

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-377-024	30250 TWELVE MILE	10/02/20	\$3,675,000	CD	03-ARM'S LENGTH	\$3,675,000	\$2,267,350	61.70	\$4,534,694	\$755,327	\$2,919,673	\$2,907,205	1.004	63,762	\$45.79	APT01
22-23-25-301-053	23210 MIDDLEBELT	09/21/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$563,270	48.98	\$1,126,541	\$194,883	\$955,117	\$716,660	1.333	13,120	\$72.80	APT01
22-23-35-228-028	29900 GRAND RIVER	02/25/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,670	35.07	\$175,347	\$37,317	\$212,683	\$106,177	2.003	1,625	\$130.88	APT01
<b>Totals:</b>			<b>\$5,075,000</b>			<b>\$5,075,000</b>	<b>\$2,918,290</b>		<b>\$5,836,582</b>		<b>\$4,087,473</b>	<b>\$3,730,042</b>			<b>\$83.16</b>	
								<b>Sale. Ratio =&gt;</b>	<b>57.50</b>				<b>E.C.F. =&gt;</b>	<b>1.096</b>	<b>Std. Deviation=&gt; 0.509066</b>	
								<b>Std. Dev. =&gt;</b>	<b>13.32</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.447</b>	<b>Ave. Variance=&gt; 37.0928</b>	

2023 ECF  
Rent Study

1.300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-02-476-013	29681 MIDDLEBELT	01/15/21	\$6,527,599	CD	03-ARM'S LENGTH	\$6,527,599	\$3,749,030	57.43	\$7,498,061	\$759,907	\$5,767,692	\$6,125,595	0.942	49,769	\$115.89	APT04	
<b>Totals:</b>			\$6,527,599			\$6,527,599	\$3,749,030		\$7,498,061		\$5,767,692	\$6,125,595			\$115.89		
								Sale. Ratio =>	57.43				E.C.F. =>	0.942		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.942		Ave. Variance=>	0.0000
													2023 ECF	1.040			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-101-019	24120 HAGGERTY	06/29/21	\$5,800,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$5,800,000	\$3,514,010	60.59	\$7,028,028	\$1,100,715	\$4,699,285	\$4,667,176	1.007	124,800	\$37.65	IND02
22-23-21-376-020	34700 GRAND RIVER	04/29/20	\$5,800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,800,000	\$3,208,360	55.32	\$6,416,726	\$969,360	\$4,830,640	\$4,289,265	1.126	84,376	\$57.25	IND02
<b>Totals:</b>			<b>\$5,800,000</b>			<b>\$11,600,000</b>	<b>\$6,722,370</b>		<b>\$7,028,028</b>		<b>\$9,529,925</b>	<b>\$8,956,441</b>			<b>\$37.65</b>	
								<b>Sale. Ratio =&gt;</b>	<b>57.95</b>				<b>E.C.F. =&gt;</b>	<b>1.064</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>3.73</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.067</b>	<b>Ave. Variance=&gt;</b>	<b>5.9668</b>

2023 ECF 1.130  
More weight on  
34700 Grand River sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$1,775,040	57.26	\$3,550,083	\$655,824	\$2,444,176	\$2,128,132	1.149	56,706	\$43.10	IND03	
22-23-30-201-013	24175 INDUSTRIAL PARK DR	07/01/20	\$742,000	LC	03-ARM'S LENGTH	\$742,000	\$309,910	41.77	\$619,824	\$96,898	\$645,102	\$384,504	1.678	9,620	\$67.06	IND03	
22-23-30-251-010	23936 INDUSTRIAL PARK DR	09/20/21	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$605,350	39.05	\$1,210,706	\$184,651	\$1,365,349	\$754,452	1.810	20,968	\$65.12	IND03	
22-23-30-251-011	23900 INDUSTRIAL PARK DR	11/23/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$203,500	31.31	\$407,001	\$113,293	\$536,707	\$215,962	2.485	5,171	\$103.79	IND03	
22-23-30-252-019	23847 INDUSTRIAL PARK DR	09/30/21	\$1,485,000	WD	03-ARM'S LENGTH	\$1,485,000	\$1,085,860	73.12	\$2,171,712	\$450,347	\$1,034,653	\$1,265,710	0.817	38,561	\$26.83	IND03	
22-23-30-276-037	23434 INDUSTRIAL PARK CT	12/28/21	\$1,250,000	CD	03-ARM'S LENGTH	\$1,250,000	\$388,180	31.05	\$776,352	\$151,985	\$1,098,015	\$459,093	2.392	12,000	\$91.50	IND03	
22-23-30-327-002	23350 COMMERCE	01/11/21	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$784,610	32.69	\$1,569,228	\$267,147	\$2,132,853	\$957,413	2.228	23,872	\$89.35	IND03	
22-23-30-328-009	23177 COMMERCE	10/08/21	\$5,775,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$5,775,000	\$2,651,750	45.92	\$2,205,116	\$410,401	\$5,364,599	\$3,181,686	1.686	31,945	\$167.93	IND03	
22-23-30-401-038	23035 COMMERCE	10/15/21	\$1,520,000	CD	03-ARM'S LENGTH	\$1,520,000	\$531,620	34.98	\$1,063,238	\$193,833	\$1,326,167	\$639,268	2.075	15,897	\$83.42	IND03	
<b>Totals:</b>			<b>\$18,472,000</b>			<b>\$18,472,000</b>	<b>\$8,335,820</b>		<b>\$13,573,260</b>		<b>\$15,947,621</b>	<b>\$9,986,220</b>			<b>\$82.01</b>		
								Sale. Ratio =>	45.13			E.C.F. =>	1.597	Std. Deviation=>		0.558369097	
								Std. Dev. =>	14.08			Ave. E.C.F. =>	1.813	Ave. Variance=>		42.8089	

Multi Parcel Sale

2023 ECF 1.500  
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-126-007	23761 RESEARCH	02/08/22	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$507,650	38.31	\$1,015,290	\$322,007	\$1,002,993	\$559,099	1.794	11,871	\$84.49	IND04
<b>Totals:</b>			<b>\$1,325,000</b>			<b>\$1,325,000</b>	<b>\$507,650</b>		<b>\$1,015,290</b>		<b>\$1,002,993</b>	<b>\$559,099</b>			<b>\$84.49</b>	
								<b>Sale. Ratio =&gt;</b>	<b>38.31</b>				<b>E.C.F. =&gt;</b>	<b>1.794</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.794</b>	<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

2023 ECF 1.500  
IND03

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-18-100-025	27260 HAGGERTY	03/24/21	\$21,000,000	CD	03-ARM'S LENGTH	\$21,000,000	\$7,128,380	33.94	\$14,257,825	\$2,815,865	\$18,184,135	\$9,863,759	1.844	222,337	\$81.79	IND06
22-23-18-200-042	37670 ENTERPRISE	10/30/20	\$3,200,000	WD	03-ARM'S LENGTH	\$3,200,000	\$1,925,150	60.16	\$3,850,303	\$744,952	\$2,455,048	\$2,677,027	0.917	59,137	\$41.51	IND06
22-23-18-301-010	38755 HILLS TECH DR	12/21/21	\$8,100,000	WD	03-ARM'S LENGTH	\$8,100,000	\$3,221,350	39.77	\$6,442,697	\$1,079,564	\$7,020,436	\$4,623,391	1.518	101,817	\$68.95	IND06
<b>Totals:</b>			<b>\$32,300,000</b>			<b>\$32,300,000</b>	<b>\$12,274,880</b>		<b>\$24,550,825</b>		<b>\$27,659,619</b>	<b>\$17,164,176</b>			<b>\$64.08</b>	
								<b>Sale. Ratio =&gt;</b>	<b>38.00</b>			<b>E.C.F. =&gt;</b>	<b>1.611</b>	<b>Std. Deviation=&gt;</b>		<b>0.470042155</b>
								<b>Std. Dev. =&gt;</b>	<b>13.77</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.426</b>	<b>Ave. Variance=&gt;</b>		<b>33.9518</b>

Multi-parcel sale

2023 ECF  
1 Outlier

1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-19-252-015	37567 INTERCHANGE DR	09/09/21	\$2,050,000	CD	03-ARM'S LENGTH	\$2,050,000	\$877,780	42.82	\$1,755,559	\$288,392	\$1,761,608	\$1,119,975	1.573	30,280	\$58.18	IND07
22-23-19-326-040	24600 CRESTVIEW	12/13/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$728,110	66.19	\$1,456,216	\$238,524	\$861,476	\$929,536	0.927	29,599	\$29.10	IND07
22-23-19-451-002	24895 HATHAWAY	09/09/21	\$2,700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,700,000	\$1,282,940	47.52	\$2,565,873	\$481,263	\$2,218,737	\$1,591,306	1.394	32,603	\$68.05	IND07
22-23-19-451-032	24825 HATHAWAY	12/31/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$145,850	29.17	\$291,700	\$145,406	\$354,594	\$111,675	3.175	3,503	\$101.23	IND07
22-23-19-451-038	24700 N INDUSTRIAL DR	03/24/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$532,090	62.60	\$1,064,183	\$206,390	\$643,610	\$654,804	0.983	19,799	\$32.51	IND07
22-23-21-351-028	24505 INDOPLEX	12/08/21	\$3,250,000	CD	03-ARM'S LENGTH	\$3,250,000	\$1,923,540	59.19	\$3,847,086	\$466,970	\$2,783,030	\$2,580,241	1.079	46,154	\$60.30	IND07
22-23-21-376-016	34600 GRAND RIVER	04/12/21	\$1,366,950	WD	03-ARM'S LENGTH	\$1,366,950	\$747,150	54.66	\$1,494,304	\$574,003	\$792,947	\$702,520	1.129	23,401	\$33.89	IND07
<b>Totals:</b>			<b>\$11,816,950</b>			<b>\$11,816,950</b>	<b>\$6,237,460</b>		<b>\$12,474,921</b>		<b>\$9,416,002</b>	<b>\$7,690,056</b>			<b>\$54.75</b>	
								<b>Sale. Ratio =&gt;</b>	<b>52.78</b>			<b>E.C.F. =&gt;</b>	<b>1.224</b>	<b>Std. Deviation=&gt;</b>		<b>0.78803999</b>
								<b>Std. Dev. =&gt;</b>	<b>12.89</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.466</b>	<b>Ave. Variance=&gt;</b>		<b>51.9107</b>

Multi-parcel sale

2023 ECF 1.220

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-485-016	29566 NINE MILE	02/19/21	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$133,430	66.72	\$266,861	\$44,605	\$155,395	\$183,683	0.846	3,980	\$39.04	IND09	
22-23-26-485-031	29500 NINE MILE	01/12/22	\$650,000	MLC	03-ARM'S LENGTH	\$650,000	\$289,480	44.54	\$578,954	\$180,473	\$469,527	\$329,323	1.426	8,201	\$57.25	IND09	
22-23-34-126-004	32645 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$278,480	46.41	\$556,955	\$130,847	\$469,153	\$352,155	1.332	8,154	\$57.54	IND09	
22-23-34-126-006	32625 FOLSOM	06/04/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$276,830	39.55	\$553,652	\$81,759	\$618,241	\$389,994	1.585	10,038	\$61.59	IND09	
22-23-34-126-007	32613 FOLSOM	07/20/21	\$877,850	WD	03-ARM'S LENGTH	\$877,850	\$197,900	22.54	\$395,794	\$77,631	\$800,219	\$262,945	3.043	7,686	\$104.11	IND09	
22-23-34-126-038	32715 FOLSOM	08/20/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$766,780	63.90	\$1,533,553	\$205,487	\$994,513	\$1,097,575	0.906	21,462	\$46.34	IND09	
22-23-34-126-039	32575 FOLSOM	04/02/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$338,260	49.74	\$676,524	\$108,298	\$571,702	\$469,608	1.217	10,233	\$55.87	IND09	
22-23-34-377-014	32418 EIGHT MILE	09/22/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$153,260	34.06	\$306,515	\$67,244	\$382,756	\$197,745	1.936	6,000	\$63.79	IND09	
22-23-34-377-015	32408 EIGHT MILE	03/25/21	\$405,000	LC	03-ARM'S LENGTH	\$405,000	\$259,340	64.03	\$518,689	\$63,030	\$341,970	\$376,578	0.908	7,159	\$47.77	IND09	
22-23-34-458-008	31780 EIGHT MILE	02/05/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,750	53.17	\$159,504	\$59,205	\$90,795	\$82,892	1.095	2,030	\$44.73	IND09	
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$249,310	44.13	\$498,611	\$95,210	\$469,790	\$333,389	1.409	7,520	\$62.47	IND09	
<b>Totals:</b>			<b>\$6,477,850</b>			<b>\$6,477,850</b>	<b>\$3,022,820</b>		<b>\$6,045,612</b>		<b>\$5,364,061</b>	<b>\$4,075,887</b>			<b>\$58.23</b>		
								<b>Sale. Ratio =&gt;</b>	<b>46.66</b>				<b>E.C.F. =&gt;</b>	<b>1.316</b>	<b>Std. Deviation=&gt;</b>		<b>0.627497429</b>
								<b>Std. Dev. =&gt;</b>	<b>13.54</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.428</b>	<b>Ave. Variance=&gt;</b>		<b>41.4763</b>

2023 ECF 1.310



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-226-030	32811 MIDDLEBELT	02/07/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$477,210	56.14	\$954,410	\$198,147	\$651,853	\$900,313	0.724	8,517	\$76.54	OFC01
22-23-02-226-036	32931 MIDDLEBELT	06/25/21	\$1,339,000	PTA	03-ARM'S LENGTH	\$1,339,000	\$475,750	35.53	\$951,503	\$198,147	\$1,140,853	\$896,852	1.272	8,467	\$134.74	OFC01
22-23-10-427-001	28545 ORCHARD LAKE	02/08/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$130,340	68.24	\$260,670	\$80,372	\$110,628	\$214,640	0.515	2,566	\$43.11	OFC01
22-23-11-354-002	30660 TWELVE MILE	10/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$151,510	50.50	\$303,021	\$105,225	\$194,775	\$235,471	0.827	2,821	\$69.05	OFC01
22-23-11-354-003	30640 TWELVE MILE	12/14/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,420	49.80	\$288,841	\$102,680	\$187,320	\$221,620	0.845	2,655	\$70.56	OFC01
22-23-15-102-011	32905 TWELVE MILE	03/14/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$65,250	68.68	\$130,490	\$55,091	\$39,909	\$89,761	0.445	990	\$40.31	OFC01
22-23-15-102-023	32905 TWELVE MILE	06/10/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$119,300	62.79	\$238,605	\$102,778	\$87,222	\$161,699	0.539	1,889	\$46.17	OFC01
22-23-18-200-051	37875 TWELVE MILE	05/07/20	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$430,590	45.33	\$861,172	\$162,502	\$787,498	\$831,750	0.947	7,274	\$108.26	OFC01
22-23-18-200-057	37887 TWELVE MILE	07/30/20	\$494,640	WD	03-ARM'S LENGTH	\$494,640	\$300,220	60.69	\$600,430	\$134,769	\$359,871	\$554,358	0.649	6,008	\$59.90	OFC01

<b>Totals:</b>		<b>\$4,699,640</b>				<b>\$4,699,640</b>	<b>\$2,294,590</b>		<b>\$4,589,142</b>		<b>\$3,559,929</b>	<b>\$4,106,465</b>			<b>\$72.07</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.82</b>				<b>E.C.F. =&gt;</b>	<b>0.867</b>		<b>Std. Deviation=&gt;</b>	<b>0.25733325</b>
							<b>Std. Dev. =&gt;</b>	<b>11.05</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.752</b>		<b>Ave. Variance=&gt;</b>	<b>19.6686</b>

2023 ECF 0.840

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-426-016	31811 MIDDLEBELT	10/20/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,650	50.92	\$127,292	\$22,170	\$102,830	\$66,533	1.546	807	\$127.42	OFC02
<b>Totals:</b>			<b>\$125,000</b>			<b>\$125,000</b>	<b>\$63,650</b>		<b>\$127,292</b>		<b>\$102,830</b>	<b>\$66,533</b>			<b>\$127.42</b>	
								Sale. Ratio =>	50.92			E.C.F. =>	1.546		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.546		Ave. Variance=>	0.0000

2023 ECF 1.540

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
22-23-07-400-029	37600 TWELVE MILE	03/15/22	\$1,175,000	CD	03-ARM'S LENGTH	\$1,175,000	\$303,970	25.87	\$607,938	\$155,303	\$1,019,697	\$538,851	1.892	3,230	\$315.70	OFC03
<b>Totals:</b>			<b>\$1,175,000</b>			<b>\$1,175,000</b>	<b>\$303,970</b>		<b>\$607,938</b>		<b>\$1,019,697</b>	<b>\$538,851</b>			<b>\$315.70</b>	
								<b>Sale. Ratio =&gt;</b>	<b>25.87</b>			<b>E.C.F. =&gt;</b>	<b>1.892</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.892</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>

2023 ECF 0.860  
All Office

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-101-014	25950 MIDDLEBELT	05/14/20	\$510,000	CD	03-ARM'S LENGTH	\$510,000	\$354,780	69.56	\$709,569	\$189,524	\$320,476	\$490,608	0.653	4,397	\$72.89	OFC04
<b>Totals:</b>			<b>\$510,000</b>			<b>\$510,000</b>	<b>\$354,780</b>		<b>\$709,569</b>		<b>\$320,476</b>	<b>\$490,608</b>			<b>\$72.89</b>	
								Sale. Ratio =>	69.56			E.C.F. =>	0.653		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.653		Ave. Variance=>	0.0000

2023 ECF  
All Office

1.040

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	
22-23-02-101-061	31300 REXWOOD	06/25/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$275,350	65.56	\$550,708	\$64,249	\$355,751	\$540,510	0.658	5,878	\$60.52	OFC05	
22-23-02-301-057	30140 ORCHARD LAKE	02/22/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$340,530	42.57	\$681,069	\$261,092	\$538,908	\$466,641	1.155	6,649	\$81.05	OFC05	
22-23-02-304-004	30018 ORCHARD LAKE	03/24/22	\$422,500	PTA	03-ARM'S LENGTH	\$422,500	\$137,330	32.50	\$274,664	\$90,480	\$332,020	\$204,649	1.622	2,002	\$165.84	OFC05	
22-23-11-301-001	28544 ORCHARD LAKE	12/15/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$592,470	74.06	\$1,184,931	\$273,255	\$526,745	\$1,012,973	0.520	9,972	\$52.82	OFC05	
<b>Totals:</b>			<b>\$2,442,500</b>			<b>\$2,442,500</b>	<b>\$1,345,680</b>		<b>\$2,691,372</b>		<b>\$1,753,424</b>	<b>\$2,224,773</b>			<b>\$90.06</b>		
								<b>Sale. Ratio =&gt;</b>	<b>55.09</b>					<b>E.C.F. =&gt;</b>	<b>0.788</b>	<b>Std. Deviation=&gt;</b>	<b>0.50269231</b>
								<b>Std. Dev. =&gt;</b>	<b>19.39</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.989</b>	<b>Ave. Variance=&gt;</b>	<b>39.9770</b>

2023 ECF  
Outliers

0.900

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-351-028	31275 NORTHWESTERN	12/30/20	\$5,700,000	WD	03-ARM'S LENGTH	\$5,700,000	\$2,543,260	44.62	\$5,086,529	\$1,155,097	\$4,544,903	\$4,467,536	1.017	60,420	\$75.22	OFC06
22-23-02-201-018	32300 NORTHWESTERN	02/17/22	\$10,250,000	WD	03-ARM'S LENGTH	\$10,250,000	\$2,951,300	28.79	\$5,902,605	\$1,139,759	\$9,110,241	\$5,412,325	1.683	63,690	\$143.04	OFC06
<b>Totals:</b>			<b>\$15,950,000</b>			<b>\$15,950,000</b>	<b>\$5,494,560</b>		<b>\$10,989,134</b>		<b>\$13,655,144</b>	<b>\$9,879,861</b>			<b>\$109.13</b>	
								<b>Sale. Ratio =&gt;</b>	<b>34.45</b>			<b>E.C.F. =&gt;</b>	<b>1.382</b>	<b>Std. Deviation=&gt;</b>		<b>0.470878182</b>
								<b>Std. Dev. =&gt;</b>	<b>11.19</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.350</b>	<b>Ave. Variance=&gt;</b>		<b>33.2961</b>

2023 ECF 1.000  
most weight on 01-351-028

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-127-002	30800 NORTHWESTERN	12/30/21	\$4,250,000	MLC	03-ARM'S LENGTH	\$4,250,000	\$1,940,580	45.66	\$3,881,154	\$1,203,748	\$3,046,252	\$4,183,447	0.728	36,966	\$82.41	OFC07	
<b>Totals:</b>			<b>\$4,250,000</b>			<b>\$4,250,000</b>	<b>\$1,940,580</b>		<b>\$3,881,154</b>		<b>\$3,046,252</b>	<b>\$4,183,447</b>			<b>\$82.41</b>		
								<b>Sale. Ratio =&gt;</b>	<b>45.66</b>				<b>E.C.F. =&gt;</b>	<b>0.728</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.728</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

2023 ECF 0.720

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-378-016	31100 NORTHWESTERN	10/14/20	\$695,000	CD	03-ARM'S LENGTH	\$695,000	\$388,300	55.87	\$776,591	\$173,907	\$521,093	\$772,672	0.674	5,181	\$100.58	OFC08
22-23-10-476-038	31690 TWELVE MILE	01/26/21	\$1,190,000	WD	03-ARM'S LENGTH	\$1,190,000	\$535,900	45.03	\$1,071,797	\$214,285	\$975,715	\$1,099,374	0.888	11,756	\$83.00	OFC08
22-23-12-126-037	30955 NORTHWESTERN	06/22/21	\$2,650,000	WD	03-ARM'S LENGTH	\$2,650,000	\$1,437,640	54.25	\$2,875,275	\$651,395	\$1,998,605	\$2,851,128	0.701	24,475	\$81.66	OFC08
22-23-15-101-030	27500 FARMINGTON	03/07/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$284,050	45.81	\$568,093	\$242,145	\$377,855	\$417,882	0.904	4,474	\$84.46	OFC08
<b>Totals:</b>			<b>\$5,155,000</b>			<b>\$5,155,000</b>	<b>\$2,645,890</b>		<b>\$5,291,756</b>		<b>\$3,873,268</b>	<b>\$5,141,056</b>			<b>\$87.42</b>	
								<b>Sale. Ratio =&gt;</b>	<b>51.33</b>			<b>E.C.F. =&gt;</b>	<b>0.753</b>	<b>Std. Deviation=&gt;</b>		<b>0.12086874</b>
								<b>Std. Dev. =&gt;</b>	<b>5.61</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.792</b>	<b>Ave. Variance=&gt;</b>		<b>10.4085</b>

2023 ECF 0.750



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-101-006	35055 TWELVE MILE	03/25/21	\$6,852,700	CD	03-ARM'S LENGTH	\$6,852,700	\$3,010,920	43.94	\$6,021,845	\$1,198,702	\$5,653,998	\$7,420,220	0.762	70,802	\$79.86	OFC09
22-23-18-200-061	38275 TWELVE MILE	12/06/21	\$4,650,000	WD	03-ARM'S LENGTH	\$4,650,000	\$1,725,030	37.10	\$3,450,064	\$773,044	\$3,876,956	\$4,118,492	0.941	36,118	\$107.34	OFC09
22-23-18-201-001	38505 COUNTRY CLUB	11/05/20	\$6,000,000	WD	03-ARM'S LENGTH	\$6,000,000	\$1,766,570	29.44	\$3,533,137	\$626,998	\$5,373,002	\$4,470,983	1.202	36,014	\$149.19	OFC09
<b>Totals:</b>			<b>\$17,502,700</b>			<b>\$17,502,700</b>	<b>\$6,502,520</b>		<b>\$13,005,046</b>		<b>\$14,903,956</b>	<b>\$16,009,695</b>			<b>\$112.13</b>	
								<b>Sale. Ratio =&gt;</b>	<b>37.15</b>			<b>E.C.F. =&gt;</b>	<b>0.931</b>	<b>Std. Deviation=&gt;</b>		<b>0.221129113</b>
								<b>Std. Dev. =&gt;</b>	<b>7.25</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.968</b>	<b>Ave. Variance=&gt;</b>		<b>15.5594</b>

2023 ECF 0.750  
OFC08, weight on  
16-101-006

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
22-23-20-300-008	36520 GRAND RIVER	01/06/22	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$1,062,170	54.47	\$2,124,333	\$646,321	\$1,303,679	\$1,894,887	0.688	18,616	\$70.03	OFC10
<b>Totals:</b>			<b>\$1,950,000</b>			<b>\$1,950,000</b>	<b>\$1,062,170</b>		<b>\$2,124,333</b>		<b>\$1,303,679</b>	<b>\$1,894,887</b>			<b>\$70.03</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.47</b>			<b>E.C.F. =&gt;</b>	<b>0.688</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.688</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>

2023 ECF 0.750  
Limited Sales  
All Office

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-101-010	27500 DRAKE	08/10/21	\$7,500,000	CD	03-ARM'S LENGTH	\$7,500,000	\$6,885,200	91.80	\$13,770,407	\$1,977,122	\$5,522,878	\$22,679,394	0.244	156,147	\$35.37	OFC11
<b>Totals:</b>			<b>\$7,500,000</b>			<b>\$7,500,000</b>	<b>\$6,885,200</b>		<b>\$13,770,407</b>		<b>\$5,522,878</b>	<b>\$22,679,394</b>			<b>\$35.37</b>	
								Sale. Ratio =>	91.80			E.C.F. =>	0.244	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.244	Ave. Variance=>		0.0000

2023 ECF 0.500  
Distressed Sale  
All Office

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-152-001	23580 ORCHARD LAKE	05/28/21	\$588,000	CD	03-ARM'S LENGTH	\$588,000	\$392,460	66.74	\$784,915	\$248,110	\$339,890	\$631,535	0.538	7,415	\$45.84	OFC14
22-23-33-229-060	21999 FARMINGTON	01/11/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$422,670	84.53	\$845,333	\$169,596	\$330,404	\$794,985	0.416	6,765	\$48.84	OFC14
<b>Totals:</b>			<b>\$1,088,000</b>			<b>\$1,088,000</b>	<b>\$815,130</b>		<b>\$1,630,248</b>		<b>\$670,294</b>	<b>\$1,426,520</b>			<b>\$47.34</b>	
								<b>Sale. Ratio =&gt;</b>	<b>74.92</b>			<b>E.C.F. =&gt;</b>	<b>0.470</b>	<b>Std. Deviation=&gt;</b>		<b>0.08668129</b>
								<b>Std. Dev. =&gt;</b>	<b>12.58</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.477</b>	<b>Ave. Variance=&gt;</b>		<b>6.1293</b>

2023 ECF 0.810  
Distressed Sales  
All Office

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-481-025	27620 EIGHT MILE	08/04/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$131,550	23.49	\$263,109	\$136,531	\$423,469	\$162,279	2.610	2,686	\$157.66	RTL01	
<b>Totals:</b>			<b>\$560,000</b>			<b>\$560,000</b>	<b>\$131,550</b>		<b>\$263,109</b>		<b>\$423,469</b>	<b>\$162,279</b>			<b>\$157.66</b>		
								<b>Sale. Ratio =&gt;</b>	<b>23.49</b>					<b>E.C.F. =&gt;</b>	<b>2.610</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>2.610</b>	<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-452-001	28315 GRAND RIVER	04/30/20	\$258,700	WD	03-ARM'S LENGTH	\$258,700	\$137,910	53.31	\$275,821	\$90,416	\$168,284	\$148,324	1.135	2,755	\$61.08	RTL02	
22-23-36-482-027	27508 EIGHT MILE	07/01/21	\$425,000	LC	03-ARM'S LENGTH	\$425,000	\$132,260	31.12	\$264,528	\$101,351	\$323,649	\$130,542	2.479	3,951	\$81.92	RTL02	
22-23-36-483-021	27406 EIGHT MILE	03/01/22	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$194,780	69.56	\$389,567	\$166,865	\$113,135	\$178,162	0.635	3,092	\$36.59	RTL02	
<b>Totals:</b>			<b>\$963,700</b>			<b>\$963,700</b>	<b>\$464,950</b>		<b>\$929,916</b>		<b>\$605,068</b>	<b>\$457,027</b>			<b>\$59.86</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.25</b>				<b>E.C.F. =&gt;</b>	<b>1.324</b>	<b>Std. Deviation=&gt;</b>		<b>0.95386163</b>
								<b>Std. Dev. =&gt;</b>	<b>19.30</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.416</b>	<b>Ave. Variance=&gt;</b>		<b>70.8661</b>

2023 ECF 1.280

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-101-047	29304 ORCHARD LAKE	12/17/20	\$2,200,000	CD	03-ARM'S LENGTH	\$2,200,000	\$726,300	33.01	\$1,452,600	\$473,544	\$1,726,456	\$866,421	1.993	15,120	\$114.18	RTL03
22-23-19-351-011	38425 GRAND RIVER	08/26/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$578,780	57.88	\$1,157,564	\$426,656	\$573,344	\$646,821	0.886	11,457	\$50.04	RTL03
22-23-23-478-021	29450 TEN MILE	11/29/21	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$129,130	43.04	\$258,268	\$51,699	\$248,301	\$182,804	1.358	3,144	\$78.98	RTL03
22-23-24-101-015	25780 MIDDLEBELT	11/24/20	\$12,862,580	CD	03-ARM'S LENGTH	\$12,862,580	\$3,530,820	27.45	\$7,061,638	\$1,878,850	\$10,983,730	\$4,586,538	2.395	79,511	\$138.14	RTL03
<b>Totals:</b>			<b>\$16,362,580</b>			<b>\$16,362,580</b>	<b>\$4,965,030</b>		<b>\$9,930,070</b>		<b>\$13,531,831</b>	<b>\$6,282,585</b>			<b>\$95.34</b>	
								<b>Sale. Ratio =&gt;</b>	<b>30.34</b>			<b>E.C.F. =&gt;</b>	<b>2.154</b>	<b>Std. Deviation=&gt;</b>		<b>0.668332515</b>
								<b>Std. Dev. =&gt;</b>	<b>13.35</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.658</b>	<b>Ave. Variance=&gt;</b>		<b>53.5679</b>
													2023 ECF	1.180		
													All Retail			

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
22-23-02-176-068	32555 NORTHWESTERN	11/17/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$763,920	54.57	\$1,527,845	\$556,892	\$843,108	\$698,527	1.207	6,451	\$130.69	RTL04
<b>Totals:</b>			<b>\$1,400,000</b>			<b>\$1,400,000</b>	<b>\$763,920</b>		<b>\$1,527,845</b>		<b>\$843,108</b>	<b>\$698,527</b>			<b>\$130.69</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.57</b>			<b>E.C.F. =&gt;</b>	<b>1.207</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.207</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

2023 ECF 1.340



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-351-027	31200 TEN MILE	11/18/20	\$350,000	CD	03-ARM'S LENGTH	\$350,000	\$173,610	49.60	\$347,224	\$168,980	\$181,020	\$193,743	0.934	2,275	\$79.57	RTL05
<b>Totals:</b>			<b>\$350,000</b>			<b>\$350,000</b>	<b>\$173,610</b>		<b>\$347,224</b>		<b>\$181,020</b>	<b>\$193,743</b>			<b>\$79.57</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.60</b>				<b>E.C.F. =&gt;</b>	<b>0.934</b>	<b>Std. Deviation=&gt; #DIV/0!</b>	
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.934</b>	<b>Ave. Variance=&gt; 0.0000</b>	

2023 ECF 0.920

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-19-351-012	38400 TEN MILE	02/03/21	\$600,000	CD	03-ARM'S LENGTH	\$600,000	\$430,710	71.79	\$861,429	\$341,883	\$258,117	\$455,742	0.566	3,401	\$75.89	RTL06	
<b>Totals:</b>			<b>\$600,000</b>			<b>\$600,000</b>	<b>\$430,710</b>		<b>\$861,429</b>		<b>\$258,117</b>	<b>\$455,742</b>			<b>\$75.89</b>		
								<b>Sale. Ratio =&gt;</b>	<b>71.79</b>					<b>E.C.F. =&gt;</b>	<b>0.566</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.566</b>	<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

2023 ECF 1.140  
Deed Restrictions  
All Retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-19-451-024	38410 GRAND RIVER	04/27/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$1,120,470	93.37	\$2,240,947	\$787,174	\$412,826	\$1,045,880	0.395	20,093	\$20.55	RTL08
Totals:			\$1,200,000			\$1,200,000	\$1,120,470		\$2,240,947		\$412,826	\$1,045,880			\$20.55	
								Sale. Ratio =>	93.37			E.C.F. =>	0.395	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.395	Ave. Variance=>		0.0000

2023 ECF 1.360  
Condition/BOR Adj  
All Retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-486-014	29450 NINE MILE	01/12/22	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$159,120	45.46	\$318,241	\$135,695	\$214,305	\$107,380	1.996	1,250	\$171.44	RTL09
22-23-33-376-040	34650 EIGHT MILE	06/22/20	\$1,475,000	PTA	03-ARM'S LENGTH	\$1,475,000	\$517,220	35.07	\$1,034,431	\$451,194	\$1,023,806	\$343,081	2.984	1,564	\$654.61	RTL09
22-23-35-128-029	30544 GRAND RIVER	05/18/21	\$275,000	MLC	03-ARM'S LENGTH	\$275,000	\$125,260	45.55	\$250,510	\$135,250	\$139,750	\$67,800	2.061	0	#DIV/0!	RTL09
22-23-35-129-029	30400 GRAND RIVER	12/28/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$212,420	50.58	\$424,834	\$111,892	\$308,108	\$184,084	1.674	3,240	\$95.10	RTL09
<b>Totals:</b>			<b>\$2,520,000</b>			<b>\$2,520,000</b>	<b>\$1,014,020</b>		<b>\$2,028,016</b>		<b>\$1,685,969</b>	<b>\$702,344</b>			<b>#DIV/0!</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.24</b>			<b>E.C.F. =&gt;</b>	<b>2.400</b>	<b>Std. Deviation=&gt;</b>		<b>0.56303164</b>
								<b>Std. Dev. =&gt;</b>	<b>6.52</b>			<b>Ave. E.C.F. =&gt;</b>	<b>2.179</b>	<b>Ave. Variance=&gt;</b>		<b>40.2719</b>

2023 ECF 1.900  
RTL 08/Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-226-004	29411 TWELVE MILE	10/05/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$245,640	20.47	\$491,289	\$201,649	\$998,351	\$256,319	3.895	972	\$1027.11	RTL10
22-23-36-355-019	29250 EIGHT MILE	10/22/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$275,700	38.03	\$551,409	\$163,599	\$561,401	\$343,195	1.636	1,475	\$380.61	RTL10
<b>Totals:</b>			<b>\$1,925,000</b>			<b>\$1,925,000</b>	<b>\$521,340</b>		<b>\$1,042,698</b>		<b>\$1,559,752</b>	<b>\$599,513</b>			<b>\$703.86</b>	
								<b>Sale. Ratio =&gt;</b>	<b>27.08</b>			<b>E.C.F. =&gt;</b>	<b>2.602</b>	<b>Std. Deviation=&gt;</b>		<b>1.59746193</b>
								<b>Std. Dev. =&gt;</b>	<b>12.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>2.765</b>	<b>Ave. Variance=&gt;</b>		<b>112.9576</b>

2023 ECF 1.130  
Business Value Included  
All Retail

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
22-23-03-477-056	29509 ORCHARD LAKE	10/05/21	\$1,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$289,590	19.31	\$643,483	\$162,701	\$1,337,299	\$253,043	5.285	912	\$1466.34	RTL11
22-23-14-101-036	27730 ORCHARD LAKE	10/05/21	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$252,580	16.84	\$505,154	\$199,634	\$1,300,366	\$160,800	8.087	672	\$1935.07	RTL11
<b>Totals:</b>			<b>\$3,000,000</b>			<b>\$3,000,000</b>	<b>\$542,170</b>		<b>\$1,148,637</b>		<b>\$2,637,665</b>	<b>\$413,843</b>			<b>\$1700.70</b>	
							<b>Sale. Ratio =&gt;</b>	<b>18.07</b>				<b>E.C.F. =&gt;</b>	<b>6.374</b>		<b>Std. Deviation=&gt;</b>	<b>1.98130468</b>
							<b>Std. Dev. =&gt;</b>	<b>1.74</b>				<b>Ave. E.C.F. =&gt;</b>	<b>6.686</b>		<b>Ave. Variance=&gt;</b>	<b>140.0994</b>

2023 ECF 1.900  
Business Value Included  
All Retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-19-151-011	25000 HAGGERTY	04/12/21	\$12,400,193	CD	03-ARM'S LENGTH	\$12,400,193	\$3,448,000	27.81	\$6,896,007	\$2,310,495	\$10,089,698	\$4,776,575	2.112	55,129	\$183.02	RTL12
22-23-19-326-031	38700 GRAND RIVER	12/13/21	\$13,300,000	CD	03-ARM'S LENGTH	\$13,300,000	\$2,787,720	20.96	\$5,575,447	\$1,619,584	\$11,680,416	\$4,120,691	2.835	45,552	\$256.42	RTL12
22-23-21-351-031	35080 GRAND RIVER	04/12/21	\$2,587,442	WD	03-ARM'S LENGTH	\$2,587,442	\$1,922,530	74.30	\$3,845,066	\$2,284,715	\$302,727	\$1,625,366	0.186	36,661	\$8.26	RTL12
22-23-30-276-009	37901 GRAND RIVER	04/12/21	\$15,378,192	CD	03-ARM'S LENGTH	\$15,378,192	\$3,284,810	21.36	\$2,864,968	\$1,468,395	\$13,909,797	\$1,454,764	9.562	17,292	\$804.41	RTL12
22-23-30-276-065	38123 TEN MILE	04/12/21	\$11,716,718	CD	03-ARM'S LENGTH	\$11,716,718	\$3,743,500	31.95	\$7,487,002	\$2,238,773	\$9,477,945	\$5,466,905	1.734	52,003	\$182.26	RTL12
22-23-35-201-013	30250 GRAND RIVER	09/08/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$934,880	93.49	\$1,782,149	\$1,326,846	(\$326,846)	\$474,274	(0.689)	32,316	(\$10.11)	RTL12
<b>Totals:</b>			<b>\$56,382,545</b>			<b>\$56,382,545</b>	<b>\$16,121,440</b>		<b>\$28,450,639</b>		<b>\$45,133,737</b>	<b>\$17,918,574</b>			<b>\$237.37</b>	
							<b>Sale. Ratio =&gt;</b>	<b>28.59</b>				<b>E.C.F. =&gt;</b>	<b>2.519</b>		<b>Std. Deviation=&gt;</b>	<b>3.63725161</b>
							<b>Std. Dev. =&gt;</b>	<b>31.02</b>				<b>Ave. E.C.F. =&gt;</b>	<b>2.623</b>		<b>Ave. Variance=&gt;</b>	<b>238.3237</b>

2023 ECF  
Outliers

1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-201-270	31525 TWELVE MILE	11/15/21	\$8,000,000	WD	03-ARM'S LENGTH	\$8,000,000	\$2,617,060	32.71	\$8,490,695	\$1,548,349	\$6,451,651	\$9,134,666	0.706	130,220	\$49.54	RTL14	
22-23-18-200-025	37555 HILLS TECH DR	12/29/20	\$5,592,488	CD	03-ARM'S LENGTH	\$5,592,488	\$2,207,820	39.48	\$3,852,918	\$541,148	\$5,051,340	\$4,357,592	1.159	64,133	\$78.76	RTL14	
<b>Totals:</b>			<b>\$13,592,488</b>			<b>\$13,592,488</b>	<b>\$4,824,880</b>		<b>\$12,343,613</b>		<b>\$11,502,991</b>	<b>\$13,492,258</b>			<b>\$64.15</b>		
								<b>Sale. Ratio =&gt;</b>	<b>35.50</b>			<b>E.C.F. =&gt;</b>	<b>0.853</b>	<b>Std. Deviation=&gt;</b>		<b>0.32026443</b>	
								<b>Std. Dev. =&gt;</b>	<b>4.78</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.933</b>	<b>Ave. Variance=&gt;</b>		<b>22.6461</b>	

Income Approach



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
22-23-02-126-128	32724 NORTHWESTERN	10/06/21	\$13,600,000	CD	03-ARM'S LENGTH	\$13,600,000	\$4,961,530	36.48	\$9,923,054	\$784,561	\$12,815,439	\$7,878,011	1.627	121,500	\$105.48	RTL16
<b>Totals:</b>			\$13,600,000			\$13,600,000	\$4,961,530		\$9,923,054		\$12,815,439	\$7,878,011			\$105.48	
								Sale. Ratio =>	36.48			E.C.F. =>	1.627	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.627	Ave. Variance=>		0.0000

2023 ECF 1.160  
Leased Fee Sale  
All Retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-300-019	38500 NINE MILE	03/31/22	\$875,000	PTA	03-ARM'S LENGTH	\$875,000	\$649,360	74.21	\$1,298,721	\$738,533	\$136,467	\$595,945	0.229	7,948	\$17.17	RTL17
<b>Totals:</b>			<b>\$875,000</b>			<b>\$875,000</b>	<b>\$649,360</b>		<b>\$1,298,721</b>		<b>\$136,467</b>	<b>\$595,945</b>			<b>\$17.17</b>	
								Sale. Ratio =>	74.21			E.C.F. =>	0.229	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.229	Ave. Variance=>		0.0000

2023 ECF 0.940  
 Bldg Demo'd for Res Development  
 All Retail