

Northeast

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Use Code
41-09-476-040	408 S CENTER RD	06/30/20	MLC	\$1,250,000	\$382,200	30.58	\$764,307	\$51,480	\$1,198,520	\$919,777	1.303	9,840	NE	
47-29-326-010	1806 WEBSTER RD	04/30/21	WD	\$800,000	\$429,500	53.69	\$859,096	\$496,306	\$303,694	\$468,116	0.649	5,588	NE	MOBILE HOME PARK
41-08-201-009	1906 DAVISON RD	05/28/21	WD	\$600,000	\$401,800	66.97	\$803,676	\$310,394	\$289,606	\$636,493	0.455	37,500	NE	MARKET CONV
41-08-227-004	2512 DAVISON RD	11/28/22	WD	\$85,000	\$74,900	88.12	\$149,716	\$21,340	\$63,660	\$165,646	0.384	2,280	NE	RESTAURANTS
41-08-228-004	2622 DAVISON RD	09/06/21	LC	\$60,000	\$31,900	53.17	\$63,798	\$11,806	\$48,194	\$67,086	0.718	900	NE	BARBER/BEAUTY
41-09-227-020	3860 DAVISON RD	06/22/21	WD	\$63,000	\$39,200	62.22	\$78,326	\$22,441	\$40,559	\$72,110	0.562	3,120	NE	GAR SERVICE
41-05-226-031	3201 N DORT HWY	09/08/22	WD	\$150,000	\$51,400	34.27	\$102,712	\$9,307	\$140,693	\$120,523	1.167	3,000	NE	GAR SERVICE
41-05-280-014	3015 N DORT HWY	04/01/21	MLC	\$85,000	\$46,100	54.24	\$92,174	\$22,486	\$62,514	\$89,920	0.695	2,480	NE	
41-08-239-011	1401 N DORT HWY	03/22/22	WD	\$50,000	\$14,100	28.20	\$28,216	\$1,836	\$48,164	\$34,039	1.415	720	NE	RESTAURANTS
47-32-402-001	4043 N DORT HWY	06/05/20	MLC	\$80,000	\$25,900	32.38	\$51,898	\$7,924	\$72,076	\$56,741	1.270	1,275	NE	GAR SERVICE
47-33-304-022	2807 RICHFIELD RD	07/02/21	WD	\$82,000	\$54,600	66.59	\$109,164	\$18,361	\$63,639	\$117,165	0.543	2,880	NE	GAR SERVICE
Totals:				\$3,305,000	\$1,551,600		\$3,103,083		\$2,331,319	\$2,747,615				
					Sale. Ratio =>	46.95					E.C.F. =>	0.848		
										Ave. E.C.F. =>	0.833			

Outliers

41-05-432-066	2505 N DORT HWY	12/09/20	WD	\$40,000	\$38,300	95.75	\$76,633	\$17,509	\$22,491	\$76,289	0.295	1,620	NE	GAR SERVICE
41-05-483-044	2109 N DORT HWY	11/10/22	LC	\$280,000	\$54,700	19.54	\$109,411	\$8,562	\$271,438	\$130,128	2.086	4,671	NE	STORE RETAIL
41-07-204-027	1101 CHAVEZ DR	03/23/22	WD	\$244,000	\$281,100	115.20	\$562,129	\$186,132	\$57,868	\$485,157	0.119	39,891	NE	
47-32-476-005	2730 RICHFIELD RD	12/29/21	WD	\$90,000	\$90,200	100.22	\$180,398	\$56,336	\$33,664	\$160,080	0.210	1,708	NE	GAR SERVICE
41-08-280-013	1109 N DORT HWY	11/02/22	WD	\$60,000	\$51,200	85.33	\$102,452	\$17,248	\$42,752	\$109,941	0.389	3,118	NE	GAR SERVICE
47-32-401-021	4020 N DORT HWY	07/19/22	WD	\$120,000	\$101,700	84.75	\$203,303	\$48,038	\$71,962	\$200,342	0.359	2,590	NE	BAR

ECF .800

Northwest

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Use Code
40-11-157-005	1161 N BALLENGER HWY	05/28/21	WD	\$410,000	\$220,200	53.71	\$440,331	\$64,599	\$345,401	\$556,640	0.621	11,856		NW OFFICE BUILDINGS
40-11-301-028	2732 FLUSHING RD	03/08/21	WD	\$250,000	\$166,100	66.44	\$332,146	\$29,067	\$220,933	\$449,006	0.492	6,316		NW OFFICE BUILDINGS
40-11-301-034	2702 FLUSHING RD	11/22/22	WD	\$150,000	\$65,600	43.73	\$131,183	\$25,316	\$124,684	\$156,840	0.795	2,101		NW MED OFC
40-12-426-024	813 M L KING AVE	11/11/20	QC	\$12,000	\$5,900	49.17	\$11,841	\$3,398	\$8,602	\$17,542	0.490	1,518		NW STORE RETAIL
46-35-352-004	3906 CLIO RD	10/28/21	WD	\$36,500	\$15,300	41.92	\$30,639	\$6,601	\$29,899	\$35,612	0.840	726		NW STORE RETAIL
47-31-301-002	4108 N SAGINAW ST	02/26/21	WD	\$60,000	\$37,600	62.67	\$75,110	\$30,978	\$29,022	\$65,381	0.444	869		NW REST FAST
Totals:				\$918,500	\$510,700		\$1,021,250		\$758,541	\$1,281,021				
					Sale. Ratio =>	55.60					E.C.F. =>		0.592	
											Ave. E.C.F. =>		0.614	

40-10-283-015	2976 FLUSHING RD	09/24/21	WD	\$92,500	\$103,900	112.32	\$207,746	\$45,713	\$46,787	\$240,049	0.195	5,790		NW BAR
40-10-283-016	2970 FLUSHING RD	09/24/21	WD	\$92,500	\$103,900	112.32	\$207,746	\$45,713	\$46,787	\$240,049	0.195	5,790		NW STORE RETAIL
40-11-279-004	1418 N CHEVROLET AVE	08/06/20	QC	\$12,055	\$16,500	136.87	\$32,962	\$2,629	\$9,426	\$44,938	0.210	1,100		NW BARBER/BEAUTY
46-25-433-028	5801 N SAGINAW ST	03/03/21	WD	\$49,300	\$37,000	75.05	\$74,013	\$58,448	(\$9,148)	\$23,059	(0.397)	1,450		NW GAR SERVICE

ECF .600

Southeast

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Use Code
41-09-303-038	705 KELSO ST	12/28/22	WD	\$319,800	\$220,900	69.07	\$441,877	\$96,837	\$222,963	\$511,170	0.436	7,800	SE	OFFICE BUILDINGS
41-16-228-101	910 S CENTER RD	12/22/21	OTH	\$435,000	\$163,400	37.56	\$326,760	\$104,992	\$330,008	\$328,545	1.004	4,576	SE	STORE RETAIL
41-16-303-009	1830 KELSO ST	08/12/22	WD	\$147,500	\$54,800	37.15	\$109,586	\$45,622	\$101,878	\$94,761	1.075	2,400	SE	STORE RETAIL
41-16-331-019	1818 S AVERILL AVE	11/18/22	WD	\$89,000	\$45,500	51.12	\$90,977	\$14,767	\$74,233	\$112,904	0.657	2,256	SE	STORE RETAIL
41-16-401-016	3711 LAPEER RD	05/12/22	OTH	\$1,962,500	\$955,500	48.69	\$1,910,907	\$181,716	\$1,780,784	\$2,561,764	0.695	72,258	SE	
41-17-276-010	1512 S DORT HWY	08/26/22	LC	\$1,300,000	\$717,100	55.16	\$1,434,274	\$189,717	\$1,110,283	\$1,843,788	0.602	44,061	SE	WHS MINI
41-20-278-019	2730 S DORT HWY	05/26/22	WD	\$75,000	\$25,300	33.73	\$50,519	\$15,673	\$59,327	\$51,624	1.149	891	SE	BARBER/BEAUTY
41-29-204-001	510 LETA AVE	04/19/21	WD	\$64,000	\$55,800	87.19	\$111,589	\$25,374	\$38,626	\$127,726	0.302	1,906	SE	MARKET CONV
41-29-277-065	4410 S DORT HWY	08/11/22	WD	\$250,000	\$84,200	33.68	\$168,492	\$114,327	\$135,673	\$80,244	1.691	6,732	SE	

Totals:	\$4,642,800	\$2,322,500	\$4,644,981	\$3,853,775	\$5,712,527
		Sale. Ratio =>	50.02		E.C.F. => 0.675
					Ave. E.C.F. => 0.846

ECF .675

Outlier	41-20-430-032	3124 S DORT HWY	06/15/21	WD	\$107,500	\$124,300	115.63	\$248,637	\$24,717	\$82,783	\$331,733	0.250	9,240	SE	STORE RETAIL
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Southwest

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Use Code
40-13-331-022	1402 W COURT ST	07/13/22	WD	\$179,000	\$127,600	71.28	\$255,160	\$79,810	\$99,190	\$233,800	0.424	4,218	SW	MED OFC
40-15-476-035	3929 W COURT ST	12/15/22	LC	\$195,000	\$127,200	65.23	\$254,394	\$34,008	\$160,992	\$293,848	0.548	2,112	SW	OFFICE BUILDINGS
40-23-202-001	2549 CORUNNA RD	02/05/22	LC	\$95,000	\$46,900	49.37	\$93,788	\$16,319	\$78,681	\$103,292	0.762	2,800	SW	OFFICE BUILDINGS
40-24-230-015	1902 FENTON RD	03/11/23	WD	\$280,000	\$88,300	31.54	\$176,644	\$28,155	\$251,845	\$197,985	1.272	5,962	SW	OFFICE BUILDINGS
40-24-483-034	3612 FENTON RD	06/28/22	WD	\$35,000	\$31,400	89.71	\$62,883	\$9,225	\$25,775	\$71,544	0.360	1,200	SW	STORE RETAIL
40-24-483-037	3616 FENTON RD	10/20/22	MLC	\$81,000	\$25,600	31.60	\$51,280	\$5,891	\$75,109	\$60,519	1.241	810	SW	RESTAURANTS
40-25-201-057	1605 W ATHERTON RD	06/29/21	MLC	\$300,000	\$139,600	46.53	\$279,120	\$36,231	\$263,769	\$323,852	0.814	2,700	SW	OFFICE BUILDINGS
41-19-433-022	3318 S SAGINAW ST	06/08/21	WD	\$25,000	\$23,100	92.40	\$46,198	\$9,604	\$15,396	\$48,792	0.316	1,680	SW	STORE RETAIL
41-19-436-018	3432 S SAGINAW ST	12/28/22	MLC	\$240,000	\$97,800	40.75	\$195,543	\$22,040	\$217,960	\$231,337	0.942	6,762	SW	
41-30-159-057	950 W HEMPHILL RD	10/07/21	WD	\$215,000	\$80,000	37.21	\$159,931	\$27,793	\$187,207	\$176,184	1.063	5,703	SW	GAR SERVICE
Totals:				\$1,645,000	\$787,500		\$1,574,941		\$1,375,924	\$1,741,153				
					Sale. Ratio =>	47.87					E.C.F. =>	0.790		
											Ave. E.C.F. =>	0.774		

Outliers

41-19-433-022	3318 S SAGINAW ST	06/02/22	QC	\$20,000	\$23,100	115.50	\$46,198	\$9,604	\$10,396	\$48,792	0.213	1,680	SW	STORE RETAIL
40-22-227-024	3721 CORUNNA RD	03/24/23	WD	\$100,000	\$26,700	26.70	\$53,389	\$28,431	\$71,569	\$33,277	2.151	711	SW	REST SNACK
41-19-436-014	3414 S SAGINAW ST	12/30/21	LC	\$50,000	\$34,800	69.60	\$69,600	\$47,149	\$2,851	\$29,935	0.095	540	SW	OFFICE BUILDINGS
41-19-359-024	3717 FENTON RD	05/23/21	WD	\$1,500,000	\$406,600	27.11	\$813,150	\$290,858	\$1,209,142	\$696,389	1.736	10,192	SW	STORE DRUG

Apartments

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
40-12-384-032	606 WOLCOTT ST	09/30/22	CD	\$1,660,000	\$524,800	31.61	\$861,027	\$53,758	\$1,606,242	\$1,345,448	1.194	23,587	702
40-13-126-021	709 N STEVENSON ST	09/30/22	CD	\$1,660,000	\$524,800	31.61	\$861,027	\$53,758	\$1,606,242	\$1,345,448	1.194	23,587	702
40-14-178-001	352 BRADLEY AVE	07/16/21	QC	\$3,560,000	\$761,100	21.38	\$1,522,189	\$626,801	\$2,933,199	\$1,477,449	1.985	157,410	702
41-04-106-031	3202 WESTERN RD	05/19/22	MLC	\$700,000	\$272,100	38.87	\$442,322	\$77,878	\$622,122	\$607,407	1.024	14,100	702
41-05-133-038	3211 N FRANKLIN AVE	04/07/21	WD	\$275,000	\$125,600	45.67	\$184,757	\$29,820	\$245,180	\$258,228	0.949	7,050	702
41-05-133-038	3211 N FRANKLIN AVE	11/09/22	WD	\$275,000	\$125,600	45.67	\$184,757	\$29,820	\$245,180	\$258,228	0.949	7,050	702
41-07-453-051	526 CRAPO ST	11/03/22	WD	\$400,000	\$269,800	67.45	\$577,839	\$44,772	\$355,228	\$888,445	0.400	13,222	702
41-08-402-005	2210 ROBERT T LONGWAY	12/10/21	WD	\$995,000	\$442,100	44.43	\$864,939	\$93,639	\$901,361	\$1,285,500	0.701	23,940	702
41-16-379-040	2030 S AVERILL AVE	11/15/22	WD	\$520,000	\$168,400	32.38	\$394,778	\$95,666	\$424,334	\$498,520	0.851	13,260	702
41-16-482-014	3807 LIPPINCOTT BLVD	03/02/22	WD	\$660,000	\$319,300	48.38	\$797,159	\$105,947	\$554,053	\$1,152,020	0.481	33,196	702
41-18-181-004	224 E COURT ST	05/11/22	WD	\$2,700,000	\$1,173,900	43.48	\$2,891,269	\$90,753	\$2,609,247	\$4,547,524	0.574	69,345	702
47-33-302-006	2957 CARR ST	07/16/21	WD	\$378,000	\$221,800	58.68	\$443,613	\$188,074	\$189,926	\$425,898	0.446	20,860	702
47-33-376-120	3901 N AVERILL AVE	07/16/21	QC	\$2,200,000	\$1,152,600	52.39	\$2,305,131	\$401,302	\$1,798,698	\$3,173,048	0.567	115,712	702
Totals:				\$15,983,000	\$6,081,900		\$12,330,807		\$14,091,012	\$17,263,165			
					Sale. Ratio =>	38.05					E.C.F. =>	0.816	
										Ave. E.C.F. =>	0.870		

Most properties
are on income
ECF .650

Apartments 5-11

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Use Code
40-01-480-004	609 E PATERSON ST	08/12/21	WD	\$147,000	\$55,900	38.03	\$88,221	\$6,577	\$140,423	\$163,288	0.860	2,888	\$48.62	703	APARTMENTS
40-12-484-015	116 FIRST AVE	06/17/21	WD	\$750,000	\$490,000	65.33	\$980,062	\$55,239	\$694,761	\$1,796,488	0.387	44,421	\$15.64	703	APARTMENTS
41-18-153-014	724 S GRAND TRAVERSE	09/30/21	WD	\$95,000	\$54,200	57.05	\$108,362	\$26,208	\$68,792	\$164,308	0.419	3,382	\$20.34	703	APARTMENTS
41-18-161-010	314 W FIFTH ST	10/29/21	WD	\$292,000	\$111,400	38.15	\$222,993	\$73,952	\$218,048	\$298,082	0.732	4,052	\$53.81	703	APARTMENTS
41-19-280-042	2921 S SAGINAW ST	11/30/22	WD	\$145,000	\$47,400	32.69	\$94,704	\$6,272	\$138,728	\$176,864	0.784	3,435	\$40.39	703	APARTMENTS
47-33-376-075	4001 N AVERILL AVE	06/30/21	WD	\$195,000	\$58,900	30.21	\$122,420	\$34,818	\$160,182	\$175,204	0.914	3,522	\$45.48	703	APARTMENTS
Totals:				\$1,624,000	\$817,800		\$1,616,762		\$1,420,934	\$2,774,234			\$37.38		
											E.C.F. =>	0.512			
											Ave. E.C.F. =>	0.683			

ECF .650
Outlier

40-12-283-029	1001 N SAGINAW ST	04/21/21	WD	\$120,000	\$86,500	72.08	\$212,982	\$22,572	\$97,428	\$380,820	0.256	5,170	\$18.84	703	APARTMENTS
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Banks

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
47-32-311-018	3801 W BOULEVARD DR	08/31/22	CD	\$649,000	\$498,700	76.84	\$997,434	\$345,415	\$303,585	\$1,630,048	0.186	25,666	\$11.83	705
Totals:				\$649,000	\$498,700		\$997,434		\$303,585	\$1,630,048			\$11.83	
											E.C.F. =>	0.186		
											Ave. E.C.F. =>	0.186		

ECF .350

Church

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Use Code
40-24-484-035	1202 W ATHERTON RD	03/16/22	WD	\$190,000	\$154,300	81.21	\$308,633	\$166,039	\$23,961	\$475,313	0.050	5,520	\$4.34	711	CHURCH
46-25-159-022	413 W RUSSELL AVE	12/01/21	WD	\$170,000	\$100,600	59.18	\$201,194	\$123,780	\$46,220	\$258,047	0.179	3,600	\$12.84	711	CHURCH
Totals:				\$360,000	\$254,900		\$509,827		\$70,181	\$733,360			\$8.59		
						Sale. Ratio =>	70.81			E.C.F. =>	0.096				
										Ave. E.C.F. =>	0.115				

Reduce
ECF .275

Over 3 Floors Downtown

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
41-18-117-002	615 S SAGINAW ST	09/29/21	WD	\$1,600,000	\$1,467,500	91.72	\$2,934,920	\$86,073	\$1,513,927	\$6,703,169	0.226	46,354	\$32.66	714B	\$86,073
Totals:				\$1,600,000	\$1,467,500		\$2,934,920		\$1,513,927	\$6,703,169			\$32.66		
						Sale. Ratio =>	91.72			E.C.F. =>	0.226				
										Ave. E.C.F. =>	0.226				

ECF .5000
 Only 1 sale, reduce some

Downtown Area

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40-12-461-018	409 N GRAND TRAVERSE	07/19/22	MLC	\$210,000	\$115,100	54.81	\$230,124	\$19,362	\$190,638	\$247,955	0.769	6,006	\$31.74	DAREA
40-12-479-005	517 M L KING AVE	01/13/23	WD	\$125,000	\$51,900	41.52	\$103,833	\$11,763	\$113,237	\$108,318	1.045	2,600	\$43.55	DAREA
41-18-178-017	319 E COURT ST	08/15/22	LC	\$170,000	\$88,800	52.24	\$177,675	\$42,003	\$127,997	\$159,614	0.802	4,032	\$31.75	DAREA
41-18-302-003	409 W COURT ST	09/02/22	WD	\$250,000	\$210,400	84.16	\$420,712	\$100,784	\$149,216	\$386,026	0.387	6,382	\$23.38	DAREA
41-18-331-018	1206 S SAGINAW ST	12/15/22	WD	\$400,000	\$398,700	99.68	\$797,390	\$160,034	\$239,966	\$749,831	0.320	9,994	\$24.01	DAREA
Totals:				\$1,155,000	\$864,900		\$1,729,734		\$821,054	\$1,651,744			\$30.89	
					Sale. Ratio =>	74.88				E.C.F. =>	0.497			
										Ave. E.C.F. =>	0.665			

Outlier														
41-18-180-009	927 S SAGINAW ST	10/14/21	WD	\$500,000	\$203,300	40.66	\$408,010	\$97,622	\$402,378	\$310,388	1.296	2,762	\$145.68	DAREA

ECF .575

Gas Stations

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40-15-484-029	3930 CORUNNA RD	05/18/21	\$2,219,620	\$641,500	28.90	\$1,283,099	\$161,290	\$2,058,330	\$560,905	3.670	3,736	\$550.94	722
Totals:			\$2,219,620	\$641,500		\$1,283,099		\$2,058,330	\$560,905			\$550.94	
					Sale. Ratio =>	28.90				E.C.F. =>	3.670		
										Ave. E.C.F. =>	3.670		

ECF 2.000

Fast Food Restaurant

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40-23-305-001	3631 MILLER RD	05/13/22	WD	\$400,000	\$208,300	52.08	\$416,682	\$95,125	\$304,875	\$229,684	1.327	1,421	\$214.55	717
41-09-483-031	3805 E COURT ST	02/23/23	PTA	\$530,000	\$292,500	55.19	\$584,967	\$118,093	\$411,907	\$333,481	1.235	3,689	\$111.66	717
Totals:				\$930,000	\$500,800		\$1,001,649		\$716,782	\$563,165			\$163.10	
						Sale. Ratio =>	53.85			E.C.F. =>	1.273			
										Ave. E.C.F. =>	1.281			

Grow Facility

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table
41-04-352-019	2905 DAVISON RD	06/04/21	WD	\$495,000	\$151,600	30.63	\$303,240	\$93,085	\$401,915	\$161,658	2.486	7,902	\$50.86	749	\$78,899	NORTH RATES
41-16-351-020	1901 S DORT HWY	11/01/21	WD	\$800,000	\$295,100	36.89	\$590,196	\$76,122	\$723,878	\$395,442	1.831	5,788	\$125.07	749	\$61,855	SOUTH RATES
Totals:				\$1,295,000	\$446,700		\$893,436		\$1,125,793	\$557,099			\$87.96			
					Sale. Ratio =>	34.49					E.C.F. =>	2.021				
											Ave. E.C.F. =>	2.158				

ECF 1.100
Unstable Market

Provisioning

Parcel Number	Street Address	Sale Date	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Land Value
41-07-180-005	1101 ROBERT T LONGWAY	05/05/21	\$500,000	\$411,000	82.20	\$822,071	\$134,975	\$365,025	\$343,548	1.063	2,734	748	\$100,798
Totals:			\$500,000	\$411,000		\$822,071		\$365,025	\$343,548				
				Sale. Ratio =>	82.20					E.C.F. =>	1.063		
										Ave. E.C.F. =>	1.063		

Reduced
ECF 1.575

Shopping Centers

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Use Code
40-23-303-002	3626 MILLER RD	08/23/22	WD	\$513,000	\$264,000	51.46	\$528,021	\$117,587	\$395,413	\$456,038	0.867	7,996	733	SHOP NBHD
41-19-480-006	3725 S SAGINAW ST	07/01/21	WD	\$625,000	\$352,200	56.35	\$704,331	\$133,416	\$491,584	\$634,350	0.775	12,240	733	SHOP NBHD
Totals:				\$1,138,000	\$616,200		\$1,232,352		\$886,997	\$1,090,388				
					Sale. Ratio =>	54.15					E.C.F. =>	0.813		
											Ave. E.C.F. =>	0.821		

ECF .9000

Warehouse

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
40-12-431-013	701 M L KING AVE	09/09/22	WD	\$180,000	\$75,700	42.06	\$151,427	\$11,811	\$168,189	\$232,693	0.723	7,160	746
40-12-483-007	411 GARLAND ST	10/22/21	WD	\$130,000	\$123,800	95.23	\$247,547	\$68,576	\$61,424	\$298,285	0.206	8,688	746
40-12-484-018	W SECOND AVE	06/17/21	WD	\$750,000	\$490,000	65.33	\$980,062	\$55,239	\$694,761	\$1,796,488	0.387	44,421	746
40-13-255-017	901 W SECOND ST	01/19/23	WD	\$430,000	\$274,100	63.74	\$548,259	\$84,591	\$345,409	\$772,780	0.447	20,267	746
40-14-366-024	3302 CORUNNA RD	09/15/21	LC	\$90,000	\$86,400	96.00	\$172,819	\$42,042	\$47,958	\$217,962	0.220	7,072	746
41-08-203-015	2112 DAVISON RD	07/01/22	WD	\$85,000	\$50,300	59.18	\$100,677	\$35,411	\$49,589	\$108,777	0.456	11,196	746
41-08-284-011	2410 KANSAS AVE	08/31/22	WD	\$231,900	\$189,500	81.72	\$379,071	\$44,828	\$187,072	\$497,379	0.376	11,490	746
Totals:				\$4,741,900	\$2,104,200		\$4,208,701		\$1,554,402	\$3,924,364			
					Sale. Ratio =>	44.37					E.C.F. =>	0.396	
											Ave. E.C.F. =>	0.455	

47-31-105-042	4702 N SAGINAW ST	12/02/22	WD	\$45,000	\$55,500	123.33	\$110,949	\$41,810	\$3,190	\$115,232	0.028	8,680	746
41-16-102-011	3086 E COURT ST	06/14/22	MLC	\$2,800,000	\$758,900	27.10	\$1,517,890	\$347,585	\$2,452,415	\$1,950,508	1.257	124,500	746

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Land Table
40-33-301-005	4500 MATTHEW DR	11/30/20	OTH	\$14,000,000	\$7,899,500	56.43	\$15,798,920	\$636,204	\$13,363,796	\$10,108,477	1.322	260,000	\$51.40	701	\$435,400	AIRPORT PROPERTY
40-34-100-020	3015 AIRPARK DR NORTH	12/27/22	WD	\$1,000,000	\$378,700	37.87	\$757,348	\$112,274	\$887,726	\$430,049	2.064	11,334	\$78.32	701	\$65,800	AIRPORT PROPERTY
Totals:				\$15,000,000	\$8,278,200		\$16,556,268		\$14,251,522	\$10,538,527			\$64.86			
											E.C.F. =>	1.352				
											Ave. E.C.F. =>	1.693				

ECF 1.600

Industrial

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41-16-327-010	1834 BAGWELL ST	06/28/21	WD	\$350,000	\$183,500	52.43	\$367,049	\$38,315	\$311,685	\$547,890	0.569	11,802	\$26.41	802
41-16-351-052	3302 KENT ST	01/10/22	WD	\$2,500,000	\$1,763,400	70.54	\$3,526,896	\$454,980	\$2,045,020	\$4,095,888	0.499	110,494	\$18.51	805
40-33-301-004	4400 MATTHEW DR	04/14/21	CD	\$23,050,000	\$4,862,600	21.10	\$9,725,107	\$764,024	\$22,285,976	\$13,786,282	1.617	406,416	\$54.84	806
41-09-303-009	245 KELSO ST	06/06/22	WD	\$225,000	\$160,500	71.33	\$321,093	\$58,355	\$166,645	\$404,212	0.412	12,120	\$13.75	807
47-31-452-050	3600 JAMES P COLE BLVD	01/12/22	WD	\$378,993	\$209,800	55.36	\$419,577	\$190,142	\$188,851	\$352,977	0.535	8,500	\$22.22	807

Ind Under 8000	0.57
8001-25000	0.475
25001-50000	0.575
50000-100000	0.575
<100,000	0.6
<200,000	0.65

Parcel Number	Street Address			Sale Date	Instr.	20% Allocation	\$ price	Effec. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	Actual Front	ECF Area	Land Table
40-24-484-035	1202	W	Atherton Rd	03/16/22	WD	\$38,000.0	\$190,000	220.0	136.4	0.69	0.69	\$1.27	220.00	711	SOUTH RATES
40-25-201-057	1605	W	Atherton Rd	06/29/21	MLC	\$60,000.0	\$300,000	78.0	140.0	0.25	0.25	\$5.49	78.00	SW	SOUTH RATES
												\$3.38			
40-23-202-001	2549		Corunna Rd	02/05/22	LC	\$19,000.0	\$95,000	80.0	106.0	0.20	0.20	\$2.24	80.00	SW	SOUTH RATES
40-14-366-024	3302		Corunna Rd	09/15/21	LC	\$18,000.0	\$90,000	160.0	100.0	0.37	0.37	\$1.13	160.00	746	SOUTH RATES
40-14-364-011	3502		Corunna Rd	03/02/23	WD	\$9,000.0	\$45,000	97.0	80.0	0.18	0.18	\$1.16	97.00	SW	SOUTH RATES
												\$1.51			
40-22-227-024	3721		Corunna Rd	03/24/23	WD	\$20,000.0	\$100,000	80.0	115.0	0.21	0.21	\$2.18	80.00	SW	SOUTH RATES
40-15-484-029	3930		Corunna Rd	05/18/21	CD	\$443,924.0	\$2,219,620	273.7	160.7	0.98	0.98	\$10.41	0.00	722	SOUTH RATES
41-18-209-058	800	E	Court St	03/24/23	WD	\$730,000.0	\$3,650,000	430.0	430.0	4.25	4.25	\$3.95	430.00	702	SOUTH RATES
41-18-226-008	903	E	Court St	04/08/22	WD	\$40,000.0	\$200,000	120.3	117.0	0.33	0.33	\$2.80	117.00	732	SOUTH RATES
41-09-483-032	3709	E	Court St	02/03/23	WD	\$50,000.0	\$250,000	150.0	200.0	0.69	0.69	\$1.67	150.00	SE	SOUTH RATES
41-09-483-031	3805	E	Court St	02/23/23	PTA	\$106,000.0	\$530,000	165.0	171.8	0.65	0.65	\$3.74	135.00	717	SOUTH RATES
												\$3.04			
41-18-154-021	312	W	Court St	03/03/23	WD	\$24,000.0	\$120,000	154.0	282.0	0.33	0.13	\$1.65	154.00	DAREA	SOUTH RATES
41-18-302-003	409	W	Court St	09/02/22	WD	\$50,000.0	\$250,000	231.0	264.0	0.70	0.40	\$1.64	231.00	DAREA	SOUTH RATES
40-13-331-022	1402	W	Court St	07/13/22	WD	\$35,800.0	\$179,000	162.7	242.0	0.78	0.78	\$1.05	206.00	SW	SOUTH RATES
40-15-476-035	3929	W	Court St	12/15/22	LC	\$39,000.0	\$195,000	107.3	111.0	0.28	0.28	\$3.16	100.00	SW	SOUTH RATES
												\$1.88			
41-16-351-020	1901	S	Dort Hwy	11/01/21	WD	\$160,000.0	\$800,000	165.0	300.0	1.14	1.14	\$3.23	165.00	749	SOUTH RATES
41-20-226-036	2250	S	Dort Hwy	01/23/23	QC	\$8,000.0	\$40,000	75.0	314.1	0.54	0.54	\$0.34	75.00	SE	SOUTH RATES
41-20-278-029	2512	S	Dort Hwy	02/04/22	WD	\$14,200.0	\$71,000	57.5	350.0	0.46	0.46	\$0.71	57.50	748	SOUTH RATES
41-20-278-019	2730	S	Dort Hwy	05/26/22	WD	\$15,000.0	\$75,000	76.0	150.0	0.26	0.26	\$1.31	76.00	SE	SOUTH RATES
41-20-430-032	3124	S	Dort Hwy	06/15/21	WD	\$21,500.0	\$107,500	110.0	150.0	0.38	0.38	\$1.30	110.00	SE	SOUTH RATES
41-29-277-054	4410	S	Dort Hwy	08/11/22	WD	\$50,000.0	\$250,000	137.4	404.0	1.27	1.27	\$0.90	137.40	SE	SOUTH RATES
												\$1.30			
40-24-230-015	1902		Fenton Rd	03/11/23	WD	\$56,000.0	\$280,000	67.5	100.0	0.16	0.16	\$8.29	67.50	SW	SOUTH RATES
40-24-483-034	3612		Fenton Rd	06/28/22	WD	\$7,000.0	\$35,000	20.0	107.0	0.05	0.05	\$3.28	20.00	SW	SOUTH RATES
40-24-483-037	3616		Fenton Rd	10/20/22	MLC	\$16,200.0	\$81,000	13.0	107.0	0.03	0.03	\$11.62	13.00	SW	SOUTH RATES
41-19-359-024	3717		Fenton Rd	05/23/21	WD	\$300,000.0	\$1,500,000	200.0	275.0	1.26	1.26	\$5.45	200.00	SW	SOUTH RATES
												\$7.16			
41-16-331-019	1818	S	Averill Ave	11/18/22	WD	\$17,800.0	\$89,000	65.0	100.0	0.15	0.15	\$2.74	65.00	SE	SOUTH RATES
41-16-379-040	2030	S	Averill Ave	11/15/22	WD	\$104,000.0	\$520,000	180.0	235.0	0.97	0.97	\$2.46	180.00	702	SOUTH RATES
41-18-161-010	314	W	Fifth St	10/29/21	WD	\$58,400.0	\$292,000	172.1	262.0	0.49	0.25	\$2.71	176.83	703	SOUTH RATES
41-07-453-051	526		Crapo St	11/03/22	WD	\$80,000.0	\$400,000	150.0	129.0	0.44	0.44	\$4.14	150.00	702	SOUTH RATES
41-18-153-014	724	S	Grand Traverse	09/30/21	WD	\$19,000.0	\$95,000	92.3	132.0	0.28	0.28	\$1.56	92.25	703	SOUTH RATES
41-18-302-026	916	S	Grand Traverse	09/02/22	WD	\$50,000.0	\$250,000	231.0	264.0	0.70	0.30	\$1.64	231.00	HSCOV	SOUTH RATES

41-30-159-057	950	W	Hemphill Rd	10/07/21	WD	\$43,000.0	\$215,000	138.0	155.2	0.49	0.49	\$2.01	123.00	SW	SOUTH RATES
41-16-303-009	1830		Kelso St	08/12/22	WD	\$29,500.0	\$147,500	225.0	100.0	0.52	0.52	\$1.31	225.00	SE	SOUTH RATES
41-16-401-016	3711		Lapeer Rd	05/12/22	OTH	\$392,500.0	\$1,962,500	1,265.0	521.5	3.03	3.03	\$2.97	1,265.00	SE	SOUTH RATES
41-29-204-001	510		Leta Ave	04/19/21	WD	\$12,800.0	\$64,000	114.7	107.0	0.26	0.26	\$1.14	135.00	SE	SOUTH RATES
41-16-482-014	3807		Lippincott Blvd	03/02/22	WD	\$132,000.0	\$660,000	429.3	100.0	0.99	0.99	\$3.08	430.00	702	SOUTH RATES

40-23-303-002	3626		Miller Rd	08/23/22	WD	\$102,600.0	\$513,000	281.0	97.9	0.67	0.67	\$3.53	250.00	733	SOUTH RATES
40-23-305-001	3631		Miller Rd	05/13/22	WD	\$80,000.0	\$400,000	154.0	132.5	0.51	0.51	\$3.59	126.00	717	SOUTH RATES

41-18-331-018	1206	S	Saginaw St	12/15/22	WD	\$80,000.0	\$400,000	247.3	333.0	0.95	0.51	\$1.93	244.00	DAREA	SOUTH RATES
41-18-331-022	1214	S	Saginaw St	12/15/22	WD	\$80,000.0	\$400,000	247.3	333.0	0.95	0.44	\$1.93	244.00	DAREA	SOUTH RATES
41-19-280-042	2921	S	Saginaw St	11/30/22	WD	\$29,000.0	\$145,000	22.0	143.0	0.07	0.07	\$9.25	22.00	703	SOUTH RATES
41-19-433-022	3318	S	Saginaw St	06/08/21	WD	\$5,000.0	\$25,000	40.0	98.0	0.09	0.09	\$1.28	40.00	SW	SOUTH RATES
41-19-433-022	3318	S	Saginaw St	06/02/22	QC	\$4,000.0	\$20,000	40.0	98.0	0.09	0.09	\$1.02	40.00	SW	SOUTH RATES
41-19-436-014	3414	S	Saginaw St	12/30/21	LC	\$10,000.0	\$50,000	47.0	103.0	0.11	0.11	\$2.07	47.00	SW	SOUTH RATES
41-19-436-018	3432	S	Saginaw St	12/28/22	MLC	\$48,000.0	\$240,000	95.0	110.0	0.24	0.24	\$4.59	95.00	SW	SOUTH RATES
41-19-480-006	3725	S	Saginaw St	07/01/21	WD	\$125,000.0	\$625,000	348.0	144.0	1.15	1.15	\$2.50	348.00	733	SOUTH RATES

Outlier

41-17-327-018	2017		Lapeer Rd	12/30/21	WD	\$533,000.0	\$2,665,000	256.7	201.3	1.24	1.24	\$9.86	0.00	746	SOUTH RATES
41-18-181-004	224	E	Court St	05/11/22	WD	\$540,000.0	\$2,700,000	267.0	477.3	0.79	0.33	\$15.77	228.45	702	SOUTH RATES
41-18-301-006	505	W	Court St	08/19/21	WD	\$13,400.0	\$67,000	83.5	123.8	0.55	0.24	\$0.56	83.50	415	SOUTH RATES
41-18-180-009	927	S	Saginaw St	10/14/21	WD	\$100,000.0	\$500,000	132.0	112.0	0.34	0.34	\$6.77	132.00	DAREA	SOUTH RATES

North Commercial

Parcel Number	Street Address	Sale Date	Instr.	20% ALLOCATION	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	Actual Front	Land Table
41-07-204-027	1101 CHAVEZ DR	03/23/22	WD	\$48,800.0	\$244,000	\$237,500	97.34	\$475,009	\$99,012	0.0	0.0	2.78	2.78	\$0.40	0.00	NORTH RATES
46-25-159-022	413 W RUSSELL AVE	12/01/21	WD	\$34,000.0	\$170,000	\$69,700	41.00	\$139,304	\$61,890	0.0	0.0	1.42	1.42	\$0.55	0.00	NORTH RATES
40-12-253-024	1229 LYON ST	03/07/22	WD	\$2,750.0	\$13,750	\$9,800	71.27	\$19,600	\$3,746	44.0	85.0	0.09	0.09	\$0.73	44.00	NORTH RATES
47-33-302-006	2957 CARR ST	07/16/21	WD	\$75,600.0	\$378,000	\$182,400	48.25	\$364,818	\$99,927	340.0	293.9	2.29	2.29	\$0.76	340.00	NORTH RATES
41-06-479-034	2123 LEWIS ST	11/16/22	WD	\$7,400.0	\$37,000	\$46,800	126.49	\$93,690	\$8,495	85.0	200.0	0.20	0.10	\$0.87	85.00	NORTH RATES
41-06-479-033	2125 LEWIS ST	11/16/22	WD	\$7,400.0	\$37,000	\$46,800	126.49	\$93,690	\$8,495	85.0	200.0	0.20	0.09	\$0.87	85.00	NORTH RATES
40-12-483-007	411 GARLAND ST	10/22/21	WD	\$26,000.0	\$130,000	\$110,300	84.85	\$220,627	\$26,920	132.0	204.0	0.62	0.62	\$0.97	132.00	NORTH RATES
47-32-476-005	2730 RICHFIELD RD	12/29/21	WD	\$18,000.0	\$90,000	\$81,100	90.11	\$162,190	\$18,208	135.0	135.0	0.42	0.42	\$0.99	135.00	NORTH RATES
41-05-377-037	1831 BENNETT AVE	10/20/21	LC	\$4,600.0	\$23,000	\$20,300	88.26	\$40,596	\$3,093	114.0	27.0	0.07	0.07	\$1.49	114.00	NORTH RATES
41-09-303-038	705 KELSO ST	12/28/22	WD	\$63,960.0	\$319,800	\$194,900	60.94	\$389,807	\$39,291	168.0	233.9	0.90	0.90	\$1.63	168.00	NORTH RATES
41-08-284-004	2410 KANSAS AVE	08/31/22	WD	\$46,380.0	\$231,900	\$189,500	81.72	\$379,071	\$26,049	223.0	275.0	0.60	0.20	\$1.78	223.00	NORTH RATES
41-08-284-011	2410 KANSAS AVE	08/31/22	WD	\$46,380.0	\$231,900	\$189,500	81.72	\$379,071	\$26,049	223.0	275.0	0.60	0.40	\$1.78	223.00	NORTH RATES
40-13-178-001	1222 GLENWOOD AVE	01/26/23	OTH	\$34,000.0	\$170,000	\$454,000	267.06	\$908,015	\$18,165	189.3	97.4	0.42	0.42	\$1.87	195.00	NORTH RATES
40-13-403-014	721 HAZELTON ST	10/14/21	WD	\$20,000.0	\$100,000	\$64,000	64.00	\$128,081	\$7,754	52.0	149.0	0.18	0.18	\$2.58	52.00	NORTH RATES
40-13-255-017	901 W SECOND ST	01/19/23	WD	\$86,000.0	\$430,000	\$257,600	59.91	\$515,197	\$33,062	200.0	169.5	0.76	0.76	\$2.60	210.00	NORTH RATES
47-33-376-075	4001 N AVERILL AVE	06/30/21	WD	\$39,000.0	\$195,000	\$58,900	30.21	\$108,437	\$13,983	164.3	85.0	0.32	0.32	\$2.79	164.32	NORTH RATES
40-12-461-018	409 N GRAND TRAVERSE	07/19/22	MLC	\$42,000.0	\$210,000	\$115,100	54.81	\$230,124	\$13,068	99.0	132.0	0.30	0.30	\$3.21	99.00	NORTH RATES
40-13-403-034	802 ASYLUM ST	09/23/22	WD	\$30,400.0	\$152,000	\$64,500	42.43	\$116,751	\$9,453	64.0	147.5	0.22	0.22	\$3.22	64.00	NORTH RATES
41-04-106-031	3202 WESTERN RD	05/19/22	MLC	\$140,000.0	\$700,000	\$272,100	38.87	\$405,819	\$36,503	200.0	182.5	0.84	0.84	\$3.84	165.00	NORTH RATES
41-05-133-038	3211 N FRANKLIN AVE	11/09/22	WD	\$55,000.0	\$275,000	\$125,600	45.67	\$170,687	\$14,070	220.0	64.0	0.32	0.32	\$3.91	220.00	NORTH RATES
40-01-480-004	609 E PATERSON ST	08/12/21	WD	\$29,400.0	\$147,000	\$55,900	38.03	\$88,221	\$6,229	50.0	125.0	0.14	0.14	\$4.72	50.00	NORTH RATES
														\$1.98		
40-11-157-005	1161 n BALLENGER HWY	05/28/21	WD	\$82,000.0	\$410,000	\$214,800	52.39	\$429,506	\$43,298	165.0	131.1	0.50	0.50	\$3.79	165.00	NORTH RATES
46-35-352-004	3906 CLIO RD	10/28/21	WD	\$7,300.0	\$36,500	\$14,800	40.55	\$29,637	\$4,008	40.0	100.0	0.09	0.09	\$1.82	40.00	NORTH RATES
46-35-151-002	CLIO RD	07/08/22	WD	\$20,000.0	\$100,000	\$13,800	13.80	\$27,561	\$20,647	240.0	86.0	0.47	0.47	\$0.97	240.00	NORTH RATES
														\$1.40		
41-08-201-009	1906 DAVISON RD	05/28/21	WD	\$120,000.0	\$600,000	\$401,800	66.97	\$803,676	\$262,143	200.0	437.0	4.01	2.01	\$0.69	200.00	NORTH RATES
41-08-203-015	2112 DAVISON RD	07/01/22	WD	\$17,000.0	\$85,000	\$50,300	59.18	\$100,677	\$30,580	153.0	100.0	0.35	0.35	\$1.11	153.00	NORTH RATES
41-09-227-020	3860 DAVISON RD	06/22/21	WD	\$12,600.0	\$63,000	\$40,500	64.29	\$81,081	\$22,042	100.0	110.0	0.25	0.25	\$1.14	100.00	NORTH RATES
41-08-227-004	2512 DAVISON RD	11/28/22	WD	\$17,000.0	\$85,000	\$76,000	89.41	\$152,035	\$18,556	78.0	119.0	0.21	0.21	\$1.83	78.00	NORTH RATES
41-04-352-019	2905 DAVISON RD	06/04/21	WD	\$99,000.0	\$495,000	\$157,300	31.78	\$314,511	\$90,170	145.0	311.0	1.04	1.04	\$2.20	145.00	NORTH RATES
41-08-228-004	2622 DAVISON RD	09/06/21	LC	\$12,000.0	\$60,000	\$32,600	54.33	\$65,105	\$10,454	39.0	134.0	0.12	0.12	\$2.30	39.00	NORTH RATES
														\$1.54		
41-08-280-013	1109 N DORT HWY	11/02/22	WD	\$12,000.0	\$60,000	\$44,300	73.83	\$88,578	\$0	80.0	99.0	0.18	0.18	\$1.51	40.00	NORTH RATES
41-08-239-011	1401 N DORT HWY	03/22/22	WD	\$10,000.0	\$50,000	\$14,100	28.20	\$28,216	\$0	80.0	209.0	0.19	0.10	\$1.20	80.00	NORTH RATES
41-05-483-044	2109 N DORT HWY	11/10/22	LC	\$56,000.0	\$280,000	\$54,700	19.54	\$109,411	\$7,100	69.0	103.0	0.16	0.16	\$7.89	0.00	NORTH RATES
41-05-280-014	3015 N DORT HWY	04/01/21	MLC	\$17,000.0	\$85,000	\$46,100	54.24	\$92,174	\$19,425	210.0	47.5	0.45	0.45	\$0.88	210.00	NORTH RATES
41-05-226-031	3201 N DORT HWY	09/08/22	WD	\$30,000.0	\$150,000	\$51,400	34.27	\$102,712	\$8,625	157.0	55.0	0.20	0.20	\$3.48	157.00	NORTH RATES
47-32-401-021	4020 N DORT HWY	07/19/22	WD	\$24,000.0	\$120,000	\$89,400	74.50	\$178,822	\$0	106.0	231.0	0.56	0.56	\$0.98	106.00	NORTH RATES
41-08-280-010	N DORT HWY	03/22/22	WD	\$10,000.0	\$50,000	\$14,100	28.20	\$28,216	\$0	80.0	209.0	0.19	0.10	\$1.20	80.00	NORTH RATES
40-11-301-034	2702 FLUSHING RD	11/22/22	WD	\$30,000.0	\$150,000	\$64,000	42.67	\$127,982	\$19,211	100.1	128.0	0.29	0.29	\$2.34	100.08	NORTH RATES
40-10-283-016	2970 FLUSHING RD	09/24/21	WD	\$18,500.0	\$92,500	\$103,900	112.32	\$207,746	\$41,427	296.7	588.8	0.80	0.19	\$0.53	305.00	NORTH RATES
40-12-479-005	517 M L KING AVE	01/13/23	WD	\$25,000.0	\$125,000	\$46,000	36.80	\$92,070	\$0	40.0	65.0	0.06	0.06	\$9.57	40.00	NORTH RATES
40-12-431-013	701 M L KING AVE	09/09/22	WD	\$36,000.0	\$180,000	\$75,700	42.06	\$151,427	\$3,659	157.0	224.0	0.44	0.36	\$1.88	157.00	NORTH RATES
														\$5.72		
40-12-283-029	1001 N SAGINAW ST	04/21/21	WD	\$24,000.0	\$120,000	\$86,500	72.08	\$191,202	\$0	66.0	132.0	0.20	0.20	\$2.75	66.00	NORTH RATES
47-31-105-042	4702 N SAGINAW ST	12/02/22	WD	\$9,000.0	\$45,000	\$35,700	79.33	\$71,462	\$0	120.0	188.0	0.52	0.52	\$0.40	120.00	NORTH RATES
46-25-483-038	5217 N SAGINAW ST	08/04/21	MLC	\$24,000.0	\$120,000	\$88,200	73.50	\$176,342	\$0	100.0	140.0	0.32	0.32	\$1.72	100.00	NORTH RATES

North Commercial

41-07-180-005	1101	ROBERT T LONGWAY	05/05/21 MLC	\$100,000.0	\$500,000	\$385,800	77.16	\$771,672	\$50,399	168.0	300.0	1.16	1.16	\$1.98	168.00	NORTH RATES
41-08-402-005	2210	ROBERT T LONGWAY	12/10/21 WD	\$199,000.0	\$995,000	\$442,100	44.43	\$835,242	\$49,495	360.0	110.0	0.91	0.91	\$5.03	360.00	NORTH RATES
41-08-427-073	2702	ROBERT T LONGWAY	08/12/22 WD	\$169,000.0	\$845,000	\$589,000	69.70	\$1,177,911	\$49,119	0.0	0.0	0.90	0.46	\$4.30	0.00	NORTH RATES

Acerage

46-34-226-013	4813	CLIO RD	11/18/22 WD	\$790,000.0	\$3,950,000	\$251,100	6.36	\$502,296	\$35,943	40.0	275.0	2.03	1.52	\$8.94	40.00	NORTH RATES
46-34-226-011	4901	CLIO RD	11/18/22 WD	\$790,000.0	\$3,950,000	\$1,787,600	45.26	\$6,469,537	\$440,274	40.0	275.0	25.49	24.98	\$0.71	40.00	NORTH RATES
46-35-101-001		CLIO RD	11/18/22 WD	\$790,000.0	\$3,950,000	\$4,800	0.12	\$9,674	\$2,755	40.0	275.0	0.51	0.25	\$35.91	40.00	NORTH RATES
46-34-226-012	2501 W	PIERSON RD	11/18/22 WD	\$790,000.0	\$3,950,000	\$227,700	5.76	\$455,539	\$30,888	190.0	450.0	1.80	1.29	\$10.09	190.00	NORTH RATES
												29.82		\$26,493.18	Price/AC	

47-29-326-010	1806	WEBSTER RD	04/30/21 WD	\$160,000.0	\$800,000	\$386,000	48.25	\$771,976	\$409,186	0.0	0.0	23.13	23.13	\$0.16	6,918.92	NORTH RATES
47-32-311-018	3801 W	BOULEVARD DR	08/31/22 CD	\$129,800.0	\$649,000	\$498,700	76.84	\$997,434	\$315,886	1,280.5	1313.0	9.21	3.70	\$0.32	35,062.13	NORTH RATES

Outlier

40-13-126-021	709 N	STEVENSON ST	09/30/22 CD	\$332,000.0	\$1,660,000	\$524,800	31.61	\$861,027	\$36,285	292.0	254.8	0.83	0.49	\$9.15	286.00	NORTH RATES
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South Land

Parcel Number	Street Address			Sale Date	Instr.	20% Allocation	\$ price	Effec. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	Actual Front	ECF Area	Land Table
40-24-484-035	1202	W	Atherton Rd	03/16/22	WD	\$38,000.0	\$190,000	220.0	136.4	0.69	0.69	\$1.27	220.00	711	SOUTH RATES
40-25-201-057	1605	W	Atherton Rd	06/29/21	MLC	\$60,000.0	\$300,000	78.0	140.0	0.25	0.25	\$5.49	78.00	SW	SOUTH RATES
\$3.38															
40-23-202-001	2549		Corunna Rd	02/05/22	LC	\$19,000.0	\$95,000	80.0	106.0	0.20	0.20	\$2.24	80.00	SW	SOUTH RATES
40-14-366-024	3302		Corunna Rd	09/15/21	LC	\$18,000.0	\$90,000	160.0	100.0	0.37	0.37	\$1.13	160.00	746	SOUTH RATES
40-14-364-011	3502		Corunna Rd	03/02/23	WD	\$9,000.0	\$45,000	97.0	80.0	0.18	0.18	\$1.16	97.00	SW	SOUTH RATES
\$1.51															
40-22-227-024	3721		Corunna Rd	03/24/23	WD	\$20,000.0	\$100,000	80.0	115.0	0.21	0.21	\$2.18	80.00	SW	SOUTH RATES
40-15-484-029	3930		Corunna Rd	05/18/21	CD	\$443,924.0	\$2,219,620	273.7	160.7	0.98	0.98	\$10.41	0.00	722	SOUTH RATES
41-18-209-058	800	E	Court St	03/24/23	WD	\$730,000.0	\$3,650,000	430.0	430.0	4.25	4.25	\$3.95	430.00	702	SOUTH RATES
41-18-226-008	903	E	Court St	04/08/22	WD	\$40,000.0	\$200,000	120.3	117.0	0.33	0.33	\$2.80	117.00	732	SOUTH RATES
41-09-483-032	3709	E	Court St	02/03/23	WD	\$50,000.0	\$250,000	150.0	200.0	0.69	0.69	\$1.67	150.00	SE	SOUTH RATES
41-09-483-031	3805	E	Court St	02/23/23	PTA	\$106,000.0	\$530,000	165.0	171.8	0.65	0.65	\$3.74	135.00	717	SOUTH RATES
\$3.04															
41-18-154-021	312	W	Court St	03/03/23	WD	\$24,000.0	\$120,000	154.0	282.0	0.33	0.13	\$1.65	154.00	DAREA	SOUTH RATES
41-18-302-003	409	W	Court St	09/02/22	WD	\$50,000.0	\$250,000	231.0	264.0	0.70	0.40	\$1.64	231.00	DAREA	SOUTH RATES
40-13-331-022	1402	W	Court St	07/13/22	WD	\$35,800.0	\$179,000	162.7	242.0	0.78	0.78	\$1.05	206.00	SW	SOUTH RATES
40-15-476-035	3929	W	Court St	12/15/22	LC	\$39,000.0	\$195,000	107.3	111.0	0.28	0.28	\$3.16	100.00	SW	SOUTH RATES
\$1.88															
41-16-351-020	1901	S	Dort Hwy	11/01/21	WD	\$160,000.0	\$800,000	165.0	300.0	1.14	1.14	\$3.23	165.00	749	SOUTH RATES
41-20-226-036	2250	S	Dort Hwy	01/23/23	QC	\$8,000.0	\$40,000	75.0	314.1	0.54	0.54	\$0.34	75.00	SE	SOUTH RATES
41-20-278-029	2512	S	Dort Hwy	02/04/22	WD	\$14,200.0	\$71,000	57.5	350.0	0.46	0.46	\$0.71	57.50	748	SOUTH RATES
41-20-278-019	2730	S	Dort Hwy	05/26/22	WD	\$15,000.0	\$75,000	76.0	150.0	0.26	0.26	\$1.31	76.00	SE	SOUTH RATES
41-20-430-032	3124	S	Dort Hwy	06/15/21	WD	\$21,500.0	\$107,500	110.0	150.0	0.38	0.38	\$1.30	110.00	SE	SOUTH RATES
41-29-277-054	4410	S	Dort Hwy	08/11/22	WD	\$50,000.0	\$250,000	137.4	404.0	1.27	1.27	\$0.90	137.40	SE	SOUTH RATES
\$1.30															
40-24-230-015	1902		Fenton Rd	03/11/23	WD	\$56,000.0	\$280,000	67.5	100.0	0.16	0.16	\$8.29	67.50	SW	SOUTH RATES
40-24-483-034	3612		Fenton Rd	06/28/22	WD	\$7,000.0	\$35,000	20.0	107.0	0.05	0.05	\$3.28	20.00	SW	SOUTH RATES
40-24-483-037	3616		Fenton Rd	10/20/22	MLC	\$16,200.0	\$81,000	13.0	107.0	0.03	0.03	\$11.62	13.00	SW	SOUTH RATES
41-19-359-024	3717		Fenton Rd	05/23/21	WD	\$300,000.0	\$1,500,000	200.0	275.0	1.26	1.26	\$5.45	200.00	SW	SOUTH RATES
\$7.16															
41-16-331-019	1818	S	Averill Ave	11/18/22	WD	\$17,800.0	\$89,000	65.0	100.0	0.15	0.15	\$2.74	65.00	SE	SOUTH RATES
41-16-379-040	2030	S	Averill Ave	11/15/22	WD	\$104,000.0	\$520,000	180.0	235.0	0.97	0.97	\$2.46	180.00	702	SOUTH RATES
41-18-161-010	314	W	Fifth St	10/29/21	WD	\$58,400.0	\$292,000	172.1	262.0	0.49	0.25	\$2.71	176.83	703	SOUTH RATES
41-07-453-051	526		Crapo St	11/03/22	WD	\$80,000.0	\$400,000	150.0	129.0	0.44	0.44	\$4.14	150.00	702	SOUTH RATES
41-18-153-014	724	S	Grand Traverse	09/30/21	WD	\$19,000.0	\$95,000	92.3	132.0	0.28	0.28	\$1.56	92.25	703	SOUTH RATES
41-18-302-026	916	S	Grand Traverse	09/02/22	WD	\$50,000.0	\$250,000	231.0	264.0	0.70	0.30	\$1.64	231.00	HSCOV	SOUTH RATES

South Land

41-30-159-057	950	W	Hemphill Rd	10/07/21	WD	\$43,000.0	\$215,000	138.0	155.2	0.49	0.49	\$2.01	123.00	SW	SOUTH RATES
41-16-303-009	1830		Kelso St	08/12/22	WD	\$29,500.0	\$147,500	225.0	100.0	0.52	0.52	\$1.31	225.00	SE	SOUTH RATES
41-16-401-016	3711		Lapeer Rd	05/12/22	OTH	\$392,500.0	\$1,962,500	1,265.0	521.5	3.03	3.03	\$2.97	1,265.00	SE	SOUTH RATES
41-29-204-001	510		Leta Ave	04/19/21	WD	\$12,800.0	\$64,000	114.7	107.0	0.26	0.26	\$1.14	135.00	SE	SOUTH RATES
41-16-482-014	3807		Lippincott Blvd	03/02/22	WD	\$132,000.0	\$660,000	429.3	100.0	0.99	0.99	\$3.08	430.00	702	SOUTH RATES
												\$2.34			
40-23-303-002	3626		Miller Rd	08/23/22	WD	\$102,600.0	\$513,000	281.0	97.9	0.67	0.67	\$3.53	250.00	733	SOUTH RATES
40-23-305-001	3631		Miller Rd	05/13/22	WD	\$80,000.0	\$400,000	154.0	132.5	0.51	0.51	\$3.59	126.00	717	SOUTH RATES
41-18-331-018	1206	S	Saginaw St	12/15/22	WD	\$80,000.0	\$400,000	247.3	333.0	0.95	0.51	\$1.93	244.00	DAREA	SOUTH RATES
41-18-331-022	1214	S	Saginaw St	12/15/22	WD	\$80,000.0	\$400,000	247.3	333.0	0.95	0.44	\$1.93	244.00	DAREA	SOUTH RATES
41-19-280-042	2921	S	Saginaw St	11/30/22	WD	\$29,000.0	\$145,000	22.0	143.0	0.07	0.07	\$9.25	22.00	703	SOUTH RATES
41-19-433-022	3318	S	Saginaw St	06/08/21	WD	\$5,000.0	\$25,000	40.0	98.0	0.09	0.09	\$1.28	40.00	SW	SOUTH RATES
41-19-433-022	3318	S	Saginaw St	06/02/22	QC	\$4,000.0	\$20,000	40.0	98.0	0.09	0.09	\$1.02	40.00	SW	SOUTH RATES
41-19-436-014	3414	S	Saginaw St	12/30/21	LC	\$10,000.0	\$50,000	47.0	103.0	0.11	0.11	\$2.07	47.00	SW	SOUTH RATES
41-19-436-018	3432	S	Saginaw St	12/28/22	MLC	\$48,000.0	\$240,000	95.0	110.0	0.24	0.24	\$4.59	95.00	SW	SOUTH RATES
41-19-480-006	3725	S	Saginaw St	07/01/21	WD	\$125,000.0	\$625,000	348.0	144.0	1.15	1.15	\$2.50	348.00	733	SOUTH RATES

Outlier

41-17-327-018	2017		Lapeer Rd	12/30/21	WD	\$533,000.0	\$2,665,000	256.7	201.3	1.24	1.24	\$9.86	0.00	746	SOUTH RATES
41-18-181-004	224	E	Court St	05/11/22	WD	\$540,000.0	\$2,700,000	267.0	477.3	0.79	0.33	\$15.77	228.45	702	SOUTH RATES
41-18-301-006	505	W	Court St	08/19/21	WD	\$13,400.0	\$67,000	83.5	123.8	0.55	0.24	\$0.56	83.50	415	SOUTH RATES
41-18-180-009	927	S	Saginaw St	10/14/21	WD	\$100,000.0	\$500,000	132.0	112.0	0.34	0.34	\$6.77	132.00	DAREA	SOUTH RATES

North Excess Agerage

Parcel Number	Street Address	Sale Date	Instr.	20% ALLOCATION	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	Actual Front	Land Table
41-07-204-027	1101 CHAVEZ DR	03/23/22	WD	\$48,800.0	\$244,000	\$237,500	97.34	\$475,009	\$99,012	0.0	0.0	2.78	2.78	\$0.40	0.00	NORTH RATES
46-25-159-022	413 W RUSSELL AVE	12/01/21	WD	\$34,000.0	\$170,000	\$69,700	41.00	\$139,304	\$61,890	0.0	0.0	1.42	1.42	\$0.55	0.00	NORTH RATES
40-12-253-024	1229 LYON ST	03/07/22	WD	\$2,750.0	\$13,750	\$9,800	71.27	\$19,600	\$3,746	44.0	85.0	0.09	0.09	\$0.73	44.00	NORTH RATES
47-33-302-006	2957 CARR ST	07/16/21	WD	\$75,600.0	\$378,000	\$182,400	48.25	\$364,818	\$99,927	340.0	293.9	2.29	2.29	\$0.76	340.00	NORTH RATES
41-06-479-034	2123 LEWIS ST	11/16/22	WD	\$7,400.0	\$37,000	\$46,800	126.49	\$93,690	\$8,495	85.0	200.0	0.20	0.10	\$0.87	85.00	NORTH RATES
41-06-479-033	2125 LEWIS ST	11/16/22	WD	\$7,400.0	\$37,000	\$46,800	126.49	\$93,690	\$8,495	85.0	200.0	0.20	0.09	\$0.87	85.00	NORTH RATES
40-12-483-007	411 GARLAND ST	10/22/21	WD	\$26,000.0	\$130,000	\$110,300	84.85	\$220,627	\$26,920	132.0	204.0	0.62	0.62	\$0.97	132.00	NORTH RATES
47-32-476-005	2730 RICHFIELD RD	12/29/21	WD	\$18,000.0	\$90,000	\$81,100	90.11	\$162,190	\$18,208	135.0	135.0	0.42	0.42	\$0.99	135.00	NORTH RATES
41-05-377-037	1831 BENNETT AVE	10/20/21	LC	\$4,600.0	\$23,000	\$20,300	88.26	\$40,596	\$3,093	114.0	27.0	0.07	0.07	\$1.49	114.00	NORTH RATES
41-09-303-038	705 KELSO ST	12/28/22	WD	\$63,960.0	\$319,800	\$194,900	60.94	\$389,807	\$39,291	168.0	233.9	0.90	0.90	\$1.63	168.00	NORTH RATES
41-08-284-004	2410 KANSAS AVE	08/31/22	WD	\$46,380.0	\$231,900	\$189,500	81.72	\$379,071	\$26,049	223.0	275.0	0.60	0.20	\$1.78	223.00	NORTH RATES
41-08-284-011	2410 KANSAS AVE	08/31/22	WD	\$46,380.0	\$231,900	\$189,500	81.72	\$379,071	\$26,049	223.0	275.0	0.60	0.40	\$1.78	223.00	NORTH RATES
40-13-178-001	1222 GLENWOOD AVE	01/26/23	OTH	\$34,000.0	\$170,000	\$454,000	267.06	\$908,015	\$18,165	189.3	97.4	0.42	0.42	\$1.87	195.00	NORTH RATES
40-13-403-014	721 HAZELTON ST	10/14/21	WD	\$20,000.0	\$100,000	\$64,000	64.00	\$128,081	\$7,754	52.0	149.0	0.18	0.18	\$2.58	52.00	NORTH RATES
40-13-255-017	901 W SECOND ST	01/19/23	WD	\$86,000.0	\$430,000	\$257,600	59.91	\$515,197	\$33,062	200.0	169.5	0.76	0.76	\$2.60	210.00	NORTH RATES
47-33-376-075	4001 N AVERILL AVE	06/30/21	WD	\$39,000.0	\$195,000	\$58,900	30.21	\$108,437	\$13,983	164.3	85.0	0.32	0.32	\$2.79	164.32	NORTH RATES
40-12-461-018	409 N GRAND TRAVERSE	07/19/22	MLC	\$42,000.0	\$210,000	\$115,100	54.81	\$230,124	\$13,068	99.0	132.0	0.30	0.30	\$3.21	99.00	NORTH RATES
40-13-403-034	802 ASYLUM ST	09/23/22	WD	\$30,400.0	\$152,000	\$64,500	42.43	\$116,751	\$9,453	64.0	147.5	0.22	0.22	\$3.22	64.00	NORTH RATES
40-12-484-015	116 FIRST AVE	06/17/21	WD	\$150,000.0	\$750,000	\$490,000	65.33	\$980,062	\$43,994	209.0	263.0	1.01	0.20	\$3.41	209.00	NORTH RATES
40-12-484-017	402 GARLAND ST	06/17/21	WD	\$150,000.0	\$750,000	\$490,000	65.33	\$980,062	\$43,994	209.0	263.0	1.01	0.13	\$3.41	209.00	NORTH RATES
40-12-484-018	W SECOND AVE	06/17/21	WD	\$150,000.0	\$750,000	\$490,000	65.33	\$980,062	\$43,994	209.0	263.0	1.01	0.59	\$3.41	209.00	NORTH RATES
41-04-106-031	3202 WESTERN RD	05/19/22	MLC	\$140,000.0	\$700,000	\$272,100	38.87	\$405,819	\$36,503	200.0	182.5	0.84	0.84	\$3.84	165.00	NORTH RATES
41-05-133-038	3211 N FRANKLIN AVE	11/09/22	WD	\$55,000.0	\$275,000	\$125,600	45.67	\$170,687	\$14,070	220.0	64.0	0.32	0.32	\$3.91	220.00	NORTH RATES
40-01-480-004	609 E PATERSON ST	08/12/21	WD	\$29,400.0	\$147,000	\$55,900	38.03	\$88,221	\$6,229	50.0	125.0	0.14	0.14	\$4.72	50.00	NORTH RATES
														\$2.16		
40-11-157-005	1161 n BALLENGER HWY	05/28/21	WD	\$82,000.0	\$410,000	\$214,800	52.39	\$429,506	\$43,298	165.0	131.1	0.50	0.50	\$3.79	165.00	NORTH RATES
46-35-352-004	3906 CLIO RD	10/28/21	WD	\$7,300.0	\$36,500	\$14,800	40.55	\$29,637	\$4,008	40.0	100.0	0.09	0.09	\$1.82	40.00	NORTH RATES
46-35-151-002	CLIO RD	07/08/22	WD	\$20,000.0	\$100,000	\$13,800	13.80	\$27,561	\$20,647	240.0	86.0	0.47	0.47	\$0.97	240.00	NORTH RATES
														\$1.40		
41-08-201-009	1906 DAVISON RD	05/28/21	WD	\$120,000.0	\$600,000	\$401,800	66.97	\$803,676	\$262,143	200.0	437.0	4.01	2.01	\$0.69	200.00	NORTH RATES
41-08-203-015	2112 DAVISON RD	07/01/22	WD	\$17,000.0	\$85,000	\$50,300	59.18	\$100,677	\$30,580	153.0	100.0	0.35	0.35	\$1.11	153.00	NORTH RATES
41-09-227-020	3860 DAVISON RD	06/22/21	WD	\$12,600.0	\$63,000	\$40,500	64.29	\$81,081	\$22,042	100.0	110.0	0.25	0.25	\$1.14	100.00	NORTH RATES
41-08-227-004	2512 DAVISON RD	11/28/22	WD	\$17,000.0	\$85,000	\$76,000	89.41	\$152,035	\$18,556	78.0	119.0	0.21	0.21	\$1.83	78.00	NORTH RATES
41-04-352-019	2905 DAVISON RD	06/04/21	WD	\$99,000.0	\$495,000	\$157,300	31.78	\$314,511	\$90,170	145.0	311.0	1.04	1.04	\$2.20	145.00	NORTH RATES
41-08-228-004	2622 DAVISON RD	09/06/21	LC	\$12,000.0	\$60,000	\$32,600	54.33	\$65,105	\$10,454	39.0	134.0	0.12	0.12	\$2.30	39.00	NORTH RATES
														\$1.54		
41-08-280-013	1109 N DORT HWY	11/02/22	WD	\$12,000.0	\$60,000	\$44,300	73.83	\$88,578	\$0	80.0	99.0	0.18	0.18	\$1.51	40.00	NORTH RATES
41-08-239-011	1401 N DORT HWY	03/22/22	WD	\$10,000.0	\$50,000	\$14,100	28.20	\$28,216	\$0	80.0	209.0	0.19	0.10	\$1.20	80.00	NORTH RATES
41-05-483-044	2109 N DORT HWY	11/10/22	LC	\$56,000.0	\$280,000	\$54,700	19.54	\$109,411	\$7,100	69.0	103.0	0.16	0.16	\$7.89	0.00	NORTH RATES
41-05-280-014	3015 N DORT HWY	04/01/21	MLC	\$17,000.0	\$85,000	\$46,100	54.24	\$92,174	\$19,425	210.0	47.5	0.45	0.45	\$0.88	210.00	NORTH RATES
41-05-226-031	3201 N DORT HWY	09/08/22	WD	\$30,000.0	\$150,000	\$51,400	34.27	\$102,712	\$8,625	157.0	55.0	0.20	0.20	\$3.48	157.00	NORTH RATES
47-32-401-021	4020 N DORT HWY	07/19/22	WD	\$24,000.0	\$120,000	\$89,400	74.50	\$178,822	\$0	106.0	231.0	0.56	0.56	\$0.98	106.00	NORTH RATES
41-08-280-010	N DORT HWY	03/22/22	WD	\$10,000.0	\$50,000	\$14,100	28.20	\$28,216	\$0	80.0	209.0	0.19	0.10	\$1.20	80.00	NORTH RATES
40-11-301-034	2702 FLUSHING RD	11/22/22	WD	\$30,000.0	\$150,000	\$64,000	42.67	\$127,982	\$19,211	100.1	128.0	0.29	0.29	\$2.34	100.08	NORTH RATES
40-10-283-016	2970 FLUSHING RD	09/24/21	WD	\$18,500.0	\$92,500	\$103,900	112.32	\$207,746	\$41,427	296.7	588.8	0.80	0.19	\$0.53	305.00	NORTH RATES
40-12-479-005	517 M L KING AVE	01/13/23	WD	\$25,000.0	\$125,000	\$46,000	36.80	\$92,070	\$0	40.0	65.0	0.06	0.06	\$9.57	40.00	NORTH RATES
40-12-431-013	701 M L KING AVE	09/09/22	WD	\$36,000.0	\$180,000	\$75,700	42.06	\$151,427	\$3,659	157.0	224.0	0.44	0.36	\$1.88	157.00	NORTH RATES
40-12-283-029	1001 N SAGINAW ST	04/21/21	WD	\$24,000.0	\$120,000	\$86,500	72.08	\$191,202	\$0	66.0	132.0	0.20	0.20	\$2.75	66.00	NORTH RATES

North Excess Acentage

47-31-105-042	4702	N	SAGINAW ST	12/02/22	WD	\$9,000.0	\$45,000	\$35,700	79.33	\$71,462	\$0	120.0	188.0	0.52	0.52	\$0.40	120.00	NORTH RATES
46-25-483-038	5217	N	SAGINAW ST	08/04/21	MLC	\$24,000.0	\$120,000	\$88,200	73.50	\$176,342	\$0	100.0	140.0	0.32	0.32	\$1.72	100.00	NORTH RATES
41-07-180-005	1101		ROBERT T LONGWAY	05/05/21	MLC	\$100,000.0	\$500,000	\$385,800	77.16	\$771,672	\$50,399	168.0	300.0	1.16	1.16	\$1.98	168.00	NORTH RATES
41-08-402-005	2210		ROBERT T LONGWAY	12/10/21	WD	\$199,000.0	\$995,000	\$442,100	44.43	\$835,242	\$49,495	360.0	110.0	0.91	0.91	\$5.03	360.00	NORTH RATES
41-08-427-073	2702		ROBERT T LONGWAY	08/12/22	WD	\$169,000.0	\$845,000	\$589,000	69.70	\$1,177,911	\$49,119	0.0	0.0	0.90	0.46	\$4.30	0.00	NORTH RATES
Totals:							\$12,437,350	\$7,549,200		\$14,803,965	\$1,455,802	6,764.4		31.28	25.04	\$3.77		

Acentage

46-34-226-013	4813		CLIO RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$251,100	6.36	\$502,296	\$35,943	40.0	275.0	2.03	1.52	\$8.94	40.00	NORTH RATES
46-34-226-011	4901		CLIO RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$1,787,600	45.26	\$6,469,537	\$440,274	40.0	275.0	25.49	24.98	\$0.71	40.00	NORTH RATES
46-35-101-001			CLIO RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$4,800	0.12	\$9,674	\$2,755	40.0	275.0	0.51	0.25	\$35.91	40.00	NORTH RATES
46-34-226-012	2501	W	PIERSON RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$227,700	5.76	\$455,539	\$30,888	190.0	450.0	1.80	1.29	\$10.09	190.00	NORTH RATES
													29.82		\$26,493.18	Price/AC		
47-29-326-010	1806		WEBSTER RD	04/30/21	WD	\$160,000.0	\$800,000	\$386,000	48.25	\$771,976	\$409,186	0.0	0.0	23.13	23.13	\$0.16	6,918.92	NORTH RATES
47-32-311-018	3801	W	BOULEVARD DR	08/31/22	CD	\$129,800.0	\$649,000	\$498,700	76.84	\$997,434	\$315,886	1,280.5	1313.0	9.21	3.70	\$0.32	35,062.13	NORTH RATES

Outlier

40-13-126-021	709	N	STEVENSON ST	09/30/22	CD	\$332,000.0	\$1,660,000	\$524,800	31.61	\$861,027	\$36,285	292.0	254.8	0.83	0.49	\$9.15	286.00	NORTH RATES
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Acerage

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Est. Land Value	Effic. Front	Depth	Net Acres	Dollars/Acre	ECF Area	Land Table
40-34-100-020	3015 AIRPARK DR NORTH	12/27/22	WD	\$200,000.0	\$1,000,000	\$307,600	30.76	\$615,173	\$52,640	258.6	373.6	1.88	\$106,383	701	AIRPORT PROPERTY
40-12-479-005	517 M L KING AVE	01/13/23	WD	\$25,000.0	\$125,000	\$51,900	41.52	\$103,833	\$11,763	40.0	65.0	0.06	\$416,667	DAREA	DOWNTOWN AREA
41-18-178-017	319 E COURT ST	08/15/22	LC	\$34,000.0	\$170,000	\$88,800	52.24	\$177,675	\$38,421	70.0	122.0	0.20	\$173,469	DAREA	DOWNTOWN AREA
41-18-160-001	800 S SAGINAW ST	02/03/23	PTA	\$92,000.0	\$460,000	\$322,200	70.04	\$644,445	\$160,251	83.0	148.5	0.28	\$325,088	714	DOWNTOWN AREA
41-18-154-021	312 W COURT ST	03/03/23	WD	\$24,000.0	\$120,000	\$146,200	121.83	\$292,415	\$36,266	154.0	282.0	0.33	\$72,072	DAREA	SOUTH RATES
41-18-180-009	927 S SAGINAW ST	10/14/21	WD	\$100,000.0	\$500,000	\$203,300	40.66	\$408,010	\$88,602	132.0	112.0	0.34	\$294,985	DAREA	SOUTH RATES
41-18-331-022	1214 S SAGINAW ST	12/15/22	WD	\$80,000.0	\$400,000	\$398,700	99.68	\$797,390	\$124,407	247.3	333.0	0.95	\$84,034	DAREA	SOUTH RATES
41-18-331-018	1206 S SAGINAW ST	12/15/22	WD	\$80,000.0	\$400,000	\$398,700	99.68	\$797,390	\$124,407	247.3	333.0	0.95	\$84,034	DAREA	SOUTH RATES
41-18-209-058	800 E COURT ST	03/24/23	WD	\$730,000.0	\$3,650,000	\$1,541,000	42.22	\$275,925	\$275,925	430.0	430.0	4.25	\$171,967	702	MULTI UNIT/APARTMENTS
47-33-376-120	3901 N AVERILL AVE	07/16/21	QC	\$440,000.0	\$2,200,000	\$1,152,600	52.39	\$2,305,131	\$356,350	0.0	0.0	5.66	\$77,739	702	MULTI UNIT/APARTMENTS
40-14-178-001	352 BRADLEY AVE	07/16/21	QC	\$712,000.0	\$3,560,000	\$761,100	21.38	\$1,522,189	\$581,910	0.0	0.0	9.55	\$74,586	702	MULTI UNIT/APARTMENTS
41-05-377-037	1831 BENNETT AVE	10/20/21	LC	\$4,600.0	\$23,000	\$22,400	97.39	\$44,841	\$6,186	114.0	27.0	0.07	\$64,789	NE	NORTH RATES
40-12-253-024	1229 LYON ST	03/07/22	WD	\$2,750.0	\$13,750	\$11,700	85.09	\$23,346	\$7,492	44.0	85.0	0.09	\$31,977	732	NORTH RATES
46-35-352-004	3906 CLIO RD	10/28/21	WD	\$7,300.0	\$36,500	\$14,900	40.82	\$29,749	\$5,010	40.0	100.0	0.09	\$79,348	NW	NORTH RATES
41-08-228-004	2622 DAVISON RD	09/06/21	LC	\$12,000.0	\$60,000	\$32,700	54.50	\$65,475	\$9,147	39.0	134.0	0.12	\$100,000	NE	NORTH RATES
40-01-480-004	609 E PATERSON ST	08/12/21	WD	\$29,400.0	\$147,000	\$55,900	38.03	\$88,221	\$6,229	50.0	125.0	0.14	\$205,594	703	NORTH RATES
41-05-483-044	2109 N DORT HWY	11/10/22	LC	\$56,000.0	\$280,000	\$56,300	20.11	\$112,664	\$7,100	69.0	103.0	0.16	\$343,558	NE	NORTH RATES
40-13-403-014	721 HAZELTON ST	10/14/21	WD	\$20,000.0	\$100,000	\$67,900	67.90	\$135,835	\$15,508	52.0	149.0	0.18	\$112,360	732	NORTH RATES
41-08-280-013	1109 N DORT HWY	11/02/22	WD	\$12,000.0	\$60,000	\$52,600	87.67	\$105,201	\$13,874	80.0	99.0	0.18	\$65,934	NE	NORTH RATES
41-08-239-011	1401 N DORT HWY	03/22/22	WD	\$10,000.0	\$50,000	\$14,100	28.20	\$28,216	\$0	80.0	209.0	0.19	\$52,083	NE	NORTH RATES
41-05-226-031	3201 N DORT HWY	09/08/22	WD	\$30,000.0	\$150,000	\$51,400	34.27	\$102,712	\$8,625	157.0	55.0	0.20	\$151,515	NE	NORTH RATES
40-12-283-029	1001 N SAGINAW ST	04/21/21	WD	\$24,000.0	\$120,000	\$86,500	72.08	\$212,982	\$21,780	66.0	132.0	0.20	\$120,000	703	NORTH RATES
41-08-227-004	2512 DAVISON RD	11/28/22	WD	\$17,000.0	\$85,000	\$76,900	90.47	\$153,857	\$16,237	78.0	119.0	0.21	\$79,812	NE	NORTH RATES
40-13-403-034	802 ASYLUM ST	09/23/22	WD	\$30,400.0	\$152,000	\$64,500	42.43	\$126,204	\$18,906	64.0	147.5	0.22	\$140,092	732	NORTH RATES
41-09-227-020	3860 DAVISON RD	06/22/21	WD	\$12,600.0	\$63,000	\$40,100	63.65	\$80,129	\$19,287	100.0	110.0	0.25	\$49,802	NE	NORTH RATES
40-11-301-034	2702 FLUSHING RD	11/22/22	WD	\$30,000.0	\$150,000	\$63,600	42.40	\$127,262	\$22,412	100.1	128.0	0.29	\$102,041	NW	NORTH RATES
40-12-461-018	409 N GRAND TRAVERSE	07/19/22	MLC	\$42,000.0	\$210,000	\$115,100	54.81	\$230,124	\$13,068	99.0	132.0	0.30	\$140,000	DAREA	NORTH RATES
46-25-483-038	5217 N SAGINAW ST	08/04/21	MLC	\$24,000.0	\$120,000	\$97,300	81.08	\$194,595	\$24,470	100.0	140.0	0.32	\$74,766	NW	NORTH RATES
47-33-376-075	4001 N AVERILL AVE	06/30/21	WD	\$39,000.0	\$195,000	\$58,900	30.21	\$122,420	\$27,966	164.3	85.0	0.32	\$121,495	703	NORTH RATES
41-05-133-038	3211 N FRANKLIN AVE	04/07/21	WD	\$55,000.0	\$275,000	\$125,600	45.67	\$184,757	\$28,140	220.0	64.0	0.32	\$170,279	702	NORTH RATES
41-08-203-015	2112 DAVISON RD	07/01/22	WD	\$17,000.0	\$85,000	\$50,300	59.18	\$100,677	\$30,580	153.0	100.0	0.35	\$48,433	746	NORTH RATES
40-13-178-001	1222 GLENWOOD AVE	01/26/23	OTH	\$34,000.0	\$170,000	\$463,100	272.41	\$926,180	\$36,330	189.3	97.4	0.42	\$81,535	748	NORTH RATES
47-32-476-005	2730 RICHFIELD RD	12/29/21	WD	\$18,000.0	\$90,000	\$92,200	102.44	\$184,400	\$36,416	135.0	135.0	0.42	\$43,062	NE	NORTH RATES
40-12-431-013	701 M L KING AVE	09/09/22	WD	\$36,000.0	\$180,000	\$75,700	42.06	\$151,427	\$3,659	157.0	224.0	0.44	\$82,005	746	NORTH RATES
41-05-280-014	3015 N DORT HWY	04/01/21	MLC	\$17,000.0	\$85,000	\$46,100	54.24	\$92,174	\$19,425	210.0	47.5	0.45	\$38,117	NE	NORTH RATES
46-35-151-002	CLIO RD	07/08/22	WD	\$20,000.0	\$100,000	\$16,400	16.40	\$32,723	\$25,809	240.0	86.0	0.47	\$42,194	745	NORTH RATES
40-11-157-005	1161 N BALLENGER HWY	05/28/21	WD	\$82,000.0	\$410,000	\$213,200	52.00	\$426,415	\$54,123	165.0	131.1	0.50	\$164,990	NW	NORTH RATES
47-31-105-042	4702 N SAGINAW ST	12/02/22	WD	\$9,000.0	\$45,000	\$55,500	123.33	\$110,949	\$39,487	120.0	188.0	0.52	\$17,375	746	NORTH RATES
47-32-401-021	4020 N DORT HWY	07/19/22	WD	\$24,000.0	\$120,000	\$104,200	86.83	\$208,311	\$24,481	106.0	231.0	0.56	\$42,705	NE	NORTH RATES
41-08-284-004	2410 KANSAS AVE	08/31/22	WD	\$46,380.0	\$231,900	\$189,500	81.72	\$379,071	\$26,049	223.0	275.0	0.60	\$77,559	NE	NORTH RATES
41-08-284-011	2410 KANSAS AVE	08/31/22	WD	\$46,380.0	\$231,900	\$189,500	81.72	\$379,071	\$26,049	223.0	275.0	0.60	\$77,559	746	NORTH RATES
40-12-483-007	411 GARLAND ST	10/22/21	WD	\$26,000.0	\$130,000	\$123,800	95.23	\$247,547	\$53,840	132.0	204.0	0.62	\$42,071	746	NORTH RATES
41-16-228-101	910 S CENTER RD	12/22/21	OTH	\$87,000.0	\$435,000	\$163,400	37.56	\$326,760	\$82,328	147.6	219.2	0.76	\$115,079	SE	NORTH RATES
40-13-255-017	901 W SECOND ST	01/19/23	WD	\$86,000.0	\$430,000	\$274,100	63.74	\$548,259	\$66,124	200.0	169.5	0.76	\$113,307	746	NORTH RATES
40-10-283-015	2976 FLUSHING RD	09/24/21	WD	\$18,500.0	\$92,500	\$103,900	112.32	\$207,746	\$41,427	296.7	588.8	0.80	\$23,154	NW	NORTH RATES
40-10-283-016	2970 FLUSHING RD	09/24/21	WD	\$18,500.0	\$92,500	\$103,900	112.32	\$207,746	\$41,427	296.7	588.8	0.80	\$23,154	NW	NORTH RATES
40-12-384-032	606 WOLCOTT ST	09/30/22	CD	\$332,000.0	\$1,660,000	\$524,800	31.61	\$861,027	\$36,285	292.0	254.8	0.83	\$398,559	702	NORTH RATES
41-04-106-031	3202 WESTERN RD	05/19/22	MLC	\$140,000.0	\$700,000	\$272,100	38.87	\$442,322	\$73,006	200.0	182.5	0.84	\$167,064	702	NORTH RATES
41-09-303-038	705 KELSO ST	12/28/22	WD	\$63,960.0	\$319,800	\$220,900	69.07	\$441,877	\$78,582	168.0	233.9	0.90	\$70,909	SE	NORTH RATES
41-08-427-074	2702 ROBERT T LONGWAY	08/12/22	WD	\$169,000.0	\$845,000	\$589,000	69.70	\$1,177,911	\$49,119	0.0	0.0	0.90	\$187,154	SE	NORTH RATES
41-08-402-005	2210 ROBERT T LONGWAY	12/10/21	WD	\$199,000.0	\$995,000	\$442,100	44.43	\$864,939	\$79,192	360.0	110.0	0.91	\$218,922	702	NORTH RATES
40-12-484-017	402 GARLAND ST	06/17/21	WD	\$150,000.0	\$750,000	\$490,000	65.33	\$980,062	\$43,994	209.0	263.0	1.01	\$148,515	703	NORTH RATES
41-04-352-019	2905 DAVISON RD	06/04/21	WD	\$99,000.0	\$495,000	\$151,600	30.63	\$303,240	\$78,899	145.0	311.0	1.04	\$95,652	749	NORTH RATES
41-07-180-005	1101 ROBERT T LONGWAY	05/05/21	MLC	\$100,000.0	\$500,000	\$411,000	82.20	\$822,071	\$100,798	168.0	300.0	1.16	\$86,430	748	NORTH RATES
46-25-159-022	413 W RUSSELL AVE	12/01/21	WD	\$34,000.0	\$170,000	\$100,600	59.18	\$201,194	\$123,780	0.0	0.0	1.42	\$23,927	711	NORTH RATES

Acerage

46-34-226-013	4813 CLIO RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$251,100	6.36	\$502,296	\$35,943	40.0	275.0	2.03	\$389,354	705	NORTH RATES	
47-33-302-006	2957 CARR ST	07/16/21	WD	\$75,600.0	\$378,000	\$221,800	58.68	\$443,613	\$178,722	340.0	293.9	2.29	\$32,956	702	NORTH RATES	
41-07-204-027	1101 CHAVEZ DR	03/23/22	WD	\$48,800.0	\$244,000	\$374,100	153.32	\$748,232	\$186,132	0.0	0.0	2.78	\$17,554	NE	NORTH RATES	
41-08-201-009	1906 DAVISON RD	05/28/21	WD	\$120,000.0	\$600,000	\$401,800	66.97	\$803,676	\$262,143	200.0	437.0	4.01	\$29,910	NE	NORTH RATES	
47-32-311-018	3801 W BOULEVARD DR	08/31/22	CD	\$129,800.0	\$649,000	\$498,700	76.84	\$997,434	\$315,886	1,280.5	1313.0	9.21	\$14,101	705	NORTH RATES	
47-29-326-010	1806 WEBSTER RD	04/30/21	WD	\$160,000.0	\$800,000	\$435,400	54.43	\$870,799	\$496,306	0.0	0.0	23.13	\$6,919	NE	NORTH RATES	
46-34-226-011	4901 CLIO RD	11/18/22	WD	\$790,000.0	\$3,950,000	\$1,787,600	45.26	\$6,469,537	\$440,274	40.0	275.0	25.49	\$30,995	NW	NORTH RATES	
												90.86	\$5,156,665	\$56,755.83		
40-24-483-037	3616 FENTON RD	10/20/22	MLC	\$16,200.0	\$81,000	\$25,600	31.60	\$51,280	\$5,576	13.0	107.0	0.03	\$506,250	SW	SOUTH RATES	
40-24-483-034	3612 FENTON RD	06/28/22	WD	\$7,000.0	\$35,000	\$31,400	89.71	\$62,883	\$8,536	20.0	107.0	0.05	\$142,857	SW	SOUTH RATES	
41-19-280-042	2921 S SAGINAW ST	11/30/22	WD	\$29,000.0	\$145,000	\$47,400	32.69	\$94,704	\$6,272	22.0	143.0	0.07	\$402,778	703	SOUTH RATES	
41-19-433-022	3318 S SAGINAW ST	06/02/22	QC	\$4,000.0	\$20,000	\$23,100	115.50	\$46,198	\$7,840	40.0	98.0	0.09	\$44,444	SW	SOUTH RATES	
41-19-433-022	3318 S SAGINAW ST	06/08/21	WD	\$5,000.0	\$25,000	\$23,100	92.40	\$46,198	\$7,840	40.0	98.0	0.09	\$55,556	SW	SOUTH RATES	
41-19-436-014	3414 S SAGINAW ST	12/30/21	LC	\$10,000.0	\$50,000	\$34,800	69.60	\$69,600	\$9,670	47.0	103.0	0.11	\$90,090	SW	SOUTH RATES	
41-16-331-019	1818 S AVERILL AVE	11/18/22	WD	\$17,800.0	\$89,000	\$45,500	51.12	\$90,977	\$12,980	65.0	100.0	0.15	\$119,463	SE	SOUTH RATES	
40-24-230-015	1902 FENTON RD	03/11/23	WD	\$56,000.0	\$280,000	\$88,300	31.54	\$176,644	\$27,008	67.5	100.0	0.16	\$361,290	SW	SOUTH RATES	
40-14-364-011	3502 CORUNNA RD	03/02/23	WD	\$9,000.0	\$45,000	\$7,400	16.44	\$14,781	\$11,631	97.0	80.0	0.18	\$50,562	SW	SOUTH RATES	
40-23-202-001	2549 CORUNNA RD	02/05/22	LC	\$19,000.0	\$95,000	\$46,900	49.37	\$93,788	\$12,741	80.0	106.0	0.20	\$97,436	SW	SOUTH RATES	
40-22-227-024	3721 CORUNNA RD	03/24/23	WD	\$20,000.0	\$100,000	\$26,700	26.70	\$53,389	\$22,978	80.0	115.0	0.21	\$94,787	SW	SOUTH RATES	
41-19-436-018	3432 S SAGINAW ST	12/28/22	MLC	\$48,000.0	\$240,000	\$97,800	40.75	\$195,543	\$20,908	95.0	110.0	0.24	\$200,000	SW	SOUTH RATES	
40-25-201-057	1605 W ATHERTON RD	06/29/21	MLC	\$60,000.0	\$300,000	\$139,600	46.53	\$279,120	\$27,300	78.0	140.0	0.25	\$239,044	SW	SOUTH RATES	
41-29-204-001	510 LETA AVE	04/19/21	WD	\$12,800.0	\$64,000	\$55,800	87.19	\$111,589	\$22,390	114.7	107.0	0.26	\$49,805	SE	SOUTH RATES	
41-20-278-019	2730 S DORT HWY	05/26/22	WD	\$15,000.0	\$75,000	\$25,300	33.73	\$50,519	\$14,266	76.0	150.0	0.26	\$57,252	SE	SOUTH RATES	
41-18-153-014	724 S GRAND TRAVERSE	09/30/21	WD	\$19,000.0	\$95,000	\$54,200	57.05	\$108,362	\$24,394	92.3	132.0	0.28	\$67,857	703	SOUTH RATES	
40-15-476-035	3929 W COURT ST	12/15/22	LC	\$39,000.0	\$195,000	\$127,200	65.23	\$254,394	\$24,654	107.3	111.0	0.28	\$137,809	SW	SOUTH RATES	
41-18-226-008	903 E COURT ST	04/08/22	WD	\$40,000.0	\$200,000	\$62,000	31.00	\$123,987	\$28,576	120.3	117.0	0.33	\$121,951	732	SOUTH RATES	
40-14-366-024	3302 CORUNNA RD	09/15/21	LC	\$18,000.0	\$90,000	\$86,400	96.00	\$172,819	\$23,981	160.0	100.0	0.37	\$49,046	746	SOUTH RATES	
41-20-430-032	3124 S DORT HWY	06/15/21	WD	\$21,500.0	\$107,500	\$124,300	115.63	\$248,637	\$20,636	110.0	150.0	0.38	\$56,728	SE	SOUTH RATES	
41-07-453-051	526 CRAPO ST	11/03/22	WD	\$80,000.0	\$400,000	\$269,800	67.45	\$577,839	\$38,682	150.0	129.0	0.44	\$180,180	702	SOUTH RATES	
41-30-159-057	950 W HEMPHILL RD	10/07/21	WD	\$43,000.0	\$215,000	\$80,000	37.21	\$159,931	\$0	138.0	155.2	0.49	\$87,398	SW	SOUTH RATES	
41-18-161-010	314 W FIFTH ST	10/29/21	WD	\$58,400.0	\$292,000	\$111,400	38.15	\$222,993	\$64,557	172.1	262.0	0.49	\$118,219	703	SOUTH RATES	
40-23-305-001	3631 MILLER RD	05/13/22	WD	\$80,000.0	\$400,000	\$208,300	52.08	\$416,682	\$77,907	154.0	132.5	0.51	\$156,556	717	SOUTH RATES	
41-16-303-009	1830 KELSO ST	08/12/22	WD	\$29,500.0	\$147,500	\$54,800	37.15	\$109,586	\$45,042	225.0	100.0	0.52	\$57,060	SE	SOUTH RATES	
41-18-301-006	505 W COURT ST	08/19/21	WD	\$13,400.0	\$67,000	\$42,600	63.58	\$85,195	\$20,648	83.5	123.8	0.55	\$24,453	415	SOUTH RATES	
41-09-483-031	3805 E COURT ST	02/23/23	PTA	\$106,000.0	\$530,000	\$292,500	55.19	\$584,967	\$85,074	165.0	171.8	0.65	\$162,826	717	SOUTH RATES	
40-23-303-002	3626 MILLER RD	08/23/22	WD	\$102,600.0	\$513,000	\$264,000	51.46	\$528,021	\$101,693	281.0	97.9	0.67	\$153,823	733	SOUTH RATES	
40-24-484-035	1202 W ATHERTON RD	03/16/22	WD	\$38,000.0	\$190,000	\$0	0.00	\$308,633	\$75,033	220.0	136.4	0.69	\$55,152	711	SOUTH RATES	
41-09-483-032	3709 E COURT ST	02/03/23	WD	\$50,000.0	\$250,000	\$50,500	20.20	\$101,020	\$90,039	150.0	200.0	0.69	\$72,569	SE	SOUTH RATES	
41-18-302-026	916 S GRAND TRAVERSE	09/02/22	WD	\$50,000.0	\$250,000	\$210,400	84.16	\$420,712	\$78,408	231.0	264.0	0.70	\$71,429	HSCOV	SOUTH RATES	
40-13-331-022	1402 W COURT ST	07/13/22	WD	\$35,800.0	\$179,000	\$127,600	71.28	\$255,160	\$68,214	162.7	242.0	0.78	\$45,722	SW	SOUTH RATES	
41-18-181-004	224 E COURT ST	05/11/22	WD	\$540,000.0	\$2,700,000	\$1,173,900	43.48	\$2,891,269	\$82,979	267.0	477.3	0.79	\$687,023	702	SOUTH RATES	
41-16-379-040	2030 S AVERILL AVE	11/15/22	WD	\$104,000.0	\$520,000	\$168,400	32.38	\$394,778	\$84,594	180.0	235.0	0.97	\$107,106	702	SOUTH RATES	
40-15-484-029	3930 CORUNNA RD	05/18/21	CD	\$443,924.0	\$2,219,620	\$641,500	28.90	\$1,283,099	\$106,613	273.7	160.7	0.98	\$453,446	722	SOUTH RATES	
41-16-482-014	3807 LIPPINCOTT BLVD	03/02/22	WD	\$132,000.0	\$660,000	\$319,300	48.38	\$797,159	\$85,814	429.3	100.0	0.99	\$134,010	702	SOUTH RATES	
41-16-351-020	1901 S DORT HWY	11/01/21	WD	\$160,000.0	\$800,000	\$295,100	36.89	\$590,196	\$61,855	165.0	300.0	1.14	\$140,845	749	SOUTH RATES	
41-19-480-006	3725 S SAGINAW ST	07/01/21	WD	\$125,000.0	\$625,000	\$352,200	56.35	\$704,331	\$100,188	348.0	144.0	1.15	\$108,696	733	SOUTH RATES	
41-17-327-018	2017 LAPEER RD	12/30/21	WD	\$533,000.0	\$2,665,000	\$0	0.00	\$106,265	\$54,058	256.7	201.3	1.24	\$429,492	746	SOUTH RATES	
41-19-359-024	3717 FENTON RD	05/23/21	WD	\$300,000.0	\$1,500,000	\$406,600	27.11	\$813,150	\$220,064	200.0	275.0	1.26	\$237,530	SW	SOUTH RATES	
41-29-277-065	4410 S DORT HWY	08/11/22	WD	\$50,000.0	\$250,000	\$84,200	33.68	\$168,492	\$96,369	137.4	404.0	1.27	\$39,246	SE	SOUTH RATES	
41-20-278-035	2502 S DORT HWY	02/04/22	WD	\$14,200.0	\$71,000	\$622,600	876.90	\$1,245,188	\$89,842	57.5	350.0	1.65	\$8,606	749	SOUTH RATES	
41-16-401-016	3711 LAPEER RD	05/12/22	OTH	\$392,500.0	\$1,962,500	\$955,500	48.69	\$1,910,907	\$57,521	1,265.0	521.5	3.03	\$129,538	SE	SOUTH RATES	
41-20-278-027	S DORT HWY	01/03/23	CD	\$20,501.0	\$102,505	\$83,000	80.97	\$166,088	\$166,088	440.0	569.3	5.75	\$3,565	SE	SOUTH RATES	
Totals:					\$54,650,475	\$23,904,900		\$48,754,925	\$7,573,453	17,492.3		31.38	\$6,609,496	\$210,627.66		
						Sale. Ratio =>	43.74									

Acerage

41-18-117-002	615 S SAGINAW ST	09/29/21	WD	\$320,000.0	\$1,600,000	\$1,467,500	91.72	\$2,934,920	\$86,073	44.0	150.5	0.15	\$2,105,263	714B	DOWNTOWN AREA
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Downtown Area

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	Actual Front	Land Table
40-12-479-005	517 M L KING AVE	01/13/23	WD	\$25,000.00	\$125,000	\$50,000	40.00	\$99,912	\$7,842	40.0	65.0	0.06	0.06	\$9.57	40.00	Edge
41-18-178-017	319 E COURT ST	08/15/22	LC	\$34,000.00	\$170,000	\$82,400	48.47	\$164,868	\$25,614	70.0	122.0	0.20	0.20	\$3.98	70.00	Edge
														\$6.77		
41-18-160-001	800 S SAGINAW ST	02/03/23	PTA	\$92,000.00	\$460,000	\$322,200	70.04	\$644,445	\$160,251	83.0	148.5	0.28	0.28	\$7.46	83.00	Bricks
Totals:					\$755,000	\$454,600		\$909,225	\$193,707	193.0		0.54	0.54			
							Sale. Ratio =>	60.21								
							Std. Dev. =>	15.49								

Outlier

41-18-117-002	615 S SAGINAW ST	09/29/21	WD	\$320,000.00	\$1,600,000	\$1,467,500	91.72	\$2,934,920	\$86,073	44.0	150.5	0.15	0.15	\$48.33	44.00	Bricks
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Airport

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Actual Front	ECF Area
40-34-100-020	3015 AIRPARK DR NORTH	12/27/22	WD	\$200,000.0	\$1,000,000	\$307,600	30.76	\$615,173	\$437,467	\$52,640	258.6	373.6	1.88	1.88	\$106,383	258.63	701
Totals:					\$1,000,000	\$307,600		\$615,173	\$437,467	\$52,640	258.6		1.88	1.88			
							Sale. Ratio =>	30.76									

Industrial Land

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/ Sale	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Land Table
41-16-327-010	1834 BAGWELL ST	06/28/21	WD	\$350,000	\$183,500	52.43	\$25,740	1.14	\$22,500	802	INDUSTRIAL
41-04-352-013	2929 DAVISON RD	01/25/21	WD	\$600,000	\$403,800	67.30	\$33,390	1.48	\$22,500	803	INDUSTRIAL
41-09-303-009	245 KELSO ST	06/06/22	WD	\$225,000	\$160,500	71.33	\$52,875	2.35	\$22,500	807	INDUSTRIAL
41-04-302-016	2421 BRANCH RD	01/23/20	MLC	\$400,000	\$241,900	60.48	\$64,215	2.85	\$22,500	802	INDUSTRIAL
47-31-452-050	3600 JAMES P COLE BLVD	01/12/22	WD	\$378,993	\$208,700	55.07	\$91,080	4.32	\$21,083	807	INDUSTRIAL
41-16-351-052	3302 KENT ST	01/10/22	WD	\$2,500,000	\$1,759,700	70.39	\$172,500	9.00	\$19,167	805	INDUSTRIAL
41-06-176-043	902 LEITH ST	11/12/20	CD	\$200,000	\$145,900	72.95	\$209,550	10.06	\$20,830	800	INDUSTRIAL
40-33-301-005	4500 MATTHEW DR	11/30/20	OTH	\$14,000,000	\$7,899,500	56.43	\$435,400	15.55	\$28,000	701	AIRPORT PROPERTY
40-33-301-004	4400 MATTHEW DR	04/14/21	CD	\$23,050,000	\$4,862,600	21.10	\$421,900	21.10	\$20,000	806	AIRPORT PROPERTY
Totals:				\$41,703,993	\$15,866,100		\$1,506,650	67.86			

Outlier												
40-13-328-054	1701 GLENWOOD AVE	03/05/20	WD	\$125,000	\$12,000	9.60	\$24,075	1.07		802	INDUSTRIAL	Purchased by Kettering