

ECF RC13 KINGSLANE COURT CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.				
20-23-27-351-029	33234 KINGSLANE CT	07/17/24	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$41,010	64.08	\$82,023	\$17,300	\$46,700	\$48,121	0.970	602	\$77.57	RC13	20.1219	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52			
20-23-27-351-032	33234 KINGSLANE CT	04/12/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,140	53.17	\$122,289	\$17,300	\$97,700	\$78,059	1.252	928	\$105.28	RC13	7.9936	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52			
20-23-27-351-033	33234 KINGSLANE CT	09/15/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,080	61.89	\$136,163	\$17,300	\$92,700	\$88,374	1.049	936	\$99.04	RC13	12.2734	MultiTenant	\$17,300	Land Table *RC16	Condos	407	57			
20-23-27-351-034	33234 KINGSLANE CT	10/09/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,830	51.50	\$125,656	\$17,300	\$104,700	\$80,562	1.300	936	\$111.86	RC13	12.7934	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52			
20-23-27-351-037	33234 KINGSLANE CT	03/15/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,810	57.10	\$125,617	\$17,300	\$92,700	\$80,533	1.151	935	\$99.14	RC13	2.0605	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52			
20-23-27-351-038	33234 KINGSLANE CT	04/05/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,470	51.20	\$124,931	\$17,300	\$104,700	\$80,023	1.308	928	\$112.82	RC13	13.6688	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52			
Totals:			\$643,000			\$643,000	\$358,340		\$716,679		\$539,200	\$455,672			\$100.95		1.1622									
													Sale. Ratio =>	55.73			E.C.F. =>	1.183	Std. Deviation=>	0.139583403						
													Std. Dev. =>	5.50			Ave. E.C.F. =>	1.172	Ave. Variance=>	11.4853	Coefficient of Var=>	9.802351205				

.ECF CRS RESTAURANT

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
		Totals:	#REF!			#REF!	#REF!		#REF!		#REF!	#REF!		#REF!		#REF!		#REF!					
							Sale. Ratio =>	#REF!				E.C.F. =>	#REF!		Std. Deviation=>	#REF!							
							Std. Dev. =>	#REF!				Ave. E.C.F. =>	#REF!		Ave. Variance=>	#REF!		Coefficient of Var=>	#REF!				#REF!

1.085

No Sales Data

Studied with FH and overall commercial sales study

ECF RC14 VALLEY VIEW CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
20-23-27-403-113	32070 GRAND RIVER AVE	07/07/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$70,980	51.06	\$141,957	\$26,200	\$112,800	\$91,871	1.228	1,140	\$98.95	RC14	122.7813	Other	\$26,200	Land Table *RC16 Condos	407	50	
20-23-27-403-100	32080 GRAND RIVER AVE	04/22/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,430	46.08	\$142,860	\$26,200	\$128,800	\$92,587	1.391	1,140	\$112.98	RC14	139.1119	Other	\$26,200	Land Table *RC16 Condos	407	50	
20-23-27-403-128	32100 GRAND RIVER AVE	06/05/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$84,440	49.09	\$168,876	\$26,200	\$145,800	\$113,235	1.288	1,140	\$127.89	RC14	3.6754	Other	\$26,200	Land Table *RC16 Condos	407	60	
20-23-27-403-064	32010 GRAND RIVER AVE	06/21/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,500	45.68	\$127,005	\$26,200	\$112,800	\$80,004	1.410	980	\$115.10	RC14	140.9930	MultiTenant	\$26,200	Land Table *RC16 Condos	407	50	
Totals:			\$605,000			\$605,000	\$290,350		\$580,698		\$500,200	\$377,697			\$113.73		0.4770						
								Sale. Ratio =>	47.99					E.C.F. =>	1.324	Std. Deviation=>		0.086336673					
								Std. Dev. =>	2.56					Ave. E.C.F. =>	1.329	Ave. Variance=>		101.6404	Coefficient of Var=>	76.47237696			

.ECF NSC

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	Dev. by Mean (%)
Totals:		\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000
						Sale. Ratio =>	0.00				E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!	
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000	Coefficient of Var=>

1.119 2026
NO SALES DATA
FH, COUNTY STUDY UTILIZED

ECF OCV OFFICE CONVERSION

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
20-23-28-280-002	33515 STATE ST	03/20/25	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,530	41.37	\$393,058	\$146,885	\$328,115	\$228,998	1.433	3,048	\$107.65	OCV	0.0000			\$145,415	No	/ /		Land Table COM
Totals:			\$475,000			\$475,000	\$196,530		\$393,058		\$328,115	\$228,998			\$107.65		0.0000							
							Sale. Ratio =>	41.37			E.C.F. =>	1.433	Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.433	Ave. Variance=>	0.0000	Coefficient of Var=>	0								

ECF 1.10
 Insufficient data for 40 point move
 blended with overall commercial move

.ECF OFC 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	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
20-23-27-403-141	31806 GRAND RIVER AVE	08/31/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$155,180	68.97	\$310,364	\$197,954	\$27,046	\$111,518	0.243	1,166	\$23.20	COF	52.8612	\$196,896		Land Table COM	201	0
20-23-27-428-020	23017 ORCHARD LAKE RD	05/05/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,610	41.74	\$125,214	\$39,578	\$110,422	\$84,956	1.300	961	\$114.90	COF	52.8612	\$38,084		Land Table COM	201	0
Totals:			\$375,000			\$375,000	\$217,790		\$435,578		\$137,468	\$196,474			\$69.05		7.1463					
								Sale. Ratio =>	58.08				E.C.F. =>	0.700	Std. Deviation=>		0.74757001					
								Std. Dev. =>	19.25				Ave. E.C.F. =>	0.771	Ave. Variance=>		52.8612	Coefficient of Var=>				

1.008

FH COMMERCIAL OFFICE STUDY UTILIZED WITH OVERALL COMMERCIAL SALES

ECF RC24 PINEWOOD CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Building Depr.	
20-23-28-429-009	23087 FARMINGTON RD	09/20/23	\$302,660	WD	03-ARM'S LENGTH	\$302,660	\$143,850	47.53	\$287,697	\$55,500	\$247,160	\$217,007	1.139	1,594	\$155.06	RC24	1.8941	Ranch	\$55,500	64	
20-23-28-429-019	23067 FARMINGTON RD	12/27/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$154,710	55.25	\$309,426	\$55,500	\$224,500	\$237,314	0.946	1,958	\$114.66	RC24	94.6004	TwHse/Duplex	\$55,500	64	
20-23-28-429-015	23075 FARMINGTON RD	07/09/24	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$147,480	40.19	\$294,962	\$55,500	\$311,500	\$223,796	1.392	1,892	\$164.64	RC24	139.1891	TwHse/Duplex	\$55,500	64	
20-23-28-429-028	23049 FARMINGTON RD	11/15/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,830	47.94	\$287,668	\$55,500	\$244,500	\$216,979	1.127	1,594	\$153.39	RC24	112.6835	Ranch	\$55,500	64	
20-23-28-429-039	23013 FARMINGTON RD	11/26/24	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$143,930	45.98	\$287,857	\$55,500	\$257,500	\$217,156	1.186	1,594	\$161.54	RC24	118.5783	Ranch	\$55,500	64	
Totals:			\$1,562,660			\$1,562,660	\$733,800		\$1,467,610		\$1,285,160	\$1,112,252			\$149.86		0.2436				
								Sale. Ratio =>	46.96				E.C.F. =>	1.155	Std. Deviation=>		0.159493919				
								Std. Dev. =>	5.39				Ave. E.C.F. =>	1.158	Ave. Variance=>		93.3891	Coefficient of Var=>	80.65433083		

ECF RAA FLORAL PARK

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
20-23-26-377-005	22440 HAWTHORNE ST	04/12/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$153,810	53.78	\$307,626	\$82,085	\$203,915	\$145,510	1.401	1,200	\$169.93	RAA	7.4720	Ranch	\$82,085	Land Table RAA Floral Park	59
20-23-26-302-031	23165 LILAC ST	04/28/23	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$107,640	40.85	\$215,280	\$77,539	\$185,961	\$88,865	2.093	1,026	\$181.25	RAA	47.2803	Ranch	\$76,732	Land Table RAA Floral Park	48
20-23-26-354-002	22820 FLORAL ST	05/19/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,580	46.50	\$237,163	\$78,565	\$176,435	\$102,321	1.724	1,618	\$109.05	RAA	20.7438	Ranch	\$76,732	Land Table RAA Floral Park	45
20-23-26-302-019	23052 VIOLET ST	07/07/23	\$291,250	WD	03-ARM'S LENGTH	\$291,250	\$116,820	40.11	\$233,634	\$71,411	\$219,839	\$104,660	2.101	1,123	\$195.76	RAA	34.9885	Bungalow	\$70,326	Land Table RAA Floral Park	48
20-23-26-351-016	22809 VIOLET ST	07/26/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,240	47.70	\$176,482	\$75,839	\$109,161	\$64,931	1.681	971	\$112.42	RAA	3.5448	Ranch	\$70,326	Land Table RAA Floral Park	48
20-23-26-354-009	22716 FLORAL ST	08/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,460	51.82	\$310,910	\$82,085	\$217,915	\$147,629	1.476	1,619	\$134.60	RAA	30.9092	Bungalow	\$82,085	Land Table RAA Floral Park	48
20-23-26-351-013	22845 VIOLET ST	11/13/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$82,370	48.74	\$164,747	\$70,326	\$98,674	\$60,917	1.620	775	\$127.32	RAA	1.2406	Ranch	\$70,326	Land Table RAA Floral Park	49
20-23-26-352-005	22800 VIOLET ST	11/17/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$139,750	48.21	\$279,499	\$77,227	\$212,673	\$130,498	1.630	1,438	\$147.89	RAA	25.0560	Colonial/2Sty	\$76,732	Land Table RAA Floral Park	49
20-23-26-303-008	23168 LILAC ST	11/28/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$93,850	46.46	\$187,708	\$77,288	\$124,712	\$71,239	1.751	1,131	\$110.27	RAA	17.9268	Ranch	\$76,732	Land Table RAA Floral Park	45
20-23-26-357-004	22476 VIOLET ST	12/15/23	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$103,830	57.84	\$207,662	\$70,326	\$109,174	\$88,604	1.232	703	\$155.30	RAA	39.7544	Ranch	\$70,326	Land Table RAA Floral Park	58
20-23-26-301-043	23027 VIOLET ST	01/29/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$120,400	51.23	\$240,809	\$71,380	\$163,620	\$109,309	1.497	1,238	\$132.16	RAA	149.6857	Bungalow	\$70,326	Land Table RAA Floral Park	48
20-23-26-326-004	23186 HAWTHORNE ST	02/29/24	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$111,970	45.98	\$223,943	\$77,700	\$165,800	\$94,350	1.757	984	\$168.50	RAA	12.7578	Ranch	\$76,732	Land Table RAA Floral Park	48
20-23-26-353-012	22833 FLORAL ST	04/09/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,840	43.65	\$187,675	\$76,732	\$138,268	\$71,576	1.932	1,008	\$137.17	RAA	29.9539	Ranch	\$76,732	Land Table RAA Floral Park	45
20-23-26-304-031	23057 HAWTHORNE ST	04/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,020	42.72	\$252,035	\$76,732	\$218,268	\$113,099	1.930	1,309	\$166.74	RAA	62.0102	TriLevel/Quad	\$76,732	Land Table RAA Floral Park	58
20-23-26-302-008	23186 VIOLET ST	05/10/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,980	44.99	\$269,955	\$71,946	\$228,054	\$127,748	1.785	913	\$249.79	RAA	178.5190	Bungalow	\$70,326	Land Table RAA Floral Park	59
20-23-26-352-005	22800 VIOLET ST	07/01/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$139,750	48.21	\$279,499	\$77,227	\$212,673	\$130,498	1.630	1,438	\$147.89	RAA	25.0560	Colonial/2Sty	\$76,732	Land Table RAA Floral Park	49
20-23-26-304-011	23086 FLORAL ST	07/03/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$99,980	40.81	\$199,969	\$77,705	\$167,295	\$78,880	2.121	894	\$187.13	RAA	46.1128	Ranch	\$76,732	Land Table RAA Floral Park	54
20-23-26-377-020	22490 HAWTHORNE ST	07/24/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$190,320	56.81	\$380,637	\$86,159	\$248,841	\$189,986	1.310	1,499	\$166.00	RAA	57.0475	Ranch	\$82,085	Land Table RAA Floral Park	63
20-23-26-326-009	23096 HAWTHORNE ST	08/09/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$118,030	63.80	\$236,064	\$76,732	\$108,268	\$102,795	1.053	1,096	\$98.78	RAA	59.1438	Bungalow	\$76,732	Land Table RAA Floral Park	54
20-23-26-377-007	22418 HAWTHORNE ST	08/16/24	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$158,840	46.31	\$317,673	\$82,085	\$260,915	\$151,992	1.717	1,442	\$180.94	RAA	7.1952	Bungalow	\$82,085	Land Table RAA Floral Park	58
20-23-26-301-037	23103 VIOLET ST	08/28/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,920	43.96	\$197,832	\$70,326	\$154,674	\$82,262	1.880	895	\$172.82	RAA	15.5939	Bungalow	\$70,326	Land Table RAA Floral Park	58
20-23-26-304-007	23148 FLORAL ST	10/25/24	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$95,300	40.38	\$190,606	\$76,732	\$159,268	\$73,467	2.168	930	\$171.26	RAA	216.7882	Ranch	\$76,732	Land Table RAA Floral Park	45
20-23-26-301-036	23115 VIOLET ST	11/08/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,480	48.32	\$202,964	\$70,326	\$139,674	\$85,573	1.632	1,040	\$134.30	RAA	15.6124	Bungalow	\$70,326	Land Table RAA Floral Park	45
20-23-26-301-015	23078 ORCHARD LAKE RD	12/03/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$112,760	47.98	\$225,520	\$70,326	\$164,674	\$100,125	1.645	1,385	\$118.90	RAA	41.2523	Bungalow	\$70,326	Land Table RAA Floral Park	42
20-23-26-302-026	23241 LILAC ST	12/03/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$93,700	52.06	\$187,399	\$76,732	\$103,268	\$71,398	1.446	956	\$108.02	RAA	4.4992	Ranch	\$76,732	Land Table RAA Floral Park	45
20-23-26-301-016	23068 ORCHARD LAKE RD	03/06/25	\$175,500	QC	03-ARM'S LENGTH	\$175,500	\$93,810	53.45	\$187,616	\$74,440	\$101,060	\$73,017	1.384	1,018	\$99.27	RAA	11.2792	Bungalow	\$70,326	Land Table RAA Floral Park	42
20-23-26-304-017	23277 HAWTHORNE ST	03/14/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$87,090	42.48	\$174,171	\$76,786	\$128,214	\$62,829	2.041	926	\$138.46	RAA	204.0681	Ranch	\$76,732	Land Table RAA Floral Park	45
Totals:			\$6,574,050			\$6,574,050	\$3,137,540		\$6,275,078		\$4,521,293	\$2,724,078			\$148.96		3.0463				
							Sale. Ratio =>	47.73				E.C.F. =>	1.660		Std. Deviation=>	0.286597185					
							Std. Dev. =>	5.77				Ave. E.C.F. =>	1.690		Ave. Variance=>	50.5738	Coefficient of Var=>	29.92149626			

ECF RAB BEL-AIRE

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.		
20-23-27-203-008	32227 MARBLEHEAD RD	04/20/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,340	47.01	\$272,670	\$89,829	\$200,171	\$167,744	1.193	1,074	\$186.38	RAB	9.5265	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	66		
20-23-27-203-031	32354 LEELANE RD	09/12/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$147,520	48.37	\$295,047	\$89,368	\$215,632	\$188,696	1.143	1,086	\$198.56	RAB	15.7777	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	76		
20-23-27-202-017	32157 LEELANE RD	09/29/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$130,760	45.88	\$261,527	\$83,383	\$201,617	\$163,435	1.234	1,072	\$188.08	RAB	4.4400	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	66		
20-23-27-227-005	31964 LAMAR DR	11/03/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$155,510	48.15	\$311,022	\$82,749	\$240,251	\$209,425	1.147	1,225	\$196.12	RAB	11.1687	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	77		
20-23-27-204-005	24002 COLCHESTER DR	01/30/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$153,130	51.91	\$306,256	\$83,263	\$211,737	\$204,581	1.035	1,303	\$162.50	RAB	24.6393	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	77		
20-23-27-231-020	31656 LAMAR DR	02/26/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$125,840	43.39	\$251,680	\$82,749	\$207,251	\$154,983	1.337	1,018	\$203.59	RAB	3.6731	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	66		
20-23-27-251-025	23541 LOOMIS CT	03/01/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,600	47.26	\$255,195	\$82,749	\$187,251	\$158,207	1.184	1,080	\$173.38	RAB	11.6943	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	66		
20-23-27-203-051	32040 LEELANE RD	03/20/24	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$148,970	44.34	\$297,930	\$85,199	\$250,801	\$195,166	1.285	1,197	\$209.52	RAB	9.3881	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	76		
20-23-27-226-030	31560 LEELANE RD	03/25/24	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$135,130	46.36	\$270,260	\$89,368	\$202,132	\$165,956	1.218	1,030	\$196.24	RAB	121.7986	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	68		
20-23-27-227-014	31915 MARBLEHEAD RD	03/26/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,170	43.85	\$254,340	\$83,123	\$206,877	\$157,080	1.317	1,029	\$201.05	RAB	131.7018	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	66		
20-23-27-201-006	32260 MARBLEHEAD RD	04/12/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,700	48.23	\$289,406	\$83,482	\$216,518	\$188,921	1.146	1,341	\$161.46	RAB	4.7236	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	63		
20-23-27-229-014	23758 BEACON DR	05/03/24	\$216,000	WD	10-FORECLOSURE	\$216,000	\$132,620	61.40	\$265,232	\$82,749	\$133,251	\$167,416	0.796	1,018	\$130.89	RAB	79.5929	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	68		
20-23-27-228-008	31773 FOLKSTONE DR	05/06/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$133,530	46.85	\$267,054	\$89,368	\$195,632	\$163,015	1.200	1,018	\$192.17	RAB	120.0088	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	66		
20-23-27-202-002	32379 LEELANE RD	05/17/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,280	44.52	\$320,566	\$89,368	\$270,632	\$212,108	1.276	1,450	\$186.64	RAB	127.5915	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	72		
20-23-27-276-009	31881 LAMAR DR	05/22/24	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$147,820	52.23	\$295,642	\$97,202	\$185,798	\$182,055	1.021	1,625	\$114.34	RAB	102.0559	Ranch	\$95,989	Land Table RAB Bel-Aire Hills	64		
20-23-27-276-019	31681 LAMAR DR	07/12/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$145,160	43.33	\$290,319	\$82,749	\$252,251	\$190,431	1.325	1,018	\$247.79	RAB	22.0452	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	83		
20-23-27-231-010	31553 MARBLEHEAD RD	07/15/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$140,290	46.92	\$280,583	\$82,749	\$216,251	\$181,499	1.191	1,206	\$179.31	RAB	119.1472	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	72		
20-23-27-251-035	23573 PROSPECT AVE	07/26/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,560	46.97	\$277,128	\$92,643	\$202,357	\$169,252	1.196	1,112	\$181.98	RAB	119.5594	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	72		
20-23-27-276-027	31521 LAMAR DR	08/05/24	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$134,610	49.13	\$269,223	\$82,749	\$191,251	\$171,077	1.118	1,253	\$152.63	RAB	3.9299	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	66		
20-23-27-276-013	31801 LAMAR DR	08/16/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$126,200	44.75	\$252,395	\$89,892	\$192,108	\$149,085	1.289	1,018	\$188.71	RAB	9.5265	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	66		
20-23-27-229-014	23758 BEACON DR	10/31/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,620	44.21	\$265,232	\$82,749	\$217,251	\$167,416	1.298	1,018	\$213.41	RAB	15.4929	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	68		
20-23-27-230-018	31528 MARBLEHEAD RD	11/25/24	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$134,750	44.47	\$269,490	\$95,989	\$207,011	\$159,175	1.301	1,030	\$200.98	RAB	15.7777	Ranch	\$95,989	Land Table RAB Bel-Aire Hills	66		
20-23-27-276-007	31927 LEELANE RD	12/12/24	\$268,600	WD	03-ARM'S LENGTH	\$268,600	\$133,150	49.57	\$266,305	\$89,874	\$178,726	\$161,863	1.104	1,030	\$173.52	RAB	12.9444	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	66		
20-23-27-203-014	24019 COLCHESTER DR	01/08/25	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$129,670	50.36	\$259,343	\$82,749	\$174,751	\$162,013	1.079	1,295	\$134.94	RAB	4.3644	Ranch	\$82,749	Land Table RAB Bel-Aire Hills	66		
20-23-27-128-003	23900 POWER RD	01/14/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,710	45.33	\$267,414	\$89,368	\$205,632	\$163,345	1.259	1,109	\$185.42	RAB	5.8794	Ranch	\$89,368	Land Table RAB Bel-Aire Hills	64		
20-23-27-203-057	24089 COLCHESTER DR	02/21/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,770	44.92	\$269,531	\$95,989	\$204,011	\$159,213	1.281	1,074	\$189.95	RAB	8.8061	Ranch	\$95,989	Land Table RAB Bel-Aire Hills	66		
Totals:			\$7,628,600			\$7,628,600	\$3,590,410		\$7,180,790		\$5,367,151	\$4,513,157			\$182.68		0.1961						
								Sale. Ratio =>	47.07					E.C.F. =>	1.189	Std. Deviation=>		0.1201351					
								Std. Dev. =>	3.80					Ave. E.C.F. =>	1.191	Ave. Variance=>		42.8944	Coefficient of Var=>		36.00987027		

ECF RAC SCENIC VIEW

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
20-23-27-252-014	32354 VALLEY VIEW CIR	05/04/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,870	46.31	\$291,747	\$100,490	\$214,510	\$129,053	1.662	1,249	\$171.75	RAC	8.4759	Ranch	\$100,490	Land Table RAC Scenic View	45
20-23-27-252-019	32306 VALLEY VIEW CIR	09/29/25	\$420,000	OTH	03-ARM'S LENGTH	\$420,000	\$199,440	47.49	\$398,888	\$95,001	\$324,999	\$205,052	1.585	1,734	\$187.43	RAC	0.7537	Colonial/2Sty	\$87,328	Land Table RAC Scenic View	52
20-23-27-253-006	32305 VALLEY VIEW CIR	05/23/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$154,750	53.55	\$309,498	\$84,643	\$204,357	\$151,724	1.347	1,833	\$111.49	RAC	23.0523	TriLevel/Quad	\$84,131	Land Table RAC Scenic View	45
20-23-27-253-006	32305 VALLEY VIEW CIR	12/05/24	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$159,740	44.87	\$319,479	\$87,832	\$268,168	\$156,307	1.716	1,833	\$146.30	RAC	13.8227	TriLevel/Quad	\$87,328	Land Table RAC Scenic View	45
Totals:			\$1,380,000			\$1,380,000	\$659,800		\$1,319,612		\$1,012,034	\$642,136			\$154.24		0.1380				
								Sale. Ratio =>	47.81				E.C.F. =>	1.576		Std. Deviation=>	0.16277626				
								Std. Dev. =>	3.82				Ave. E.C.F. =>	1.577		Ave. Variance=>	11.5261	Coefficient of Var=>	7.306947342		

ECF RAD BROODALE RESUB

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
20-23-27-252-011	32101 SHIAWASSEE RD	12/06/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,540	44.85	\$269,088	\$79,423	\$220,577	\$119,286	1.849	1,231	\$179.19	RAD	17.8216	Ranch	\$78,444	Land Table RAD Brookdale Re	401	45	
20-23-27-252-025	23223 PROSPECT AVE	01/10/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,690	45.53	\$291,388	\$82,573	\$237,427	\$131,330	1.808	1,534	\$154.78	RAD	13.6938	SingleFamily	\$82,573	Land Table RAD Brookdale Re	401	48	
20-23-27-403-012	32037 VALLEY VIEW ST	05/15/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$165,930	48.10	\$331,852	\$98,437	\$246,563	\$146,802	1.680	1,660	\$148.53	RAD	0.8637	CapeCod	\$97,522	Land Table RAD Brookdale Re	401	45	
20-23-27-403-020	32003 VALLEY VIEW ST	08/08/25	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$213,980	51.87	\$427,954	\$118,017	\$294,483	\$194,929	1.511	2,316	\$127.15	RAD	16.0206	Bungalow	\$117,927	Land Table RAD Brookdale Re	401	45	
20-23-27-403-020	32003 VALLEY VIEW ST	08/08/25	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$213,980	51.87	\$427,954	\$118,017	\$294,483	\$194,929	1.511	2,316	\$127.15	RAD	16.0206	Bungalow	\$117,927	Land Table RAD Brookdale Re	401	45	
20-23-27-403-131	32105 VALLEY VIEW ST	05/10/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$174,780	43.70	\$349,565	\$118,053	\$281,947	\$145,605	1.936	1,912	\$147.46	RAD	26.5457	Bungalow	\$117,927	Land Table RAD Brookdale Re	401	45	
20-23-27-427-001	23092 LAKE WAY ST	07/10/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$202,720	56.16	\$405,433	\$82,900	\$278,100	\$202,851	1.371	1,636	\$169.99	RAD	29.9968	Colonial/2Sty	\$82,573	Land Table RAD Brookdale Re	401	63	
20-23-27-427-009	22900 LAKE WAY ST	04/19/24	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$87,270	48.22	\$174,544	\$82,938	\$98,062	\$57,614	1.702	717	\$136.77	RAD	3.1131	Bungalow	\$82,573	Land Table RAD Brookdale Re	401	49	
Totals:			\$2,732,000			\$2,732,000	\$1,338,890		\$2,677,778		\$1,951,642	\$1,193,346			\$148.88		3.9925						
								Sale. Ratio =>	49.01					E.C.F. =>	1.631	Std. Deviation=>		0.19395746					
								Std. Dev. =>	4.25					Ave. E.C.F. =>	1.671	Ave. Variance=>		15.5095	Coefficient of Var=>		9.281970422		

ECF RAE GOERSE

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
20-23-27-477-015	31707 SHERWOOD AVE	11/14/25	\$265,000	PTA	09-FAMILY/RELATED ENTITY	\$265,000	\$135,210	51.02	\$270,421	\$84,571	\$180,429	\$118,376	1.524	942	\$191.54	RAE	4.6201	Ranch	\$84,133	Land Table RAE Goerse	401	53
20-23-27-477-018	31721 SHERWOOD AVE	06/30/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$203,210	48.97	\$406,414	\$117,184	\$297,816	\$184,223	1.617	1,979	\$150.49	RAE	4.6201	Colonial/2Sty	\$117,184	Land Table RAE Goerse	401	48
Totals:			\$680,000			\$680,000	\$338,420		\$676,835		\$478,245	\$302,599			\$171.01		1.0054					
							Sale. Ratio =>	49.77					E.C.F. =>	1.580		Std. Deviation=>	0.065337623					
							Std. Dev. =>	1.45					Ave. E.C.F. =>	1.570		Ave. Variance=>	4.6201	Coefficient of Var=>	2.941957782			

ECF RAF BROOKDALE ST

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
20-23-27-451-057	22433 BROOKDALE ST	12/16/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$140,470	46.84	\$280,938	\$99,372	\$200,528	\$128,770	1.557	1,221	\$164.23	RAF	0.0000	Ranch	\$96,191	Land Table RAF Brookdale St	401	45
Totals:			\$299,900			\$299,900	\$140,470		\$280,938		\$200,528	\$128,770			\$164.23		0.0255					
								Sale. Ratio =>	46.84				E.C.F. =>	1.557		Std. Deviation=>	#DIV/0!					
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.557		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

ECF RAH WARNER FARMS 1-5

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
20-23-27-305-025	23025 MANNING ST	04/18/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$162,740	53.01	\$325,482	\$106,480	\$200,520	\$138,609	1.447	1,327	\$151.11	RAH	5.9755	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	48	
20-23-27-302-014	22860 FARMINGTON RD	06/01/23	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$131,010	43.67	\$262,027	\$99,361	\$200,639	\$102,953	1.949	1,086	\$184.75	RAH	24.1302	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	43	
20-23-27-305-013	22886 FREDERICK AVE	06/23/23	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$127,930	44.50	\$255,863	\$99,361	\$188,139	\$99,052	1.899	1,025	\$183.55	RAH	61.5533	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-301-027	33054 SLOCUM DR	10/13/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,680	48.93	\$303,358	\$85,185	\$224,815	\$138,084	1.628	1,088	\$206.63	RAH	13.9739	Ranch	\$85,185	Land Table RAH Warner Farms1-5	401	53	
20-23-27-305-022	22750 FREDERICK AVE	10/24/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,240	52.40	\$272,483	\$99,361	\$160,639	\$109,571	1.466	1,025	\$156.72	RAH	10.9333	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-329-007	22978 MAYFIELD AVE	11/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,200	54.07	\$324,398	\$107,113	\$192,887	\$137,522	1.403	1,372	\$140.59	RAH	33.4242	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	45	
20-23-27-328-014	22808 MANNING ST	12/28/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$151,990	54.09	\$303,975	\$106,480	\$174,520	\$124,997	1.396	1,168	\$149.42	RAH	80.0735	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	49	
20-23-27-328-011	22860 MANNING ST	12/29/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,770	49.93	\$329,533	\$106,480	\$223,520	\$141,173	1.583	1,438	\$155.44	RAH	21.1554	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	45	
20-23-27-305-017	22826 FREDERICK AVE	01/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,020	49.67	\$298,033	\$99,361	\$200,639	\$125,742	1.596	1,025	\$195.75	RAH	21.3394	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	54	
20-23-27-303-019	23057 HAYDEN ST	04/17/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,200	41.00	\$262,396	\$99,361	\$220,639	\$103,187	2.138	1,086	\$203.17	RAH	213.8250	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-305-006	22990 FREDERICK AVE	05/09/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,750	46.34	\$259,496	\$99,361	\$180,639	\$101,351	1.782	1,102	\$163.92	RAH	11.3933	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-304-027	22977 FREDERICK AVE	05/24/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$144,400	51.57	\$288,801	\$99,825	\$180,175	\$119,605	1.506	1,025	\$175.78	RAH	17.4283	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	49	
20-23-27-329-016	22772 MAYFIELD AVE	10/07/24	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$162,200	47.43	\$324,409	\$106,480	\$235,520	\$137,930	1.708	1,286	\$183.14	RAH	170.7536	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	45	
20-23-27-328-025	22909 MAYFIELD AVE	10/29/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,780	56.90	\$301,564	\$106,480	\$158,520	\$123,471	1.284	1,211	\$130.90	RAH	128.3865	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	45	
20-23-27-305-007	22976 FREDERICK AVE	12/11/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$152,350	48.99	\$304,699	\$99,854	\$211,146	\$129,649	1.629	1,339	\$157.69	RAH	162.8601	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-328-023	22951 MAYFIELD AVE	01/03/25	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$165,640	46.27	\$331,275	\$106,480	\$251,520	\$142,275	1.768	1,342	\$187.42	RAH	176.7840	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	45	
20-23-27-303-011	22918 WARNER ST	01/21/25	\$288,000	WD	33-TO BE DETERMINED	\$288,000	\$144,280	50.10	\$288,550	\$99,361	\$188,639	\$119,740	1.575	1,146	\$164.61	RAH	9.2967	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-305-030	22925 MANNING ST	02/12/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,200	46.72	\$364,399	\$106,480	\$283,520	\$163,240	1.737	1,559	\$181.86	RAH	5.6131	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	48	
20-23-27-304-041	22765 FREDERICK AVE	03/11/25	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,210	40.06	\$272,425	\$99,361	\$240,639	\$109,534	2.197	1,025	\$234.77	RAH	219.6931	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-303-032	22821 HAYDEN ST	03/19/25	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$134,030	46.06	\$268,059	\$99,361	\$191,639	\$106,771	1.795	1,099	\$174.38	RAH	179.4862	Ranch	\$99,361	Land Table RAH Warner Farms1-5	401	45	
20-23-27-329-016	22772 MAYFIELD AVE	03/21/25	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$162,200	45.56	\$324,409	\$106,480	\$249,520	\$137,930	1.809	1,286	\$194.03	RAH	180.9037	Ranch	\$106,480	Land Table RAH Warner Farms1-5	401	45	
Totals:			\$6,496,500			\$6,496,500	\$3,132,820		\$6,265,634		\$4,358,434	\$2,612,385			\$175.03		1.2326						
								Sale. Ratio =>	48.22					E.C.F. =>	1.668	Std. Deviation=>		0.23739545					
								Std. Dev. =>	4.36					Ave. E.C.F. =>	1.681	Ave. Variance=>		83.2849	Coefficient of Var=>		49.55369584		

ECF TWIN VALLEY

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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.	
20-23-27-101-007	24136 TWIN VALLEY CT	11/16/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$168,840	52.76	\$337,670	\$107,294	\$212,706	\$171,283	1.242	1,547	\$137.50	RAI	16.8304	Ranch		\$107,294	Land Table RAI Twin Valley	401	54	
20-23-27-103-009	24141 TWIN VALLEY CT	11/18/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$163,360	41.36	\$326,712	\$118,023	\$276,977	\$155,159	1.785	1,983	\$139.68	RAI	178.5116	TriLevel/Quad		\$118,023	Land Table RAI Twin Valley	401	45	
20-23-27-103-016	24057 FARMINGTON RD	12/06/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$288,530	53.93	\$577,061	\$177,336	\$357,664	\$297,193	1.203	4,189	\$85.38	RAI	120.3473	TriLevel/Quad		\$135,286	Land Table RAI Twin Valley	401	48	
Totals:			\$1,250,000			\$1,250,000	\$620,730		\$1,241,443		\$847,347	\$623,636			\$120.85		5.1421							
								Sale. Ratio =>	49.66					E.C.F. =>	1.359	Std. Deviation=>		0.325303						
								Std. Dev. =>	6.95					Ave. E.C.F. =>	1.410	Ave. Variance=>		105.2298	Coefficient of Var=>	74.62352169				

1.42

Strong increasing market

Blended with overall city market trend due to lack of recent sales data, w/25 sales indicated ecf is 1.61

ECF RAJ CENTRAL DWTN

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
20-23-28-229-002	23930 CASS AVE	05/01/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,200	59.47	\$178,408	\$100,510	\$49,490	\$47,937	1.032	750	\$65.99	RAJ	#REF!	SingleFamily	\$98,986	Land Table RAJ Central Dwtm	401	36		
20-23-28-231-017	23925 FARMINGTON RD	08/30/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$200,410	53.44	\$400,819	\$112,401	\$262,599	\$177,488	1.480	1,996	\$131.56	RAJ	#REF!	Other	\$112,401	Land Table RAJ Central Dwtm	401	53		
20-23-27-106-025	33212 OAKLAND AVE	11/08/23	\$319,416	WD	03-ARM'S LENGTH	\$319,416	\$141,930	44.43	\$283,854	\$99,923	\$219,493	\$113,188	1.939	1,396	\$157.23	RAJ	28.3876	SingleFamily	\$98,986	Land Table RAJ Central Dwtm	401	48		
20-23-28-228-028	33701 SHIAWASSEE RD	06/10/24	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$221,810	53.19	\$443,626	\$105,996	\$311,004	\$207,772	1.497	1,476	\$210.71	RAJ	16.9425	Bungalow	\$105,686	Land Table RAJ Central Dwtm	401	70		
20-23-28-205-002	33915 GRAND RIVER AVE	11/22/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,960	39.40	\$267,929	\$101,474	\$238,526	\$102,434	2.329	1,453	\$164.16	RAJ	232.8586	Colonial/2Sty	\$98,986	Land Table RAJ Central Dwtm	401	43		
Totals:			\$1,601,416			\$1,601,416	\$787,310		\$1,574,636		\$1,081,112	\$648,820			\$145.93		1.0966							
								Sale. Ratio =>	49.16					E.C.F. =>	1.666			Std. Deviation=>	0.494449205					
								Std. Dev. =>	7.98					Ave. E.C.F. =>	1.655			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

ECF RAK HILLCREST GLENVIEW

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
20-23-28-226-013	33650 HILLCREST DR	06/11/24	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$150,720	47.55	\$301,447	\$111,463	\$205,537	\$132,393	1.552	1,173	\$175.22	RAK	0.0000	Ranch	\$109,289	Land Table RAK Hillcrest Glenview	58
Totals:			\$317,000			\$317,000	\$150,720		\$301,447		\$205,537	\$132,393			\$175.22		0.0000				
							Sale. Ratio =>	47.55				E.C.F. =>	1.552		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.552		Ave. Variance=>	0.0000	Coefficient of Var=>		0		

ECF RAL SW DWTN

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	Dev. by Mean (%)	Building Style	Land Value	
20-23-28-252-009	33705 OAKLAND AVE	05/14/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$152,760	46.01	\$305,525	\$97,461	\$234,539	\$125,340	1.871	1,464	\$160.20	RAL	#REF!	Colonial/2Sty	\$96,000	
20-23-28-251-003	23776 GILL RD	09/24/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,160	52.48	\$472,310	\$106,828	\$343,172	\$220,170	1.559	2,618	\$131.08	RAL	155.8669	Colonial/2Sty	\$104,300	
Totals:			\$782,000			\$782,000	\$388,920		\$777,835		\$577,711	\$345,510			\$145.64		4.2893			
								Sale. Ratio =>	49.73				E.C.F. =>	1.672	Std. Deviation=>		0.221010965			
								Std. Dev. =>	4.57				Ave. E.C.F. =>	1.715	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!	

1.72

DUE TO LACK OF RECENT SALES DATA, BLENDED WITH OVERALL RES MOVE AND LIKE AREAS
 MORE RECENT DATA INDICATES ECF OF 1.80

ECF RAM EARL CT ALTA LOMA 4

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	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.	
20-23-28-255-013	34196 SCHULTE DR	09/26/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$282,400	60.73	\$564,806	\$99,091	\$365,909	\$299,495	1.222	2,546	\$143.72	RAM	4.9239	Colonial/2Sty	\$99,091	401	71	
20-23-28-257-002	34177 SCHULTE DR	09/13/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$275,130	64.74	\$550,262	\$99,091	\$325,909	\$290,142	1.123	2,718	\$119.91	RAM	4.9239	TriLevel/Quad	\$99,091	401	70	
Totals:			\$890,000			\$890,000	\$557,530		\$1,115,068		\$691,818	\$589,637			\$131.81		0.0781					
								Sale. Ratio =>	62.64				E.C.F. =>	1.173	Std. Deviation=>		0.06963509					
								Std. Dev. =>	2.83				Ave. E.C.F. =>	1.173	Ave. Variance=>		4.9239	Coefficient of Var=>	4.199479077			

ECF RAN ALTA LOMA123 WOODCROFT

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	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.	
20-23-28-428-043	33702 JAMES CT	06/07/23	\$350,500	WD	03-ARM'S LENGTH	\$350,500	\$216,940	61.89	\$433,886	\$94,000	\$256,500	\$229,653	1.117	1,469	\$174.61	RAN	0.4083	Ranch	\$94,000	401	70	
20-23-28-403-026	34151 CASS CT	06/28/23	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$243,610	64.53	\$487,214	\$87,840	\$289,660	\$269,847	1.073	1,752	\$165.33	RAN	18.0839	Ranch	\$86,600	401	64	
20-23-28-428-023	23080 FLEMING DR	07/06/23	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$211,520	63.33	\$423,032	\$88,388	\$245,612	\$226,111	1.086	1,658	\$148.14	RAN	13.5716	Ranch	\$86,600	401	74	
20-23-28-428-051	33705 JAMES CT	03/13/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$217,040	62.01	\$434,073	\$95,197	\$254,803	\$228,970	1.113	1,607	\$158.56	RAN	5.6770	Ranch	\$94,000	401	62	
20-23-28-178-011	23522 WESLEY DR	04/08/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$282,030	66.36	\$564,054	\$99,000	\$326,000	\$314,226	1.037	2,523	\$129.21	RAN	10.9541	Colonial/2Sty	\$99,000	401	69	
20-23-28-401-006	34060 ALTA LOMA DR	05/31/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$201,240	57.01	\$402,487	\$90,225	\$262,775	\$210,988	1.245	1,562	\$168.23	RAN	2.3488	Ranch	\$89,000	401	70	
20-23-28-127-002	23900 LONGACRE ST	06/14/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$303,210	60.64	\$606,425	\$99,000	\$401,000	\$342,855	1.170	2,648	\$151.44	RAN	12.2357	Colonial/2Sty	\$99,000	401	74	
20-23-28-177-008	23606 WHITTAKER DR	06/18/24	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$291,960	61.21	\$583,921	\$108,700	\$368,300	\$321,095	1.147	2,207	\$166.88	RAN	10.7249	Bungalow	\$99,000	401	74	
20-23-28-402-006	34109 ALTA LOMA DR	07/01/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$205,220	57.81	\$410,443	\$92,444	\$262,556	\$214,864	1.222	1,437	\$182.71	RAN	3.2298	Ranch	\$86,600	401	75	
20-23-28-176-007	23606 LONGACRE ST	08/13/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$221,700	55.43	\$443,396	\$101,862	\$298,138	\$230,766	1.292	1,510	\$197.44	RAN	129.1948	Ranch	\$99,000	401	70	
20-23-28-428-035	33843 HAMLIN CT	12/11/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$192,530	56.63	\$385,057	\$89,653	\$250,347	\$199,597	1.254	1,707	\$146.66	RAN	9.4525	Ranch	\$89,000	401	64	
Totals:			\$4,262,000			\$4,262,000	\$2,587,000		\$5,173,988		\$3,215,691	\$2,788,972			\$162.65		0.6733					
								Sale. Ratio =>	60.70				E.C.F. =>	1.153	Std. Deviation=>		0.083503534					
								Std. Dev. =>	3.51				Ave. E.C.F. =>	1.160	Ave. Variance=>		19.6256	Coefficient of Var=>		16.92246119		

ECF DRAKE HEIGHTS

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	Dev. by Mean (%)	Building Style	Land Value		
20-23-28-152-014	35166 DRAKE HEIGHTS DR	06/18/25	\$447,500	WD	03-ARM'S LENGTH	\$447,500	\$183,750	41.06	\$367,505	\$103,203	\$344,297	\$182,277	1.889	2,219	\$155.16	RAO	24.4421	CapeCod	\$97,889		
20-23-28-153-011	23650 OAKLAND ST	11/04/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$220,840	51.36	\$441,681	\$102,783	\$327,217	\$233,723	1.400	2,607	\$125.51	RAO	24.4421	Colonial/2Sty	\$102,783		
Totals:			\$877,500			\$877,500	\$404,590		\$809,186		\$671,514	\$416,000			\$140.34		3.0227				
								Sale. Ratio =>	46.11				E.C.F. =>	1.614	Std. Deviation=>		0.345663899				
								Std. Dev. =>	7.28				Ave. E.C.F. =>	1.644	Ave. Variance=>		24.4421	Coefficient of Var=>	14.86346765		

USED 1.609

ECF RAP CHATHAM HILLS

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	Dev. by Mean (%)	Building Style	Land Value	
20-23-29-176-003	36515 VICARY LN	05/12/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$188,430	42.83	\$376,864	\$99,943	\$340,057	\$189,672	1.793	2,163	\$157.22	RAP	19.9117	Colonial/2Sty	\$98,551	
20-23-29-177-023	36681 HEATHERTON DR	06/12/23	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$181,530	52.24	\$363,057	\$107,132	\$240,368	\$175,291	1.371	1,719	\$139.83	RAP	15.2291	Ranch	\$98,551	
20-23-29-203-010	35810 SMITHFIELD RD	06/12/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$205,790	47.86	\$411,585	\$95,955	\$334,045	\$216,185	1.545	2,038	\$163.91	RAP	#REF!	Colonial/2Sty	\$95,955	
20-23-29-152-002	36989 HEATHERTON DR	06/23/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$173,220	50.80	\$346,449	\$109,196	\$231,804	\$162,502	1.426	1,667	\$139.05	RAP	34.7688	Ranch	\$108,961	
20-23-29-178-005	36629 LANSBURY LN	06/30/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$178,440	50.26	\$356,883	\$98,551	\$256,449	\$176,940	1.449	1,501	\$170.85	RAP	22.4529	Ranch	\$98,551	
20-23-29-176-011	36502 SAXONY RD	07/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$221,000	55.25	\$442,002	\$100,064	\$299,936	\$234,204	1.281	1,788	\$167.75	RAP	35.0631	Ranch	\$98,551	
20-23-29-128-004	36638 BRITTANY HILL CT	08/04/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$185,890	53.11	\$371,782	\$98,810	\$251,190	\$186,967	1.343	2,203	\$114.02	RAP	16.6940	TriLevel/Quad	\$98,551	
20-23-29-252-005	23545 STONEHOUSE CT	08/04/23	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$233,890	51.07	\$467,770	\$107,546	\$350,454	\$246,729	1.420	2,391	\$146.57	RAP	#REF!	Colonial/2Sty	\$106,536	
20-23-29-154-017	36633 SAXONY RD	08/21/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$179,440	47.60	\$358,879	\$98,551	\$278,449	\$178,307	1.562	1,681	\$165.64	RAP	#REF!	Ranch	\$98,551	
20-23-29-252-010	23560 STONEHOUSE CT	08/25/23	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$241,370	55.87	\$482,747	\$108,844	\$323,156	\$256,098	1.262	2,392	\$135.10	RAP	51.2311	Colonial/2Sty	\$106,536	
20-23-29-153-020	36751 LANSBURY LN	10/13/23	\$328,000	WD	21-NOT USED/OTHER	\$328,000	\$186,640	56.90	\$373,288	\$98,922	\$229,078	\$187,922	1.219	2,189	\$104.65	RAP	30.4536	Colonial/2Sty	\$98,551	
20-23-29-152-013	36835 HEATHERTON DR	12/14/23	\$339,786	WD	03-ARM'S LENGTH	\$339,786	\$179,100	52.71	\$358,205	\$98,551	\$241,235	\$177,845	1.356	1,720	\$140.25	RAP	15.4006	Ranch	\$98,551	
20-23-29-153-020	36751 LANSBURY LN	03/04/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,640	40.57	\$373,288	\$98,922	\$361,078	\$187,922	1.921	2,189	\$164.95	RAP	192.1426	Colonial/2Sty	\$98,551	
20-23-29-152-002	36989 HEATHERTON DR	07/18/24	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$173,220	43.58	\$346,449	\$109,196	\$288,304	\$162,502	1.774	1,667	\$172.95	RAP	177.4156	Ranch	\$108,961	
20-23-29-177-032	36515 HEATHERTON DR	08/07/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$212,230	52.40	\$424,467	\$119,447	\$285,553	\$208,918	1.367	2,322	\$122.98	RAP	136.6820	TriLevel/Quad	\$119,447	
20-23-29-154-015	36669 SAXONY RD	09/19/24	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$212,220	44.96	\$424,430	\$99,716	\$372,284	\$222,407	1.674	2,169	\$171.64	RAP	167.3887	Colonial/2Sty	\$98,551	
20-23-29-205-010	35881 SMITHFIELD RD	10/31/24	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$188,070	43.33	\$376,134	\$106,536	\$327,464	\$184,656	1.773	2,350	\$139.35	RAP	177.3372	Colonial/2Sty	\$106,536	
20-23-29-252-011	36057 SMITHFIELD RD	11/15/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$178,530	46.98	\$357,050	\$106,536	\$273,464	\$171,585	1.594	1,731	\$157.98	RAP	12.4961	Ranch	\$106,536	
20-23-29-176-002	36537 VICARY LN	11/25/24	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$197,250	48.46	\$394,495	\$107,168	\$299,832	\$196,799	1.524	1,676	\$178.90	RAP	152.3542	Ranch	\$106,536	
20-23-29-177-006	36509 SAXONY RD	12/18/24	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$166,470	43.52	\$332,942	\$98,551	\$283,949	\$160,542	1.769	1,504	\$188.80	RAP	25.8254	Ranch	\$98,551	
20-23-29-252-017	35973 SMITHFIELD RD	12/19/24	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$174,980	46.41	\$349,956	\$119,447	\$257,553	\$157,883	1.631	1,504	\$171.25	RAP	16.1578	Ranch	\$119,447	
20-23-29-176-004	36491 VICARY LN	12/30/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$179,220	49.78	\$358,435	\$98,551	\$261,449	\$178,003	1.469	1,667	\$156.84	RAP	146.8792	Ranch	\$98,551	
20-23-29-178-003	36653 LANSBURY LN	12/30/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,320	50.49	\$378,634	\$99,254	\$275,746	\$191,356	1.441	1,730	\$159.39	RAP	144.1009	Ranch	\$98,551	
Totals:			\$9,048,286			\$9,048,286	\$4,412,890		\$8,825,791		\$6,662,897	\$4,411,234			\$153.47		0.9794			
								Sale. Ratio =>	48.77					E.C.F. =>	1.510	Std. Deviation=>		0.193140048		
								Std. Dev. =>	4.50					Ave. E.C.F. =>	1.520	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

ECF RAQ OAK MEADOWS

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	Dev. by Mean (%)	Building Style	Land Value		
20-23-34-329-022	20963 MEADOWLARK ST	04/03/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,410	51.33	\$302,814	\$87,696	\$207,304	\$141,061	1.470	1,067	\$194.29	RAQ	45.3344	TriLevel/Quad	\$83,779		
20-23-34-354-016	33027 MEADOWLARK ST	04/14/23	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$136,930	46.03	\$273,850	\$94,717	\$202,783	\$117,464	1.726	1,539	\$131.76	RAQ	30.9958	TriLevel/Quad	\$92,753		
20-23-34-353-001	21080 BIRCHWOOD ST	04/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,780	49.78	\$323,566	\$94,256	\$230,744	\$150,367	1.535	1,842	\$125.27	RAQ	6.1017	CapeCod	\$92,753		
20-23-34-301-021	21117 LARKSPUR ST	04/28/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,850	47.75	\$281,707	\$92,753	\$202,247	\$123,904	1.632	1,446	\$139.87	RAQ	20.5910	TriLevel/Quad	\$92,753		
20-23-34-329-020	21015 MEADOWLARK ST	05/03/23	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$148,730	52.65	\$297,454	\$87,503	\$194,997	\$137,673	1.416	1,579	\$123.49	RAQ	43.5478	Colonial/2Sty	\$83,779		
20-23-34-353-020	21009 ROBINWOOD ST	06/16/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,800	51.23	\$317,590	\$92,753	\$217,247	\$147,434	1.474	1,791	\$121.30	RAQ	25.3611	BiLevel	\$92,753		
20-23-34-152-009	21494 CHESTNUT LN	08/12/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$144,650	52.41	\$289,291	\$83,779	\$192,221	\$134,762	1.426	1,411	\$136.23	RAQ	142.6374	Ranch	\$83,779		
20-23-34-353-010	20940 BIRCHWOOD ST	08/31/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,070	47.96	\$278,142	\$84,598	\$205,402	\$126,914	1.618	1,692	\$121.40	RAQ	0.5902	TriLevel/Quad	\$83,779		
20-23-34-326-011	21252 ROBINWOOD ST	01/16/24	\$305,100	WD	03-ARM'S LENGTH	\$305,100	\$183,640	60.19	\$367,275	\$84,618	\$220,482	\$185,349	1.190	2,116	\$104.20	RAQ	73.3398	CapeCod	\$83,779		
20-23-34-303-006	21256 BIRCHWOOD ST	03/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,920	46.06	\$317,847	\$94,003	\$250,997	\$146,783	1.710	1,756	\$142.94	RAQ	170.9987	CapeCod	\$92,753		
20-23-34-302-012	21359 BIRCHWOOD ST	03/20/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$196,440	50.89	\$392,879	\$93,730	\$292,270	\$196,163	1.490	2,276	\$128.41	RAQ	148.9932	CapeCod	\$92,753		
20-23-34-301-024	33250 FLANDERS ST	05/10/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,610	43.02	\$245,215	\$92,753	\$192,247	\$99,975	1.923	1,048	\$183.44	RAQ	192.2949	Ranch	\$92,753		
20-23-34-326-011	21252 ROBINWOOD ST	06/28/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$183,640	51.01	\$367,275	\$84,618	\$275,382	\$185,349	1.486	2,116	\$130.14	RAQ	41.1099	CapeCod	\$83,779		
20-23-34-304-007	33133 FLANDERS ST	07/24/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,160	47.74	\$310,313	\$84,837	\$240,163	\$147,853	1.624	1,537	\$156.25	RAQ	2.5335	TriLevel/Quad	\$83,779		
20-23-34-352-009	20938 LARKSPUR ST	08/06/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,860	46.29	\$277,729	\$84,655	\$215,345	\$126,606	1.701	1,537	\$140.11	RAQ	2.6222	TriLevel/Quad	\$83,779		
20-23-34-353-004	21044 BIRCHWOOD ST	08/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,020	42.58	\$298,037	\$84,930	\$265,070	\$139,742	1.897	1,848	\$143.44	RAQ	22.4681	TriLevel/Quad	\$83,779		
20-23-34-152-028	21439 BIRCHWOOD ST	09/05/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$159,820	43.19	\$319,634	\$84,645	\$285,355	\$154,091	1.852	1,822	\$156.62	RAQ	31.7322	Colonial/2Sty	\$83,779		
20-23-34-154-005	33129 TALL OAKS ST	09/16/24	\$321,100	WD	03-ARM'S LENGTH	\$321,100	\$146,820	45.72	\$293,642	\$86,481	\$234,619	\$135,843	1.727	1,107	\$211.94	RAQ	0.0792	Ranch	\$83,779		
20-23-34-153-004	21580 BIRCHWOOD ST	09/18/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$156,520	46.72	\$313,035	\$85,426	\$249,574	\$149,252	1.672	1,467	\$170.13	RAQ	3.9883	Colonial/2Sty	\$83,779		
20-23-34-329-006	21042 LAURELWOOD ST	09/23/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$165,840	48.07	\$331,683	\$110,444	\$234,556	\$145,075	1.617	1,692	\$138.63	RAQ	161.6794	TriLevel/Quad	\$92,753		
20-23-34-151-015	33230 TALL OAKS CT	11/01/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,330	51.85	\$326,654	\$101,729	\$213,271	\$147,492	1.446	1,471	\$144.98	RAQ	26.4002	Ranch	\$101,729		
20-23-34-329-006	21042 LAURELWOOD ST	12/16/24	\$353,280	WD	03-ARM'S LENGTH	\$353,280	\$165,840	46.94	\$331,683	\$110,444	\$242,836	\$145,075	1.674	1,692	\$143.52	RAQ	167.3868	TriLevel/Quad	\$92,753		
Totals:			\$7,066,480			\$7,066,480	\$3,428,680		\$6,857,315		\$5,065,112	\$3,184,228			\$144.92		0.5797				
								Sale. Ratio =>	48.52					E.C.F. =>	1.599	Std. Deviation=>		0.174733804			
								Std. Dev. =>	3.99					Ave. E.C.F. =>	1.605	Ave. Variance=>		61.8539	Coefficient of Var=>	38.54313018	

EA1:V12CF RAR RP HV WW MC

ECF RAR RP HV WW MC

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	
20-23-28-126-028	23965 WHITTAKER DR	12/01/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,960	51.61	\$381,920	\$92,419	\$277,581	\$241,251	1.151	2,185	\$127.04	RAR	115.0591	Colonial/2Sty	\$92,006	Land Table RAR TP,HV,WW,MC	
20-23-28-126-028	23965 WHITTAKER DR	04/03/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$222,840	47.92	\$445,687	\$87,825	\$377,175	\$298,218	1.265	2,926	\$128.90	RAR	5.1057	Colonial/2Sty	\$87,825	Land Table RAR TP,HV,WW,MC	
Totals:			\$835,000			\$835,000	\$413,800		\$827,607		\$654,756	\$539,469			\$127.97		0.6028				
								Sale. Ratio =>	49.56				E.C.F. =>	1.214	Std. Deviation=>		0.080730638				
								Std. Dev. =>	2.61				Ave. E.C.F. =>	1.208	Ave. Variance=>		60.0824	Coefficient of Var=>	49.75042356		

DUE TO LACK OF RECENT SALES DATA AND W/2025 SALES INDICATED ECF IS 1.25

.ECF RAS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
20-23-29-255-012	23332 MISSION LN	07/18/25	\$531,375	WD	03-ARM'S LENGTH	\$531,375	\$254,600	47.91	\$509,198	\$107,178	\$424,197	\$367,142	1.155	2,072	\$204.73	RAS	0.0000	Ranch	\$103,489	Land Table RAR TP,HV,WW,MC	401	74	
Totals:			\$531,375			\$531,375	\$254,600		\$509,198		\$424,197	\$367,142			\$204.73		0.0000						
								Sale. Ratio =>					E.C.F. =>	1.155		Std. Deviation=>		#DIV/0!					
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.155		Ave. Variance=>		0.0000	Coefficient of Var=>			0	

2026 RC01 ECF Camelot Condo

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
20-23-26-326-060	23030 HAWTHORNE ST	04/21/25	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$81,250	42.32	\$162,496	\$25,718	\$166,282	\$124,911	1.331	1,288	\$129.10	RC01	16.8236	MultiTenant	\$25,718	Land Table *RC16 Condos	407	52
20-23-26-326-066	23010 HAWTHORNE ST	10/13/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,260	54.17	\$162,528	\$25,718	\$124,282	\$124,941	0.995	1,288	\$96.49	RC01	16.8236	MultiTenant	\$25,718	Land Table *RC16 Condos	407	52
Totals:			\$342,000			\$342,000	\$162,510		\$325,024		\$290,564	\$249,852			\$112.80		0.0020					
									Sale. Ratio =>	47.52												
									Std. Dev. =>	8.38	E.C.F. =>	1.163	Std. Deviation=>	0.237920949								
											Ave. E.C.F. =>	1.163	Ave. Variance=>	16.8236	Coefficient of Var=>	14.46609977						

ECF RC02 Versailles Place Condos

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
20-23-26-376-026	30795 SHIAWASSEE RD	01/12/24	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$68,440	49.06	\$136,882	\$25,718	\$113,782	\$87,877	1.295	937	\$121.43	RC02	6.4274	MultiTenant	\$25,718	Land Table *RC16	Condos	407	50	
20-23-26-376-028	30795 SHIAWASSEE RD	02/01/24	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$72,120	52.45	\$144,245	\$25,718	\$111,782	\$93,697	1.193	1,021	\$109.48	RC02	3.7505	MultiTenant	\$25,718	Land Table *RC16	Condos	407	50	
20-23-26-376-033	30795 SHIAWASSEE RD	04/22/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,160	52.11	\$156,324	\$25,718	\$124,282	\$103,246	1.204	1,021	\$121.73	RC02	2.6769	MultiTenant	\$25,718	Land Table *RC16	Condos	407	55	
Totals:			\$427,000			\$427,000	\$218,720		\$437,451		\$349,846	\$284,820			\$117.55		0.2211							
								Sale. Ratio =>	51.22					E.C.F. =>	1.228	Std. Deviation=>		0.05592129						
								Std. Dev. =>	1.87					Ave. E.C.F. =>	1.231	Ave. Variance=>		4.2849	Coefficient of Var=>		3.482230854			

ECF RC10 RIVER GLEN CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
20-23-27-177-030	32718 GRAND RIVER AVE	08/01/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,900	45.36	\$99,791	\$26,200	\$83,800	\$66,598	1.258	770	\$108.83	RC10	125.8293	MultiTenant	\$26,200	Land Table *RC16	Condos	407	54	
20-23-27-177-082	32718 GRAND RIVER AVE	01/26/24	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,980	50.84	\$117,958	\$26,200	\$89,800	\$83,039	1.081	777	\$115.57	RC10	4.1383	MultiTenant	\$26,200	Land Table *RC16	Condos	407	65	
20-23-27-177-059	32718 GRAND RIVER AVE	01/17/25	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$59,240	53.85	\$118,481	\$26,200	\$83,800	\$83,512	1.003	870	\$96.32	RC10	100.3446	MultiTenant	\$26,200	Land Table *RC16	Condos	407	59	
20-23-27-177-086	32718 GRAND RIVER AVE	02/10/25	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$57,060	51.87	\$114,123	\$26,200	\$83,800	\$79,568	1.053	777	\$107.85	RC10	6.0709	MultiTenant	\$26,200	Land Table *RC16	Condos	407	64	
20-23-27-177-084	32718 GRAND RIVER AVE	03/31/25	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$51,080	46.48	\$102,155	\$26,200	\$83,700	\$68,738	1.218	777	\$107.72	RC10	121.7675	MultiTenant	\$26,200	Land Table *RC16	Condos	407	54	
Totals:			\$555,900			\$555,900	\$276,260		\$552,508		\$424,900	\$381,455			\$107.26		0.8911							
								Sale. Ratio =>	49.70					E.C.F. =>	1.114	Std. Deviation=>		0.1097311						
								Std. Dev. =>	3.62					Ave. E.C.F. =>	1.123	Ave. Variance=>		71.6301	Coefficient of Var=>		63.79577315			

ECF RC11 THE ORCHARDS

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	Dev. by Mean (%)	Building Style	Land Value		
20-23-27-301-051	33242 SLOCUM DR	06/03/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$162,260	48.44	\$324,526	\$45,000	\$290,000	\$323,151	0.897	2,211	\$131.16	RC11	0.0000	TwnHse/Duplex	\$45,000		
Totals:			\$335,000			\$335,000	\$162,260		\$324,526		\$290,000	\$323,151			\$131.16		0.0000				
								Sale. Ratio =>	48.44				E.C.F. =>	0.897	Std. Deviation=>		#DIV/0!				
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.897	Ave. Variance=>		0.0000	Coefficient of Var=>	0		

0.907

Blended with overall Condo studies due to lack of recent sales data

ECF RC12 CHARLESTOWN COURT CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
20-23-27-306-015	33135 ORCHARD ST	03/15/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,420	43.06	\$180,838	\$45,000	\$165,000	\$126,361	1.306	986	\$167.34	RC12	4.1132	MultiTenant	\$45,000	Land Table *RC16 Condos	407	72	
20-23-27-306-018	33125 ORCHARD ST	04/01/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,590	45.30	\$181,185	\$45,000	\$155,000	\$126,684	1.224	986	\$157.20	RC12	4.1132	MultiTenant	\$45,000	Land Table *RC16 Condos	407	72	
Totals:			\$410,000			\$410,000	\$181,010		\$362,023		\$320,000	\$253,045			\$162.27		0.0052						
								Sale. Ratio =>	44.15					E.C.F. =>	1.265	Std. Deviation=>		0.058169338					
								Std. Dev. =>	1.58					Ave. E.C.F. =>	1.265	Ave. Variance=>		4.1132	Coefficient of Var=>		3.252432446		

ECF RC13 KINGSLANE COURT CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
20-23-27-351-029	33234 KINGSLANE CT	07/17/24	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$41,010	64.08	\$82,023	\$17,300	\$46,700	\$48,121	0.970	602	\$77.57	RC13	20.1219	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52	
20-23-27-351-032	33234 KINGSLANE CT	04/12/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,140	53.17	\$122,289	\$17,300	\$97,700	\$78,059	1.252	928	\$105.28	RC13	7.9936	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52	
20-23-27-351-033	33234 KINGSLANE CT	09/15/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,080	61.89	\$136,163	\$17,300	\$92,700	\$88,374	1.049	936	\$99.04	RC13	12.2734	MultiTenant	\$17,300	Land Table *RC16	Condos	407	57	
20-23-27-351-034	33234 KINGSLANE CT	10/09/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,830	51.50	\$125,656	\$17,300	\$104,700	\$80,562	1.300	936	\$111.86	RC13	12.7934	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52	
20-23-27-351-037	33234 KINGSLANE CT	03/15/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,810	57.10	\$125,617	\$17,300	\$92,700	\$80,533	1.151	935	\$99.14	RC13	2.0605	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52	
20-23-27-351-038	33234 KINGSLANE CT	04/05/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,470	51.20	\$124,931	\$17,300	\$104,700	\$80,023	1.308	928	\$112.82	RC13	13.6688	MultiTenant	\$17,300	Land Table *RC16	Condos	407	52	
Totals:			\$643,000			\$643,000	\$358,340		\$716,679		\$539,200	\$455,672			\$100.95		1.1622							
												Sale. Ratio =>	55.73											
												Std. Dev. =>	5.50	E.C.F. =>	1.183	Std. Deviation=>	0.139583403							
														Ave. E.C.F. =>	1.172	Ave. Variance=>	11.4853	Coefficient of Var=>	9.802351205					

ECF RC15 HILLSIDE TOWNES CONDO

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.		
20-23-27-157-008	33022 TOWNHILL RD	11/26/25	\$417,615	WD	03-ARM'S LENGTH	\$417,615	\$193,320	46.29	\$386,635	\$110,000	\$307,615	\$219,030	1.404	1,388	\$221.62	RC15	10.3750	TwHse/Duplex	\$110,000	Hillside Townes	99		
20-23-27-157-009	33024 TOWNHILL RD	11/26/25	\$386,205	WD	03-ARM'S LENGTH	\$386,205	\$185,820	48.11	\$371,635	\$95,000	\$291,205	\$219,030	1.330	1,388	\$209.80	RC15	2.8829	TwHse/Duplex	\$95,000	Hillside Townes	99		
20-23-27-157-011	33090 TOWNHILL RD	12/03/25	\$405,233	WD	03-ARM'S LENGTH	\$405,233	\$185,820	45.86	\$371,635	\$95,000	\$310,233	\$219,030	1.416	1,388	\$223.51	RC15	11.5703	TwHse/Duplex	\$95,000	Hillside Townes	99		
20-23-27-157-012	33100 TOWNHILL RD	11/21/25	\$368,645	WD	03-ARM'S LENGTH	\$368,645	\$185,820	50.41	\$371,635	\$95,000	\$273,645	\$219,030	1.249	1,388	\$197.15	RC15	5.1343	TwHse/Duplex	\$95,000	Hillside Townes	99		
20-23-27-157-013	33102 TOWNHILL RD	12/04/25	\$407,690	WD	03-ARM'S LENGTH	\$407,690	\$185,820	45.58	\$371,635	\$95,000	\$312,690	\$219,030	1.428	1,388	\$225.28	RC15	12.6920	TwHse/Duplex	\$95,000	Hillside Townes	99		
20-23-27-157-014	33104 TOWNHILL RD	11/19/25	\$404,700	WD	03-ARM'S LENGTH	\$404,700	\$193,320	47.77	\$386,635	\$110,000	\$294,700	\$219,030	1.345	1,388	\$212.32	RC15	4.4785	TwHse/Duplex	\$110,000	Hillside Townes	99		
20-23-27-157-015	33106 TOWNHILL RD	11/24/25	\$386,015	WD	03-ARM'S LENGTH	\$386,015	\$193,320	50.08	\$386,635	\$110,000	\$276,015	\$219,030	1.260	1,388	\$198.86	RC15	4.0523	TwHse/Duplex	\$110,000	Hillside Townes	99		
20-23-27-157-016	33108 TOWNHILL RD	11/14/25	\$366,735	WD	03-ARM'S LENGTH	\$366,735	\$193,320	52.71	\$386,635	\$110,000	\$256,735	\$219,030	1.172	1,388	\$184.97	RC15	12.8547	TwHse/Duplex	\$110,000	Hillside Townes	99		
20-23-27-157-017	33110 TOWNHILL RD	11/12/25	\$357,790	WD	03-ARM'S LENGTH	\$357,790	\$185,820	51.94	\$371,635	\$95,000	\$262,790	\$219,030	1.200	1,388	\$189.33	RC15	10.0902	TwHse/Duplex	\$95,000	Hillside Townes	99		
20-23-27-157-018	33112 TOWNHILL RD	11/13/25	\$358,615	WD	03-ARM'S LENGTH	\$358,615	\$185,820	51.82	\$371,635	\$95,000	\$263,615	\$219,030	1.204	1,388	\$189.92	RC15	9.7136	TwHse/Duplex	\$95,000	Hillside Townes	99		
20-23-27-157-020	23602 PARKVIEW LN	12/17/25	\$405,315	WD	03-ARM'S LENGTH	\$405,315	\$195,820	48.31	\$391,635	\$115,000	\$290,315	\$219,030	1.325	1,388	\$209.16	RC15	2.4765	TwHse/Duplex	\$115,000	Hillside Townes	99		
20-23-27-157-021	23604 PARKVIEW LN	12/17/25	\$379,130	WD	03-ARM'S LENGTH	\$379,130	\$188,320	49.67	\$376,635	\$100,000	\$279,130	\$219,030	1.274	1,388	\$201.10	RC15	2.6301	TwHse/Duplex	\$100,000	Hillside Townes	99		
Totals:			\$4,643,688			\$4,643,688	\$2,272,340		\$4,544,620		\$3,418,688	\$2,628,361			\$205.25		0.0000						
								Sale. Ratio =>	48.93					E.C.F. =>	1.301	Std. Deviation=>		0.087812235					
								Std. Dev. =>	2.44					Ave. E.C.F. =>	1.301	Ave. Variance=>		7.4125	Coefficient of Var=>		5.698911395		

1.26

ECF Tempered due to new construction condominium plan, all sales are from after March 31st 2025 cutoff date.

ECF RC16 BROOKDALE CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
20-23-27-453-002	31831 GRAND RIVER AVE	01/17/24	\$90,550	WD	03-ARM'S LENGTH	\$90,550	\$45,040	49.74	\$90,085	\$26,200	\$64,350	\$42,168	1.526	490	\$131.33	RC16	152.6027	MultiTenant	\$26,200	Land Table *RC16	Condos	407	57	
20-23-27-453-055	31831 GRAND RIVER AVE	06/07/24	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$41,540	46.67	\$83,088	\$26,200	\$62,800	\$37,550	1.672	490	\$128.16	RC16	#REF!	MultiTenant	\$26,200	Land Table *RC16	Condos	407	51	
20-23-27-453-002	31831 GRAND RIVER AVE	11/25/24	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$45,040	58.49	\$90,085	\$26,200	\$50,800	\$42,168	1.205	490	\$103.67	RC16	120.4696	MultiTenant	\$26,200	Land Table *RC16	Condos	407	57	
20-23-27-453-055	31831 GRAND RIVER AVE	11/27/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,540	41.54	\$83,088	\$26,200	\$73,800	\$37,550	1.965	490	\$150.61	RC16	196.5388	MultiTenant	\$26,200	Land Table *RC16	Condos	407	51	
20-23-27-453-039	31831 GRAND RIVER AVE	01/08/25	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$41,540	63.91	\$83,088	\$26,200	\$38,800	\$37,550	1.033	490	\$79.18	RC16	31.9575	MultiTenant	\$26,200	Land Table *RC16	Condos	407	51	
20-23-27-453-022	31831 GRAND RIVER AVE	02/12/25	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$41,540	62.00	\$83,088	\$26,200	\$40,800	\$37,550	1.087	490	\$83.27	RC16	61.2519	MultiTenant	\$26,200	Land Table *RC16	Condos	407	51	
20-23-27-453-103	31831 GRAND RIVER AVE	03/07/25	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$44,690	51.07	\$89,371	\$26,200	\$61,300	\$41,697	1.470	490	\$125.10	RC16	110.2617	MultiTenant	\$26,200	Land Table *RC16	Condos	407	56	
Totals:			\$576,050			\$576,050	\$300,930		\$601,893		\$392,650	\$276,233			\$114.48		0.1203							
								Sale. Ratio =>	52.24					E.C.F. =>	1.421	Std. Deviation=>		0.33713608						
								Std. Dev. =>	8.32					Ave. E.C.F. =>	1.423	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				

ECF RC20 LONGACRE WOODS CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
20-23-28-179-018	23340 LONGACRE CT	05/31/23	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$180,670	50.82	\$361,343	\$45,000	\$310,500	\$276,282	1.124	2,108	\$147.30	RC20	0.0000	SingleFamily	\$45,000	Land Table *RC16	Condos	407	68
Totals:						\$355,500	\$180,670	50.82	\$361,343		\$310,500	\$276,282			\$147.30		0.0000						
						Sale. Ratio =>		50.82				E.C.F. =>	1.124		Std. Deviation=>	#DIV/0!							
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	1.124		Ave. Variance=>	0.0000	Coefficient of Var=>		0				

1.145

LIMITED SALES DATA, BLENDED WITH OVERALL CONDO STUDY

20-23-28-179-021	23296 LONGACRE CT	05/02/24	\$445,000	WD	OMITTED	\$445,000	\$186,310	41.87	\$372,613	\$45,000	\$400,000	\$286,125	1.398	2,113	\$189.30	RC20	139.7991	SingleFamily	\$45,000	Land Table *RC16	Condos	407	69
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.ECF RC21 TANA HILL CONDOS PHASE I

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	Dev. by Mean (%)
Totals:		\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000
					Sale. Ratio =>		0.00			E.C.F. =>		0.000		Std. Deviation=>		#DIV/0!
					Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0.0000 Coefficient of Var=>

No sales data

1.035

Studied will overall condo sales study

ECF RC23 WYNSET CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.	
20-23-28-428-125	23165 FARMINGTON RD	08/08/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$120,810	56.19	\$241,620	\$57,276	\$157,724	\$132,146	1.194	1,470	\$107.30	RC23	31.2388	TwHse/Duplex	\$55,500	Land Table *RC16	Condos	48
20-23-28-428-111	23193 FARMINGTON RD	01/31/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,840	47.14	\$235,671	\$55,500	\$194,500	\$129,155	1.506	1,534	\$126.79	RC23	15.6194	TwHse/Duplex	\$55,500	Land Table *RC16	Condos	48
Totals:			\$465,000			\$465,000	\$238,650		\$477,291		\$352,224	\$261,301			\$117.04		0.1788					
								Sale. Ratio =>	51.32			E.C.F. =>	1.348	Std. Deviation=>		0.22089158						
								Std. Dev. =>	6.40			Ave. E.C.F. =>	1.350	Ave. Variance=>		23.4291	Coefficient of Var=>		17.35808987			

.ECF RC30 TALL PINES CONDOS

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	Dev. by Mean (%)
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000
						Sale. Ratio =>		0.00				E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!	
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000	Coefficient of Var=>

1.16

NO SALES DATA

STUDIED WITH OVERALL CONDO SALES STUDY FOR 2026

ECF RC31 HERITAGE VILLAGE CONDOS

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	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.		
20-23-29-276-019	35459 HERITAGE LN	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$145,040	52.74	\$290,089	\$69,412	\$205,588	\$161,078	1.276	1,705	\$120.58	RC31	127.6325	TwnHse/Duplex	\$66,000	407	48		
20-23-29-276-029	35559 HERITAGE LN	10/27/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$123,210	56.65	\$246,428	\$66,000	\$151,500	\$131,699	1.150	1,196	\$126.67	RC31	#REF!	Ranch	\$66,000	407	48		
20-23-29-276-008	35471 HERITAGE LN	10/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,010	50.19	\$276,027	\$66,000	\$209,000	\$153,304	1.363	1,706	\$122.51	RC31	136.3301	TwnHse/Duplex	\$66,000	407	48		
20-23-29-276-068	35630 HERITAGE LN	12/15/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$131,880	44.26	\$263,769	\$66,000	\$232,000	\$144,357	1.607	1,141	\$203.33	RC31	#REF!	Ranch	\$66,000	407	48		
20-23-29-276-067	35626 HERITAGE LN	04/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,980	44.61	\$231,968	\$67,067	\$192,933	\$120,366	1.603	1,141	\$169.09	RC31	52.2387	Ranch	\$66,000	407	48		
20-23-29-276-021	35451 HERITAGE LN	02/14/25	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$138,540	46.03	\$277,077	\$66,000	\$235,000	\$154,071	1.525	1,547	\$151.91	RC31	152.5273	TwnHse/Duplex	\$66,000	407	48		
20-23-29-276-062	35608 HERITAGE LN	03/21/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$121,120	59.08	\$242,242	\$66,000	\$139,000	\$128,644	1.081	1,142	\$121.72	RC31	#REF!	Ranch	\$66,000	407	48		
Totals:			\$1,831,500			\$1,831,500	\$913,780		\$1,827,600		\$1,365,021	\$993,519			\$145.12		0.1673						
								Sale. Ratio =>	49.89					E.C.F. =>	1.374	Std. Deviation=>		0.214249409					
								Std. Dev. =>	5.92					Ave. E.C.F. =>	1.372	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			

ECF R01S2 FLORAL PARK SO OF 9

Totals:		\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	
				Sale. Ratio =>	0.00	E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!
				Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	#REF!

No sales

Blended with overall residential and Floral Park

1.263

ECF RVW RIVERWALK

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	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.	
20-23-27-130-001	24181 LIBERTY HILL DR	02/14/24	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$300,120	50.03	\$600,234	\$66,000	\$533,900	\$523,759	1.019	2,703	\$197.52	RVW	2.5111	Colonial/2Sty	\$66,000	Land Table Riverwalk	95	
20-23-27-130-007	24135 LIBERTY HILL DR	04/02/23	\$541,206	WD	03-ARM'S LENGTH	\$541,206	\$277,420	51.26	\$554,840	\$66,000	\$475,206	\$479,255	0.992	2,030	\$234.09	RVW	5.2922	Ranch	\$66,000	Land Table Riverwalk	96	
20-23-27-130-010	24130 LIBERTY HILL DR	08/07/23	\$545,081	WD	03-ARM'S LENGTH	\$545,081	\$277,220	50.86	\$554,441	\$66,000	\$479,081	\$478,864	1.000	2,018	\$237.40	RVW	4.4019	Ranch	\$66,000	Land Table Riverwalk	96	
20-23-27-130-013	24170 LIBERTY HILL DR	06/27/24	\$564,000	WD	03-ARM'S LENGTH	\$564,000	\$276,500	49.02	\$553,005	\$66,000	\$498,000	\$477,456	1.043	2,027	\$245.68	RVW	0.1445	Ranch	\$66,000	Land Table Riverwalk	97	
20-23-34-330-006	21273 LAURELWOOD CT	07/03/23	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$221,630	44.59	\$443,269	\$72,886	\$424,114	\$363,121	1.168	2,316	\$183.12	RVW	12.3497	Colonial/2Sty	\$66,000	Land Table Riverwalk	90	
Totals:			\$2,747,187			\$2,747,187	\$1,352,890		\$2,705,789		\$2,410,301	\$2,322,454			\$219.56		0.5473					
								Sale. Ratio =>	49.25				E.C.F. =>	1.039	Std. Deviation=>		0.071802737					
								Std. Dev. =>	2.69				Ave. E.C.F. =>	1.044	Ave. Variance=>		4.9399	Coefficient of Var=>		4.729537299		

ECF RAG MAPLE ST POWERS RD

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	Dev. by Mean (%)	Building Style	Land Value		
20-23-27-451-021	22712 POWER RD	10/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,490	48.86	\$258,971	\$78,956	\$186,044	\$103,755	1.793	1,082	\$171.94	RAG	4.6087	Ranch	\$78,000		
20-23-27-330-053	22645 POWER RD	06/17/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,560	53.41	\$315,111	\$70,500	\$224,500	\$140,986	1.592	1,046	\$214.63	RAG	3.5090	Ranch	\$70,500		
20-23-27-330-052	22695 POWER RD	09/27/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,420	47.87	\$272,848	\$70,500	\$214,500	\$116,627	1.839	1,046	\$205.07	RAG	11.4195	Ranch	\$70,500		
20-23-27-330-038	22827 POWER RD	03/03/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$125,320	52.22	\$250,648	\$78,883	\$161,117	\$99,000	1.627	975	\$165.25	RAG	8.5581	Ranch	\$78,000		
Totals:			\$1,085,000			\$1,085,000	\$548,790		\$1,097,578		\$786,161	\$460,368			\$189.22		1.1974				
								Sale. Ratio =>	50.58					E.C.F. =>	1.725	Std. Deviation=>		0.121405095			
								Std. Dev. =>	2.65					Ave. E.C.F. =>	1.713	Ave. Variance=>		7.0238	Coefficient of Var=>	4.10025584	

.ECF APT

Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000	
			Sale. Ratio =>	0.00		E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!
			Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000 Coefficient of Var=>

INCOME APPROACH UTILIZED
NO ECFS

.ECF BMS BUSINESS MISC

Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000	
			Sale. Ratio =>	0.00		E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!
			Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000 Coefficient of Var=>

1.072 USED

NO SALES DATA, OVERALL COMMERCIAL SALES STUDY UTILZED

ECF CAS AUTO SERVICE GAR

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	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr.	
20-23-28-477-005	22145 FARMINGTON RD	08/02/23	\$1,200,000	WD	16-LC PAYOFF	\$1,200,000	\$699,230	58.27	\$1,398,452	\$315,679	\$884,321	\$972,842	0.909	3,740	\$236.45	CAS	#REF!	\$269,614	Land Table COM	201	0	
20-23-27-428-004	22883 ORCHARD LAKE RD	02/07/24	\$550,000	MLC	03-ARM'S LENGTH	\$550,000	\$117,960	21.45	\$235,924	\$151,780	\$398,220	\$75,601	5.267	3,160	\$126.02	CAS	526.7385	\$143,354	Land Table COM	201	0	
20-23-27-330-058	32411 GRAND RIVER AVE	02/14/25	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$395,970	49.50	\$791,932	\$381,010	\$418,990	\$369,202	1.135	6,793	\$61.68	CAS	413.2533	\$381,010	Land Table COM	201	0	
Totals:			\$2,550,000			\$2,550,000	\$1,213,160		\$2,426,308		\$1,701,531	\$1,417,645			\$141.38		123.6830					
								Sale. Ratio =>	47.57					E.C.F. =>	1.200	Std. Deviation=>		2.453714334				
								Std. Dev. =>	19.23					Ave. E.C.F. =>	2.437	Ave. Variance=>		#REF!	Coefficient of Var=>			

ECF CRL 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	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
20-23-27-404-007	32330 GRAND RIVER AVE	11/21/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$100,750	53.03	\$201,505	\$120,974	\$69,026	\$74,773	0.923	2,400	\$28.76	CRL	21.9984	\$119,455		Land Table COM	201	0
20-23-34-355-003	20740 FARMINGTON RD	08/23/23	\$555,000	MLC	03-ARM'S LENGTH	\$555,000	\$234,030	42.17	\$468,058	\$140,775	\$414,225	\$303,884	1.363	4,297	\$96.40	CRL	21.9984	\$131,955		Land Table COM	201	0
Totals:			\$745,000			\$745,000	\$334,780		\$669,563		\$483,251	\$378,657			\$62.58		13.3103					
								Sale. Ratio =>	44.94					E.C.F. =>	1.276	Std. Deviation=>		0.31110396				
								Std. Dev. =>	7.68					Ave. E.C.F. =>	1.143	Ave. Variance=>		21.9984	Coefficient of Var=>			

USED 1.145

DUE TO LACK OF REPRESENTATIVE SALES AND UNCONFIRMED MLC TERMS

ECF INDUSTRIAL

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	Dev. by Mean (%)	Land Value	
20-23-34-355-009	32840 W 8 MILE RD	10/07/22	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$672,400	44.09	\$1,344,798	\$416,533	\$1,108,467	\$773,554	1.433	24,670	\$44.93	IND	21.7077	\$415,719	
20-23-34-355-011	20775 CHESLEY DR	03/30/21	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,603,250	53.44	\$3,206,508	\$665,394	\$2,334,606	\$2,117,595	1.102	90,761	\$25.72	IND	11.3397	\$628,754	
20-23-34-355-014	32730 W 8 MILE RD	12/06/21	\$495,000	MLC	03-ARM'S LENGTH	\$495,000	\$249,120	50.33	\$498,238	\$205,883	\$289,117	\$243,629	1.187	10,015	\$28.87	IND	2.9167	\$198,703	
20-23-34-355-019	32700 W 8 MILE RD	01/24/24	\$955,000	OTH	03-ARM'S LENGTH	\$955,000	\$497,020	52.04	\$994,038	\$195,109	\$759,891	\$665,774	1.141	9,338	\$81.38	IND	7.4512	\$187,606	
Totals:			\$5,975,000			\$5,975,000	\$3,021,790		\$6,043,582		\$4,492,081	\$3,800,553			\$45.22		3.3922		
								Sale. Ratio =>	50.57			E.C.F. =>	1.182	Std. Deviation=>		0.148754701			
								Std. Dev. =>	4.12			Ave. E.C.F. =>	1.216	Ave. Variance=>		10.8538	Coefficient of Var=>		