

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	\$5,717,920	42.45	\$11,436,892	\$509,058	\$12,960,942	\$10,117,393	1.281	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	\$591,790	39.45	\$1,183,946	\$193,777	\$1,306,223	\$717,246	1.821	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	\$2,553,140	36.47	\$5,108,663	\$1,310,156	\$5,689,844	\$3,514,929	1.619	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	\$1,729,610	41.42	\$3,459,936	\$492,811	\$3,683,349	\$2,579,488	1.428	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	\$715,750	56.14	\$1,431,507	\$172,009	\$1,102,991	\$912,679	1.209	13,952	\$79.06	'APT01
Totals:			\$27,421,160			\$27,421,160	\$11,308,210		\$22,620,944		\$24,743,349	\$17,841,735			\$101.03	
							Sale. Ratio =>	41.24				E.C.F. =>	1.387		Std. Deviation=>	0.250637894
							Std. Dev. =>	7.59				Ave. E.C.F. =>	1.471		Ave. Variance=>	19.8781

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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	\$3,662,370	55.07	\$7,324,740	(\$2,758,634)	\$9,408,634	\$6,505,402	1.446	97,451	\$96.55	'IND06
22-23-18-101-011	39340 COUNTRY CLUB	7/15/2024	\$1,500,000	CD	03-ARM'S LENGTH	\$1,500,000	\$699,390	46.63	\$1,399,253	\$185,740	\$1,314,260	\$782,612	1.679	11,922	\$110.24	'IND06
22-23-18-200-046	37560 ENTERPRISE	4/7/2023	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$332,290	33.91	\$664,902	\$204,808	\$775,192	\$296,627	2.613	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	\$711,320	31.61	\$1,423,228	\$339,303	\$1,910,697	\$698,921	2.734	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	\$867,610	34.70	\$1,735,953	\$219,601	\$2,280,399	\$977,823	2.332	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	\$528,640	39.16	\$1,058,284	\$346,232	\$1,003,768	\$458,744	2.188	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	\$670,270	51.56	\$1,341,002	\$160,862	\$1,139,138	\$761,081	1.497	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	\$868,120	36.49	\$1,740,392	\$565,716	\$1,813,284	\$755,181	2.401	23,401	\$77.49	'IND06
22-23-23-476-010	29473 MEDBURY	6/7/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,550	46.10	\$507,204	\$66,474	\$483,526	\$284,276	1.701	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	\$102,030	51.02	\$204,054	\$61,107	\$138,893	\$92,223	1.506	3,147	\$44.14	'IND06
22-23-30-127-034	24148 RESEARCH	3/27/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$248,360	38.21	\$496,897	\$88,593	\$561,407	\$245,863	2.283	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	\$780,040	45.22	\$1,560,881	\$334,777	\$1,390,223	\$738,133	1.883	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	\$1,371,510	55.75	\$2,743,229	\$295,371	\$2,164,629	\$1,474,481	1.468	35,548	\$60.89	'IND03
22-23-30-327-017	23014 COMMERCE	7/6/2023	\$850,000	CD	03-ARM'S LENGTH	\$850,000	\$395,640	46.55	\$791,534	\$105,191	\$744,809	\$413,308	1.802	7,231	\$103.00	'IND03
22-23-34-126-007	32613 FOLSOM	2/5/2025	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$253,900	28.21	\$508,005	\$78,173	\$821,827	\$277,172	2.965	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	\$329,520	37.66	\$659,240	\$62,419	\$812,581	\$384,914	2.111	7,159	\$113.50	'IND06
22-23-34-456-017	20780 HUGO	11/14/2024	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$192,470	36.45	\$385,487	\$69,804	\$458,196	\$203,309	2.254	5,175	\$88.54	'IND06
22-23-34-457-002	20768 PARKER	3/24/2025	\$587,500	CD	03-ARM'S LENGTH	\$587,500	\$211,310	35.97	\$422,773	\$53,963	\$533,537	\$237,838	2.243	6,429	\$82.99	'IND06
22-23-34-476-045	20750 SUNNYDALE	4/4/2024	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$316,160	63.23	\$632,689	\$111,902	\$388,098	\$335,756	1.156	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	\$581,780	56.21	\$1,164,042	\$142,913	\$892,087	\$658,484	1.355	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	\$1,080,820	35.79	\$2,162,571	\$286,442	\$2,733,681	\$1,209,800	2.260	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	\$1,262,510	46.45	\$2,527,894	\$964,590	\$1,753,239	\$1,006,730	1.742	26,617	\$65.87	'IND06
Totals:			\$35,507,452			\$35,507,452	\$15,719,610		\$31,454,254		\$33,522,105	\$18,798,678			\$88.54	
								Sale. Ratio =>	44.27			E.C.F. =>	1.783	Std. Deviation=>		0.485851951
								Std. Dev. =>	9.34			Ave. E.C.F. =>	1.983	Ave. Variance=>		41.5888

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22-23-01-301-022	31700 MIDDLEBELT	10/25/2023	\$3,500,000	CD	03-ARM'S LENGTH	\$3,500,000	\$3,015,460	86.16	\$6,030,915	\$1,275,396	\$2,224,604	\$9,511,038	0.234	100,768	\$22.08	'OFC11
22-23-02-252-030	32000 NORTHWESTERN	1/31/2024	\$4,700,000	CD	03-ARM'S LENGTH	\$4,700,000	\$2,246,050	47.79	\$4,492,094	\$1,037,935	\$3,662,065	\$4,797,443	0.763	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	\$334,330	57.64	\$668,669	\$189,646	\$390,354	\$557,003	0.701	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	\$128,260	29.15	\$256,524	\$89,311	\$350,689	\$194,433	1.804	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	\$139,670	42.32	\$279,334	\$90,891	\$239,109	\$219,119	1.091	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	\$124,480	29.64	\$248,951	\$90,185	\$329,815	\$184,611	1.787	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	\$56,390	53.70	\$112,780	\$22,170	\$82,830	\$58,837	1.408	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	\$62,240	46.10	\$124,474	\$22,170	\$112,830	\$66,431	1.698	802	\$140.69	'OFC02
22-23-03-301-013	32910 THIRTEEN MILE	5/5/2023	\$1,990,000	WD	03-ARM'S LENGTH	\$1,990,000	\$1,089,850	54.77	\$2,179,704	\$559,293	\$1,430,707	\$1,800,456	0.795	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	\$1,020,740	51.04	\$2,041,472	(\$961,170)	\$2,961,170	\$3,194,300	0.927	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	\$267,110	52.37	\$534,225	\$190,890	\$319,110	\$264,103	1.208	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	\$440,720	46.39	\$881,447	\$202,598	\$747,402	\$522,191	1.431	3,362	\$222.31	'OFC15
22-23-14-477-024	26029 MIDDLEBELT	6/15/2023	\$650,000	CD	03-ARM'S LENGTH	\$650,000	\$332,570	51.16	\$665,140	\$293,596	\$356,404	\$488,873	0.729	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	\$989,890	47.14	\$1,979,776	\$800,781	\$1,299,219	\$1,637,493	0.793	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	\$63,880	75.15	\$127,751	\$52,571	\$32,429	\$93,975	0.345	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	\$72,200	76.00	\$144,400	\$59,740	\$35,260	\$105,825	0.333	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	\$288,480	72.12	\$576,951	\$242,869	\$157,131	\$256,986	0.611	2,899	\$54.20	'OFC15
22-23-22-476-040	24381 ORCHARD LAKE	3/14/2025	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$328,340	29.85	\$656,685	\$319,549	\$780,451	\$503,188	1.551	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	\$1,251,650	47.23	\$2,503,294	\$732,178	\$1,917,822	\$3,107,221	0.617	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	\$61,740	42.58	\$123,488	\$36,155	\$108,845	\$130,347	0.835	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	\$273,210	49.67	\$546,421	\$150,084	\$399,916	\$591,547	0.676	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	\$2,774,720	46.33	\$5,549,442	\$1,640,374	\$4,348,149	\$5,429,261	0.801	55,932	\$77.74	'OFC07
22-23-35-105-003	30785 GRAND RIVER	7/13/2023	\$1,500,000	MLC	19-MULTI 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	\$288,170	57.63	\$576,349	\$192,999	\$307,001	\$572,164	0.537	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	\$317,660	32.58	\$635,319	\$358,093	\$616,907	\$413,770	1.491	5,790	\$106.55	'OFC14
Totals:			\$32,398,523			\$32,398,523	\$17,332,590		\$34,665,178		\$22,761,427	\$35,748,792			\$89.32	
							Sale. Ratio =>		53.50			E.C.F. =>	0.637		Std. Deviation=>	0.53966603
							Std. Dev. =>		16.47			Ave. E.C.F. =>	0.910		Ave. Variance=>	42.4060

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22-23-02-126-124	32430 NORTHWESTERN	4/30/2024	\$700,000	CD	03-ARM'S LENGTH	\$700,000	\$204,710	29.24	\$409,531	\$160,625	\$539,375	\$182,936	2.948	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	\$323,700	92.49	\$647,789	\$9,377	\$340,623	\$303,815	1.121	1,929	\$176.58	'RTL11
22-23-03-226-027	31361 ORCHARD LAKE	3/26/2024	\$31,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$31,000,000	\$14,508,130	46.80	\$29,016,265	\$7,683,784	\$23,316,216	\$17,777,067	1.312	356,504	\$65.40	'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	\$6,759,690	56.33	\$13,519,382	\$3,128,480	\$8,871,520	\$8,659,085	1.025	122,543	\$72.40	'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	\$600,130	35.30	\$1,200,255	\$432,944	\$1,267,056	\$767,311	1.651	10,762	\$117.73	'RTL13
22-23-19-451-047	24631 HATHAWAY	1/21/2025	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$898,340	44.92	\$1,797,570	\$537,234	\$1,462,766	\$926,061	1.580	16,500	\$88.65	'RTL08
22-23-22-476-044	24233 ORCHARD LAKE	1/6/2025	\$625,000	MLC	03-ARM'S LENGTH	\$625,000	\$197,880	31.66	\$395,916	\$98,184	\$526,816	\$247,972	2.124	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	\$407,070	48.61	\$814,796	\$316,506	\$520,994	\$382,788	1.361	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	\$435,280	48.36	\$871,340	\$256,211	\$643,789	\$472,570	1.362	11,713	\$54.96	'RTL04
22-23-33-430-037	21015 FARMINGTON	6/5/2023	\$835,000	MLC	03-ARM'S LENGTH	\$835,000	\$378,920	45.38	\$758,573	\$313,566	\$521,434	\$370,232	1.408	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	\$323,740	40.72	\$647,794	\$257,871	\$537,129	\$405,841	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	\$904,970	45.82	\$1,812,195	\$1,021,854	\$953,146	\$820,923	1.161	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	\$103,580	36.34	\$208,083	\$166,061	\$118,939	\$34,247	3.473	496	\$239.80	'RTL02
22-23-35-128-023	30552 GRAND RIVER	4/19/2024	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$33,020	55.03	\$66,070	\$28,848	\$31,152	\$30,999	1.005	595	\$52.36	'RTL02
22-23-35-277-034	29666 GRAND RIVER	1/21/2025	\$620,000	MLC	03-ARM'S LENGTH	\$620,000	\$177,710	28.66	\$355,922	\$131,590	\$488,410	\$126,459	3.862	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	\$146,520	29.30	\$293,185	\$102,566	\$397,434	\$107,611	3.693	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	\$246,850	70.53	\$493,952	\$96,207	\$253,793	\$331,235	0.766	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	\$143,110	31.80	\$286,774	\$223,560	\$226,440	\$39,166	5.782	480	\$471.75	'RTL19
22-23-36-452-001	28315 GRAND RIVER	3/19/2025	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$138,700	36.99	\$277,612	\$89,781	\$285,219	\$156,350	1.824	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	\$110,250	45.00	\$220,600	\$80,591	\$164,409	\$79,046	2.080	2,002	\$82.12	'RTL09
Totals:			\$56,602,500			\$56,602,500	\$27,042,300		\$54,093,604		\$41,466,660	\$32,221,714			\$126.40	
								Sale. Ratio =>	47.78			E.C.F. =>	1.287	Std. Deviation=>		1.278458647
								Std. Dev. =>	15.44			Ave. E.C.F. =>	2.043	Ave. Variance=>		96.6089