED/OTHER	\$ 900,000	\$ 199,200	22.13	\$ 844,241	\$ 543,510	\$ 356,490	\$ 939,784	0.379	31,922	\$ 28.19	CGSU1
15012025-42	19486 SHERWOOD	02/10/23	\$ 340,000	WD	21-NOT USED/OTHER	\$ 340,000	\$ -	0.00	\$ 363,988	\$ 59,875	\$ 280,125	\$ 950,353	0.295	10,000	\$ 34.00	CGSU1
17005740	8230 E EIGHT MILE	03/17/23	\$ 1,000,000	WD	03-ARM'S LENGTH	\$ 1,000,000	\$ 385,600	38.56	\$ 899,388	\$ 369,764	\$ 630,236	\$ 1,801,442	0.350	15,480	\$ 64.60	CGSU1
19000013-5	9636 E JEFFERSON	06/29/23	\$ 2,100,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$ 2,100,000	\$ 3,979,600	189.50	\$ 2,331,484	\$ 1,335,109	\$ 764,891	\$ 3,113,672	0.246	75,678	\$ 27.75	CGSU1
12009156	1930 25TH	08/31/23	\$ 180,000	CD	03-ARM'S LENGTH	\$ 180,000	\$ 65,200	36.22	\$ 160,899	\$ 60,842	\$ 119,158	\$ 312,678	0.381	2,250	\$ 80.00	CGSU1
18006758	10917 W GRAND RIVER	05/03/24	\$ 360,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 360,000	\$ 88,100	24.47	\$ 339,867	\$ 18,576	\$ 341,424	\$ 1,004,034	0.340	34,380	\$ 10.47	CGSU1
14012114-7	12040 BROADSTREET	05/07/24	\$ 215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 215,000	\$ 161,900	75.30	\$ 325,758	\$ 16,638	\$ 198,362	\$ 966,000	0.205	17,411	\$ 12.35	CGSU1
21004436-42	15251 HARPER	06/07/24	\$ 415,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 415,000	\$ 192,700	46.43	\$ 387,413	\$ 82,213	\$ 332,787	\$ 953,750	0.349	6,992	\$ 59.35	CGSU1
16012965	3420 JUNCTION	06/10/24	\$ 375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 375,000	\$ 387,700	103.39	\$ 401,999	\$ 17,669	\$ 357,331	\$ 1,213,800	0.294	9,921	\$ 37.80	CGSU1
Totals:			\$ 8,515,000			\$ 8,515,000	\$ 6,235,900		\$ 8,081,476		\$ 5,628,564	\$ 16,511,750			\$ 41.09	

Sale. Ratio =>

73.23

E.C.F. =>

0.341

Std. Deviation=>

0.076

Std. Dev. =>

52.27

Ave. E.C.F. =>

0.318

1.5 SD=>

0.115

2 SD=>

0.153

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22005377-80	19501 PLYMOUTH	04/15/22	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 24,300	48.60	\$ 61,878	\$ 22,580	\$ 27,420	\$ 68,226	0.402	1,944	\$ 25.72	CGUT2
09011217-21	12240 JOSEPH CAMPAU	05/09/22	\$ 367,000	WD	03-ARM'S LENGTH	\$ 367,000	\$ 49,700	13.54	\$ 183,089	\$ 18,073	\$ 348,927	\$ 286,486	1.218	19,530	\$ 18.79	CGUT2
22036456	9221 FREELAND	06/01/22	\$ 85,000	WD	03-ARM'S LENGTH	\$ 85,000	\$ 71,500	84.12	\$ 181,888	\$ 38,413	\$ 46,587	\$ 249,089	0.187	5,600	\$ 15.18	CGUT2
22017169-74	16330 W SEVEN MILE	06/08/22	\$ 105,000	WD	03-ARM'S LENGTH	\$ 105,000	\$ 66,300	63.14	\$ 146,083	\$ 38,769	\$ 66,231	\$ 186,309	0.355	1,336	\$ 78.59	CGUT2
21002951	17155 E WARREN	06/14/22	\$ 77,500	WD	03-ARM'S LENGTH	\$ 77,500	\$ 27,800	35.87	\$ 66,973	\$ 24,738	\$ 52,762	\$ 73,325	0.720	3,188	\$ 24.31	CGUT2
22002783-4	19328 JOY	06/29/22	\$ 24,000	QC	03-ARM'S LENGTH	\$ 24,000	\$ 25,200	105.00	\$ 64,132	\$ 16,693	\$ 7,307	\$ 82,359	0.089	1,800	\$ 13.33	CGUT2
21076591-6	12244 MORANG	07/13/22	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 20,200	26.93	\$ 52,695	\$ 29,730	\$ 45,270	\$ 39,870	1.135	2,822	\$ 26.58	CGUT2
22049489-93	8114 GREENFIELD	07/14/22	\$ 130,000	WD	03-ARM'S LENGTH	\$ 130,000	\$ 83,700	64.38	\$ 198,744	\$ 41,757	\$ 88,243	\$ 272,547	0.324	3,200	\$ 40.63	CGUT2
21056809-10	11398 KELLY	07/15/22	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 29,000	58.00	\$ 69,937	\$ 24,106	\$ 25,894	\$ 79,568	0.325	1,170	\$ 42.74	CGUT2
16017679	18109 LIVERNOIS	08/01/22	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 77,800	17.29	\$ 332,539	\$ 35,746	\$ 414,254	\$ 515,266	0.804	3,902	\$ 115.33	CGUT2
13009153-4	3800 E EIGHT MILE	08/02/22	\$ 30,000	WD	03-ARM'S LENGTH	\$ 30,000	\$ 22,000	73.33	\$ 57,889	\$ 18,919	\$ 11,081	\$ 67,656	0.164	960	\$ 31.25	CGUT2
09006693-6	2027 E MCNICHOLS	08/12/22	\$ 70,000	WD	03-ARM'S LENGTH	\$ 70,000	\$ 51,500	73.57	\$ 126,513	\$ 23,329	\$ 46,671	\$ 179,139	0.261	3,346	\$ 20.92	CGUT2
21028984	13033 GRATIOT	08/29/22	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 177,600	59.20	\$ 447,611	\$ 57,320	\$ 242,680	\$ 677,589	0.358	12,600	\$ 23.81	CGUT2
21028173-9	14150 E EIGHT MILE	09/13/22	\$ 250,000	WD	03-ARM'S LENGTH	\$ 250,000	\$ 52,500	21.00	\$ 139,851	\$ 64,729	\$ 185,271	\$ 130,420	1.421	1,176	\$ 212.59	CGUT2
09011289-97	13470 JOSEPH CAMPAU	09/20/22	\$ 45,000	QC	03-ARM'S LENGTH	\$ 45,000	\$ 26,900	59.78	\$ 68,074	\$ 14,453	\$ 30,547	\$ 93,092	0.328	1,500	\$ 30.00	CGUT2
17009596	9500 VAN DYKE	09/23/22	\$ 46,000	WD	03-ARM'S LENGTH	\$ 46,000	\$ 17,200	37.39	\$ 44,060	\$ 8,074	\$ 37,926	\$ 62,476	0.607	1,461	\$ 31.49	CGUT2
12008008.002L	3344 W VERNOR	10/05/22	\$ 150,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 150,000	\$ 82,800	55.20	\$ 233,723	\$ 119,049	\$ 30,951	\$ 199,087	0.155	4,635	\$ 32.36	CGUT2
13008293-8	4300 E SEVEN MILE	10/05/22	\$ 200,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 200,000	\$ 102,900	51.45	\$ 249,104	\$ 59,561	\$ 140,439	\$ 329,068	0.427	6,240	\$ 32.05	CGUT2
13008244-7	4800 E SEVEN MILE	10/07/22	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 40,700	81.40	\$ 99,184	\$ 40,232	\$ 9,768	\$ 78,707	0.124	1,246	\$ 40.13	CGUT2
22008429-34	13020 W GRAND RIVER	10/08/22	\$ 300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 300,000	\$ 182,300	60.77	\$ 453,112	\$ 80,305	\$ 219,695	\$ 729,236	0.301	10,882	\$ 27.57	CGUT2
22002415-9	19101 JOY	10/21/22	\$ 275,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 275,000	\$ 142,700	51.89	\$ 362,499	\$ 46,414	\$ 228,586	\$ 642,637	0.356	9,780	\$ 28.12	CGUT2
09024538-45	20525 JOHN R	11/29/22	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 87,800	19.51	\$ 214,359	\$ 65,344	\$ 384,656	\$ 291,047	1.322	2,582	\$ 174.28	CGUT2
12005569	2710 PURITAN	12/06/22	\$ 55,000	PTA	03-ARM'S LENGTH	\$ 55,000	\$ 12,000	21.82	\$ 29,268	\$ 5,538	\$ 49,462	\$ 41,198	1.201	1,640	\$ 33.54	CGUT2
18006682	10406 PLYMOUTH	12/09/22	\$ 62,000	WD	03-ARM'S LENGTH	\$ 62,000	\$ 17,200	27.74	\$ 65,212	\$ 18,443	\$ 43,557	\$ 81,196	0.536	1,192	\$ 52.01	CGUT2
16017485-90	20125 LIVERNOIS	01/13/23	\$ 350,000	WD	03-ARM'S LENGTH	\$ 350,000	\$ 73,900	21.11	\$ 205,905	\$ 74,061	\$ 275,939	\$ 228,896	1.206	6,671	\$ 52.47	CGUT2
22002649-55	20700 JOY	02/07/23	\$ 150,000	QC	03-ARM'S LENGTH	\$ 150,000	\$ 79,200	52.80	\$ 170,518	\$ 38,086	\$ 111,914	\$ 229,917	0.487	2,997	\$ 50.05	CGUT2
13008230	5012 E SEVEN MILE	02/09/23	\$ 41,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 41,000	\$ 31,600	77.07	\$ 76,358	\$ 20,220	\$ 20,780	\$ 97,462	0.213	1,368	\$ 29.97	CGUT2
21021155-7	14701 E SEVEN MILE	02/09/23	\$ 72,500	WD	03-ARM'S LENGTH	\$ 72,500	\$ 53,200	73.38	\$ 131,317	\$ 45,645	\$ 26,855	\$ 108,319	0.248	5,136	\$ 14.12	CGUT2
13007539-45	4119 E DAVISON	02/21/23	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 65,800	38.71	\$ 164,406	\$ 43,411	\$ 126,589	\$ 210,061	0.603	4,732	\$ 35.93	CGUT2
22018849	17521 W EIGHT MILE	02/24/23	\$ 187,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 187,500	\$ 104,300	55.63	\$ 267,134	\$ 33,344	\$ 154,156	\$ 413,625	0.373	6,520	\$ 28.76	CGUT2
21056753-8	9155 HAYES	02/28/23	\$ 174,096	MLC	19-MULTI PARCEL ARM'S LENGTH	\$ 174,096	\$ 103,900	59.68	\$ 253,909	\$ 46,899	\$ 127,197	\$ 359,392	0.354	9,244	\$ 18.83	CGUT2
18008900-2	186 GREEN	03/01/23	\$ 150,000	WD	03-ARM'S LENGTH	\$ 150,000	\$ 27,900	18.60	\$ 64,999	\$ 24,411	\$ 125,589	\$ 120,634	1.041	1,659	\$ 90.42	CGUT2
13000811-2	3675 E VERNOR	03/02/23	\$ 220,000	MLC	03-ARM'S LENGTH	\$ 220,000	\$ 58,800	26.73	\$ 142,474	\$ 6,046	\$ 213,954	\$ 236,854	0.903	4,500	\$ 48.89	CGUT2
18001430	6707 DIX	03/09/23	\$ 815,000	WD	03-ARM'S LENGTH	\$ 815,000	\$ 335,300	41.14	\$ 768,580	\$ 76,349	\$ 738,651	\$ 1,201,790	0.615	22,362	\$ 36.45	CGUT2
20015024-8	2333 S FORT	03/10/23	\$ 75,000	WD	03-ARM'S LENGTH	\$ 75,000	\$ 28,400	37.87	\$ 70,870	\$ 45,439	\$ 29,561	\$ 44,151	0.670	1,536	\$ 48.83	CGUT2
05002987-90	8900 OAKLAND	03/31/23	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 45,300	26.65	\$ 129,053	\$ 26,517	\$ 143,483	\$ 178,014	0.806	1,882	\$ 90.33	CGUT2
13008224	5050 E SEVEN MILE	04/05/23	\$ 500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 500,000	\$ 177,400	35.48	\$ 381,188	\$ 68,032	\$ 431,968	\$ 543,674	0.795	7,704	\$ 64.90	CGUT2
13008684-90	6245 E SEVEN MILE	04/17/23	\$ 50,000	WD	03-ARM'S LENGTH	\$ 50,000	\$ 50,300	100.60	\$ 108,871	\$ 40,669	\$ 9,331	\$ 118,406	0.079	2,094	\$ 23.88	CGUT2
21002359-60	16006 E WARREN	04/28/23	\$ 43,000	WD	03-ARM'S LENGTH	\$ 43,000	\$ 49,200	114.42	\$ 106,562	\$ 13,261	\$ 29,739	\$ 161,981	0.184	2,960	\$ 14.53	CGUT2
22016410-3	18843 W SEVEN MILE	05/12/23	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 33,300	24.67	\$ 73,562	\$ 16,492	\$ 118,508	\$ 99,080	1.196	1,440	\$ 93.75	CGUT2
22008671	13835 SCHOOLCRAFT	05/15/23	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 71,000	71.00	\$ 160,002	\$ 68,032	\$ 31,968	\$ 159,670	0.200	3,996	\$ 25.03	CGUT2
13009670-4	8463 MT ELLIOTT	05/31/23	\$ 40,000	QCD	03-ARM'S LENGTH	\$ 40,000	\$ 16,100	40.25	\$ 37,101	\$ 19,527	\$ 20,473	\$ 30,510	0.671	1,197	\$ 33.42	CGUT2
20016160	440 OAKWOOD	05/31/23	\$ 300,000	WD	03-ARM'S LENGTH	\$ 300,000	\$ 188,700	62.90	\$ 412,321	\$ 12,953	\$ 287,047	\$ 693,347	0.414	11,388	\$ 26.34	CGUT2
21028726	12376 GRATIOT	06/02/23	\$ 90,000	WD	03-ARM'S LENGTH	\$ 90,000	\$ 40,200	44.67	\$ 91,316	\$ 20,793	\$ 69,207	\$ 122,436	0.565	2,640	\$ 34.09	CGUT2
16007826-9	8038 PURITAN	06/23/23	\$ 48,000	WD	03-ARM'S LENGTH	\$ 48,000	\$ 24,200	50.42	\$ 54,440	\$ 23,124	\$ 24,876	\$ 54,368	0.458	1,450	\$ 33.10	CGUT2
22000894	15752 W WARREN	06/23/23	\$ 200,000	WD	03-ARM'S LENGTH	\$ 200,000	\$ 42,100	21.05	\$ 93,504	\$ 18,057	\$ 181,943	\$ 130,984	1.389	1,941	\$ 103.04	CGUT2
09011222-31	12300 JOSEPH CAMPAU	07/07/23	\$ 550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 550,000	\$ 255,200	46.40	\$ 563,897	\$ 51,358	\$ 498,642	\$ 889,825	0.560	17,565	\$ 31.31	CGUT2

17005118-20	11037 E SEVEN MILE	07/14/23	\$ 135,000	WD	03-ARM'S LENGTH	\$ 135,000	\$ 78,400	58.07	\$ 169,822	\$ 19,318	\$ 115,682	\$ 261,292	0.443	4,486	\$ 30.09	CGUT2
17009714-6	13018 VAN DYKE	07/18/23	\$ 65,000	WD	03-ARM'S LENGTH	\$ 65,000	\$ 8,300	12.77	\$ 80,861	\$ 17,519	\$ 47,481	\$ 109,969	0.432	1,786	\$ 36.39	CGUT2
22004916	13333 PLYMOUTH	07/24/23	\$ 10,000	WD	03-ARM'S LENGTH	\$ 10,000	\$ 7,600	76.00	\$ 9,550	\$ 5,909	\$ 4,091	\$ 6,321	0.647	600	\$ 16.67	CGUT2
22005129-30	16121 PLYMOUTH	07/24/23	\$ 26,000	WD	03-ARM'S LENGTH	\$ 26,000	\$ 23,300	89.62	\$ 52,932	\$ 9,840	\$ 16,160	\$ 74,813	0.216	1,880	\$ 13.83	CGUT2
21072391	11400 WHITTIER	08/10/23	\$ 160,000	WD	03-ARM'S LENGTH	\$ 160,000	\$ 68,700	42.94	\$ 154,719	\$ 19,255	\$ 140,745	\$ 235,181	0.598	4,307	\$ 37.15	CGUT2
22049840-2	12070 GREENFIELD	08/29/23	\$ 200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 200,000	\$ 68,000	34.00	\$ 176,616	\$ 87,497	\$ 112,503	\$ 154,720	0.727	1,789	\$ 111.79	CGUT2
22000134-5	16311 W WARREN	08/31/23	\$ 115,000	WD	03-ARM'S LENGTH	\$ 115,000	\$ 35,800	31.13	\$ 79,867	\$ 9,358	\$ 105,642	\$ 122,411	0.863	2,400	\$ 47.92	CGUT2
22017332-6	14700 W SEVEN MILE	09/05/23	\$ 140,000	QCD	03-ARM'S LENGTH	\$ 140,000	\$ 51,700	36.93	\$ 114,620	\$ 21,445	\$ 118,555	\$ 161,762	0.733	10,284	\$ 13.61	CGUT2
16009499-503	10535 W EIGHT MILE	09/07/23	\$ 700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 700,000	\$ 149,500	21.36	\$ 349,166	\$ 108,769	\$ 591,231	\$ 417,356	1.417	11,996	\$ 58.35	CGUT2
22009707	16104 SCHOOLCRAFT	10/23/23	\$ 42,000	WD	03-ARM'S LENGTH	\$ 42,000	\$ 26,600	63.33	\$ 59,704	\$ 16,847	\$ 25,153	\$ 74,405	0.338	1,104	\$ 38.04	CGUT2
22013486-90	24514 W MCNICHOLS	11/10/23	\$ 100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 100,000	\$ 181,100	181.10	\$ 405,964	\$ 24,683	\$ 75,317	\$ 661,946	0.114	6,426	\$ 15.56	CGUT2
21001166	10800 MACK	11/21/23	\$ 23,000	WD	03-ARM'S LENGTH	\$ 23,000	\$ 21,700	94.35	\$ 46,696	\$ 10,413	\$ 12,587	\$ 62,991	0.200	960	\$ 23.96	CGUT2
19001783	10439 GRATIOT	12/14/23	\$ 180,000	WD	03-ARM'S LENGTH	\$ 180,000	\$ 68,900	38.28	\$ 163,194	\$ 70,324	\$ 109,676	\$ 161,233	0.680	1,421	\$ 126.67	CGUT2
09008123-33	1403 E STATE FAIR	01/05/24	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 63,000	45.00	\$ 137,489	\$ 53,347	\$ 86,653	\$ 146,080	0.593	3,780	\$ 37.04	CGUT2
16018289-90	8211 LIVERNOIS	02/09/24	\$ 135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 135,000	\$ 84,900	62.89	\$ 180,200	\$ 15,663	\$ 119,337	\$ 285,655	0.418	5,920	\$ 22.80	CGUT2
18006646-9	10435 PLYMOUTH	02/14/24	\$ 240,000	QC	03-ARM'S LENGTH	\$ 240,000	\$ 106,400	44.33	\$ 233,285	\$ 18,410	\$ 221,590	\$ 373,047	0.594	7,360	\$ 32.61	CGUT2
22016671-7	23733 W SEVEN MILE	02/21/24	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 51,200	36.57	\$ 97,389	\$ 21,711	\$ 118,289	\$ 131,385	0.900	1,242	\$ 112.72	CGUT2
20004586-7	8841 MICHIGAN	02/26/24	\$ 350,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$ 350,000	\$ 80,400	22.97	\$ 187,230	\$ 46,264	\$ 303,736	\$ 244,733	1.241	5,327	\$ 65.70	CGUT2
13025127-34	18936 CONANT	02/28/24	\$ 69,000	LC	03-ARM'S LENGTH	\$ 69,000	\$ 41,300	59.86	\$ 93,693	\$ 35,067	\$ 33,933	\$ 101,781	0.333	1,800	\$ 38.33	CGUT2
Totals:			\$ 11,297,596			\$ 11,297,596	\$ 4,663,700		\$ 11,269,701	\$ 8,940,916	\$ 15,676,066			\$ 46.65		

Sale. Ratio =>

41.28

E.C.F. =>

0.570

Std. Deviation=>

0.368

Std. Dev. =>

28.58

Ave. E.C.F. =>

0.585

1.5 SD=>

0.553

2 SD=>

0.737