

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Table
41-17-309-032	1802 LAPEER RD	08/03/23	WD	\$26,650,000	\$0	0.00	\$16,608,147	\$1,201,320	\$25,448,680	\$22,009,753	1.156	373,633	\$68.11	702	SOUTH RATES
47-33-476-103	3800 RICHFIELD RD	08/03/23	WD	\$26,650,000	\$0	0.00	\$16,608,147	\$1,201,320	\$25,448,680	\$22,009,753	1.156	373,633	\$68.11	702	NORTH RATES
41-16-379-048	2016 S AVERILL AVE	09/06/23	WD	\$275,000	\$91,400	33.24	\$217,877	\$37,548	\$237,452	\$267,154	0.889	7,020	\$33.83	703	SOUTH RATES
40-11-280-035	1352 N CHEVROLET AVE	07/31/24	WD	\$68,000	\$37,900	55.74	\$80,313	\$22,542	\$45,458	\$210,076	0.216	2,400	\$18.94	711	NORTH RATES
46-25-129-028	6815 VERDUN ST	08/20/24	WD	\$165,000	\$96,400	58.42	\$192,797	\$33,055	\$131,945	\$638,968	0.206	5,652	\$23.34	711	NORTH RATES
40-12-253-024	1229 LYON ST	05/03/23	MLC	\$35,000	\$19,100	54.57	\$38,247	\$6,529	\$28,471	\$43,749	0.651	2,664	\$10.69	732	NORTH RATES
40-12-253-024	1229 LYON ST	09/03/24	WD	\$39,500	\$19,100	48.35	\$38,247	\$6,529	\$32,971	\$43,749	0.754	2,664	\$12.38	732	NORTH RATES
41-18-182-004	314 E COURT ST	12/18/23	WD	\$50,000	\$58,400	116.80	\$116,827	\$21,331	\$28,669	\$131,719	0.218	2,142	\$13.38	732	DOWNTOWN AREA
40-23-127-001	2919 CORUNNA RD	06/20/23	WD	\$25,000	\$29,600	118.40	\$59,130	\$15,557	\$9,443	\$87,146	0.108	5,858	\$1.61	746	SOUTH RATES
41-09-301-030	425 S DORT HWY	05/22/24	MLC	\$100,000	\$78,700	78.70	\$157,355	\$41,063	\$58,937	\$232,584	0.253	11,730	\$5.02	746	NORTH RATES
40-14-372-003	3018 CORUNNA RD	08/17/23	WD	\$450,000	\$310,000	68.89	\$620,023	\$140,741	\$309,259	\$958,564	0.323	21,159	\$14.62	746	SOUTH RATES
41-09-426-043	3711 GOREY AVE	06/02/23	WD	\$440,000	\$199,700	45.39	\$399,335	\$48,457	\$391,543	\$701,756	0.558	13,125	\$29.83	746	INDUSTRIAL
40-13-226-006	434 W WATER ST	03/06/25	MLC	\$112,000	\$38,800	34.64	\$77,537	\$10,455	\$101,545	\$134,164	0.757	9,644	\$10.53	746	NORTH RATES
41-17-329-023	1917 HOWARD AVE	01/28/25	MLC	\$525,000	\$193,600	36.88	\$387,110	\$151,240	\$373,760	\$471,740	0.792	21,914	\$17.06	746	SOUTH RATES
47-29-301-005	5901 N DORT HWY	09/01/23	WD	\$279,000	\$104,700	37.53	\$209,189	\$93,370	\$185,630	\$231,638	0.801	8,192	\$22.66	746	NORTH RATES
41-09-303-012	529 KELSO ST	04/19/24	WD	\$833,000	\$185,200	22.23	\$370,329	\$87,722	\$745,278	\$565,214	1.319	17,556	\$42.45	746	NORTH RATES
41-04-301-013	2430 N DORT HWY	05/04/23	WD	\$225,000	\$49,400	21.96	\$98,836	\$27,088	\$197,912	\$143,496	1.379	4,800	\$41.23	746	NORTH RATES
											0.699				
41-08-434-033	400 S DORT HWY	01/30/25	WD	\$600,000	\$327,400	54.57	\$654,773	\$57,894	\$542,106	\$385,083	1.408	6,709	\$80.80	748	NORTH RATES
41-18-158-011	809 CHURCH ST	08/28/23	WD	\$350,000	\$115,800	33.09	\$231,544	\$35,861	\$314,139	\$260,911	1.204	2,226	\$141.12	HSCOV	DOWNTOWN AREA
41-18-182-003	310 E COURT ST	12/18/23	WD	\$140,000	\$64,500	46.07	\$129,063	\$24,251	\$115,749	\$139,749	0.828	2,506	\$46.19	HSCOV	DOWNTOWN AREA
41-18-326-018	1015 CHURCH ST	03/03/25	WD	\$200,000	\$119,300	59.65	\$238,520	\$65,193	\$134,807	\$231,103	0.583	3,814	\$35.35	HSCOV	DOWNTOWN AREA
41-18-331-020	1203 BEACH ST	05/13/24	WD	\$165,000	\$59,100	35.82	\$118,120	\$38,160	\$126,840	\$106,613	1.190	2,146	\$59.11	HSCOV	DOWNTOWN AREA
41-05-353-031	2118 LEWIS ST	10/18/24	WD	\$70,000	\$54,800	78.29	\$109,614	\$31,296	\$38,704	\$104,424	0.371	14,580	\$2.65	NE	NORTH RATES
47-30-378-005	820 E RIDGEWAY AVE	02/20/25	MLC	\$149,900	\$123,000	82.05	\$246,017	\$25,471	\$124,429	\$294,061	0.423	3,458	\$35.98	NE	NORTH RATES
47-29-101-002	7045 N DORT HWY	08/09/23	WD	\$56,000	\$38,300	68.39	\$76,584	\$24,108	\$31,892	\$69,968	0.456	1,975	\$16.15	NE	NORTH RATES
47-33-307-033	3025 RICHFIELD RD	06/28/24	WD	\$25,000	\$16,300	65.20	\$32,552	\$6,487	\$18,513	\$34,753	0.533	460	\$40.25	NE	NORTH RATES
41-05-151-001	3018 LEWIS ST	09/03/24	WD	\$70,000	\$41,900	59.86	\$83,701	\$28,931	\$41,069	\$73,027	0.562	2,970	\$13.83	NE	NORTH RATES
41-09-227-020	3860 DAVISON RD	12/07/23	WD	\$70,000	\$37,700	53.86	\$75,383	\$19,686	\$50,314	\$74,263	0.678	3,120	\$16.13	NE	NORTH RATES

47-29-302-020	6120 N DORT HWY	04/13/23	WD	\$200,000	\$96,100	48.05	\$192,293	\$62,221	\$137,779	\$173,429	0.794	3,072	\$44.85	NE	NORTH RATES	
41-05-455-016	1917 DAVISON RD	05/01/23	LC	\$260,000	\$91,100	35.04	\$182,187	\$40,903	\$219,097	\$188,379	1.163	5,564	\$39.38	NE	NORTH RATES	
47-32-451-033	2014 RICHFIELD RD	09/21/23	WD	\$350,000	\$117,800	33.66	\$235,557	\$41,694	\$308,306	\$258,484	1.193	4,439	\$69.45	NE	NORTH RATES	
												0.686				
46-25-179-019	101 E RUTH AVE	06/19/24	LC	\$62,500	\$44,900	71.84	\$89,841	\$15,401	\$47,099	\$114,523	0.411	2,331	\$20.21	NW	NORTH RATES	
46-26-101-049	6710 CLIO RD	03/05/24	WD	\$40,000	\$25,300	63.25	\$50,620	\$21,538	\$18,462	\$44,742	0.413	2,448	\$7.54	NW	NORTH RATES	
40-10-204-057	3422 FLUSHING RD	01/31/25	WD	\$280,000	\$150,100	53.61	\$300,114	\$68,636	\$211,364	\$356,120	0.594	4,746	\$44.54	NW	NORTH RATES	
40-10-204-035	3214 FLUSHING RD	10/12/23	WD	\$320,000	\$169,200	52.88	\$338,308	\$81,849	\$238,151	\$394,552	0.604	7,959	\$29.92	NW	NORTH RATES	
40-02-107-064	2802 CLIO RD	07/12/24	WD	\$60,000	\$29,800	49.67	\$59,624	\$12,053	\$47,947	\$73,186	0.655	1,769	\$27.10	NW	NORTH RATES	
40-12-259-047	1143 M L KING AVE	05/24/24	MLC	\$140,000	\$60,400	43.14	\$120,765	\$15,159	\$124,841	\$162,471	0.768	3,549	\$35.18	NW	NORTH RATES	
40-11-301-028	2732 FLUSHING RD	08/15/24	WD	\$400,000	\$161,900	40.48	\$323,895	\$25,597	\$374,403	\$458,920	0.816	6,316	\$59.28	NW	NORTH RATES	
40-01-359-029	1716 DUPONT ST	05/19/23	MLC	\$180,000	\$62,900	34.94	\$125,890	\$23,267	\$156,733	\$157,882	0.993	5,305	\$29.54	NW	NORTH RATES	
												0.657				
41-21-101-038	2211 S DORT HWY	10/13/23	WD	\$160,000	\$193,000	120.63	\$385,947	\$42,024	\$117,976	\$509,516	0.232	3,652	\$32.30	SE	SOUTH RATES	
41-17-430-049	2914 LAPEER RD	01/28/25	WD	\$85,000	\$67,200	79.06	\$134,498	\$36,316	\$48,684	\$145,455	0.335	2,760	\$17.64	SE	SOUTH RATES	
41-20-226-030	2302 S DORT HWY	04/24/23	WD	\$146,000	\$102,900	70.48	\$205,759	\$84,667	\$61,333	\$179,396	0.342	6,050	\$10.14	SE	SOUTH RATES	
41-08-485-031	810 S DORT HWY	10/31/23	WD	\$60,500	\$52,700	87.11	\$105,317	\$12,754	\$47,746	\$137,130	0.348	1,590	\$30.03	SE	NORTH RATES	
41-21-151-016	2525 S DORT HWY	04/24/24	WD	\$150,000	\$84,300	56.20	\$168,513	\$128,623	\$21,377	\$59,096	0.362	11,399	\$1.88	SE	SOUTH RATES	
41-21-151-020	2817 S DORT HWY	03/14/24	MLC	\$150,000	\$71,200	47.47	\$142,461	\$33,264	\$116,736	\$161,773	0.722	2,426	\$48.12	SE	SOUTH RATES	
												0.390				
41-19-353-002	3421 FENTON RD	05/31/24	MLC	\$85,000	\$90,600	106.59	\$181,129	\$24,356	\$60,644	\$184,439	0.329	3,904	\$15.53	SW	SOUTH RATES	
40-23-401-029	2849 MILLER RD	03/25/25	MLC	\$209,000	\$179,600	85.93	\$359,246	\$110,505	\$98,495	\$292,636	0.337	2,890	\$34.08	SW	SOUTH RATES	
40-23-126-001	3019 CORUNNA RD	11/01/23	WD	\$55,000	\$40,600	73.82	\$81,296	\$17,402	\$37,598	\$75,169	0.500	2,432	\$15.46	SW	SOUTH RATES	
41-30-109-031	4211 FENTON RD	07/08/24	WD	\$200,000	\$148,100	74.05	\$296,186	\$52,621	\$147,379	\$286,547	0.514	4,080	\$36.12	SW	SOUTH RATES	
41-19-351-026	3301 FENTON RD	11/02/23	WD	\$175,000	\$120,600	68.91	\$241,270	\$64,950	\$110,050	\$207,435	0.531	5,774	\$19.06	SW	SOUTH RATES	
40-15-476-036	3917 W COURT ST	02/27/25	MLC	\$267,500	\$192,400	71.93	\$384,746	\$57,943	\$209,557	\$384,474	0.545	5,495	\$38.14	SW	SOUTH RATES	
41-19-353-004	3433 FENTON RD	05/31/24	MLC	\$85,000	\$50,700	59.65	\$101,309	\$14,843	\$70,157	\$101,725	0.690	1,504	\$46.65	SW	SOUTH RATES	
40-23-201-025	2605 CORUNNA RD	07/29/24	MLC	\$200,000	\$103,300	51.65	\$206,649	\$31,591	\$168,409	\$205,951	0.818	4,115	\$40.93	SW	SOUTH RATES	
40-14-157-011	3601 BEECHER RD	12/13/23	MLC	\$360,000	\$167,300	46.47	\$334,661	\$38,420	\$321,580	\$348,519	0.923	8,042	\$39.99	SW	NORTH RATES	
40-23-303-002	3626 MILLER RD	05/18/23	WD	\$540,000	\$243,500	45.09	\$486,916	\$102,992	\$437,008	\$451,675	0.968	7,996	\$54.65	SW	SOUTH RATES	
41-19-133-014	2302 S GRAND TRAVERSE	11/19/24	WD	\$65,000	\$27,700	42.62	\$55,415	\$11,270	\$53,730	\$51,935	1.035	816	\$65.85	SW	SOUTH RATES	
40-24-483-037	3616 FENTON RD	08/12/24	WD	\$70,000	\$27,900	39.86	\$55,710	\$3,792	\$66,208	\$61,080	1.084	810	\$81.74	SW	SOUTH RATES	
40-13-331-021	1428 W COURT ST	11/19/24	WD	\$250,000	\$98,400	39.36	\$196,859	\$54,149	\$195,851	\$167,894	1.167	2,423	\$80.83	SW	SOUTH RATES	
40-25-201-001	1633 W ATHERTON RD	02/06/24	MLC	\$325,000	\$101,200	31.14	\$202,327	\$55,386	\$269,614	\$172,872	1.560	2,788	\$96.71	SW	SOUTH RATES	
41-30-101-028	3817 FENTON RD	11/15/24	WD	\$200,000	\$61,200	30.60	\$122,464	\$50,910	\$149,090	\$84,181	1.771	4,154	\$35.89	SW	SOUTH RATES	
40-22-227-022	3719 CORUNNA RD	05/01/23	MLC	\$120,000	\$33,800	28.17	\$67,569	\$21,283	\$98,717	\$54,454	1.813	1,006	\$98.13	SW	SOUTH RATES	

0.911

47-32-426-002	2425 RICHFIELD RD	01/10/25	WD	\$400,000	\$225,700	56.43	\$451,458	\$398,943	\$1,057	\$70,020	0.015	3,600	\$0.29	NE	NORTH RATES
40-11-351-001	2765 FLUSHING RD	03/28/24	WD	\$100,000	\$820,100	820.10	\$1,640,176	\$74,357	\$25,643	\$2,408,952	0.011	34,340	\$0.75	NW	NORTH RATES
46-35-282-011	701 W STEWART AVE	08/08/23	MLC	\$375,000	\$68,700	18.32	\$137,450	\$16,569	\$358,431	\$185,971	1.927	4,146	\$86.45	NW	NORTH RATES
46-35-102-019	4930 CLIO RD	09/06/24	WD	\$243,739	\$78,500	32.21	\$156,984	\$37,059	\$206,680	\$184,500	1.120	3,699	\$55.87	NW	NORTH RATES
41-20-476-037	3760 S DORT HWY	08/29/24	WD	\$900,000	\$174,200	19.36	\$354,646	\$48,700	\$851,300	\$453,253	1.878	6,750	\$126.12	SE	SOUTH RATES
41-20-476-048	3756 S DORT HWY	06/27/23	MLC	\$975,000	\$125,200	12.84	\$250,486	\$54,061	\$920,939	\$291,000	3.165	3,248	\$283.54	SE	SOUTH RATES
41-17-430-049	2914 LAPEER RD	01/28/25	WD	\$85,000	\$134,400	158.12	\$268,996	\$72,632	\$12,368	\$290,910	0.043	5,520	\$2.24	SE	SOUTH RATES
41-20-476-045	3316 S DORT HWY	03/11/24	CD	\$175,000	\$243,600	139.20	\$494,794	\$95,294	\$79,706	\$591,852	0.135	32,108	\$2.48	SE	SOUTH RATES
40-14-389-032	2830 CORUNNA RD	03/29/24	MLC	\$79,900	\$116,100	145.31	\$232,193	\$23,686	\$56,214	\$245,302	0.229	4,500	\$12.49	SW	SOUTH RATES

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41-17-309-032	1802 LAPEER RD	08/03/23	WD	\$26,650,000	\$0	0.00	\$16,608,147	\$1,201,320	\$25,448,680	\$22,009,753	1.156	373,633	\$68.11	702	SOUTH RATES
47-33-476-103	3800 RICHFIELD RD	08/03/23	WD	\$26,650,000	\$0	0.00	\$16,608,147	\$1,201,320	\$25,448,680	\$22,009,753	1.156	373,633	\$68.11	702	NORTH RATES
41-16-379-048	2016 S AVERILL AVE	09/06/23	WD	\$275,000	\$91,400	33.24	\$217,877	\$37,548	\$237,452	\$267,154	0.889	7,020	\$33.83	703	SOUTH RATES
40-11-280-035	1352 N CHEVROLET AVE	07/31/24	WD	\$68,000	\$37,900	55.74	\$80,313	\$22,542	\$45,458	\$210,076	0.216	2,400	\$18.94	711	NORTH RATES
46-25-129-028	6815 VERDUN ST	08/20/24	WD	\$165,000	\$96,400	58.42	\$192,797	\$33,055	\$131,945	\$638,968	0.206	5,652	\$23.34	711	NORTH RATES
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41-18-182-004	314 E COURT ST	12/18/23	WD	\$50,000	\$58,400	116.80	\$116,827	\$21,331	\$28,669	\$131,719	0.218	2,142	\$13.38	732	DOWNTOWN AREA
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41-09-301-030	425 S DORT HWY	05/22/24	MLC	\$100,000	\$78,700	78.70	\$157,355	\$41,063	\$58,937	\$232,584	0.253	11,730	\$5.02	746	NORTH RATES
40-14-372-003	3018 CORUNNA RD	08/17/23	WD	\$450,000	\$310,000	68.89	\$620,023	\$140,741	\$309,259	\$958,564	0.323	21,159	\$14.62	746	SOUTH RATES
41-09-426-043	3711 GOREY AVE	06/02/23	WD	\$440,000	\$199,700	45.39	\$399,335	\$48,457	\$391,543	\$701,756	0.558	13,125	\$29.83	746	INDUSTRIAL
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											0.699				
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41-18-182-003	310 E COURT ST	12/18/23	WD	\$140,000	\$64,500	46.07	\$129,063	\$24,251	\$115,749	\$139,749	0.828	2,506	\$46.19	HSCOV	DOWNTOWN AREA
41-18-326-018	1015 CHURCH ST	03/03/25	WD	\$200,000	\$119,300	59.65	\$238,520	\$65,193	\$134,807	\$231,103	0.583	3,814	\$35.35	HSCOV	DOWNTOWN AREA
41-18-331-020	1203 BEACH ST	05/13/24	WD	\$165,000	\$59,100	35.82	\$118,120	\$38,160	\$126,840	\$106,613	1.190	2,146	\$59.11	HSCOV	DOWNTOWN AREA
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47-30-378-005	820 E RIDGEWAY AVE	02/20/25	MLC	\$149,900	\$123,000	82.05	\$246,017	\$25,471	\$124,429	\$294,061	0.423	3,458	\$35.98	NE	NORTH RATES
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41-05-151-001	3018 LEWIS ST	09/03/24	WD	\$70,000	\$41,900	59.86	\$83,701	\$28,931	\$41,069	\$73,027	0.562	2,970	\$13.83	NE	NORTH RATES
41-09-227-020	3860 DAVISON RD	12/07/23	WD	\$70,000	\$37,700	53.86	\$75,383	\$19,686	\$50,314	\$74,263	0.678	3,120	\$16.13	NE	NORTH RATES

47-29-302-020	6120 N DORT HWY	04/13/23	WD	\$200,000	\$96,100	48.05	\$192,293	\$62,221	\$137,779	\$173,429	0.794	3,072	\$44.85	NE	NORTH RATES	
41-05-455-016	1917 DAVISON RD	05/01/23	LC	\$260,000	\$91,100	35.04	\$182,187	\$40,903	\$219,097	\$188,379	1.163	5,564	\$39.38	NE	NORTH RATES	
47-32-451-033	2014 RICHFIELD RD	09/21/23	WD	\$350,000	\$117,800	33.66	\$235,557	\$41,694	\$308,306	\$258,484	1.193	4,439	\$69.45	NE	NORTH RATES	
												0.686				
46-25-179-019	101 E RUTH AVE	06/19/24	LC	\$62,500	\$44,900	71.84	\$89,841	\$15,401	\$47,099	\$114,523	0.411	2,331	\$20.21	NW	NORTH RATES	
46-26-101-049	6710 CLIO RD	03/05/24	WD	\$40,000	\$25,300	63.25	\$50,620	\$21,538	\$18,462	\$44,742	0.413	2,448	\$7.54	NW	NORTH RATES	
40-10-204-057	3422 FLUSHING RD	01/31/25	WD	\$280,000	\$150,100	53.61	\$300,114	\$68,636	\$211,364	\$356,120	0.594	4,746	\$44.54	NW	NORTH RATES	
40-10-204-035	3214 FLUSHING RD	10/12/23	WD	\$320,000	\$169,200	52.88	\$338,308	\$81,849	\$238,151	\$394,552	0.604	7,959	\$29.92	NW	NORTH RATES	
40-02-107-064	2802 CLIO RD	07/12/24	WD	\$60,000	\$29,800	49.67	\$59,624	\$12,053	\$47,947	\$73,186	0.655	1,769	\$27.10	NW	NORTH RATES	
40-12-259-047	1143 M L KING AVE	05/24/24	MLC	\$140,000	\$60,400	43.14	\$120,765	\$15,159	\$124,841	\$162,471	0.768	3,549	\$35.18	NW	NORTH RATES	
40-11-301-028	2732 FLUSHING RD	08/15/24	WD	\$400,000	\$161,900	40.48	\$323,895	\$25,597	\$374,403	\$458,920	0.816	6,316	\$59.28	NW	NORTH RATES	
40-01-359-029	1716 DUPONT ST	05/19/23	MLC	\$180,000	\$62,900	34.94	\$125,890	\$23,267	\$156,733	\$157,882	0.993	5,305	\$29.54	NW	NORTH RATES	
												0.657				
41-21-101-038	2211 S DORT HWY	10/13/23	WD	\$160,000	\$193,000	120.63	\$385,947	\$42,024	\$117,976	\$509,516	0.232	3,652	\$32.30	SE	SOUTH RATES	
41-17-430-049	2914 LAPEER RD	01/28/25	WD	\$85,000	\$67,200	79.06	\$134,498	\$36,316	\$48,684	\$145,455	0.335	2,760	\$17.64	SE	SOUTH RATES	
41-20-226-030	2302 S DORT HWY	04/24/23	WD	\$146,000	\$102,900	70.48	\$205,759	\$84,667	\$61,333	\$179,396	0.342	6,050	\$10.14	SE	SOUTH RATES	
41-08-485-031	810 S DORT HWY	10/31/23	WD	\$60,500	\$52,700	87.11	\$105,317	\$12,754	\$47,746	\$137,130	0.348	1,590	\$30.03	SE	NORTH RATES	
41-21-151-016	2525 S DORT HWY	04/24/24	WD	\$150,000	\$84,300	56.20	\$168,513	\$128,623	\$21,377	\$59,096	0.362	11,399	\$1.88	SE	SOUTH RATES	
41-21-151-020	2817 S DORT HWY	03/14/24	MLC	\$150,000	\$71,200	47.47	\$142,461	\$33,264	\$116,736	\$161,773	0.722	2,426	\$48.12	SE	SOUTH RATES	
												0.390				
41-19-353-002	3421 FENTON RD	05/31/24	MLC	\$85,000	\$90,600	106.59	\$181,129	\$24,356	\$60,644	\$184,439	0.329	3,904	\$15.53	SW	SOUTH RATES	
40-23-401-029	2849 MILLER RD	03/25/25	MLC	\$209,000	\$179,600	85.93	\$359,246	\$110,505	\$98,495	\$292,636	0.337	2,890	\$34.08	SW	SOUTH RATES	
40-23-126-001	3019 CORUNNA RD	11/01/23	WD	\$55,000	\$40,600	73.82	\$81,296	\$17,402	\$37,598	\$75,169	0.500	2,432	\$15.46	SW	SOUTH RATES	
41-30-109-031	4211 FENTON RD	07/08/24	WD	\$200,000	\$148,100	74.05	\$296,186	\$52,621	\$147,379	\$286,547	0.514	4,080	\$36.12	SW	SOUTH RATES	
41-19-351-026	3301 FENTON RD	11/02/23	WD	\$175,000	\$120,600	68.91	\$241,270	\$64,950	\$110,050	\$207,435	0.531	5,774	\$19.06	SW	SOUTH RATES	
40-15-476-036	3917 W COURT ST	02/27/25	MLC	\$267,500	\$192,400	71.93	\$384,746	\$57,943	\$209,557	\$384,474	0.545	5,495	\$38.14	SW	SOUTH RATES	
41-19-353-004	3433 FENTON RD	05/31/24	MLC	\$85,000	\$50,700	59.65	\$101,309	\$14,843	\$70,157	\$101,725	0.690	1,504	\$46.65	SW	SOUTH RATES	
40-23-201-025	2605 CORUNNA RD	07/29/24	MLC	\$200,000	\$103,300	51.65	\$206,649	\$31,591	\$168,409	\$205,951	0.818	4,115	\$40.93	SW	SOUTH RATES	
40-14-157-011	3601 BEECHER RD	12/13/23	MLC	\$360,000	\$167,300	46.47	\$334,661	\$38,420	\$321,580	\$348,519	0.923	8,042	\$39.99	SW	NORTH RATES	
40-23-303-002	3626 MILLER RD	05/18/23	WD	\$540,000	\$243,500	45.09	\$486,916	\$102,992	\$437,008	\$451,675	0.968	7,996	\$54.65	SW	SOUTH RATES	
41-19-133-014	2302 S GRAND TRAVERSE	11/19/24	WD	\$65,000	\$27,700	42.62	\$55,415	\$11,270	\$53,730	\$51,935	1.035	816	\$65.85	SW	SOUTH RATES	
40-24-483-037	3616 FENTON RD	08/12/24	WD	\$70,000	\$27,900	39.86	\$55,710	\$3,792	\$66,208	\$61,080	1.084	810	\$81.74	SW	SOUTH RATES	
40-13-331-021	1428 W COURT ST	11/19/24	WD	\$250,000	\$98,400	39.36	\$196,859	\$54,149	\$195,851	\$167,894	1.167	2,423	\$80.83	SW	SOUTH RATES	
40-25-201-001	1633 W ATHERTON RD	02/06/24	MLC	\$325,000	\$101,200	31.14	\$202,327	\$55,386	\$269,614	\$172,872	1.560	2,788	\$96.71	SW	SOUTH RATES	
41-30-101-028	3817 FENTON RD	11/15/24	WD	\$200,000	\$61,200	30.60	\$122,464	\$50,910	\$149,090	\$84,181	1.771	4,154	\$35.89	SW	SOUTH RATES	
40-22-227-022	3719 CORUNNA RD	05/01/23	MLC	\$120,000	\$33,800	28.17	\$67,569	\$21,283	\$98,717	\$54,454	1.813	1,006	\$98.13	SW	SOUTH RATES	

0.911

47-32-426-002	2425 RICHFIELD RD	01/10/25	WD	\$400,000	\$225,700	56.43	\$451,458	\$398,943	\$1,057	\$70,020	0.015	3,600	\$0.29	NE	NORTH RATES
40-11-351-001	2765 FLUSHING RD	03/28/24	WD	\$100,000	\$820,100	820.10	\$1,640,176	\$74,357	\$25,643	\$2,408,952	0.011	34,340	\$0.75	NW	NORTH RATES
46-35-282-011	701 W STEWART AVE	08/08/23	MLC	\$375,000	\$68,700	18.32	\$137,450	\$16,569	\$358,431	\$185,971	1.927	4,146	\$86.45	NW	NORTH RATES
46-35-102-019	4930 CLIO RD	09/06/24	WD	\$243,739	\$78,500	32.21	\$156,984	\$37,059	\$206,680	\$184,500	1.120	3,699	\$55.87	NW	NORTH RATES
41-20-476-037	3760 S DORT HWY	08/29/24	WD	\$900,000	\$174,200	19.36	\$354,646	\$48,700	\$851,300	\$453,253	1.878	6,750	\$126.12	SE	SOUTH RATES
41-20-476-048	3756 S DORT HWY	06/27/23	MLC	\$975,000	\$125,200	12.84	\$250,486	\$54,061	\$920,939	\$291,000	3.165	3,248	\$283.54	SE	SOUTH RATES
41-17-430-049	2914 LAPEER RD	01/28/25	WD	\$85,000	\$134,400	158.12	\$268,996	\$72,632	\$12,368	\$290,910	0.043	5,520	\$2.24	SE	SOUTH RATES
41-20-476-045	3316 S DORT HWY	03/11/24	CD	\$175,000	\$243,600	139.20	\$494,794	\$95,294	\$79,706	\$591,852	0.135	32,108	\$2.48	SE	SOUTH RATES
40-14-389-032	2830 CORUNNA RD	03/29/24	MLC	\$79,900	\$116,100	145.31	\$232,193	\$23,686	\$56,214	\$245,302	0.229	4,500	\$12.49	SW	SOUTH RATES

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class
41-09-302-026	624 KELSO ST	12/27/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$283,000	87.08	\$389,506	\$61,530	\$263,470	\$546,627	0.482	30,285	\$8.70	803	43.3974			\$54,870	INDUSTRIAL	301
41-09-453-002	3401 E COURT ST	12/13/24	\$2,125,200	WD	03-ARM'S LENGTH	\$2,125,200	\$867,100	40.80	\$1,734,123	\$306,097	\$1,819,103	\$2,380,043	0.764	75,948	\$23.95	803	15.1652			\$279,982	INDUSTRIAL	301
41-16-327-010	1834 BAGWELL ST	10/17/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$135,300	22.55	\$270,529	\$46,589	\$553,411	\$457,020	1.211	11,802	\$46.89	802	29.4944	\$600,000		\$34,320	INDUSTRIAL	301
41-16-351-032	2501 LIPPINCOTT BLVD	05/07/24	\$2,950,000	CD	03-ARM'S LENGTH	\$2,950,000	\$946,500	32.08	\$1,892,940	\$621,786	\$2,328,214	\$2,594,192	0.897	20,670	\$112.64	802	1.8495	\$2,950,000	IND LIGHT	\$184,633	INDUSTRIAL	301
Totals:			\$10,559,857			\$10,559,857	\$3,178,400		*\$6,180,038		\$6,819,496	\$5,645,404			\$76.54		29.2006					
							Sale. Ratio =>	30.10					E.C.F. =>	1.208								
							Std. Dev. =>	27.17					Ave. E.C.F. =>	0.916								
41-09-482-038	600 S VIRGINIA ST	12/13/24	\$289,800	WD	03-ARM'S LENGTH	\$289,800	\$283,000	97.65	\$444,700	\$350,869	(\$61,069)	\$187,662	(0.325)	12,860	(\$4.75)	801	124.1387			\$323,434	NORTH RATES	201
41-16-351-032	2501 LIPPINCOTT BLVD	06/19/24	\$4,559,657	QC	03-ARM'S LENGTH	\$4,559,657	\$946,500	20.76	\$1,892,940	\$621,786	\$3,937,871	\$2,594,192	1.518	20,670	\$190.51	802	60.1990	\$4,559,657	IND LIGHT	\$184,633	INDUSTRIAL	301

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class
41-09-302-026	624 KELSO ST	12/27/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$283,000	87.08	\$389,506	\$61,530	\$263,470	\$546,627	0.482	30,285	\$8.70	803	43.3974			\$54,870	INDUSTRIAL	301
41-09-453-002	3401 E COURT ST	12/13/24	\$2,125,200	WD	03-ARM'S LENGTH	\$2,125,200	\$867,100	40.80	\$1,734,123	\$306,097	\$1,819,103	\$2,380,043	0.764	75,948	\$23.95	803	15.1652			\$279,982	INDUSTRIAL	301
41-16-327-010	1834 BAGWELL ST	10/17/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$135,300	22.55	\$270,529	\$46,589	\$553,411	\$457,020	1.211	11,802	\$46.89	802	29.4944	\$600,000		\$34,320	INDUSTRIAL	301
41-16-351-032	2501 LIPPINCOTT BLVD	05/07/24	\$2,950,000	CD	03-ARM'S LENGTH	\$2,950,000	\$946,500	32.08	\$1,892,940	\$621,786	\$2,328,214	\$2,594,192	0.897	20,670	\$112.64	802	1.8495	\$2,950,000	IND LIGHT	\$184,633	INDUSTRIAL	301
Totals:			\$10,559,857			\$10,559,857	\$3,178,400			\$6,180,038	\$6,819,496	\$5,645,404			\$76.54		29.2006					
							Sale. Ratio =>	30.10				E.C.F. =>	1.208									
							Std. Dev. =>	27.17				Ave. E.C.F. =>	0.916									
41-09-482-038	600 S VIRGINIA ST	12/13/24	\$289,800	WD	03-ARM'S LENGTH	\$289,800	\$283,000	97.65	\$444,700	\$350,869	(\$61,069)	\$187,662	(0.325)	12,860	(\$4.75)	801	124.1387			\$323,434	NORTH RATES	201
41-16-351-032	2501 LIPPINCOTT BLVD	06/19/24	\$4,559,657	QC	03-ARM'S LENGTH	\$4,559,657	\$946,500	20.76	\$1,892,940	\$621,786	\$3,937,871	\$2,594,192	1.518	20,670	\$190.51	802	60.1990	\$4,559,657	IND LIGHT	\$184,633	INDUSTRIAL	301