

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.
22-23-03-203-029	32023 FOURTEEN MILE	01/08/19	\$1,915,000	CD	COVENANT DEED	\$1,915,000	\$789,440	41.22	\$1,578,881	\$289,131	\$1,625,869	\$1,264,461	1.286
22-23-23-351-019	31130 TEN MILE	07/26/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$130,290	43.43	\$260,587	\$64,866	\$235,134	\$118,619	1.982
22-23-25-301-052	29325 ELDON	01/11/19	\$375,000	WD	WARRANTY DEED	\$375,000	\$157,290	41.94	\$314,463	\$311,978	\$63,022	\$2,436	25.868
22-23-25-301-053	23210 MIDDLEBELT	08/02/19	\$900,000	WD	WARRANTY DEED	\$900,000	\$410,880	45.65	\$821,752	\$196,358	\$703,642	\$613,131	1.148
22-23-25-301-054	29325 ELDON	01/11/19	\$375,000	WD	WARRANTY DEED	\$375,000	\$157,290	41.94	\$268,585	\$263,538	\$111,462	\$4,948	22.526
22-23-33-376-026	34750 EIGHT MILE	09/06/19	\$4,500,000	WD	WARRANTY DEED	\$4,500,000	\$1,691,580	37.59	\$3,383,160	\$838,277	\$3,661,723	\$2,494,983	1.468
22-23-34-426-053	21100 OSMUS	10/19/18	\$895,000	WD	WARRANTY DEED	\$895,000	\$457,740	51.14	\$915,473	\$430,591	\$464,409	\$505,085	0.919
<b>Totals:</b>			<b>\$9,260,000</b>			<b>\$9,260,000</b>	<b>\$3,794,510</b>		<b>\$7,542,901</b>		<b>\$6,865,261</b>	<b>\$5,003,664</b>	
							<b>Sale. Ratio =&gt;</b>	<b>40.98</b>				<b>E.C.F. =&gt;</b>	<b>1.372</b>
							<b>Std. Dev. =&gt;</b>	<b>4.24</b>				<b>Ave. E.C.F. =&gt;</b>	<b>7.885</b>

2021 ECF  
APT01 1.200  
APT02 1.950  
APT03 1.010  
APT04 1.120  
APT05 1.000

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.
22-23-30-101-021	23400 HAGGERTY	05/17/18	\$6,200,000	CD	COVENANT DEED	\$6,200,000	\$2,625,510	42.35	\$5,251,016	\$1,295,460	\$4,904,540	\$3,696,781	1.327
<b>Totals:</b>			<b>\$6,200,000</b>			<b>\$6,200,000</b>	<b>\$2,625,510</b>		<b>\$5,251,016</b>		<b>\$4,904,540</b>	<b>\$3,696,781</b>	
								<b>Sale. Ratio =&gt;</b>	<b>42.35</b>			<b>E.C.F. =&gt;</b>	<b>1.327</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.327</b>

2021 ECF 1.250

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.		
22-23-30-251-006	23919 FREEWAY PARK	08/29/19	\$525,000	WD	WARRANTY DEED	\$525,000	\$250,840	47.78	\$501,676	\$148,953	\$376,047	\$335,927	1.119		
22-23-30-327-018	23028 COMMERCE	08/17/18	\$1,463,126	CD	COVENANT DEED	\$1,463,126	\$459,160	31.38	\$918,319	\$201,410	\$1,261,716	\$682,770	1.848		
22-23-30-401-043	23149 COMMERCE	10/16/19	\$3,550,000	CD	COVENANT DEED	\$3,550,000	\$1,601,920	45.12	\$3,203,847	\$883,439	\$2,666,561	\$2,209,912	1.207		
<b>Totals:</b>			<b>\$5,538,126</b>			<b>\$5,538,126</b>	<b>\$2,311,920</b>		<b>\$4,623,842</b>		<b>\$4,304,324</b>	<b>\$3,228,610</b>			
								<b>Sale. Ratio =&gt;</b>	<b>41.75</b>					<b>E.C.F. =&gt;</b>	<b>1.333</b>
								<b>Std. Dev. =&gt;</b>	<b>8.80</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.391</b>

2021 ECF 1.320

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.
22-23-30-126-030	23400 COMMERCE	04/03/18	\$1,250,000	CD	COVENANT DEED	\$1,250,000	\$478,350	38.27	\$956,703	\$250,157	\$999,843	\$672,901	1.486
22-23-30-251-014	23955 FREEWAY PARK	11/15/19	\$550,000	MSC	MISCELLANEOUS RECORD	\$550,000	\$283,440	51.53	\$566,888	\$225,071	\$324,929	\$325,540	0.998
22-23-30-327-001	23370 COMMERCE	08/17/18	\$701,874	CD	COVENANT DEED	\$701,874	\$251,960	35.90	\$503,911	\$111,620	\$590,254	\$373,610	1.580
<b>Totals:</b>			<b>\$2,501,874</b>			<b>\$2,501,874</b>	<b>\$1,013,750</b>		<b>\$2,027,502</b>		<b>\$1,915,026</b>	<b>\$1,372,051</b>	
							<b>Sale. Ratio =&gt;</b>	<b>40.52</b>				<b>E.C.F. =&gt;</b>	<b>1.396</b>
							<b>Std. Dev. =&gt;</b>	<b>8.43</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.355</b>
												2021 ECF	1.200
												IND03	

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.	
22-23-18-301-019	26442 HAGGERTY	05/03/19	\$20,000,000	PTA	PROPERTY TRANSFER	\$20,000,000	\$8,746,510	43.73	\$17,493,015	\$3,063,245	\$16,936,755	\$14,876,052	1.139	
<b>Totals:</b>			<b>\$20,000,000</b>			<b>\$20,000,000</b>	<b>\$8,746,510</b>		<b>\$17,493,015</b>		<b>\$16,936,755</b>	<b>\$14,876,052</b>		
							Sale. Ratio =>	<b>43.73</b>					E.C.F. =>	<b>1.139</b>
							Std. Dev. =>	<b>#DIV/0!</b>					Ave. E.C.F. =>	<b>1.139</b>

2021 ECF 1.130

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.
22-23-19-426-012	24501 HALLWOOD	12/04/18	\$950,000	WD	WARRANTY DEED	\$950,000	\$360,170	37.91	\$720,341	\$180,885	\$769,115	\$481,657	1.597
22-23-19-451-036	24895 N INDUSTRIAL DR	01/23/19	\$2,360,000	WD	WARRANTY DEED	\$2,360,000	\$1,136,570	48.16	\$2,273,147	\$415,344	\$1,944,656	\$1,658,753	1.172
22-23-21-351-009	24269 INDOPLEX	03/27/19	\$1,390,000	WD	WARRANTY DEED	\$1,390,000	\$555,770	39.98	\$1,111,549	\$259,453	\$1,130,547	\$760,800	1.486
22-23-21-376-008	24288 INDOPLEX	06/19/19	\$950,000	WD	WARRANTY DEED	\$950,000	\$422,280	44.45	\$844,556	\$151,440	\$798,560	\$618,854	1.290
<b>Totals:</b>			<b>\$5,650,000</b>			<b>\$5,650,000</b>	<b>\$2,474,790</b>		<b>\$4,949,593</b>		<b>\$4,642,878</b>	<b>\$3,520,063</b>	
								<b>Sale. Ratio =&gt;</b>	<b>43.80</b>			<b>E.C.F. =&gt;</b>	<b>1.319</b>
								<b>Std. Dev. =&gt;</b>	<b>4.59</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.386</b>

2021 ECF 1.310

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.		
22-23-34-126-007	32613 FOLSOM	09/10/19	\$420,000	WD	WARRANTY DEED	\$420,000	\$154,780	36.85	\$309,568	\$78,493	\$341,507	\$222,188	1.537		
22-23-34-377-017	20764 WHITLOCK	11/04/19	\$800,000	WD	WARRANTY DEED	\$800,000	\$386,180	48.27	\$772,365	\$158,359	\$641,641	\$590,390	1.087		
<b>Totals:</b>			<b>\$1,220,000</b>			<b>\$1,220,000</b>	<b>\$540,960</b>		<b>\$1,081,933</b>		<b>\$983,148</b>	<b>\$812,578</b>			
								<b>Sale. Ratio =&gt;</b>	<b>44.34</b>					<b>E.C.F. =&gt;</b>	<b>1.210</b>
								<b>Std. Dev. =&gt;</b>	<b>8.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.312</b>

2021 ECF 1.200

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.		
22-23-02-279-029	31872 NORTHWESTERN	10/31/18	\$197,125	WD	WARRANTY DEED	\$197,125	\$93,910	47.64	\$52,165	\$27,579	\$169,546	\$33,679	5.034		
22-23-10-427-013	28535 ORCHARD LAKE	10/04/19	\$135,000	WD	WARRANTY DEED	\$135,000	\$68,460	50.71	\$136,915	\$55,634	\$79,366	\$111,344	0.713		
22-23-15-102-015	32905 TWELVE MILE	11/19/18	\$90,000	WD	WARRANTY DEED	\$90,000	\$65,190	72.43	\$130,370	\$62,715	\$27,285	\$92,678	0.294		
<b>Totals:</b>			<b>\$422,125</b>			<b>\$422,125</b>	<b>\$227,560</b>		<b>\$319,450</b>		<b>\$276,197</b>	<b>\$237,701</b>			
								<b>Sale. Ratio =&gt;</b>	<b>53.91</b>					<b>E.C.F. =&gt;</b>	<b>1.162</b>
								<b>Std. Dev. =&gt;</b>	<b>13.52</b>					<b>Ave. E.C.F. =&gt;</b>	<b>2.014</b>

2021 ECF 0.840  
1 outlier



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.		
22-23-03-429-071	30201 ORCHARD LAKE	11/28/18	\$4,750,000	CD	COVENANT DEED	\$4,750,000	\$2,097,390	44.16	\$4,194,771	\$1,155,889	\$3,594,111	\$4,051,843	0.887		
22-23-11-351-043	28116 ORCHARD LAKE	02/04/19	\$980,000	WD	WARRANTY DEED	\$980,000	\$423,150	43.18	\$846,304	\$273,900	\$706,100	\$763,205	0.925		
22-23-14-226-026	27655 MIDDLEBELT	10/01/18	\$1,285,000	WD	WARRANTY DEED	\$1,285,000	\$600,080	46.70	\$1,200,153	\$322,489	\$962,511	\$1,170,219	0.823		
<b>Totals:</b>			<b>\$7,015,000</b>			<b>\$7,015,000</b>	<b>\$3,120,620</b>		<b>\$6,241,228</b>		<b>\$5,262,722</b>	<b>\$5,985,267</b>			
								<b>Sale. Ratio =&gt;</b>	<b>44.48</b>					<b>E.C.F. =&gt;</b>	<b>0.879</b>
								<b>Std. Dev. =&gt;</b>	<b>1.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.878</b>

2021 ECF 0.870

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.		
22-23-12-251-002	30665 NORTHWESTERN	05/15/19	\$4,500,000	WD	WARRANTY DEED	\$4,500,000	\$1,979,090	43.98	\$3,958,189	\$1,187,308	\$3,312,692	\$5,228,077	0.634		
<b>Totals:</b>			<b>\$4,500,000</b>			<b>\$4,500,000</b>	<b>\$1,979,090</b>		<b>\$3,958,189</b>		<b>\$3,312,692</b>	<b>\$5,228,077</b>			
								<b>Sale. Ratio =&gt;</b>	<b>43.98</b>					<b>E.C.F. =&gt;</b>	<b>0.634</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.634</b>

2021 ECF 0.630

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	
22-23-12-277-007	30095 NORTHWESTERN	05/31/18	\$1,800,000	CD	COVENANT DEED	\$1,800,000	\$888,780	49.38	\$1,777,569	\$827,994	\$972,006	\$1,582,625	0.614	28,784	
22-23-18-200-040	37525 ENTERPRISE	01/07/19	\$370,000	CD	COVENANT DEED	\$370,000	\$154,250	41.69	\$308,494	\$182,309	\$187,691	\$210,308	0.892	2,901	
<b>Totals:</b>			<b>\$2,170,000</b>			<b>\$2,170,000</b>	<b>\$1,043,030</b>		<b>\$2,086,063</b>		<b>\$1,159,697</b>	<b>\$1,792,933</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.07</b>					<b>E.C.F. =&gt;</b>	<b>0.647</b>
								<b>Std. Dev. =&gt;</b>	<b>5.44</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.753</b>

2021 ECF 0.700  
Covenant Deeds - 2019 Sale

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.		
22-23-16-201-005	33737 TWELVE MILE	05/23/18	\$7,375,000	WD	WARRANTY DEED	\$7,375,000	\$3,646,830	49.45	\$7,293,658	\$4,398,661	\$2,976,339	\$6,293,472	0.473		
<b>Totals:</b>			<b>\$7,375,000</b>			<b>\$7,375,000</b>	<b>\$3,646,830</b>		<b>\$7,293,658</b>		<b>\$2,976,339</b>	<b>\$6,293,472</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.45</b>					<b>E.C.F. =&gt;</b>	<b>0.473</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.473</b>

2021 ECF 0.540  
2018 Sale

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.
22-23-02-476-003	29905 MIDDLEBELT	11/01/19	\$600,000	CD	COVENANT DEED	\$600,000	\$167,460	27.91	\$334,914	\$86,078	\$513,922	\$331,781	1.549
<b>Totals:</b>			<b>\$600,000</b>			<b>\$600,000</b>	<b>\$167,460</b>		<b>\$334,914</b>		<b>\$513,922</b>	<b>\$331,781</b>	
								<b>Sale. Ratio =&gt;</b>	<b>27.91</b>			<b>E.C.F. =&gt;</b>	<b>1.549</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.549</b>

2021 ECF 0.900  
City Avg

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.
22-23-22-476-046	31500 TEN MILE	06/05/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$135,740	35.26	\$271,477	\$94,724	\$290,276	\$238,855	1.215
22-23-26-101-038	30999 TEN MILE	03/24/20	\$630,000	WD	WARRANTY DEED	\$630,000	\$292,130	46.37	\$584,263	\$239,929	\$390,071	\$465,316	0.838
22-23-26-127-017	30701 TEN MILE	10/20/18	\$1,190,000	WD	WARRANTY DEED	\$1,190,000	\$586,640	49.30	\$1,173,287	\$334,131	\$855,869	\$1,133,995	0.755
22-23-33-227-024	33443 NINE MILE	02/22/19	\$196,000	WD	WARRANTY DEED	\$196,000	\$117,070	59.73	\$249,247	\$154,776	\$41,224	\$127,664	0.323
22-23-33-477-017	33930 EIGHT MILE	12/10/19	\$900,000	PTA	PROPERTY TRANSFER	\$900,000	\$379,190	42.13	\$758,387	\$255,083	\$644,917	\$680,141	0.948
<b>Totals:</b>			<b>\$3,301,000</b>			<b>\$3,301,000</b>	<b>\$1,510,770</b>		<b>\$3,036,661</b>		<b>\$2,222,357</b>	<b>\$2,645,970</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.77</b>			<b>E.C.F. =&gt;</b>	<b>0.840</b>
								<b>Std. Dev. =&gt;</b>	<b>9.06</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.816</b>

2021 ECF 0.830

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.
22-23-11-376-029	30330 TWELVE MILE	09/20/19	\$525,000	WD	WARRANTY DEED	\$525,000	\$205,850	39.21	\$411,693	\$159,328	\$365,672	\$249,866	1.463
<b>Totals:</b>			<b>\$525,000</b>			<b>\$525,000</b>	<b>\$205,850</b>		<b>\$411,693</b>		<b>\$365,672</b>	<b>\$249,866</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.21</b>			<b>E.C.F. =&gt;</b>	<b>1.463</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.463</b>

2021 ECF 1.170  
City Avg

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.	
22-23-11-152-016	28800 ORCHARD LAKE	02/18/20	\$3,450,000	WD	WARRANTY DEED	\$3,450,000	\$1,460,290	42.33	\$2,920,571	\$549,671	\$2,900,329	\$2,891,341	1.003	
<b>Totals:</b>			<b>\$3,450,000</b>			<b>\$3,450,000</b>	<b>\$1,460,290</b>		<b>\$2,920,571</b>		<b>\$2,900,329</b>	<b>\$2,891,341</b>		
								<b>Sale. Ratio =&gt;</b>	<b>42.33</b>				<b>E.C.F. =&gt;</b>	<b>1.003</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.003</b>

2021 ECF 0.990



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.
22-23-23-352-029	30852 TEN MILE	03/06/20	\$530,000	WD	WARRANTY DEED	\$530,000	\$196,130	37.01	\$392,263	\$105,863	\$424,137	\$387,027	1.096
<b>Totals:</b>			<b>\$530,000</b>			<b>\$530,000</b>	<b>\$196,130</b>		<b>\$392,263</b>		<b>\$424,137</b>	<b>\$387,027</b>	
								<b>Sale. Ratio =&gt;</b>	<b>37.01</b>			<b>E.C.F. =&gt;</b>	<b>1.096</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.096</b>

2021 ECF 0.860  
City Avg

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.		
22-23-35-101-002	31205 GRAND RIVER	06/28/19	\$700,000	CD	COVENANT DEED	\$700,000	\$240,440	34.35	\$480,876	\$260,078	\$439,922	\$350,473	1.255		
22-23-35-101-005	31015 GRAND RIVER	12/11/19	\$1,300,000	WD	WARRANTY DEED	\$1,300,000	\$720,990	55.46	\$1,441,977	\$1,037,641	\$262,359	\$641,803	0.409		
<b>Totals:</b>			<b>\$2,000,000</b>			<b>\$2,000,000</b>	<b>\$961,430</b>		<b>\$1,922,853</b>		<b>\$702,281</b>	<b>\$992,276</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.07</b>					<b>E.C.F. =&gt;</b>	<b>0.708</b>
								<b>Std. Dev. =&gt;</b>	<b>14.93</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.832</b>

2021 ECF 0.750  
Std Dev

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.		
22-23-02-103-003	31160 ORCHARD LAKE	12/20/18	\$60,000	WD	WARRANTY DEED	\$60,000	\$26,230	43.72	\$52,455	\$3,655	\$56,345	\$39,040	1.443		
22-23-02-126-027	32418 NORTHWESTERN	08/15/18	\$750,000	WD	WARRANTY DEED	\$750,000	\$354,940	47.33	\$709,885	\$78,250	\$671,750	\$505,308	1.329		
22-23-10-227-009	31511 THIRTEEN MILE	08/28/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$133,860	53.54	\$267,728	\$64,920	\$185,080	\$162,246	1.141		
22-23-36-376-001	28731 GRAND RIVER	09/17/19	\$175,000	WD	WARRANTY DEED	\$175,000	\$84,190	48.11	\$168,382	\$56,309	\$118,691	\$89,658	1.324		
<b>Totals:</b>			<b>\$1,235,000</b>			<b>\$1,235,000</b>	<b>\$599,220</b>		<b>\$1,198,450</b>		<b>\$1,031,866</b>	<b>\$796,253</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.52</b>					<b>E.C.F. =&gt;</b>	<b>1.296</b>
								<b>Std. Dev. =&gt;</b>	<b>4.06</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.309</b>

2021 ECF 1.300

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.	
22-23-23-478-042	29470 TEN MILE	11/29/18	\$750,000	LC	LAND CONTRACT	\$750,000	\$373,090	49.75	\$746,176	\$328,600	\$421,400	\$393,940	1.070	
<b>Totals:</b>			<b>\$750,000</b>			<b>\$750,000</b>	<b>\$373,090</b>		<b>\$746,176</b>		<b>\$421,400</b>	<b>\$393,940</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.75</b>				<b>E.C.F. =&gt;</b>	<b>1.070</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.070</b>

2021 ECF 1.060

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.		
22-23-11-477-109	27815 MIDDLEBELT	11/05/19	\$1,770,000	CD	COVENANT DEED	\$1,770,000	\$595,920	33.67	\$1,191,847	\$698,828	\$1,071,172	\$410,849	2.607		
22-23-15-201-271	31519 TWELVE MILE	03/31/20	\$935,000	WD	WARRANTY DEED	\$935,000	\$418,130	44.72	\$836,255	\$204,096	\$730,904	\$526,799	1.387		
<b>Totals:</b>			<b>\$2,705,000</b>			<b>\$2,705,000</b>	<b>\$1,014,050</b>		<b>\$2,028,102</b>		<b>\$1,802,076</b>	<b>\$937,648</b>			
								<b>Sale. Ratio =&gt;</b>	<b>37.49</b>					<b>E.C.F. =&gt;</b>	<b>1.922</b>
								<b>Std. Dev. =&gt;</b>	<b>7.81</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.997</b>

2021 ECF 1.390

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.	
22-23-34-455-016	32350 EIGHT MILE	07/27/18	\$400,000	WD	WARRANTY DEED	\$400,000	\$215,060	53.77	\$430,127	\$213,004	\$186,996	\$241,248	0.775	
<b>Totals:</b>			<b>\$400,000</b>			<b>\$400,000</b>	<b>\$215,060</b>		<b>\$430,127</b>		<b>\$186,996</b>	<b>\$241,248</b>		
							Sale. Ratio =>	53.77					E.C.F. =>	0.775
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.775

2021 ECF 0.900  
2018 Sale

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.	
22-23-02-176-066	32617 NORTHWESTERN	02/28/19	\$820,000	WD	WARRANTY DEED	\$820,000	\$434,790	53.02	\$426,463	\$114,209	\$705,791	\$650,529	1.085	
<b>Totals:</b>			<b>\$820,000</b>			<b>\$820,000</b>	<b>\$434,790</b>		<b>\$426,463</b>		<b>\$705,791</b>	<b>\$650,529</b>		
								<b>Sale. Ratio =&gt;</b>	<b>53.02</b>				<b>E.C.F. =&gt;</b>	<b>1.085</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.085</b>

2021 ECF 0.570

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.
22-23-35-351-063	31208 EIGHT MILE	08/07/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$158,910	49.66	\$317,818	\$191,299	\$128,701	\$82,692	1.556
22-23-36-377-037	28402 EIGHT MILE	03/06/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$126,400	46.81	\$252,792	\$143,045	\$126,955	\$71,730	1.770
<b>Totals:</b>			<b>\$590,000</b>			<b>\$590,000</b>	<b>\$285,310</b>		<b>\$570,610</b>		<b>\$255,656</b>	<b>\$154,422</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.36</b>			<b>E.C.F. =&gt;</b>	<b>1.656</b>
								<b>Std. Dev. =&gt;</b>	<b>2.01</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.663</b>

2021 ECF 1.650



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.		
22-23-15-201-015	27745 ORCHARD LAKE	11/05/18	\$500,000	WD	WARRANTY DEED	\$500,000	\$293,580	58.72	\$587,153	\$182,694	\$317,306	\$425,746	0.745		
22-23-22-476-057	24205 ORCHARD LAKE	08/22/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$146,490	48.83	\$470,917	\$222,878	\$77,122	\$261,094	0.295		
22-23-35-226-005	29801 NINE MILE	11/02/18	\$660,000	WD	WARRANTY DEED	\$660,000	\$282,730	42.84	\$565,457	\$294,650	\$365,350	\$285,060	1.282		
<b>Totals:</b>			<b>\$1,460,000</b>			<b>\$1,460,000</b>	<b>\$722,800</b>		<b>\$1,623,527</b>		<b>\$759,778</b>	<b>\$971,900</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.51</b>					<b>E.C.F. =&gt;</b>	<b>0.782</b>
								<b>Std. Dev. =&gt;</b>	<b>8.02</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.774</b>

2021 ECF 1.130  
1 Outlier