

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	07/01/22	\$7,450,000	CD	03-ARM'S LENGTH	\$7,450,000	\$3,672,260	49.29	\$7,344,529	\$758,438	\$6,691,562	\$6,213,293	1.077	49,769	\$134.45	APT03
22-23-25-101-021	23818 MIDDLEBELT	06/16/22	\$5,900,000	WD	03-ARM'S LENGTH	\$5,900,000	\$1,877,990	31.83	\$3,755,988	\$693,381	\$5,206,619	\$2,251,917	2.312	47,109	\$110.52	APT01
22-23-33-376-087	35100 EIGHT MILE	02/09/24	\$7,000,000	WD	03-ARM'S LENGTH	\$7,000,000	\$2,530,720	36.15	\$5,061,447	\$1,312,539	\$5,687,461	\$3,536,706	1.608	64,770	\$87.81	APT03
22-23-34-201-031	32125 NINE MILE	07/26/23	\$4,176,160	WD	03-ARM'S LENGTH	\$4,176,160	\$1,736,030	41.57	\$3,472,064	\$493,524	\$3,682,636	\$2,635,876	1.397	47,239	\$77.96	APT05
Totals:			\$24,526,160			\$24,526,160	\$9,817,000		\$19,634,028		\$21,268,278	\$14,637,792			\$102.69	
							Sale. Ratio =>	40.03				E.C.F. =>	1.453		Std. Deviation=>	0.5233977
							Std. Dev. =>	7.53				Ave. E.C.F. =>	1.599		Ave. Variance=>	36.1528

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22-23-18-100-043	27000 HILLS TECH CT	01/08/24	\$6,650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,650,000	\$3,411,390	51.30	\$6,822,784	(\$1,634,239)	\$8,284,239	\$6,505,402	1.273	97,451	\$85.01	IND06		
22-23-18-101-007	39100 COUNTRY CLUB	07/15/22	\$2,430,000	WD	03-ARM'S LENGTH	\$2,430,000	\$1,552,970	63.91	\$3,105,949	\$337,381	\$2,092,619	\$2,129,668	0.983	27,307	\$76.63	IND06		
22-23-18-200-046	37560 ENTERPRISE	04/07/23	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$299,750	30.59	\$599,509	\$205,130	\$774,870	\$303,368	2.554	8,699	\$89.08	IND06		
22-23-19-252-001	37987 INTERCHANGE DR	03/20/24	\$2,250,000	CD	03-ARM'S LENGTH	\$2,250,000	\$633,340	28.15	\$1,266,676	\$339,900	\$1,910,100	\$712,905	2.679	15,112	\$126.40	IND06		
22-23-19-253-012	25330 INTERCHANGE CT	08/17/23	\$2,500,000	CD	03-ARM'S LENGTH	\$2,500,000	\$826,650	33.07	\$1,653,290	\$382,120	\$2,117,880	\$977,823	2.166	25,475	\$83.14	IND06		
22-23-21-351-007	24333 INDOPLEX	10/31/22	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$402,070	52.56	\$804,147	\$138,508	\$626,492	\$512,030	1.224	12,312	\$50.88	IND06		
22-23-21-376-016	34600 GRAND RIVER	08/11/23	\$2,379,000	WD	03-ARM'S LENGTH	\$2,379,000	\$776,150	32.63	\$1,552,290	\$569,860	\$1,809,140	\$755,715	2.394	23,401	\$77.31	IND06		
22-23-23-476-010	29473 MEDBURY	06/07/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$200,520	36.46	\$401,037	\$39,031	\$510,969	\$278,466	1.835	6,090	\$83.90	IND06		
22-23-30-101-018	23900 HAGGERTY	02/17/23	\$2,000,000	CD	03-ARM'S LENGTH	\$2,000,000	\$844,340	42.22	\$1,688,686	\$312,504	\$1,687,496	\$1,217,860	1.386	28,238	\$59.76	IND02		
22-23-30-127-030	23730 RESEARCH	01/23/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$270,310	36.53	\$540,615	\$116,163	\$623,837	\$282,968	2.205	7,936	\$78.61	IND03		
22-23-30-127-034	24148 RESEARCH	03/27/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$228,780	35.20	\$457,558	\$88,764	\$561,236	\$245,863	2.283	4,580	\$122.54	IND03		
22-23-30-201-010	23985 INDUSTRIAL PARK DR	09/22/22	\$1,950,000	CD	03-ARM'S LENGTH	\$1,950,000	\$974,560	49.98	\$1,949,128	\$401,380	\$1,548,620	\$1,031,832	1.501	20,649	\$75.00	IND03		
22-23-30-252-006	23659 INDUSTRIAL PARK DR	07/18/23	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$721,390	41.82	\$1,442,780	\$335,579	\$1,389,421	\$738,134	1.882	16,939	\$82.02	IND03		
22-23-30-252-021	23689 INDUSTRIAL PARK DR	10/21/22	\$6,500,000	CD	03-ARM'S LENGTH	\$6,500,000	\$3,578,140	55.05	\$7,156,286	\$1,065,795	\$5,434,205	\$6,278,857	0.865	104,178	\$52.16	IND05		
22-23-30-276-064	23944 FREEWAY PARK	06/02/23	\$2,460,000	WD	03-ARM'S LENGTH	\$2,460,000	\$1,272,810	51.74	\$2,545,610	\$295,589	\$2,164,411	\$1,500,014	1.443	35,548	\$60.89	IND03		
22-23-30-327-017	23014 COMMERCE	07/06/23	\$850,000	CD	03-ARM'S LENGTH	\$850,000	\$369,750	43.50	\$739,494	\$105,442	\$744,558	\$422,701	1.761	7,231	\$102.97	IND03		
22-23-34-126-001	32733 FOLSOM	04/22/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$376,070	38.57	\$752,135	\$117,169	\$857,831	\$488,435	1.756	11,100	\$77.28	IND06		
22-23-34-126-038	32715 FOLSOM	06/03/22	\$1,855,000	WD	03-ARM'S LENGTH	\$1,855,000	\$837,780	45.16	\$1,675,569	\$204,766	\$1,650,234	\$1,131,387	1.459	21,462	\$76.89	IND06		
22-23-34-457-006	20729 ROBINSON	11/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,600	55.84	\$279,209	\$57,994	\$192,006	\$170,165	1.128	4,797	\$40.03	IND06		
22-23-34-457-011	20780 PARKER	03/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$274,540	61.01	\$549,076	\$117,972	\$332,028	\$331,618	1.001	7,150	\$46.44	IND06		
22-23-34-458-008	31780 EIGHT MILE	03/30/23	\$325,000	MLC	03-ARM'S LENGTH	\$325,000	\$85,640	26.35	\$171,283	\$58,604	\$266,396	\$86,676	3.073	2,030	\$131.23	IND06		
22-23-35-276-030	29740 GRAND RIVER	01/13/23	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$224,490	44.90	\$448,985	\$45,319	\$454,681	\$310,512	1.464	7,691	\$59.12	IND06		
22-23-35-377-037	30550 EIGHT MILE	03/19/24	\$2,717,829	WD	03-ARM'S LENGTH	\$2,717,829	\$1,138,830	41.90	\$2,277,655	\$967,462	\$1,750,367	\$1,007,841	1.737	26,617	\$65.76	IND06		
Totals:			\$42,451,829			\$42,451,829	\$19,439,870		\$38,879,751		\$37,783,636	\$27,420,242			\$78.39			
													Sale. Ratio =>	45.79				
													Std. Dev. =>	10.42	E.C.F. =>	1.378	Std. Deviation=>	0.589368
															Ave. E.C.F. =>	1.741	Ave. Variance=>	47.2476

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22-23-01-301-022	31700 MIDDLEBELT	10/25/23	\$3,500,000	CD	03-ARM'S LENGTH	\$3,500,000	\$1,883,750	53.82	\$3,041,560	(\$5,981,784)	\$9,481,784	\$9,915,763	0.956	100,768	\$94.10	OFC05
22-23-01-301-025	31420 NORTHWESTERN	04/19/22	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$995,930	55.33	\$1,991,854	\$649,493	\$1,150,507	\$1,864,390	0.617	20,166	\$57.05	OFC07
22-23-01-351-004	31513 NORTHWESTERN	09/16/22	\$676,170	WD	03-ARM'S LENGTH	\$676,170	\$277,880	41.10	\$555,764	\$218,196	\$457,974	\$468,844	0.977	6,147	\$74.50	OFC07
22-23-02-226-033	32751 MIDDLEBELT	06/27/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$491,930	40.99	\$983,869	\$256,826	\$943,174	\$908,804	1.038	11,261	\$83.76	OFC01
22-23-02-226-037	32901 MIDDLEBELT	10/05/22	\$837,500	WD	03-ARM'S LENGTH	\$837,500	\$390,920	46.68	\$781,839	\$201,491	\$636,009	\$725,435	0.877	8,867	\$71.73	OFC01
22-23-02-252-030	32000 NORTHWESTERN	01/31/24	\$4,700,000	CD	03-ARM'S LENGTH	\$4,700,000	\$2,453,120	52.19	\$4,906,247	\$540,574	\$4,159,426	\$4,797,443	0.867	58,548	\$71.04	OFC05
22-23-02-301-059	30110 ORCHARD LAKE	11/15/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$353,940	61.02	\$707,872	\$189,980	\$390,020	\$569,112	0.685	4,964	\$78.57	OFC05
22-23-02-426-017	31811 MIDDLEBELT	03/07/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,390	53.70	\$112,780	\$22,170	\$82,830	\$58,838	1.408	803	\$103.15	OFC02
22-23-02-426-019	31805 MIDDLEBELT	01/25/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,240	46.10	\$124,474	\$22,170	\$112,830	\$66,431	1.698	802	\$140.69	OFC02
22-23-03-301-013	32910 THIRTEEN MILE	05/05/23	\$1,990,000	WD	03-ARM'S LENGTH	\$1,990,000	\$1,171,560	58.87	\$2,343,113	\$560,662	\$1,429,338	\$1,800,456	0.794	21,167	\$67.53	OFC16
22-23-03-476-042	31500 THIRTEEN MILE	07/31/23	\$2,000,000	MLC	03-ARM'S LENGTH	\$2,000,000	\$957,620	47.88	\$1,915,239	(\$959,630)	\$2,959,630	\$3,194,299	0.927	45,838	\$64.57	OFC12
22-23-10-278-019	28555 ORCHARD LAKE	06/15/22	\$3,350,000	CD	03-ARM'S LENGTH	\$3,350,000	\$1,835,990	54.81	\$3,671,975	(\$294,088)	\$3,644,088	\$4,358,311	0.836	39,687	\$91.82	OFC05
22-23-10-476-038	31690 TWELVE MILE	03/30/23	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000	\$506,930	36.87	\$1,013,863	\$213,606	\$1,161,394	\$1,111,468	1.045	11,756	\$98.79	OFC07
22-23-11-101-006	29226 ORCHARD LAKE	04/01/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$506,690	51.97	\$1,013,388	\$279,426	\$695,574	\$806,552	0.862	19,500	\$35.67	OFC05
22-23-12-351-012	29330 TWELVE MILE	08/15/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$398,150	41.91	\$796,306	\$194,562	\$755,438	\$481,395	1.569	3,362	\$224.70	OFC15
22-23-14-126-002	30411 TWELVE MILE	12/22/22	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$150,280	68.31	\$300,553	\$158,841	\$61,159	\$196,822	0.311	1,976	\$30.95	OFC07
22-23-14-477-024	26029 MIDDLEBELT	06/15/23	\$650,000	CD	03-ARM'S LENGTH	\$650,000	\$357,640	55.02	\$715,271	\$294,840	\$355,160	\$488,873	0.726	3,587	\$99.01	OFC03
22-23-15-101-018	32969 HAMILTON CT	06/20/22	\$2,550,000	WD	03-ARM'S LENGTH	\$2,550,000	\$1,185,160	46.48	\$2,370,323	\$619,270	\$1,930,730	\$1,945,614	0.992	40,768	\$47.36	OFC12
22-23-15-101-019	32823 TWELVE MILE	04/26/22	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$545,270	58.95	\$1,090,539	\$511,743	\$413,257	\$803,883	0.514	10,362	\$39.88	OFC07
22-23-15-102-002	32905 TWELVE MILE	04/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$107,390	71.59	\$214,773	\$92,036	\$57,964	\$153,421	0.378	1,704	\$34.02	OFC01
22-23-15-102-005	32905 TWELVE MILE	01/19/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$72,200	76.00	\$144,400	\$59,740	\$35,260	\$105,825	0.333	1,134	\$31.09	OFC01
22-23-18-200-055	37899 TWELVE MILE	12/28/22	\$1,500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$1,018,680	67.91	\$2,037,359	\$380,468	\$1,119,532	\$2,071,114	0.541	16,758	\$66.81	OFC01
22-23-23-351-013	24300 ORCHARD LAKE	07/29/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$283,590	90.03	\$567,177	\$162,857	\$152,143	\$434,753	0.350	4,687	\$32.46	OFC17
22-23-24-101-014	25950 MIDDLEBELT	07/25/22	\$825,000	CD	03-ARM'S LENGTH	\$825,000	\$296,080	35.89	\$592,168	\$195,755	\$629,245	\$426,251	1.476	4,397	\$143.11	OFC17
22-23-26-102-048	23800 ORCHARD LAKE	09/07/23	\$2,650,000	CD	03-ARM'S LENGTH	\$2,650,000	\$1,190,230	44.91	\$2,380,454	\$733,627	\$1,916,373	\$3,107,221	0.617	35,120	\$54.57	OFC18
22-23-33-477-018	33900 EIGHT MILE	11/10/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$564,990	45.20	\$1,129,970	\$240,723	\$1,009,277	\$1,185,663	0.851	12,882	\$78.35	OFC14
22-23-33-477-023	33466 EIGHT MILE	05/23/22	\$887,500	WD	03-ARM'S LENGTH	\$887,500	\$477,310	53.78	\$954,629	\$236,344	\$651,156	\$957,713	0.680	7,807	\$83.41	OFC14
22-23-35-105-003	30785 GRAND RIVER	07/13/23	\$1,500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$1,375,580	91.71	\$2,751,169	\$1,948,792	(\$448,792)	\$1,048,180	(0.428)	11,980	(\$37.46)	OFC14
22-23-35-129-032	22000 SPRINGBROOK	01/17/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$432,560	78.65	\$865,129	\$169,911	\$380,089	\$926,957	0.410	10,450	\$36.37	OFC14
Totals:			\$38,241,170			\$38,241,170	\$20,400,000		\$40,074,057		\$36,322,569	\$44,979,831			\$72.33	
								Sale. Ratio =>	53.35			E.C.F. =>	0.808	Std. Deviation=>		0.431517
								Std. Dev. =>	14.60			Ave. E.C.F. =>	0.790	Ave. Variance=>		31.2769

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22-23-02-178-003	32769 NORTHWESTERN	07/28/22	\$5,350,000	CD	03-ARM'S LENGTH	\$5,350,000	\$2,728,170	50.99	\$6,441,323	\$694,458	\$4,655,542	\$6,457,152	0.721	46,680	\$99.73	RTL13
22-23-03-226-028	30825 ORCHARD LAKE	03/26/24	\$31,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$31,000,000	\$14,330,360	46.23	\$22,083,209	\$7,683,784	\$23,316,216	\$17,777,068	1.312	356,504	\$65.40	RTL01
22-23-10-352-005	33210 TWELVE MILE	04/12/23	\$12,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$12,000,000	\$6,602,700	55.02	\$12,995,828	\$3,086,807	\$8,913,193	\$8,362,159	1.066	119,043	\$74.87	RTL02
22-23-11-101-003	29400 ORCHARD LAKE	01/11/23	\$545,800	WD	03-ARM'S LENGTH	\$545,800	\$245,270	44.94	\$490,548	\$182,563	\$363,237	\$380,228	0.955	6,820	\$53.26	RTL01
22-23-11-477-109	27815 MIDDLEBELT	12/19/22	\$1,324,742	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,324,742	\$658,570	49.71	\$1,317,132	\$688,084	\$636,658	\$483,883	1.316	10,162	\$62.65	RTL04
22-23-12-126-008	29001 THIRTEEN MILE	09/29/23	\$1,700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,700,000	\$557,920	32.82	\$1,115,851	\$432,944	\$1,267,056	\$767,311	1.651	10,762	\$117.73	RTL13
22-23-15-101-038	33103 HAMILTON CT	12/21/23	\$9,000,000	CD	03-ARM'S LENGTH	\$9,000,000	\$3,598,520	39.98	\$19,360,893	\$1,048,873	\$7,951,127	\$20,575,303	0.386	100,012	\$79.50	RTL13
22-23-19-452-045	38000 GRAND RIVER	03/13/23	\$15,400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$15,400,000	\$4,899,860	31.82	\$9,799,734	\$4,156,345	\$11,243,655	\$5,027,487	2.236	84,409	\$133.20	RTL12
22-23-23-351-028	24234 ORCHARD LAKE	10/27/23	\$837,500	WD	03-ARM'S LENGTH	\$837,500	\$414,120	49.45	\$828,246	\$317,171	\$520,329	\$393,135	1.324	5,747	\$90.54	RTL04
22-23-26-101-052	30859 TEN MILE	10/19/23	\$900,000	MLC	03-ARM'S LENGTH	\$900,000	\$435,670	48.41	\$871,340	\$256,998	\$643,002	\$472,571	1.361	11,713	\$54.90	RTL04
22-23-33-430-037	21015 FARMINGTON	06/05/23	\$835,000	MLC	03-ARM'S LENGTH	\$835,000	\$375,580	44.98	\$751,168	\$314,294	\$520,706	\$370,232	1.406	6,570	\$79.26	RTL02
22-23-35-101-002	31205 GRAND RIVER	01/04/24	\$795,000	MLC	03-ARM'S LENGTH	\$795,000	\$296,880	37.34	\$593,766	\$258,186	\$536,814	\$414,296	1.296	6,550	\$81.96	RTL01
22-23-35-105-027	30749 GRAND RIVER	07/13/23	\$1,500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$1,375,580	91.71	\$2,751,169	\$1,948,792	(\$448,792)	\$1,048,180	(0.428)	11,980	(\$37.46)	RTL01
22-23-35-280-007	29805 GRAND RIVER	04/22/22	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$196,460	54.57	\$392,926	\$131,912	\$228,088	\$142,631	1.599	3,736	\$61.05	RTL09
22-23-36-328-022	28728 GRAND RIVER	03/14/24	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$243,660	69.62	\$487,326	\$96,469	\$253,531	\$331,235	0.765	5,416	\$46.81	RTL02
22-23-36-328-046	28730 GRAND RIVER	03/14/24	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$139,470	30.99	\$278,941	\$224,108	\$225,892	\$39,166	5.767	480	\$470.61	RTL19
22-23-36-355-019	29250 EIGHT MILE	04/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$210,960	40.18	\$421,921	\$162,184	\$362,816	\$229,856	1.578	1,475	\$245.98	RTL10
22-23-36-376-001	28731 GRAND RIVER	01/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,580	47.79	\$191,160	\$55,882	\$144,118	\$114,642	1.257	1,806	\$79.80	RTL02
22-23-36-481-017	20719 ONTAGA ST	06/16/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$112,670	45.99	\$225,343	\$80,688	\$164,312	\$79,046	2.079	2,002	\$82.07	RTL09
Totals:			\$83,318,042			\$83,318,042	\$37,518,000		\$81,397,824		\$61,497,500	\$63,465,582			\$102.20	
								Sale. Ratio =>	45.03			E.C.F. =>	0.969	Std. Deviation=>		1.1997289
								Std. Dev. =>	14.00			Ave. E.C.F. =>	1.455	Ave. Variance=>		65.0579