

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.	Curr. Appraisal	Land + Yard	Bldr. Residual	Cost/Man \$	E.C.F.	Floor Area	\$/Sq.Ft.
001-009-017-10	7188 HOLLOW CORNERS	04/02/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$82,600	51.63	\$201,143	\$38,834	\$101,166	\$163,574	0.618	3,534	\$28.23
119-83-200-500-00	620 INDUSTRIAL PARK	11/06/20	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$309,800	28.16	\$793,961	\$86,153	\$1,013,847	\$1,040,894	0.974	18,904	\$53.63
L20-97-302-040-00	1 DEMILLE RD	12/20/21	\$580,000	WD	19-MULTI PARCELA	\$580,000	\$139,800	24.10	\$473,912	\$95,041	\$484,959	\$505,161	0.960	8,264	\$58.68
L21-31-101-040-00	555 S COURT ST	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,400	55.20	\$237,047	\$30,352	\$169,648	\$275,593	0.616	7,880	\$21.53
L21-31-106-040-00	MCCORMICK DR	09/20/21	\$650,050	LC	19-MULTI PARCELA	\$650,050	\$191,900	29.52	\$543,155	\$83,506	\$566,544	\$707,152	0.801	19,280	\$29.39
L21-31-113-040-00	255 MCCORMICK DR	03/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$96,000	29.54	\$346,141	\$127,043	\$197,957	\$292,131	0.678	4,800	\$41.24
L21-31-129-040-00	400 MCCORMICK DR	12/08/20	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$539,400	63.46	\$917,330	\$117,890	\$732,110	\$1,065,920	0.687	36,602	\$20.00
L21-40-401-040-00	83 S ELM ST	12/22/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$244,400	32.59	\$794,260	\$220,934	\$268,284	\$361,039	0.742	14,262	\$37.10
Totals:			\$4,615,050			\$4,615,050	\$1,714,300	37.15	\$4,306,949		\$3,795,297	\$4,814,860	0.788		\$36.22
							Sale. Ratio =>	15.02				Ave. E.C.F. =>	0.753		Std. Deviant
							Std. Dev =>								Ave. Variant

041-520-001-00	7463 RESEARCH DR	01/31/22	\$0	CD	03-ARM'S LENGTH	\$0	\$414,900	#DIV/0!	\$853,184	\$72,860	(\$72,860)	\$896,924	(0.081)	18,362	(\$3.97)
001-130-001-00	4701 S VAN DYKE RD	05/01/20	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$121,600	10.13	\$429,587	\$104,790	\$1,095,210	\$373,330	2.934	27,252	\$49.22
L20-83-464-040-00	1470 IMLAY CITY RD	07/18/21	\$3,075,000	WD	03-ARM'S LENGTH	\$3,075,000	\$581,500	18.91	\$1,203,601	\$161,033	\$2,913,967	\$1,390,091	2.096	35,250	\$52.74
011-024-015-30	205 GRAHAM RD	06/29/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$105,100	18.12	\$235,876	\$67,559	\$512,441	\$305,031	1.674	9,960	\$51.45
L21-31-130-040-00	290 MCCORMICK DR	12/22/20	\$4,300,000	WD	03-ARM'S LENGTH	\$4,300,000	\$1,014,600	23.60	\$2,428,610	\$436,766	\$3,863,234	\$2,655,792	1.455	94,380	\$40.93

INDUSTRIAL ECF FOR 2022/2023 = .79

L21-31-129-040-00	400 MCCORMICK DR	01/26/22	\$1,382,250	WD	03-ARM'S LENGTH	\$1,382,250	\$503,300	36.41	\$917,330	\$117,890	\$1,264,360	\$1,065,920	1.186	36,602	\$34.54
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*Use O. 7/12
higher values*