

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	\$3,734,400	50.13	\$7,468,796	\$758,438	\$6,691,562	\$6,213,294	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	\$1,900,510	32.21	\$3,801,026	\$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	\$2,566,090	36.66	\$5,132,180	\$1,312,539	\$5,687,461	\$3,536,705	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	\$1,762,390	42.20	\$3,524,781	\$493,524	\$3,682,636	\$2,635,876	1.397	47,239	\$77.96	APT05	
Totals:			\$24,526,160			\$24,526,160	\$9,963,390		\$19,926,783		\$21,268,278	\$14,637,791			\$102.69		
								Sale. Ratio =>	40.62				E.C.F. =>	1.453	Std. Deviation=>		0.52339785
								Std. Dev. =>	7.72				Ave. E.C.F. =>	1.599	Ave. Variance=>		36.1528

Used Income Study

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
22-23-18-100-043	27000 HILLS TECH CT	01/08/24	\$6,650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,650,000	\$3,662,370	55.07	\$7,324,740	(\$3,387,193)	\$10,037,193	\$6,505,402	1.543	97,451	\$103.00	IND06
22-23-18-101-007	39100 COUNTRY CLUB	07/15/22	\$2,430,000	WD	03-ARM'S LENGTH	\$2,430,000	\$1,819,180	74.86	\$3,638,366	\$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	\$337,680	34.46	\$675,351	\$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	\$722,450	32.11	\$1,444,903	\$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	\$948,870	37.95	\$1,897,746	\$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	\$466,080	60.93	\$932,155	\$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	\$870,610	36.60	\$1,741,219	\$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	\$235,330	42.79	\$470,654	\$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	\$966,130	48.31	\$1,932,258	\$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	\$292,940	39.59	\$585,889	\$116,163	\$623,837	\$282,967	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	\$248,450	38.22	\$496,897	\$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	\$1,057,110	54.21	\$2,114,221	\$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	\$780,440	45.24	\$1,560,881	\$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	\$3,358,380	51.67	\$6,716,766	\$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	\$1,392,810	56.62	\$2,785,613	\$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	\$403,560	47.48	\$807,127	\$105,442	\$744,558	\$422,702	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	\$437,120	44.83	\$874,243	\$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	\$979,210	52.79	\$1,958,414	\$204,766	\$1,650,234	\$1,131,386	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	\$160,880	64.35	\$321,751	\$57,994	\$192,006	\$170,166	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	\$315,990	70.22	\$631,981	\$117,972	\$332,028	\$331,619	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	\$96,480	29.69	\$192,953	\$58,604	\$266,396	\$86,677	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	\$263,310	52.66	\$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	\$1,264,810	46.54	\$2,529,615	\$967,462	\$1,750,367	\$1,007,841	1.737	26,617	\$65.76	IND06
Totals:			\$42,451,829			\$42,451,829	\$21,080,190		\$42,082,728		\$39,536,590	\$27,420,243			\$79.18	
								Sale. Ratio =>	49.66			E.C.F. =>	1.442	Std. Deviation=>		0.58228
								Std. Dev. =>	11.83			Ave. E.C.F. =>	1.753	Ave. Variance=>		46.1268

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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	\$1,784,590	50.99	\$3,569,175	(\$5,255,854)	\$8,755,854	\$9,915,763	0.883	100,768	\$86.89	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	\$451,040	37.59	\$902,077	\$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	\$358,280	42.78	\$716,550	\$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	\$2,405,150	51.17	\$4,810,298	\$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	\$348,240	60.04	\$696,489	\$189,980	\$390,020	\$569,111	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	\$1,090,540	54.80	\$2,181,073	\$560,662	\$1,429,338	\$1,800,457	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	\$1,021,510	51.08	\$2,043,012	(\$959,630)	\$2,959,630	\$3,194,300	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	\$1,792,400	53.50	\$3,584,808	(\$294,088)	\$3,644,088	\$4,358,310	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	\$498,630	51.14	\$997,257	\$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	\$442,010	46.53	\$884,018	\$194,562	\$755,438	\$530,351	1.424	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	\$333,190	51.26	\$666,384	\$294,840	\$355,160	\$488,874	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	\$1,224,070	48.00	\$2,448,148	\$619,270	\$1,930,730	\$1,945,615	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	\$100,480	66.99	\$200,965	\$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	\$67,440	70.99	\$134,876	\$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	\$777,570	51.84	\$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	\$279,240	88.65	\$558,483	\$162,857	\$152,143	\$434,754	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	\$291,820	35.37	\$583,643	\$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	\$1,252,370	47.26	\$2,504,743	\$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	\$517,560	41.40	\$1,035,117	\$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	\$439,010	49.47	\$878,012	\$236,344	\$651,156	\$957,713	0.680	7,807	\$83.41	OFC14	
22-23-35-129-032	22000 SPRINGBROOK	01/17/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$395,490	71.91	\$790,972	\$169,911	\$380,089	\$926,957	0.410	10,450	\$36.37	OFC14	
Totals:			\$36,741,170			\$36,741,170	\$18,465,550		\$37,413,286		\$36,045,431	\$43,980,610			\$75.99		
								Sale. Ratio =>	50.26			E.C.F. =>	0.820	Std. Deviation=>		0.35852429	
								Std. Dev. =>	11.93			Ave. E.C.F. =>	0.826	Ave. Variance=>		26.9814	

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
22-23-02-178-003	32769 NORTHWESTERN	07/28/22	\$5,350,000	CD	03-ARM'S LENGTH	\$5,350,000	\$2,728,170	50.99	\$7,151,609	\$694,458	\$4,655,542	\$6,457,151	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	\$14,508,130	46.80	\$28,968,346	\$7,683,784	\$23,316,216	\$17,777,067	1.312	356,504	\$65.40	RTL02
22-23-10-352-005	33210 TWELVE MILE	04/12/23	\$12,000,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$12,000,000	\$6,689,290	55.74	\$13,519,382	\$3,128,480	\$8,871,520	\$8,659,085	1.025	122,543	\$72.40	RTL02
22-23-11-101-003	29400 ORCHARD LAKE	01/11/23	\$545,800	WD	03-ARM'S LENGTH	\$545,800	\$273,790	50.16	\$547,583	\$182,563	\$363,237	\$380,229	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	\$600,130	35.30	\$1,152,148	\$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	\$21,624,177	\$1,048,873	\$7,951,127	\$20,575,304	0.386	100,012	\$79.50	RTL13
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	\$379,290	45.42	\$758,573	\$314,294	\$520,706	\$370,233	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	\$327,960	41.25	\$655,911	\$258,186	\$536,814	\$414,297	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	\$1,364,780	90.99	\$2,729,573	\$1,948,792	(\$448,792)	\$1,048,178	(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	\$192,180	53.38	\$384,368	\$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	\$246,980	70.57	\$493,952	\$96,469	\$253,531	\$331,236	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	\$143,390	31.86	\$286,774	\$224,108	\$225,892	\$39,166	5.768	480	\$470.61	RTL19
22-23-36-355-019	29250 EIGHT MILE	04/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$230,500	43.90	\$460,996	\$162,184	\$362,816	\$229,855	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	\$96,730	48.37	\$193,452	\$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	\$110,300	45.02	\$220,600	\$80,688	\$164,312	\$79,046	2.079	2,002	\$82.07	RTL09
Totals:			\$67,918,042			\$67,918,042	\$32,998,500		\$82,164,162		\$50,212,172	\$58,735,019			\$100.34	
								Sale. Ratio =>	48.59			E.C.F. =>	0.855	Std. Deviation=>		1.21979905
								Std. Dev. =>	13.21			Ave. E.C.F. =>	1.409	Ave. Variance=>		62.5307