

										ECF	1.15	
201AG Automotive Gas Properties												
ECF	Parcel	Street	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f
201AG	04-100-028	W Pontiac Trl	753,034	30,484	501,837	4,046	Average	17	1.960	680,320	\$1,360,640	\$336
201AG	10-400-056	Twelve Mile	645,201	20,813	303,634	1,272	Average	27	1.370	507,600	\$1,015,200	\$798
201AG	13-200-016	Twelve Mile	776,971	21,815	277,800	1,094	Average	25	2.340	559,130	\$1,118,260	\$1,022
201AG	16-176-035	Citygate Dr	610,873	61,506	1,111,544	6,964	Good	13	1.590	975,330	\$1,950,660	\$280
201AG	17-226-030	Grand River Ave	52,479	0	254,807	203	Good	8	0.180	172,750	\$345,500	\$1,702
201AG	22-227-001	Grand River Ave	253,478	20,728	256,313	1,635	Average	20	0.688	284,480	\$568,960	\$348
201AG	22-227-008	Grand River Ave	319,584	12,849	188,919	2,126	Average	27	0.555	274,850	\$549,700	\$259
201AG	23-351-006	Novi Rd	675,281	23,491	340,708	2,530	Average	21	0.703	545,290	\$1,090,580	\$431
201AG	24-476-012	Haggerty	663,423	24,444	303,862	975	Average	25	1.870	518,650	\$1,037,300	\$1,064
201AG	36-477-026	Haggerty	430,060	35,886	318,511	2,400	Average	27	0.993	430,060	\$860,120	\$358
						Minimum	203	Minimum	8	0.180		
						Maximum	6,964	Maximum	27	2.340		
						Median	1,881	Median	23	1.182		
						Mean	2,325	Mean	21	1.225		

Reconciled Average Sale Price= \$290 psf											
Parcel	Avg. SP/SF	Adjustments					Obs.	Adj. SP/SF	Est TCV	Ratio	ECF Calc
		Location	Quality	Eff Age	Size						
04-100-028	\$290	1.00	1.00	1.00	1.00	1.00	\$290	\$1,173,340	58.0%	0.78	
10-400-056	\$290	1.00	1.00	1.00	2.50	1.00	\$725	\$922,200	55.0%	0.84	
13-200-016	\$290	1.00	1.00	1.00	3.00	1.00	\$870	\$951,780	58.7%	0.55	
16-176-035	\$290	1.00	1.00	1.00	1.00	1.00	\$290	\$2,019,560	48.3%	1.21	
17-226-030	\$290	2.00	1.00	1.00	3.00	1.00	\$1,740	\$353,220	48.9%	1.18	
22-227-001	\$290	1.00	1.00	1.00	1.00	1.00	\$290	\$474,150	60.0%	0.78	
22-227-008	\$290	1.00	1.00	1.00	1.00	1.00	\$290	\$616,540	44.6%	1.50	
23-351-006	\$290	1.00	1.00	1.00	2.00	1.00	\$580	\$1,467,400	37.2%	2.26	
24-476-012	\$290	1.00	1.00	1.00	3.00	1.00	\$870	\$848,250	61.1%	0.53	
36-477-026	\$290	1.00	1.00	1.00	1.50	1.00	\$435	\$1,044,000	41.2%	1.81	
							Total	\$9,870,440	50.1%	1.15	
								Mean	51.3%	1.14	
								Median	52.0%	1.01	
Use										1.15	

Land Valuation					
Parcel	Land/Bldg Ratio	TCV Land Residual	Land Value per SF	TCV at 30%	TCV at 50%
04-100-028	21.10	565,743	\$6.63	\$4.12	\$6.87
10-400-056	46.92	552,208	\$9.25	\$4.64	\$7.73
13-200-016	93.17	610,495	\$5.99	\$2.80	\$4.67
16-176-035	9.95	679,778	\$9.81	\$8.75	\$14.58
17-226-030	38.62	60,192	\$7.68	\$13.51	\$22.52
22-227-001	18.33	158,662	\$5.29	\$4.75	\$7.91
22-227-008	11.37	386,434	\$15.98	\$7.65	\$12.75
23-351-006	12.10	1,052,095	\$34.36	\$14.38	\$23.96
24-476-012	83.55	474,365	\$5.82	\$3.12	\$5.21
36-477-026	18.02	641,826	\$14.84	\$7.24	\$12.07
Minimum	9.95		\$5.29	\$2.80	\$4.67
Maximum	93.17		\$34.36	\$14.38	\$23.96
Mean	35.31		\$11.57	\$7.10	\$11.83
Median	19.72		\$8.47	\$5.99	\$9.99
% Inf from Base Rate			Land Rates		
70%			8.82 COMMERCIAL	Base from above Appraisal Study	
65%			6.17 COMM OST	Base from above Appraisal Study	
			5.73 MULTI-RES/RES	Base from above Appraisal Study	

201AG Auto Gas Properties							
Property Address	Property City	Secondary Type	Building SF	Sale Price	Price Per SF	Sale Date	Adj \$/SF
8808 Pelham Rd	Taylor	Auto Gas (Serv Stations)	1,863	\$375,000	\$201	2/4/2020	\$209
1679 E West Maple Rd	Walled Lake	Auto Gas (Serv Stations)	1,253	\$365,000	\$291	6/25/2020	\$303
300-400 Ann Arbor Rd W	Plymouth	Auto Gas (Serv Stations)	17,120	\$4,250,000	\$248	12/23/2020	\$258
5684 Highland Rd	Waterford	Auto Gas (Serv Stations)	4,050	\$960,000	\$237	2/4/2021	\$242
28992 Woodward Ave	Royal Oak	Auto Gas (Serv Stations)	2,116	\$950,000	\$449	2/18/2021	\$458
4289 W Walton Blvd	Waterford	Auto Gas (Serv Stations)	1,624	\$360,000	\$222	3/3/2021	\$226
1621 E 11 Mile Rd	Royal Oak	Auto Gas (Serv Stations)	3,000	\$700,000	\$233	6/2/2021	\$233
26875 W Eight Mile Rd	Redford	Auto Gas (Serv Stations)	1,421	\$610,000	\$429	7/15/2021	\$429
4220 Orchard Lake Rd	West Bloomfield	Auto Gas (Serv Stations)	1,230	\$500,000	\$407	7/22/2021	\$407
24637 Gratiot Ave	Eastpointe	Auto Gas (Serv Stations)	2,000	\$699,900	\$350	9/17/2021	\$350
6800 Highland Rd	Waterford	Auto Gas (Serv Stations)	2,616	\$400,000	\$153	10/7/2022	\$153
34949 Van Dyke Ave	Sterling Heights	Auto Gas (Serv Stations)	2,108	\$900,000	\$427	11/3/2022	\$427
31875 Ryan Rd	Warren	Auto Gas (Serv Stations)	4,000	\$850,000	212.50	1/17/2023	\$213
15 N Ortonville Rd	Ortonville	Auto Gas (Serv Stations)	2,722	\$400,000	146.95	1/24/2023	\$147
29250 8 Mile Rd	Farmington Hills	Auto Gas (Serv Stations)	1,475	\$525,000	355.93	4/20/2023	\$349
20800 Gratiot Ave	Eastpointe	Auto Gas (Serv Stations)	2,200	\$1,000,000	454.55	7/31/2023	\$445
7000 Cooley Lake Rd	Waterford	Auto Gas (Serv Stations)	2,260	\$925,000	409.29	8/25/2023	\$401
		Minimum	1,230	Minimum	\$147	Minimum	\$147
		Maximum	17,120	Maximum	\$455	Maximum	\$458
		Median	2,116	Median	\$291	Median	\$303
		Mean	3,121	Mean	\$307	Mean	\$309
						Use	\$290

201AP Apartments/Multi-Family Cost Basis ECF												Prior ECF	1.12	
ECF	Name	Address	LV	YIV	Dep BldgV	SF	Units	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f	
201AP	The Grand Court Nursing Home	45182 West Park	\$2,026,803	\$50,468	\$5,732,030	116,783	114	Average	25	8.05	\$4,193,680	\$8,387,360	\$72	
201AP	Brownstones at Vistas	42330 Joyce	\$4,464,004	\$111,680	\$28,232,609	326,646	260	Average	19	17.73	\$16,420,300	\$32,840,600	\$101	
201AP	Main Street	25300 Constitution	\$2,435,008	\$114,144	\$10,622,838	91,912	148	Average	18	9.77	\$8,286,680	\$16,573,360	\$180	
201AP	Maria Madre	22000 Beck	\$208,976	\$3,087	\$265,039	5,120	6	Average	26	0.83	\$266,660	\$533,320	\$104	
						Minimum	5,120	6	Minimum	18	0.83			
						Maximum	326,646	260	Maximum	26	17.73			
						Median	104,348	131	Median	22	8.91			
						Mean	135,115	132	Mean	22	9.09			

		Reconciled Sale Price= \$80,000 psf											
Parcel	Name	Avg.	Adjustments				Obs.	Adj.	Other	Est	Adj.	ECF	
		SP/Unit	Location	Quality	Eff Age	Size		SP/Unit	Adj	TCV	SP/Unit		Ratio
03-101-009	The Grand Court Nursing Home	\$80,000	1.00	1.00	1.00	1.00	1.00	\$80,000	1.00	\$9,120,000	\$80,000	46.0%	1.23
11-200-009	Brownstones at Vistas	\$80,000	1.20	1.00	1.00	1.00	1.00	\$96,000	1.40	\$34,944,000	\$134,400	47.0%	1.08
23-151-038	Main Street	\$80,000	1.00	1.10	1.00	1.00	1.00	\$88,000	1.00	\$13,024,000	\$88,000	63.6%	0.99
33-100-006	Maria Madre	\$80,000	1.00	1.00	1.00	1.10	1.00	\$88,000	1.00	\$528,000	\$88,000	50.5%	1.19
							Minimum	\$80,000					
							Maximum	\$96,000					
							Median	\$88,000					
							Mean	\$88,000					
										57,616,000	50.6%	1.07	
										AVG	51.8%	1.12	
										MEDIAN	48.7%	1.13	
										Use	1.20		

Land Valuation						
Parcel	Name	Land/Bldg	Land Value	TCV / SF	TCV at 20%	TCV at 30%
03-101-009	The Grand Court Nursing Home	3.00	2,191,096	6.25	\$5.20	\$7.80
11-200-009	Brownstones at Vistas	2.36	3,211,798	4.16	\$9.05	\$13.57
23-151-038	Main Street	4.63	1,012,277	2.38	\$6.12	\$9.18
33-100-006	Maria Madre	7.06	228,069	6.31	\$2.92	\$4.38
				Minimum	\$2.92	\$4.38
				Maximum	\$9.05	\$13.57
				Mean	\$5.82	\$8.73
				Median	\$5.66	\$8.49
Relevant Range	\$5.00 to \$10.00					
Rate \$/SF Land Rates						
\$5.78 MULTI-RES/RES						

Income Analyses ECF Multi Family

Improvement Analysis														
Project Name	TCV Inc. App.	TCV / Unit	NOI/Unit	Curr. Assd	Curr. LV	Curr. YIV	Curr. Dep BldgV	Bldg SF	TCV Cost Appr	Cost/SF	Est TCV Inc Appr	Inc/SF	Ratio	ECF
The Grand Court Nursing Home	\$8,759,628	\$76,839		4,193,680	2,026,803	50,468	5,732,030	116,783	\$8,669,106	\$74	\$8,759,628	\$75	47.88%	1.17
Brownstones at Vista	\$34,147,516	\$131,337	\$10,402	16,420,300	4,464,004	111,680	28,232,609	326,646	\$37,043,184	\$113	\$34,147,516	\$105	48.09%	1.05
Main Street Village Apt 2	\$17,255,731	\$116,593	\$10,995	8,286,680	2,435,008	114,144	10,622,838	91,912	\$14,765,416	\$161	\$17,255,731	\$188	48.02%	1.38
Maria Modre	\$553,590	\$92,265	\$8,645	266,660	208,976	3,087	265,039	5,120	\$516,858	\$101	\$553,590	\$108	48.17%	1.29
													Min	1.05
													Max	1.38
													Median	1.23
													Mean	1.22
													USE	1.20

Income Analyses ECF Multi Family

Land Analysis					
<u>Acr</u>	<u>SF</u>	<u>20%</u>	<u>LV/SF</u>	<u>30%</u>	<u>LV/SF</u>
20.331	885,618	\$1,313,944	\$1.48	\$1,751,926	\$1.98
17.730	772,319	\$5,122,127	\$6.63	\$6,829,503	\$8.84
9.769	425,538	\$2,588,360	\$6.08	\$3,451,146	\$8.11
0.830	36,155	\$83,038	\$2.30	\$110,718	\$3.06
0.83	36,155	\$83,038	\$1.48	\$110,718	\$1.98
20.33	885,618	\$5,122,127	\$6.63	\$6,829,503	\$8.84
13.75	598,928	\$1,951,152	\$4.19	\$2,601,536	\$5.59
12.17	529,907	\$2,276,867	\$4.12	\$3,035,823	\$5.50
Relevant Range		\$5.00 to \$10.00	Use	\$5.78	sf

Income Analyses ECF Multi Family

Multi Family 3+ Year								
Property Address	Property City	Property Type	No Units	Year Built	Sale Price	\$/Unit	Sale Date	Adj \$/Unit
1630 N Pontiac Trail	Walled Lake	Multi-Family	9	1962	\$525,000	\$58,333	6/10/2020	\$64,166
2375 S Commerce Rd	Walled Lake	Multi-Family	19	1963	\$1,350,000	\$71,053	12/28/2020	\$78,158
24111 Civic Center Dr	Southfield	Multi-Family	297	1988	\$17,000,000	\$57,239	4/14/2021	\$74,411
21225 Crowley St	Saint Clair Shores	Multi-Family	17	1964	\$1,050,000	\$61,765	6/14/2021	\$74,118
2612-2618 Lovington Dr	Troy	Multi-Family	20	1974	\$1,475,000	\$73,750	7/14/2021	\$73,750
21800 Coolidge Hwy	Oak Park	Multi-Family	46	1965	\$3,050,000	\$66,304	8/18/2021	\$79,565
17445-17455 Wildwood St	Roseville	Multi-Family	14	1967	\$935,000	\$66,786	8/30/2021	\$86,821
17445-17455 Wildwood St	Roseville	Multi-Family	14	1967	\$935,000	\$66,786	8/30/2021	\$86,821
23210 Middlebelt Rd	Farmington	Multi-Family	16	1986	\$1,150,000	\$71,875	9/21/2021	\$71,875
15515-15525 E 10 Mile Rd	Eastpointe	Multi-Family	20	1963	\$1,200,000	\$60,000	10/27/2021	\$84,000
719 E Walled Lake Dr	Walled Lake	Multi-Family	8	1975	\$625,000	\$78,125	10/30/2021	\$78,125
26324 Harper Ave	Saint Clair Shores	Multi-Family	9	1950	\$588,500	\$65,389	1/7/2022	\$78,467
20411 E 12 Mile	Roseville	Multi-Family	9	1972	\$670,000	\$74,444	3/16/2022	\$96,778
19260 Collinson St	Eastpointe	Multi-Family	6	1958	\$395,000	\$65,833	3/23/2022	\$92,167
4144 Airport Rd	Waterford	Multi-Family	20	1954	\$1,250,000	\$62,500	3/25/2022	\$75,000
31 2nd St	Mount Clemens	Multi-Family	8	1928	\$631,667	\$78,958	6/10/2022	\$94,750
16435 E 12 Mile Rd	Roseville	Multi-Family	60	1970	\$4,500,000	\$75,000	9/15/2022	\$97,500
29185 Lorraine Ave	Warren	Multi-Family	28	1960	\$2,036,363	\$72,727	9/15/2022	\$94,545
29272 Lund Ave	Warren	Multi-Family	16	1964	\$1,163,636	\$72,727	9/15/2022	\$94,545
15331 E 10 Mile Rd	Eastpointe	Multi-Family	8	1991	\$600,000	\$75,000	10/6/2022	\$105,000
23214 Deanhurst	Clinton Township	Multi-Family	12	1965	\$900,000	\$75,000	10/18/2022	\$97,500
819-821 Minnesota Dr	Troy	Multi-Family	16	1971	\$1,475,800	\$92,238	11/15/2022	\$92,238
16267 Aurora Ave	Eastpointe	Multi-Family	8	1974	\$500,000	\$62,500	1/12/2023	\$87,500
18365 Sharon Ln	Roseville	Multi-Family	22	1996	\$1,500,000	\$68,182	3/10/2023	\$88,637
4835-4839 Briarwood Ave	Royal Oak	Multi-Family	12	1965	\$780,000	\$65,000	6/14/2023	\$61,750
22700 Stair St	Clinton Township	Multi-Family	12	1978	\$950,000	\$79,167	6/30/2023	\$97,771
1670-1770 E Woodward Heights Blvd	Hazel Park	Multi-Family	48	1957	\$3,100,000	\$64,583	6/30/2023	\$79,760
32560 James Curtin Dr	New Haven	Multi-Family	24	1980	\$1,275,871	\$53,161	7/12/2023	\$60,604
32186 Freedom Rd	Farmington Hills	Multi-Family	48	1986	\$4,176,160	\$87,003	7/26/2023	\$82,653
1298 Highland Rd	Highland	Multi-Family	8	1974	\$525,000	\$65,625	8/31/2023	\$74,813
1741-1751 E Woodward Heights Blvd	Hazel Park	Multi-Family	8	1960	\$610,000	\$76,250	10/6/2023	\$94,169
48770 Shelby Rd	Shelby Township	Multi-Family	49	1966	\$3,000,000	\$61,224	10/20/2023	\$69,795
		Minimum	6		Minimum	53,161	Minimum	60,604
		Maximum	297		Maximum	92,238	Maximum	105,000
		Median	16		Median	67,484	Median	83,326
		Mean	28		Mean	69,517	Mean	83,367
							Use	\$80,000

201FD Food Service Properties													Prior ECF	0.75	
ECF	Parcel	Land Table		Name	Street	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f
201FD	02-126-013	20100 Commercial	Business	Drift Wood	East Lake Dr	418,774	7,440	270,318	3,025	Average	29	1.090	314,480	\$628,960	\$207.92
201FD	11-101-001	20100 Commercial	Business	Lakeview Bar & Grill	Thirteen Mile Road	190,777	12,264	222,624	1,829	Average	30	0.994	185,000	\$370,000	\$202.30
201FD	12-400-039	2010S Comm OST	12Mi .1-10A W/S	Starbucks	Cabot Dr	204,177	22,540	407,729	2,068	Good	9	0.744	266,260	\$532,520	\$257.50
201FD	13-200-015	20100 Commercial	Business	Ruby Tuesday	Twelve Mile	1,331,250	92,327	1,054,121	7,453	Good	25	3.150	1,107,080	\$2,214,160	\$297.08
201FD	14-100-049	20100 Commercial	Region-Cen	Red Lobster	Novi Road	1,083,043	69,326	1,109,806	8,597	Good	25	2.819	992,360	\$1,984,720	\$230.86
201FD	14-100-050	20100 Commercial	Region-Cen	Chic-Fil-A	Novi Road	536,750	51,123	1,461,715	6,168	Good	5	1.397	842,080	\$1,684,160	\$273.05
201FD	14-100-057	20100 Commercial	Region-Cen	McDonalds	Twelve Mile	585,322	30,736	881,829	5,472	Good	16	1.524	638,870	\$1,277,740	\$233.51
201FD	14-301-003	20100 Commercial	Town-Cen	Famous Daves	Crescent Blvd	1,092,280	58,084	957,004	7,291	Good	26	2.274	934,060	\$1,868,120	\$256.22
201FD	14-301-004	20100 Commercial	Town-Cen	Olive Garden	Crescent Blvd	1,161,647	70,411	770,790	9,341	Good	17	3.360	905,080	\$1,810,160	\$193.79
201FD	14-301-005	20100 Commercial	Town-Cen	Red Robin	Crescent Blvd	830,575	62,799	587,754	6,627	Good	27	2.808	667,100	\$1,334,200	\$201.33
201FD	14-301-006	20100 Commercial	Town-Cen	TGIF	Crescent Blvd	945,161	55,464	1,056,636	7,491	Good	25	2.796	896,550	\$1,793,100	\$239.37
201FD	14-352-003	20100 Commercial	Town-Cen	Boston Market	Crescent Blvd	441,362	20,225	522,074	3,230	Good	24	1.149	426,570	\$853,140	\$264.13
201FD	15-200-102	20100 Commercial	Region-Cen	Carrabba's Italian	West Oaks	456,424	20,337	1,014,436	7,084	Good	21	0.990	618,790	\$1,237,580	\$174.70
201FD	15-200-108	20100 Commercial	Region-Cen	Genji Japanese	S Karevich	550,368	32,340	1,873,805	11,921	Good	18	1.910	994,030	\$1,988,060	\$166.77
201FD	15-476-049	20100 Commercial	Town-Cen	Wendy's	Novi Road	490,833	21,919	545,788	3,750	Good	21	1.278	461,050	\$922,100	\$245.89
201FD	17-226-010	20100 Commercial	Business	Applebees	Grand River	677,995	39,117	753,774	5,514	Good	21	2.322	641,220	\$1,282,440	\$232.58
201FD	17-226-012	20100 Commercial	Business	Outback	Grand River	509,752	28,239	923,853	6,260	Good	21	1.746	615,440	\$1,230,880	\$196.63
201FD	23-102-018	20100 Commercial	Town-Cen	IHOP	Grand River	199,566	20,592	668,395	5,099	Good	20	0.400	360,730	\$721,460	\$141.49
								Minimum	1,829		5	0.400			
								Maximum	11,921		30	3.360			
								Median	6,214		21	1.635			
								Mean	6,012		21	1.820			

Reconciled Sale Price= \$196 psf							Land Valuation									
Parcel	Avg. SP/SF	Adjustments					Adj. SP/SF	Est TCV	Ratio	ECF Calc	Parcel	Land/Bldg Ratio	Abstracted Land Value	Land Value per SF	TCV at 40%	TCV at 50%
		Location	Quality	Eff Age	Size	Obs.										
02-126-013	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$592,900	53.0%	0.62	02-126-013	15.70	\$382,722	\$8.06	\$4.99	\$6.24
11-101-001	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$358,484	51.6%	0.70	11-101-001	23.67	\$179,252	\$4.14	\$3.31	\$4.14
12-400-039	\$196	1.20	1.00	1.00	1.00	1.00	\$235	\$486,394	54.7%	0.64	12-400-039	15.67	\$158,057	\$4.88	\$6.00	\$7.50
13-200-015	\$196	1.20	1.00	1.00	1.00	1.00	\$235	\$1,752,946	63.2%	0.31	13-200-015	18.41	\$870,028	\$6.34	\$5.11	\$6.39
14-100-049	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$1,685,012	58.9%	0.48	14-100-049	14.28	\$783,332	\$6.38	\$5.49	\$6.86
14-100-050	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$1,208,928	69.7%	0.42	14-100-050	9.87	\$61,519	\$1.01	\$7.95	\$9.93
14-100-057	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$1,072,512	59.6%	0.52	14-100-057	12.13	\$380,404	\$5.73	\$6.46	\$8.08
14-301-003	\$196	1.40	1.00	1.00	1.00	1.00	\$274	\$2,000,650	46.7%	0.89	14-301-003	13.59	\$1,224,813	\$12.36	\$8.08	\$10.10
14-301-004	\$196	1.40	1.00	1.00	1.00	1.00	\$274	\$2,563,170	35.3%	1.73	14-301-004	15.67	\$1,914,667	\$13.08	\$7.01	\$8.76
14-301-005	\$196	1.40	1.00	1.00	1.00	1.00	\$274	\$1,818,449	36.7%	1.57	14-301-005	18.46	\$1,314,834	\$10.75	\$5.95	\$7.43
14-301-006	\$196	1.40	1.00	1.00	1.00	1.00	\$274	\$2,055,530	43.6%	1.00	14-301-006	16.26	\$1,207,589	\$9.92	\$6.75	\$8.44
14-352-003	\$196	1.40	1.00	1.00	1.00	1.00	\$274	\$886,312	48.1%	0.81	14-352-003	15.50	\$474,532	\$9.48	\$7.08	\$8.85
15-200-102	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$1,388,464	44.6%	0.90	15-200-102	6.09	\$607,300	\$14.08	\$12.88	\$16.10
15-200-108	\$196	1.10	1.00	1.00	1.00	1.00	\$216	\$2,570,168	38.7%	1.06	15-200-108	6.98	\$1,132,474	\$13.61	\$12.36	\$15.45
15-476-049	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$735,000	62.7%	0.41	15-476-049	14.85	\$303,740	\$5.46	\$5.28	\$6.60
17-226-010	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$1,080,744	59.3%	0.48	17-226-010	18.34	\$476,297	\$4.71	\$4.27	\$5.34
17-226-012	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$1,226,960	50.2%	0.75	17-226-012	12.15	\$505,831	\$6.65	\$6.45	\$8.07
23-102-018	\$196	1.00	1.00	1.00	1.00	1.00	\$196	\$999,404	36.1%	1.17	23-102-018	3.42	\$477,516	\$27.41	\$22.94	\$28.68
							Total	\$24,482,027	48.5%	0.80	Minimum	3.42	Minimum	\$1.01	\$3.31	\$4.14
								Mean	50.7%	0.80	Maximum	23.67	Maximum	\$27.41	\$22.94	\$28.68
								Median	50.9%	0.72	Median	15.17	Median	\$7.36	\$6.46	\$8.07
								USE		0.75	Mean	13.95	Mean	\$9.11	\$7.69	\$9.61
											<u>% Inf from Base Rate</u>	<u>Land Rates</u>				
											70%	8.82	COMMERCIAL	Base from above Appraisal Study		
											65%	6.17	COMM OST	Base from above Appraisal Study		
												5.73	MULTI-RES/RES	Base from above Appraisal Study		

201FD Food Services Properties

Property Address	Property City	Property	Bldg SF	Year Built	Sale Price	Price Per SF	Sale Date	Adj \$/SF
3249 12 Mile Rd	Berkley	Food Service	2,480	1953	\$600,000	241.94	1/2/2020	\$249
1304 E 11 Mile Rd	Royal Oak	Food Service	2,353	1979	\$450,000	191.25	1/23/2020	\$197
284 S Telegraph Rd	Pontiac	Food Service	2,300	1970	\$450,000	195.65	1/30/2020	\$222
40380 Grand River Ave	Novi	Food Service	9,684	1978	\$1,250,000	129.08	3/25/2020	\$133
23360 Farmington Rd	Farmington	Food Service	1,910	1958	\$360,000	188.48	4/30/2020	\$194
6440 Dixie Hwy	Clarkston	Food Service	6,336	1977	\$1,200,000	189.39	7/8/2020	\$195
1175 E 14 Mile Rd	Troy	Food Service	1,600	1968	\$265,000	165.63	11/10/2020	\$171
4355 Dixie Hwy	Waterford	Food Service	1,241	1945	\$250,000	201.45	4/29/2021	\$201
4710 Cooley Lake Rd	Waterford	Food Service	3,016	1975	\$645,000	213.86	4/29/2021	\$214
29504-29548 Northwestern Hwy	Southfield	Food Service	12,445	1983	\$2,111,500	169.67	6/24/2021	\$170
27522 Northwestern Hwy	Southfield	Food Service	9,592	1987	\$1,250,000	130.32	7/27/2021	\$130
50 W Tienken Rd	Rochester Hills	Food Service	4,650	1970	\$1,100,000	236.56	9/27/2021	\$237
32555 Northwestern Hwy	Farmington Hills	Food Service	6,451	2003	\$1,400,000	217.02	11/4/2021	\$217
32552 Woodward Ave	Royal Oak	Food Service	7,107	1983	\$1,700,000	239.20	12/2/2021	\$239
377 South Blvd E	Pontiac	Food Service	2,573	1925	\$425,000	165.18	12/3/2021	\$182
111 S Main St	Royal Oak	Food Service	4,681	1926	\$1,025,000	218.97	1/6/2022	\$219
22736-22740 Woodward Ave	Ferndale	Food Service	5,000	1928	\$800,000	160.00	3/14/2022	\$160
23621 Farmington Rd	Farmington	Food Service	3,458	1946	\$645,000	186.52	3/30/2022	\$187
43168-43170 Grand River Ave	Novi	Food Service	5,633	1987	\$773,825	137.37	5/18/2022	\$137
49434 Gratiot Ave	Chesterfield	Food Service	2,000	1964	\$395,000	197.50	6/8/2022	\$198
2421 E 14 Mile Rd	Sterling Heights	Food Service	3,176	1971	\$650,000	204.66	6/9/2022	\$205
19080 E 10 Mile Rd	Eastpointe	Food Service	3,170	1984	\$400,000	126.18	6/16/2022	\$139
21660 15 Mile Rd	Clinton Township	Food Service	933	1971	\$179,000	191.85	10/28/2022	\$192
27815 Middlebelt Rd	Farmington Hills	Food Service	10,162	1982	\$1,550,000	152.53	12/19/2022	\$153
45411 Park Ave	Utica	Food Service	7,750	1998	\$2,000,000	258.06	1/19/2023	\$258
500 Loop Rd	Walled Lake	Food Service	6,334	2004	\$1,445,000	228.13	2/15/2023	\$228
3270 W Huron St	Waterford	Food Service	7,976	1983	\$1,425,000	178.66	3/27/2023	\$179
31301 Harper Ave	Saint Clair Shores	Food Service	5,000	1971	\$800,000	160.00	6/1/2023	\$173
51195 Schoenherr Rd	Utica	Food Service	5,252		\$950,000	180.88	8/16/2023	\$178
804 N Perry St	Pontiac	Food Service	2,343	1961	\$400,000	170.72	8/30/2023	\$185
28970 Hayes Rd	Roseville	Food Service	5,324	2005	\$1,000,000	187.83	10/12/2023	\$204
1375 Baldwin Ave	Pontiac	Food Service	2,094	1964	\$495,000	236.39	12/18/2023	\$256
		Min	933		Min	\$126.18	Min	\$130
		Max	12,445		Max	\$258.06	Max	\$258
		Median	4,666		Median	\$188.94	Median	\$195
		Mean	4,813		Mean	\$189.09	Mean	\$194
							Use	\$196

201HO Hotel/Motel Properties											Prior ECF	0.78	
ECF	Parcel	Name	Street	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f
201HO	13-200-034	Holiday Inn Express	Twelve Mile	873,514	49,017	5,018,676	52,363	Average	18	2.320	2,418,550	\$4,837,100	\$92
201HO	14-100-064	Hotel Baronette	Novi	2,417,174	186,615	15,841,807	133,223	Good	23	6.291	7,480,200	\$14,960,400	\$112
201HO	14-376-010	Hilton Double Tree	Crescent Blvd	2,040,101	85,470	8,806,802	81,637	Good	24	5.310	4,497,440	\$8,994,880	\$110
201HO	14-376-014	Marriott Courtyard	Eleven Mile	1,112,450	80,247	8,099,295	68,887	Good	21	9.860	3,755,070	\$7,510,140	\$109
201HO	14-376-016	Marriott Townplace	Eleven Mile	1,069,340	84,934	5,825,724	69,445	Average	20	3.800	2,849,120	\$5,698,240	\$82
201HO	14-376-018	Homewood Suites	Town Center	718,477	89,801	7,618,506	67,115	Good	7	1.870	3,375,360	\$6,750,720	\$101
201HO	15-126-021	Residence Inn	Cabaret	938,543	55,791	9,201,392	77,264	Good	21	3.420	4,085,710	\$8,171,420	\$106
201HO	15-126-022	Hilton Garden Inn	Cabaret	1,210,230	73,920	11,819,453	90,505	Good	16	4.410	5,251,660	\$10,503,320	\$116
201HO	15-200-094	Sheraton 4 Pointes	S Karevich	1,440,747	146,080	9,652,351	153,841	Good	18	7.500	4,557,830	\$9,115,660	\$59
201HO	16-426-006	Fairlane Motel	Grand River	537,879	2,860	116,206	3,131	Low Cost	35	2.000	315,690	\$631,380	\$202
201HO	17-400-036	Staybridge Suites	Providence Pkwy	1,464,120	69,290	9,749,186	73,707	Good	17	3.811	4,568,890	\$9,137,780	\$124
201HO	36-200-030	Extended Stay America	Haggerty	1,556,002	62,298	4,939,700	55,857	Average	20	3.240	2,735,630	\$5,471,260	\$98
201HO	36-200-039	Country Inn & Suites	Haggerty	948,970	45,142	3,835,692	51,302	Average	13	2.470	1,992,980	\$3,985,960	\$78
201HO	36-400-029	Extended Stay America	Orchard Hill Pl	1,188,327	48,219	4,818,753	51,059	Average	20	3.093	2,497,590	\$4,995,180	\$98
201HO	36-477-013	Sheraton	Haggerty	4,034,092	310,883	27,397,874	173,124	Good	30	10.500	12,857,660	\$25,715,320	\$149
							Minimum	3,131	7	1.870			
							Maximum	173,124	35	10.500			
							Median	69,445	20	3.800			
							Average	80,164	20	4.660			

Parcel	Reconciled Sale Price at = \$108 psf						Obs.	Adj. SP/SF	Est TCV	Ratio	ECF Calc
	Avg. SP/SF	Adjustments Location	Quality	Eff Age	Size						
13-200-034	\$108	0.90	1.00	1.00	1.00	1.00	\$97	\$5,089,684	47.5%	0.83	
14-100-064	\$108	0.90	1.00	1.00	1.10	1.00	\$107	\$14,244,203	52.5%	0.73	
14-376-010	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$8,816,796	51.0%	0.76	
14-376-014	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$7,439,796	50.5%	0.77	
14-376-016	\$108	0.80	1.00	1.00	1.00	1.00	\$86	\$6,000,048	47.5%	0.83	
14-376-018	\$108	1.00	1.00	1.00	1.00	0.95	\$103	\$6,885,999	49.0%	0.80	
15-126-021	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$8,344,512	49.0%	0.80	
15-126-022	\$108	1.10	1.00	1.00	1.00	1.00	\$119	\$10,751,994	48.8%	0.80	
15-200-094	\$108	0.90	1.00	1.00	1.00	0.80	\$78	\$11,962,676	38.1%	1.07	
16-426-006	\$108	1.00	1.50	1.00	1.00	1.20	\$194	\$608,666	51.9%	0.58	
17-400-036	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$7,960,356	57.4%	0.66	
36-200-030	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$6,032,556	45.3%	0.89	
36-200-039	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$5,540,616	36.0%	1.19	
36-400-029	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$5,514,372	45.3%	0.89	
36-477-013	\$108	1.00	1.00	1.00	1.30	1.00	\$140	\$24,306,610	52.9%	0.73	
							Total	\$129,498,884	48.8%	0.80	
								Mean	48.2%	0.82	
								Median	49.0%	0.80	
										Use	0.78

Land Valuation					
Parcel	Land/Bldg Ratio	Abstracted Land Value	Land Value pe SF	TCV at 15%	TCV at 20%
13-200-034	1.93	\$1,126,099	\$11.14	\$7.55	\$10.07
14-100-064	2.06	\$1,700,979	\$6.21	\$7.80	\$10.40
14-376-010	2.83	\$1,862,020	\$8.05	\$5.72	\$7.62
14-376-014	6.23	\$1,042,099	\$2.43	\$2.60	\$3.46
14-376-016	2.38	\$1,371,049	\$8.28	\$5.44	\$7.25
14-376-018	1.21	\$853,763	\$10.48	\$12.68	\$16.91
15-126-021	1.93	\$1,111,635	\$7.46	\$8.40	\$11.20
15-126-022	2.12	\$1,458,901	\$7.59	\$8.40	\$11.19
15-200-094	2.12	\$4,287,762	\$13.12	\$5.49	\$7.32
16-426-006	27.82	\$515,166	\$5.91	\$1.05	\$1.40
17-400-036	2.25	\$286,701	\$1.73	\$7.19	\$9.59
36-200-030	2.53	\$2,117,292	\$15.00	\$6.41	\$8.55
36-200-039	2.10	\$2,503,634	\$23.27	\$7.72	\$10.30
36-400-029	2.64	\$1,707,526	\$12.67	\$6.14	\$8.19
36-477-013	2.64	\$2,625,385	\$5.74	\$7.97	\$10.63
Minimum		1.21	\$1.73	\$1.05	\$1.40
Maximum		27.82	\$23.27	\$12.68	\$16.91
Median		2.25	\$8.05	\$7.19	\$9.59
Mean		4.19	\$9.27	\$6.70	\$8.94
% Inf from Base Rate					
		Land Rates			
	\$8.82	COMMERC	Base from above Appraisal Study		
70%	\$6.17	COMM OS'	Base from above Appraisal Study		
65%	\$5.73	MULTI-RES	Base from above Appraisal Study		

201HO Hotel/Motel Properties										
Property Address	Property City	Sale Price	Sale Price Comment	Sale Date	Built	Bldg SF	Price Per SF	Price Per Room	Unit Room Tot	Adj \$/SF
20675 E 13 Mile Rd	Roseville	\$4,400,000	Confirmed	2/26/2019	1986	45,354	\$97.01	\$44,000	98	\$128
1565 N Opdyke Rd	Auburn Hills	\$4,050,000	Confirmed	6/3/2019	1999	46,956	\$86.25	\$64,286	63	\$95
1461 N Opdyke Rd	Auburn Hills	\$6,800,000	Confirmed	10/1/2019	1988	71,742	\$94.78	\$54,839	124	\$104
32700 Barrington St	Madison Heights	\$3,100,000	Full Value	10/7/2019	1982	32,159	\$96.40	\$31,000	100	\$127
12888 Reeck Rd	Southgate	\$4,200,000	Confirmed	7/14/2020	1990	45,948	\$91.41	\$42,000	100	\$115
1100 N Main St	Rochester	\$1,420,000	Confirmed	8/31/2021	1958	14,638	\$97.01	\$28,400	50	\$97
31525 W 12 Mile Rd	Farmington Hills	\$8,000,000	Full Value	11/22/2021	1985	53,850	\$148.56	\$39,801	201	\$149
3576 Marketplace Cir	Rochester Hills	\$7,330,232	Allocated	2/23/2022	2018	43,349	\$169.10	\$59,595	123	\$169
45311 Park Ave	Utica	\$8,112,987	Allocated	3/3/2022	1997	45,138	\$179.74	\$78,767	103	\$198
44784 Woodward Ave	Pontiac	\$600,000	Confirmed	6/14/2022	1951	6,542	\$91.72	\$27,273	22	\$110
111 W 12 Mile Rd	Royal Oak	\$700,000	Confirmed	9/26/2022	1962	5,184	\$135.03	\$58,333	12	\$135
31420 Groesbeck Hwy	Fraser	\$650,000	Confirmed	12/29/2022	1954	9,254	\$70.24	\$25,000	26	\$70
26111 Telegraph Rd	Southfield	\$4,500,000	Confirmed	1/2/2023	1986	51,801	\$86.87	\$42,857	105	\$87
27027 Northwestern Hwy	Southfield	\$10,200,000	Full Value	3/29/2023	1986	80,653	\$126.47	\$69,388	147	\$126
27033 Northwestern Hwy	Southfield	\$9,000,000	Confirmed	6/26/2023	1989	124,306	\$72.40	\$39,823	226	\$71
28500 Northwestern Hwy	Southfield	\$6,882,448	Confirmed	9/7/2023	1999	60,000	\$114.71	\$78,210	88	\$112
1180 Doris Rd	Auburn Hills	\$5,521,500	Confirmed	10/11/2023	1997	57,996	\$95.20	\$41,515	133	\$93
26250 American Dr	Southfield	\$6,697,375	Confirmed	11/15/2023	2002	52,827	\$126.78	\$54,897	122	\$124
1565 N Opdyke Rd	Auburn Hills	\$2,924,000	Confirmed	12/6/2023	1999	36,237	\$80.69	\$46,413	63	\$79
					Minimum	5,184	\$70.24			\$70
					Maximum	124,306	\$179.74			\$198
					Median	45,948	\$96.40			\$112
					Mean	46,523	\$108.44			\$115
									Use	\$108

2010F Office Properties											Prior ECF	0.77	
ECF	Parcel	Address	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f	
2010F	01-200-038	39525 14 Mile	372,520	56,796	2,490,080	27,308	Average	21	3.232	1,173,340	\$2,346,678	\$86	
2010F	01-400-020	39550 W 13 Mile	2,823,962	464,195	13,728,114	148,728	Average	17	13.540	6,929,400	\$13,858,805	\$93	
2010F	10-400-065	44000 12 Mile	1,353,056	99,686	7,574,776	48,277	Average	18	4.458	3,642,660	\$7,285,320	\$151	
2010F	11-300-007	42450 12 Mile	545,561	42,928	2,469,443	22,930	Average	30	1.420	1,244,980	\$2,489,960	\$109	
2010F	12-200-028	29185 Cabot	680,035	29,345	1,470,960	12,171	Average	21	2.478	921,010	\$1,842,019	\$151	
2010F	12-200-037	29065 Cabot	1,363,950	148,254	6,883,708	50,500	Average	21	4.970	3,406,330	\$6,812,659	\$135	
2010F	12-200-056	39475 13 Mile	913,847	118,520	5,729,314	38,850	Average	19	3.330	2,721,970	\$5,443,939	\$140	
2010F	12-400-037	28175 Haggerty	1,042,826	42,768	2,267,120	20,428	Average	21	3.800	1,415,640	\$2,831,276	\$139	
2010F	12-400-047	28350 Cabot	517,299	24,200	1,450,622	12,026	Average	21	1.885	829,240	\$1,658,478	\$138	
					Minimum	12,026		17	1.420				
					Maximum	148,728		30	13.540				
					Median	27,308		21	3.330				
					Mean	42,358		21	4.346				

Parcel	Avg. SP/SF	Reconciled Sale Price= \$108.00 psf					Adj. SP/SF	Est TCV	Ratio	ECF Calc	Land Valuation						
		Adjustments		Quality	Eff Age	Size					Obs.	Parcel	Land/Bldg Ratio	Abstracted Land Value	Land Value per SF	TCV at 25%	TCV at 30%
01-200-038	\$108	1.00	1.00				1.00	1.00	1.00	\$108							
01-400-020	\$108	1.00	1.00	1.00	1.00	1.20	\$130	\$19,275,149	35.9%	1.16	01-400-020	3.97	\$8,240,306.02	\$13.97	\$8.17	\$9.80	
10-400-065	\$108	1.00	1.00	1.00	1.20	1.00	\$130	\$6,256,699	58.2%	0.63	10-400-065	4.02	\$324,435.68	\$1.67	\$8.05	\$9.67	
11-300-007	\$108	1.00	1.00	1.00	1.00	1.00	\$108	\$2,476,440	50.3%	0.76	11-300-007	2.70	\$532,040.89	\$8.60	\$10.01	\$12.01	
12-200-028	\$108	1.10	1.00	1.00	1.20	1.00	\$143	\$1,735,098	53.1%	0.70	12-200-028	8.87	\$573,113.56	\$5.31	\$4.02	\$4.82	
12-200-037	\$108	1.10	1.00	1.00	1.10	1.00	\$131	\$6,599,340	51.6%	0.74	12-200-037	4.29	\$1,150,630.84	\$5.31	\$7.62	\$9.14	
12-200-056	\$108	1.00	1.00	1.00	1.20	1.00	\$130	\$5,034,960	54.1%	0.70	12-200-056	3.73	\$504,868.22	\$3.48	\$8.68	\$10.41	
12-400-037	\$108	1.00	1.00	1.00	1.20	1.00	\$130	\$2,647,469	53.5%	0.69	12-400-037	8.10	\$859,018.40	\$5.19	\$4.00	\$4.80	
12-400-047	\$108	1.10	1.00	1.00	1.00	1.00	\$119	\$1,428,689	58.0%	0.61	12-400-047	6.83	\$287,509.86	\$3.50	\$4.35	\$5.22	
								\$48,403,107	46.0%	0.86	Minimum	2.70		\$1.67	\$4.00	\$4.80	
									Mean	50.5%	0.78	Maximum	8.87		\$13.97	\$10.01	\$12.01
									Median	53.1%	0.70	Mean	5.31		\$5.88	\$6.86	\$8.23
											Median	4.15		\$5.25	\$7.84	\$9.41	
										<u>% Inf from Base Rate</u>		<u>Land Rates</u>					
										70%	\$8.82	COMMERCIAL	Base from above Appraisal Study				
										70%	\$6.17	COMM OST	Base from above Appraisal Study				
										65%	\$5.73	MULTI-RES/RES	Base from above Appraisal Study				

2010F Office Properties

Property Address	Property City	Property Type	Building SF	Sale Price	Price Per SF	Sale Date	Adj \$/SF
31690 W 12 Mile Rd	Farmington Hills	Office	11,806	\$1,125,000	\$95	2/11/2021	\$97
110 S Washington St	Oxford	Office	8,000	\$800,000	\$100	2/12/2021	\$102
926 S Washington Ave	Royal Oak	Office	3,294	\$400,000	\$121	3/18/2021	\$124
29405-29447 Hoover Rd	Warren	Office	6,100	\$463,000	\$76	3/31/2022	\$77
43344 Woodward Ave	Bloomfield Township	Office	5,800	\$515,000	\$89	4/4/2022	\$89
305 N Pontiac Trail	Walled Lake	Office	6,780	\$525,000	\$77	4/8/2022	\$77
2065 Livernois Rd	Troy	Office	3,521	\$440,000	\$125	4/11/2022	\$125
4010 W Walton Blvd	Waterford	Office	2,240	\$228,000	\$102	4/11/2022	\$102
1890 Crooks Rd	Troy	Office	13,000	\$1,100,000	\$85	4/14/2022	\$85
42690 Woodward Ave	Bloomfield Hills	Office	16,929	\$1,450,000	\$86	4/18/2022	\$86
32823 W Twelve Mile Rd	Farmington Hills	Office	11,000	\$925,000	\$84	4/26/2022	\$84
1455 S Lapeer Rd	Lake Orion	Office	85,545	\$8,450,000	\$99	4/29/2022	\$99
15990 W 9 Mile Rd	Southfield	Office	7,912	\$680,000	\$86	5/2/2022	\$86
33466 W Eight Mile Rd	Farmington Hills	Office	7,807	\$887,500	\$114	5/23/2022	\$114
2985 12 Mile Rd	Berkley	Office	5,000	\$500,000	\$100	5/26/2022	\$100
29600 Northwestern Hwy	Southfield	Office	23,250	\$2,350,000	\$101	6/2/2022	\$101
4792 Rochester Rd	Troy	Office	4,000	\$450,000	\$113	6/10/2022	\$113
34764-34776 Dequindre Rd	Troy	Office	5,625	\$689,000	\$122	6/23/2022	\$122
28555 Orchard Lake Rd	Farmington Hills	Office	39,687	\$3,350,000	\$84	6/28/2022	\$84
2191 S South Blvd	Auburn Hills	Office	24,581	\$2,350,000	\$96	6/30/2022	\$96
4166 Dixie Hwy	Waterford	Office	4,800	\$550,000	\$115	7/19/2022	\$115
20505 W 12 Mile Rd	Southfield	Office	6,671	\$650,000	\$97	7/21/2022	\$97
2850 Dixie Hwy	Waterford	Office	4,852	\$400,000	\$82	8/12/2022	\$82
31513 Northwestern Hwy	Farmington Hills	Office	6,147	\$676,170	\$110	9/16/2022	\$110
1350 W Huron St	Waterford	Office	3,874	\$385,000	\$99	9/20/2022	\$99
32901 Middlebelt Rd	Farmington Hills	Office	8,900	\$837,500	\$94	10/5/2022	\$94
17040 W 12 Mile Rd	Southfield	Office	8,588	\$650,000	\$76	10/18/2022	\$76
33900 W 8 Mile Rd	Farmington	Office	10,466	\$1,250,000	119.43	11/9/2022	\$119
33900 W 8 Mile Rd	Farmington	Office	10,466	\$1,250,000	\$119	11/9/2022	\$119
65575 Van Dyke Rd	Washington Township	Office	4,477	\$450,000	100.51	11/30/2022	\$121
44000 Garfield Rd	Clinton Township	Office	63,560	\$5,000,000	78.67	12/6/2022	\$87
715 E South Blvd	Rochester Hills	Office	24,308	\$2,675,000	110.05	12/16/2022	\$110
6054 Livernois Rd	Troy	Office	9,500	\$850,000	89.47	12/20/2022	\$89
28755 Schoenherr Rd	Warren	Office	9,076	\$737,500	81.26	12/22/2022	\$81
675 E Maple Rd	Troy	Office	1,305	\$137,000	104.98	12/23/2022	\$105
37899 W 12 Mile Rd	Farmington Hills	Office	16,554	\$1,500,000	90.61	12/29/2022	\$91
93 S Main St	Mount Clemens	Office	2,856	\$280,000	98.04	1/20/2023	\$108
13251 E 10 Mile Rd	Warren	Office	15,000	\$1,627,500	108.50	3/17/2023	\$119
9640 Commerce Rd (Condo)	Commerce Township	Office	3,546	\$275,000	77.55	3/22/2023	\$78
13251 E 10 Mile Rd	Warren	Office	16,276	\$1,627,500	99.99	3/27/2023	\$110
189 E Big Beaver Rd	Troy	Office	9,585	\$1,100,000	114.76	3/29/2023	\$115
5900 Lorac Dr	Clarkston	Office	10,464	\$1,050,000	100.34	4/3/2023	\$98
17375-17405 Hall Rd	Macomb	Office	23,728	\$2,700,000	113.79	4/3/2023	\$123
25775 W 10 Mile Rd	Southfield	Office	8,545	\$900,000	105.32	4/10/2023	\$103
24520 Meadowbrook Rd	Novi	Office	5,300	\$630,000	118.87	4/14/2023	\$116
245 Barclay Cir	Rochester Hills	Office	22,970	\$2,450,000	106.66	4/20/2023	\$105
29635 Harper Ave	Saint Clair Shores	Office	3,600	\$300,000	83.33	4/27/2023	\$90
27300-27350 Southfield Rd	Lathrup Village	Office	11,800	\$1,000,000	84.75	5/5/2023	\$83
31542 Gratiot Ave	Roseville	Office	7,000	\$525,000	75.00	5/9/2023	\$81
17001 19 Mile Rd	Clinton Township	Office	12,871	\$1,050,000	81.58	5/17/2023	\$88
17713-17779 E 14 Mile Rd (Condo)	Fraser	Office	2,039	\$164,000	80.43	5/17/2023	\$87
1839 S Ortonville Rd	Ortonville	Office	4,494	\$450,000	100.13	5/26/2023	\$98
28401-28411 Hoover Rd	Warren	Office	2,774	\$325,000	117.16	6/6/2023	\$126
2638 Lapeer	Auburn Hills	Office	2,431	\$265,000	109.01	6/12/2023	\$107
26105 Lannys Rd	Novi	Office	10,110	\$815,000	80.61	6/14/2023	\$79
14049-14061 E 13 Mile Rd	Warren	Office	21,703	\$1,645,000	75.80	6/15/2023	\$82
147 Colonial Ct	Mount Clemens	Office	1,264	\$105,000	83.07	6/23/2023	\$90
42490 Garfield Rd (Condo)	Clinton Township	Office	1,260	\$100,000	79.37	6/30/2023	\$86
2328-2332 Livernois Rd	Troy	Office	11,087	\$1,170,000	105.53	7/31/2023	\$103
401 Livernois St	Ferndale	Office	10,925	\$850,000	77.80	8/1/2023	\$76
26701 Harper Ave	Saint Clair Shores	Office	2,872	\$299,900	104.42	8/1/2023	\$113
520 E 12 Mile Rd	Madison Heights	Office	7,996	\$705,000	88.17	8/14/2023	\$95
6611 Commerce Rd	West Bloomfield	Office	6,056	\$640,000	105.68	8/22/2023	\$104
42822 Garfield Rd	Clinton Township	Office	9,032	\$725,000	80.27	8/31/2023	\$87
18044 E 13 Mile Rd	Roseville	Office	5,125	\$390,000	76.10	9/15/2023	\$82
7177 Miller Dr	Warren	Office	25,200	\$2,200,000	87.30	9/18/2023	\$94
23800 Orchard Lake Rd	Farmington Hills	Office	30,000	\$2,650,000	88.33	9/28/2023	\$87
36880 Groesbeck Hwy	Clinton Township	Office	2,600	\$220,000	84.62	9/29/2023	\$91
28001 Schoenherr Rd (Condo)	Warren	Office	2,974	\$310,000	104.24	10/10/2023	\$112
30233 Southfield Rd	Southfield	Office	21,280	\$1,950,000	91.64	10/20/2023	\$90
4391-4395 Dixie Hwy	Waterford	Office	1,970	\$177,500	90.10	10/23/2023	\$88
131-133 Ferland St	Walled Lake	Office	2,703	\$270,000	99.89	10/25/2023	\$98
17401 Twelve Mile Rd	Lathrup Village	Office	3,300	\$375,000	113.64	11/1/2023	\$111
2170 E Big Beaver Rd	Troy	Office	40,000	\$3,200,000	80.00	11/9/2023	\$78
30110 Orchard Lake Rd	Farmington	Office	5,777	\$580,000	100.40	11/15/2023	\$98
525 E Big Beaver Rd	Troy	Office	37,301	\$3,392,750	90.96	11/16/2023	\$89
28552 Orchard Lake Rd	Farmington Hills	Office	11,354	\$1,250,000	110.09	11/29/2023	\$108
		Minimum	1,260	Minimum	\$75	Minimum	\$76
		Maximum	85,545	Maximum	\$125	Maximum	\$126
		Median	7,996	Median	\$97	Median	\$97
		Mean	11,982	Mean	\$96	Mean	\$98
						Use	\$108

										Prior ECF	0.56	
201RE Retail Cost Basis ECF										Curr.	Curr.	BSA TCV
ECF	Parcel	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres		Assd.	TCV	s/f
201RE	02-200-046	1,218,042	78,526	2,718,828	33,310	Average	22	3.170		1,409,560	\$2,819,120	\$84.63
201RE	04-100-038	3,734,388	211,760	6,270,517	76,252	Average	21	9.720		3,728,820	\$7,457,640	\$97.80
201RE	11-126-004	382,184	25,080	1,240,632	11,239	Good	18	2.265		551,010	\$1,102,020	\$98.05
201RE	14-100-061	651,295	8,763	1,254,583	20,000	Average	31	1.695		681,310	\$1,362,620	\$68.13
201RE	14-100-063	684,644	25,939	4,492,751	49,383	Good	31	1.782		1,613,260	\$3,226,520	\$65.34
201RE	14-100-066	549,486	41,942	2,285,782	19,174	Good	22	1.430		935,730	\$1,871,460	\$97.60
201RE	14-100-069	9,290,106	523,600	124,739,421	700,367	Excellent	13	24.180		39,833,890	\$79,667,780	\$113.75
201RE	15-476-042	495,763	48,156	1,027,391	11,120	Good	11	2.480		599,630	\$1,199,260	\$107.85
201RE	23-104-008	153,098	11,857	378,650	3,329	Good	25	0.293		188,500	\$377,000	\$113.25
201RE	24-351-024	96,050	2,871	116,332	1,972	Average	34	0.270		82,030	\$164,060	\$83.19
201RE	35-101-038	536,363	71,533	1,908,199	20,519	Average	27	2.289		838,240	\$1,676,480	\$81.70
201RE	36-200-034	1,550,520	158,301	9,634,855	97,785	Average	20	7.761		3,552,170	\$7,104,340	\$72.65
					Minimum	1,972	Minimum	11	0.270			
					Maximum	700,367	Maximum	34	24.180			
					Median	20,260	Median	22	2.277			
					Mean	87,038	Mean	23	4.778			

Reconciled Sale Price=										
\$98 psf										
Parcel	Avg. SP/SF	Adjustments Location	Quality	Eff Age	Size	Obs.	Adj. SP/SF	Est TCV	Ratio	ECF Calc
02-200-046	\$98	0.80	1.00	1.00	1.10	1.00	\$86.24	\$2,872,654	49.1%	0.58
04-100-038	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$7,472,696	49.9%	0.56
11-126-004	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$1,101,422	50.0%	0.56
14-100-061	\$98	1.00	0.70	1.00	0.90	1.00	\$61.74	\$1,234,800	55.2%	0.46
14-100-063	\$98	1.00	0.70	1.00	1.00	1.00	\$68.60	\$3,387,674	47.6%	0.60
14-100-066	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$1,879,052	49.8%	0.56
14-100-069	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$68,635,966	58.0%	0.47
15-476-042	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$1,089,760	55.0%	0.53
23-104-008	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$326,242	57.8%	0.43
24-351-024	\$98	1.00	1.00	1.00	1.00	1.00	\$98.00	\$193,256	42.4%	0.81
35-101-038	\$98	0.80	1.00	1.00	1.00	1.00	\$78.40	\$1,608,690	52.1%	0.52
36-200-034	\$98	0.80	1.00	1.00	1.00	1.00	\$78.40	\$7,666,344	46.3%	0.62
								\$97,468,556	55.4%	0.49
								MEAN	51.1%	0.56
								MEDIAN	50.0%	0.56
								USE		0.54

Land Valuation					
Parcel	Land/Bldg Ratio	TCV Land Residual	Land Value per SF	TCV at 40%	TCV at 50%
02-200-046	4.15	\$1,271,585	\$9.21	\$8.32	\$10.40
04-100-038	5.55	\$3,749,446	\$8.86	\$7.06	\$8.82
11-126-004	8.78	\$381,588	\$3.87	\$4.47	\$5.58
14-100-061	3.69	\$523,471	\$7.09	\$6.69	\$8.36
14-100-063	1.57	\$845,794	\$10.90	\$17.46	\$21.82
14-100-066	3.25	\$557,072	\$8.94	\$12.07	\$15.08
14-100-069	1.50	(\$1,741,710)	(\$1.65)	\$26.07	\$32.58
15-476-042	9.71	\$466,265	\$4.32	\$4.04	\$5.04
23-104-008	3.83	\$102,341	\$8.02	\$10.22	\$12.78
24-351-024	5.96	\$125,239	\$10.65	\$6.57	\$8.22
35-101-038	4.86	\$468,565	\$4.70	\$6.45	\$8.07
36-200-034	3.46	\$2,112,524	\$6.25	\$9.07	\$11.34
Minimum	1.50		-1.65	4.04	5.04
Maximum	9.71		10.90	26.07	32.58
Mean	4.69		6.76	9.87	12.34
Median	3.99		7.55	7.69	9.61
% Inf from Base Rate		Land Rates			
		8.82 COMMERCIAL	Base from above Appraisal Study		
	70%	6.17 COMM OST	Base from above Appraisal Study		
	65%	5.73 MULTI-RES/RES	Base from above Appraisal Study		

201RE Retail								
Property Address	City	Type	Building SF	Year Built	Sale Price	Price Per SF	Sale Date	Adj \$/SF
1537-1585 N Wixom Rd	Wixom	Retail	31,645	1998	\$3,325,000	\$105.07	2/5/2020	\$107.17
40380 Grand River Ave	Novi	Retail	9,684	1978	\$1,250,000	\$129.08	3/25/2020	\$131.66
22455 Farmington Rd	Farmington	Retail	9,680	1966	\$730,000	\$75.41	4/20/2020	\$76.92
38425-38441 Grand River Ave	Farmington Hills	Retail	11,470	1978	\$1,000,000	\$87.18	8/26/2020	\$88.92
2200 Elizabeth Lake Rd	Waterford	Retail	11,904	1987	\$950,000	\$79.81	9/8/2020	\$81.41
28801-28919 Evergreen Rd	Southfield	Retail	16,515	1975	\$1,800,000	\$108.99	9/11/2020	\$111.17
7010-7080 Gateway Park Dr	Clarkston	Retail	21,800	2002	\$2,100,000	\$96.33	2/17/2021	\$97.29
2199 Haggerty Rd	Walled Lake	Retail	22,628	1972	\$1,725,000	\$76.23	3/11/2021	\$76.99
6800 Orchard Lake Rd	West Bloomfield	Retail	42,625	1976	\$3,200,000	\$75.07	3/30/2021	\$75.82
8285 Highland Rd	White Lake	Retail	15,921	1980	\$1,300,000	\$81.65	5/10/2021	\$81.65
3052-3096 12 Mile Rd	Berkley	Retail	10,607	1950	\$1,250,000	\$117.85	7/26/2021	\$117.85
6650 Highland Rd	Waterford	Retail	26,035	1989	\$2,600,000	\$99.87	9/24/2021	\$99.87
25000-25100 Southfield Rd	Southfield	Retail	34,800	1961	\$3,075,000	\$88.36	9/30/2021	\$88.36
7020 Orchard Lake Rd	West Bloomfield	Retail	44,000	1978	\$4,500,000	\$102.27	10/15/2021	\$102.27
2985 Haggerty Rd	Commerce Township	Retail	9,798	1970	\$900,000	\$91.86	10/26/2021	\$91.86
29222-29240 Grand River Ave	Farmington	Retail	10,325	1950	\$965,000	\$93.46	12/29/2021	\$93.46
40799 Grand River Ave	Novi	Retail	10,111		\$1,300,000	\$128.57	2/7/2022	\$128.57
2643-2661 S Lapeer Rd	Lake Orion	Retail	16,000	1989	\$1,270,000	\$79.38	6/7/2022	\$79.38
2822 E Maple Rd	Troy	Retail	15,877	1992	\$1,700,000	\$107.07	8/25/2022	\$107.07
6644 Orchard Lake Rd	West Bloomfield	Retail	22,023	1968	\$2,300,000	\$104.44	9/13/2022	\$104.44
308 S Main St	Rochester	Retail	10,500	1901	\$1,200,000	\$114.29	9/30/2022	\$114.29
21700 Novi Rd	Novi	Retail	35,604	1978	\$3,500,000	\$98.30	10/13/2022	\$98.30
5520 Drake Rd	West Bloomfield	Retail	29,441	1982	\$2,600,000	\$88.31	10/24/2022	\$88.31
132 W Walled Lake Dr	Walled Lake	Retail	1,101	1950	\$128,000	\$116.26	11/8/2022	\$116.26
26600-26630 Southfield Rd	Lathrup Village	Retail	7,413	1970	\$815,000	\$109.94	11/17/2022	\$109.94
3860 Elizabeth Lake Rd	Waterford	Retail	1,577	1930	\$142,000	\$90.04	12/13/2022	\$90.04
222-228 S Lafayette St	South Lyon	Retail	4,427	1962	\$475,000	\$107.30	12/14/2022	\$107.30
49329-49345 Pontiac Trail	Wixom	Retail	3,538	1920	\$250,000	\$70.66	1/13/2023	\$70.66
61-71 S Squirrel Rd	Auburn Hills	Retail	6,680	1962	\$740,000	\$110.78	3/16/2023	\$110.78
3391-3405 Orchard Lake Rd	Keego Harbor	Retail	5,657	1960	\$600,000	\$106.06	3/22/2023	\$106.06
119 S Saginaw St	Holly	Retail	5,356	1870	\$450,000	\$84.02	4/19/2023	\$83.18
24100 Meadowbrook Rd	Novi	Retail	6,000	2003	\$765,000	\$127.50	4/28/2023	\$126.23
6482-6490 Williams Lake Rd	Waterford	Retail	5,026	1965	\$500,000	\$99.48	5/8/2023	\$98.49
468 S Milford Rd	Highland	Retail	37,904	1959	\$3,385,000	\$89.30	6/12/2023	\$88.41
3278-3296 Rochester Rd	Troy	Retail	9,240	1985	\$1,100,000	\$119.05	6/30/2023	\$117.86
1302 Huron St	Waterford	Retail	2,258	1946	\$225,000	\$99.65	7/21/2023	\$98.65
27-29 S Main St	Clarkston	Retail	5,192	1922	\$550,000	\$105.93	7/28/2023	\$104.87
29048-29098 N Campbell Rd	Madison Heights	Retail	38,500	1970	\$4,075,000	\$105.84	8/30/2023	\$104.78
2580 Dixie Hwy	Waterford	Retail	2,800	1928	\$200,000	\$71.43	9/15/2023	\$70.72
470 Mill St	Ortonville	Retail	2,360	1962	\$215,000	\$91.10	9/20/2023	\$90.19
297 Glengary Rd	Walled Lake	Retail	4,456	1966	\$479,600	\$107.63	9/27/2023	\$106.55
602 N Saginaw St	Holly	Retail	1,708	1890	\$140,000	\$81.97	10/16/2023	\$81.15
602 N Saginaw St	Holly	Retail	1,708	1890	\$145,000	\$84.89	10/20/2023	\$84.04
141 W 9 Mile Rd	Ferndale	Retail	4,563	1932	\$464,300	\$101.75	10/24/2023	\$100.73
3860 Elizabeth Lake Rd	Waterford	Retail	1,577	1930	\$155,000	\$98.29	11/7/2023	\$97.31
134 E Lake St	South Lyon	Retail	5,404	1920	\$665,000	\$123.06	11/15/2023	\$121.83
3860 Elizabeth Lake Rd	Waterford	Retail	1,577	1930	\$155,000	\$98.29	12/19/2023	\$97.31
		Minimum	1,101				Minimum	\$70.66
		Maximum	44,000				Maximum	\$131.66
		Mediar	9,684				Median	\$98.49
		Mean	13,511				Mean	\$98.43
							Use	\$98

COMMERCIAL AND INDUSTRIAL ECF TABLES		
Commercial ECF Table ID	ECF Codes	2024 ECFs
BOLL-Cell Towers	10101	1.43
Commercial Vacant	20101	1.00
Commercial/Res Use	20102	0.70
Flex Building	20106	1.00
Warehouse	20120	0.86
Indust Engeering	20130	0.80
Auto Gas	201AG	1.15
Apartment	201AP	1.20
Auto Related	201AU	0.75
Food Service	201FD	0.75
Hotel/Motel	201HO	0.78
Office	201OF	0.77
Retail	201RE	0.54

Industrial ECF Table ID	ECF Codes	2024 ECFs
Industrial Vacant	30101	1.00
Ind Mfg to 50,000	30110	0.72
Ind Mfg over 50,000	30111	0.72

20102 Commercial/Residential Use Properties										Prior ECF	0.70	
ECF	Parcel	Address	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f
20102	01-200-005	14 Mile	124,031	3,629	125,401	1,530	1 sty B	48	0.603	107,720	\$215,440	\$141
20102	02-126-010	14 Mile	142,152	7,754	141,072	1,872	1 sty B	50	0.370	146,190	\$292,380	\$156
20102	14-200-010	Meadowbrook	420,802	14,844	279,176	3,262	Tri-level B	75	2.484	315,530	\$631,060	\$193
20102	14-401-006	Meadowbrook	165,893	9,272	298,124	2,200	2 sty B	51	0.930	191,930	\$383,860	\$174
20102	15-351-002	Taft	33,845	3,176	106,461	1,135	1 sty B	40	0.182	55,770	\$111,540	\$98
20102	15-351-003	Taft	33,845	1,557	150,279	1,458	1 sty CD	35	0.182	70,300	\$140,600	\$96
20120	15-477-003	Grand River	125,147	7,388	128,083	2,271	2 sty CD	61	0.326	111,100	\$222,200	\$98
20120	16-451-050	Grand River	135,565	3,713	124,396	2,144	2 Sty CD	60	0.910	113,180	\$226,360	\$106
						Minimum	1,135		35	0.182		
						Maximum	3,262		75	2.484		
						Median	2,008		51	0.487		
						Mean	1,984		53	0.748		

Reconciled Sale Price=							\$110 psf					Land Valuation					
Parcel	Avg. SP/SF	Adjustments					Obs.	Adj. SP/SF	Est TCV	Ratio	ECF Calc	Parcel	Land/Bldg Ratio	TCV Land Residual	Land Value per SF	TCV at 40%	TCV at 60%
		Location	Quality	Eff Age	Size												
01-200-005	\$110	1.00	1.00	1.00	1.00	1.40	\$154	\$235,620	45.7%	0.86	01-200-005	17.17	\$144,210	\$5.49	\$3.59	\$5.38	
02-126-010	\$110	1.00	1.00	1.00	1.20	1.00	\$132	\$247,104	59.2%	0.69	02-126-010	8.61	\$140,600	\$8.72	\$6.13	\$9.20	
14-200-010	\$110	1.10	1.00	1.20	1.00	1.40	\$203	\$663,099	47.6%	0.81	14-200-010	33.17	\$452,832	\$4.19	\$2.45	\$3.68	
14-401-006	\$110	1.10	1.00	1.00	1.00	1.40	\$169	\$372,680	51.5%	0.66	14-401-006	18.41	\$154,721	\$3.82	\$3.68	\$5.52	
15-351-002	\$110	1.00	1.20	1.00	1.00	0.70	\$92	\$104,874	53.2%	0.64	15-351-002	6.98	\$27,175	\$3.43	\$5.29	\$7.94	
15-351-003	\$110	1.00	1.00	1.20	1.00	0.70	\$92	\$134,719	52.2%	0.66	15-351-003	5.44	\$27,967	\$3.53	\$6.80	\$10.20	
15-477-003	\$110	1.00	1.00	1.00	1.00	1.00	\$110	\$249,810	44.5%	0.92	15-477-003	6.25	\$152,764	\$10.76	\$7.04	\$10.55	
16-451-050	\$110	1.00	1.00	1.00	1.00	1.00	\$110	\$235,840	48.0%	0.78	16-451-050	18.49	\$145,050	\$3.66	\$2.38	\$3.57	
Total								\$2,243,747	49.5%	0.75	Minimum	5.44	\$3.43	\$2.38	\$3.57		
Mean									50.5%	0.75	Maximum	33.17	\$10.76	\$7.04	\$10.55		
Median									51.5%	0.69	Mean	14.32	\$5.45	\$4.67	\$7.00		
Use									0.70		Median	12.89	\$4.00	\$4.49	\$6.73		
											% Inf from Base Rate	Land Rates					
												\$5.78	MULTI-RES/RES	Base from above Appraisal Study			
Residential on Commercial Land ECF Use				0.70 ECF on All Properties, regardless of age due to obsolescence.													
COMM, IND Use				1.04 ECF													

20102 Comm/Res Use

Property Address	Property City	Property Type	Property Use	Building SF	Year Built	Sale Price	Price Per SF	Sale Date	Adj \$/SF
311 W University Dr	Rochester	Retail	Comm/Res'l. Use	2,960	1968	\$645,000	217.91	1/8/2020	\$227
1035 S Milford Rd	Highland	Office	Comm/Res'l. Use	2,282	1974	\$225,000	98.60	10/15/2020	\$103
103 S Saginaw St	Holly	Retail	Comm/Res'l. Use	2,415	1880	\$210,000	86.96	10/30/2020	\$90
138 E Liberty St	South Lyon	Office	Comm/Res'l. Use	1,150	1920	\$120,000	104.35	11/3/2020	\$109
333 Woodward Ave	Rochester	Multi-Family	Comm/Res'l. Use	3,882	1950	\$400,000	103.04	1/24/2021	\$105
9470 Pontiac Lake Rd	White Lake	Multi-Family	Comm/Res'l. Use	5,082	1965	\$522,500	102.81	1/29/2021	\$105
9470 Pontiac Lake Rd	White Lake	Multi-Family	Comm/Res'l. Use	5,082	1965	\$522,500	102.81	1/29/2021	\$105
216 E Commerce St	Milford	Office	Comm/Res'l. Use	2,914	1962	\$275,000	94.37	5/7/2021	\$94
25901 W 10 Mile Rd	Southfield	Office	Comm/Res'l. Use	12,342	1968	\$505,000	40.92	8/6/2021	\$41
18500 W Ten Mile Rd	Southfield	Office	Comm/Res'l. Use	1,828	1956	\$169,000	92.45	8/9/2021	\$92
22882 Orchard Lake Rd	Farmington Hills	Office	Comm/Res'l. Use	2,848	1975	\$267,000	93.75	9/29/2021	\$94
1221 E Avon Rd	Rochester Hills	Retail	Comm/Res'l. Use	2,964	1978	\$350,000	118.08	10/15/2021	\$118
2808 Leach Rd	Rochester Hills	Office	Comm/Res'l. Use	1,200	1930	\$122,000	101.67	1/3/2022	\$102
1350 W Huron St	Waterford	Office	Comm/Res'l. Use	3,874	1957	\$385,000	99.38	9/20/2022	\$99
132 W Walled Lake Dr	Walled Lake	Retail	Comm/Res'l. Use	1,101	1950	\$128,000	116.26	11/8/2022	\$116
			Minimum	1,101		Minimum	\$41	Minimum	\$41
			Maximum	12,342		Maximum	\$218	Maximum	\$227
			Median	2,914		Median	\$102	Median	\$103
			Mean	3,462		Mean	\$105	Mean	\$107
								Use	\$110

20106 Flex Properties										Prior ECF	1.00	
ECF	Parcel	Street	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f
20106	09-176-003	Magellan	629,123	62,529	2,612,297	43,212	Average	21	4.223	1,651,970	\$3,303,940	\$76.46
20106	09-176-006	Magellan	456,495	49,070	2,825,020	37,634	Average	13	3.064	1,655,290	\$3,310,580	\$87.97
20106	09-326-021	Humboldt	300,929	27,528	1,544,507	24,326	Average	21	2.020	936,350	\$1,872,700	\$76.98
20106	15-378-001	Grand River	212,307	3,432	538,651	16,788	Average	40	1.425	377,200	\$754,400	\$44.94
20106	23-230-002	Meadowbrook	310,056	43,560	859,779	16,874	Average	18	2.313	606,700	\$1,213,400	\$71.91
20106	23-230-003	Meadowbrook	310,056	43,560	1,183,611	17,130	Average	18	2.313	768,610	\$1,537,220	\$89.74
20106	23-230-004	Meadowbrook	310,056	50,985	968,151	17,616	Average	21	2.313	664,600	\$1,329,200	\$75.45
20106	23-351-051	Catherine	558,660	64,997	2,507,106	57,960	Average	29	3.750	1,565,380	\$3,130,760	\$54.02
20106	35-127-008	Roethel	123,407	11,784	452,496	5,360	Good	21	0.828	293,840	\$587,680	\$109.64
						Minimum	5,360	Minimum	13	0.828		
						Maximum	57,960	Maximum	40	4.223		
						Median	17,616	Median	21	2.313		
						Mean	26,322	Mean	22	2.472		

Parcel	Reconciled Sale Price= \$76 psf						Adj. SP/SF	Est TCV	Ratio	ECF Calc
	Avg. SP/SF	Adjustments			Obs.					
		Location	Quality	Eff Age	Size					
09-176-003	\$76	1.00	1.00	1.00	1.00	0.90	\$68.40	\$2,955,701	55.9%	0.87
09-176-006	\$76	1.00	1.00	1.00	1.00	0.90	\$68.40	\$2,574,166	64.3%	0.73
09-326-021	\$76	1.00	1.00	1.00	1.00	1.00	\$76.00	\$1,848,776	50.6%	0.98
15-378-001	\$76	0.80	1.00	1.00	1.00	1.00	\$60.80	\$1,020,710	37.0%	1.49
23-230-002	\$76	1.00	1.00	1.00	1.00	1.00	\$76.00	\$1,282,424	47.3%	1.08
23-230-003	\$76	1.00	1.00	1.00	1.00	1.00	\$76.00	\$1,301,880	59.0%	0.80
23-230-004	\$76	1.00	1.00	1.00	1.00	1.00	\$76.00	\$1,338,816	49.6%	1.01
23-351-051	\$76	1.00	1.00	1.00	1.00	1.00	\$76.00	\$4,404,960	35.5%	1.51
35-127-008	\$76	1.00	1.00	1.10	1.20	1.00	\$100.32	\$537,715	54.6%	0.89
							Total	\$17,265,148	49.3%	1.02
								Mean	50.4%	1.04
								Median	50.6%	0.98
									USE	1.00

Land Valuation					
Parcel	Land/Bldg Ratio	Abstracted Land Value	Land Value per SF	TCV at 40%	TCV at 60%
09-176-003	4.26	\$280,874.80	\$1.53	\$6.43	\$9.64
09-176-006	3.55	-\$299,924.40	-\$2.25	\$7.71	\$11.57
09-326-021	3.62	\$276,741.00	\$3.15	\$8.40	\$12.61
15-378-001	3.70	\$478,627.40	\$7.71	\$6.58	\$9.87
23-230-002	5.97	\$379,085.00	\$3.76	\$5.09	\$7.64
23-230-003	5.88	\$74,709.00	\$0.74	\$5.17	\$7.75
23-230-004	5.72	\$319,680.00	\$3.17	\$5.32	\$7.97
23-351-051	2.82	\$1,832,857.00	\$11.22	\$10.79	\$16.18
35-127-008	6.73	\$73,435.20	\$2.04	\$5.96	\$8.95
Minimum	2.82		(\$2.25)	\$5.09	\$7.64
Maximum	6.73		\$11.22	\$10.79	\$16.18
Median	4.26		\$3.15	\$6.43	\$9.64
Mean	4.69		\$3.45	\$6.83	\$10.24
% Inf from Base Rate		Land Rates			
8.82		COMMERCIAL	Base from above Appraisal Study		
70% 6.17		COMM OST	Base from above Appraisal Study		
65% 5.73		MULTI-RES/RES	Base from above Appraisal Study		

20106 Flex								
Property Address	Property City	Type	Building SF	Year Built	Sale Price	Price Per SF	Sale Date	Adj \$/SF
1699 Stutz Dr	Troy	Flex	14,805	1979	\$1,250,000	84.43	1/12/2021	\$86
29770 Hudson Dr	Novi	Flex	21,443	2004	\$1,850,000	86.28	6/29/2021	\$86
21518-21520 Bridge St	Southfield	Flex	21,859	1989	\$1,300,000	59.47	6/30/2021	\$59
49116-49140 Wixom Tech Dr	Wixom	Flex	28,780	1997	\$2,160,000	75.05	6/30/2021	\$75
281 Enterprise Dr	Bloomfield Hills	Flex	30,607	1992	\$2,520,000	82.33	7/12/2021	\$82
1871 Woodslee Dr	Troy	Flex	15,937	1987	\$1,250,000	78.43	7/13/2021	\$78
21107 Lahser Rd	Southfield	Flex	51,425	2002	\$3,950,000	76.81	7/27/2021	\$77
7200 Miller Dr	Warren	Flex	44,131	1992	\$3,203,125	72.58	7/28/2021	\$73
43043-43045 W 9 Mile Rd	Novi	Flex	135,500	1969	\$6,900,000	50.92	8/24/2021	\$51
6353 E 14 Mile Rd	Sterling Heights	Flex	51,200	1990	\$3,350,000	65.43	9/29/2021	\$65
1095 N Crooks Rd	Troy	Flex	35,067	1986	\$3,085,000	87.97	11/12/2021	\$88
26545 American Dr	Southfield	Flex	51,954	2000	\$3,950,000	76.03	12/2/2021	\$76
20901-20921 Lahser Rd	Southfield	Flex	64,650	2000	\$6,200,000	95.90	12/10/2021	\$96
51155 Grand River Ave	Wixom	Flex	30,738	1990	\$2,800,000	91.09	12/17/2021	\$91
800 Chicago Rd	Troy	Flex	24,340	1985	\$2,398,000	98.52	12/22/2021	\$99
4800 Joslyn Rd	Lake Orion	Flex	15,730	1959	\$950,000	60.39	4/14/2022	\$60
37685-37695 Interchange Drive	Farmington Hills	Flex	17,900	1985	\$1,400,000	78.21	6/9/2022	\$78
750 Denison Ct	Bloomfield Township	Flex	29,220	1971	\$2,200,000	75.29	11/29/2022	\$75
750 Denison Ct	Bloomfield Township	Flex	29,220	1971	\$2,200,000	75.29	11/29/2022	\$75
		Minimum	14,805		Minimum	\$50.92	Minimum	\$51
		Maximum	135,500		Maximum	\$98.52	Maximum	\$99
		Median	29,220		Median	\$76.81	Median	\$77
		Mean	37,606		Mean	\$77.39	Mean	\$77
							Use	\$76

20120 Warehouse											ECF	0.86	
ECF	Parcel	Land Table	Description	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. current	BSA TCV s/f
20120	04-326-006	Industrial		559,611	122,317	2,632,294	31,504	Average	6	3.756	1,472,850	\$2,945,700	\$94
20120	04-376-001	Industrial		253,853	36,372	1,741,647	22,763	Good	19	1.704	906,060	\$1,812,120	\$80
20120	04-376-007	Industrial		418,622	39,347	1,477,077	29,760	Average	21	2.810	864,130	\$1,728,260	\$58
20120	04-377-004	Industrial		317,020	32,554	2,015,491	23,906	Good	19	2.128	1,041,450	\$2,082,900	\$87
20120	04-379-001	Industrial		185,723	19,404	1,063,335	18,982	Average	17	1.247	559,800	\$1,119,600	\$59
20120	09-176-011	Industrial		223,463	33,110	1,961,692	37,543	Average	21	1.500	971,810	\$1,943,620	\$52
20122	15-301-010	Industrial	81%/60%	2,466,761	47,806	6,965,449	148,880	Average	20	21.220	4,252,430	\$8,504,860	\$57
20122	15-326-011	Industrial	94%	1,302,500	80,960	2,683,312	80,084	Average	24	10.929	1,845,550	\$3,691,100	\$46
20120	15-378-014	Industrial		75,979	1,960	234,721	5,759	Average	25	0.510	139,900	\$279,800	\$49
20120	15-451-009	Industrial		701,675	3,415	2,188,875	24,185	Average	9	4.710	1,293,760	\$2,587,520	\$107
20120	16-126-013	Industrial	74%	219,301	6,880	907,044	26,320	Average	40	1.989	503,120	\$1,006,240	\$38
20122	22-276-008	Industrial	74%	2,460,593	277,510	20,094,675	439,433	Average	29	22.320	10,009,760	\$20,019,520	\$46
20122	22-276-009	Industrial	99%	1,056,891	85,630	4,052,095	73,849	Good	26	7.166	2,313,660	\$4,627,320	\$63
20120	22-276-014	Industrial		549,806	9,075	1,615,162	46,115	Average	30	3.691	973,960	\$1,947,920	\$42
20120	23-151-034	Industrial		156,020	7,854	456,882	12,822	Average	33	1.047	278,400	\$556,800	\$43
20122	24-276-023	Industrial		1,251,173	29,150	7,269,936	126,091	Average	10	8.399	3,766,230	\$7,532,460	\$60
20122	26-378-005	Industrial		886,402	15,251	8,580,253	119,964	Average	19	5.950	4,740,340	\$9,480,680	\$79
20122	26-401-026	Industrial	85%	1,528,495	86,592	7,801,122	120,940	Average	23	12.071	4,162,030	\$8,324,060	\$69
20122	35-101-027	Industrial	97%	2,272,157	39,919	9,702,288	315,733	Good	40	15.724	6,122,690	\$12,245,380	\$39
							Minimum	5,759	Minimum	6	1		
							Maximum	439,433	Maximum	40	22		
							Median	37,543	Median	21	4		
							Average	89,718	Average	23	7		

Average Sale Price=		\$62 psf									
Parcel	Avg. SP/SF	Adjustments Location	Quality	Eff Age	Size	Obs.	Adj. SP/SF	Other Adj \$	Est TCV	Ratio	ECF Calc
04-326-006	\$62	1.00	1.00	0.90	1.00	1.00	\$56		\$1,757,923	83.8%	0.41
04-376-001	\$62	1.00	0.90	1.00	1.00	1.00	\$56	-	\$1,270,175	71.3%	0.56
04-376-007	\$62	1.00	1.00	1.00	1.00	1.00	\$62	-	\$1,845,120	46.8%	0.94
04-377-004	\$62	1.00	0.90	1.00	1.00	1.00	\$56	-	\$1,333,955	78.1%	0.49
04-379-001	\$62	1.00	1.00	1.00	1.00	1.00	\$62	-	\$1,176,884	47.6%	0.91
09-176-011	\$62	1.00	1.00	1.00	1.00	0.90	\$56	-	\$2,094,899	46.4%	0.94
15-301-010	\$62	1.00	1.00	1.00	0.90	0.90	\$50		\$7,476,754	56.9%	0.71
15-326-011	\$62	1.10	0.90	1.00	1.10	0.70	\$47	-	\$3,784,978	48.8%	0.89
15-378-014	\$62	1.00	1.00	1.00	1.00	1.00	\$62	-	\$357,058	39.2%	1.19
15-451-009	\$62	1.00	1.00	1.50	1.00	1.00	\$93	-	\$2,249,205	57.5%	0.71
16-126-013	\$62	1.00	0.70	1.00	1.00	0.90	\$39	-	\$1,028,059	48.9%	0.88
22-276-008	\$62	1.00	1.00	1.00	0.75	1.00	\$47	-	\$20,433,635	49.0%	0.88
22-276-009	\$62	1.00	0.90	1.00	1.10	1.00	\$61	-	\$4,532,852	51.0%	0.84
22-276-014	\$62	1.00	1.00	1.00	0.90	1.00	\$56	-	\$2,573,217	37.8%	1.25
23-151-034	\$62	1.00	1.00	1.00	1.00	1.00	\$62	-	\$794,964	35.0%	1.38
24-276-023	\$62	1.00	1.00	0.90	1.10	1.00	\$61	-	\$7,739,466	48.7%	0.89
26-378-005	\$62	1.00	1.00	1.00	1.00	1.00	\$62	-	\$7,437,768	63.7%	0.76
26-401-026	\$62	1.10	1.00	1.00	1.00	0.90	\$61	-	\$7,423,297	56.1%	0.74
35-101-027	\$62	1.00	0.90	1.00	0.70	1.00	\$39	-	\$12,332,531	49.6%	1.03
Total									\$87,642,740	52.7%	0.84
Mean										53.5%	0.86
Median										49.0%	0.88
Use										0.86	

Land Valuation					
Parcel	Land/Bldg Ratio	Abstracted Land Value	Land Value pe SF	TCV at 40%	TCV at 60%
04-326-006	5.19	(\$628,167)	-\$3.84	\$4.30	\$6.45
04-376-001	3.26	(\$264,013)	-\$3.56	\$6.84	\$10.27
04-376-007	4.11	\$535,487	\$4.37	\$6.03	\$9.04
04-377-004	3.88	(\$431,921)	-\$4.66	\$5.76	\$8.63
04-379-001	2.86	\$243,012	\$4.47	\$8.67	\$13.00
09-176-011	1.74	\$374,734	\$5.74	\$12.82	\$19.24
15-301-010	6.21	\$1,438,661	\$1.56	\$3.24	\$4.85
15-326-011	5.94	\$1,396,370	\$2.93	\$3.18	\$4.77
15-378-014	3.86	\$153,238	\$6.90	\$6.43	\$9.64
15-451-009	8.48	\$363,358	\$1.77	\$4.39	\$6.58
16-126-013	3.29	\$241,121	\$2.78	\$4.75	\$7.12
22-276-008	2.21	\$2,874,704	\$2.96	\$8.41	\$12.61
22-276-009	4.23	\$962,420	\$3.08	\$5.81	\$8.71
22-276-014	3.49	\$1,175,103	\$7.31	\$6.40	\$9.60
23-151-034	3.56	\$394,191	\$8.64	\$6.97	\$10.46
24-276-023	2.90	\$1,458,171	\$3.99	\$8.46	\$12.69
26-378-005	2.16	\$43,499	\$0.17	\$11.48	\$17.22
26-401-026	4.35	\$627,740	\$1.19	\$5.65	\$8.47
35-101-027	2.17	\$3,948,644	\$5.76	\$7.20	\$10.80
Minimum	1.74		-\$4.66	\$3.18	\$4.77
Maximum	8.48		\$8.64	\$12.82	\$19.24
Median	3.56		\$2.96	\$6.40	\$9.60
Mean	3.89		\$2.71	\$6.67	\$10.01
% Inf from Base Rate		Land Rates			
	\$8.82	COMMERCIAL	Base from above Appraisal Study		
70%	\$6.17	COMM OST	Base from above Appraisal Study		
65%	\$5.73	MULTI-RES/RES	Base from above Appraisal Study		

20120 Warehouse

Property Address	Property City	Property Type	Type	Building SF	Year Built	Sale Price	Price Per SF	Sale Date	Adj \$/SF
34150 W Nine Mile Rd	Farmington	Industrial	Warehouse	23,667	1996	\$1,555,000	\$65.70	1/24/2020	\$69
1203 Centre Rd	Auburn Hills	Industrial	Warehouse	12,000	1988	\$730,000	\$60.83	3/19/2020	\$64
30553 Andersen Ct	Wixom	Industrial	Warehouse	23,500	1994	\$1,600,000	\$68.09	9/22/2020	\$71
2990 Lapeer Rd	Auburn Hills	Industrial	Warehouse	25,260	1986	\$1,490,000	\$58.99	9/30/2020	\$62
32722 Eight Mile Rd	Farmington Hills	Industrial	Warehouse	9,550	1960	\$555,000	\$58.12	10/2/2020	\$61
333-353 Oliver Dr	Troy	Industrial	Warehouse	12,000	1975	\$725,000	\$60.42	10/8/2020	\$63
465 Stephenson Hwy	Troy	Industrial	Warehouse	17,456	1978	\$1,050,000	\$60.15	12/16/2020	\$63
1210 E Maple Rd	Troy	Industrial	Warehouse	17,569	1972	\$1,200,000	\$68.30	2/4/2021	\$70
4306 Normandy Ct	Royal Oak	Industrial	Warehouse	53,346	1993	\$3,000,000	\$56.24	3/3/2021	\$58
2900 Auburn Ct	Auburn Hills	Industrial	Warehouse	23,285	1999	\$1,700,000	\$73.01	4/12/2021	\$73
41144 Vincenti Ct	Novi	Industrial	Warehouse	14,650	1979	\$1,075,000	\$73.38	4/30/2021	\$73
1025 Troy Ct	Troy	Industrial	Warehouse	16,156	1967	\$910,000	\$56.33	9/15/2021	\$56
24505 Indoplex Cir	Farmington Hills	Industrial	Distribution	46,164	1973	\$3,250,000	\$70.40	12/8/2021	\$70
2737 S Adams Rd	Rochester Hills	Industrial	Warehouse	149,580	1964	\$8,500,000	\$56.83	8/3/2022	\$57
50759 Century Ct	Wixom	Industrial	Warehouse	41,291	1999	\$3,500,000	\$84.76	8/31/2022	\$85
286 Executive Dr	Troy	Industrial	Warehouse	18,650	1974	\$1,300,000	\$69.71	9/12/2022	\$70
32840 W 8 Mile Rd	Farmington	Industrial	Warehouse	24,670	1960	\$1,525,000	\$61.82	10/5/2022	\$62
1750 W Hamlin Rd	Rochester Hills	Industrial	Warehouse	6,486	1970	\$510,000	\$78.63	11/2/2022	\$79
20729 Robinson St	Farmington Hills	Industrial	Warehouse	4,000	1939	\$250,000	\$62.50	11/17/2022	\$63
22755-22759 Heslip Dr	Novi	Industrial	Warehouse	20,170	1979	\$1,500,000	\$74.37	11/29/2022	\$74
885 W Entrance Dr	Auburn Hills	Industrial	Warehouse	75,200	1984	\$5,100,000	\$67.82	12/21/2022	\$68
2960 Auburn Ct	Auburn Hills	Industrial	Warehouse	10,840	1984	\$727,811	\$67.14	12/28/2022	\$67
21380 Bridge St	Southfield	Industrial	Warehouse	12,050	1982	\$850,000	\$70.54	12/29/2022	\$71
1144 Rig St	Commerce Township	Industrial	Warehouse	11,235	1986	\$850,000	\$75.66	1/26/2023	\$76
1783 E 14 Mile Rd	Troy	Industrial	Warehouse	78,362	1968	\$5,750,000	\$73.38	2/9/2023	\$73
1145 Rig St	Commerce Township	Industrial	Warehouse	5,965	1986	\$395,000	\$66.22	4/12/2023	\$65
645 Executive Dr	Troy	Industrial	Warehouse	32,401	1973	\$1,850,000	\$57.10	4/13/2023	\$56
21721 Republic St	Oak Park	Industrial	Warehouse	17,250	1946	\$1,150,000	\$66.67	4/18/2023	\$65
500 Robbins Dr	Troy	Industrial	Warehouse	19,842	1977	\$1,139,200	\$57.41	5/10/2023	\$56
13201 Northend Ave	Oak Park	Industrial	Warehouse	32,985	1973	\$2,400,000	\$72.76	5/25/2023	\$71
23944 Freeway Park Dr	Farmington Hills	Industrial	Warehouse	35,548	1967	\$2,460,000	\$69.20	5/30/2023	\$67
10631 Capital St	Oak Park	Industrial	Warehouse	12,645	1952	\$995,000	\$78.69	10/19/2023	\$77
2330-2400 Gainsboro St	Ferndale	Industrial	Warehouse	63,670	1951	\$4,000,000	\$62.82	11/21/2023	\$61
			Minimum	4,000		Minimum	\$56.24	Minimum	\$56
			Maximum	149,580		Maximum	\$84.76	Maximum	\$85
			Median	19,842		Median	\$67.14	Median	\$67
			Mean	29,316		Mean	\$66.79	Mean	\$67
								Use	\$62

20130 Industrial Engineering										Prior ECF	0.80	
ECF	Parcel	Land Table	LV	YIV	Dep BldgV	SF	Qclass	Effage	Nacres	Curr. Assd.	Curr. TCV	BSA TCV s/f
20131	01-400-027	COMM OST +W/S	\$1,926,483	\$193,908	\$6,781,423	67,454	Average	13	7.020	\$3,772,760	\$7,545,529	\$112
20131	01-400-029	COMM OST +W/S	\$1,700,087	\$167,974	\$4,535,718	54,680	Average	9	6.195	\$2,748,320	\$5,496,635	\$101
20130	04-151-029	INDUSTRIAL	\$313,272	\$42,350	\$1,983,079	19,669	Average	12	2.103	\$971,040	\$1,942,085	\$99
20131	04-151-033	INDUSTRIAL	\$581,003	\$50,862	\$5,006,254	50,316	Average	10	3.900	\$2,318,430	\$4,636,860	\$92
20131	04-151-036	INDUSTRIAL	\$813,406	\$111,149	\$7,912,160	75,102	Average	9	5.460	\$3,627,140	\$7,254,280	\$97
20131	04-152-024	INDUSTRIAL	\$562,217	\$91,472	\$5,653,753	55,179	Average	11	3.774	\$2,588,350	\$5,176,700	\$94
20130	04-376-002	INDUSTRIAL	\$268,750	\$20,027	\$1,402,723	20,034	Average	21	1.804	\$705,480	\$1,410,960	\$70
20130	04-376-015	INDUSTRIAL	\$462,664	\$46,836	\$1,742,501	20,081	Good	17	3.106	\$951,750	\$1,903,500	\$95
20130	04-377-001	INDUSTRIAL	\$147,932	\$39,530	\$629,228	8,054	Average	20	0.993	\$345,420	\$690,840	\$86
20130	04-377-002	INDUSTRIAL	\$154,488	\$20,812	\$896,109	11,944	Good	19	1.037	\$446,090	\$892,180	\$75
20130	04-378-005	INDUSTRIAL	\$333,108	\$25,872	\$1,679,034	20,874	Average	21	2.236	\$851,100	\$1,702,200	\$82
20130	04-378-017	INDUSTRIAL	\$151,359	\$13,710	\$868,623	8,580	Good	19	1.016	\$429,980	\$859,960	\$100
20130	04-378-019	INDUSTRIAL	\$197,242	\$21,739	\$1,234,718	12,654	Average	18	1.324	\$603,380	\$1,206,760	\$95
20130	04-378-021	INDUSTRIAL	\$338,173	\$21,703	\$2,409,178	21,443	Good	21	2.270	\$1,143,610	\$2,287,220	\$107
20131	09-177-001	INDUSTRIAL	\$598,880	\$60,501	\$5,110,849	49,828	Good	21	4.020	\$2,374,030	\$4,748,060	\$95
20130	09-177-005	INDUSTRIAL	\$178,917	\$18,113	\$1,413,194	16,058	Average	21	1.201	\$663,790	\$1,327,580	\$83
20130	09-177-006	INDUSTRIAL	\$178,917	\$18,827	\$1,233,495	15,909	Average	22	1.201	\$592,270	\$1,184,540	\$74
20130	09-177-007	INDUSTRIAL	\$178,917	\$20,339	\$1,532,171	16,892	Average	10	1.201	\$712,500	\$1,425,000	\$84
20131	09-451-016	INDUSTRIAL	\$1,120,392	\$85,536	\$3,776,930	45,565	Average	18	7.521	\$2,113,740	\$4,227,480	\$93
						Minimum	8,054		9	0.993		
						Maximum	75,102		22	7.521		
						Median	20,081		18	2.236		
						Mean	31,069		16	3.020		

Average Sale Price= \$86 psf												Land Valuation						
Parcel	Avg. SP/SF	Adjustments Location	Quality	Eff Age	Size	Obs.	Adj. SP/SF	Other Adj \$	Est TCV	Ratio	ECF Calc	Parcel	Land/Bldg Ratio	Abstracted Land Value	Land Value per SF	TCV at 30%	TCV at 40%	
01-400-027	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$5,801,044	65.0%	0.54	01-400-027	4.53	\$181,998	\$0.60	\$5.69	\$7.59	
01-400-029	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$4,702,480	58.4%	0.62	01-400-029	4.94	\$905,932	\$3.36	\$5.23	\$6.97	
04-151-029	\$86	1.20	1.00	1.00	1.00	1.00	\$103	-	\$2,029,841	47.8%	0.84	04-151-029	4.66	\$401,028	\$4.38	\$6.65	\$8.86	
04-151-033	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$4,327,176	53.6%	0.74	04-151-033	3.38	\$271,311	\$1.60	\$7.64	\$10.19	
04-151-036	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$6,458,772	56.2%	0.70	04-151-036	3.17	\$17,895	\$0.08	\$8.15	\$10.86	
04-152-024	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$4,745,394	54.5%	0.72	04-152-024	2.98	\$130,920	\$0.80	\$8.66	\$11.55	
04-376-002	\$86	1.00	1.00	1.10	1.00	1.00	\$95	-	\$1,895,216	37.2%	1.15	04-376-002	3.92	\$753,011	\$9.58	\$7.24	\$9.65	
04-376-015	\$86	1.00	0.90	1.10	1.00	1.00	\$85	-	\$1,709,696	55.7%	0.69	04-376-015	6.74	\$268,859	\$1.99	\$3.79	\$5.05	
04-377-001	\$86	1.00	1.00	1.10	1.10	1.00	\$104	-	\$838,099	41.2%	1.03	04-377-001	5.37	\$295,187	\$6.82	\$5.81	\$7.75	
04-377-002	\$86	1.00	0.90	1.10	1.00	1.00	\$85	-	\$1,016,912	43.9%	0.94	04-377-002	3.78	\$279,213	\$6.18	\$6.75	\$9.00	
04-378-005	\$86	1.00	1.00	1.10	1.00	1.00	\$95	-	\$1,974,680	43.1%	0.96	04-378-005	4.67	\$605,581	\$6.22	\$6.08	\$8.11	
04-378-017	\$86	1.00	0.90	1.10	1.10	1.00	\$94	-	\$803,551	53.5%	0.74	04-378-017	5.16	\$94,943	\$2.15	\$5.45	\$7.26	
04-378-019	\$86	1.00	1.00	1.10	1.00	1.00	\$95	-	\$1,197,068	50.4%	0.79	04-378-019	4.56	\$187,555	\$3.25	\$6.23	\$8.30	
04-378-021	\$86	1.00	0.90	1.10	1.00	1.00	\$85	-	\$1,825,657	62.6%	0.61	04-378-021	4.61	(\$123,388)	-\$1.25	\$5.54	\$7.39	
09-177-001	\$86	1.00	0.90	1.00	1.00	1.00	\$77	-	\$3,856,687	61.6%	0.63	09-177-001	3.51	(\$292,493)	-\$1.67	\$6.61	\$8.81	
09-177-005	\$86	1.00	1.00	1.10	1.00	1.00	\$95	-	\$1,519,087	43.7%	0.94	09-177-005	3.26	\$370,419	\$7.08	\$8.71	\$11.61	
09-177-006	\$86	1.00	1.00	1.10	1.00	1.00	\$95	-	\$1,504,991	39.4%	1.06	09-177-006	3.29	\$499,368	\$9.55	\$8.63	\$11.51	
09-177-007	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$1,452,712	49.0%	0.82	09-177-007	3.10	\$206,636	\$3.95	\$8.33	\$11.11	
09-451-016	\$86	1.00	1.00	1.00	1.00	1.00	\$86	-	\$3,918,590	53.9%	0.72	09-451-016	7.19	\$811,510	\$2.48	\$3.59	\$4.78	
Total									\$51,577,655	54.2%	0.72	Minimum	2.98	-\$1.67	\$3.59	\$4.78		
									Mean	51.1%	0.80	Maximum	7.19	\$9.58	\$8.71	\$11.61		
									Median	53.5%	0.74	Mean	4.36	\$3.53	\$6.57	\$8.76		
									Median			Median	4.53	\$3.25	\$6.61	\$8.81		
												<u>% Inf from Base Rate</u>		<u>Land Rates</u>				
												8.82	\$8.82	COMMERCIAL	Base from above Appraisal Study			
												70%	\$6.17	COMM OST	Base from above Appraisal Study			
												65%	\$5.73	MULTI-RES/RES	Base from above Appraisal Study			
Use											0.80							

20130 Industrial Engineering								
Property Address	Property City	Type	Building SF	Year Built	Sale Price	Price Per SF	Sale Date	Adj \$/SF
2011 Executive Hills Blvd	Auburn Hills	R&D	24,335	2000	\$2,800,000	\$115	3/9/2018	\$136
28065 Oakland Oaks Ct	Wixom	R&D	8,799	1996	\$820,000	\$93	9/11/2018	\$110
40220 Grand River Ave	Novi	R&D	11,464	1997	\$1,050,000	\$92	9/25/2018	\$108
2500 Executive Hills Dr	Auburn Hills	R&D	109,380	1995	\$13,000,000	\$119	1/3/2019	\$133
32384 Edward Ave	Madison Heights	R&D	7,066	1981	\$525,000	\$74	10/31/2019	\$92
212 W Highland Rd	Highland	R&D	3,000	2002	\$235,000	\$78	5/11/2021	\$86
29770 Hudson Dr	Novi	R&D	21,443	2004	\$1,850,000	\$86	6/29/2021	\$86
49116-49140 Wixom Tech Dr	Wixom	R&D	28,780	1997	\$2,160,000	\$75	6/30/2021	\$75
7418-7478 Gateway Park Dr	Clarkston	R&D	10,863	2003	\$900,000	\$83	7/8/2021	\$83
21107 Lahser Rd	Southfield	R&D	51,425	2002	\$3,950,000	\$77	7/27/2021	\$77
977 E 14 Mile Rd	Troy	R&D	156,787	1980	\$9,250,000	\$59	10/15/2021	\$59
26495 American Dr	Southfield	R&D	21,736	1999	\$2,282,280	\$105	12/14/2021	\$105
23761 Research Dr	Farmington Hills	R&D	12,000	1978	\$1,325,000	\$110	2/8/2022	\$110
750 Denison Ct	Bloomfield Townsh	R&D	29,220	1971	\$2,200,000	\$75	11/29/2022	\$75
		Minimum	3,000		Minimum	\$59	Minimum	\$59
		Maximum	156,787		Maximum	\$119	Maximum	\$136
		Median	21,590		Median	\$85	Median	\$89
		Mean	35,450		Mean	\$89	Mean	\$95
							Use	\$86

201FD Food Service

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assessment	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
50-22-24-401-001	40380 GRAND RIVER	03/25/20	\$1,250,000	WD	03-ARM'S LENGTH	\$1,037,500	\$341,060	32.87	\$208,977	\$828,523	\$647,128	1.280	4,942	\$167.65	201FD
20-23-27-155-025	23360 FARMINGTON	04/30/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,650	44.63	\$78,179	\$281,821	\$258,934	1.088	2,409	\$116.99	IRS
O-09-11-477-040	801 S LAPEER	11/01/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$431,880	66.44	\$320,790	\$329,210	\$544,101	0.605	6,807	\$48.36	IRS
24-25-34-254-045	22132 WOODWARD	02/10/21	\$519,194	WD	03-ARM'S LENGTH	\$519,194	\$303,180	58.39	\$357,286	\$161,908	\$273,952	0.591	2,194	\$73.80	IRS
50-22-14-301-006	43200 CRESCENT	05/13/22	\$1,525,000	PTA	03-ARM'S LENGTH	\$1,525,000	\$896,550	58.79	\$1,000,625	\$524,375	\$1,056,636	0.496	7,491	\$70.00	201FD
Totals:			\$4,304,194			\$4,091,694	\$2,133,320	52.14		\$2,125,837	\$2,780,751			\$95.36	
												E.C.F. =>	0.764		
												Ave. E.C.F. =>	0.812		
												Use	0.750		

201HO Hotel/Motel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
50-22-36-477-013	21111 HAGGERT	11/17/17	\$30,500,000	PTA	13-ARM'S LENGT	\$30,500,000	\$12,857,660	42.16	\$4,344,975	\$26,155,025	\$27,397,873	0.955	173,124	\$151.08	201HO	
50-22-13-200-034	39675 TWELVE N	07/29/22	\$8,100,000	PTA	13-ARM'S LENGT	\$8,100,000	\$2,418,550	29.86	\$922,531	\$7,177,469	\$5,018,677	1.430	52,363	\$137.07	201HO	
Totals:			\$38,600,000			\$38,600,000	\$15,276,210			\$33,332,494	\$32,416,550			\$144.07		
								Sale. Ratio =>	39.58			E.C.F. =>	1.028			
												Ave. E.C.F. =>	1.192			
												Use	0.78			

20130 Industrial Engineering

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
50-22-14-200-042	27475 MEADOWBROC	01/18/19	\$2,825,000	PTA	03-ARM'S LENGTH	\$2,825,000	\$1,854,900	65.66	\$1,109,801	\$1,715,199	\$3,249,995	0.528	21,842	\$78.53	20130	
50-22-13-351-021	41280 BRIDGE	05/05/20	\$2,650,000	CD	03-ARM'S LENGTH	\$2,650,000	\$925,870	34.94	\$219,337	\$2,430,663	\$2,040,504	1.191	16,989	\$143.07	20130	
50-22-13-351-015	41100 BRIDGE	04/23/21	\$1,142,500	PTA	03-ARM'S LENGTH	\$1,142,500	\$504,120	44.12	\$120,884	\$1,021,616	\$1,109,195	0.921	11,927	\$85.66	20130	
50-22-35-101-022	43043 NINE MILE	08/24/21	\$6,900,000	PTA	03-ARM'S LENGTH	\$6,900,000	\$2,822,780	40.91	\$1,241,216	\$5,658,784	\$5,121,333	1.105	129,104	\$43.83	20130	
50-22-15-126-015	45145 TWELVE MILE	05/02/22	\$10,300,000	PTA	03-ARM'S LENGTH	\$10,300,000	\$5,279,070	51.25	\$2,788,823	\$7,511,177	\$10,540,598	0.713	101,255	\$74.18	20130	
50-22-24-100-024	41249 VINCENTI	03/07/23	\$1,350,000	CD	03-ARM'S LENGTH	\$1,350,000	\$431,640	31.97	\$205,351	\$1,144,649	\$822,406	1.392	14,339	\$79.83	20130	
Totals:			\$25,167,500			\$25,167,500	\$11,818,380			\$19,482,088	\$22,884,030			\$84.18		
								Sale. Ratio =>	46.96			E.C.F. =>	0.851			
												Ave. E.C.F. =>	0.975			
												Use	0.800			

2010F Office

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
50-22-15-377-012	26105 LANNYS	12/01/21	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$640,070	51.62	\$134,208	\$1,105,792	\$1,488,230	0.743	10,111	\$109.37	2010F	
50-22-22-301-045	45380 TEN MILE	03/15/22	\$987,500	WD	03-ARM'S LENGTH	\$987,500	\$465,260	47.11	\$292,882	\$694,618	\$828,109	0.839	7,495	\$92.68	2010F	
50-22-36-477-011	21211 HAGGERTY	04/27/22	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$360,420	40.05	\$422,666	\$477,334	\$387,226	1.233	3,062	\$155.89	2010F	
50-22-01-200-038	39525 FOURTEEN I	02/15/23	\$4,250,000	CD	03-ARM'S LENGTH	\$4,250,000	\$1,173,340	27.61	\$429,316	\$3,820,684	\$2,490,079	1.534	27,308	\$139.91	2010F	
50-22-24-351-001	24520 MEADOWBI	04/14/23	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$374,050	59.37	\$314,461	\$315,539	\$563,179	0.560	5,512	\$57.25	2010F	
50-22-12-200-033	39525 THIRTEEN N	05/15/23	\$3,000,000	CD	03-ARM'S LENGTH	\$3,000,000	\$1,527,920	50.93	\$652,343	\$2,347,657	\$3,121,417	0.752	22,000	\$106.71	2010F	
50-22-15-377-012	26105 LANNYS	06/15/23	\$815,000	WD	22-OUTLIER	\$815,000	\$640,070	78.54	\$134,208	\$680,792	\$1,488,230	0.457	10,111	\$67.33	2010F	
50-22-36-477-031	40000 EIGHT MILE	11/02/23	\$2,650,000	PTA	03-ARM'S LENGTH	\$2,650,000	\$1,578,830	59.58	\$922,954	\$1,727,046	\$2,902,209	0.595	19,411	\$88.97	2010F	
50-22-14-100-060	27780 NOVI	04/05/22	\$5,450,000	WD	03-ARM'S LENGTH	\$5,450,000	\$2,062,840	37.85	\$1,023,042	\$4,426,958	\$4,029,409	1.099	39,714	\$111.47	2010F	
Totals:			\$19,922,500			\$19,922,500	\$8,822,800			\$15,596,420	\$17,298,088				\$103.29	
								Sale. Ratio =>	44.29			E.C.F. =>	0.902			
												Ave. E.C.F. =>	0.868			
												Use	0.770			

201RE Retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
50-22-35-101-039	22104 NOVI	07/02/18	\$1,300,000	PTA	03-ARM'S LENGTH	\$1,300,000	\$916,120	70.47	\$635,495	\$664,505	\$2,137,034	0.311	20,519	\$32.38	201RE
50-22-15-478-002	26885 ADELL CENTER	11/19/18	\$2,700,000	PTA	03-ARM'S LENGTH	\$2,700,000	\$1,524,830	56.48	\$508,256	\$2,191,744	\$4,538,232	0.483	21,000	\$104.37	201RE
50-22-35-101-016	21700 NOVI	01/29/21	\$1,475,000	PTA	03-ARM'S LENGTH	\$1,475,000	\$750,220	50.86	\$419,454	\$1,055,546	\$1,930,336	0.547	36,507	\$28.91	201RE
50-22-02-200-039	31260 WAKEFIELD	06/02/22	\$815,000	PTA	03-ARM'S LENGTH	\$815,000	\$477,130	58.54	\$633,304	\$181,696	\$573,134	0.317	10,376	\$17.51	201RE
50-22-04-100-012	30900 BECK	08/17/22	\$1,200,000	PTA	03-ARM'S LENGTH	\$1,200,000	\$602,750	50.23	\$834,091	\$365,909	\$1,094,032	0.334	16,774	\$21.81	201RE
50-22-10-230-006	2206 NOVI	10/10/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$75,430	33.52	\$84,834	\$140,166	\$117,920	1.189	2,250	\$62.30	201RE
50-22-35-101-016	21700 NOVI	10/13/22	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$750,220	21.43	\$419,454	\$3,080,546	\$1,930,336	1.596	36,507	\$84.38	201RE
50-22-25-106-001	24100 MEADOWBROOK	04/28/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$277,910	36.33	\$293,350	\$471,650	\$468,688	1.006	6,017	\$78.39	201RE
Totals:			\$11,980,000			\$11,980,000	\$5,374,610	44.86		\$8,151,762	\$12,789,711				\$53.76
												E.C.F. =>	0.637		
												Ave. E.C.F. =>	0.723		
												Use	0.540		

201AP Apartment

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
92-17-35-103-015	1250 E WEST MAPLE	10/28/19	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$910,140	50.56	\$296,322	\$1,503,678	\$1,348,633	1.115	14,652	\$102.63	APT	
92-17-26-376-014	1630 N PONTIAC TRAIL	05/28/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$250,850	47.78	\$131,814	\$393,186	\$361,241	1.088	5,954	\$66.04	APT	
92-17-34-408-005	131 E Walled LAKE	08/21/20	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$154,620	44.83	\$33,663	\$311,237	\$168,236	1.850	2,003	\$155.39	APT	
50-22-27-200-003	43455 TEN MILE	09/25/20	\$960,000	PTA	03-ARM'S LENGTH	\$960,000	\$494,020	51.46	\$910,984	\$49,016	\$68,804	0.712	22,200	\$2.21	201AP	
50-22-27-200-003	43455 TEN MILE	09/05/23	\$1,500,000	PTA	03-ARM'S LENGTH	\$1,500,000	\$494,020	32.93	\$910,984	\$589,016	\$68,804	8.561	22,200	\$26.53	201AP	
24-25-27-458-010	384 VESTER	10/02/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$596,840	51.90	\$186,345	\$963,655	\$947,383	1.017	17,487	\$55.11	APT	
Totals:			\$6,279,900			\$6,279,900	\$2,900,490			\$3,809,788	\$2,963,102			\$67.98		
								Sale. Ratio =>	46.19			E.C.F. =>	1.286			
												Ave. E.C.F. =>	2.391			
												USE	1.200			

201AG Auto Gas

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
50-22-13-200-016	39471 TWELVE MILE	06/20/19	\$1,012,000	PTA	3-ARM'S LENGTH	\$1,012,000	\$559,130	55.25	\$798,786	\$213,214	\$277,800	0.768	1,094	\$194.89	201AG	
Totals:			\$1,012,000			\$1,012,000	\$559,130			\$213,214	\$277,800			\$194.89		
								Sale. Ratio =>	55.25							
											E.C.F. =>	0.768				
											Ave. E.C.F. =>	0.768				
											Use	1.150				

201AU Auto Related Properties

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
50-22-23-251-025	25245 MEADOWBROOK	07/19/19	\$2,600,000	PTA	3-ARM'S LENGT	\$2,600,000	\$5,980,520	230.02	\$2,294,066	\$305,934	\$12,889,300	0.024	55,001	\$5.56	201AU
20-23-28-476-012	33710 W NINE MILE	10/28/19	\$525,000	WD	3-ARM'S LENGT	\$525,000	\$301,280	57.39	\$350,093	\$174,907	\$344,988	0.507	2,293	\$76.28	CAS
28-25-36-201-003	1212 E NINE MILE	03/26/21	\$200,000	WD	3-ARM'S LENGT	\$200,000	\$158,450	79.23	\$43,441	\$156,559	\$268,351	0.583	7,614	\$20.56	CAS
50-22-24-276-026	25070 REGENCY	04/12/21	\$4,491,408	PTA	03-ARM'S LENGT	\$4,491,408	\$1,274,030	28.37	\$1,073,339	\$3,418,069	\$1,890,678	1.808	19,677	\$173.71	201AU
50-22-24-476-022	24315 HAGGERTY	04/12/21	\$6,493,014	PTA	03-ARM'S LENGT	\$6,493,014	\$3,012,920	46.40	\$3,130,342	\$3,362,672	\$3,712,178	0.906	42,332	\$79.44	201AU
50-22-24-476-030	24295 HAGGERTY	04/12/21	\$3,222,097	PTA	03-ARM'S LENGT	\$3,222,097	\$1,636,280	50.78	\$1,496,444	\$1,725,653	\$2,277,068	0.758	19,096	\$90.37	201AU
Totals:			\$17,531,519			\$17,531,519	\$12,363,480			\$9,143,794	\$21,382,563			\$74.32	
												E.C.F. =>	0.428		
												Ave. E.C.F. =>	0.764		
												Use	0.750		

20102 Commercial/Residential Use

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr Assessment	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
50-22-01-200-005	39955 FOURTEEN MILE	11/05/19	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$107,720	53.86	\$127,660	\$72,340	\$125,401	0.577	1,530	\$47.28	20102	
Totals:			\$200,000			\$200,000	\$107,720			\$72,340	\$125,401				\$47.28	
								Sale. Ratio =>	53.86			E.C.F. =>	0.577			
												Ave. E.C.F. =>	0.577			
												Use	0.700			

20106 Flex

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
50-22-24-401-023	40200 GRAND RIVER	07/05/18	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$64,420	41.29	\$16,993	\$139,007	\$111,853	1.243	1,467	\$94.76	20106	
50-22-09-176-003	46850 MAGELLAN	07/31/18	\$4,000,000	PTA	03-ARM'S LENGTH	\$4,000,000	\$1,651,970	41.30	\$691,652	\$3,308,348	\$2,612,297	1.266	43,212	\$76.56	20106	
96-22-08-427-025	28525 BECK RD	05/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,970	46.65	\$22,814	\$127,186	\$105,255	1.208	1,250	\$120.00	96IND	
E -17-24-227-002	3140 RULER DR	08/29/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$234,840	29.36	\$154,189	\$645,811	\$358,576	1.801	8,448	\$94.70	E IND	
96-22-08-427-021	28525 BECK RD	09/23/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,050	47.93	\$36,188	\$178,812	\$152,669	1.171	2,000	\$107.50	96IND	
E -17-13-300-081	2605 E OAKLEY PARK RD	03/20/23	\$1,875,000	WD	03-ARM'S LENGTH	\$1,875,000	\$678,980	36.21	\$267,458	\$1,607,542	\$1,245,008	1.291	22,400	\$83.71	E IND	
Totals:			\$7,196,000			\$7,196,000	\$2,803,230			\$6,006,706	\$4,585,658			\$96.20		
								Sale. Ratio =>	38.96							
												E.C.F. =>	1.310			
												Ave. E.C.F. =>	1.330			
												Use	1.000			