

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-02-126-129	30637 FOURTEEN MILE	9/10/2024	\$13,470,000	CD	03-ARM'S LENGTH	\$13,470,000	\$6,157,470	45.71	\$12,314,934	\$509,058	\$12,960,942	\$10,635,924	1.219	80,649	\$160.71	'APT03	
22-23-25-301-053	23210 MIDDLEBELT	7/29/2024	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$609,710	40.65	\$1,219,418	\$193,777	\$1,306,223	\$737,871	1.770	13,120	\$99.56	'APT01	
22-23-33-376-087	35100 EIGHT MILE	2/9/2024	\$7,000,000	WD	03-ARM'S LENGTH	\$7,000,000	\$2,681,230	38.30	\$5,362,464	\$1,310,074	\$5,689,926	\$3,650,802	1.559	64,770	\$87.85	'APT03	
22-23-34-201-031	32125 NINE MILE	7/26/2023	\$4,176,160	WD	03-ARM'S LENGTH	\$4,176,160	\$1,843,680	44.15	\$3,687,366	\$492,811	\$3,683,349	\$2,662,129	1.384	47,239	\$77.97	'APT05	
22-23-36-480-030	20745 ST FRANCIS	6/14/2024	\$1,275,000	MLC	03-ARM'S LENGTH	\$1,275,000	\$739,660	58.01	\$1,479,314	\$172,009	\$1,102,991	\$940,507	1.173	13,952	\$79.06	'APT01	
Totals:			\$27,421,160			\$27,421,160	\$12,031,750			\$24,063,496			\$24,743,431	\$18,627,233	\$101.03		
								Sale. Ratio =>	43.88					E.C.F. =>	1.328	Std. Deviation=>	0.247429277
								Std. Dev. =>	7.64					Ave. E.C.F. =>	1.421	Ave. Variance=>	19.4917

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22-23-18-100-043	27000 HILLS TECH CT	1/8/2024	\$6,650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,650,000	\$4,379,669	65.86	\$8,759,337	(\$2,763,259)	\$9,413,259	\$6,509,941	1.446	97,451	\$96.59	'IND06
22-23-18-101-011	39340 COUNTRY CLUB	7/15/2024	\$1,500,000	CD	03-ARM'S LENGTH	\$1,500,000	\$802,190	53.48	\$1,604,376	\$185,740	\$1,314,260	\$801,489	1.640	11,922	\$110.24	'IND06
22-23-18-200-046	37560 ENTERPRISE	4/7/2023	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$370,330	37.79	\$740,651	\$204,808	\$775,192	\$302,736	2.561	8,699	\$89.11	'IND06
22-23-19-252-001	37987 INTERCHANGE DR	3/20/2024	\$2,250,000	CD	03-ARM'S LENGTH	\$2,250,000	\$797,790	35.46	\$1,595,576	\$339,303	\$1,910,697	\$709,758	2.692	15,112	\$126.44	'IND06
22-23-19-253-012	25330 INTERCHANGE CT	8/17/2023	\$2,500,000	CD	03-ARM'S LENGTH	\$2,500,000	\$986,890	39.48	\$1,973,775	\$219,601	\$2,280,399	\$991,058	2.301	25,475	\$89.52	'IND06
22-23-19-326-044	24735 CRESTVIEW	12/12/2024	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$586,560	43.45	\$1,173,115	\$346,232	\$1,003,768	\$467,165	2.149	13,307	\$75.43	'IND06
22-23-19-426-034	24555 HALLWOOD	8/23/2024	\$1,300,000	PTA	03-ARM'S LENGTH	\$1,300,000	\$770,100	59.24	\$1,540,190	\$160,862	\$1,139,138	\$779,281	1.462	13,101	\$86.95	'IND06
22-23-21-376-016	34600 GRAND RIVER	8/11/2023	\$2,379,000	WD	03-ARM'S LENGTH	\$2,379,000	\$966,120	40.61	\$1,932,247	\$565,716	\$1,813,284	\$772,051	2.349	23,401	\$77.49	'IND06
22-23-23-476-010	29473 MEDBURY	6/7/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$290,270	52.78	\$580,542	\$66,474	\$483,526	\$290,433	1.665	6,090	\$79.40	'IND06
22-23-26-482-001	29820 NINE MILE	12/20/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,080	57.04	\$228,169	\$61,107	\$138,893	\$94,385	1.472	3,147	\$44.14	'IND06
22-23-30-127-034	24148 RESEARCH	3/27/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$251,910	38.76	\$503,815	\$88,593	\$561,407	\$251,649	2.231	4,580	\$122.58	'IND03
22-23-30-252-006	23659 INDUSTRIAL PARK DR	7/18/2023	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$785,520	45.54	\$1,571,035	\$334,777	\$1,390,223	\$749,247	1.855	16,939	\$82.07	'IND03
22-23-30-276-064	23944 FREEWAY PARK	6/2/2023	\$2,460,000	WD	03-ARM'S LENGTH	\$2,460,000	\$1,409,330	57.29	\$2,818,659	\$295,371	\$2,164,629	\$1,529,265	1.415	35,548	\$60.89	'IND03
22-23-30-327-017	23014 COMMERCE	7/6/2023	\$850,000	CD	03-ARM'S LENGTH	\$850,000	\$401,630	47.25	\$803,261	\$105,191	\$744,809	\$423,072	1.760	7,231	\$103.00	'IND03
22-23-34-126-007	32613 FOLSOM	2/5/2025	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$289,210	32.13	\$578,428	\$78,173	\$821,827	\$282,629	2.908	7,686	\$106.93	'IND06
22-23-34-377-015	32408 EIGHT MILE	1/2/2025	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$378,830	43.29	\$757,656	\$62,419	\$812,581	\$392,789	2.069	7,159	\$113.50	'IND06
22-23-34-456-017	20780 HUGO	11/14/2024	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$218,400	41.36	\$436,793	\$69,804	\$458,196	\$207,338	2.210	5,175	\$88.54	'IND06
22-23-34-457-002	20768 PARKER	3/24/2025	\$587,500	CD	03-ARM'S LENGTH	\$587,500	\$241,970	41.19	\$483,949	\$53,963	\$533,537	\$242,929	2.196	6,429	\$82.99	'IND06
22-23-34-476-045	20750 SUNNYDALE	4/4/2024	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$365,520	73.10	\$731,030	\$111,902	\$388,098	\$349,789	1.110	8,184	\$47.42	'IND06
22-23-35-352-013	30896 EIGHT MILE	9/19/2024	\$1,035,000	WD	03-ARM'S LENGTH	\$1,035,000	\$655,100	63.29	\$1,310,198	\$142,913	\$892,087	\$659,483	1.353	10,530	\$84.72	'IND06
22-23-35-377-020	30600 EIGHT MILE	4/19/2024	\$3,020,123	WD	03-ARM'S LENGTH	\$3,020,123	\$1,235,940	40.92	\$2,471,881	\$286,442	\$2,733,681	\$1,234,711	2.214	23,940	\$114.19	'IND06
22-23-35-377-037	30550 EIGHT MILE	3/19/2024	\$2,717,829	WD	03-ARM'S LENGTH	\$2,717,829	\$1,383,590	50.91	\$2,767,175	\$964,590	\$1,753,239	\$1,018,409	1.722	26,617	\$65.87	'IND06
Totals:			\$35,507,452			\$35,507,452	\$17,680,949		\$35,361,858		\$33,526,730	\$19,059,607			\$88.55	
							Sale. Ratio =>	49.80				E.C.F. =>	1.759		Std. Deviation=>	0.477963811
							Std. Dev. =>	10.81				Ave. E.C.F. =>	1.944		Ave. Variance=>	40.8155

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22-23-02-252-030	32000 NORTHWESTERN	1/31/2024	\$4,700,000	CD	03-ARM'S LENGTH	\$4,700,000	\$2,400,220	51.07	\$4,800,433	\$1,037,935	\$3,662,065	\$4,886,361	0.749	58,548	\$62.55	'OFC07
22-23-02-301-059	30110 ORCHARD LAKE	11/15/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$383,520	66.12	\$767,043	\$189,646	\$390,354	\$577,397	0.676	4,964	\$78.64	'OFC05
22-23-02-304-002	30054 ORCHARD LAKE	4/11/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$145,650	33.10	\$291,302	\$89,311	\$350,689	\$201,991	1.736	1,844	\$190.18	'OFC05
22-23-02-304-003	30038 ORCHARD LAKE	6/25/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$159,030	48.19	\$318,053	\$90,891	\$239,109	\$227,162	1.053	1,996	\$119.79	'OFC05
22-23-02-304-004	30018 ORCHARD LAKE	10/31/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$140,780	33.52	\$281,555	\$90,185	\$329,815	\$191,370	1.723	2,002	\$164.74	'OFC05
22-23-02-426-017	31811 MIDDLEBELT STE 202	3/7/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,780	54.08	\$113,556	\$22,170	\$82,830	\$60,924	1.360	803	\$103.15	'OFC02
22-23-02-426-019	31805 MIDDLEBELT STE 301	1/25/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,680	46.43	\$125,351	\$22,170	\$112,830	\$68,787	1.640	802	\$140.69	'OFC02
22-23-03-301-013	32910 THIRTEEN MILE	5/5/2023	\$1,990,000	WD	03-ARM'S LENGTH	\$1,990,000	\$1,045,390	52.53	\$2,090,773	\$559,293	\$1,430,707	\$1,867,658	0.766	21,167	\$67.59	'OFC16
22-23-03-476-042	31500 THIRTEEN MILE	7/31/2023	\$2,000,000	MLC	03-ARM'S LENGTH	\$2,000,000	\$981,450	49.07	\$1,962,909	(\$961,170)	\$2,961,170	\$3,248,976	0.911	45,838	\$64.60	'OFC12
22-23-08-451-020	36400 TWELVE MILE	1/3/2025	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$257,020	50.40	\$514,031	\$190,890	\$319,110	\$273,848	1.165	2,677	\$119.20	'OFC15
22-23-12-351-012	29330 TWELVE MILE	8/15/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$421,290	44.35	\$842,573	\$202,598	\$747,402	\$542,351	1.378	3,362	\$222.31	'OFC15
22-23-14-477-024	26029 MIDDLEBELT	6/15/2023	\$650,000	CD	03-ARM'S LENGTH	\$650,000	\$332,870	51.21	\$665,742	\$293,596	\$356,404	\$489,665	0.728	3,587	\$99.36	'OFC03
22-23-15-101-022	33333 TWELVE MILE	10/8/2024	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$1,038,120	49.43	\$2,076,245	\$800,781	\$1,299,219	\$1,656,446	0.784	21,667	\$59.96	'OFC07
22-23-15-102-001	32905 TWELVE MILE #110	2/11/2025	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$59,390	69.87	\$118,782	\$52,571	\$32,429	\$97,369	0.333	990	\$32.76	'OFC01
22-23-15-102-005	32905 TWELVE MILE #150	1/19/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$67,150	70.68	\$134,304	\$59,740	\$35,260	\$109,652	0.322	1,134	\$31.09	'OFC01
22-23-18-200-001	38285 TWELVE MILE	5/6/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$201,370	50.34	\$402,738	\$242,869	\$157,131	\$266,448	0.590	2,899	\$54.20	'OFC04
22-23-22-476-040	24381 ORCHARD LAKE	3/14/2025	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$308,390	28.04	\$616,788	\$319,549	\$780,451	\$521,471	1.497	4,687	\$166.51	'OFC14
22-23-26-102-048	23800 ORCHARD LAKE	9/7/2023	\$2,650,000	CD	03-ARM'S LENGTH	\$2,650,000	\$1,267,490	47.83	\$2,534,978	\$732,178	\$1,917,822	\$3,162,807	0.606	35,120	\$54.61	'OFC18
22-23-26-153-030	23330 ORCHARD LAKE UNIT 7	11/21/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,540	38.99	\$113,089	\$36,155	\$108,845	\$134,971	0.806	1,117	\$97.44	'OFC14
22-23-26-153-031	23330 ORCHARD LAKE UNIT 8	12/31/2024	\$550,000	MLC	03-ARM'S LENGTH	\$550,000	\$249,610	45.38	\$499,213	\$150,084	\$399,916	\$612,507	0.653	5,374	\$74.42	'OFC14
22-23-31-101-026	22300 HAGGERTY	2/14/2025	\$5,988,523	CD	03-ARM'S LENGTH	\$5,988,523	\$2,945,880	49.19	\$5,891,768	\$1,640,374	\$4,348,149	\$5,521,290	0.788	55,932	\$77.74	'OFC07
22-23-35-105-003	30785 GRAND RIVER	7/13/2023	\$1,500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$1,364,780	90.99	\$2,729,573	\$1,948,792	(\$448,792)	\$1,048,177	(0.428)	11,980	(\$37.46)	'OFC14
22-23-35-476-026	21111 MIDDLEBELT	4/29/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$265,900	53.18	\$531,800	\$192,999	\$307,001	\$594,387	0.517	5,091	\$60.30	'OFC14
22-23-36-306-011	28975 GRAND RIVER	11/14/2024	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$298,980	30.66	\$597,957	\$358,093	\$616,907	\$420,814	1.466	5,790	\$106.55	'OFC14
Totals:			\$28,898,523			\$28,898,523	\$14,510,280		\$29,020,556		\$20,536,823	\$26,782,829			\$92.12	
								Sale. Ratio =>	50.21			E.C.F. =>	0.767	Std. Deviation=>	0.514947217	
								Std. Dev. =>	13.84			Ave. E.C.F. =>	0.909	Ave. Variance=>	40.3179	

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22-23-02-126-124	32430 NORTHWESTERN	4/30/2024	\$700,000	CD	03-ARM'S LENGTH	\$700,000	\$215,520	30.79	\$431,039	\$160,625	\$539,375	\$180,276	2.992	5,045	\$106.91	'RTL08
22-23-02-351-005	29510 ORCHARD LAKE	5/20/2024	\$350,000	CD	03-ARM'S LENGTH	\$350,000	\$311,970	89.13	\$623,941	\$9,377	\$340,623	\$279,347	1.219	1,929	\$176.58	'RTL11
22-23-03-226-028	30825 ORCHARD LAKE	3/26/2024	\$31,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$31,000,000	\$14,534,450	46.89	\$28,527,515	\$7,666,227	\$23,333,773	\$16,960,397	1.376	328,910	\$70.94	'RTL02
22-23-10-352-005	33210 TWELVE MILE	4/12/2023	\$12,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$12,000,000	\$6,829,430	56.91	\$13,590,564	\$3,120,453	\$8,879,547	\$8,512,285	1.043	119,043	\$74.59	'RTL02
22-23-12-126-008	29001 THIRTEEN MILE	9/29/2023	\$1,700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$605,510	35.62	\$1,198,237	\$432,240	\$1,267,760	\$743,687	1.705	4,513	\$280.91	'RTL13
22-23-19-451-047	24631 HATHAWAY	1/21/2025	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$989,320	49.47	\$1,978,639	\$537,234	\$1,462,766	\$960,936	1.522	16,500	\$88.65	'RTL08
22-23-21-351-031	35080 GRAND RIVER	11/13/2024	\$2,650,000	QC	03-ARM'S LENGTH	\$2,650,000	\$1,935,060	73.02	\$3,870,118	\$2,265,127	\$384,873	\$1,283,992	0.300	36,661	\$10.50	'RTL12
22-23-22-476-044	24233 ORCHARD LAKE	1/6/2025	\$625,000	MLC	03-ARM'S LENGTH	\$625,000	\$200,590	32.09	\$401,186	\$98,184	\$526,816	\$246,343	2.139	4,344	\$121.27	'RTL02
22-23-23-351-028	24234 ORCHARD LAKE	10/27/2023	\$837,500	WD	03-ARM'S LENGTH	\$837,500	\$419,510	50.09	\$839,011	\$316,506	\$520,994	\$384,194	1.356	5,747	\$90.65	'RTL04
22-23-26-101-052	30859 TEN MILE	10/19/2023	\$900,000	MLC	03-ARM'S LENGTH	\$900,000	\$452,830	50.31	\$905,650	\$256,211	\$643,789	\$477,528	1.348	11,713	\$54.96	'RTL04
22-23-26-456-034	30332 NINE MILE	10/11/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$260,210	27.39	\$520,428	\$159,515	\$790,485	\$303,288	2.606	6,064	\$130.36	'RTL01
22-23-33-430-037	21015 FARMINGTON	6/5/2023	\$835,000	MLC	03-ARM'S LENGTH	\$835,000	\$385,800	46.20	\$771,603	\$313,566	\$521,434	\$372,387	1.400	6,570	\$79.37	'RTL02
22-23-35-101-002	31205 GRAND RIVER	1/4/2024	\$795,000	MLC	03-ARM'S LENGTH	\$795,000	\$370,520	46.61	\$741,047	\$257,871	\$537,129	\$406,030	1.323	6,550	\$82.00	'RTL01
22-23-35-101-005	31015 GRAND RIVER	12/31/2024	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$1,003,230	50.80	\$2,006,462	\$1,021,854	\$953,146	\$827,401	1.152	18,446	\$51.67	'RTL01
22-23-35-127-030	30630 GRAND RIVER	2/28/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$104,890	36.80	\$209,772	\$166,061	\$118,939	\$35,537	3.347	496	\$239.80	'RTL02
22-23-35-128-023	30552 GRAND RIVER	4/19/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$33,540	55.90	\$67,083	\$28,848	\$31,152	\$31,085	1.002	595	\$52.36	'RTL02
22-23-35-277-034	29666 GRAND RIVER	1/21/2025	\$620,000	MLC	03-ARM'S LENGTH	\$620,000	\$196,020	31.62	\$392,047	\$131,590	\$488,410	\$132,886	3.675	1,965	\$248.55	'RTL09
22-23-35-431-016	29403 GRAND RIVER	4/5/2024	\$500,000	CD	03-ARM'S LENGTH	\$500,000	\$152,050	30.41	\$304,092	\$102,566	\$397,434	\$102,819	3.865	2,266	\$175.39	'RTL09
22-23-36-328-022	28728 GRAND RIVER	3/14/2024	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$252,270	72.08	\$504,546	\$96,207	\$253,793	\$331,982	0.764	5,416	\$46.86	'RTL02
22-23-36-328-046	28730 GRAND RIVER	3/14/2024	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$141,040	31.34	\$282,080	\$223,560	\$226,440	\$29,260	7.739	480	\$471.75	'RTL19
22-23-36-452-001	28315 GRAND RIVER	3/19/2025	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,140	37.64	\$282,289	\$89,781	\$285,219	\$156,510	1.822	2,755	\$103.53	'RTL02
22-23-36-481-017	20719 ONTAGA ST	6/16/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$119,530	48.79	\$239,063	\$80,591	\$164,409	\$80,853	2.033	2,002	\$82.12	'RTL09
22-23-36-482-022	27520 EIGHT MILE	6/18/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$118,940	88.10	\$237,889	\$48,146	\$86,854	\$154,262	0.563	2,553	\$34.02	'RTL02
Totals:			\$60,337,500			\$60,337,500	\$29,773,370		\$58,924,301		\$42,755,160	\$32,993,285			\$124.95	
								Sale. Ratio =>	49.34			E.C.F. =>	1.296	Std. Deviation=>		1.574229209
								Std. Dev. =>	17.69			Ave. E.C.F. =>	2.013	Ave. Variance=>		106.9121